



# The Counties Residents' Association

*Protecting the interests of the community*

London Borough of Redbridge  
Planning and Regeneration Department  
PO Box 2  
Town Hall  
ILFORD  
Essex, IG1 1DD

43 Leicester Road  
Wanstead, London  
E11 2DW

15 April 2016

**F.A.O. Mr. K. Gyamere**

Dear Mr. Gyamere,

**RE:- 33 Hereford Road, 0777/16**

We write to express a number of concerns we have regarding the above planning application.

- 1) On a general front we note from the planning drawings that this application is suggesting it is a "renovation to an Edwardian design". However, this property, as those on either side, are from the inter-war period, consequently the changes cannot be a *renovation* but rather a *redesign*. This redesign raises concerns in respect to several of the proposed features and elements which we will now identify individually.
- 2) The inter-war design customarily features hip ended roofs, as is the case here and for the immediate neighbours. A loft conversion to a hip ended roof necessitates a side dormer to make the loft conversion of any acceptable size, however, this would make the resulting roof line inconsistent with the street scene.
- 3) The existing bay window features a flat roof, as does the immediate neighbours, however, in order to convert the property to an Edwardian design it is proposed that a new gable ended pitched sub-roof be installed above the bay windows. This, whilst matching the true Edwardian houses in the area, would be a stark contrast to the immediately neighbouring properties.
- 4) Although not evident from the drawings, it would appear that the main hip roof is to be steepened in order to accommodate the bay window sub-roof. We are concerned that the resulting non-symmetrical angle this roof would make with its neighbour would be unsightly. It seems to us that the bay window roof is intended to conceal, or soften then main roof steepening which in itself is intended to conceal or reduce the size and impact of the side dormer.
- 5) The windows and doors on the front facade are proposed to be replaced, PVC for PVC. However, there are also some aspects which are proposed to be changed, again in an effort to redesign the property into an Edwardian style. Firstly, the bay windows are currently a continuous unbroken curve of window and frame, as are the immediately neighbouring properties. However, it is proposed that this continuous window is broken into three sections separated by stone pillars. This would jar with the neighbouring properties.

cont...



# *The Counties Residents' Association*

*Protecting the interests of the community*

- 2 -

- 6) Finally, the front door with the oval glazed motif would generally be inconsistent with any of the door designs on the road and doesn't seem to fit with either the existing inter-war design of this property, or the proposed mock Edwardian design being attempted. A standard square glazing would be more appropriate.

Yours sincerely  
for the Counties Residents' Association

Malcolm Dowers