

Planning and Heritage Statement

For **27 East Street, Epsom, KT17 1BD**

Project **Ground floor, rear extension to enlarge commercial kitchen**



Borough of Epsom & Ewel

Nov 2021

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1.0 Introduction

We draft this Planning and Heritage Statement on behalf of our client, Mr. Siho Docrugam to support a planning application for a rear ground extension at 27 East Street, Epsom.

Located on the commercial parade East Street, the building is Grade II listed and in use as a restaurant. The property has recently been refurbished under a new restaurant operator, following an approved planning application.



Location plan of the site (27 East Street)

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2.0 Site Assessment

The building is located within the Adelphi Road Conservation Area which mainly comprises the built environment around the East Street and Adelphi Road Junction.

The character of Adelphi Road Conservation area is based on the following key characteristics, as identified by the Council commissioned character appraisal dated 2010:

- *Small urban conservation area located in the wedge-shaped angle between the junction of Epsom's two railway lines containing mostly mid/late 19th century post-railway development;*
- *Contrast of uses ranging from quiet residential (Adelphi Road) to busy shopping and business uses (East Street);*
- *Adelphi Road, a late 19th century cul-de-sac development of low status two-storey narrow frontage houses with a planned westward vista along Adelphi Road to a three-storey pair of red brick houses;*
- *East Street (south side) contains a row of multi-gabled three-storey brick late 19th century commercial buildings, with shopfronts at ground floor, fronting a very busy road junction;*
- *East Street (north side), fronts a noisy and busy thoroughfare and contains three listed buildings, i.e. two early 19th century weatherboarded buildings and a c.1900 former public house;*
- *Architectural interest of the area including containing six grade II listed buildings, four of which are locally typical 19th century weatherboarded houses; ADELPHI ROAD CONSERVATION AREA 3*
- *Grassed open space, with trees, beside road junction which helps to soften the urban townscape and ameliorate the adverse effect of a large advertising billboard;*
- *Hook Road containing the grade II listed former Hook Road School (an early National School c. 1840 built with yellow brick with ashlar dressings) and two pairs of contrasting 19th century semi-detached houses, one brick, one weatherboarded;*
- *Two historic public houses (The Rifleman and former Plough and Harrow);*
- *Sound of passing trains.*

The host building (Grade II Listed), is the former Plough and Harrow pub and was built as a designated pub in the early 20th century.

Currently, the building functions as a restaurant and benefits from great popularity amongst the local residents.

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Front view of the site (27 East Street)

At the rear of the property, the existing commercial kitchen which is largely defined by its historical boundary, proves to stand disproportionately constraining for the current restaurant's size and popularity. At the same time, the visible walk-in-fridge standing below an open flat roof in the rear patio, is of dissonant character and not in keeping with the character of the listed building.

Following appraisal, we establish that a solid masonry extension which will replace the rear cold room, covered in hydraulic lime plaster will constitute a material improvement to the character of the rear patio.



Historical front view of the site (27 East Street - cca 1913)

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3.0 Heritage assets and their significance

The listing for 27 East St (former Plough and Harrow), dated Nov. 1974:

'Circa 1900. 2 storeys. Ground floor glazed tile. 1st floor roughcast.flipped slate roof. Brick stacks. Deeply coved eaves cornice over tile string.'

Grade II

From an architectural perspective, the building presents features of interest from an early Edwardian style cottage with arched entrances, coved cornices and chimneys and a central Oriel window on the first floor.

The green and brown glazed tiles on the front elevation featuring vegetal motifs and laid to display vibrant geometric patterns are viewed as a key feature of character.

4.0 Planning policy

National Policy Framework (NPPF) 2018

- Paragraph 189 of the NPPF states "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance".
- Paragraph 192 states that in determining applications, local planning authorities should take account of:
 - a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.

We have not identified any relevant considerations with regard to rear extensions within the Adelphi Rd Conservation Area Guidelines (March 2010)

5.0 Proposals

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The scope of our proposal is to effectively increase the size and capacity of the commercial kitchen serving the restaurant at 27 East Street.

This would be achieved by extending the existing masonry wall into the rear storage unit, creating one single door opening into the storage and moving the existing door opening between the kitchen and patio towards the rear.

The existing high level window to the rear storage unit will be retained, internally.

6.0 Conclusions

As detailed above the host building is a Grade II listed building and there are a number of heritage assets within the vicinity of the application site, all of which are considered to be of significance for their historic and visual contribution to the character and appearance of the area.

The proposed extension is not considered to result in any adverse harm to the significance of the identified heritage assets or their settings.

The proposed signs are not a danger to public safety and do not give rise to detrimental harm to the amenity of the host building or wider street scene.

It is considered that the proposals accord with the NPPF and Conservation Area Guidance.