

THE WANSTEAD SOCIETY



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E11 2ED

Ms Sian Evans
Planning and Regeneration
London Borough of Redbridge
PO Box 2
Town Hall
High Road
Ilford
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06 March 2010

Dear Ms Evans

Re. planning application 2393/09 on the former Chepstow site, 49 Leicester Road, Wanstead E11 2DW

Having carefully scrutinized the above planning application, and consulted the expert opinion of one of our members - a professional planner - the comments of the Wanstead Society are as follows:

The semi-detached houses, Gloucester Road and Block A

The plans for the houses in Gloucester Road are the same as in a previous application and so our objections remain. In our opinion they are oversized in relation to the neighbouring properties in Gloucester Road. We make the following observations:

- a) The houses would be of extreme depth with unacceptably small gardens. This cramps the space between the rear of the houses and the rear of the proposed Nutter Lane blocks of flats. The distance between the rear of House 4 and the rear of Block C would be a mere 17 metres as opposed to the usual 20-25 metres creating inevitable privacy problems.
- b) The height of House 6 and its nearness to Block A would render the narrow strip of garden amenity for Block A extremely shaded.
- c) The depth of the proposed houses would also present a poor view from The Avenue from which the rear walls would be plainly seen.
- d) The staggered building line of the proposed houses does not respect the street building line. Houses 1 and 2 lay forward, houses 3 to 6 lay back while Block A comes forward. This pays no respect to the symmetry of Gloucester Road and the Counties Estate of which this development will be a part.

- e) Block A in our opinion is oversized and out of proportion with the rest of the houses in Gloucester Road. It will have an especially “looming” effect on number 47 opposite.

Blocks B and C.

- a) Whilst we are relieved to see that the new plans take into account the nearness of the Grade Two listed Roding Cottages and are more in keeping with the setting, we should have appreciated drawings to scale showing the relative heights of the roof lines of the cottages and the proposed blocks B and C. In the architectural drawings they appear to be of comparable heights but we would appreciate confirmation of this.
- b) Though blocks B and C have been repositioned, they still do not follow the attractive curve of the road. This is a missed opportunity for accentuating what is still a lane of great charm and character.

View from The Avenue

For an obvious landmark site to be devoted to a car parking lot and the aforementioned backs of the proposed oversized houses in Gloucester Road, is not just a missed opportunity but a seriously insensitive planning failure.

Car Parking and Bin Stores.

The proposed car parking arrangement in front of both houses and flats would be unsightly. In the case of the blocks of flats, it would also be insecure. The cars would be parked too far from their owners. This is especially so in the case of block C and would present an invitation to theft. A more skilful design would have the cars parked internally on the site.

The same applies to the bin enclosures which on the present plans would be placed in an unsightly position at the front of the blocks of flats. Close boarded fencing would keep out neither vermin nor the sight of rubbish. Nor would it contain the smell of the rubbish which would inevitably remain there for too long. A better quality of design would have the bin stores in secure brick enclosures with doors, out of sight at the rear of the blocks.

In conclusion, we believe that the Chepstow site bordered by three roads and with its open slightly rustic feel is a gem of a site for any developer. It is now in a conservation area and is in need of skilful and sensitive development. The oversizing of the houses and block A and the inattention to details of parking, bin storage, sight lines etc in the present design fails to “preserve and enhance the character” of the area - a normal requisite for a development, and how much more necessary in a Conservation Area!

The Chepstow development could still be a feather in the cap for Telford if only they would heed the potential of this site and create something imaginatively attractive and beneficial to their reputation.

We urge Redbridge Council to stand firm against the planned development until the matters highlighted in this letter have been satisfactorily addressed.

Yours sincerely,

Anne Barlow
Chair of The Wanstead Society