

Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way
EPSOM Surrey
KT18 7QZ

3 January 2016

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

Dear Mr Berry

PLANNING APPLICATION 15/01323/FUL
BERRIDALE, 15 COLLEGE ROAD, EPSOM
REDEVELOPMENT WITH 10 NEW DWELLINGS

Permission was granted in March 2015 for the demolition of the substantial late Victorian/Edwardian dwelling at 15 College Road, and the erection of a three-storey block of nine one-bedroom apartments in a traditional design together with a terrace of three two-bedroom houses in the garden. This permission has not been implemented and the present application is for a three- and two-storey block of eight two-bedroom apartments in a contemporary design and two semi-detached three-bedroom houses in the garden.

The principle of the redevelopment is therefore similar, and the revised layout and the height and massing of the apartment block are an improvement on the previous scheme. The main issue is therefore the contemporary design of the main block, bearing in mind its location adjoining the College Road Conservation Area.

This Society, as you know, welcomes good contemporary architecture in an appropriate setting, and it is the setting which frequently causes criticism. In the present context, there is a mixture of many architectural styles to the west, but in College Road to the east the Conservation Area contains an important collection of 19th century cottages and houses some of which, adjoining the development site, are Grade II Listed. The applicant says that the design of the apartment block has regard to the character and appearance of the Conservation Area and adds that the site is relatively enclosed and therefore has a reduced visual relationship with it. We are, however, far from convinced that a contemporary solution, and the proposed design in particular, would blend satisfactorily with its neighbours.

It is also of note that whilst the car parking is integrated into the landscape design in an interesting way, the standard used of one space per unit does not follow the Council's recent Parking Standards SPD which requires a minimum of 2 spaces for 3-bedroom houses outside Epsom Town Centre.

The parking provision can no doubt be settled without undue difficulty, but we are not satisfied that the design of the proposed development is appropriate to its location and we are unable to support the application in its present form and therefore consider that it should be refused.

Yours sincerely

ALAN BAKER FRICS
Vice Chairman

cc Ward Councillors