

Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way
EPSOM Surrey
KT18 7QZ

14 August 2016

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

Dear Mr Berry

PLANNING APPLICATION 16/00595/FUL
25 ALEXANDRA ROAD, EPSOM
CONVERSION OF MAIN BUILDING AND SIX NEW APARTMENTS IN GARDEN

25 Alexandra Road is a locally listed late Victorian house. It has a long planning history, the latest application for redevelopment with 10 flats (15/00316/OUT) being refused on the grounds of the loss of a heritage asset but dismissed on appeal on the sole grounds of lack of affordable housing.

There are currently three applications for the redevelopment of this site. The one considered here is for the conversion of the existing house into three apartments, together with the erection a new three storey building in the rear garden containing six more apartments. The others, the subject of separate letters, are for demolition of the house and the erection of blocks containing 10 and 14 apartments respectively.

This Society has for many years sought the retention of this house, which is the last of its type in this part of Alexandra Road among a series of blocks of undistinguished modern flats. A proposal for statutory listing was not successful but we supported its local listing and this was achieved. We are therefore pleased to see this proposal to restore it. The erection of a three storey building at the rear of the site is less attractive in terms of height, bulk and closeness to the main building. However, the design has been carefully handled; the height is no greater than that of the main building; the materials and design are similar and intended to reflect the Victorian style adapted to modern requirements and the limitations of the site. The provision of 14 car parking spaces more than satisfies policy requirements although they will inevitably prove inadequate in practice.

In terms of affordable housing in a development of 9 apartments in two buildings policy requirements may be problematical in relation to recent case law, but we would wish to see any enforceable numbers provided.

The landscaping of the site is important and must be very carefully controlled to safeguard the many important trees and secure a satisfactory outcome.

On balance we consider this to be an attractive solution to securing a viable future for this house and we wish to support this application.

Yours sincerely

ALAN BAKER FRICS
Vice Chairman

cc Ward Councillors