

Roger Estop and Marian Temple of the Wanstead Society are unable to attend today but wish to ask questions on Dr Miele's response to its statement and on his proof. They have asked me to ask the following questions:

Firstly on Dr Miele's response to the WS statement:

*With reference to paragraph 6.0*

In paragraph 4.0 you refer to the 11.8m gap between block C and the locally listed building. Will the 13m depth of block C be visible in that gap when standing in front of the locally listed building?

ONLY FROM IN FRONT OF No 57

*...Paragraph 7.0*

Please confirm that the scheme 3 semis are 18m deep and the scheme 3 semis are 4m less at 14m, a 22% reduction.

FRONTS OF S2 HOUSES TO 14M + 2M FOR REAR PROJ

*Paragraph 8.0*

In scheme 2, is the height of block C about twice the eaves height of the local listed building?

NOT QUITE  $\approx 180\%$

*Paragraph 10.0*

Please describe where we would have the opportunity to see into and across the site and what we would see.

FROM LR/GR  $\rightarrow$  SPORTS  
FROM AVENUE  $\rightarrow$  BLOCK B&C, CAR PARK  
FROM NL/LR  $\rightarrow$  UNDER CEDAR  
" NL  $\rightarrow$  BETWEEN No 57 & BLOCK C  
" GL  $\rightarrow$

*Paragraph 13.0*

In drawing F639 209C trees are shown to the rear of blocks B and C corresponding to trees on the thumbnail site plan. Please clarify how much of those trees would in fact be visible between the blocks.

SOME IN BOTH SCHEMES WHEN IN FRONT OF GAP

Paragraph 15

Have the perspective oblique view referred to been prepared to demonstrate this point?

POINT MADE EARLIER  
NO NEW PLAN SOUGHT

Where you state 'more traditional features' does this mean bay windows?

~~STAIR DRUMS WILL FEATURE~~  
YES BAYS & GABLES

Paragraph 18

Where you refer to the 'similarly designed block elsewhere in the area' does this mean the block of flats built at the corner of The Avenue about 5 years ago?

NO REFERRING TO SHRUBBERY

Paragraph 28.0

Where you say 'It also maintains openness at the bottom of The Avenue' do you mean since the demolition one year ago of the house that had provided a focal point and enclosure to The Avenue for about 90 years?

YES, ITS OPEN NOW

Paragraph 33.0

Where you state 'there would be a very ungainly, triangular space which would conflict with the sinuous line of the road' is this similar to the triangular space between blocks B and C in scheme 2?

NO, DIFFERENT FUNCTIONS - SENSE OF SPACE  
- ENHANCES STAIR DRUM

Now on Dr Miele's proof of evidence:

Paragraph 2.16

This states that your evidence is concerned with appearance. The reason for refusal for scheme 3 refers to 'the design and heights of blocks B and C'. Height is one of the 'By Design' components of scale you refer to in 2.17. Do you agree that scale is therefore an outstanding issue?

I DON'T KNOW BUT  
~~YES, IN RELATION TO SCHEME 3~~

*Paragraph 2.31*

In this paragraph, do you mean that intensity of use, or density, is the foremost consideration in good design and that local context only comes second - and that local context will only be considered in exceptional circumstances?

~~DENSITY = NUMERICAL~~

NO

*Paragraph 2.35 and 2.40*

You refer to a 'historical fiction', which is an academic conceit; does your academic liking for the 'deeper narrative' about suburban London have anything to do with the real character of this real locality?

YES

*Paragraph 2.24*

Is the locally listed terrace a fiction or a reality?

BUT DIFFERENCE BETWEEN LOCAL LISTING  
& STATUTORY LISTING