

Design and Access Statement for 27 Heathcote Road, Epsom

Proposal

Replacement of Sash Windows to front elevation & single storey rear extension and internal alterations including the inclusion of an internalised porch to deliver a sustainable design..

Site Description

The site lies to the south of Heathcote Road and consists of a mid terrace known as St Josephs Cottages. Although it is a mid terrace there is an alley to the side of the house. The property is a late 19th century cottage with vertical sash windows and a front door to one side. The cottage forms a set of four terraced cottages with the internal two and end two a mirrored design.

Planning Constraints

Built Up Area

Church Street Conservation Area

The Church Street Conservation Area Character Appraisal and Management Proposals 2010 identifies that the unlisted but positive buildings in the conservation area can mainly be found in Heathcote Road, where they include a variety of semi-detached late 19th century brick cottages (St Joseph's Cottages are dated 1890), being a terrace of four.

Planning Policy

National Planning Policy Framework 2021

Chapter 2 – Achieving Sustainable Development

Chapter 15 – Conserving and Enhancing the Natural Environment

Core Strategy 2007

Policy CS1 General Policy

Policy CS5 The Built Environment

Development Management Policies 2015

Policy DM9 Townscape Character/Distinctiveness

Policy DM8 Heritage Assets

Policy DM10 Design for New Developments

Other Material Documents

Planning Practice Guidance 2021

Church Street Conservation Area Character Appraisal and Management Proposals 2010

The Epsom and Ewell Borough Council Householder Applications SPG (2004)

Planning Considerations

Impact on Heritage Asset

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering applications within a Conservation Area, Local Planning Authorities

must pay special attention to the desirability of preserving or enhancing the character and appearance of the area.

The NPPF 2021 attaches great importance to the conservation and enhancement of the historic environment. Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 200 of the NPPF 2021 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

The proposal is located within the Church Street Conservation Area although it is not a listed building. Therefore, the design approach has considered the desirability of preserving or enhancing the character and appearance of the area. The proposal seeks to achieve more up to date and sustainable accommodation for applicant whilst ensuring that the character and appearance of the Conservation area is preserved. For this reason the extension to the dwelling is proposed to the rear to ensure that there is no impact on the design of the characteristic appearance of the four cottages. The applicant seeks to replace original windows that are in poor condition with double glazed units to conserve energy and to create a more sustainable and economical property for the long term by introducing a porch so that an air lock is created. However, rather than adding a porch the proposal internalises the porch without changing the appearance of the front elevation. The windows will be replaced with appropriate sash windows for a conservation area. As a result of the internalised porch and to make the house more adaptable for future generations a modest single storey rear extension is proposed.

Policy DM8 of the Development Management Policies Document 2015 sets out the Council's intention to resist the loss of our Heritage Assets and take every opportunity to conserve and enhance them. The site is located within Church Street Conservation Area. It is considered that as the front elevation of the dwelling will be preserved the proposals would not cause any harm to the Conservation Area.

As no harm has been identified, it is not necessary to weigh up the public benefits against any identified harm. The proposal would preserve the character and appearance of the area, in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy DM8 of 5 the Development Management Policies Document 2015 and the relevant paragraphs of the NPPF 2021.

Impact on Character and Appearance

The NPPF 2021 attaches great importance to the design of the built environment. Paragraph 126 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.

Paragraph 130 of the NPPF 2021 recognises that developments should function well and add to the overall quality of the area, are visually attractive as a result of good

architecture, layout and appropriate and effective landscaping, and are sympathetic to local character and history.

Core Strategy 2007 reflects the NPPF and sets the local context by seeking to ensure that new development should enhance and complement local character and be capable of integrating well into existing neighbourhoods. It is the expectation (Paragraph 3.7.5-3.7.6). that developments to be of a high quality, creating a safe environment which enhances the public realm, and which positively contributes to the townscape.

The relevant Policy DM10 of the Development Management Policies Document 2015 requires development proposals to be required have a good design. It directs that those elements identified as contributing to the character and local distinctiveness of a street or an area which should be respected, maintained or enhanced.

The Replacement windows will match insofar as possible the existing to the extent that vertical glazing bars are incorporated and sash horns are in style of original.

The rear extension has been designed to preserve the terrace house type as viewed from the street whilst allowing the property to be enlarged to meet the needs of future occupants and achieve a more sustainable building.

Materials proposed would match the existing building which has rendered walls to the south elevation and a slate roof, which would complement the predominant materials in the area.

Impact on Neighbouring Amenity

Policy DM10 of the Development Management Policies Document 2015 seeks to safeguard residential amenities in terms of privacy, outlook, daylight/sunlight and noise and disturbance. The proposed development is a single storey with a pitched roof designed to ensure that the proposed development would not have overbearing issues upon the neighbouring property.

The proposal would accord with Policy CS5 Core Strategy 2007, Policies DM9 and DM10 of the Development Management Policies Document 2015 and the Council's Character Appraisal and Management Proposals 2010