

Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way
EPSOM Surrey
KT18 7QZ

28 June 2017

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

Dear Mr Berry

PLANNING APPLICATION 17/00334/FUL
55 CHRIST CHURCH MOUNT
DEMOLITION AND CONSTRUCTION OF NEW DWELLING HOUSE

This application proposes a revised design for a new detached house following the refusal of the earlier proposal (16/01074/FUL) on grounds of incongruity with the prevailing dwelling typography and lack of information on drainage.

The building would be larger than the existing house, especially at the rear and the site plan is identical to that of the previous scheme. It therefore seems that the same Baufritz building system structure will be used with a new exterior design prepared by the same Baufritz housedesigner. This organisation has experience of preparing designs in a variety of architectural styles. In this case he has produced a copy of the local typography in order to comply with Policy DM10 and to deal with the previous criticism. The materials are said to be render (believed to be off-white) and tile hanging under clay tiles (believed to be red).

It is difficult to judge whether a major objection is justified but the question remaining at issue is whether the result will appear convincing and attractive. We have no experience of completed Baufritz buildings, other than those illustrated on their website and it would be very desirable for another built example to be viewed before coming to a final decision. In view of this uncertainty and of the bulk of the building we would be very reluctant to support this application.

We understand that the garden is liable to local flooding in heavy rain, and that neighbours have concerns about overlooking, the drawings not being clear. Such matters need investigation in the usual way.

Yours sincerely

ALAN BAKER FRICS
Vice Chairman

cc Ward Councillors

