

Epsom Civic Society

formerly Epsom Protection Society

shaping the future, safeguarding the past

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22 November 2022

Gemma Paterson
Case Officer
EEBC Planning Dept
Town Hall Epsom
KT18 5BY

Dear Gemma Paterson

Application No. 22/01518/FUL at 31-37 East Street for demolition of existing building and construction of self-storage facility and flexible office spaces.

The Society has viewed the documents and broadly has no objections to the proposals but do have comments we wish to be recognised in dealing with the current application.

1. The design appears to fit within the context of East Street and the way that it has developed over past 50/60 years and respects the listed buildings of the former Plough and Harrow pub with its adjoining cottages and listed cottages opposite at Nos. 42/46
2. Given the ground floor proposed use as a Yellow Box self-storage unit the design and materials are welcomed compared with the warehouse shed normal style associated with the applicant company.
3. The flexible “hot-desk” office space type working proposal is interesting and assumes that there will be demand to support this use and not be a “white elephant”.



4. Landscaping is very important contextually in East Street as it is bereft of “greenness”. It is important that the existing semi-mature and mature trees to the site frontage including a larger evergreen tree adjacent to the neighbouring site to the north-east is protected during construction and allowed to remain on completion.
5. There is concern that the re-development in the context applied for may be a little premature given that this site was part of the former Gas Works and residential cottages associated with that operation. It abuts and indeed inserts/projects into the former Gas Works site layout now generally referred to as the Utilities Site. The Utilities Site has long been regarded as a development opportunity close to the Town Centre being identified some years ago in Plan E, portrayed as a developable site in the recent Masterplan for Epsom exhibition and thought highly likely to be an opportunity site proposal in the upcoming Reg 18 Local Plan consultation.
6. Should our concern at No.5 above not be relevant, nevertheless the access arrangements for the Utilities site may be. The access to the Utilities Site probably has not yet been designed but given the established entrance junction to the original Gas Works site, which the application proposal shares and utilises, thought should be given as to whether the current application proposal may jeopardise, impinge or compromise the layout design of an important upcoming Town Centre site.

Yours sincerely

Michael Arthur MBE RetFCIOB FCMI

cc Ward Councillors

