

Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way
EPSOM Surrey
KT18 7QZ

25 June 2015

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

Dear Mr Berry

PLANNING APPLICATION 15/00316/OUT
25 ALEXANDRA ROAD, EPSOM
DEMOLITION AND ERECTION OF A BLOCK OF 10 FLATS

25 Alexandra Road is a substantial late Victorian building in large grounds which contain a number of listed trees. Statutory listing was refused some years ago; there are references to local listing but this is not noted in the Council's online mapping system. Proposed redevelopment has a long planning history, with two earlier applications being permitted on appeal although these were not implemented for a variety of reasons. The most recent proposal was dismissed on appeal last year but only because of failure to secure appropriate financial contributions.

The current application is for the demolition of the existing house and the erection of a block of 10 flats on two storeys with two of the flats in the roof space, and with parking for 19 cars at the rear of the site.

We remain of the opinion that the house, which is the last of the series of Victorian buildings in this part of Alexandra Road, should remain, but accept that this would be difficult to justify in view of the former appeal decisions. Any permission should however be on condition that the building should be no higher than adjoining buildings, that no listed trees, on this or neighbouring sites, should be adversely affected, that adequate landscaping be provided and that detailed design should be suited to the locality.

Yours sincerely

ALAN BAKER FRICS
Vice Chairman

cc Ward Councillors

