

Heritage Statement:**Site Address:**

1-10 Hookfield Mews, 23-25 West Hill, Epsom, Surrey KT19 8JN

Heritage Asset:

- Grade II Listed
- Stamford Green Conservation Area

Mid C19 Former coach houses grouped round 3-sided courtyard. Colourwashed brick. Pitched slate roof with deeply overhanging eaves taken on elaborate brackets at gable ends. North elevation is 1 storey, with 2 storey projections at either end, capped by gables and carriage entrance in centre with glazing bars. Paired stacks with modillion cornices.

The original building was converted into 10 self-contained flats in the late 1980's. Some materials used in the conversion were not of the best quality included the Magnet & Southern sash single unit windows.

Proposed works:

Given that the conversion was specifically for the housing of the over 65's the windows used were neither withstanding of age or the need for ease of opening or heat conservation. Despite historic works to preserve, repair and repaint these windows, they are now in an condition beyond repair and will need replacing in the near future. The cost to replace these windows using a similar material will cost a significant amount of money and will result in the same issues with repainting and repairing as currently faced. We would like to instead replace these windows using a heritage style composite product, this will not only eradicate future repair works, but will improve security, heat conservation and will up keep the historic look and relevance of the building. We would also be open to the option to keep the front windows within the original material replacing only the courtyard elevations to composite.

Impact on Significance:

We feel the only significant impact will be the replacement of the front elevation windows as these are seen from the public at any time, these windows could be replaced in wood in the same style allowing for a more suitable product to be used on the remaining windows, this will feel would be a suitable balance. On initial viewing the windows would not be significantly different only upon close up inspection would you notice a difference. The style, colour, grain etc will all remain identical. The improvements however to the residents will be significant. The fabrics of the building will remain unchanged along with its original features or important character.