



Bridge House – Design and Access Statement

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01 - Introduction

Mitchell Evans LLP has prepared this Design Statement as supportive evidence for the planning application in a conservation area being submitted to Surrey Heath Borough Council.

This Design and Heritage Statement should be read in conjunction with Mitchell Evan's drawings as listed on the attached drawing issue sheet.

Site & Context

The application site (0.0363ha) is located approximately 13 miles southwest of Heathrow Airport, and is accessed from the western boundary of the site from the main road (High Street) and Millbourne Bridge. The southern boundary of the site lies along the edge of the Mill Bourne River.

It is uncertain to when the original building was constructed. However, Bridge House was re-constructed as a workshop in the mid-70's and converted to a retail unit in the early 2000's. The building has recently been fully refurbished to form modern office space which is currently in use following the recent planning permission 23/0263/FFU. The building itself is not listed, but is situated within the Surrey Heath Green Belt and the northern region of the Chobham Conservation Area.

The property has been noted previously as a building with no architectural merit, and following comments regarding the benefits of its previously refurbishment, is not considered to have a negative impact on the conservation area.

There are a number of listed buildings within close proximity, such as Coopers Lodge, Aden Cottage The Homestead and Pear Tree House (all Grade II Listed) on the junction of High Street and Chertsey Road.

- Historic England



Pear Tree House, Chertsey Road, Chobham



Aden Cottage The Homestead, High Street, Chobham



Coopers Lodge, Chertsey Road, Chobham

- en. Sources
- shared.xmap.cloud/?map=4a8267e3-6c9a-4f0f-ab2b-867172b92370



02 – Planning History

Planning history on the site appears to have 6no. previous applications, the applications displayed on the Surrey Heath Planning Portal are as follows:

87/1379

Change of use from retail shop and glass cutting works to Estate Agency for local properties and country homes together with mortgage facilities and planning consultancy/land services, Class A2.

Application Withdrawn – 6th April 1988

22/0203/FFU

Change of use application from residential to office (Class B1).

Refused – 27th November 1991

01/0640

Display a 2.2 m high non-illuminated tripod sign (retrospective).

Refused – 3rd December 2001

06/1214

Change of Use from mixed use to A1 (retail) use.

Granted Subject to Conditions – 7st February 2007

21/0276/FFU

Erection of first floor extension to accommodate 3x 1-bed flats, subdivision of existing ground floor retail unit into two retail units with associated alterations to existing shop front.

Refused – 31st August 2021

23/0263/FFU

Replacement roof, rooflights, flue, alterations to external materials and windows and doors, part retrospective.

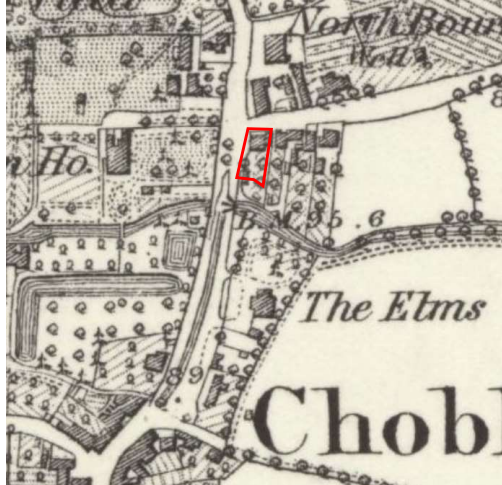
Approved – 10th August 2023



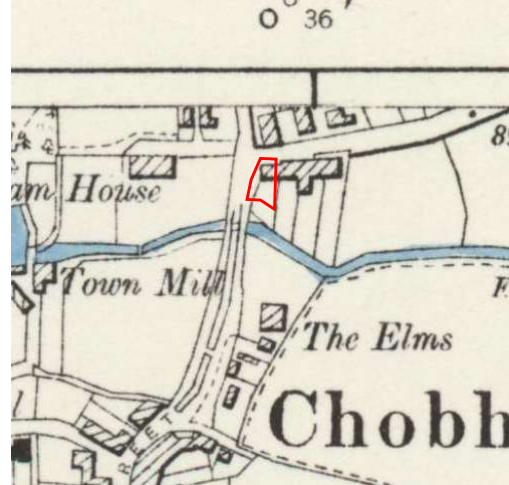
03 - Historical Analysis & Map Data

The application site appears to have been reduced in size due to previously being a part of what is currently No. 108 High Street. OS map data suggests that there was once an outbuilding associated to No. 108 and was situated towards the eastern boundary of the site - it was demolished and re-constructed in the 1970's, and is currently a vacant retail unit.

A brief chronology of the available OS maps is displayed below.



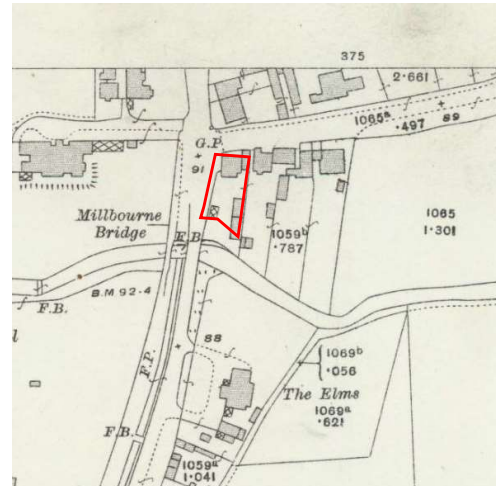
OS Map as of 1869.
(not to scale)



OS Map as of 1895.
(not to scale)



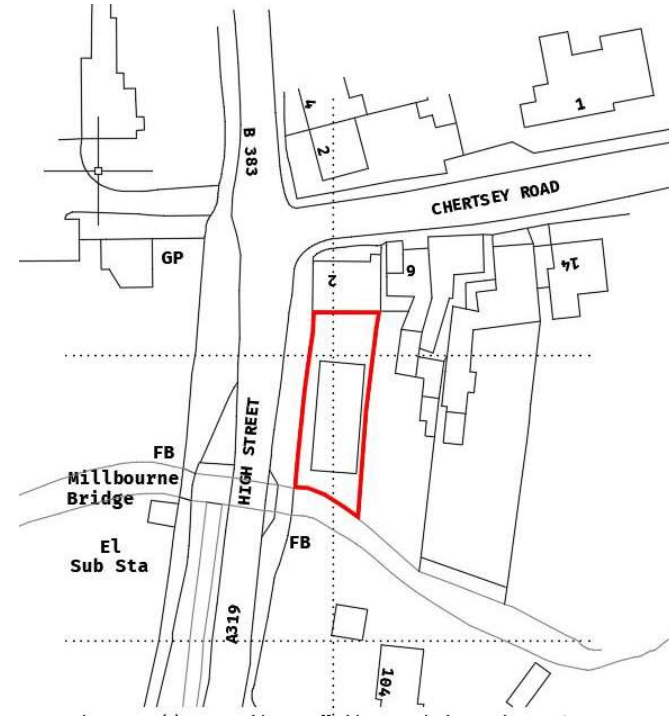
OS Map as of 1960.
(not to scale)



OS Map as of 1916.
(not to scale)

Legend

 Extent of boundary



OS Map as of Present.
(not to scale)

Sources

All map data sourced from National Library of Scotland and Promap Ordnance Surveys.

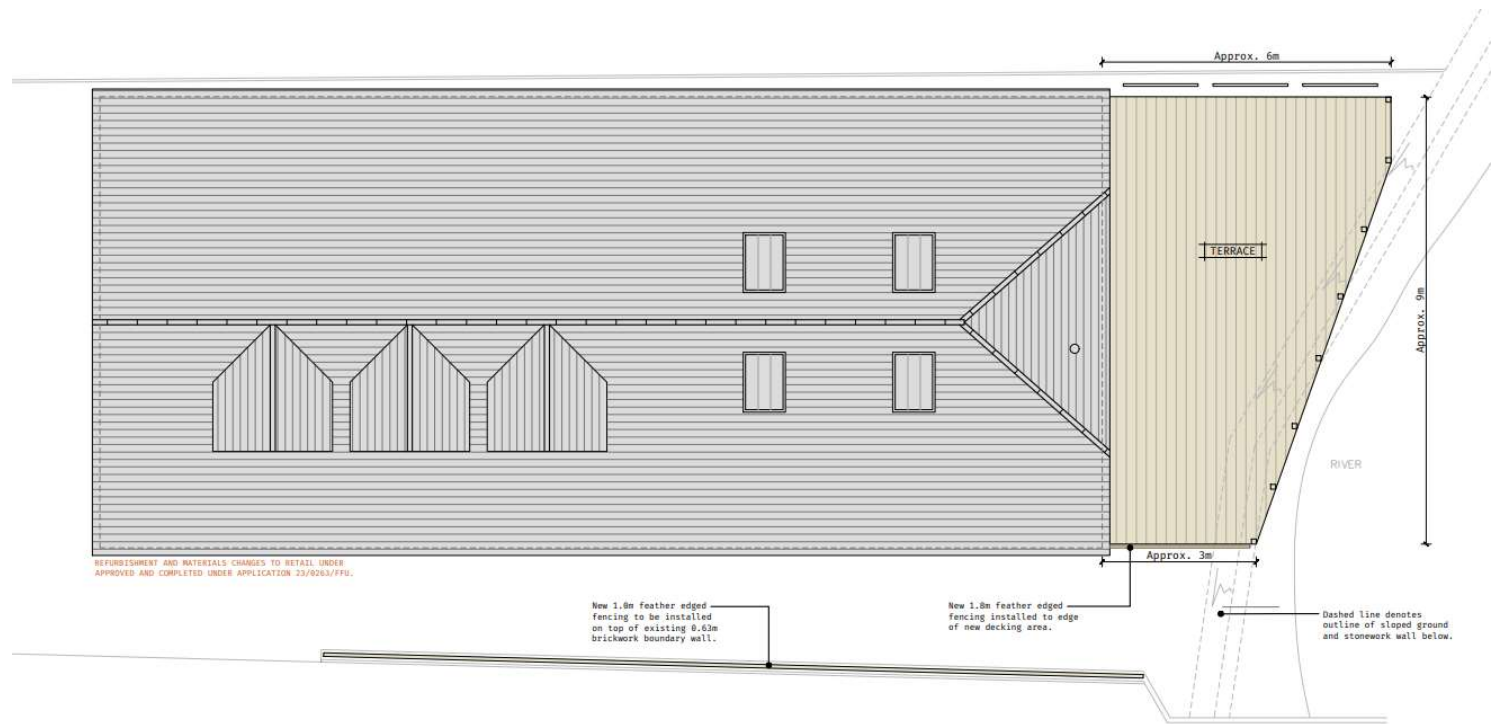


04 - Proposed Works - Overview

The proposal seeks to obtain retrospective planning permission for the erection of a raised decking areas to the flank elevation of the building along with some minor external boundary alterations.

The proposed works are for the following items:

- Installation of 0.53m double sided slatted boundary fencing on top of the existing 0.68m boundary wall to provide modern privacy into the site.
- Installation of 2.08m slatted fencing adjacent the communal area to the flank of the building.
- Installation of the raised timber decking, forming communal space in the form of a terrace located from the staff areas of the office building.



Site Plan - As Proposed
(not to scale)



06 – Design Considerations

Planning Guidance – Relevant Policies:

- Policy CP1 – Spatial Strategy
- Policy CP2 – Sustainable Development and Design
- Policy DM2 – Development within Chobham
- Policy DM9 – Design Principles
- Policy DM17 – Heritage

Our proposals are informed and designed in accordance with the above policies.

Material changes should be considered to preserve the Metropolitan Green Belt and follow the guidance of The Surrey Heath Local Plan which sets out the local planning policy background.

Policy CP1 considers Spatial Strategy, and covers certain criteria for development within the Metropolitan Green Belt. As the proposal seeks to make material changes without effecting the form and massing of the existing building with only external space alterations, no harm is caused to the Green Belt. Policy CP2 also considers Areas of High Archaeological Potential. The proposal seeks to make changes to the landscape by improving its visual appearance and quality of external spaces for use by the occupants of the building. Examples of nearby wooden features in close proximity to the river can be seen in a few locations and therefore this proposal should be positively viewed.

The proposal includes the improvement of the external under utilized space, and therefore the proposed refreshes the space and will therefore revitalize this part of the village and provide valuable employment opportunities for which support can be found in Policy DM2.

The proposals comprise a small scale external works within the village centre in accordance with Policy DM2, whilst respecting the historical and village rural character. The applicant has received a number of compliments from neighbours/residents of the areas as how the terrace (alongside the previously completed works to the building) have been very welcomed and improved the visual appearance of the area.

The proposal provides the opportunity for external space as part of the retail unit and this will strength the use of the space provided sustainable retail function space within Chobham. The proposed alterations do not result in an increase in the footprint of the existing building and will respect and enhance the local and historic character of the area in accordance with Policy DM9.

Policy DM17 considers Heritage and the Chobham Conservation Area. The policy has certain criteria against which proposed development is considered. Certain forms of development are deemed to be appropriate in the Conservation Area, where they do not conflict with the exceptions listed in the National Planning Policy Framework (NPPF). The proposal adheres to the local planning policy as the material changes and minor alterations to the external space will have no detrimental impact to the form/scale, and will only improve the existing out of character building, which has been commented on previously as negatively contributing to the conservation area.



Photograph of Fencing to Boundary Wall at Front Elevation



Photograph of View of Timber Decked Terrace from Public Bridge



07 - Impact on Historic Significance

Proposal and the impact on the Conservation Area

The proposals are to introduce a very minor element into the conservation area with a timber decked communal area adjacent the river. Examples of this can be seen in other locations along the river.

The works have been completed to a high standard with good quality reclaimed timber sleeps from a demolished pier, to ensure it is in-keeping with the conservation area.

With the above in mind and our general in-keeping and minimal proposals to the building, we feel that our proposals will not detrimentally affect the Chobham Conservation Area.

Harm considered, balanced or mitigated

It is considered that the proposed works will have no impact on any fabric of historic significance and will therefore not detrimentally affect the Chobham Conservation Area.

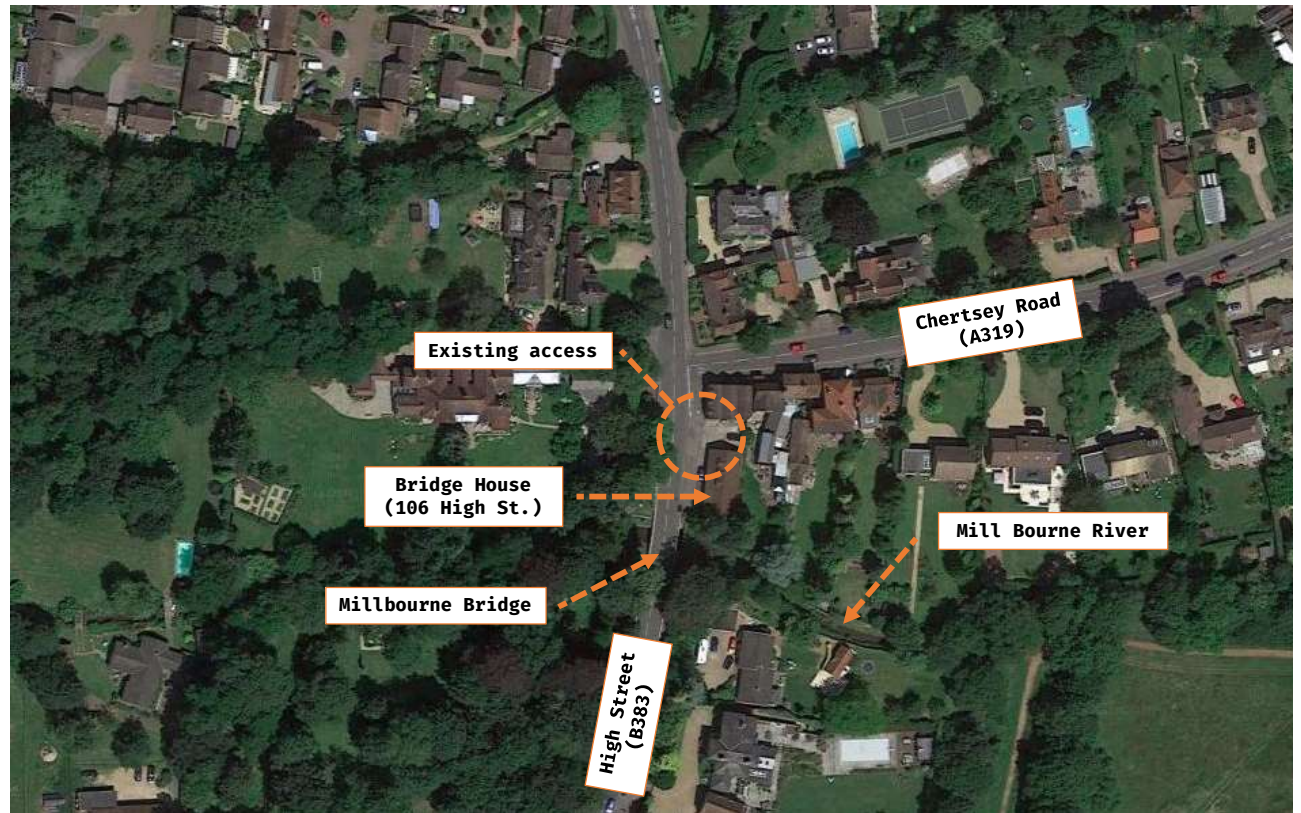
The works proposed were to improve the external space of the building which was visible from the B383 as vehicles and pedestrians transit over the bridge. The areas was originally partially just hardstanding materials, so the completed timber decking is a visual improvement to the area.

The application site falls within flood zones 2 & 3 as previously noted within the available planning history. However, this application seeks no alterations to the buildings footprint and massing (with only external elements which will provide no alterations to the impact of flooring elsewhere) so it is considered that the flood risk is no worse than the existing situation.

08 - Access

The retail unit is accessed just off the main through road B383 (High Street) from Chobham to Sunningdale.

Existing access arrangements to the site will not be affected by the proposal.



Aerial Photograph
(not to scale)

