

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 16/00653/OUT
25 ALEXANDRA ROAD, EPSOM
REDEVELOPMENT WITH 14 FLATS

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 the lack of affordable housing.

There are currently three applications for the redevelopment of the site. The one considered here is for the demolition of the house and the erection of 14 flats and 19 parking spaces and offers 20% affordable housing. The others, the subject of separate letters, are for 10 apartments or for retention of the house divided into three apartments with a further six apartments at the rear of the site.

This Society has for many years been concerned about the loss of this house, which is the last of its type in this part of Alexandra Road. A proposal for statutory listing was not successful but we supported its local listing and this was achieved. The latest appeal decision found that the scheme for ten flats then submitted would be acceptable with regard the effect on the historic environment. We still, however, maintain our opinion that this locally listed heritage asset should be retained and restored in accordance with policy DM8. In our view the proposed development would fail to satisfy policy DM10, in that it would not make a positive contribution to the Borough's visual character and appearance. We therefore consider that this application should be refused.

In the event of outline permission being granted we would wish to give further consideration to the design of the buildings and to landscaping.

Yours sincerely

ALAN BAKER FRICS
Vice Chairman

cc Ward Councillors

