



## **Heritage Statement**

**for the proposed development at:  
Land west of 10 To 26 and land at 12 Claygate Lane Esher**

**July 2024**

## Introduction

This Heritage Statement has been prepared to accompany the Planning Application for the redevelopment of land west of 10 To 26 and land at 12 Claygate Lane Esher.

The Application site is currently occupied by a detached two storey dwelling and a large parcel of land to the rear, which is vacant from built form. However, directly adjacent to the site is No.112 Manor Road North, which is identified as being a Locally Listed Building.

The following description of No.112 Manor Road North is taken directly from the Elmbridge Borough Council - List of Local Heritage Assets (Local List):

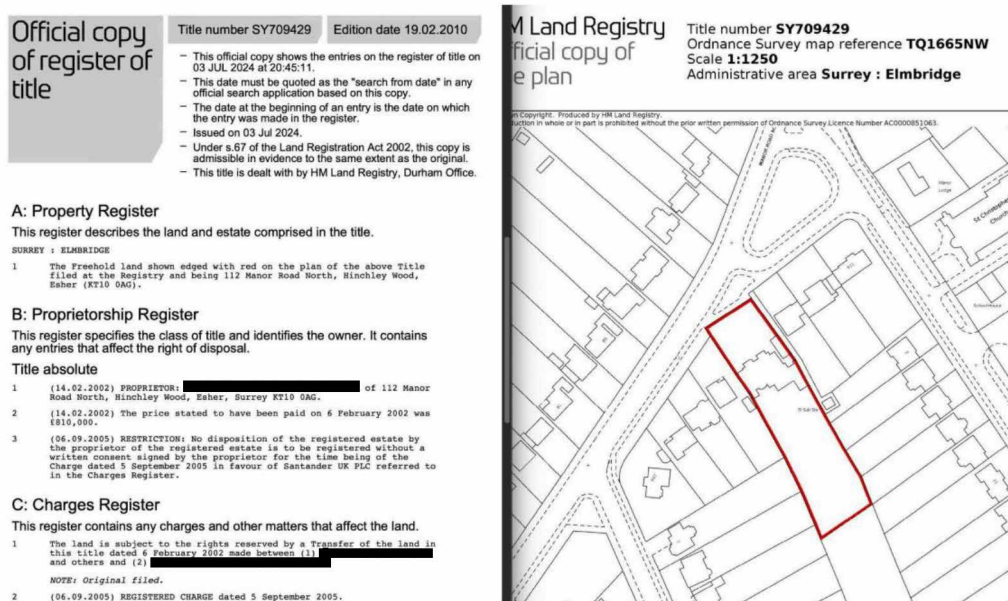
Description of asset: Early/mid C19 house, retaining long narrow plot shown on tithe map (1840s). Two storeys, yellow stock brick, bay windows with hipped slate roof. The long narrow plot on which this house stands is shown on early mapping as part of the open field system of the Manor of Claygate, potentially medieval in date. The house previously faced onto a track running east/west (on different alignment to present Manor Road North - retained in front of Nos 114-118).

It should be noted that the original site has been significantly sub-divided over the years. Most notably the original site now occupied by numerous dwellings that front onto Manor Road North, Cumberland Drive, Claygate Lane and Hinchley Way.

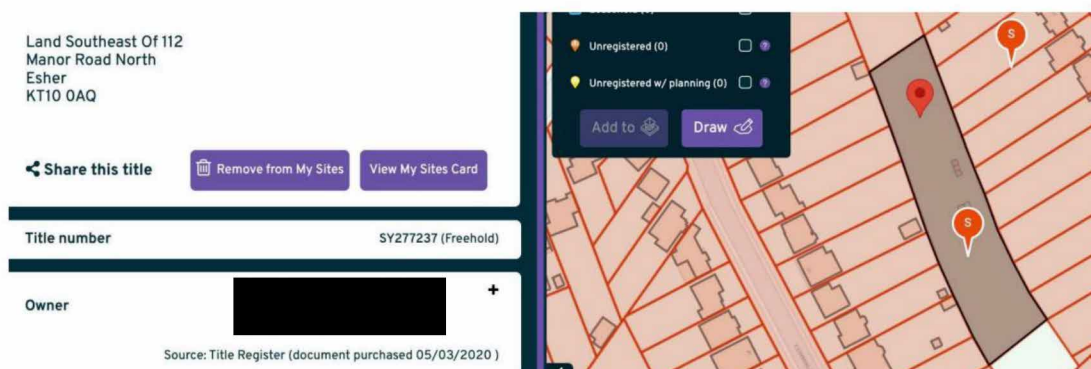
In recent times the site has been sold by the Landowners and now forms 3no. separate parcels of land, each with their own Title Deeds. The following clarifies this:



Three parcels of land



A copy of the Land Registry Title documents for No.112 Manor Road North



Application site retained by the original Owners

## Impact on heritage asset

The application site boundary is just over 50m from the rear elevation of the building and that the land itself is of course not locally listed but originally appears to have formed part of the setting of the building. This has been eradicated over the years and as such, the significant amount of development that has occurred has removed the significance that this land once had.

Moreover, due to the substantial separation distances between No.112 and the proposed development, it is considered that the proposed development will not create any adverse impact upon the setting of the heritage asset and therefore would satisfy Sections 16 and 66

of the Planning (Listed Buildings & Conservation Areas) Act 1990 and the relevant policies of the NPPF.