

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

25th April 2022

Dear Vicki,

Ref Planning Application 22/00379/FUL Green Gables Ashley Road Neutral

The Epsom Civic Society have reviewed this application for the demolition of the existing house and the construction of 22 student flats in 2 linked blocks. Whilst generally supporting the nature of this proposal we have several concerns and observations that need to be addressed.

The main concerns are :-

- Close proximity of Block A to the rear of 2 Ladbrooke Road
- Reduced perimeter amenity space around the 2 blocks
- Minimal reference to climate control and sustainability requirements
- Closeness to Worple Road Conservation Area
- Certainty that the flats will be occupied by students, preferably from UCA
- Privacy considerations to all neighbours

The proposed layout for Block A is different from the existing footprint at the south eastern boundary. This 2 storey building is now directly behind the rear of 2 Ladbrooke



Road, approximately 8m from the rear elevation. This will be obtrusive and will affect the outlook and privacy of that property.

The lack of amenity areas at ground level will be restrictive to the students. The small designated amenity area to the rear of Block B will not be adequate and difficult to access for Block A dwellers.

In the Developer's Design & Access Statement although referring to Epsom local Planning Policy Guidance Section CS6 on Sustainable development there is minimal evidence of this within the proposed designs. The ECS are concerned that minimal attention has been made by the Developer's team. They appear to be stating the clauses rather than providing the facts! We have further reviewed under the following headings.

1. Surrey's Climate Change Strategy (2020)

No indication of any considerations to embodied energy of the proposed building materials.

2. Epsom & Ewell CS6 Core Strategy

No indication of how the building demonstrates the use of suitable construction and design eg solar shading, energy generation, water butts, permeable paving.

3. Sustainability Statement

No statement accompanies this application, as required

4. Climate Control Action Plan (E&E 2019)

No evidence inc choice of materials and layout of building

5. General Observations

Cycle parking bays should be extended eg 16. EV charging point for car parking to be added, light pollution from glazed link area (front and rear).

Provisions have been made in the elevation design to suit the CA perimeter in Ashley Road eg face brick type, roofing materials. However, no such consideration has been made to the Ladbroke Road CA boundary. Thus, not being in compliance with the directives of the Worple Road Conservation Area.

We are concerned that although the flats are designated as being solely for students there is no ruling to ensure that it is the case. Alternative tenancy would create a lengthy list of our objections including car parking spaces & dwelling areas as well as lack of external private amenity space. Conditions must be applied to ensure that the units are solely for students.



The privacy of the neighbours is paramount in the occupation of this scheme. We note that there is reduced window areas to the west and south boundaries, but consideration must be given to new high fencing/walls which will act to reduce noise and provide privacy. Due consideration must be given to the fact that the Ladbroke Road householders currently adjoin residential housing and not 'lively' student flats.

In conclusion, should it be possible to review and adapt this application to suit our notes, then we would be supportive of the scheme. There are also omissions within the Design and Access Statement that need to be completed and forwarded.

Yours Sincerely,

Bob Hollis (Vice Chair of The Epsom Civic Society)



