EPSOM & EWELL TIMES
For the community, by the community. A not-for-profit service

19th November 2026

ISSN 2753-2771

EPSOM & EWELL TIMES

Up to £1 where sold

Will planners say “Sori, mun moka”? *

15 January 2025



Dear Editor,

The report in the Epsom & Ewell Times (9th January) about Historic England placing the Epsom Town Centre Conservation Area on its ‘at risk register’ is extremely timely, given the current application to demolish **Cafe Moka**, Unit 60 of the Ashley Centre and the damaging impact this would have on the setting of what is undoubtedly one of Epsom’s most important listed buildings.

So far two formal objections have been lodged against the proposed demolition of the current turreted Café Moka – both highlighting the architectural reasons why its removal and replacement with a modern, glass and steel unit would not only spoil the visual harmony of the square but also negatively affect the setting of Waterloo House.

The objections focus on several key issues:

1. **Architectural Incompatibility**: The proposal’s replacement of the turreted Café Moka with a stark, utilitarian design would disrupt the character of Ashley Square, a blend of brick facades and tiled roofs. The original design, which still stands the test of time, complements the adjacent Market Place and reflects the history of the area. The turreted Moka unit, along with the similarly turreted (but now sadly spoiled) High Street entrance, are carefully considered features that referenced the sadly lost King’s Head Hotel coaching inn, which once stood on the site of Boots.
2. **Impact on Views**: The turreted structure helps screen the expansive service area behind the café, shielding views of the unattractive back facades of buildings on South Street. Its demolition would expose these eyesores and diminish the square’s architectural integrity.
3. **Negative Impact on Waterloo House**: Most importantly, the removal of the turreted Café Moka would harm the setting of Waterloo House’s historic carriage entrance. The building is a rare surving example of a 17th-century spa town assembly rooms and has been sensitively restored (and appropriately renamed) by Wetherspoons. An ill-suited modern development next door would undermine this significant restoration.

Only a couple of years ago a highly questionable decision was made by Epsom & Ewell Borough Council to approve the recladding of the Ashley Centre’s main entrance in blatantly fake stone – a move that already detracts from the original architectural concept of the 1980s shopping centre and the local history it subtly references.

Losing the turreted Café Moka would be another regrettable step backward, diminishing the area’s historical and aesthetic value – and it’s therefore vital that the Council doesn’t inadvertently support another proposal that would further compound Historic England’s current concerns.

I encourage all those who care about preserving Epsom’s heritage to voice their opposition to this unnecessary and damaging proposal.

Yours faithfully,

Simon Alford

Epsom

Related reports:

Heritage at Risk: Epsom Town Centre Conservation Area Faces Challenges

Epsom and Ewell Borough Council response to Historic England’s Report on local heritage

*”Sori, mun moka” is a colloquial term meaning “Sorry, my bad”. “Moka” is also a coffee pot.

© 2021-2026. No content may be copied without the permission of Epsom and Ewell Times Ltd. Registered office: Upper Chambers, 7 Waterloo Road, Epsom KT19 8AY