

HERITAGE STATEMENT

Conservation Area

XXXXX
XXX
Surrey
KT19 XXX



For

Mrs X

Prepared by:

XXXX

INDEPENDENT CHARTERED SURVEYORS

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INTRODUCTION

QUALIFICATIONS AND EXPERIENCE OF THE PERSON/S PREPARING THE REPORT

XXXX

BSc, MSc, FB Eng, FRICS, Chartered Surveyor
Cert. Historic Building Conservation (University of Cambridge)

XXXX

BSc. (Hons.) Cert. Historic Building Conservation (University of Cambridge)

SYNOPSIS

XXXX is an ancient borough best known for its association with horse racing and as a spa town in the late c17th and early c18th., the Well was first discovered in 1618. During that time, wealthy London merchants had properties and small estates built in order that they could enjoy ‘the season’ each summer. However, the popularity of the spa town was short-lived and in an attempt to revive the town’s fortunes the Earl of Derby introduced horse racing on the downs, the Oaks race in 1779 and the eponymous Derby the following year. The town now is a mixed population of commuters to London, locally based business and retirees. The fringes of the town have a semi-rural feel and offer relief from the urban area and the traffic on the nearby motorway.

Development within the borough is rightly monitored closely and aside from listed buildings which have special protection, the borough council has established 21 Conservation Areas so as to ensure as much as possible that development is in keeping with the visual and historic settings of each designated area.

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SITUATION AND DESCRIPTION

- 1.0) The subject building XXXX is of two stories with ground floor extension to the left and forms part of a ribbon development in XXXX during the first part of the twentieth century. From the front XXXX is to the right in the direction of the Common and XXXX to the left. Immediately opposite is XXXX. This part of the road was developed as a ribbon of detached and semi-detached houses built at a time when XXXXX experienced significant population growth between 1921 and 1931 there was a fifty percent increase in population. The land on which this row of houses was built formed the northern boundary of the XXXX.
- 1.1) The proposed works are to a building not included on the list of buildings of special architectural or historic interest. Along with other properties built between the wars in XXXX number X is not afforded the additional protections when changes to the building are proposed. The protected asset is therefore the Conservation Area and as explained fully in the following text, changes to all buildings contained within a designated conservation area are subject to scrutiny by the local planning authority, having a statutory duty to pay special attention to preserving or enhancing the character or appearance of a Conservation Area when considering new proposals for development. There being an Article 4 Direction in place for the XXXX Conservation Area, the proposals need to be in accord with the requirements of that direction.

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REPORT FORMAT

To help you understand our Report we utilise various techniques and different styles and types of text, these are as follows:

GENERAL/HISTORICAL INFORMATION

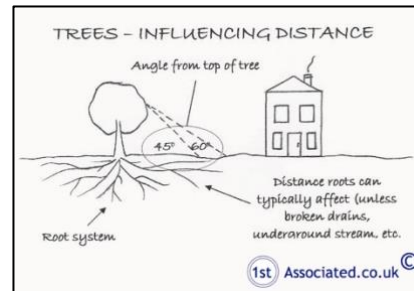
This has been given in the survey where it is considered it will aid understanding of the issues, or be of interest. This is shown in "italics" for clarity.

TECHNICAL TERMS DEFINED

Throughout the Report, we have endeavoured to define any technical terms used. This is shown in "Courier New" typeface for clarity.

A PICTURE IS WORTH A THOUSAND WORDS

We utilise photographs and sketches to illustrate issues or features. In some photographs a pencil, pen, circle or arrow has been used to highlight a specific area. The sketches are not 100% technically accurate, they are to convey or emphasise a point. We certainly would not expect you to carry out work based upon the sketches alone.



Influencing distance of trees

ORIENTATION

Any reference to left or right is taken from the front of the property, including observations to the rear, which you may not be able to physically see from the front of the property.

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EXTERNAL PHOTOGRAPHS



(Fig. 1) XXXXX Front
(North Side)



(Fig. 2) XXXXX Rear
(South Side)



(Fig. 3) Rear Garden
XXXX



(Fig.4) Rear Garden
XXXXX

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Location Plans



(Fig.5)



(Fig.6)



(Fig.7)

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HERITAGE STATEMENT

2.0) Name of property and its Listing

XXXX KT19 XXX

Not listed but within the XXXX Conservation Area of XXXX and XXX Borough

2.1) Map Resources

The report forms two parts, the first of which is the Heritage Statement. In this we identify the significance and any areas of special interests of the subject building. We carry this out by way of an historic evaluation, where we:

2.1.1) Carry out a visual inspection of the property and its environs, especially for proposals within conservation areas

2.1.2) Research records:

2.1.2.1) Ordnance Survey Maps – Second edition onwards

2.1.2.2) Tithe maps

2.1.2.3) Estate maps

2.1.2.4) NLS online map resource

Research undertaken at University of Cambridge Library and Map Room

2.2) Historic information resources investigated

2.2.1) Local records by way of public domain Internet search

2.2.2) VCH (Victoria County History)

2.2.3) Pevsner's Buildings of England, Surrey.

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2.3) **Local Authority Research**

- 2.3.1) Local Council Consortium Policy
- 2.3.2) Local Planning Authority Planning Portal
- 2.3.3) HER (Historic Environment Record)
- 2.3.4) Planning History
- 2.3.5) Conservation Area in which property is situated

2.4) **Specialist Information**

See appendix for bibliography

2.5) **National policies taken into consideration**

- 2.5.1) Planning (Listed Buildings and Conservation Areas) Act 1990
- 2.5.2) Historic England Advice Conservation Area Designation, Appraisal and Management

2.6) **Visit to Local Authority**

Not undertaken, e-mail contact with Conservation Officer

2.7) **County Council Resources**

Consulted for Historic Environment Record

2.8) **Scope of work and limitations**

These are set out within the Limitations Section at the rear of the report.

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HISTORIC BACKGROUND – MAPS RESEARCH

3.0) Maps



(Fig.8)

3.1) Ordnance Survey Maps, Second Edition 1871



(Fig.9)

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3.2) Ordnance Survey Maps, Next Edition 1896



(Fig. 10)

3.3) Ordnance Survey Maps, Next Edition 1913



(Fig. 11)

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3.4) Ordnance Survey Maps, Next Edition 1932



(Fig. 12)

3.5) Ordnance Survey Maps, Next Edition 1955



(Fig. 13)

C. 19th Ordnance Survey Map Extent of XXX estate shown in green

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3.6) Go View Ordnance Survey Maps

We have looked at OS maps taken from Go View Ordnance Survey database, reference:



(Fig. 14)

Finally, we would advise the quality of Ordnance Survey maps do vary to some degree and their availability in different areas has limited our research.

3.7) Other Maps

3.7.1) **Deed maps**

None found

3.7.2) **Estate maps**

None found

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3.8) Conclusion from survey map research

3.8.1) The series of Ordnance survey maps show how over a relatively short period of time development, chiefly for housing, in the XXXX Conservation Area was, excepting linear in altered its appearance.

3.8.2) The early maps, those of the late c.19th and early c20th show the area to be essentially of a rural nature dominated by several large estates. The smaller houses built in the c19th are a mix of vernacular styles and those more usually seen in an urban environment, possibly built for people using the railway line to London established in the mid c19th.

The map of 1932 shows the row of houses, detached and semi-detached on the south side of XXXX, which includes number XXXXX. The land used for this ribbon development was formerly the northern boundary of XXXX.

By the time of the 1955 edition the remaining grounds of XXXX Park had been developed with a planned estate of houses; the whole was not in the XXXX Conservation Area, the boundary being drawn between the gardens of the houses south of XXXX and the new development. Of note also is that XXXX Green had been partly developed and the detached section to the south and east renamed XXXX.

XXXX Grove was itself demolished in 1958, the land used for more new housing in what is known as XXXX Close.

The historic map clearly shows the extent of the XXXX Estate which included land to the south of XXXX including that part of the XXXX Conservation Area.

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LOCAL AUTHORITY AND COUNTY COUNCIL SEARCH

4.0) The local authority for this area is XXXX Borough Council who are responsible for matters relating to development and planning within the borough. We have contacted Angela Hayward, Conservation officer for the borough. Other sources consulted as follows:

- 4.1) The Local Council Conservation Policy
- 4.2) The Historic Environment Record
- 4.3) Conservation Area Appraisal XXXX
- 4.4) Planning History (shown below)

Planning History XXXX (2006-2017)

Erection of single storey side and rear extension and side dormer over garage.
Ref. No: XXX | Status: Permit

Amendment to previous planning permission reference 06/00545/FUL to increase depth of single storey rear extension.
Ref. No: XXX | Status: Permit

Erection of outbuilding in rear garden.
Ref. No: XXX | Status: Permit

Replacement double glazed metal framed windows
Ref. No: XXX | Status: Withdrawn

Crown reduction of a Cherry on the left side and Lime tree closer to the house, located in the rear garden.
Ref. No: XXX | Status: No Objections

Two storey rear infill extension with extension to existing dormer and loft conversion
Ref. No: XXX | Status: Application Invalid on Receipt

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PUBLIC DOMAIN INFORMATION

5.0) Online desk research included visits to the following sites:

www.XXXXXcommon.org.uk
www.surreycc.gov.uk
www.heritagegateway.org.uk
www.buildingconservation.com
www.XXXXXandewellhistoryexplorer.org.uk
<https://c20society.org.uk>
<http://www.british-history.ac.uk>
<https://maps.nls.uk>

Information relevant to this report obtained from the above included:

- 5.1) History and development of XXX Common, adjacent to the XXX Green Conservation Area
- 5.2) Information relating to the Heritage Environment Record
- 5.3) Legal aspects of Conservation Areas
- 5.4) Conservation Areas in the borough of XXX
- 5.5) Development of the XXXX Estate

Conservation areas within England

Conservation areas were set up originally in response to the destruction of whole areas of the built environment, rather than individual significant buildings. The concept was developed by the Civic Trust, a group inaugurated in 1957 to oversee the activities of local amenity societies, themselves developed after the second world war as a response to the destruction wrought and the subsequent urban renewal. Enacted in legislation in the 1967 Civic Amenities Act buildings in Conservation Areas were further protected in the 1968 as part of the Town and Country Planning Act in which the scope for protection was extended to include external changes to buildings in Conservation Areas.

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Presently in England there are c.10,000 Conservation Area, designated by local planning authorities following appraisals of their individual areas of responsibility.

Whilst the original legislation has been updated, conservation area designation essentially controls the demolition of unlisted buildings and any work to certain trees, restricts permitted development rights on dwelling houses and tightens regulations on advertising. There exists a statutory duty on local planning authorities to preserve and enhance conservation areas while undertaking their planning duties.

The official definition of Conservation Areas is provided in Section 69 of the *Planning (Listed Building and Conservation Areas) Act 1990* and is reproduced below:

Conservation Areas are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.

They will vary in character, size and comprise differing features each considered important in their locality contain Listed buildings may form a constituent part of Conservation Areas, but it is often purely the sense of place created by different components including unlisted traditional buildings, historic street patterns, open spaces, trees, boundary walls or views which combine to provide special character.

From the perspective of applicants applying for consent to make changes to a building within a Conservation Area, the Local Planning Authority needs to be cognisant that the applicants understand the character of their property's setting and in turn they shall determine whether or not the proposals are in keeping with that character and do not detract from it.

The borough has in its Conservation areas applied Article 4 Directions. An extract from the borough's text is shown below:

An Article 4 Direction provides additional planning control in a particular location. It removes Permitted Development rights over some alterations, such as new porches, replacement windows and doors, replacement roof coverings and the exterior painting of a building. Most directions only relate to those parts of the building facing onto a street, public footpath or open space, but sometimes they cover alterations and extensions at the rear or developments such as sheds in back gardens.

If your property is covered by an Article 4 Direction planning permission is required for these minor developments that would otherwise not require an application for planning permission.

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This enables us to ensure these minor developments comply with our policies to protect the character of a conservation area or the visual amenities of other areas.

Conservation Areas in XXXX Borough

XXXX Borough Council was a relatively early adopter of Conservation areas, the first being designated in 1972 and 1973. After several years, XXXX was designated in 1982 with Woodcote in the same year. More areas were designated subsequently and the total is currently 21 Conservation Areas. If they can be ranked in terms of importance then it follows that the areas designated originally are considered the most valuable. XXXX being designated some thirty-six years ago albeit not one of the pioneer areas was included in the next round of designations and is a highly valued asset. The value of open spaces and trees was given more consideration with the later areas, some of which have no buildings considered to be heritage assets.

A plan of the current XXXX Conservation Area can be found at the following address, copyright precludes its being used directly in this document.

www.XXX

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XXXX Conservation Area

The XXXX Conservation Area is situated west of the railway as far as XXX Common and bounded to the north in an irregular line north of XXX Road and XXXX. The majority of the land once occupied by XXXX Park is excluded save the northern fringe, at the end of the gardens serving the large houses in XXXX, ensuring the Lodge and Coach House are included.

The important aspects of the area which should be considered when changes are proposed are the open aspects to be enjoyed and whilst not totally rural in nature the area sits between the urban town centre and the ancient common on the edge of the borough. The small greens and differing architectural styles of housing, some vernacular, along with vestigial parts of the XXXX Estate combine to offer much of interest and appeal to residents and visitors.

Buildings included on the list of historic assets and closest to XXXX are associated with the XXXX Estate:

Nº 1 XXXX, former lodge to XXXX House, Grade II
XXXX Mews, XXXX, former coach house to XXXX House Grade II
Brick wall, from XXX Lane to 1 XXXX. Grade II

Other listed buildings in the area are the XXX, Nos. XX, XX & XX XXXX.

XXXX forms part of the busy BX road between XXX and XXX, the properties on the south of XXXX have their gardens along one border of the conservation area; the area immediately to the south is outside the protected area.

The Borough Council commissioned a character appraisal and management proposal study which contains a detailed analysis of the XXXX Conservation Area. The report can be accessed at the following:

<https://www.XXX>

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OTHER SOURCES

6.0) Vernacular Architecture Group

6.1) Any special architecture groups, such as:

6.1.1) Twentieth Century Society

6.2) Historical Image Record



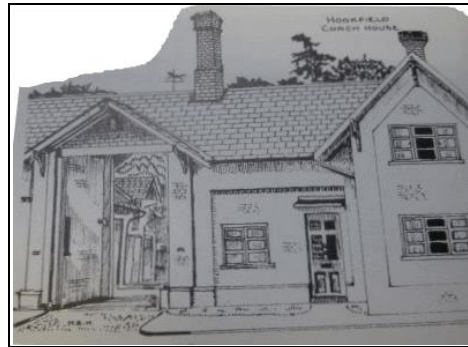
(Fig. 15) XXXX 1920 towards
XXX Green



(Fig. 16) XXXX 1916 from XXXX
Green



(Fig. 17) XXXX Lodge Sketch
1976



(Fig. 18) XXXX XXX House
Sketch 1976

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EXECUTIVE SUMMARY

Summaries are not ideal as they try to précis often quite complex subjects into a few paragraphs. This is particularly so when considering the historic development of a property, so it is important the Report is read in full.

It is important to appreciate that the 'Asset' which is to be considered is not the property itself but the conservation area in which it is situated.

Many of the properties along XXXX have works undertaken in recent times, from creating hard-standing and turning areas at the front to side and rear extensions. The walk-around survey did not discover any works which would be considered of detriment to the area; the proposals for XXXX are not dissimilar in rationale from others in that road.

Providing the proposals meet the requirements of the Article 4 Direction there should be no detriment to the XXXX Conservation Area.

The following caveat is common to applications approved by the borough for extensions to existing buildings:

The external finishes of the development hereby permitted, including making good to the retained fabric, shall match in material, colour, size, style, bonding, texture and profile those of the existing building. Reason: To secure a satisfactory appearance in the interests of the visual amenities and character of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM9 and DM10 of the Development Management Policies 2015.

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Photographs of nearby listed structures in the conservation area



(Fig. 19) Red Brick Wall Grade II Listed Structure



(Fig. 20) Contemporary View
XXXX Lodge Grade II Listed



(Fig. 21) XXXX Mews, previously
Coach House, Grade II Listed

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IMPACT ASSESSMENT

It is for the planning authority to determine if a proposal meets the requirements of their policies and any Article 4 Directions where applicable.

From a survey of other properties in the road and on viewing the architect's drawings whilst at the house, the works proposed do not appear to be detrimental to the immediate area or the wider Conservation Area.

SUMMARY OF THE PROPOSALS

Reference should be made to the architect's drawings and the planning application.

REASONS FOR OUR RECOMMENDATIONS

It is not the purpose of a Heritage Statement to make specific recommendations; it is for the planning authority to determine the suitability of any application for works affecting any heritage asset or works within a designated conservation area.

The Heritage Statement is prepared for an applicant as part of the planning process and helps the planning authority in that they are assured that due consideration of the setting of the subject property within the Conservation Area is given by the applicant and their advisors.

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SUMMARY UPON REFLECTION

The Summary Upon Reflection is a second summary so to speak, which is carried out when we are writing the second or third draft when we have had time to reflect upon our research and thoughts on the property and proposals and we would add the following in this instance:

The proposals for works to XXXX XXXXX may have been considered permitted development (*The Town and Country Planning (General Permitted Development) (England) Order 2015*) providing the scale and footprint was not greater than that allowed in the legislation. That scheme does not apply for works to buildings within a conservation area and for the reasons explained in the report a full planning application along with Heritage Statement is required by the LPA which allows them to give due consideration to any detrimental affect the proposals may have on the Conservation Area, the asset designated as such by that authority.

The character and appeal of the XXXX Conservation Area should not be affected negatively by the proposals providing they comply with the Article 4 Direction which is applied within Conservation Areas in the borough.

If you would like any further advice on any of the issues discussed then please do not hesitate to contact us on **0800 298 5424**.

XXX BSc. (Hons.) Cert. Historic building conservation (University of Cambridge).

For and on Behalf of
XXX Limited
Independent Chartered Surveyors
XXX

This report is dated: XXX

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APPENDICES

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RESEARCH REFERENCES

Bibliography

- Andrew, M., 2001. *XXXXX: A Photographic History of Your Town*. BlackHorse Books
- Berry, P., 1992. *Around XXXXX in Old Photographs*. Stroud: Alan Sutton Publishing
- Berry, P., 2002. *XXXXX, the 20th Century*. Stroud: Sutton Publishing
- Glover, J., Dowman, T., Eds. 1981. *XXXXX Common*. Living History Publications
- Home, G., 1902. *A Guide to XXXXX and the XXXXX District*. London: Homeland Association Ltd.
- Home, G., 1971 *XXXXX, its history and its surroundings*. Wakefield: S R Publications Ltd.
- Nairn, I., Pevsner, N., 1970. *The Buildings of England, Surrey*. Harmondsworth: Penguin
- Salter, B., 1976. *XXXXX, Town, Down and Commons*. Living History Publications
- Swete, C., 1973. *A Handbook of XXXXX*. Wakefield: E P Publishing Ltd.

Image Credits

- Fig. 1 Author
- Fig. 2 Author
- Fig. 3 Author
- Fig. 4 Author
- Fig. 5 Go View Maps
- Fig. 6 Go View Maps
- Fig. 7 Go View Maps
- Fig. 8 Author (Cambridge University Library Map Room)
- Fig. 9 Author (Cambridge University Library Map Room)
- Fig. 10 Author (Cambridge University Library Map Room)
- Fig. 11 Author (Cambridge University Library Map Room)
- Fig. 12 Author (Cambridge University Library Map Room)
- Fig. 13 <http://www.XXXXXandewellhistoryexplorer.org.uk/XXXX.html>
- Fig. 14 Go View Maps
- Fig. 15 Berry, P., 1992. *Around XXXXX in Old Photographs*.
- Fig. 16 Berry, P., 1992. *Around XXXXX in Old Photographs*.
- Fig. 17 Salter, B., 1976. *XXXXX, Town, Down and Commons*.
- Fig. 18 Salter, B., 1976. *XXXXX, Town, Down and Commons*.
- Fig. 19 Author
- Fig. 20 Author
- Fig. 21 Author

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SCOPE OF WORK AND LIMITATIONS

CONDITIONS OF ENGAGEMENT

The report has been prepared in accordance with our Conditions of Engagement dated XXX and relates to the Heritage Statement and Impact Assessment.

ENGLISH LAW

We would remind you that this report should not be published or reproduced in any way without the surveyor's expressed permission and is governed by English Law and any dispute arising there from shall be adjudicated upon only by the English Courts.

SOLE USE

This report is for the sole use of the named Client and is confidential to the Client and his professional advisors. Any other persons rely on the Report at their own risk.

VISUAL INSPECTION

When we carried out the visual inspection the property was occupied by the owner

TIME LIMIT

Our research has been time limited, due to:

1. Requirement to submit report in a timely manner to ensure no undue delay in the submission of plans to borough council.
2. We have not been able to access neighbouring properties, with the exception of a visit to XXXX Mews, formerly coach-house, in XXXX.

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