

CHESSINGTON HOUSE, SPRING ST, EWELL, EPSOM, KT17 1UG

Design, Access & Heritage Statement

Replacement French Doors

1.0 Introduction

1.1 Existing Building

Chessington House is a Grade II listed dwelling originally built during the 18th Century and consequently altered in various phases during the 19th and 20th Centuries as illustrated in the heritage report that accompanies this application.

The original listing states:

“Early C18. Two storeys, red brick, 3 sash windows. Band between storeys, cornice and parapet. Central Doric columned open pedimented doorcase with radiating fanlight, C19 conservatory over. Mansard old tile roof with three flat topped dormers. Extensions of 1888 to right and left in same plane, similar style, flat topped roofs. Interior: Original staircase; North East lower room with stone or marble chimney piece; and various other features.”

A separate listing defines the “Garden wall to Chessington House from Lyncroft Gardens as far East as Spring House.”

A garage block with annexed self-contained accommodation sits to the south east of the plot, next to the rear of the main house. These are housed in an L-shaped single-storey building that was erected in the 1990’s.



The site and grounds of Chessington House as highlighted in Green.

1.2 Planning Context

Planning Applications (29)

- Demolition of garage & erection of quadruple garage with turning area.
Ref. No: 89/00175/FUL | Status: GTD
- Demolition of garage & erection of quadruple garage with turning area.
Ref. No: 89/00176/LBA | Status: GTD
- Land rear of Chessington House (fronting Garbrand Walk) Ewell. - Erection of brick boundary wall & trellis at rear to match existing.
Ref. No: 89/00459/FUL | Status: GTD
- Land rear of Chessington House (fronting Garbrand Walk) Ewell. - Erection of brick boundary wall with trellis to match existing.
Ref. No: 89/00460/LBA | Status: GTD
- Erection of new return brick boundary wall & resiting of vehicular access gateway.
Ref. No: 90/00562/FUL | Status: Withdrawn
- Erection of new return brick boundary wall & resiting of vehicular access gateway.
Ref. No: 90/00563/LBA | Status: Withdrawn
- Extension to approved garage block to provide self-contained flat.
Ref. No: 90/00574/FUL | Status: GTD
- Extension to approved garage block to provide self-contained flat; provision of new walling to vehicular access.
Ref. No: 90/00575/LBA | Status: GTD
- Removal of Condition 03 of consent ref. 90/1062/0575 in respect of boundary wall adjacent to access.
Ref. No: 91/00584/ZLB | Status: GTD
- Felling of Yew and Sycamore tree (within Bourne Hall Area Order).
Ref. No: 93/00035/TPO | Status: GTD
- Removal of existing stainless steel flue to boiler room and internal and external alterations
Ref. No: 05/00587/LBA | Status: Permit
- Crown Reduction of False Acacia tree T27 TPO 57 located at the rear of Chessington House.
Ref. No: 06/00340/CAT | Status: Permit
- Crown reduction of Fir tree by 50%
Ref. No: 08/00616/CAT | Status: No Objections
- Internal alterations and installation of satellite dish to rear of chimney.
Ref. No: 09/00461/LBA | Status: Permit
- Felling of decayed False Acacia tree T27 TPO57 located on the boundary of the rear garden adjoining Garbrand Walk (exempt work).
Ref. No: 09/00935/TPO | Status: Exempt from the need for consent
- New timber entrance gates and retention of 750mm high timber trellis above boundary wall, bricking up of doorway to store room. (Amended drawings received on 01.09.2010). As this is a householder application, in the event of an appeal against a refusal of planning permission, which is to be dealt with on the basis of representations in writing, any representations made about this application will be sent to the Secretary of State, and there will be no further opportunity to comment at appeal stage.
Ref. No: 10/00344/FUL | Status: Permit
- Removal of external door to rear store and bricking up of opening. As this is a householder application, in the event of an appeal against a refusal of planning permission, which is to be dealt with on the basis of representations in writing, any representations made about this application will be sent to the Secretary of State, and there will be no further opportunity to comment at appeal stage
Ref. No: 10/00350/LBA | Status: Permit
- Removal of painted Art Deco style fire-place surround and replacement with antique marble Regency style fire-place surround.
Ref. No: 10/00562/LBA | Status: Permit
- Sycamore: Reduce and reshape by approx. 30% Lime: Raise crown for 6m ground clearance over the road. Thin crown by 10% and remove deadwood.
Ref. No: 13/00093/CAT | Status: No Objections
- Retrospective permission for the erection of Trellis on front boundary wall.
Ref. No: 13/00104/LBA | Status: Permit
- Crown lifting to a Sequoia, de-suckering of a Yew tree and removal of a split branch on a Scots Pine (TPO 57/ T28/G12/T26). Crown lifting and pruning clear of the buildings to a Beech, trimming to shape 2 Holly trees, trimming of a Leyland Cypress, pruning of Magnolia to clear the building, crown lifting of a Horse Chestnut and minor pruning to a Prunus to clear an adjacent Holly and felling of a Chinese Fir.
Ref. No: 13/00413/TPO | Status: Permit
- 16/00197/TPO
Ref. No: 16/00197/TPO | Status: Withdrawn
- Crown reduction of two Leyland Cypress trees situated on the boundary adjoining 14 Garbrand Walk
Ref. No: 16/00214/CAT | Status: No Objections
- Crown reduction and reshaping of 4 Holly and one Magnolia and removal of declining Elder situated in the rear garden (Conservation Area trees) Raise the crown of Yew within G13 of TPO 57 located on the frontage.
Ref. No: 16/00628/TPO | Status: Permit
- Redwood on front drive T28 of TPO 57 Reduce in height by between 2m to 3m and reduce lateral branches by up to 1.5m to match height of tree. Pine tree in rear garden T26 of TPO 57. Lift branches over path by 1m.
Ref. No: 20/00448/TPO | Status: Partly permitted, part refused
- Demolition of existing lean-to addition and removal of greenhouse. Erection of single storey rear extension together with some minor internal alterations.
Ref. No: 20/01000/FLH | Status: Refuse
- Demolition of existing lean-to addition and removal of greenhouse. Erection of single storey rear extension together with some minor internal alterations.
Ref. No: 20/01001/LBA | Status: Refuse
- Demolition of existing lean-to addition and removal of greenhouse. Erection of single storey rear extension together with some minor internal alterations.
Ref. No: 20/01781/FLH | Status: Permit
- Demolition of existing lean-to addition and removal of greenhouse. Erection of single storey rear extension together with some minor internal alterations.
Ref. No: 20/01782/LBA | Status: Permit

2.0 Proposal

2.1 Replacement French Doors (Garden facing/ west façade)

The Proposal is to replace the existing French Doors in the dining room, with an updated design to match existing doors in the formal living area of the property. Both sets of doors are believed to be replacements from the 1990's, and as such are considered of low heritage value. The existing French Doors being approximately 25 years old now, the existing timber has started to rot and degrade significantly around the edges of the frames. This further address a need for a suitable replacement.

Both sets of French doors sit along the same west facing façade and open out onto the Garden, and as a result form a level of visual aesthetic which currently does not bring harmony to the facade due to the clashing door styles/ types.

The existing French Doors located within the dining room have two operable door leaf's of around 550mm each with two 350mm side lights adjacent on both sides. Due to the narrow opening provided by the leaves, in almost every occasion both doors must be opened in order to comfortably pass through. These French Doors, being in the formal dining space within the property are the ones most used by the clients daily. For this reason they are currently deemed impractical for use and the desire is to replace the French doors and side lights for a larger set of doors (within the existing opening) which would provide a leaf size of around 800mm, and subsequently be more practical for use to enter and exit the gardens.



The West facing façade of Chessington House, The French Doors to be replaced have been highlighted in green.

2.2 Impact on Protected Trees within site curtilage

The proposal does not negatively impact any of the immediate trees, lawn area or other greenery within the grounds or local vicinity.

2.3 Impact on Ecology

The proposal does not negatively impact any local ecology, be it seasonal or otherwise.

2.4 Amenity and Impact to Neighbouring Properties

The proposal does not negatively impact any of the immediate neighbours within the local vicinity.

3.0 Conclusion

This application and the proposed replacement French Doors have been carefully selected and sensitively designed to ensure minimal impact to the external appearance of the existing house and the wider area of the site. The replacement French Doors will be fabricated, supplied and installed by a specialist supplier of whom has experience working with listed buildings. They will be painted to match the existing timber windows of the property.

In 2020 the applicant obtained planning approval 20/01781/FLH and listed building consent 20/01782/LBA to build an extension to the main house containing a family kitchen and utility room. On that occasion, a thorough heritage appraisal of the whole property was carried out together with other supporting documents to accompany that application. The heritage assessment carried out by Asset Heritage Consulting did not draw conclusion that these French doors were of any significant heritage value to the main property, and in respect of this conclusion and the attached drawings we hope that the local planning authority grant us permission to replace and install a more appropriate set of doors in this location.