

Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way
EPSOM Surrey
KT18 7QZ

23 October 2014

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

Dear Mr Berry

PLANNING APPLICATION 14/00993/FUL
3 ALEXANDRA ROAD, EPSOM
DEMOLITION AND ERECTION OF APARTMENT BLOCK

Two previous applications for this development have been refused and the second dismissed at appeal. We thought the design to be an interesting example of contemporary architecture but out of place in this location and the principal reason for refusal of the second application was that its design and external appearance would not be in keeping with other properties in this part of Alexandra Road. The inspector did not consider such a contemporary approach to be inappropriate but was concerned about the overall bulk, particularly the building's height width and depth as a whole. The main matter to be considered in the current application is therefore whether it satisfies Policy DC1(ii) of the District Wide Local Plan which requires that the development should not cause serious harm to the character and appearance of the surrounding area and should use appropriate materials and be designed to blend with the locality.

The current amendments do indeed reduce the bulk, the number of apartments having been reduced from seven to four, the height and the width at the upper floors. It is still a very contemporary flat roofed design. We thought the original design pleasing and consider the amendments to be an improvement. The suitability of such a design on the site remains an issue and a matter of judgement. It remains our view that it does not blend with existing buildings, but the potential for redevelopment of the redundant milk depot opposite and other local buildings remains a relevant but at present unknown quantity. We are also still concerned about the parking arrangements and access for vehicles, even though Surrey Highways had no objections.

Yours sincerely

ALAN BAKER FRICS
Vice Chairman

cc Ward Councillors

