

# Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way  
EPSOM Surrey  
KT18 7QZ

30 November 2015

Mr Mark Berry BA(Hons) MRTPI DMS  
Head of Place Development  
Town Hall  
EPSOM  
KT18 5BY

Dear Mr Berry

PLANNING APPLICATION 15/01210/FUL  
TREVI, 33 HEATHCOTE ROAD, EPSOM  
REDEVELOPMENT WITH 3 TERRACED DWELLINGS

Trevi is a 4 bedroom 1960s detached brick built house with an attached garage. On one side it adjoins the Church Street Conservation Area and on the other the entrance to the University for the Creative Arts. It has no architectural merit and is in poor repair. It is out of place in the street scene and redevelopment would be appropriate. An application for 6 apartments was refused in 2009.

The present application proposes a terrace of three houses on two floors with a third bedroom in the roof space. The houses are set back in a staggered form parallel to the road. The design is a great improvement on the previous proposal and has a number of welcome features; it reflects the adjoining terrace of three cottages at 29-31 Heathcote Road; it uses mellow stock facing brick with buff brick quoins and band courses; the roofs and ridge tiles are in grey slate; there are parking spaces for one car for each of the houses. It is also noted that part of the forecourt of the house adjoining 31 Heathcote Road is to be included in the garden of No 31 to allow room for car parking.

It might be argued that limiting the development to a single pair of houses would have given give more space and a less crowded appearance, but we are able to support the scheme as presented which contains welcome features and would improve the street scene.

Yours sincerely

ALAN BAKER FRICS  
Vice Chairman

cc Ward Councillors

