

# Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way  
EPSOM Surrey  
KT18 7QZ

12 November 2016

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

Dear Mr Berry

PLANNING APPLICATION 16/01074/FUL  
55 CHRISTCHURCH MOUNT  
DEMOLITION AND REDEVELOPMENT

This Society does not object in principle to contemporary architecture, and looks at each case on its merits. Relationship with neighbouring buildings is important and is sometimes a matter of delicate judgement. We look forward to the completion of recently permitted examples, to see how successful they are.

The present application proposes to build a new house in place of the existing 55 Christchurch Mount. In this case Christchurch Mount is a pre-war estate of houses built to a consistent design pattern, and the proposed design is the Baufritz system of prefabricated timber construction. The house would be built in Germany and erected on site apparently in only a few days. The applicant's architect claims that his design is conceived as a contemporary interpretation of the Arts and Crafts architecture prevalent in Christchurch Mount, but it is clear that the appearance of the proposed house would be very different from any existing house in the area by reason of its design, materials and bulk and we would not wish to see any precedent created which would further weaken the consistency of the area,

Quite apart from the aspect of personal subjective architectural taste, the proposed design is completely incompatible with the established local distinctiveness of Christchurch Mount. It does not therefore satisfy Policy DM10 of the Development Management Policies Document; in particular, it does not respect the prevailing development typology. We would welcome an example of Baufritz construction in Epsom, but not on this site.

We therefore believe that planning permission should be refused.

Yours sincerely

ALAN BAKER FRICS  
Vice Chairman

cc Ward Councillors

