

St Marys Ewell Parish Church, London Road, Ewell,

Repair works to Grade II Listed Wall.

Ward:	Ewell Ward;
Contact Officer:	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/applicationDetails.do?activeTab=documents&keyVal=PLW9T9GYM1F00>

2 Summary

This application is being referred to the planning committee as the is a property that is managed by Epsom and Ewell Borough Council

- 2.1 The aim of the proposed work is to refurbish the wall in order to improve its stability and appearance. The overall approach aims to improve the contribution the St Mary's Church Site makes to its setting without degrading its significance. Those old features which contribute to the significance, particularly the flint stonework will be subject to sympathetic restoration. The choice of materials will be in keeping with those used originally.
- 2.2 The proposal is to restore a wall along the boundaries of St Mary's Church site. The proposal includes remediation of the wall sections that are unstable including taking down and rebuilding on the new foundations.
- 2.3 In areas where the flint has fallen out of the wall, the section will be taken down and reconstructed. The wall will be reconstructed reusing flints recovered from the disassembled sections.
- 2.4 Severely deteriorated stone will be replaced using new flint that will be of a size and type to those in the original wall and laid in a similar size and density, ensuring it is securely embedded in the existing construction. The brick piers will be constructed to match existing in bricks to match existing. Harmful cement pointing that has been carried out over the years, will be removed and re-pointed with a slightly recessed lime mortar.

- 2.5 Deteriorated pointing to the stone, brick piers or coping stones will be raked out and re-pointed with a lime mortar. In locations where trees are having an influence on the wall.
- 2.6 The proposed repairs are considered to be low impact and would contribute to the long term maintenance of the wall. Therefore the proposal would be acceptable.

3 Site description

- 3.1 The application property is situated within the grounds of St Mary's Church and is for the St Mary's Church Wall along the London Road and Church Street, Ewell. The subjected wall is a part of Grade II Listed Building that lies towards the eastern end of Ewell Village Conservation Area.
- 3.2 St Mary's Church Site is located in the centre of Ewell. As a heritage asset, it contributes to the sense of the town as a historic and well-established place. St Mary's Church Site is characterised by its Gothic character, the proposed restoration, by its use of traditional materials is considered to be a positive enhancement both, the wall and a surrounding area. Both, the internal and external parts of the wall are worthy of preservation.
- 3.3 The site of St Mary's Church in Ewell dates back to before the 13th century. The current building was constructed in the mid-19th century. There is a Churchyard around the East and South East. There is a wall along these boundaries and it is believed that the wall was also constructed in the mid-19th century.
- 3.4 The St Mary's Church Wall is a freestanding wall built in flint with integral brick buttresses at regular centres and special brick coping. The height of the wall varies from 1.0m to 1.5m. There are a number of openings through the wall and these have stone reveals or substantial flint pillars with stone quoins.
- 3.5 The flint used in the wall varies from un-knapped coursed work on the London Road elevation with knapped rounded flints and flush mortar joints on the Church Street elevations.
- 3.6 Ground levels in the Churchyard differ from the pavement levels and in places the wall is retaining up to 600mm of ground. There are a number of locations where trees in the Churchyard are growing in close proximity to the wall. The total length of the wall is approximately 400 metres.

4 Proposal

- 4.1 The proposed works will include the following:
- 4.2 Preparatory works will include removal of all vegetation from both faces of the full perimeter of the wall and along the base of the wall.

- 4.3 Demolition works to certain sections of the wall only using the hand tools. Materials will be set aside and reused at later date.
- 4.4 Provision of new foundation for certain areas of the wall that will be excavated by hand. The excavation will be carried out in accordance with the Arboriculturalist report.
- 4.5 Wall reconstruction. The wall will be reconstructed reusing flints recovered from the demolition. Where it will be necessary to use new flints they will be of size and type to those in the original wall and laid in similar size and density. The brick piers will be constructed to match existing in bricks to match existing.
- 4.6 Wall repairs. Where the flints have fallen away from the existing construction these will be re-laid and if it will be necessary to use new flints they will be of a size and type to those in the original wall and laid in a similar size and density. Where the face of the bricks to the brick piers has severe spalling, the bricks should be carefully cut out and the piers reconstructed to match existing in bricks to match existing. Coping bricks that are severely weathered will be carefully removed and replaced with new bricks to match the existing.
- 4.7 Repointing. All cement pointing that has been carried out over the years will be removed and the walls will be repointed with a slightly recessed lime mortar. Open joints in the coping stones will be raked out and repointed with a lime mortar.

5 Comments from third parties

- 5.1 The application was advertised by means of letters of notification to 52 neighbouring properties. To date (30.04.2019) 0 letters have been received.

6 Consultations

- 6.1 Design and Conservation officer – No Objections subject to a materials condition.

7 Relevant planning history

There is no planning history relating to this application

8 Planning Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework (NPPF) 2018 Paragraphs 189-202

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 impacts upon heritage asset

Condition of the wall

- 9.1 The current condition of the wall varies considerably along its length however generally it is in relatively poor condition and in need of some remedial/rebuilding works
- 9.2 The wall appears most heavily weathered on the London Road elevation. Areas of the brickwork coping and facings on the brick buttresses are worn away and there is frost and salt damage spalling the brick facings and mortar fillets (Image 1 and 2 Design and Access Statement). The coping bricks are weathered with open joints along parts of the wall and over the years, in particular on the external face (Image 3 Design and Access Statement), the wall has been re-pointed in harmful cement mortar, rather than lime mortar, which prevents moisture within the wall from evaporating (Image 4 and 5 Design and Access Statement). On the Church Street elevations the condition of the wall appears much less affected by weathering, however, on the internal face of the wall there are areas where the flint has fallen out of the construction with recessed voids (Image 6 and 7 Design and Access Statement).
- 9.3 Movement is occurring on the wall in number of places. A number of stone pillars and piers framing the opening in the wall have sunk and rotated. The wall is leaning outwards over sections along London Road and Church Street at the bend in the road opposite Ewell Castle School (Image 8 and 9 Design and Access Statement).
- 9.4 There are two areas where the wall leans by more than the normally accepted limits and technically these sections are unstable. It is evident that some remedial works have been carried out previously (Image 10, 11, 12, 13 and 14 Design and Access Statement).

Proposed works

- 9.5 Specified reconstruction of the walls would constitute carefully dismantling the wall and rebuilding it using Lime Mortar. The mortar should match in appearance to the existing and each flint surrounded in the mortar should be slightly recessed. Where flints have fallen away from the existing construction, if it is necessary to use new flints they should be of a size and type to those in the original wall and laid in similar size and density. This would be in keeping with the character of the existing flintlock walls and as such would be in keeping with the character of the wall and would retain its heritage significance.
- 9.6 Where stone piers are to be replaced they will be dismantled and rebuilt using the same stone where possible in the same design as before. Where the stone is damaged the stone will be replaced. Some piers may require new foundations. In locations where the face of the bricks to the brick piers has severe spalling, the individual decayed or cracked bricks should be carefully cut out and turned round to expose the undamaged face where possible. Repairs to the stone piers which form feature parts of the wall are important to ensure the significance of this heritage asset. This will be done in a sensitive way to ensure minimal loss of original materials and aims to ensure that the piers are returned to as close to the original appearance as is achievable.
- 9.7 All cement pointing that has been carried out over the years should be removed and the brickwork should be re-pointed with slightly recessed (bucket handle) lime mortar. Previous harmful repairs are evident throughout the wall. Repointing with lime mortar will secure more sustainable materials for the structure that will not retain water or weather as badly as the in appropriate cement repairs
- 9.8 All materials are to be strictly in accordance with this specification and sample bricks and stone shall be submitted for an approval to the Conservation Officer prior to introducing them into the works. This will be secured by condition and will ensure the quality of the materials going forward.
- 9.9 The proposal includes a statement that there would be a vegetation clearing buffer zone of 1.5 metres either side of the wall to carry out the works. No mature trees will be lost however, to ensure that there are no unacceptable impacts to the vegetation on site a condition will be attached to the application stating that prior to any clearance of vegetation a full trees and vegetation protection plan must be submitted to and agreed in writing by the council.
- 9.10 This application is for listed building consent and as such is not CIL Liabile

10 Conclusion

- 10.1 The proposed repair work to the listed wall would sensitively repair the listed wall which has begun to deteriorate at certain points. The proposal reuses materials taken whilst deconstructing the wall to ensure that as much of the original structure remains in place. The remaining materials would be conditioned to ensure that they are as close to the original materials as possible.
- 10.2 The proposal would not be considered to result in any unacceptable impacts upon trees and a condition will be attached to ensure that the proposal is completed in accordance with the arboriculture report.

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:**

- **18035/01 - CHURCHYARD WALL EXTERNAL ELEVATIONS DEFECTS AND EXTENT OF REMEDIAL WORKS**
- **18035/02 - CHURCHYARD WALL INTERNAL ELEVATIONS DEFECTS AND EXTENT OF REMEDIAL WORKS**
- **Specification of Works for St Mary's Church Wall Restoration**
- **Heritage, Design and Access Statement for St Mary's Church Wall Restoration**

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

- (3) **Prior to the commencement of development, details shall be submitted to and approved in writing by the local planning authority of the materials to be used for external surfaces of the development including all making good works, demonstrating that the finishing materials match those of the original building/structure in size, colour, texture, profile, finish, bonding and pointing. The development shall be carried out in accordance with the approved details.**

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 not result in any harm to the Grade II listed building.

- (4) No clearance of vegetation shall commence on site until details have been submitted to and approved in writing by the local planning authority of a tree works and tree protection plan including details of the protective fencing and other protection measures have been. At all times until the completion of the development, such fencing and protection measures shall be retained as approved. Within all fenced areas, soil levels shall remain unaltered and the land kept free of vehicles, plant, materials and debris.**

Reason: To protect the trees on site which are to be retained in the interests of the visual amenities of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM5 and DM9 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 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced.**
- (3) When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work before 8am or after 6pm Monday to Friday, before 8am or after 1pm on a Saturday or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of**

the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Health Department Pollution Section.

(4) 4 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

- carry out work to an existing party wall;**
- build on the boundary with a neighbouring property;**
- in some circumstances, carry out groundwork's within 6 metres of an adjoining building.**

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "The Party Walls etc. Act 1996 - Explanatory Booklet".