

Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way
EPSOM Surrey
KT18 7QZ

13 May 2017

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

Dear Mr Berry

PLANNING APPLICATION 16/01325/FUL
13 ASHLEY ROAD, EPSOM
DEMOLITION AND REDEVELOPMENT
AMENDED DESIGN

This is the third attempt to design a redevelopment of this site with an acceptable block of apartments. The first with 8 flats on 3 1/2 storeys was refused on grounds of height, massing and an unsuitable contemporary design, and dismissed on appeal. The second with 5 flats also on 3 1/2 storeys was more traditional but of unsymmetrical design and has been superseded by the drawings now presented.

This latest design reduces the accommodation to 4 flats on 2 ½ storeys but is of a square unattractive appearance which is not improved by the levels of the building which involve an entrance to the semi-basement car park and the staircase up to the “ground floor”. The flank wall facing Ashley Court presents an unfortunate blank aspect. It is very noticeable that in order to achieve this amount of living space, the building and ramp to the car park occupy close to 100% of the site area, making it unacceptably overcrowded and leaving an inadequate amount of landscaping.

It is noted that the residents of the adjoining Ashley Court feel threatened by loss of light and disturbance and their interests must clearly be borne in mind. With only 4 flats, the 5 proposed parking spaces appear to meet the required standard, but we are not satisfied that this is sufficient. Neither are we happy about the vehicle access to and from the site, in view of its location at the junction of Ashley Road and Ashley Avenue, and we are surprised that neither the highways department nor the planning inspector appear to take this into account.

Bearing these matters in mind, we believe that this design fails to satisfy policies CS1, CS5 and DM10 and that the planning permission should be refused. It may be possible to produce an attractive design for flats on this difficult site, bearing in mind its neighbours and its location, but we do not think we have seen it yet.

Yours sincerely

ALAN BAKER FRICS
Vice Chairman

cc Ward Councillors