

# Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way  
EPSOM Surrey  
KT18 7QZ

13 April 2016

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

Dear Mr Berry

PLANNING APPLICATION 15/01839/FUL  
THE COMRADES CLUB, THE PARADE, EPSOM  
REDEVELOPMENT FOR PREMIER INN

This application is for the provision of a four-storey 57 bed hotel together with new accommodation for The Comrades Club. It is virtually the same as the last scheme for Travelodge in terms of footprint, height and bulk, with changes to the elevations and a number of other matters, the reduction in the number of bedrooms resulting from changes in internal design.

In the earlier proposal we criticised the height, bulk and appearance and considered the application should be refused, which it was. However, the appeal was dismissed only on the grounds of documents not being completed, and the Inspector took the view that that the development would not be unduly harmful to the character or appearance of the surrounding area or the settings of the Epsom Town Centre Conservation Area or nearby Listed Buildings. We remain of the same opinion about the height, bulk and appearance of the building which is so similar to the earlier design but accept that, in the light of the Inspector's comments, objections on these grounds may be impracticable.

We are pleased to see that there is no suggestion that vehicle access to the Town Hall car park should be provided from The Parade. We have been told that an estimated 50% of visitors to the hotel may come by car and that such visitors would be directed to use existing public car parks. It is important that a condition be inserted in any planning permission ensuring that these directions are very clearly stated and enforced and would be subject to the approval of the Council. It should be made clear to intending visitors that parking in local roads will not be possible. Similar provision should be made to control drop-off of luggage and servicing in order to avoid undue additional traffic in The Parade.

We are also pleased to see that the rooftop plant room has been relocated to reduce its impact.

On a more detailed point it appears from the visualisation from the western end of The Parade that the proposed boundary wall may constructed in red brick and not in the stocks of the building's elevation. It seems to us that this would cause an undesirable clash and repeating the use of stocks would be preferable.

In the circumstances, we are raising no major objection to this application subject to the points mentioned above.

Yours sincerely

ALAN BAKER FRICS  
Vice Chairman

cc Ward Councillors