

The Clock Tower, 165 -167 High Street, Epsom, Surrey, KT19 8EW.

Epsom Clock tower brickwork restoration work to include securing loose brick, taking off any loose work and re-bedding incorporating stainless steel reinforcing bars as bed reinforcement where necessary. In addition the works will include the treatment of the asphalt roofing and minor repairs in several locations. Two number of dome windows in total will be replaced, one in each unit.

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| Ward: | Town Ward |
| Contact: | Tom Bagshaw |

1 Plans and Representations

- 1.1 The Council now holds this information electronically. Please click on the following link to access the plans and representations relating to this application via the Council's website, which is provided by way of background information to the report. Please note that the link is current at the time of publication, and will not be updated.

Link: <http://eplanning.epsom-ewell.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

2 Summary

- 2.1 The applicant is seeking Listed Building Consent to undertake repairs to the Clock Tower in Epsom High Street. The repairs consist of:
- Epsom Clock Tower brickwork restoration work will include securing loose brick, taking off any loose work and re-bedding incorporating stainless steel reinforcing bars as bed reinforcement where necessary.
 - Where rebuilding is specified, the wall face will be rebuilt in sections up to 300mm deep using lime mortar and matching surrounding work.
 - The joints to brick and to stonework to walls will be raked out and re-pointed in areas specified at least 40mm deep.
 - Lime mortar for general re-pointing, bricklaying and re-setting stonework will be 1 part NHL to 3 parts aggregate. Aggregates will be well-graded sharp sand (4mm down to 75 microns) with added sharp aggregate, all from approved source. Pointing to be full and then brushed back slightly after initial set
- 2.2 In addition, the works will include the treatment of the asphalt roofing and minor repairs in several locations.
- 2.3 Two number of dome windows in total will be replaced, one in each unit.

3 Site description

- 3.1 Epsom Clock Tower was built in 1847, replacing the Watchhouse which stood from the 17th century. The Clock Tower is a Grade II listed building located in the heart of the Epsom High Street opposite the Ashley Centre. The building is approximately 25 metres high. It houses a four faced clock and toilets for the use of street traders.
- 3.2 The structure of the building comprises red and yellow brick with ashlar dressings standing on a one storey base providing accommodation for public lavatories and two commercial units. The base has oversailing courses every alternate course. Each elevation features a fixed window with glazing bars. There is a modillioned ashlar cornice which is located above the central arch. There are two lavatory blocks to the east and west of the structure. The tower has two scrolls at the top and bottom of each corner; two arched blind panels on the each elevation, each beneath a semi-circular pediment, open at the bottom, with vase finals. The structure is finished with an octagonal lantern, a modillion eaves cornice, crocketed pagoda roof and a weather vane.

4 Proposal

- 4.1 Repairs to Grade II Listed Epsom clock tower including securing loose bricks, re-pointing, structural steel reinforcements, replacement/treatment to asphalt roof and replacements of dome windows.

5 Comments from third parties

- 5.1 The application was advertised by means of letters of notification to 22 neighbouring properties. To date (01.10.2018) 0 representations have been received.

6 Consultations

- 6.1 N/A

7 Relevant planning history

- 7.1 N/A

8 Planning Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework (NPPF) 2018

- Section 16 Conserving and enhancing the historic environment
- Paragraph 185
- Paragraph 189
- Paragraph 190
- Paragraph 191

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- Paragraph 192
- Paragraph 195

Local Development Framework – Core Strategy 2007

- Policy CS01 – General Policy.
- Policy CS05 – Built Environment
- Policy CS14 – Epsom Town Centre.

Development Management Policies Document – 2015

- Policy DM08 – Heritage Assets.
- Policy DM09 – Townscape Character and Local Distinctiveness.
- Policy DM10 – Design Requirements.

9 Planning considerations

Design and Impact On a Heritage Asset

- 9.1 The NPPF promotes attractive environments by creating well-designed buildings in terms of appropriate massing, bulk, materials and details, and in doing so, raising the profile of the borough in a positive way.
- 9.2 Paragraph 3.7.5 of the Core Strategy states that new development should enhance and complement local character, and be capable of integrating well into existing neighbourhoods. Paragraph 3.7.6 goes on to state that The Council will expect developments to be of a high quality, creating a safe environment which enhances the public realm and which positively contributes to the townscape.
- 9.3 Policy CS05 also states that the settings of heritage assets such as historic buildings, conservation areas, archaeological remains, ancient monuments, parks and gardens of historic interest will require higher standards of design to protect and enhance these assets.
- 9.4 DM10 (Design Requirements for New Developments) identifies the most essential elements which contribute toward the character and local distinctiveness of a street or an area which should be respected, maintained or enhanced, and includes the following:
- Prevailing development typology, including house type, sizes, and occupancy;
 - Prevailing density of the surrounding area;
 - Scale, layout, height, form, massing;
 - Plot width and format which includes spaces between buildings;
 - Building line build up, set back, and front boundary; and

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- Typical details and key features such as roof forms, window format, building materials and design detailing of elevations, existence of grass verges etc.
- 9.5 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) places a general duty on the Council with respects to Conservation Areas in exercising its planning functions. In considering whether to grant planning permission for development within a Conservation Area, the LPA shall have special regard to the desirability of preserving or enhancing the character or appearance of that area. As such, officers have to give considerable importance and weight to the desirability to preserve the setting of heritage assets, including taking account of archaeological heritage.
- 9.6 Paragraph 185 of the NPPF states that in determining planning applications, local planning authorities should take account of:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.
 - The desirability of new development making a positive contribution to local character and distinctiveness.
 - Opportunities to draw on the contribution made by the historic environment to the character of a place.
- 9.7 Paragraph 195 of the NPPF further states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- The nature of the heritage asset prevents all reasonable uses of the site;
 - No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
 - Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
 - The harm or loss is outweighed by the benefit of bringing the site back into use.

- 9.8 In determining applications, Paragraph 189 of the NPPF requires local planning authorities to require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The submitted Design and Access statement includes the following statement:

'Epsom Clock Tower is located in the heart of Epsom and it contributes to the sense of the town as a historic and well-established market town and makes it attractive to tourists. Preserving such historic buildings is crucial for retaining heritage and history of the Epsom and Ewell Borough for the future. Epsom Clock Tower is characterised by its Victorian residential character, the proposed restoration, by its use of traditional materials and design is considered to be a positive enhancement both of the building and the surrounding area. The impact on the heritage asset is therefore wholly positive.'

- 9.9 Epsom & Ewell Borough Council Design and Conservation Officer has been consulted and made the following comments:

'The proposed works address many of the critical issues including the damaged bricks, and poor repointing that has been carried out. Some brick will need replacing and extensive areas of repointing is required. Repair work to the roof is also required and the replacement of the rooflight is justified by its poor condition and lack of historic significance.'

However, the extent of the damage to the brickwork is very extensive and it is a concern that though the approach to the repair work may be more appropriate than previous repairs, it should not be another phase of piecemeal repair. This could leave the building with even more of a patchwork quilt look. This programme of repairs should more closely match the original building and replace a significant amount of previous and ill-advised brickwork repairs.

Issues that should be addressed include:

- Many damaged bricks have been either replaced with cement or resurfaced with coloured cement, which looks very poor and may have implications for damp penetration and may be preventing the surviving real bricks to breath. This may have implications for the further damp penetration and decay of the bricks.*
- Many bricks have been replaced with very inappropriately matched bricks. Some of the worst of these might be replaced with some that are a closer match.*

- *Some of the photographs in the specifications showing areas of brick that would be replaced are perhaps more in need of repointing and though many of the original bricks are not in perfect condition, with careful repointing in a soft mortar they could be retained.*
- *Some of the roof might be more thoroughly repaired than the proposals show there is evidence that the roof was originally leaded, which would have prevented some of the leaking that is now occurring. Though it may not be practical to re-lead the entire roof some flashing in areas of damp penetration might be considered in lead or possibly zinc.'*

9.10 The scheme has since been amended to include the whole base of the clock tower. Revised conservation comments are as follows:

'The proposal is improved by including the entire building at pedestrian level. This avoids the repairs being done on a piecemeal basis as has been done in the past resulting in a patchwork of different materials and methods or repair and making the appearance worse in some cases.

Comments:

These amended proposals are in principle acceptable, but to ensure that the work is carried out to a satisfactory standard care should be taken to ensure that the appropriate materials, methods and skills are utilised in the project. I recommend that a number of conditions are applied.'

9.11 The amended proposal is to repair the facades of the ground floor of the clock tower (the tower itself is not included in the proposed works).

9.12 The existing cement mortar traps moisture which threatens the integrity of the original mortar below and suffocates the brickwork further increasing moisture retention. The proposed renovations are to remove the cement mortar that has previously been sporadically used throughout the ground floor of the building for repair work and to repair the whole façade with a conservation style lime mortar. This will reduce moisture retention in the mortar itself and also allow the brick to breathe reducing the deterioration rate of the materials. Samples of the mortar will be required via condition to be discharged should the application be granted consent. (Please refer to the accompanying detailing report for specific areas of repair).

9.13 Lime mortar will be used to secure loose brickwork around the eaves and overhang of the roof. Many have become loose and need to be re-secured by repointing the brickwork. Samples of any replacement bricks will be required as a condition to be discharged should the application be granted consent (Please refer to the accompanying detailing report for specific areas of repair).

- 9.14 Throughout the ground floor of the building there have been cement infilling and replacement of damaged bricks. The quality of materials used is considered to be poor and negatively impacts the setting of the listed building. The proposal is to replace these bricks with new bricks that are sympathetic to the heritage asset and are appropriate to the style and appearance of the building. To ensure the new brick work would be in character with the existing property samples of the replacement bricks will be required by condition to be discharged should the application be granted consent. (Please refer to the accompanying detailing report for specific areas of repair).
- 9.15 The proposal includes the replacement of two existing rooflights. These dome windows are not currently watertight due to warping in warm weather. The windows will be replaced with windows that aesthetically are like for like however more weather resistant materials. (Please refer to the accompanying detailing report for specific areas of repair).
- 9.16 The asphalt roof will be repainted and repaired in solar reflective paint to reduce the impacts of weathering on the roof of the building. The roof covering is no longer bonded to the tower in several locations which is resulting in leaking and water penetration into the building. These will be repaired and re-joined to the base of the tower. (Please refer to the accompanying detailing report for specific areas of repair).

10 Conclusion

- 10.1 The proposed works to restore the Epsom Clock tower make use of appropriate materials and methods to restore both the original building and undo previous restorations that are of a poor standard and harm the appearance of the heritage asset. The proposal would therefore have a positive impact on the Grade II Listed Building and it is therefore recommended that Listed Building Consent be granted.

11 Recommendation

- 11.1 It is recommended that restoration works be permitted, subject to the following conditions:

Conditions:

- (1) **The development hereby permitted shall be commenced within 3 years from the date of this decision.**

Reason: In order to comply with Section 91 of the Town and Country Planning Act, 1990. (As amended)

- (2) **The development hereby permitted shall be carried out in accordance with the following approved plans:**

ECTBR – 001 Rev.A Epsom Clock Tower Front Elevation

**ECTBR – 002 Rev.A Epsom Clock Tower Right Elevation
ECTBR – 003 Rev.A Epsom Clock Tower Back Elevation**

ECTBR – 004 Rev.A Epsom Clock Tower Left Elevation

Site Plan

Design and Access Statement

Epsom Clock Tower Brickwork & Roof Defect Detailing Report

Reason: For avoidance of doubt and in the interests of proper planning. as required by Policy CS5 of the Core Strategy 2007.

- (3) Sample bricks shall be submitted for approval by the local planning authority which shall closely match those used on the original parts of the building.**

Reason: To safeguard the special architectural and historic interest of the listed building In the interest of the character and appearance of the conservation area in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM8, DM9 and DM10 of the Development Management Policies 2015.

Reason for pre commencement: In the interests of the avoidance that works would result in any harm to the Grade II listed building.

- (4) Prior to commencement of works a sample panel of brickwork must be prepared on site with bricks and pointing to match the original parts of the building to be approved by the local planning authority. The sample panel must be retained accessible until the completion of the works. Work must be carried out in accordance with that approved sample.**

Reason: To safeguard the special architectural and historic interest of the listed building In the interest of the character and appearance of the conservation area in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM8, DM9 and DM10 of the Development Management Policies 2015.

Reason for pre commencement: In the interests of the avoidance that works would result in any harm to the Grade II listed building.

- (5) Prior to commencement of roof works, detailed specifications with section drawings illustrating junctions with brickwork around the run off and flashing details shown in section shall be submitted for approval to the local planning authority before works commence.**

Reason: To safeguard the special architectural and historic interest of the listed building In the interest of the character and appearance of the conservation area in accordance with Policy CS5 of the Core

Strategy (2007) and Policies DM8, DM9 and DM10 of the Development Management Policies 2015.

Reason for pre commencement: In the interests of the avoidance that works would result in any harm to the Grade II listed building.

- (6) Prior to commencement of works a method statement for the repair and refurbishment of all iron windows shall be submitted to and approved by the local planning authority. No work shall be carried out other those in accordance with those approved specifications.**

Reason: To safeguard the special architectural and historic interest of the listed building In the interest of the character and appearance of the conservation area in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM8, DM9 and DM10 of the Development Management Policies 2015.

Reason for pre commencement: In the interests of the avoidance that works would result in any harm to the Grade II listed building.

- (7) Existing bricks, when removed must be set aside in a secure location and must be selected in agreement with the local planning authority to identify those suited for reuse or disposal.**

Reason: To safeguard the special architectural and historic interest of the listed building In the interest of the character and appearance of the conservation area in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM8, DM9 and DM10 of the Development Management Policies 2015.

Informatives:

- (1) In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.**
- (2) Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6**

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weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced.