

Epsom Civic Society

formerly Epsom Protection Society

shaping the future, safeguarding the past

20th January 2022

Gemma Paterson
Epsom & Ewell Borough Council
Principal Planning Officer
Town Hall
EPSOM KT18 5BY

Dear Ms Paterson,

Planning Application 21/01920/FUL - 35 Alexandra Road Epsom KT17 4DA - OBJECTION

ECS has concerns about this application to demolish a fine Edwardian house in the locality of Ashdown, Links, Longdown, Kingsdown and Alexandra Roads which contain almost exclusively Edwardian buildings set in wide streets. The area and locality is worthy of consideration for Conservation Area status.

The house on the application site has recently been nominated to Surrey County Council for inclusion in an Historical Buildings listing proposals review.

There has to be a point of demarcation where the modern flatted developments end to the north-west of the site and the sylvan and more open spaced buildings remain to the south-east. We believe a separation between nos. 33 and 35 has to be that demarcation point.

Furthermore, the site has a very positive frontage to Ashdown Road where the construction of a modern high density block of flats/maisonettes occupying almost all of the footprint of the site curtilage is entirely out of keeping with the character of this part of Edwardian Epsom.

The house of 35 Alexandra Road is apparently in very good condition and should ideally be retained as a fine example of heritage design and construction of its era.

The recent (late Dec 21) appeal decision with the Inspector's statements (refusal) for 22/24 Dorking Road does bear some comparisons to this site, inter alia,

- an A classification road leaving Epsom having "more uniform character"
- well established suburban housing standing in generous sized plots;
- on a corner junction;
- the need to respect the context and domestic scale that harmonises with them (other nearby properties)

Refusal of this application is requested on these grounds, although ECS also has reservations about the particulars, especially height, bulk & massing and design of the actual buildings proposed in this case. These have been amply covered in the various neighbour objections submitted and are not repeated here.

Yours sincerely,

Michael Arthur MBE for Epsom Civic Society

cc. Ward Councillors

