



The Counties Residents' Association

Protecting the interests of the community

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WILL REDBRIDGE'S COUNCILLORS JOIN WITH THE CONSERVATION ADVISORY PANEL IN CONDEMNING TELFORD'S PLAN FOR THE CHEPSTOW SITE?

At their meeting on 1 April, the Conservation Advisory Panel [CAP] delivered a unanimous, damning judgement.

As the Chepstow site is now part of the new Wanstead Grove Conservation Area, Redbridge's senior planning committee, the Regulatory Committee, deferred their decision until the Conservation Advisory Panel had considered Telford's planning application.

Members of CAP failed to find any redeeming feature in the scheme saying:

The plan was a mish mash of different inharmonious styles.

The worst feature was the two blocks of flats facing Nutter Lane, regarded as the worst possible example of modernist build, with incongruous flat roofs, so close together you could shake hands between the blocks.

The semi-detached houses facing Gloucester Road would form a huge unrelenting brick wall. The design is like houses built on Essex estates in the 1970s – totally inappropriate for the Chepstow site.



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The Leicester Road scene would be ruined with a redbrick pitch roofed block of flats at one end of the Chepstow site, a car park in the middle and a buff bricked flat roofed block of flats on the other.

The official minute of the meeting reads: *“**Resolved:** That objection be raised on the grounds that the development would be visually intrusive in this Conservation Area, its density would constitute overdevelopment, the bulk and design of the Nutter Lane blocks and roof line would be detrimental to the Conservation Area and we were concerned about the loss of two mature trees.”*

After pointing out that Redbridge’s own 2006 report on housing need clearly showed that by far the greatest housing shortage was for 3+ bed roomed family homes, not flats, the Panel could see no alternative to scrapping the entire scheme and starting all over again.

When the Regulatory Committee meets to decide Chepstow’s fate, will they agree?