

# Epsom Civic Society

shaping the future, safeguarding the past

Justin Turvey BA(Hons), DIPTP, MRTTP  
Interim Head Of Place Development  
Epsom & Ewell Borough Council  
Town Hall, Epsom

3rd November 2023

Dear Justin,

## **Ref - Planning Application 23/01046/LBA 16 Church Street, Cedars Cottage, Support**

Epsom Civic Society would like to support this application for the change of use and modernisation of 16 Church Street, Cedars Cottage.

This building is very distinctive in this central position of Church Street. Cedars Cottage is a Grade 11 Listed Building and dates back to the end of the 1700s. The building is located within the Church Street Conservation Area and is adjacent to The Cedars, which has a Grade\*11 Listing.

Policy S2 requires that our Historic Environment is protected and is included within the emerging draft Local Plan (2022-2040). Core Strategy Policy CS5 also requires that we need to protect and seek to enhance our heritage assets. ECS suggest that the applicant has achieved these conditions within their design proposals.

The Church Street Conservation Area is one of the most important CA's of Epsom. Within this CA is a wealth of history and buildings of special interest. Cedars Cottage and the adjacent Cedars presents an excellent frontage to Church Street. There are several examples of traditional crafts and materials including handmade clay roofing tiles.

The proposed scope of the works include façade repairs, internal structural alterations and refurbishment works to facilitate the change of needs from an office set up to a modern day children's nursery.

ECS have some minor reservations regarding the design and new business operations. These include the possibility of ‘garish’ external notice boards and signage which are usually evident at similar businesses. Car parking operations could also be a challenge at drop off/pick up times and a plan should be agreed before the start of nursery operation.

Epsom Civic Society look forward to seeing the building compassionately developed and entering its next phase of occupation.

Yours Sincerely,

Bob Hollis (Vice Chair of ECS)

