

# Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way  
EPSOM Surrey  
KT18 7QZ

22 November 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  
FURTHER REVISIONS TO PLANS

We have seen the amendments to this proposal made since our letter of 13 May, and the further revisions now proposed to the rear balconies and to the access to the parking space. These deal to some extent with some of the earlier objections, but serious issues still exist.

The front elevation is improved by the revised pedestrian access and the lowering of the basement car park, but is still unattractive and damaging to the street scene. The covering of the pedestrian route at the side of the building provides improved security for Ashley Court but at the expense of increasing the most unfortunate blank aspect of the flank elevation. Even more importantly the building still covers close to 100% of the site area, and this is an unacceptable overdevelopment by reason of its bulk and oppressively heavy appearance and leaves no room for landscaping other than two troughs fronting Ashley Road.

The latest sketch of the entrance to the car park ramp in relation to the traffic lights does not convince that this arrangement is satisfactory. A further vehicle access at this point would be most unfortunate and dangerous.

We also support the opposition of the adjoining owners whose interests are badly affected. We understand that neither of them would be willing, for good reasons, to allow access or space for contractors, and clearly no highway land would be available at this junction. It is therefore difficult to see how construction or subsequent maintenance would be achievable.

In conclusion, therefore, although attempts have been made to overcome some of the problems of the design of this project, we believe that there are still many unacceptable features and we must maintain our objection and still consider that this application should be refused,

Yours sincerely

ALAN BAKER FRICS  
Vice Chairman

cc Ward Councillors