

REASONS TO OBJECT TO HIGHAMS COURT APPLICATION 220739

1. The development is out of keeping with the character of the local area by reason of its height and massing.
 - a. It is a tall apartment block of urban form in an area of two storey houses
 - b. Almost all other development in the area is set back from the edge of the road with green verges and further space between the frontages of properties and their building lines.
 - c. The siting of the tallest part of the building close to the back edge of the pavement on the corner of the New Road roundabout dominates the street scene in a wholly unacceptable way.
2. The building will be adjacent to the former Chingford Hospital building, which dates from the early Edwardian period and is of some historical importance locally. No attempt has been made to reflect this in the design
3. The area does not have Controlled Parking and as such the supposed “car-free” nature of the development is unenforceable. As a consequence residents are likely to own vehicles and seek to park in neighbouring streets where there is almost no excess capacity, due to almost all properties having dropped kerbs.
4. This is exacerbated by the site being 1.5km from Highams Park station, with a steep hill to climb back to the site from there.