

# DESIGN & ACCESS/ HERITAGE STATEMENT

## **FEVER**

5-9 SPREAD EAGLE WALK  
HIGH STREET  
EPSOM  
KT19 8DN

### **Introduction:**

This Design & Access Statement seeks to meet the documentary requirements of the current NPPF, for buildings located within a Conservation Area and for buildings having a grade listing. It has been submitted to assess the interest of the application site to justify the proposed works in terms of their impact on the heritage asset/conservation area identified. The statement assesses the nature, extent and importance of the significance of the asset and its setting to allow the impact of the proposed works on that significance and setting to be properly assessed by the local planning authority.

The statement is to accompany the application for the above site for the owners to replace the existing curved panel fitted to existing framework due to the change of branding

The existing framework would remain as is and no additional lighting will be installed

### **Justification**

The removal of the existing signage is required due to the change of branding of the owners of Fever's

### **Listing**

EPSOM HIGH STREET (South Side) The Spread Eagle Hotel and No 89  
(Formerly listed as The Spread Eagle Hotel)

GV II

Late C17 with later stucco finish. Two storeys basement and attic, five modern sash windows, parapet, square tall hipped old tile roof with 3 flat topped sashed dormers with glazing bars. Central doorway approached by steps; hanging canopy on iron suspenders with dentilled cornice; fluted pilasters. Portion to right two storeys, ground floor a wide vehicle entrance, 1st floor large overhanging sashed canted bay window with two sashes to centre. Plain eaves, hipped tile roof. Portion further to right, similar general character, modern alterations. North front generally similar character, modern glazed entrance with double flight of steps.

Nos 75, 77, 87, 89 and the Spread Eagle Hotel form a group. (No 87 is a local interest building).

Listing NGR: TQ2084960775

### **Impact**

The proposal will have no additional impact on the building and the proposed replacement sign is to be fitted to the framework independent from the building.

The sign is a like for like replacement with a change of wording