

Public Enquiry May 6/7th 2010
Two applications re. 49 Leicester Road Wanstead.

Spoken statement by Marian Temple of the Wanstead Society.

I am speaking on behalf of the Wanstead Society which represents some 600 households and campaigns on many civic matters in Wanstead. You have before you a detailed account of our objections to both schemes drafted by Roger Estop. This statement will be much briefer.

Scheme 2 application 3399/08

This scheme with its flat roofed 1930s style blocks of flats on Nutter Lane and its over large semis in Gloucester Road, out of step with neighbouring houses and the building line was universally condemned by the Counties Residents Association, the Wanstead Society and CAP.

The blocks of flats were totally out of character with any building in this corner of Wanstead especially sited next to the delightful arts and crafts Roding Cottages and in a Conservation Area. This design was totally unsuitable.

Scheme 3 application 2393/09

With these plans, we have no problem now with the proposed houses on Gloucester Road.

The proposed blocks B and C on Nutter Lane had at last taken into account the Grade 2 Roding Cottages. In comparison to the previous scheme, it was a great improvement. However, bearing in mind what a wonderful development site this is, in a conservation area, the Wanstead Society didn't feel the plan with regard to blocks B and C did the site justice. For this reason, we objected at the Council's planning committee meeting where these plans were refused.

Soon after this, we wrote to Telfords suggesting this scheme could be made acceptable with some design changes. We met with the architect and Telford's representative. Our proposed design changes were not complicated and were well received. We had complete confidence that the architect could make changes that would deal with the points listed in our more detailed statement.

We also had a meeting with committee members of the Counties Residents Association and found them to be in agreement with our proposed modifications.

At our meeting with Telfords, they seemed to approve of our proposals. We are therefore disappointed that we're involved in another enquiry when we feel this could have been resolved by a few hours designing. More flexibility would have rendered today's activities unnecessary.

To conclude: The objections to the second scheme are overwhelming. The third plan we feel is a considerable improvement. It only needs a few hours design time to make it acceptable to us.