

# Epsom Civic Society

formerly Epsom Protection Society

**shaping the future, safeguarding the past**

2 Leighton Way  
EPSOM Surrey  
KT18 7QZ

23 August 2016

Mr R S Hards RIBA  
Affordable Architects Ltd  
Dorset House, Regent Park  
Kingston Road  
LEATHERHEAD, Surrey  
KT22 7PL

Dear Bob

5 ALEXANDRA ROAD, EPSOM  
PLANNING APPLICATION 15/01770/FUL  
REDEVELOPMENT WITH TEN FLATS

Thank you for your email and letter with your amended drawings and notes. We are most grateful to you for keeping us up to date with the development of your proposals following discussions with the planning department.

Looking back at the points we raised in our letter to Mark Berry on 23 May, we have no problem with your client's wish to produce a traditional design to a high standard of design and quality. We noted that the garden fencing and dwarf wall were added by the CGI operator and were not part of the design and would ask only that such treatment is consistent with the design of the buildings.

We are pleased that you accepted our comment on the steel balcony structures and have redesigned this in brickwork matching that of the main elevation. This is a great improvement.

We are, however, still unhappy about the height and bulk of the rear part of the building. The front section is in itself acceptable in this context, in view of your client's wish to produce a building in a traditional vernacular, but the additional height of rear section, the dormers and the lift tower we do find excessive. I have read your detailed response to the planning department on the subject but find it difficult to accept that the top floor will not appear as a dominant and incongruous element, when it will be 3.2m higher than the adjoining building. We are, therefore, unable to withdraw our comments on this aspect of the proposal.

May I finish by saying how pleased we were to meet you and your client and to discuss your proposals. This is a most helpful way of dealing with these matters and face to face conversation enables each of us to understand the other's point of view. Regrettably I shall not myself be able to attend the Planning Committee to hear the debate on 8 September, if the application goes to that meeting, as I shall be on holiday, but possibly another member of our team will be there.

Yours sincerely

Alan Baker  
Vice Chairman

cc Ward Councillors  
Mark Berry