

Heritage Statement for Planning Purposes: Ewell Village Conservation Area.

9 Austyns Place High Street, Ewell, KT17 1SQ.

Introduction

This heritage statement is prepared in accordance with planning requirements for the proposed development within the Ewell Village Conservation Area at 9 Austyns Place and detailed in planning application ref: 23/01284/FLH. The purpose of this document is to assess the impact of the proposed development on the heritage significance of the area and provide recommendations for its conservation.

Ewell Village Conservation Area

Ewell Village has been designated as a Conservation Area in recognition of its historical and architectural significance. The area encompasses a wealth of heritage assets, including medieval structures, Victorian buildings, and natural features that collectively contribute to the unique character of the village.

Historical Development

The proposed development site is located just off the High Street within the historic core of Ewell, the Conservation Area includes several listed buildings located in Church Street, High Street and West Street. The properties are a combination of larger houses and smaller vernacular cottages. Historical maps and records indicate that the area has retained much of its original street pattern, and the proposed development must respect and respond to this historical context.

Austyns Place was built around 2000 and consists of Victorian style houses which have been designed to mimic the architectural features of a cottage of that era, this includes traditional Victorian fenestration, tile hanging, brickwork, balconies, decorative bargeboards and pitched roofs.

Architectural Context

Ewell Village is characterized by a diverse architectural heritage, ranging from timber-framed cottages to more substantial Georgian and Victorian structures. The proposed development should be designed to complement and harmonize with the existing architectural context, respecting the scale, massing, and materials of surrounding buildings.

Proposal

The proposal is to remove the existing single storey glazed extension and replace with a larger single glazed extension to go across the width of the back of the house. The proposal is set out in detail in Drawings ref: 30760 1 & 2. All brickwork to be built using same bricks as the original property. New glazed roof and frames to be in aluminium Anthracite Grey to give a contemporary look to the new extension. We note that the extension cannot be seen from the public highway or front of the house and that neighbouring properties have set precedent by using this material on other full width extensions. The design of the extension allows for a 'Double Victorian' lantern style glazed roof which will be sympathetic to the original design of the house.

Impact Assessment

An assessment of the proposed development's impact on the Conservation Area has been conducted, taking into consideration its potential effects on the historic fabric, views, and setting. The development must not compromise the significance of adjacent listed buildings, and efforts should be made to enhance the visual relationship with the surrounding heritage assets.

Conclusion

In conclusion, this heritage statement emphasizes the need to carefully consider the heritage significance of Ewell Village Conservation Area in planning for the proposed development. By incorporating design principles that respect the historical context and implementing appropriate mitigation measures, the development can contribute positively to the character and identity of Ewell Village.