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Design and Access Statement  
And  
Heritage Statement  
Internal Alterations  
at  
16 Albury Park Mews  
Albury  
Guildford  
Surrey  
GU5 9BB



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Our Ref: 1803

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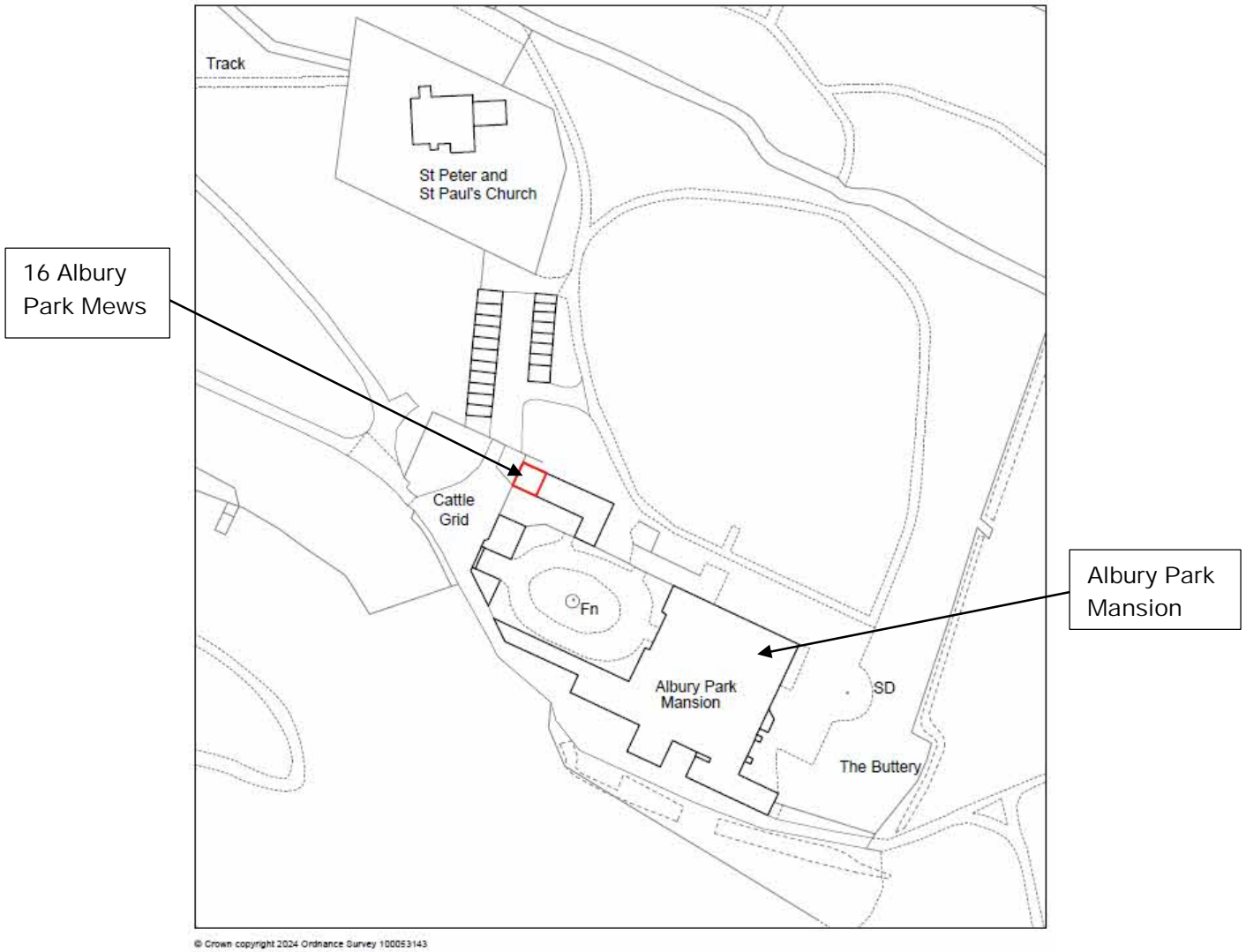
## 1 Introduction

- 1.1 This Design and Access Statement (DAS) accompanies the submission of a listed building application for the internal alterations to 16 Albury Park Mews, Albury, Guildford, Surrey GU5 9BB.
- 1.2 The application site is a mews house which is located within the grounds of Albury Park, a grade II\* listed building, the mews is curtilage listed, and therefore this listed building application is submitted for the minor works proposed to the ground floor.
- 1.3 The proposals comprise:
- a) The removal of two small sections of internal wall which separate the existing kitchen and living area; and
  - b) The lowering of the floor in the kitchen to just above the original floor level, to allow for additional headroom in this improved kitchen space.

## 2 Assessment of the Site

### 2.1 Physical Context of the Site

- 2.1.1 16 Albury Park Mews is a two storey former stables outbuilding, located to the north west of Albury Park Mansion, a substantial mansion building which has most recently been converted into luxury apartments, but prior to this was converted into a retirement home.
- 2.1.2 The application site is attached to the separately listed walls and entrance, and is accessed from a long drive that leads off New Road, through extensive grounds of the building, which are designated as a Grade I Historic Park and Garden.
- 2.1.3 The site is located within the Green Belt and is outside of the defined settlement. The site is located within the Surrey Hills Area of Outstanding Natural Beauty and an Area of Great Landscape Value.
- 2.1.4 The site is shown on the OS extract below:



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Fig. 1 Ordnance Survey Extract, site outlined in red

2.1.5 Photographs of the existing building are shown below:



Fig. 2 South west corner of 16 Albury Park Mews



Fig. 3 West elevation of 16 Albury Park Mews, Albury Park in the background



Fig. 4 North elevation of 16 Albury Park Mews



Fig. 5 Photograph of entrance door (South elevation)

## 2.2 Social Context of the Site

2.2.1 Albury Park Mews is one of the former outbuildings (stables) which served Albury Park Mansion. This and the other outbuildings have been converted to form apartments.

2.2.2 The immediate context is residential.

## 2.3 Community Involvement

2.3.1 The immediate neighbours will be informed as part of the application process, and the proposals have been discussed with the neighbours at 15 and 17 Albury Park.

# 3 Relevant Planning History

3.1 There is an extensive planning history of the wider site at Albury Park.

3.2 The existing mews building was converted to residential under consent ref: **GU/R 595A/6/68/ALB** –Conversion of residence and adjacent outbuildings into 36 suites with communal dining and sitting rooms, and with accommodation for living-in staff and garaging –approved.

3.3 **05/P/00274** –Listed building consent for various internal alterations to allow the amalgamation of smaller rooms into larger apartments, conversion of existing double garage into a recreational/ exercise room and the re-siting of the Mews Courtyard –approved 23 June 2005.

3.4 **09/P/01876** –Conversion of double garage/ workshop adjacent to house 19 into a kitchen and dining room –approved 12 January 2010.

3.5 **09/P/01877** –Listed building consent for conversion of double garage/ workshop adjacent to house 19 into a kitchen and dining room with links through to existing sitting room. New ogee shaped window to end wall to courtyard, glazed toplight flush with existing roof and extension of first floor window to create external door opening onto flat roof –approved 5 February 2010.

3.6 **11/P/00819** –listed building consent for loft conversion incorporating roof lights at 17 Albury Park Mews –approved 8 July 2011.

3.7 The planning history of the other dwellings located within the Mews building confirms that Officers consider this building as curtilage listed to Albury Park Mansion.

# 4 Proposals

4.1 The application proposals are minor and involve the removal of two small sections of partition walls as shown dashed red on the proposed plans and the lowering of the existing floor level in the kitchen area to just above its original floor level. For ease of reference, an extract from the proposed plan is shown below:

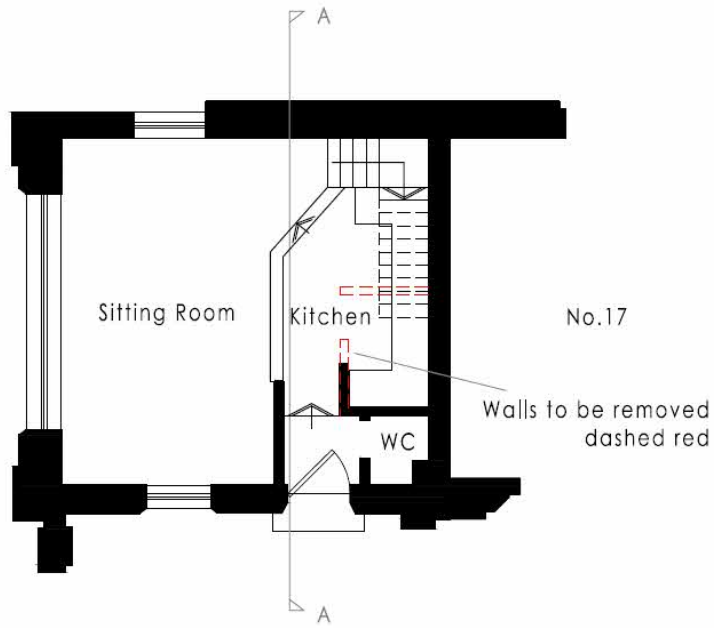


Fig. 6 Extract from drawing no: 1803/P-02 –proposed ground floor plan

- 4.2 The internal partitions to be removed are non-load bearing and were constructed when the building was first converted from stables into a dwelling in 1969.
- 4.3 The floor was raised when the building was converted from its former stables use. The original stable floor was a slab finish and the ground floor level was raised with the insertion of a suspended timber floor, to ensure a level ground floor was provided to the main living space. The entrance hall is at a lower level, and the kitchen floor is lowered as part of the proposals to one step above the entrance floor level.
- 4.4 Photographs of the original floor make up are shown below - the opening up shows that a suspended floor was laid over the original floor level, which was a slab finish to the former stable floor:



Fig. 7 Photograph of floor next to entrance door to 16 Albury Park Mews



- 4.5 These minor alterations do not have any impact on the historic fabric of the building, as they affect later modifications to the building which were carried out when it was converted to residential use in 1969.
- 4.6 The proposed alterations will allow an improved kitchen area to serve the dwelling.
- 4.7 The proposals have no impact on the external appearance of the building.

## 5 Heritage

5.1 The application site and heritage assets are shown on the extract from Historic England maps below:

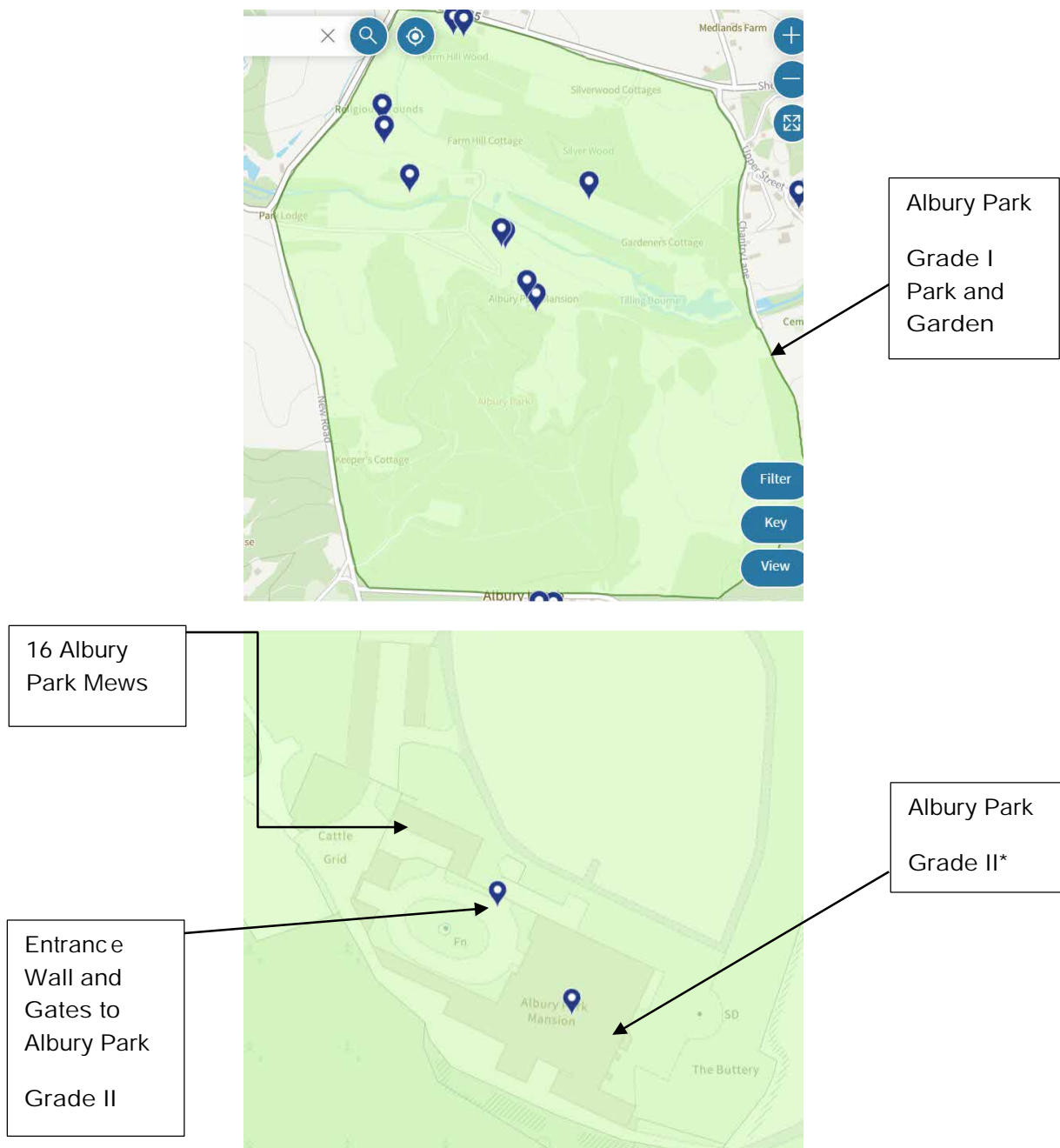


Fig. 8 Extracts from Historic England Map Search



Fig. 9 Photograph of Albury Park

5.1.1 **Albury Park** was listed Grade II\* on 13 June 1967. The listing states:

*“House. C16 origins on older cellars, rebuilt by John and George Evelyn in C17, altered circa 1700 and extended by Sir John Soane in 1800, further altered by Hakewill in the early C19 and remodelled by Augustus Welby Northmore Pugin in 1846 - 1852, possibly with the assistance of his son Edward Welby Pugin. Galleted ironstone with brick dressings and plain tiled roofs. In Tudor Gothic style.*

*Entrance front: Three storeys with attic storey in taller tower to right end. Battlemented parapets obscuring the roofs. Multiple rubbed and cut brick stacks in varying patterns to ends and centre, some of the 63 chimneys on the house - its main feature - each of different design. Nine bays with string courses over ground and first floors. Buttressed two-bay break to left and right end, brick dressed casement fenestration with 7 windows across first floor and 9 windows above. One large stone dressed casement window to left of centre. Six larger windows to ground floor, stone dressed and with arched stone lights to recessed entrance bays. Arched door to right of centre, further door to right.*

*Left hand return front: (North side facing gardens) Two storeys and attics with 4 gabled dormers alternating with chimneys. Two storey, spindly porch to left with octagonal angle piers and brick finials. Chamfered arched brick surround under label moulding with shields over.*

*Rear: (East elevation) Square tower to left with angle bay to ground and first floors. Single storey service wings to right hand side.*

*Interior: Remnants of earlier remodelling survive. Library - modelled by Evelyn with C17 brick and stone fireplace, dentilled eaves with egg and dart pattern. Hall - Soane staircase survives, one arm winding around a narrow oblong well. Drawing*

*Room - Flaxman fireplace recently reinstated. Marble with caryatids and scroll and flower work. The house is set out in grounds laid out by John Evelyn.*

*PEVSNER: BUILDINGS OF ENGLAND, SURREY (1971), p.93. COUNTRY LIFE: AUGUST 25 and SEPTEMBER 1 1950, pp.598 and 674.”*



Fig. 10 Photograph of listed Entrance and Walls courtesy of Charles Jennings, dated 10 March 2021

- 5.1.2 **Entrance Wall and Gates to Albury Park** was listed Grade II on 20 May 1985. The listing states:
- “Entrance gate and walls enclosing forecourt to Albury Park House. C19. Galleted ironstone with brick dressings, tile-coped walls. Walls circa 7 feet high, rising in three steps to approximately 12 feet over arched entrance gate. Brick dressed, depressed arch to gates, stone shields above. Walls extend for approximately 100 feet to join with main house via single storey service ranges to right and a pair of C17 wrought iron gates to left. The gates are thought to be Flemish and taken from a Hungarian convent. Fine scroll work gates between iron standards under arched overthrow.”*
- 5.1.3 **Albury Park** is a Grade I listed Park and Garden and was listed on 31 May 1984. The listing is contained within **Appendix A**.
- 5.1.4 The Buildings of England: Surrey by Nikolaus Pevsner and Ian Nairn contains an interesting review of Albury Park, which is rather critical of the built form, due to its many changes and interventions since originally constructed, even though these were carried out by heavyweight designers such as Pugin, Soane and Hakewill.
- 5.1.5 Pevsner notes *“historically the main interest of Albury is the gardens, laid out by John and George Evelyn, originally in 1655-8, chiefly in parallel terraces along the side of the hill 200 yards N of the house. A cavern excavated under the main terrace in*

*imitation of a Roman Bath bears the date 1676. The intention, as at Wotton, was doubtless Italian. Evelyn built a tunnel right through the hill, which still exists, and said of it 'such a Pausilippe is nowhere in England besides.'*

- 5.1.6 The heritage assets relevant to this application are completely unaffected by the proposals. There are no changes proposed to the exterior of 16 Albury Park Mews and the internal alterations are minor.

## 6 Conclusion

- 6.1 The proposal involves the removal of two small sections of modern internal partition walls.
- 6.2 The reduction in floor level to the kitchen involves the removal of a section of the later suspended floor, which was inserted when the building was converted to residential use.
- 6.3 The proposed alterations are minor and do not affect any historic fabric.
- 6.4 The external appearance of the building will remain completely unchanged by the proposals.
- 6.5 The proposals will provide much improved habitable accommodation, without any detrimental impact on the curtilage listed building.
- 6.6 These minor alterations have no impact on the setting or appearance of the heritage assets.
- 6.7 For the reasons set out above, we commend this application to you for approval.

*Michael Conoley Associates*

## Appendix A

### Park and Garden Listing

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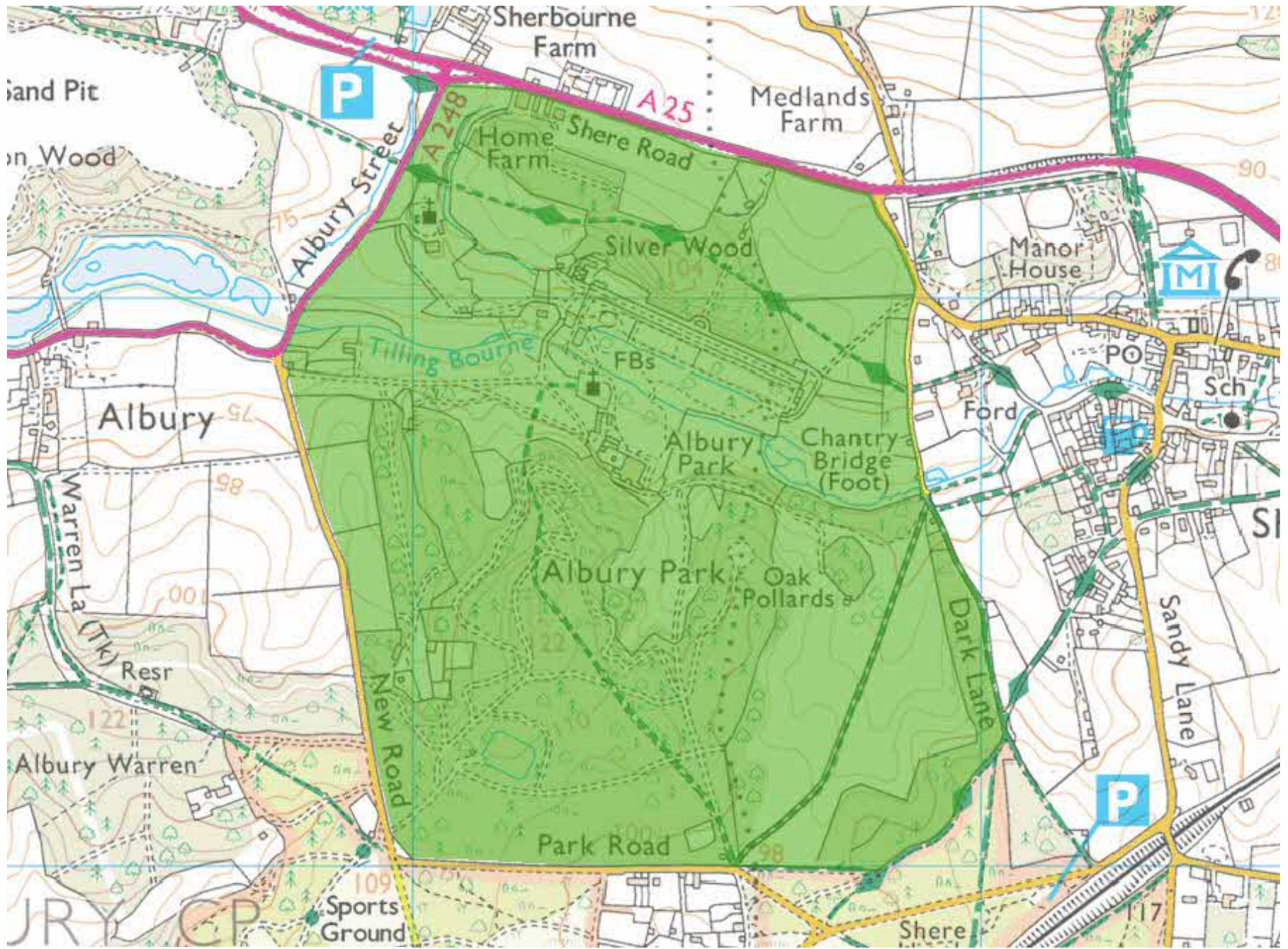
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