

## Heritage Statement - 7 The Grove, Epsom KT17 4DQ

### Location and Property Assessment

7 The Grove is located at the end of a cul-de-sac, The Grove, on its North side. The Grove is situated to the south-east of Epsom town centre, off Grove Road, which runs between Church Street and Church Road/ Upper High Street. On the East side of the property, the most prominent building on The Grove is Grade II listed Grove House, a large, late 18<sup>th</sup> century house, now converted into flats. Next to it on its east side, there is another block of purpose built flats, in a 1960s flat roof building. On the opposite side of The Grove is a row of detached houses, three of which were built in the 1920s, and two others which are more modern 1990s homes. At the end of The Grove, to the west are two large blocks of self-contained retirement apartments, built in the late 90s.

The Grove forms part of the Church Street Conservation Area which was designated in 1973, and later reviewed and extended in 2010 to include The Grove. The house was built at a similar time as no.6 next door and nos 1, 2, and 3 on the opposite side of the road. All houses are of similar age and style with brick construction and pitched clay tiled roofs.

The principal issue in terms of the built heritage is the impact of any proposed development on the setting of the listed building, on The Grove, and on the character or appearance of the Church Street Conservation Area.



*Fig 1. 7 The Grove front garden (West side)*



*Fig 2. 7 The Grove front garden (East side)*



*Fig 3. Grove House*



Fig 4. Aerial view of no. 7 The Grove, marked in red.

### Listed Building–Grove House

Grade:II

List Entry Number:1028563

Date first listed: 22-Mar-1974

Statutory Address: THE GROVE HOUSE, THEGROVE LateC18.

Two storeys and attic, cemented. 2-5-2windows, the centre ones sashes contained in a semi-circular bow over a segmental bayed fluted Doric columned porch, with triglyph frieze and cornice. Central door semicircular fan light, bands. Windows of house otherwise standard steel casements. Cornice, parapet, capping. Slate roof with seven round topped dormers. Two storey additions each end, modernised.

Listing NGR: TQ2134960717

### Development proposal

This proposal involves a change to the front garden of no. 7 the Grove, reconfiguring it to accommodate an in out driveway with a section of the existing paved drive laid to grass, and a section of the front lawn will be laid to gravel or similarly porous, resin bound surface. The net result will be to maintain a similar proportion between grass and hard surface.

### Impact assessment

#### A) Impact on 7 The Grove

The impact on no. 7 will be relatively minor, reconfiguring the layout and replacing block paving with gravel, and providing vehicle access through an existing gap in the frontage.

#### B) Impact on Grove House

Overall, it is considered that the proposal will not materially impact the listed building. The changes to the front garden to effect the appearance of a mix of gravel and grass makes the garden more sympathetic to that of Grove House. The presence of several substantial trees and a hedge as well as a reasonable distance between the two properties further mitigate any impact. In addition, the siting of a bin store area for Grove House next to the boundary of no. 7 further divides the two properties.

*C) Impact on the Church Street CA*

Given the mixed appearances of similar detached properties in the Conservation Area, this change remains in keeping with other houses and will, we believe, have a positive overall effect on the Grove.