

# Epsom Civic Society

formerly Epsom Protection Society

shaping the future, safeguarding the past

22 October 2021

Support Group Requests  
Epsom & Ewell Borough Council  
Planning Department  
Town Hall  
EPSOM KT18 5BY

Dear Sir,

## **Planning application 21/00327/FUL. Ashley Centre East entrance**

Epsom Civic Society has viewed the details of the amended plans recently submitted for this application and advertised in Epsom Comet of 14 October 22, 2021, for alterations to the Eastern Entrance of the Ashley Centre and situated within the town conservation area.

We comment as:-

1. The Society maintains its objection previously expressed to the proposals relative to the external over cladding of the existing brickwork bay projecting elevations. These elevations are forward of the main frontage building line of this part of the High Street. We do not consider that the description of "turret feature" to be correct.
2. The Ashley Centre during its designs and planning stages in the late 1970's entered into extensive public consultation the result of which embodied the design and build as existing today.

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3. The thrust of the design for this part of the building and its prominent entrance on the High Street to the shopping centre at the rear was to replicate the former nearby Kings Head building which was sadly lost to development in the earlier 1960's, and prior to the 1967 planning acts of preservation of historic buildings.
4. The Ashley Centre design for this eastern entrance was a good one with its red brickwork complimenting the Surrey vernacular of the historic High Street buildings. The applicant's submission of the site photos as existing shows up the entrance blending in well.
5. The amendments to the main front wall on the building line now shown as being retained without alteration, coupled with new windows of Georgian style with small glazing panes is welcomed.
6. However, over-cladding to the existing and more prominent three-sided projecting bay is not welcomed. These proposals which also include the alteration of the existing windows to become false or faux blocked-in windows is entirely out of keeping with the present fine architectural features of an important and prominent building within the conservation would be a serious and retrograde step. Certainly, we believe the proposals are in breach of guidance within NPPF 190c and 194; CS5; DM9.

Refusal of the application is requested.

Yours sincerely,

Michael Arthur MBE FCIOB FCMI

c.c. Ward Councillors, with repeat of our request of application to be considered at the planning committee if officers recommendation is to approve.

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