

Epsom Civic Society

shaping the future, safeguarding the past

Viv Evans
Epsom & Ewell Borough Council
Town Hall
KT18 5BY

9th March 2021

Dear Viv

Ref - Planning Application 21/00031/FUL 1 Burgh Heath Road OBJECTION

The Epsom Civic Society are concerned at this proposed application for the change of use of the existing Care Home into 9 residential flats. Whilst not objecting to the principal of changing the use of the premises, we do feel that the suggested design is inappropriate for this location.

The property is situated at the north end of the Burgh Heath Road Conservation Area and at a very much prominent position. The design of the main side extension does not include any similarities with that of the CA. The window specifications are wrong and do not even match the retained facades. The 'Edwardian' style of the existing building is not mirrored in any form with the design of the new facades and is therefore contrary to the Council's obligation to maintain the character of the CA.

The high density of this block of flats does not conform with the profile of the CA. It has a major negative impact on the character of the CA and certainly does not meet the requirements of CS 35 with regard to the preservation and enhancement of the CA.

The height and massing of the front extension imposes directly onto the adjacent properties. The sunlight to their rear gardens is severely reduced whilst the high side elevation is directly adjacent to their property. The roof balconies at the north side and rear overlook directly into the windows of the adjacent neighbour (67 Church Street). This results in a privacy challenge, and a noise and disturbance issue. All these concerns do not comply with DM 10 which is meant to safeguard these neighbours.

We note that a basement car park is proposed with traffic access via a basement/ground ramp at the front of the premises onto Burgh Heath Road. Although not adequately shown on the planning documents, we suggest that the slope of this ramp will end at the back of the pavement, and therefore poses a pedestrian safety problem. This dangerous situation is exacerbated by the location of the mini roundabout directly

opposite the basement ramp. We have witnessed several RTAs at this roundabout, mainly due to poor visibility, driver confusion and lack of awareness. This proposed car entrance can only cause further accidents and possibly endanger the pedestrians.

There is also concern at the parking for delivery vehicles. At present, they can enter the parking bay but the new proposal will require them to park in the main road, close by to the roundabout and cause possible traffic problems. We strongly suggest that SCC visit the site (not remotely!) and witness the particular traffic challenges.

One of the delights of the Burgh Heath Road Conservation Area are the trees and the sylvan nature that it presents. The property has a mature pine tree on its frontage which has been shown as being marked for removal. We are very concerned that the condition report leads us to believe that the poor condition of this tree is adversely affecting the existing property. The CA appraisal states that such trees should be replaced. This excellent tree should be protected and included within the proposed landscaping scheme.

Our overall concern is that the Design is poor and does not meet any of the CA appraisal requirements. Also, scant regard has been given to the effect of the new extensions on the neighbours and the traffic safety situation.

We strongly suggest that this application is withdrawn and re-planned to suit the nature of the CA, the neighbour's intrusion concerns and the road/pedestrian safety issues.

Yours Sincerely,

The Epsom Civic Society (Bob Hollis)

