

Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way
EPSOM Surrey
KT18 7QZ

23 May 2016

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

Dear Mr Berry

PLANNING APPLICATION 15/01770/FUL
5, ALEXANDRA ROAD, EPSOM
REDEVELOPMENT WITH 10 TWO-BEDROOM FLATS

5 Alexandra Road is a substantial two storey house, probably Edwardian, set in a large site. Its neighbour No 3, which was a similar house, was recently demolished and the erection of a block of five apartments of contemporary design was permitted in March 2015. It lies opposite the site of the former Dairy Crest depot where an application for an Aldi supermarket was refused in April and which was provisionally allocated in 2013 for housing development.

The current application is for the demolition of the existing house and the erection of a three and a half storey building containing 10 two-bedroom apartments, with the tenth situated in the roof space. Residential development is appropriate for this site but the design is very traditional and whilst it is not dissimilar from other nearby buildings we would prefer to see something with more architectural character. In commenting on the application for No.3, we had thought the contemporary design to be good but not in keeping with other properties in this part of Alexandra Road. Now that permission has been granted for that design, this is a material factor and the opportunity arises for a more varied and interesting design approach.

In more detail, we consider the height of the building and the number of flats to be excessive and out of proportion with the permitted building next door, especially the rear section containing the roof apartment. The steel balcony structure on the front elevation, the white garden fencing and the dwarf wall in bricks of a different colour to the main building are unacceptably intrusive and harmful to the street scene.

In conclusion therefore we consider that the size and appearance of the proposed building is not acceptable, is contrary to Policies CS1, DM9 and DM10 and that planning permission should be refused.

Yours sincerely

ALAN BAKER FRICS
Vice Chairman

cc Ward Councillors