

# Epsom Civic Society

shaping the future, safeguarding the past

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EPSOM Surrey  
KT18 7QZ

27 August 2014

Mr Mark Berry BA(Hons) MRTPI DMS  
Head of Planning and Building Control  
Town Hall  
EPSOM  
KT18 5BY

Dear Mr Berry

PLANNING APPLICATION 14/00606/FUL  
CROSSWAYS HOUSE AND BRADFORD HOUSE, 39-39A EAST STREET, EPSOM  
EXTENSIONS AND CHANGE OF USE TO HALLS OF RESIDENCE

Last year planning permission was given for the conversion of Crossways House to student accommodation providing 48 bedrooms, retaining offices on the ground floor. Since then the applicant has acquired the adjoining Bradford House and has now applied for permission for additional works and conversion of Crossways House to ground floor offices and 91 student rooms and conversion of the upper floors of Bradford House to 4x2-bedroom flats. The whole would be a comprehensive development with part of Bradford House being demolished to provide a wider access to future development of the public services site to the rear.

The change of use from offices was considered favourably in connection with the previous application and we see no reason why a similar argument cannot apply to Bradford House which has also been marketed unsuccessfully for many years.

We previously thought a development in combination with the public services site at the rear would have been desirable but impracticable. We are very pleased to see that a landowners meeting has been held to discuss this matter and an access to East Street provided as a compromise in view of the difficulties of multiple land ownership. This seems a satisfactory solution to the problem.

Regarding bulk and building height, we see that the overall height of Crossways House would, even with an additional storey rise from 15.5m to only 15.9m, whereas the height of Bradford House would reduce from 17.3m to 14.3m, so that they would both be within the 16m limit of Plan E. The substantial extension to the rear of Crossways House would not appear to raise difficulties in this location, with no nearby housing.

The drawing of the proposed street scene also appears satisfactory in height and appearance although the Crossways House extension might be thought to be somewhat prominent, although well set back from the street.

In general, therefore, we see no reason to make any serious objections to these proposals.

Yours sincerely

ALAN BAKER FRICS  
Vice Chairman

cc ward councillors