

# THE WANSTEAD SOCIETY



21 Gloucester Road  
Wanstead  
London  
E11 2ED

Mrs A van Overbeke  
Planning Department  
PO Box 2, Town Hall  
High Road  
Ilford  
Essex IG1 1DD

27<sup>th</sup> February 2009

Dear Mrs van Overbeke

## **Planning Application 3398/08: 49 Leicester Road, Wanstead**

On behalf of The Wanstead Society, I am writing to object to the above planning application. We support the objection made by the Counties Residents' Association and set out below the particular concerns of our Society.

- the alignment of the houses on Gloucester Road;
- the bulk of the houses as seen across the car park;
- The scale and the form of the three blocks of flats. We believe there are design issues associated with flat roofs, the height, projecting staircases and blank side walls. We note that Block A (corner of Gloucester and Leicester Roads) now has a pitched roof design but are concerned that the other two blocks facing Nutter Lane are incongruous in their form and appearance. We consider that the design and proposed building material have more in common with industrial or commercial premises. They jar significantly with that of the Arts and Crafts cottages. We believe the blocks of flats are too closely associated with the brutally unsuccessful Higgins development at the corner of The Avenue and Leicester Road;
- We believe the Art Deco inspired look is indulgent and irrelevant in this particular context. Putting style to one side, the elevations are visually disordered and uncomfortable;
- The car park on Leicester Road makes the back gardens insecure;
- There seems to have been inadequate consideration of bin storage and cycle parking.

National planning guidelines are clear: proposals for new development should be alert to the local context. They should be well integrated with, and complement, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access. They have the capacity to enhance the character of an area. These precepts are mirrored in Redbridge's own planning policy: all proposals "should be compatible with and contribute to the distinctive character and amenity of the area in which it is located" and "be of a building style, massing, scale and design appropriate to the locality". The Inspector at the planning appeal was naturally also concerned about the effect of

the planning proposals on the character and established pattern of development in the area. These considerations are mentioned throughout his report.

The key to a successful development is high quality design. As national policy guidance states: "Good design is indivisible from good planning". As soon as we knew about the sale of the Chepstow site, The Wanstead Society has been alert to the potential for outstanding development there - development which was sensitive to the surrounding area and moreover could enhance it. With aspects on three sides, it is a magnificent site. Indeed, we put forward a suggested rubric for simple and effective development to Telford and the local authority. We are very disappointed that this potential has not been grasped.

Yours sincerely

Anne Barlow  
Chairman