



65 Church Street
Epsom
Surrey
KT17 4QA

Ms. Evans
Head of Planning
Place Development Services
Epsom & Ewell Borough Council
Town Hall
The Parade
Epsom, Surrey
KT18 5BY

17th February 2020

Dear Ms Evans

**RE: Application Z1/00031/FUL
Epsom Lodge, 1 Burgh Heath Road**

We wish to object to the above Planning Application submitted and apparently accepted by your department and doubt that the due process has been followed without due notification to immediate neighbours as per usual practice and the late display of Notice on the lamppost outside Epsom Lodge on 1st February 2021.

However, as neighbours we object to the application in respect of the proposal to redevelop the existing Care Home in what would amount to demolitions, alterations, excavations, expanding developments via extensions in an inappropriate location in a Conservation Area.

We would have no objection to Change of Use from Care Home to Residential, indeed the Change of Use from Residential to Care Home was circa 1985 when we first moved to 65 Church Street.

On a more formal note and as Members of Epsom Civic Society (formerly Protection Society of some 40+ years standing) we would submit that the proposed scheme would not follow the distinctive characteristics of the area and would therefore be to the detriment of the character of Burgh Heath Road Conservation Area in contradiction of various Council Strategies and Policies.

The proposed scheme would result in a modernistic development having an overcrowded appearance in attempt to fill the entire frontage of the site to the detriment of the street scene and character of this important Burgh Heath Road commencement/junction from Church Street and Downs Road (formerly Grandstand Road) which is a primary approach to Epsom Town Centre.

The development proposals also propose to lose the heritage of details and features which distinguish Epsom's different expansion from the town southwards up Church Street, from Georgian, Victorian, Arts & Crafts, to Edwardian to more recent back land infill. With this development we would lose a statement building signifying the commencement of Edwardian expansion.

The present building occupies what would have been a double plot offered for sale by London Merchants, Rokeby Price and others circa 1900. The back garden land of which later provided a bungalow 6 Rosebery Avenue and more recently a site of 3 houses.

This development therefore leaves inadequate amenity land available to service 9 No. flats and their occupants.

We also acknowledge that with demolition of recent additions the site could be developed more sympathetically and advantageously.

On a more neighbourly and personal level we would object to the proposals ignoring flank boundary distances pertaining to distances separating adjacent dwellings, i.e. No.67 Church Street and No. 3 Burgh Heath Road.

Moreover, the proposals to incorporate balconies despite staggering outlines and angles from 67 Church Street and 3 Burgh Heath Road (as immediate adjoining neighbours) has a further adverse effect on adjoining residents who will suffer from overlooking and loss of privacy. This is also exacerbated by heights despite being indicated as staggered building profiles on the submitted plans without taking account of the Church Street/Burgh Heath Road gradients.

For instance, 63 Church Street garden level as datum 0.0, 65 Church Street 0.8, 67 Church Street 1.5 No.1 2.0. Thus from the balcony of Flat 8 the vista into No. 63 Church Street will be 7 metres standing advantage.

Currently at 65 Church Street we view the fire escape stairs from rear of Epsom Lodge from my ground floor kitchen windows and First Floor Bathroom Window, nothing overlooked when built in 1895.

Finally, my last concern would be the excavation for a basement car park and would submit my concerns from a Planning Geo-Physical consideration regarding the impact on the immediate neighbourhood and would request that this be incorporated in any Planning considerations.

- Granted Elizabeth Flats in Pitt Road were successfully excavated for a car park.
- Church Street is different; the fissure in the chalk commences at the northern boundary of 63 Church Street into Pitt Place. Burgh Heath Road discharges surface water very quickly. Indeed kerb to road runs approx.. 1.5 – 1.8 metres wide down Church Street and 1.5 metres up the entrance of 1 Downs Road in heavy downpours exacerbated by road chicanes and blocked channels.
- Pitt Place basement car park flooded in 2013/14 for 3 months.
- In order to achieve proposals on this scale the generation of site traffic at this busy awkward junction exacerbated by the roundabout causes concern.

We would be grateful if you could take all these comments into consideration when deliberating this application.

Yours sincerely

Mr and Mrs J N Carmichael