

Epsom Civic Society

formerly Epsom Protection Society

shaping the future, safeguarding the past

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Victoria Potts BA(Hons) DIPTP, MRTPI
Head Of Place Development
Epsom & Ewell Borough Council
The Town Hall
Epsom
KT18 5BY

12th January 2023

Dear Vicki

Ref Planning Application 22/01953/FUL 79-81 East Street, Epsom Objection

The Epsom Civic Society have been closely following the various schemes in East Street at the eastern boundary of our town centre. This latest proposal for a 6 storey block of 31 residential flats is of concern and we wish to object to this application. We however welcome the provision of social housing as this is a highly sustainable location as regards transport and access to amenities.

Our main concern is that the block will be 21m height and tower over the adjacent two storey buildings. The other 'tall' buildings in this section of East Street are 4 storey heights ie Rosebery House and Kingshott House. The student centre at the western area of East Street is however of a similar height. We suggest that the overall building height is lowered by 5m to match the adjacent Kingshott House block.

We note that the 6 storey element of the scheme conflicts with the 12m height restriction set out in Plan E but accept that this guidance is probably now superseded by design guidance in the NPPF as well as the Council's Making Efficient use of Land policy statement.



The building is located immediately to the south of the Lintons Lane Conservation Area and would over shadow the dwellings located in Lintons Lane and Victoria Place. The Developer's photos show the proximity of the new building in relationship to the CA.

The Society have been closely following discussions relating to the possible development of the Utilities site areas located between the railway and East Street. This site does not include the premises further along in East Street and we suggest that the profile of 79-81 should be reviewed against the buildings between the Leisure Centre and Kiln Lane. This includes buildings to both sides of East Street.

We note that only 4 car parking spaces have been allowed and located on the ground floor. The Applicant's notes state that these are for disabled parking and a club car. All spaces have EV charging points. Whilst agreeing that there are good nearby public transport provisions it is obvious that the tenants and their visitors will be parking in the surrounding roads to the north of the site.

The proposed design offers a good selection of face brickwork combining with enclosed balconies and full height fenestration. The relief concrete bands, at every floor level however reduces the impact of the brickwork and could be substituted with a face brick of a corresponding colour and texture. The identification of the flat types and layouts appear satisfactory but we would welcome further investigation on whether a single central staircase is adequate for fire escape purposes.

The site should have provided a good opportunity to achieve and deliver the Borough's sustainability requirements. The Design and Access statement states that there is no soft landscaping. Other similar East Street buildings have incorporated trees, planted areas and flower beds. Also, CS6 Core Strategy requires that the development demonstrates the use of sustainable construction and design. This is not apparent from the tabled documentation.

The Epsom Civic Society are also concerned that safeguards must be put in place for the key demolition works. The buildings may have a high asbestos level and contamination challenges could arise affecting the adjacent residencies. Suitable protection measures must be installed along with perimeter site monitoring sensors.

It is noted that the Applicant will be submitting a separate proposal for the adjacent site at 83-85 East Street. The two proposals should be reviewed together as the access



arrangements, heights and profiles may act as a single building. Should Planning Permission be granted for 79-81 a precedent would be set for the adjacent block.

The Epsom Civic Society recommends that this application is withdrawn or refused and another attempt is made at delivering a scheme that is excellent and better suited to this location. The key challenge being the reduction of the overall height by 5m.

Yours Sincerely,

Bob Hollis (Vice Chair Epsom Civic Society)



