

# Upp

Planning and Heritage Statement

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**44-46 High Street, Epsom KT19 8AJ**



## 1. Introduction

- 1.1 UPP Architects and Town Planners have been instructed by the applicant to submit a planning and heritage statement at the site known as 44-46 High Street, Epsom KT19 8AJ. The planning and heritage statement is outlined in support of the proposed external alterations to the northern and western facades, along with the addition of dormer windows on the existing mansard roof extension
- 1.2 This statement should be read in conjunction with the following associated submission documents:
- Application Form
  - Architectural Plans
    - Existing set
    - Proposed set
  - Planning Statement

## 2. The Site and Surroundings

- 2.1 The site is situated within the jurisdiction of Epsom and Ewell Borough Council and is characterised as a mid-terrace commercial premises situated prominently along a parade that extends from 64 High Street in the west, at the junction with Waterloo Road, to 44 High Street in the east. The primary facade and retail frontages face the High Street, while the rear facade of the property backs onto the public realm known as Epsom Square.
- 2.2 The site features two distinct massings: the original three-storey structure with a basement, exhibiting classical detailing and a traditional pitched roof clad in shingled tiles along the High Street; and a prominent secondary massing, apparently a later addition, situated at the rear of the property, comprising a full four storeys, a mansard roof, and a basement.
- 2.3 The last known use of the site was for commercial purposes. With Poundland having occupied the site up until March 2023. Before this, the site had been in use for an extensive period as a Woolworths,
- 2.4 The existing building has a total of twenty-three windows, including twelve facing the High Street, two dormer windows on the roof of No. 44, two on the southeast corner of No. 44, and eight windows on the east-facing wall overlooking Epsom Square. The site is clearly part of a shop parade stretching from No. 12 to 64 High Street. The rear of the site overlooks the Derby Square courtyard, with twenty-one windows across the four floors.

- 2.5 The surrounding area is primarily composed of three or two-storey buildings, with ground floor Class E commercial use units facing the High Street. The northern aspect of the site, Derby Square, is enclosed by Library and Plaza buildings.
- 2.6 The application site is not located within the Green Belt, any Area of Outstanding Natural Beauty (AONB). The site is located within Flood Zone 1, which has a low probability of flooding. The property is not a listed building, nor are there any listed buildings or monuments within the curtilage of the building. The site is, however, located within the Epsom Town Centre Conservation Area.

### Heritage Considerations

- 2.7 The High Street exhibits a blend of different facades, illustrating the evolution of Epsom over various periods. The conservation area is divided into three sections based on distinct character: the High Street, West Street, and South Street. Various finishes, such as exposed brickwork, timber frames, rendered finishes, 18th-century bow-fronted shop windows, and diverse 19th-century original facades, can be observed within these conservation areas. Victorian and Edwardian townhouses have undergone changes in use, now serving as offices and restaurants, while efforts persist to preserve the original facades when repurposing buildings. Notably, the site itself was not included in the conservation area until after 2009

### 3. The Proposal

- 3.1 The proposed application comprises facade upgrades across the southern, western and northern elevations. The proposed upgrades can broadly be broken down into 4 areas. The first outlines new opening on the left of the rear facade. The opening will be aluminium or similar in terms of materiality with a concrete trim and a rounded window above, taking inspiration from the Neo-Georgian entrances along the parade frontage and elsewhere within the conservation area. The second upgrade is the creation of a new commercial opening at the centre of the ground floor rear facade. The opening will be adjoined by 2 shop windows on either side and framed by a boarder. The third upgrade will be the addition of 6 sash windows on the western facade and the upgrade of all the windows on the rear facade. These windows will be framed and sashed in black aluminium or similar, with Georgian window sashing matching the front facade's form. Finally, three additional dormer windows, white timber frame and sashing and cased within zinc or similar, are proposed behind the parapet of the front elevation.

### 4. Planning Policy

- 4.1 The Local Development Framework for the application is as follows:

[National Policy Framework \(2021\)](#)

- 4.2 NPPF Section 16:

- When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

[Local Development Framework - Core Strategy 2007](#)

- 4.3 Policy CS 5: The Council will protect and seek to enhance the Borough's heritage assets including historic buildings, conservation areas, archaeological remains, ancient monuments, parks and gardens of historic interest, and other areas of special character. The settings of these assets will be protected and enhanced. High quality and inclusive design will be required for all developments. Development should:

- create attractive, functional and safe public and private environments;
- reinforce local distinctiveness and complement the attractive characteristics of the Borough;
- make efficient use of land and have regard to the need to develop land in a comprehensive way.

## Development Management Policies 2015

### 4.4 DM8: Heritage Assets

- We will resist the loss of our Heritage Assets and every opportunity to conserve and enhance them should be taken by new development.
- Development proposals that involve, or have an effect upon Heritage Assets must establish the individual significance of the Asset as part of the application or consent process. As part of the assessment process the significance of the Asset will be taken into account (namely whether it is a designated Heritage Asset\* or a non designated Heritage Asset) when determining whether the impact of any proposed development is acceptable.

### 4.5 DM9: Townscape Character and Local Distinctiveness

- We will use the Conservation Area Appraisals and Environmental Character Study to guide the assessment of development proposals.
- We will seek enhancement of the townscape through new development, particularly those areas with poorer environmental quality and where the character has been eroded or needs improving.
- Planning permission will be granted for proposals which make a positive contribution to the Borough's visual character and appearance. In assessing this we will consider all of the following:
  - compatibility with local character and the relationship to the existing townscape and wider landscape;
  - the surrounding historic and natural environment;
  - the setting of the proposal site and its connection to its surroundings; and
  - the inclusion of locally distinctive features and use of appropriate materials

## Plan E Epsom Town Centre Area Action Plan 2010

### 4.6 Policy E17:

- Proposals for the redevelopment of the following areas, as defined on the Town Centre Proposals Map, to a mix of uses specified under each site as set out in the following sections, will be permitted.
- This is provided that future development proposals demonstrate that their scale, massing, layout and design will positively enhance Epsom Town Centre's distinctive character and appearance, with particular regard to heritage conservation, the townscape and roofscape and biodiversity enhancement. Proposals will deliver enhancements to accessibility, including servicing arrangements, and to the public realm.

## Epsom Town Centre - Conservation Area Appraisal and Management

4.7 The survey work for this document identified that the current boundaries of the Epsom Town Centre Conservation Area are in need of revision, including some small scale changes are needed to the line of the existing boundaries to ensure that they follow property boundaries as far as is practicable, rather than cutting across buildings. In addition, there are large areas of the current town centre along Upper High Street that are excluded from the Conservation Area that deserve to be included on the grounds of their architectural and historical character.

- This would take in late 19th century and early to mid-20th century development facing either side of High Street and Upper High Street. Many of these buildings appear to have been built as part of cohesive building phases (particularly Nos. 12 to 64 High Street), providing attractive frontages of well-detailed commercial buildings.

## Epsom and Ewell - Shopfront Design Guide

4.8 A shop frontage design usually has four elements;

- The Shopfront Frame: an outer frame, consisting of the pilasters or columns, & a fascia or cornice, all of which was probably designed as a part of the original building;
- Within this is the Shopfront itself; this is a lighter infilling structure, with display windows and entrance;

- Then there is signage & advertising, this is usually located on the fascia, forming part of the shopfront frame. There are specific issues relating to illumination and the placement of signs which need careful consideration;
- Then there are other elements such as security grilles, blinds, and alarms.

4.9 If your shop is part of a terrace or parade, and if an original shopfront still exists nearby, we believe that re-creating the original design should be the aim.

4.10 Lettering and signs should reflect the character and appearance of the surrounding area.

4.11 On 1930"s neo-Georgian terraces, building fixtures such as signage, light fittings and security alarms should be kept off the stone fascia bands and pilasters/columns. This applies in particular to Epsom High Street [East]

### Assessment

4.12 The Epsom Town Centre Conservation Area seeks to preserve the historic form, structure and character of the Town Centre. The conservation defines itself as including key characteristics of; the exceptionally wide High Street, late 17th century buildings, the High Street buildings retain the character and appearance of a Surrey market town, a high proportion of buildings of architectural interest, iconic buildings, a wealth of architectural styles and materials, high-level balustrades and historic shopfronts. The following sections will outline how the proposed interventions will assist in enhancing the conservation area setting and further assist in preserving the vitality of the high street.

### Fenestration

4.13 Two openings are proposed behind the wooden service door along the rear facade, allowing for improved division between servicing access and the commercial space. These doors will not impact the conservation area as they are concealed by the wooden service doors and open into the rear service street.

4.14 Along the rear facade, towards the east flank, the plans outline the addition of a new commercial entrance. Inspiration has been taken from neo-Georgian entrances along the Highstreet. The proposal outlines a neo-Georgian design with by a curved banding detail, stucco in appearance, to ensure a high quality of access.. This is considered to be a positive and appropriate contribution to the Conservation Area as the design has taken into

consideration of established forms of both primary and secondary entrances elsewhere in the Conservation area, and particularly along the frontage of the associated parade.

- 4.15 The upgraded windows are situated on the northern and western facades. On the western facade, 6 sash windows will be placed at 2 per floor across the first, second and third floors. This will be arranged in a 1x2 and a 3x3 sash window per floor. These windows will be new metallic windows framed in aluminium or similar with black, anthracite gray (or similar) aluminium sash. This facade looks out onto the rear roof flat roofs and access road and, therefore, will not be visible from the High Street and non-detrimental to the conservation area and character. No surrounding vulnerable uses will be impacted by the introduction of additional openings in this location.
- 4.16 By opening up the windows in high-quality detail, a renewed degree of natural surveillance will be established over the Derby Square area. This is considered to assist in enhancing the vitality of the conservation area setting.
- 4.17 The northern facade's windows will be subject to an upgrade, with all metal grating over the existing sets being removed. The 1st-floor window frame will be enlarged upon the existing windows, detailed in an aluminium or similar metallic material. The window reveals are given to be in the same material as the mullions.
- 4.18 All windows along this facade will be upgraded to a black aluminium or similar frame and sashing to create softer and less dominant windows against the brick facade. All new and upgraded windows will follow the form of the windows that front the High Street, albeit a more contemporary reinterpretation through the use of high-quality metallic frames to offer interest to the more contemporary Derby Square setting. The established form and structure of the windows are considered to be well aligned with Policy aims for Policy e17 and the Epsom Town Centre Area Appraisal.
- 4.19 Three new dormer windows are proposed at the front roofscape of the site. The use of dormers has already been established on the corner property (44). The proposed dormers will be setback behind the established parapet and balustrade and in line with the established dormers off the neighbouring corner property. By setting them back behind the parapet, the dormers will not interfere with the previously established importance of maintaining the historical form of the building and its facade.



4.20 Similarly, the dormers themselves will be formed of a white timber framed sash to reflect the Georgian style sash of the existing windows. The dormers will be cased within zinc to match the street scene and positioned to follow the established window hierarchy of the southern facade and, therefore, sympathetic and appropriate within the context of the original facade.

## 5. Conclusion

5.1 The proposed facade interventions are given to allow for a higher quality of internal development allowing the property to be appropriated for uses conducive to maintaining the vitality of the Conservation Area. Therefore the proposal is considered to be well aligned with the Epsom Town Centre Conservation Area appraisal and Local Development Plan Policies CS5, DM8, DM9 and Plan E.

5.2 It is considered the thoroughly considered facade design and consciously chosen materiality will enhance the conservation area setting by revitalising the otherwise isolated and outdated rear elevation overlooking Dkerby Square. It is considered that this, in combination with the increased natural surveillance will be a positive enhancement to the Conservation Area public realm.