

2a Arbrook Lane  
Esher, Surrey  
KT10 9EE

17 May 2020

Planning Services  
Elmbridge Borough Council  
High Street  
Esher, Surrey  
KT10 9SD

Dear Sir or Madam,

Application Numbers 2020/0438 Esher Place, KT10 8PZ

Application Numbers 2020/0568 Esher Place, KT10 8PZ

I write on behalf of the **Esher Conservation Area Advisory Committee**.

In summary we object to the application on the basis that it contravenes policies DM12 (harm to a listed building) and DM2 design and amenity.

We are familiar with the site, the buildings and it's history.

Our key objection is the harm this ill-considered design has on the existing listed building.

New additions of this scale to a listed building are profoundly problematic and rarely done well. Our argument is not against contemporary design but the manner in which it has been implemented. The existing northern elevations are composed of a group of linked buildings that in plan are almost but not quite symmetrical. Given this context it is almost inevitable that any addition to the facades (especially of this scale) will harm both the composition and significance of the listed building. Asymmetrical additions of this nature always look wrong. The neo classical design of the extant building militates against it. Unfortunately there is no easy solution. What has been done isn't a brave, bold, dramatic addition, it is a mess and no amount of manipulation can disguise the fact.

In support for the design approach the applicants agents cite the elegant the Sultan Nazrin Shah Centre, Oxford by Niall McLaughlin Architects. This is an educational building, a stand-alone single storey structure. It is highly sensitive to its context, however as a precedent for what is proposed here it is entirely inappropriate. It is a building to learn from rather than copy.

tel .0

2a Arbrook Lane  
Esher, Surrey  
KT10 9EE

There comes a point when it is clear that a particular design or approach is simply wrong and in this case that point has been reached and exceeded. This application clamps an over scaled, ill considered; addition onto the face of a familiar and well loved local building. It should not in any context be supported

In summary we are profoundly saddened by the poorly considered nature of this application and have no hesitation in supporting a delegated refusal.

Yours faithfully

Michael Phillips MA

tel [REDACTED]  
[REDACTED]