

Epsom Civic Society

formerly Epsom Protection Society

shaping the future, safeguarding the past

20a Langton Avenue
Ewell Epsom
KT17 1LD

19 November 2019

Ruth Ormella, MRTPI
Epsom & Ewell Borough Council
Planning Department
Town Hall
EPSOM KT18 5BY

Dear Ruth,

Planning application 19/01365/FUL 22-24 Dorking Road Epsom

Epsom Civic Society has viewed the website details of this application for the demolition of two detached houses and the construction of a new building to comprise 20 flats with basement parking and associated landscaping.

Whilst the loss of two attractive 1930's detached houses each being typical of this suburban area is not desirable, the Society does acknowledge the current situation of requiring to build additional housing coupled with Borough Council Planning unable to show a full five year future housing supply.

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Wholesale redevelopment along Dorking Road would not be welcomed and any approved development on this site should not set a precedent for the area as a whole. The availability for of vehicular access to the site from a side road off Dorking Road is a slight amelioration of the loss of the existing houses for redevelopment.

The design is far too boxy and bland. It has very little architectural merit. There should requirement in the design to incorporate dominate features of windows, reveals, quoins, arches, plinths, etc. and with differing vertical wall materials akin to the area. Likewise, there is the need for a more predominant pitched tiled roof with attractive eaves, fascia, guttering, etc. again in keeping with surrounding property.

The viability statement has been studied by ECS members with experience in this field. It is considered that the projected construction costs are probably 500K overstated and thus artificially advancing the reasoning for no affordable housing being provided. The shortage of affordable housing is repeatedly stated nationally and locally. The scheme should support the due proportion required by the current policies.

As presented, the application is deficient for the reasons stated and cannot be supported.

Yours sincerely,

Michael Arthur, MBE, FCIQB, FCMI.

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