

Heritage Statement



In Respect of
85, Bracken Path, Epsom, KT18 7SZ



Prepared by DP Architecture

HERITAGE STATEMENT



In Respect of
85 Bracken Path
Epsom
KT18 7SZ

The submitted planning application under ref; 23/01183, covers a proposed single extension to include replacement windows to the main dwelling.

LAYOUT, SCALE, APPEARANCE & HISTORICAL SIGNIFICANCE

No 85 Bracken Path is a two storey semi-detached dwelling located within the Stamford Conservation Area dating back to the early to mid 20th Century. The architectural style of dwelling is that of a cottage style with white rendered walls, slate roof tiles and a mixture of white sash and casement windows.

The dwelling is not locally listed.

CONTEXT AND SURROUNDINGS

No 85 Bracken Path is located within the Stamford Green Conservation Area. The existing properties in the area are predominantly semi-detached and detached dwellings of differing architectural styles.

Most of the neighbouring dwellings in Bracken Path occupy generous plots, being either detached or semi detached in nature with some dwellings dating from before the early 20th Century.

There is not a uniform build style in the immediate area although most properties have a traditional appearance, with accommodation over two or three floors.

The Epsom & Ewell Planning database identifies numerous planning applications to alter and extend the local dwellings including many single storey rear extensions

PROPOSED WORKS

A Planning Application was submitted under reference; 23/01183 for the partial demolition of the existing detached garage and erection of a single storey rear extension with a design and access statement included. The proposed extension will replace a former leant to roof structure.

The nature of the proposed extension being set to the rear of the property and proximity of the dwelling to No 84 Bracken Path will mean that the proposed extension will not enclose upon the visual separation between dwellings thus maintaining the open character of the plot and surrounding area.

The existing glazing is comprised of single and double glazed white framed windows in either a sash or traditional casement arrangement. These existing windows are thermally inefficient, and it is proposed to replace these windows with heritage style sash windows of a similar style and appearance to the original arrangement.

All new materials used in the construction of the new extension will match the existing with regards to brickwork walls, roof tiles, fascia boards, rainwater goods and window styles. Existing pedestrian and vehicular access requirements are not affected by this proposal



CONCLUSION

The proposed works have been carefully designed to a high standard in a manner that would not compromise the quality of this attractive area and will have no detrimental effects to existing residential amenity.

The design has been carefully considered in order to be sympathetic to the character of the area and building type, respect the essential character of the parent building and embrace good quality traditional materials that will enhance both the appearance of the building and the conservation area.

DP Architecture

October 2023