

Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way
EPSOM Surrey
KT18 7QZ

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

Dear Mr Berry

PLANNING APPLICATION 17/00188/FUL
BAR XLR, 79 EAST STREET
REDEVELOPMENT WITH 6 X 2-BED FLATS AND RETAIL/OFFICE

This application proposes the demolition of the 2-storey building at 79 East Street, now occupied by Bar XLR, and the erection of a four-storey building containing 6 2-bed flats with a small shop or office on the ground floor and 6 parking places. It is on the corner of the narrow extension of Lintons Lane which has no access to East Street.

The site is towards the far end of the Town Centre boundary and the proposed housing use seems appropriate. The design of the building, built in red brickwork, is pleasing and suitable for its location. Although having four storeys, the height provides an intermediate level between the 2-storey building at No 73 and the taller buildings to the North East.

Some issues arise, however. The most important is that the site is small for the number of flats proposed, and the building therefore occupies the whole space. Like the existing building, it extends to the back edge of the pavement, leaving no room for landscaping. We would prefer the opportunity to be taken of setting back the building to allow space behind the footway for landscaping, although this is likely to reduce the size of the first and second floor flats. The building is an untidy shape at the rear, no doubt inevitably because of existing land ownership. It also seems very doubtful that there would be much demand for the small unit of shop/office on the frontage and it would be unfortunate to have an empty space on this corner.

We think this is a good proposal, subject to the issues mentioned above.

Yours sincerely

ALAN BAKER FRICS
Vice Chairman

cc Ward Councillors

