LBR 2.75.2

Bungalows on a suburban street in Seven Kings

Distinctive properties within Barkingside

SECTION 4

URBAN TYPOLOGIES

PRIMARY TYPOLOGIES

This section defines common types of development found within the Borough and categorises these into **Primary** and **Secondary** typologies

Primary typologies

The criteria used to distinguish between key urban typologies includes the following:

Intensity of development - how intensely and efficiently land is used.

Scale and grain – the pattern, size and arrangement of buildings and their plots.

Land Use – the predominant function of the buildings.

Movement network characteristics – the arrangement of vehicular roads and pedestrian paths, and their relationship with surrounding buildings.

The application of these criteria has identified six different primary urban typologies:

- Big box development;
- Campus/institutional development
- Urban cores and town centres
- Mixed use outliers
- Residential estates; and
- Residential streets

The residential street typology is subsequently divided into secondary street typologies.

The primary typologies are explained in detail in the pages that follow.

Big Box development at Newbury Park


Campus development - William Torbitt School


Urban core: Oblique aerial image of Ilford centre


Residential estate: Indeterminate space in Hainault


Mixed use outlier - Woodland s Road, Ilford


Residential Street - A suburban street in south Ilford

PRIMARY TYPOLOGY: BIG BOX

Big box development

Big box development is large scale non-residential development, generally including large retail units like supermarkets, retail and wholesale warehouses and industrial development. Such development is often located close to key transport hubs and key infrastructure but this type of development can also be found in town centres or at the edge of centres.

Intensity:
Low density. Single storey with surface car parking. Big box development is often considered the least efficient land use in terms of maximising the potential of the land/ development sites

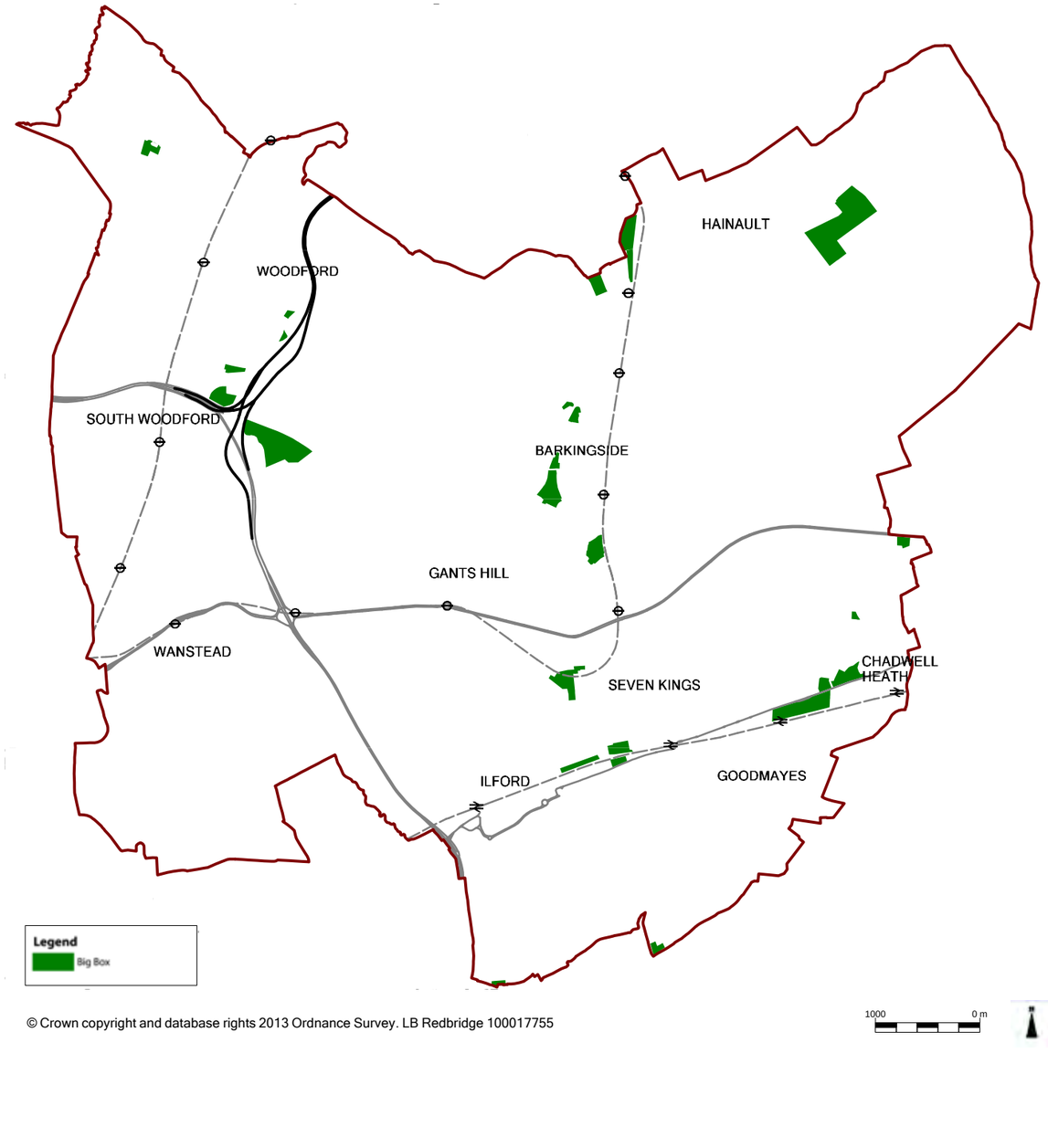
Scale and grain:
Buildings within this typology are typically surrounded by car parks and culs-de-sac accessed via a feeder road, and are non-permeable for pedestrians, cycles and vehicle movement. They also have very large floor plans and large urban scale and grain, which can sometimes dwarf the scale of neighbouring form of development. In many cases big box development does not conform or relate well to the street layout upon which it is located to its surroundings or to any urban design criteria, and it is often planned to primarily satisfy commercial and operational demands.

Architecturally this typology typically consists of large steel framed, pre-fabricated construction, and can be very post-modern in aesthetic appearance.

Land Uses:
Retail, Industrial and Commercial.

Movement network characteristics:
Large Parking lots, cul-de-sacs, single access road off main roads. Vehicle dominated, and often hostile to pedestrians and cyclists.

Location of big box development within Redbridge



PRIMARY TYPOLOGY: BIG BOX

Examples:
Examples in the Borough include Tesco Superstore at Goodmayes, Big Yellow Storage at Gants Hill, Sports Direct and B&Q at Newbury Park, and Marks & Spencer and Sainsbury at South Woodford, Redbridge Sports Centre, Hainault Business Park and Forest Road Industrial Park.

Big box development at Hainault Industrial Estate - note the highway dominated, harsh and unrelieved street-scene

Aerial view and figure ground plan of coarse-grain big box development at Hainault Business Park

PRIMARY TYPOLOGY: CAMPUS

Campus development

This typology can include a number of broadly institutional land uses, including schools, colleges, hospitals, large clinics/poly clinics, business parks, civic buildings etc. Whilst this typology is similar to big box development in terms of featuring large building footprint, these are typically better related to one another and include dedicated areas of landscaping, a better pedestrian environment and more permeability. The buildings also tend to be split into floors or storeys and have an internal cellular form (wards, service areas, lecture rooms etc).

Campus development makes up just over 10% of the built up area of the Borough and is the second most prevalent primary typology after residential street.

Intensity:
Generally low to medium intensity, but can vary. Buildings typically contained within landscape.

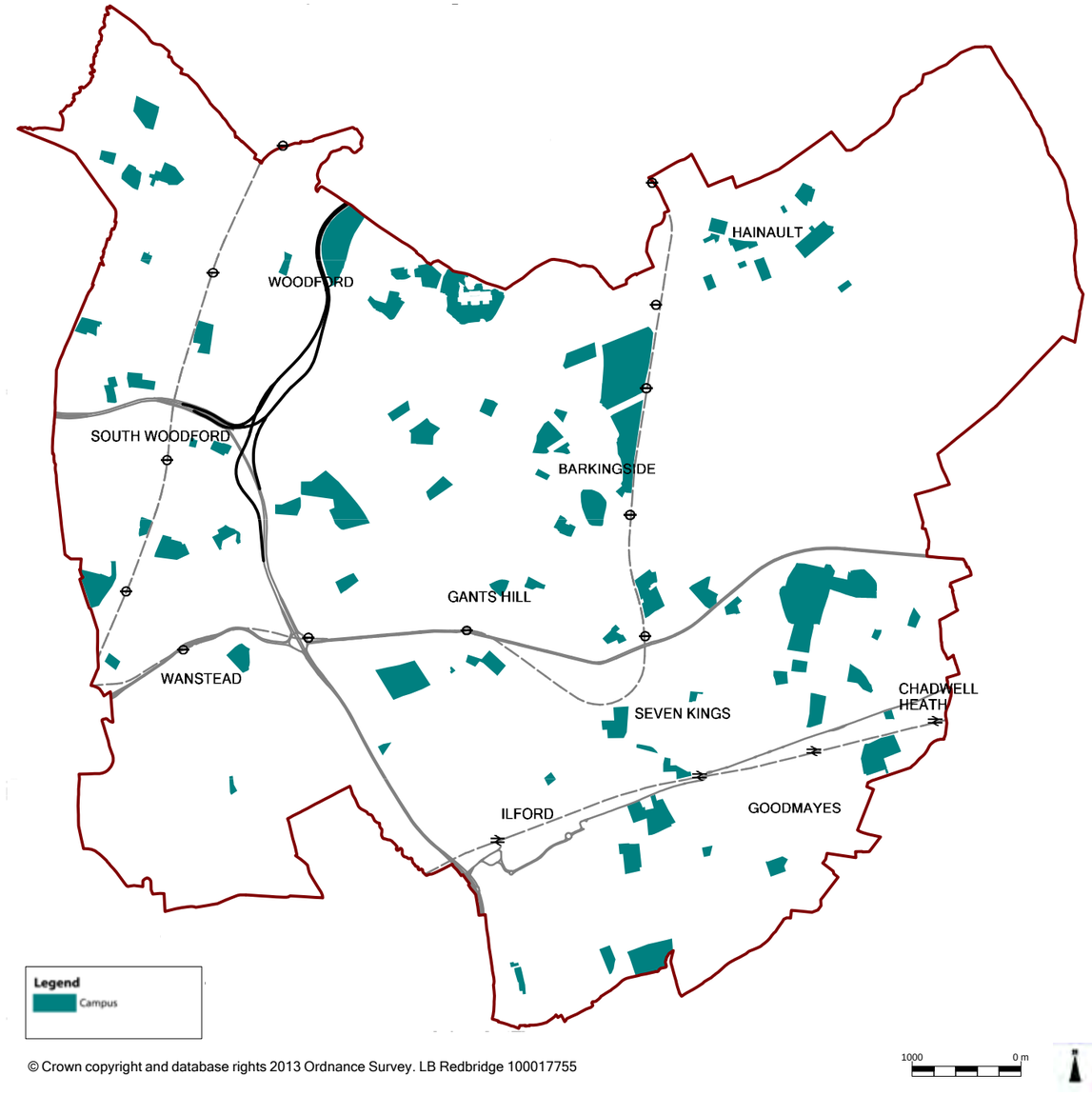
Scale and grain:
This typology has a large urban scale and large floor plans which can be at odds in terms of form, scale and layout to the surrounding urban form. If the form is coherent then it can form a distinctive and pleasant place nevertheless.

Buildings can be strongly grouped, for example within a spatial grid with consistent building alignments.

Land use:
Educational, Civic, Health and Leisure.

Movement network characteristics:
Pedestrians often segregated from vehicular traffic. Generally permeable. Loop/access roads lead to parking areas.

Location of campus development within Redbridge



PRIMARY TYPOLOGY: CAMPUS

Examples:
Examples includes King George Hospital Goodmayes, the Civic complex of Redbridge Town Hall, Kenneth More Theatre, iScene Complex Ilford, William Torbitt School at Newbury Park and Redbridge College at Little Heath.

William Torbitt Primary School, Newbury Park - an example of campus development and a positive local landmark

Aerial view and figure ground plan of campus development at King George Hospital, Goodmayes

PRIMARY TYPOLOGY: CORE

Core/centre

The core typology covers a range of town centres. These important areas provide a heart and focal point for residential communities.

Core areas, as an urban typology, are based on the 13 recognised centres within the Borough but do not necessarily correspond with town centre boundaries defined through planning policy designation.

Urban Cores and centres are generally located along major vehicular routes or at intersections carrying large numbers of vehicles and traffic can have had an impact on the quality of the public realm.

Some of these centres have developed in a linear fashion (Barkingside) and others may have been broken up as roads develop like spokes from the centres focal point (Gants Hill).

Cores are often, but not always, the historic heart of a place. As such, they can contain significant heritage assets. Most of the centres in the Borough have an urban character although scale can vary from village (Woodford Green) to city (Ilford). Cores often have a distinct, strong and single character, although there are examples that have a more mixed milieu such as Wanstead centre.

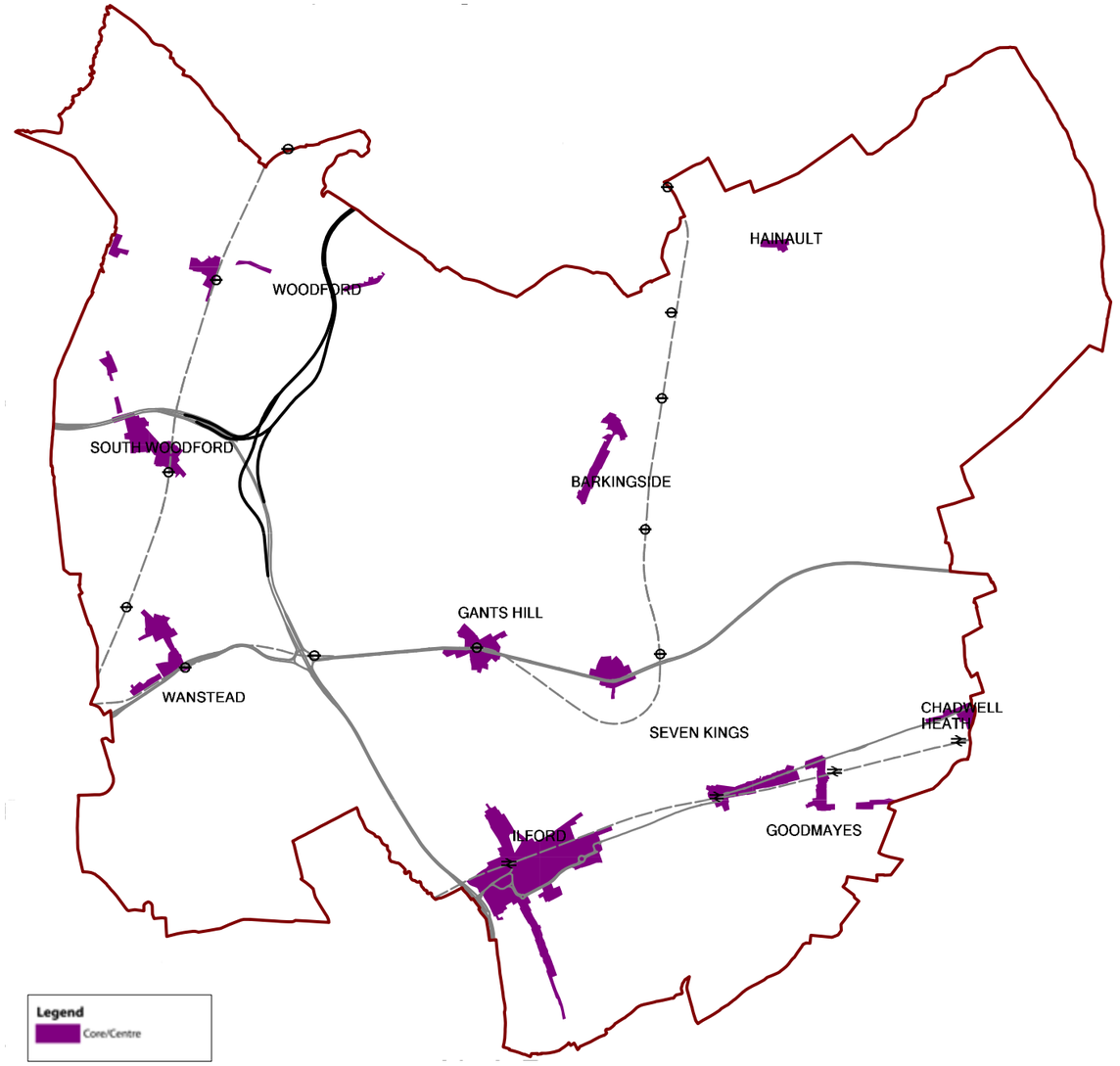
Intensity:
Cores are areas of relatively intense development. Development is almost always denser within the core than the surrounding hinterland.

Scale and grain:
Due to their historic development town centres can contain some of the oldest buildings and urban areas in the Borough. The plot sizes and scale tends to be of a finer grain, and building layouts tend to overlook the high street, facing each other. Newer centres, such as Newbury Park Centre have a larger box like scale but are still located around key transport hubs. Scale can reflect the significance of the centre (longer/ higher = more significance).

Land Uses:
Mixed use. Largely retail with a broad range of other functions such as commercial, leisure, residential, community, parking etc.

Movement Network characteristics:
Very permeable with good pedestrian, cycle and vehicular access. All modes generally following the same routes primary streets sometimes now safeguarded for pedestrians (such as Ilford). Often includes quasi-public space in the form of malls. Congestion around larger centres with peripheries choked by traffic.

Location of cores/centre within Redbridge



PRIMARY TYPOLOGY: CORE

Examples:
The cores are based on the 13 town centres within Redbridge:

- Ilford
- Barkingside
- Chadwell Heath
- Gants Hill
- South Woodford
- Wanstead
- Goodmayes
- Ilford Lane
- Manford Way
- Newbury Park
- Seven Kings
- Woodford Bridge
- Woodford Broadway/Snakes Lane

Aerial view and figure ground plan of Ilford core with Exchange mall apparent in middle - note the variety in grain

Oblique aerial image of Ilford centre looking east from the Borough boundary

PRIMARY TYPOLOGY: MIXED USE OUTLIER

Mixed use outlier

These are small parades or clusters of shops and other facilities. They tend to be located within otherwise residential areas but sometimes sit alongside larger recognised centres.

Particularly where free-standing they play an important role in enhancing the sustainability of neighbourhoods by providing food and services within walking distance of residential catchments.

Intensity:
Mixed use outliers are typically slightly higher/ more intense than the immediate surroundings. Generally medium density but can include looser elements.

Scale and grain:
Mixed use outliers can take a number of forms. A number follow the grain and urban form of the adjacent neighbourhood whilst others incorporate some larger footprint uses (halls etc) that display some of the attributes of big box development. In either case they are commonly a storey or two higher than adjoining homes.

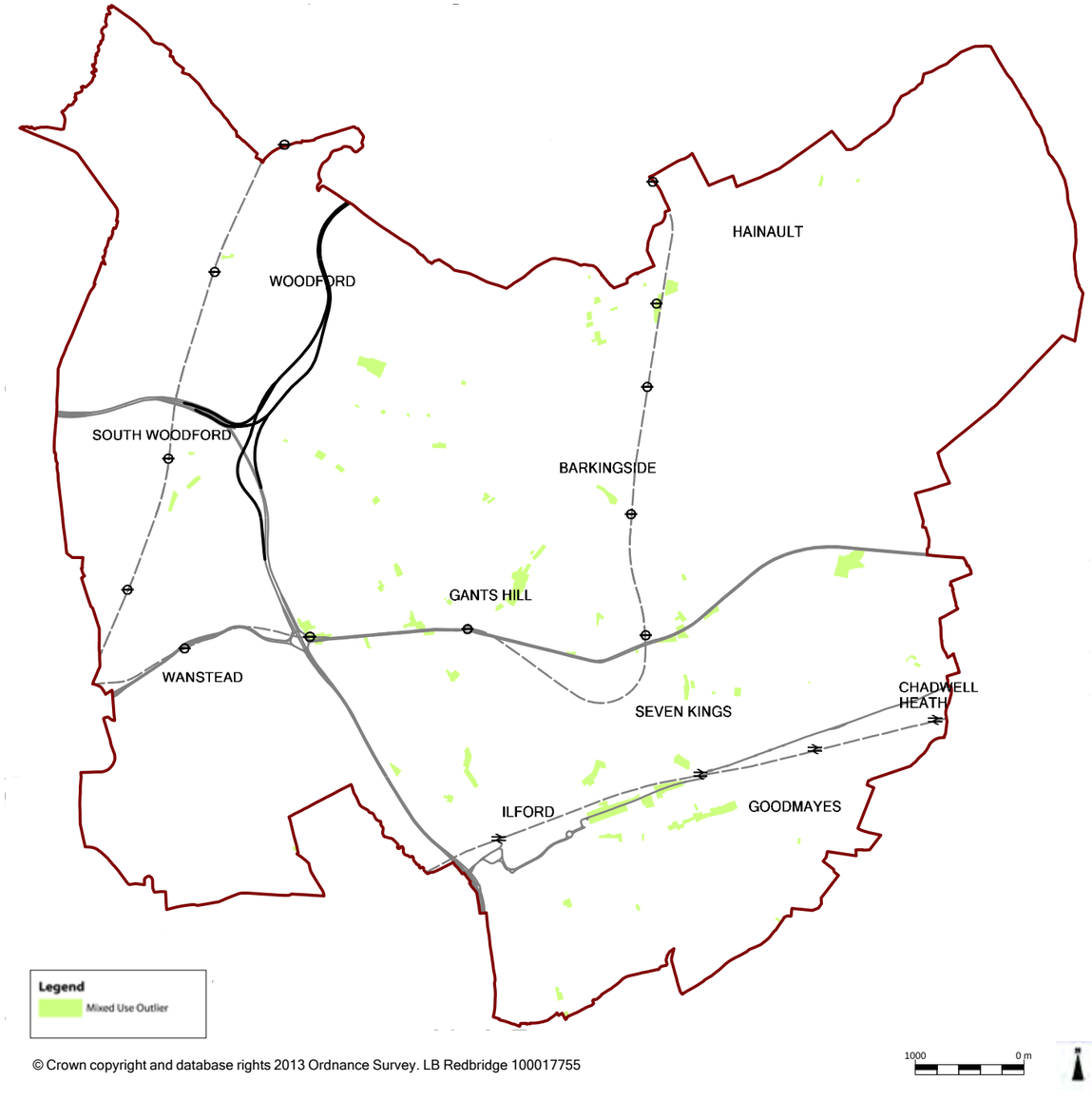
They tend to be relatively fine in grain other than where incorporating big box elements. Buildings within parades fill respective plots being positioned close to the street edge. Others can include distinct curtilages and areas of private parking.

Land Uses:
Mixed use. Primarily retail but can include take aways, churches, community facilities, small offices and workshops. Often feature homes on upper floors.

Movement Network characteristics:
Mixed use outliers are modest in area and generally function as part of a larger movement network. They are typically either linear - along a principal movement corridor, or nodal - at a crossroads or similar intersection of streets. They sometimes feature modest forecourt area that functions as part of the public realm; being hardened as an extension of the footway or for the displace of wares.

Examples:
Shops along Eastern Avenue east of Newbury Park Station, Green Lane to the east of Ilford and Woodland Road (South Ilford) in the vicinity of Windsor Road.

Location of mixed use outliers within Redbridge



A good example of a successful and important mixed use outlier along Woodland s Road

PRIMARY TYPOLOGY: RESIDENTIAL ESTATE

Residential estate

Residential estates are typified by post-war housing and are markedly different to the suburban idyll of the inter-war period. Post-war estates were often designed around irregular (sometimes complicated) layouts that separate pedestrian and vehicular movement and often result in rather illegible layouts.

Estates within Redbridge tend to be relatively modest in area but include buildings larger in footprint and height than in the wider area.

A number of these estates were built by the local authority. Residential estates can have confusing layouts and lack active frontages overlooking key routes, creating an unsafe ambience. Building groups are often weak with poor definition of space.

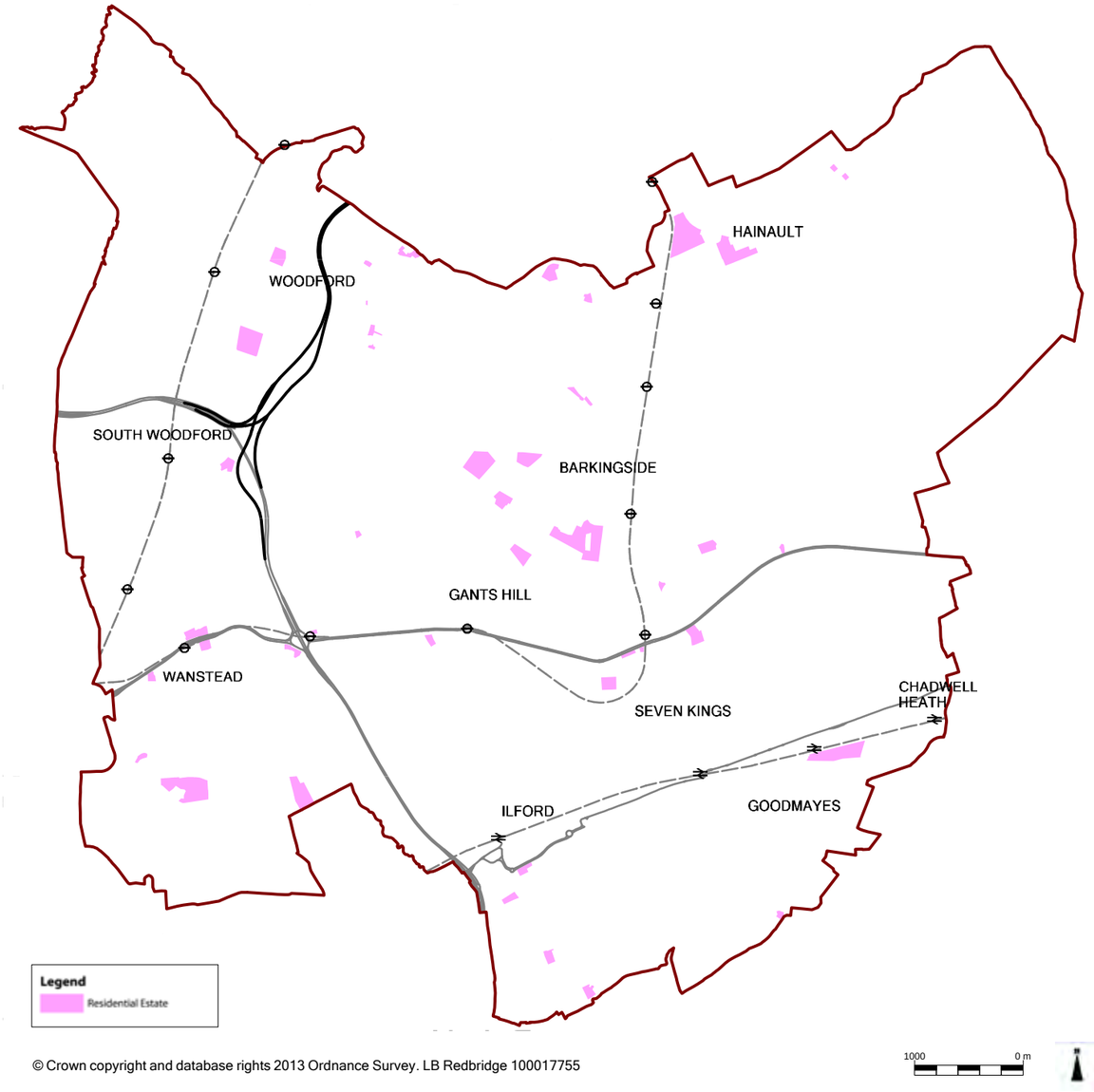
Residential estates account for only 2.5% of the built up area. Only 3% of residential land takes the form of residential estates.

Scale and grain:
The buildings within this typology have a scale that is often larger than traditional residential urban development. Unlike traditional neighbourhoods buildings within estates are not arranged around streets. Building footprints can be large but buildings are only loosely grouped. Dwellings may be set in large areas of landscaping, which can lack planting in scale with buildings, and accessed by complex pedestrian pathways (the flats at Claire House and Repton Court in Fullwell are a good example).

Land Uses:
Residential but sometimes with some small scale retail parades.

Movement network characteristics:
Unlike traditional residential development, houses within residential estates or housing estates are often accessed through courtyards and shared open/amenity spaces rather than directly from the street. Estates are often impermeable with culs-de-sac prevalent. Occasionally pedestrians and vehicles are segregated with pedestrian alleyways or paths across green-space however these pedestrian routes can lack surveillance resulting in routes feeling insecure. Remote car parking courts are apparent.

Location of residential estates within Redbridge



PRIMARY TYPOLOGY: RESIDENTIAL ESTATE

Examples:
Examples of estates within Redbridge include the Orchard Estate, Broadmead Road and Marlyon Road, Hainault


Indeterminate space on a residential estate in Hainault

Aerial view and figure ground plan of the Orchard estate, Broadmead Road, Woodford. Note weak building groups

PRIMARY TYPOLOGY: RESIDENTIAL STREET

Residential Street

Residential streets account for approximately 78% of the built up area of Redbridge.

Traditional or conventional residential streets are the most predominant form of development in Redbridge with the dominant periods being the inter-war era followed in succession by the Edwardian and Victorian phases of suburban development. Housing in Redbridge exhibits architectural styles from various periods of suburban development that reflects the Borough's long standing dormitory characteristic.

Many of these early period developments (Victorian/Edwardian) consist of wide, long either straight or gently curving streets, generous detached or semi-detached buildings on generously proportioned plots, or homogenous urban terraces on narrower standardised plots. Homes feature robust and often ornate detailing.

Redbridge expanded rapidly between the wars and suburban housing makes up the majority of the Borough's dwelling-stock. Homes from this period consist of a different and often more varied style of architecture than that of the Edwardian period though there are some design parallels and the street layout, network and the housing plots are often similar. Although detailing remained good during the inter-war period, homes of this period are invariably less ornate than their Victorian and Edwardian predecessors.

Much of the Borough – especially the south – developed in series of distinct neighbourhoods, each built by a single developer , e.g. Commonwealth and Cathedral neighbourhoods of Ilford.

Neighbourhoods are generally more compact near cores; becoming looser as one moves away. There is variation even within interwar suburban housing in this regard.

The orientation of building towards the street from which the properties take access is the defining feature of this typology.

Given the amount and variety of this typology within the Borough, the residential street typology is broken down into seven sub, or secondary typologies that are described in the pages after the following table that summarises the primary typologies.

This suburban street in south Ilford is pretty typical of the inter-war neighbourhoods which are present across much of Redbridge. Note the presence of trees within the street-space.

Primary typologies – Summary

	Image	Example	Intensity/Use	Scale/grain	Key characteristics
Big Box		*Tesco, Goodmayes* *Ley Street, Newbury Park*	Low intensity Industrial, leisure and retail warehouses	Large footprint Single building units, weakly grouped Monolithic buildings Coarse Grain	• Poor definition of space. Buildings surrounded by parking. • Non permeable • Vehicle dominated • Buildings typically steel framed with little fenestration
Campus		*King George Hospital, Goodmayes* *William Torbitt School, Newbury Park*	Low/medium intensity (but can vary) Education, hospitals, civic and offices	Large buildings in landscaped space Generally multi storey Typically medium/course grain	• Buildings grouped by alignment and architectural consistency • Buildings have internal cellular forms (wards/lecture rooms etc) • Landscape can hold groups of buildings • Pedestrians often segregated from other traffic
Core/Centre		*Ilford* *Gants Hill*	High intensity - more dense than surroundings Mixed use including retail, food and drink, civic, community and residential	Multi storey buildings Buildings typically higher than surroundings. Grain fine in historic areas but plots combined in larger centres to produce larger/more varied grain.	• Typically based on major routes or intersections • Buildings define street edge. Continuous frontages. • Permeable movement network. Centres sometimes pedestrianized. • High public transport accessibility levels but can be choked by traffic (within or around)
Mixed use outlier		*Belgrave Road, Ilford* *Chigwell Road, South Woodford*	Medium intensity (but can include looser elements) Mixed use including residential over retail, offices, clubs, halls and churches.	Incorporates elements of domestic scale and larger footprint buildings Typically two to three storey, occasional single storey.	• Includes small parades of shops outside defined centres and less well defined clusters of non-residential uses. • Typically along main routes or intersections between defined centre. • Tend to share some of the characteristics of other typologies.
Residential Estate		*Orchard Estate, Broadmead Road* *Marlyon Road, Hainault*	Often medium intensity but can be high Residential	Building scale varies but invariably multi storey (typically 3 storeys or more) Slab/tower blocks or short terraces surrounded by amenity grass or parking. Grain typically coarser than residential streets.	• Lack of structure. Can be introspective • Poor legibility • Poor definition of public and private space • Heavily engineered roads • Typically post war (late 20th Century)
Residential Street *See secondary typologies*		*Monkhams, Woodford* *Commonwealth Estate, Ilford*	Typically low/medium density (but can be high) Residential	Typically two storey. Occasionally one or three storey. Fine/medium grain on relatively small plots.	• Grid of relatively large blocks (typically 100m). • Clear definition of public and private space (fronts and backs) • Movement network reasonably permeable but occasional culs-de-sac

SECONDARY TYPOLOGIES

Within the Residential Streets typology, there are a number of variations with a broad range of physical characteristics, and it is possible and desirable to divide this key typology into secondary typologies so as to distinguish between the various types of residential streets that make up the Borough.

The criteria used to distinguish between the various secondary typologies includes the following:

Density - a measure of the intensity of residential development expressed in dwellings per hectare.

Building type, height and massing

Enclosure, street width and plot dimensions

Building age and architectural treatment

Contribution of landscape to the urban realm

The application of these criteria has enabled the Residential Street typology to be broken down into a seven distinct secondary typologies:

- Ribbon/village
- Grand Suburbs
- Grand Villas
- Suburban
- Suburban terrace
- Urban terrace
- Flats

These secondary typologies are explained in more detail in the pages that follow:

Ribbon/village typology: Woodford Bridge

Grand villas in Wanstead

Grand suburbs: Groves and Counties area, Wanstead

A suburban street in Barkingside

Urban terraces in Kingston Road, South Ilford

A suburban terrace east of Woodford Station

Flats off Grove Road, Little Heath

SECONDARY TYPOLOGIES: RIBBON/VILLAGE

Ribbon/Village

This residential street typology has developed from very old settlements or villages in the Borough dating from the medieval period, but since then has been much altered by the process of urbanisation. Such areas have developed in a linear fashion, with development essentially focused around the key thoroughfare or street in the settlement. Woodford Bridge is perhaps the most readily identifiable example of this typology within the Borough and the one area that fits this typology most strongly. The essential form is that of a key road or main street, (Chigwell Road in the case of Woodford Bridge), that has developed from a simple road or track connecting isolated settlements across a wider area. All the early development within the settlement was built along that key road or street overlooking it and the layout has essentially remained the focal point or core of the area, whilst new development has been built surrounding this core.

Density:
Low density and strung out. Typically 5-20 dwellings per hectare.

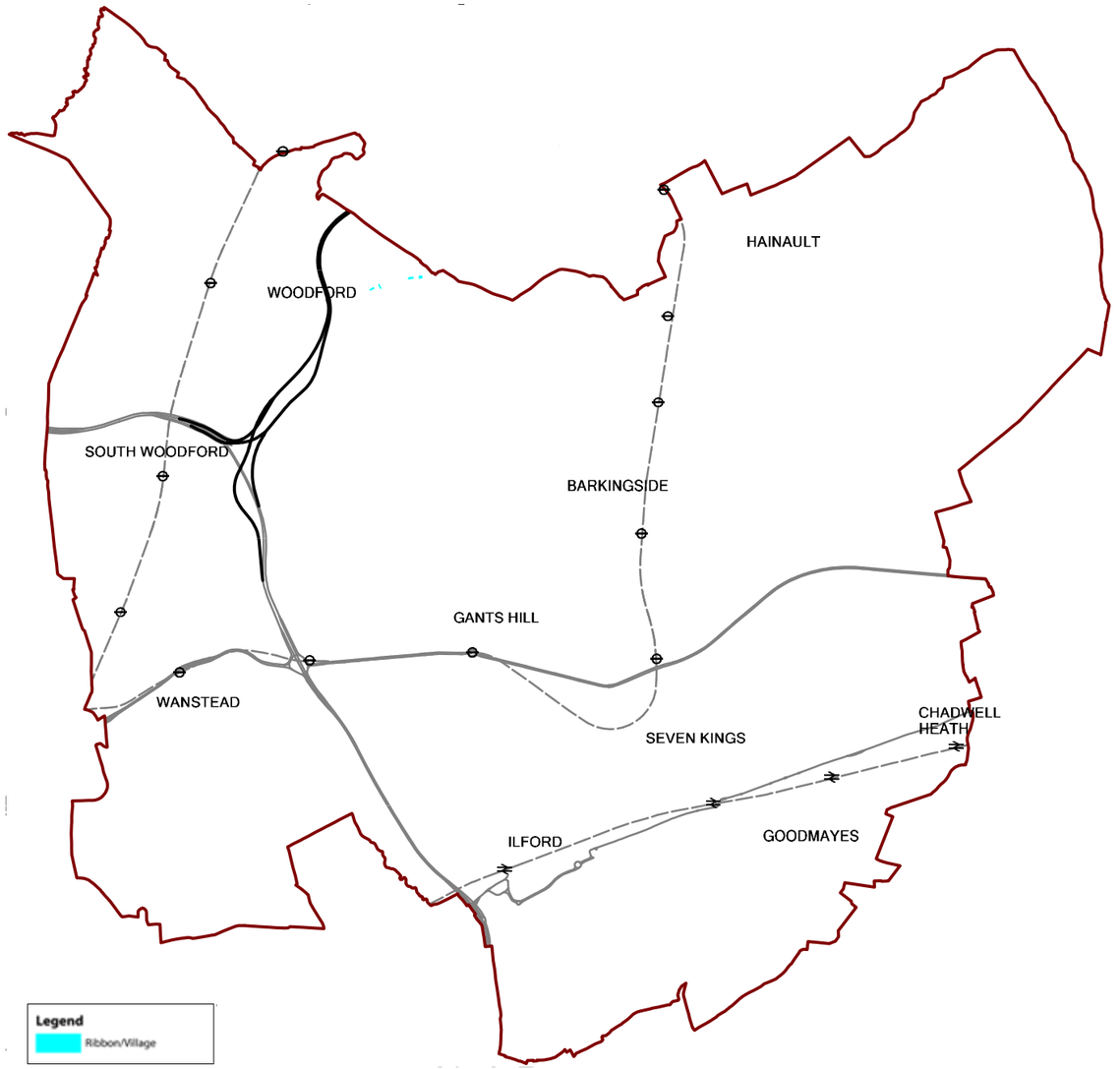
Building Types, height and massing:
Mainly 2 storey, occasionally 1 and 3. Mixed building types mainly comprising relatively small modules.

Enclosure, street width and plot dimensions:
The public open spaces tend to feature along linear almost rural routes, with carriageways that narrow and consist of wide grass verges to either side, sometimes extending into a 'green'.

The early form of the building plot layout is very loose and linear with varying plot sizes and has remained so at the core of the area through the centuries, although newer residential types and street typologies have been allowed to develop around the core.

Building age and architectural treatment:
Ribbon/village streets are distinguished from other residential streets by the lack of any consistent architectural period or style which is to be expected given their organic evolution. Pressure for development has resulted in a variety of more architecturally modern properties mingled in with surviving historic properties.

Location of linear/village development within Redbridge



SECONDARY TYPOLOGIES: RIBBON/VILLAGE

Contribution of landscape to the urban realm:
The streetscape of the linear rural routes can be leafy and even rural in character. These are often characterised by mature native species hedgerows on both sides, and grass verges perhaps with no pavements or road kerbs. The road is occasionally bordered by fields and hedgerow and through which there are occasional glimpses to the landscape beyond. Vegetation is typically mature native species with a wider variety of species in private gardens. There is typically little or no on-street parking and there are few public pavements, instead grass verges line the road.

Examples:
Woodford Bridge

Aerial view and figure ground plan of linear/ribbon development at Woodford Bridge.

Linear/ribbon development at Woodford Bridge. Note the almost rural character of the street at this point.

SECONDARY TYPOLOGIES: GRAND SUBURBS

Grand suburbs

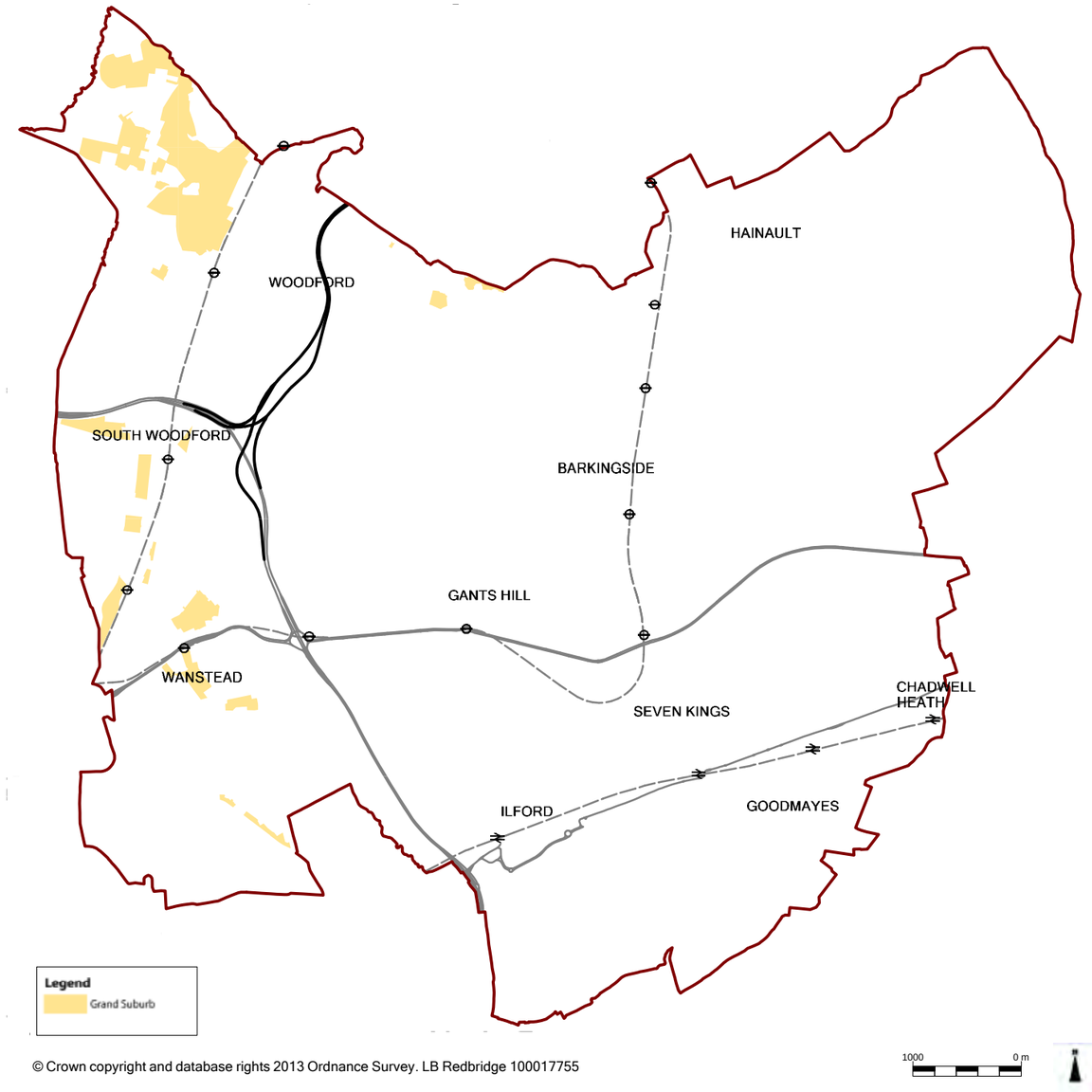
This is not a common development typology within Redbridge but can typically be found in the west of the Borough, most significantly in the north-west quadrant at Woodford Green and Woodford Wells close to the administrative boundary.

The most notable characteristics of this typology include the large plot sizes (typically 15 metres by 60 metres), and the large amount and variety of on plot vegetation. Another key physical feature of Grand Suburbs is the wider street space often incorporating heavy avenue planting. These streets are typically mature suburban areas rather than former rural lanes and many of the buildings date back to early periods of residential development (Georgian, Victorian and Edwardian). Spaces between buildings tend to be generous with gaps of 1.5 to 5 metres between dwellings and side boundaries. The perception of space can be increased by the presence of single building elements flanking the main building enabling glimpses of sky and rear garden planting between units. These areas have a semi-rural feel with heterogeneous architecture.

Density:
Due to the exceptionally large building plots and mainly detached nature of the housing, grand suburb streets are characteristically low density. Typical net density varies from 5 - 20 dwellings per hectare, with 8 - 15dph being most common.

Building Types, height and massing:
Grand suburbs almost entirely contain detached houses which vary from 2 – 3 storeys in height. Large roofs can be characteristic and this is often utilised for additional accommodation without the need for over-sized dormers. Houses are often large but broken down into a series of ranges springing from one dominant volume.

Location of Grand Suburbs within Redbridge



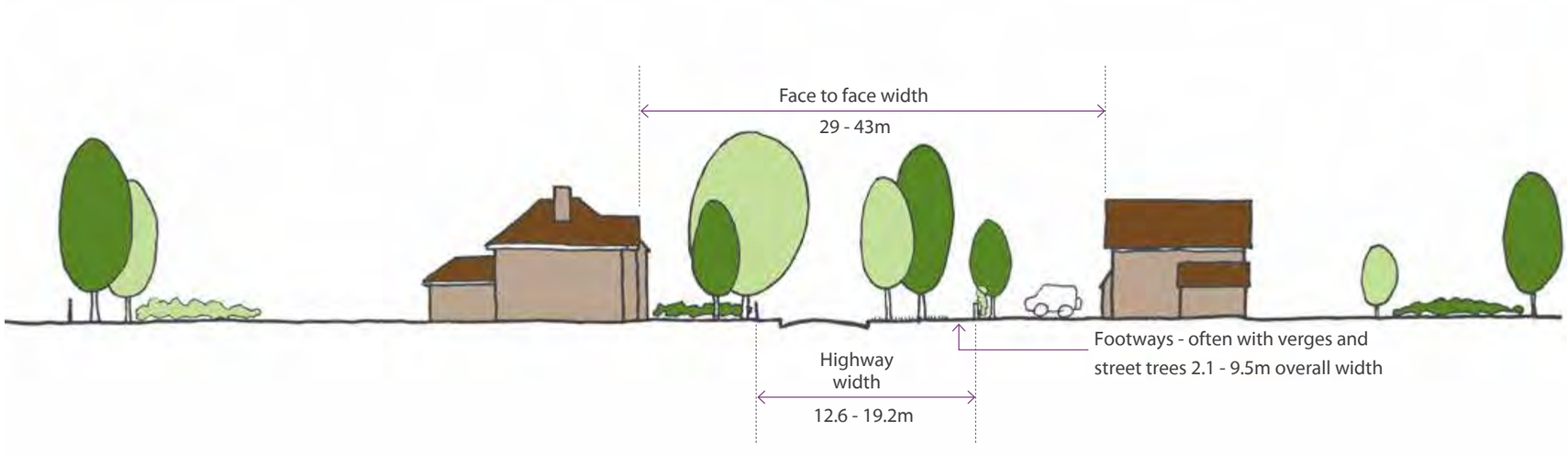
SECONDARY TYPOLOGIES: GRAND SUBURBS

Enclosure, street width and plot dimensions:
Plot sizes within grand suburbs are typically large, and buildings are normally well set back from the street with set-backs in the order of 7 to 13 metres. Plot sizes can differ in width and depth, but generally there will be a common relationship with the street. Due to their generous set-back, houses in this street typology can often accommodate parking for several vehicles on plot with an area of garden retained.

Streets within grand suburbs contain significant vegetation, including mature trees and hedges, both in front gardens and within verges. Street spaces are generally wide overall (typically approaching 20 metres in width) with verges between footways and the road. Face to face distances are typically 29 - 43 metres.

Building age and architectural treatment:
Houses of this typology within Redbridge represent architecture from the eighteenth, nineteenth and early twentieth centuries. Grand suburbs often feature homes with relatively ornate detailing but often have little stylistic consistency. Properties can incorporate elements of Georgian, neo-Georgian, mock-Tudor, arts and crafts rustic or even international modern architecture. Materials can be equally diverse, although red brick and white render are common.

Typical street section



Typical plot dimensions

Density approx 7 dph

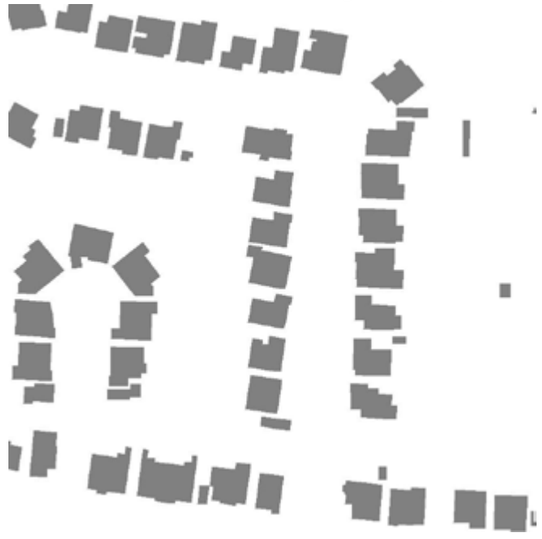
SECONDARY TYPOLOGIES: GRAND SUBURBS

Contribution of landscape to the urban realm:
Grand suburbs typically have a very wide street profile (of 30 to 40m between building fronts) and a leafy and exclusive character. Detached houses are set well back from the road with substantial mature front gardens frequently incorporating a private drive.

The generous building set back allows front gardens to accommodate a range of vegetation in addition to several car parking spaces. Roads can include street tree planting set in a grass verge, whilst trees and shrub planting in front gardens is often more substantial.

Examples:
St Mary's Avenue Wanstead, Monkhams, Woodford Green and Woodford Well

Aerial view and figure ground plan of grand suburban in Monkhams, note detached houses on generous plots.



The western end of the Groves and Counties area of Wanstead may be considered a grand suburb comprising individual detached homes on large plots set back from the street behind planted front gardens.

SECONDARY TYPOLOGIES: GRAND VILLAS

Grand villas

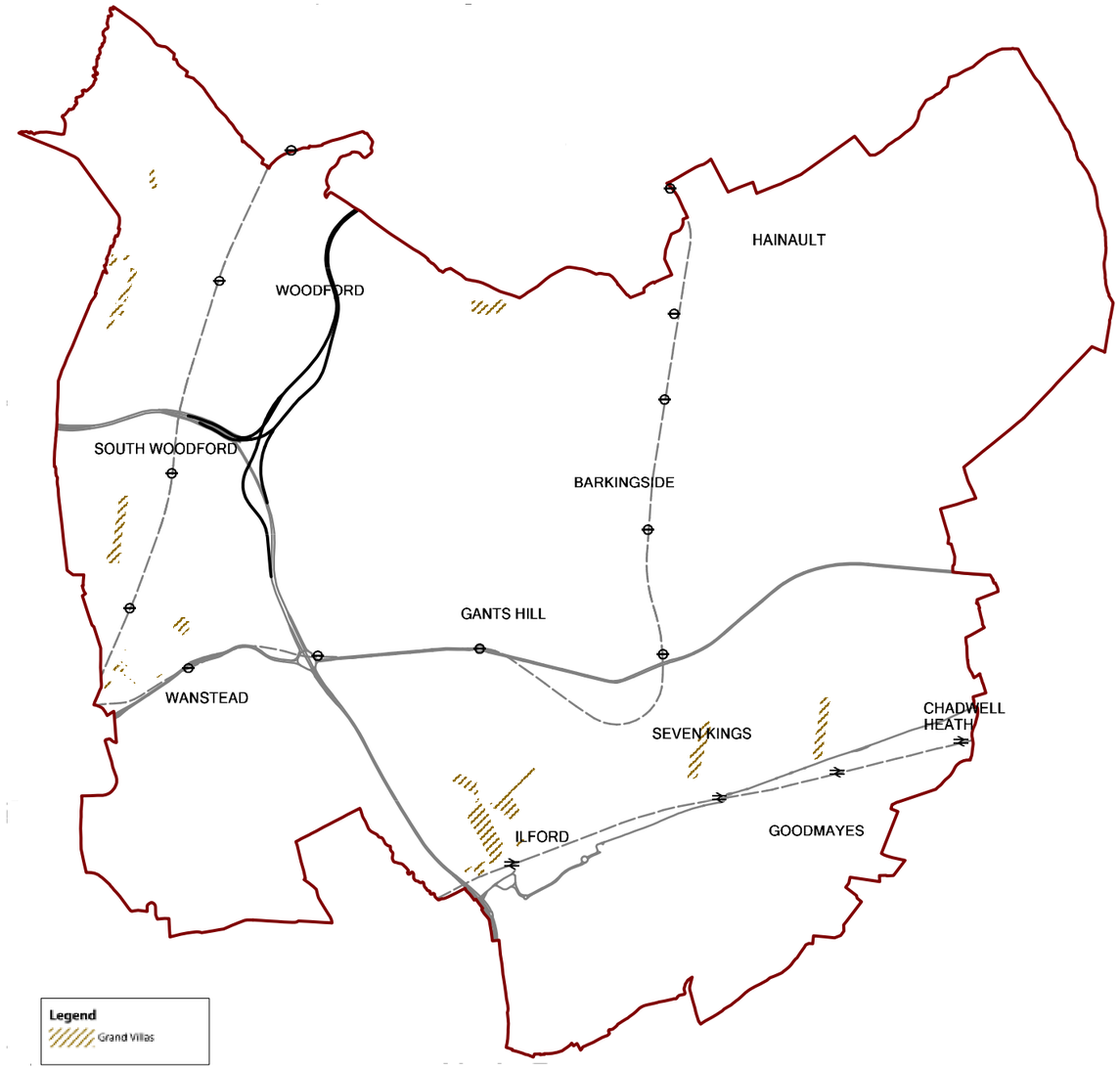
Like grand suburbs, grand villas are found relatively infrequently within the Borough, although they are a little more dispersed. They tend to occur along relatively important radial routes close to centres. They are typically found with areas of urban terracing and are an important typology as they tend to signify higher status streets; identifiable by wider fronted homes and/or building of additional height as well as finer ornamentation.

Density:
These are relatively loose areas of development. Properties are typically paired or linked detached. Wider/deeper plots produce a lower overall density than the more compact urban terracing. Densities of 15-20 dwellings per hectare are typical.

These are instances of these large properties being subdivided into smaller households such as flats. This can cause management issues in relation to car parking, refuse storage etc.

Building Types, height and massing:
There are two types of Grand Villas; the paired and the linked detached. The earlier tend to date from the mid-nineteenth Century and comprise tall townhouses of 3 or even 4 storeys. The latter comprise a double fronted property of typically two generous storeys linked to the adjoining identical property by a subservient link originally intended as servant's quarters. These tend to be a little later, dating from the late 19th Century and are rather more prevalent; being part of the early phases of suburban expansion around Ilford/Seven Kings etc.

Location of Grand Villas within Redbridge



SECONDARY TYPOLOGIES: GRAND VILLAS

Enclosure, street width and plot dimensions:
Grand villas are set back from the street and the streets themselves are often wide. Plot widths vary but are generally wider than surrounding Urban Terraces. Long back gardens are common.

Building age and architectural treatment:
Grand villas are mainly Victorian, occasionally earlier (Georgian). They are constructed in brick (mainly London Stock occasionally Gault or red brick) with slate roofs and solid chimneys. Vertically proportioned windows with stone window surrounds are common. Ornate door surrounds and double height bay windows are often found. Uniformity of building form, architecture and building alignment tie streets together.

Contribution of landscape to the urban realm:
Planting is generally relatively mature and established within streets containing Grand Villas. Mature trees can be found in avenues within the street, within front gardens and in rear gardens where they help to provide a green setting for the built form.

Examples:
Grosvenor Road, Wanstead.
Aldborough Road South/Cameron Road, Seven Kings.

Aerial view and figure ground plan of grand villas in Grosvenor Road, Wanstead. Note the loose grain.

Grand Villas in a street close to Ilford Centre. These were originally constructed as master's and servants houses.

Grand villas at the southern end of Grosvenor Road, Wanstead. Note the grandeur of the facade and the contribution of planting to the character of the area.

SECONDARY TYPOLOGIES: SUBURBAN

Suburban

This is a dominant typology within the Borough, accounting for approximately 42% of the built up area and around 53% of the land used for housing.

Suburban streets typically consist of low/medium densities and reasonable levels of architectural coherence. Houses in this secondary typology tend to be semi-detached or arranged in short terraces and benefit from generous street widths accommodating avenue planting. Uniform gaps or breaks combined with consistent building lines help provide coherence to tie the area together. Within Redbridge this typology is represented by large areas of inter-war suburban streets.

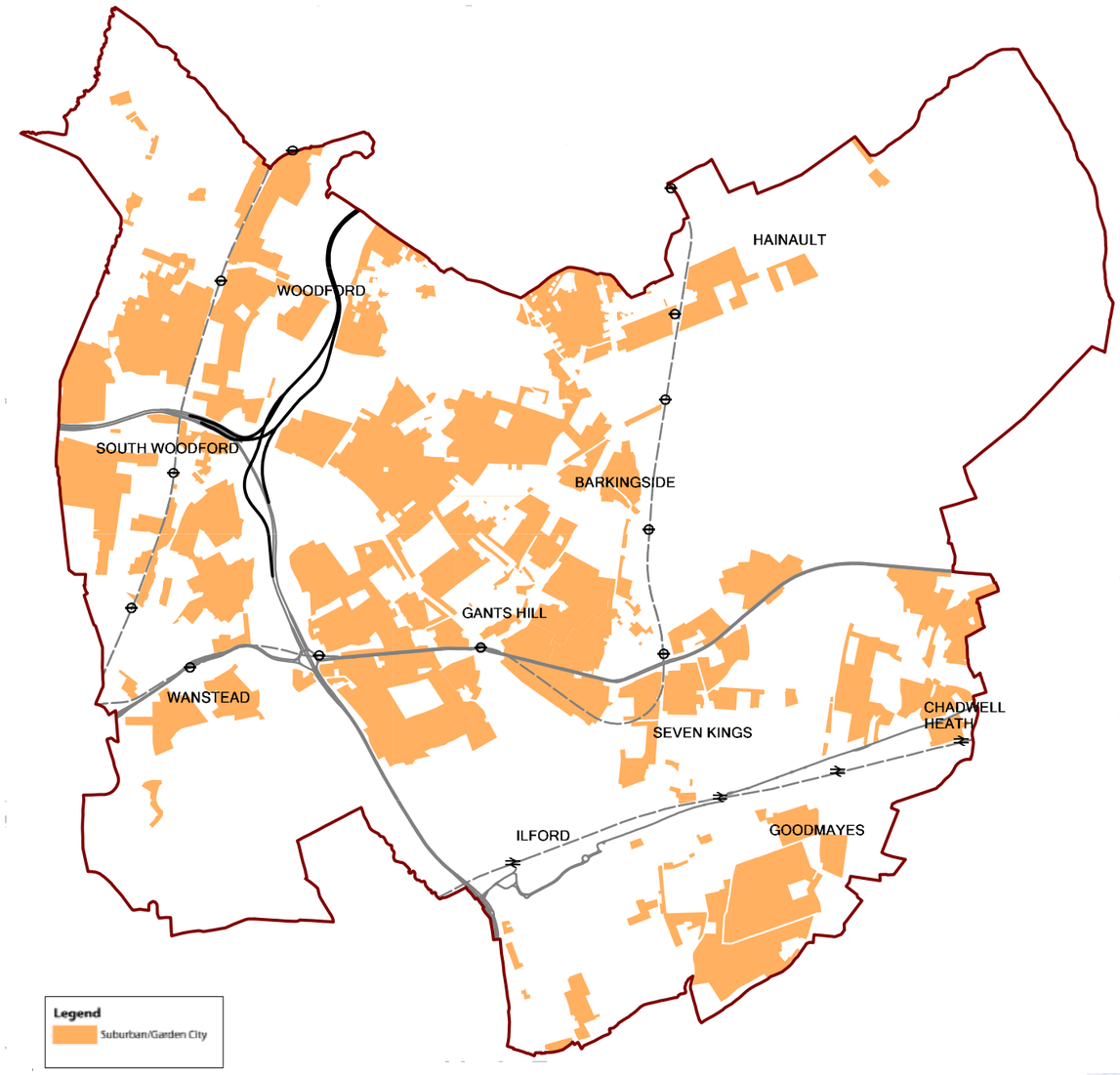
Suburban development within Redbridge has a leafy character and associations with the Garden Suburb movement.

Density
The density of suburban streets tends to range from 20 – 50 dwellings per hectare. More compact suburbs comprising terraces are generally apparent closest to Cores and looser suburbs with a higher proportion of semis become more prevalent away from centres.

Building Types, height and massing:
Suburban streets are lined with semi-detached or terraced houses. The latter are arranged in short terraces, typically of four units and have the appearance of semi-detached homes pushed together. Building heights are almost completely two storeys, groups of bungalows are relatively common and three storey units are seen very occasionally.

Hipped roofs are dominant.

Location of Suburban development within Redbridge



SECONDARY TYPOLOGIES: SUBURBAN

Enclosure, street width and plot dimensions:
A combination of building fronts, front boundary treatments and planting provide a degree of enclosure on suburban streets. Enclosure is less apparent than with streets of urban terraces. Street widths tend to vary between 12 – 18 metres, as pavements are often generously wide, often include tree planting and occasionally soft verges. Building fronts remain well set back from the plot edge (distances of 5 to 8 metres are typical, producing overall building to building distances of 22-35 metres) and can potentially accommodate off street/on plot parking. Where a space is accommodated beside a retained garden, streets can remain green with reasonable enclosure, where entire front gardens are lost to parking the sense of enclosure for the street provided by consistent front boundary walls, fences and railings becomes compromised.

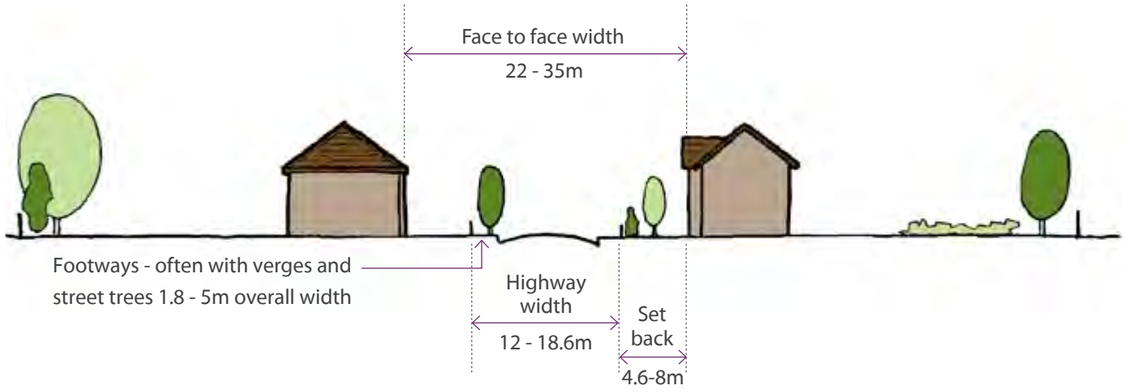
Units benefit from wider fronts than is seen in Urban Terracing.

Building age and architectural treatment:
The main characteristic of suburban streets is the dominance of housing built during the inter war period. This was a period of significant growth in Redbridge as land was released for development to the north of Ilford along Eastern Avenue etc.

Buildings of this period typically display a clear lineage from their Edwardian predecessors, but with far less ornamentation and architectural features, a more functional rather than decorative form, with more horizontal rather than vertical proportions. Sash windows have also typically been replaced with side or top-hung casement windows. Uniform bay windows are a dominant feature within this typology. Unlike earlier types they tend to lack masonry surrounds and are often canted (angled) beneath a gabled projection.

A wide palette of materials may be found including red and yellow brick, render, pebbledash; timber or steel framed windows, hardwood or softwood doors.

Typical street section



Typical plot dimensions

Density approx 32.5 dph

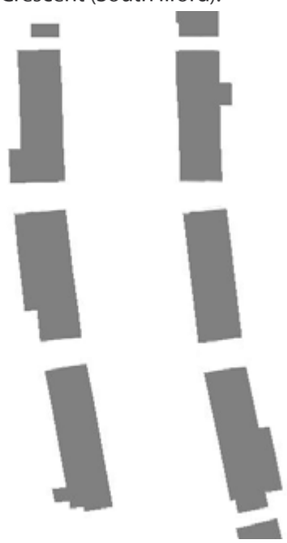
SECONDARY TYPOLOGIES: SUBURBAN

Contribution of landscape to the urban realm:
Most areas of suburban streets in the Borough have an open street profile with generous size front gardens. Whilst many houses were designed with garages and a front garden with a lawn, use of plot frontage for car parking is becoming more prevalent compromising the quality of some suburban streets. Regular avenue tree planting at regular intervals helps to green the street and tie it together. With Redbridge, street trees could be said to be a defining characteristic of the suburban typology.

Examples:
Large areas of Clayhall and southern end of South Park Drive, Ilford.

A typical suburban street within Barkingside. Note the repeated bay windows, presence of tree planting and mix of on street and plot frontage car parking.

Aerial view and figure ground plan of suburban development in Chudeligh Crescent (South Ilford).



SECONDARY TYPOLOGIES: SUBURBAN TERRACE

Suburban Terrace

This residential street typology consists of relatively plain suburban housing, it is relatively dispersed although is most prevalent in the centre, north and east of the Borough. It tends to date from the second half of the twentieth century although some earlier examples are apparent. This typology is most evident within areas of public sector housing.

Although mainly terraced, this typology can incorporate semi-detached properties. It can also feature occasional maisonettes or low-rise apartment blocks designed as terraced housing.

Lack of ornamentation of the built form (absence of bay windows etc) distinguishes this typology from the more prevalent inter war suburban typology.

Suburban terraces are distinguishable from urban terrace streets by their lower density, terraces being shorter and individual plots generally wider within suburban terraces.

Earlier examples existing on the fringes of Clayhall, later examples being apparent within Hainault. Suburban terrace streets have a sense of simple architectural consistency.

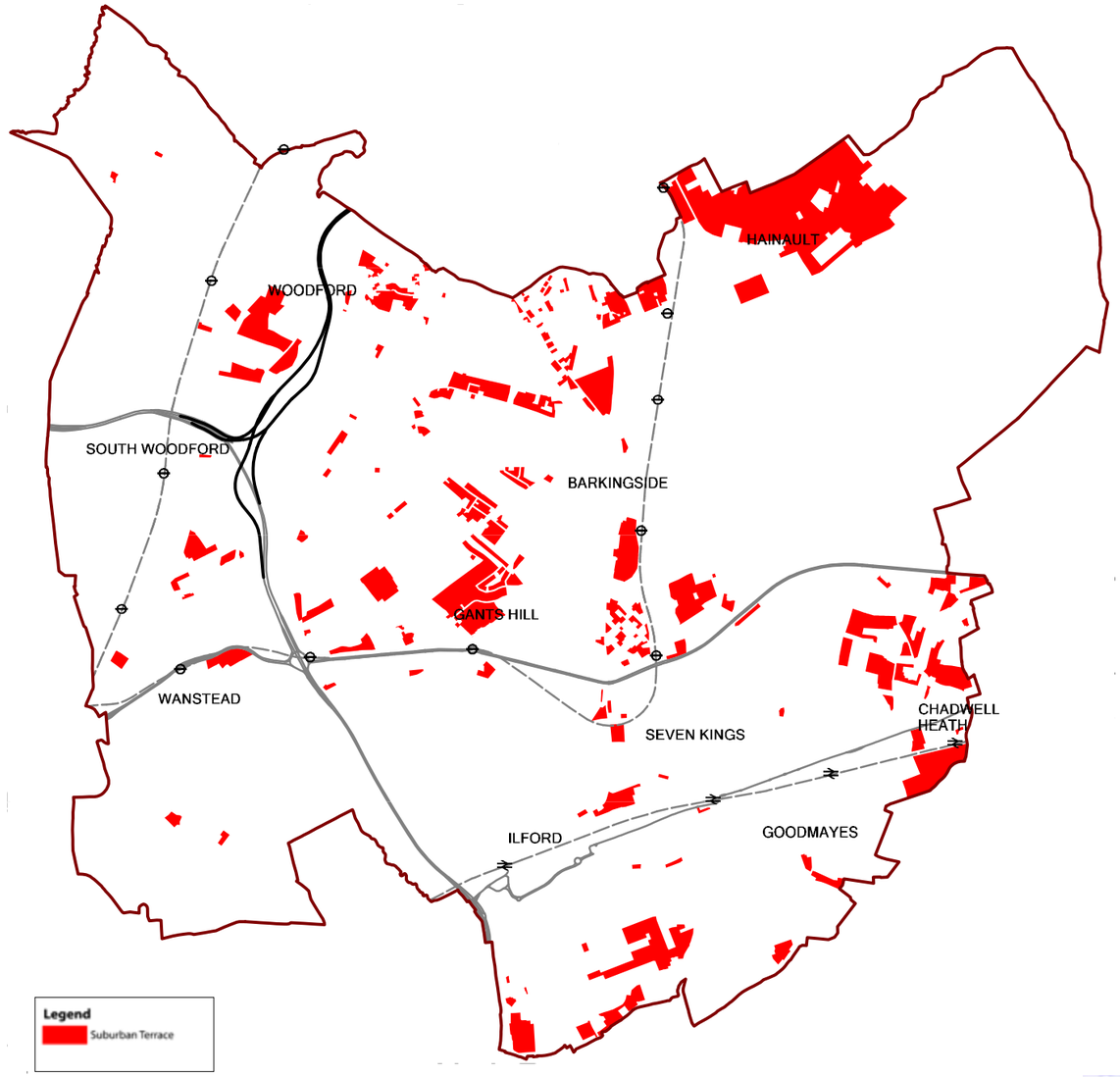
Suburban terrace streets can be highway dominated and building set backs can result in a lack of sense of enclosure. Front gardens are frequently large enough to accommodate off street parking, usually in place of front gardens to the detriment of the street.

Buildings are formally arranged in geometric patters with occasional greenswards.

Density:
The density of Suburban Terrace streets is similar to other Suburban streets; typically 25 to 40 dwellings per hectare. Wider street-space and incorporation of intermittent greenwards balances occasional incorporation of maisonette or low rise apartment blocks.

Building Types, height and massing:
Buildings along suburban terrace streets are usually terraced houses, the vast majority of which are two storeys high. Semi-detached variants exist (such as Southdown Crescent, Newbury Park). Occasionally, some streets have houses or low rise apartment blocks that are three storeys in height.

Location of Suburban Terraces within Redbridge



SECONDARY TYPOLOGIES: SUBURBAN TERRACE

Enclosure, street width and plot dimensions:
The buildings on suburban terrace streets provide the primary enclosure to the street; albeit high degrees of enclosure are not apparent due to building fronts being set back from the street edge. The street space is generally wide (typically 21 to 43 metres face-to-face), and plot widths at 6.9 - 8.8 metres are similar to the Suburban typology (wider than Urban Terraces). Typically, the distance between building front and the plot edge varies from 3.4 to 8.2 metres

Landscape Character and Streetscape:
The street profile for suburban terrace areas in the Borough is typically broad with moderate sized front gardens and some off street parking. Communal parking courts and remote garage courts can be associated with these areas however on-street parking also occurs and front gardens are often lost to accommodate car parking.

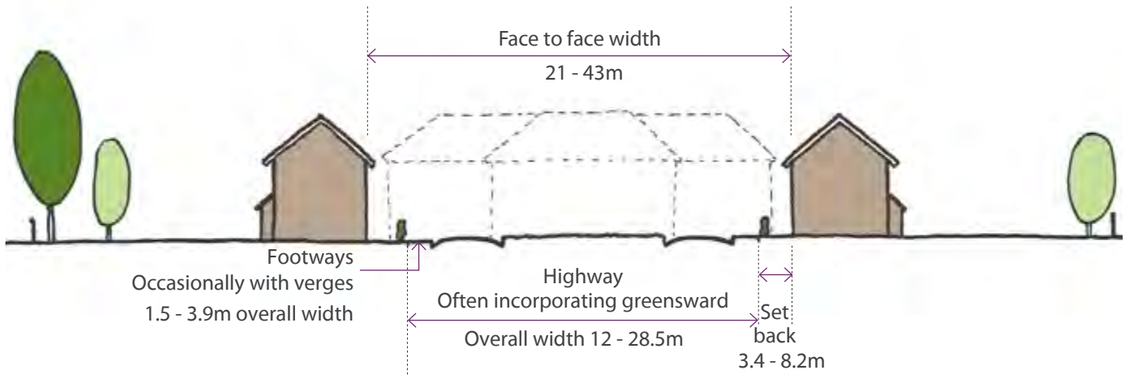
The earlier examples of suburban terrace typically have broader street profiles with street trees sometimes set in a narrow grass verge separating the road and the pavement on both sides. In some later examples the profile is narrower with no street trees or grass verge and more prominent on-street parking.

Occasional greenswards are apparent with buildings arranged around in formal/geometric composition.

Building age and architectural treatment:
Most areas of Suburban Terracing are post war although some earlier example (late 30s) exist. Houses within this typology tend to be uniform and formal in composition but are relatively plain; being primarily flat fronted. Roofs are often characterised by dominant hipped roof forms.

Terraces are often arranged carefully as a group composition, with strong elements of symmetry often sitting within a larger planned estate pattern.

Typical street section



Typical plot dimensions

Density approx 34 dph

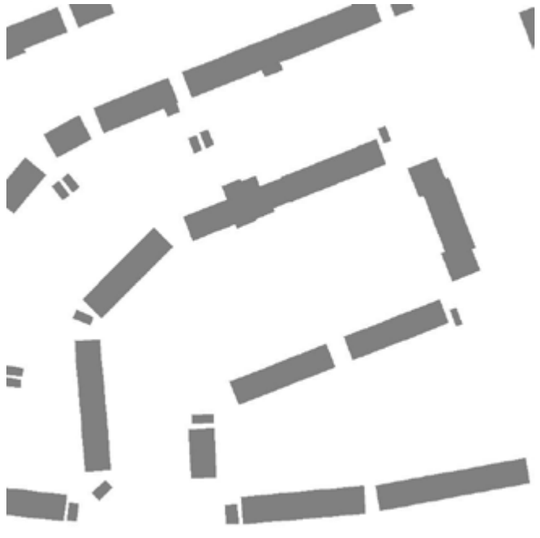
SECONDARY TYPOLOGIES: SUBURBAN TERRACE

Contribution of landscape to the urban realm:
Whilst planted verges and occasional pockets of trees are sometimes seen; areas of suburban terrace are relatively austere and lack planting. Front gardens can contribute to the sense of greenery in the street but plot frontage car parking reduces this in many streets.

Examples:
Oaks Lane/Southdown Crescent, Newbury Park.
Neville Road area immediately north of Fullwell Cross roundabout, Barkingside.
Finchingfield Avenue, east of Woodford Station
Area north of Manford Way, Hainault.

A suburban terrace east of Woodford Station. Note uniformity of composition and architectural simplicity.

Aerial view and figure ground plan of Suburban Terrace development at Burrow Green, Hainault



SECONDARY TYPOLOGIES: URBAN TERRACE

Urban Terrace

This is a relatively common typology within Redbridge, particularly in the south of the Borough. Urban terrace streets are predominately characterised by the architectural dominance of Victorian and Edwardian townhouses. Urban terraces represent the earliest phase of suburban growth around centres with good rail access like Ilford, Seven Kings and Goodmayes.

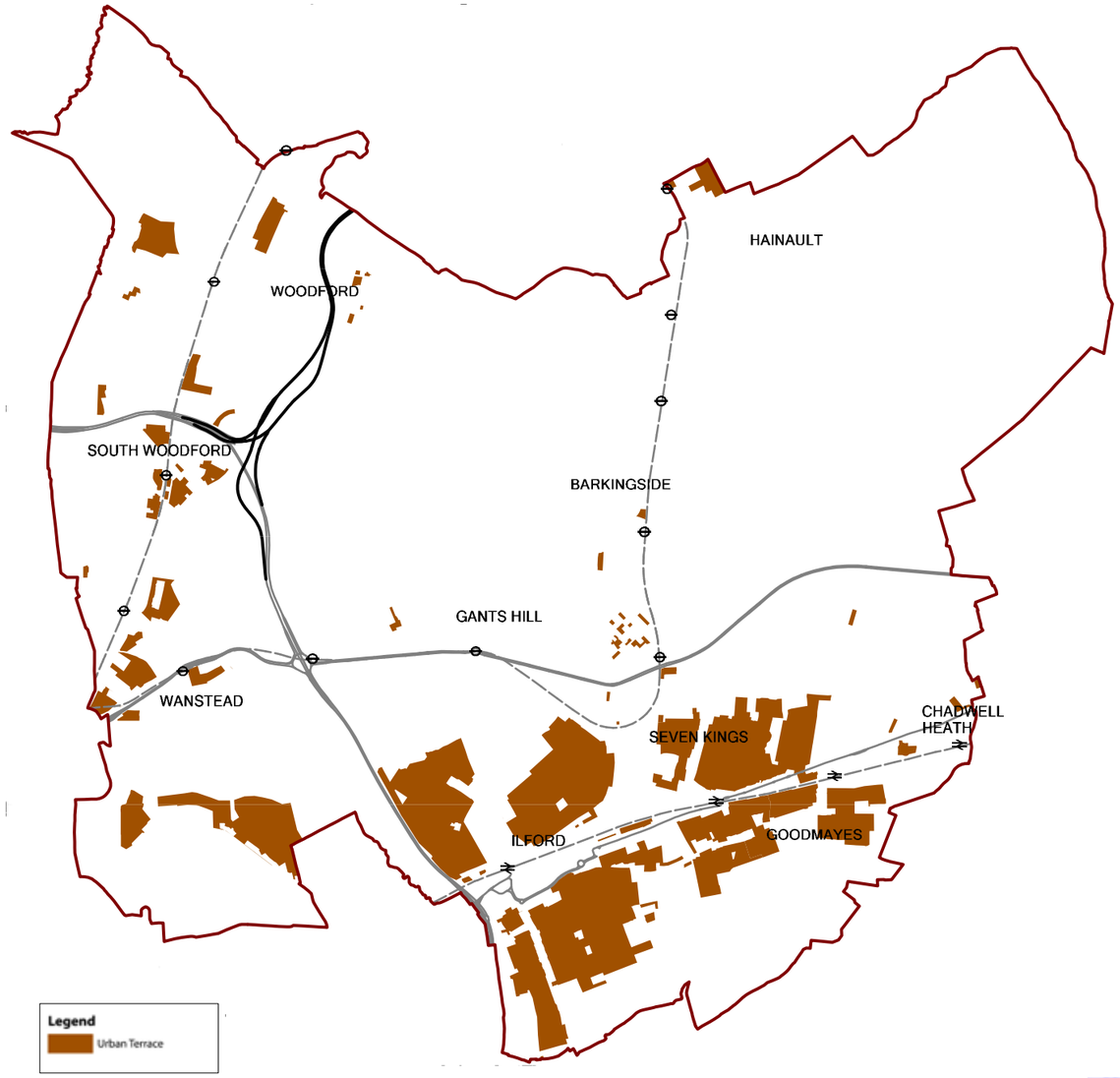
Streets are typically urban in character, dominated by on street car parking or more recently plot frontage parking. They have a strong, coherent architectural style and character due to the standardised building scale, form and plot size. An additional key physical characteristic includes the long, straight roads with fairly wide widths although in some cases, particularly in the south of the Borough, the road widths can be narrower.

Compared to other parts of the Country and even the Capital, Victorian Urban Terracing in Ilford is notable in that it generally comprises a greater set-back from the road than comparable housing elsewhere which would typically be set closer to the street edge. This is perhaps due to the relative historic affluence and status of Ilford.

Density:
Urban terrace streets represent some of the more dense residential neighbourhoods in the Borough, and have densities of between 40 and 80 dwellings per hectare.

Building Types, height and massing:
As its name suggests, the houses are arranged in long linear terraces of up to 20 or more unit, and are typically two storey, very occasionally two and half or three storeys in height.

Location of Urban Terraces within Redbridge



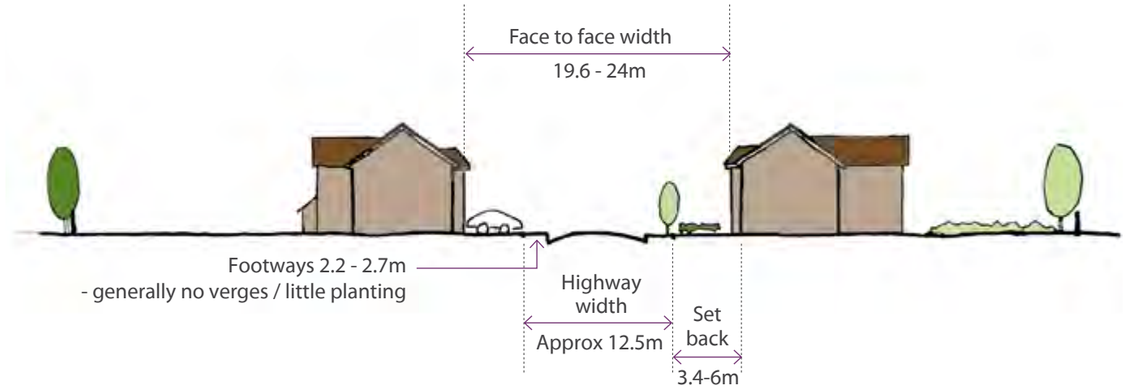
SECONDARY TYPOLOGIES: URBAN TERRACE

Enclosure, street width and plot dimensions:
Buildings provide the primary enclosure to the street in the urban terrace typology. Building plots are almost invariably long and narrow. Houses are narrower than later Suburban typologies (typically 4.5-5.2 metres in plot width). There is limited building setback of 3.4 - 6 metres. Despite the set back buildings manage to contain the street-space.

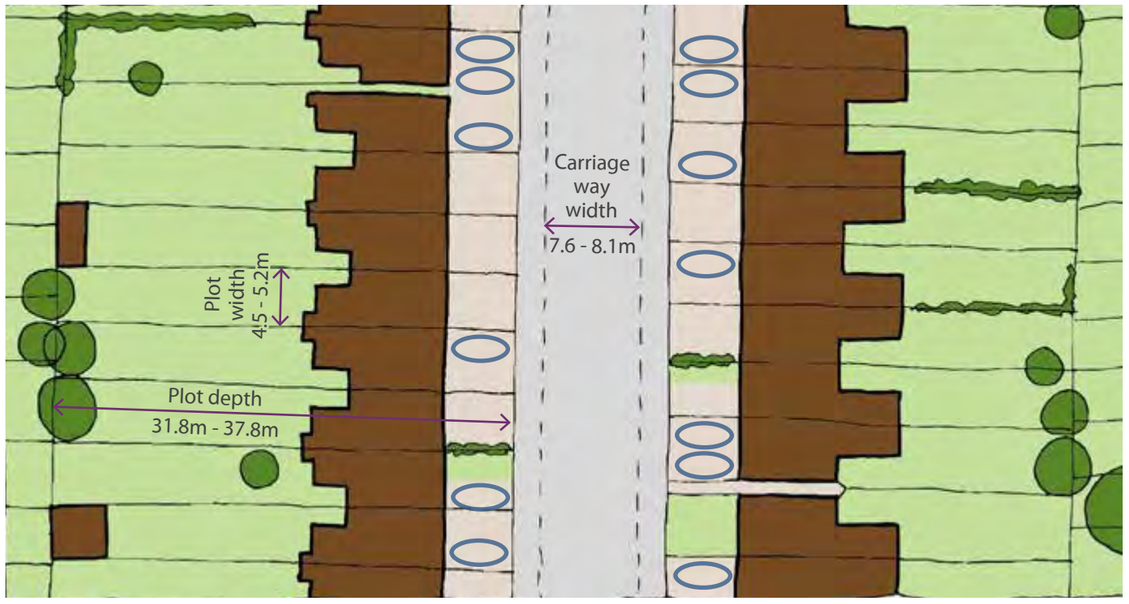
Where on street parking occurs it is without detriment to the movement network as road spaces are relatively generous. More latterly on street parking is being usurped by on-plot parking. Where set-backs are limited, and given the narrow plot widths, this can undermine the street-scene due to loss of boundary treatments and long banks of unrelieved hard surfacing/ parked cars.

Building age and architectural treatment:
This is a Victorian/Edwardian typology. Detailing is solid and robust. Double height bays feature masonry surrounds with stone detailing. Original timber windows have been replaced with imitation plastic versions in many cases. Ornate iron canopies are common around the principal door. Materials include soft red/London stock brickwork and slate roofs although concrete tiles have replaced many of the original slated roofs.

Typical street section



Typical plot dimensions



Density approx 46 dph

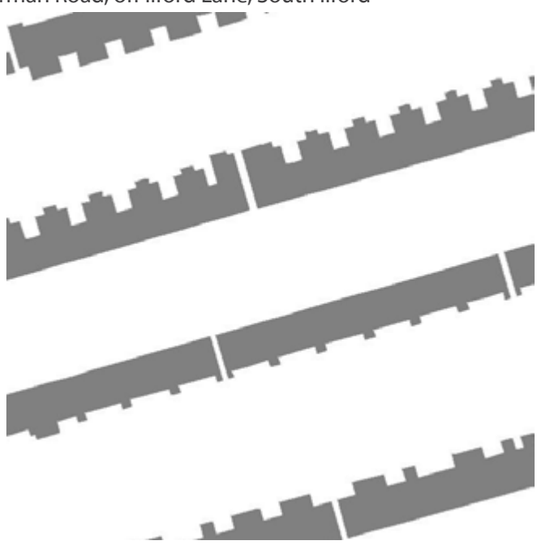
SECONDARY TYPOLOGIES: URBAN TERRACE

Contribution of landscape to the urban realm:
Greenery in urban terrace streets is normally limited, but where space permits, there is some tree planting of ornamental varieties mainly as incidents. Front gardens are being lost to car parking. Boundaries to front gardens where they remain are typically low brick walls. They often have a hedge or shrub planting growing behind which can serve to form a vertical extension to the wall.

Examples:
Commonwealth Estate, Ilford.
Richmond Road area to the south of Ilford Centre.
Much of Seven Kings and Goodmayes just off the High Road

Urban terraces along a typical street in south Ilford. Note the narrow plot widths, robust/repeated detailing, continuity of frontage and relative lack of greenery.

Aerial view and figure ground plan of Urban Terracing in Norman Road, off Ilford Lane, South Ilford



SECONDARY TYPOLOGIES: FLATS

Flats

Flats are not a dominant typology within Redbridge. They tend to occur within streets defined by other typologies, for example along primary routes or on junctions. They are dispersed with a slight concentration in the west of the Borough.

Save for a few early maisonettes there where virtually no apartment blocks within the Borough until after the First World War.

There are a number of Inter War examples of this typology however flats are primarily post war within Redbridge. The proportion of flats has increased within recent developments of the last 20 years.

There are a variety of forms and no dominant architecture. Blocks are typically linear or L-shaped and 3 or 4 storeys in height. This typology is distinct from residential estates which contain flats but are not a street typology.

This typology that does not include sub-divided/ converted residences as these would be categorised within the original built typology.

Density:
Flats represent the highest density residential environments throughout the Borough, typically ranging anywhere from 60 – 185 dwellings per hectare. Higher densities may be achieved but this tends to occur in blocks within defined Cores.

Building Types, height and massing:
Flats tend to occur as incidents in streets and have typical building heights of three to six storeys, either with flat roofs or pitched roofs.

There are also flats in the Borough in buildings of up to 10-12 storeys or more (Tamar Square at Woodford Broadway and Pioneer Point in Ilford) although these tend to occur within Cores and would be categorised as such.

Purpose-built flats are generally bulkier and more monolithic than even the largest single dwellings and therefore exert a strong physical presence on the street.

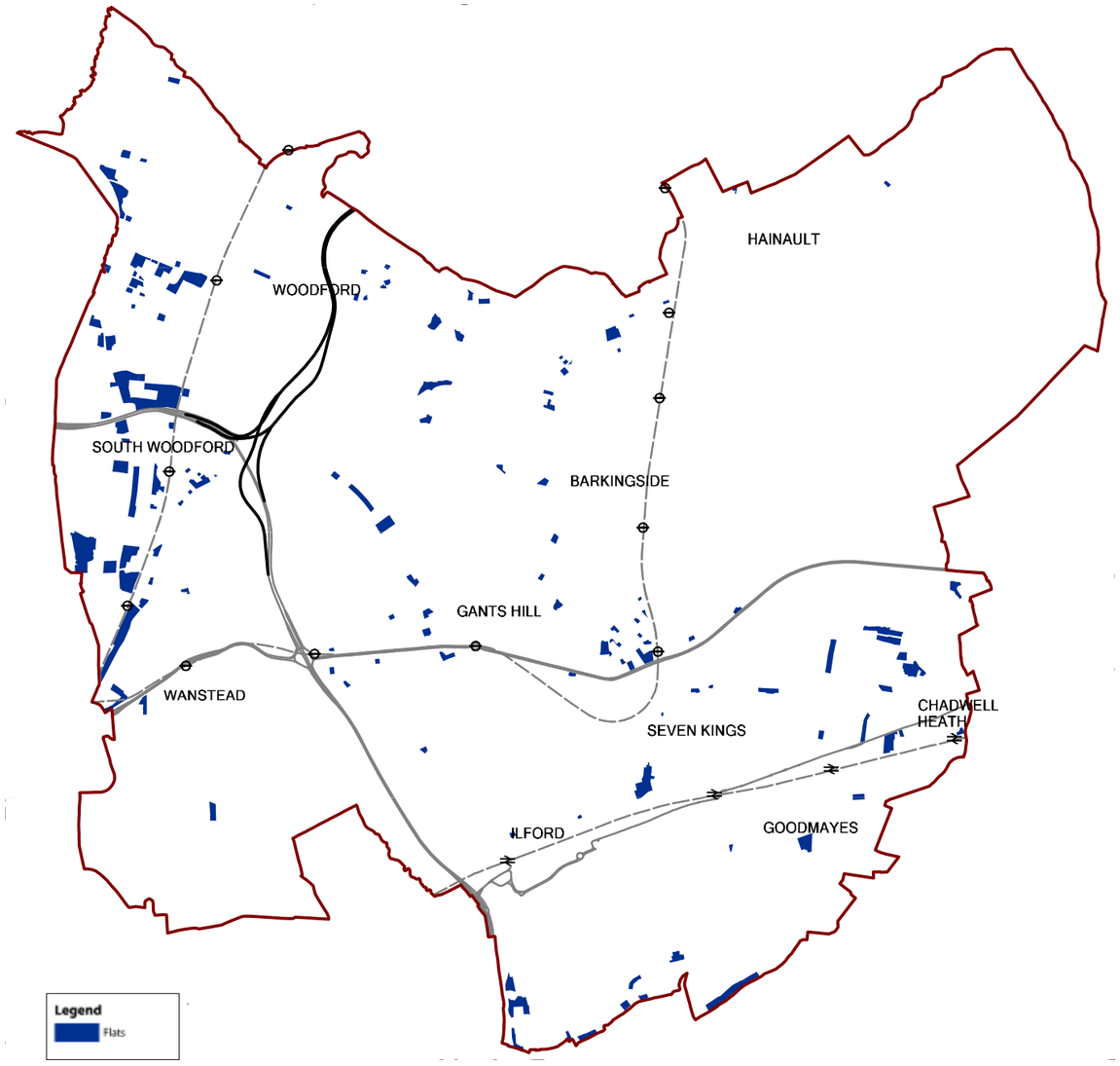
Enclosure, street width and plot dimensions:
Buildings provide the primary form of enclosure to the street. Street widths can vary however are typically wide as flats tend to occur along primary routes. Buildings can form the highway boundary but are more commonly set back as is characteristic of the housing typologies within the Borough. Sometimes streets are not as coherent in this typology as others.

Building age and architectural treatment:

The architectural style and period evident on streets with flats is frequently wide ranging, due to their incremental development and redevelopment. Early blocks exhibit characteristics of Neo-Georgian, modern or art-deco architecture.

Blocks from the latter half of the twentieth century tend to be post-modern.

Location of Flats within Redbridge



SECONDARY TYPOLOGIES: FLATS

Contribution of landscape to the urban realm:
Apartment blocks typically have fringes of landscaped areas of mown grass and mixed shrub planting (typically low maintenance evergreen species).

Parking is generally arranged to the rear or side of these blocks in small car parks (sometimes under-croft) surrounded with small areas of mixed ornamental tree and shrub planting.

Feature tree planting is not uncommon and can act as a focal point. Where trees and garden planting is large and mature, it is more likely to be in-scale within the built form and can convey an attractive leafy character to the area.

Examples:
Riverside blocks in flowers estate, west of Uphall Road, South Ilford.
Longbridge Road, South Ilford.
Hevingham Drive, Little Heath
Recent developments along of Loxford lane, South Ilford.
The Shrubberies, Grosvenor Road, Wanstead
Hermitage Court Snaresbrook,

Flats off Grove Road, Little Heath

Aerial view and figure ground plan of flatted development along Loxford Lane in South Ilford

Secondary (street) typologies – Summary

		Image	Example	Density	Building Type	Age	Key characteristics
	Ribbon/Village		*Woodford Bridge*	5-20 dph	Mixed housing	Varies Historic remnants/modern infill	• Organic / loose • Rural/semi-rural • Incidental open space (eg. Greens/fields) • Road bordered by hedgerows • Generally linear • 1-3 storey
	Grand suburb		*Monkhams residential precinct*	5-20 dph	Detached housing	Edwardian/early inter-war	• Planned / early estate form of development • Leafy/exclusive • Large plot size / Villas set back from the street • Landscaped space between units • Wide street space with planting in streets and/or front gardens • 2-3 storey
	Grand Villas		*South end of Grosvenor Road, Wanstead* *Aldborough Road South/ Cameron Road, Seven Kings*	15-20 dph	Semi detached and linked detached	Victorian	• Smooth building lines. • Often found close to areas of urban terracing. • Grander homes generally taller and/or wider than nearby property. • Uniform, repeated modules. • Robust/ornate detailing. Double height bays common • Wide streets, leafy frontages. 8-10m set backs. • 2-4 storey
	Suburban/Garden City		*Chudleigh Crescent, Loxford*	20-50 dph	Semi-detached housing sometimes short terraces	Inter-war	• Formal composition • Relatively wide plots • Hipped roofs with gabled projections. • Uniform gaps between units • Wide streets often with avenue planting • 2 storey / occasionally 3 storey
	Suburban Terrace		*Barrow Green, Hainault* *Jaffe Road, Ilford*	25-40 dph	Mainly terraced housing	Mid/late twentieth Century	• Terraces of 4 to 8 units • Units typically 2 rooms wide • Generally uniform alignments/sometimes staggered • Simple/repeated detailing • Wide streets. Buildings typically set back 5-8 metres • 2 storey / occasionally 3 storey • Includes late twentieth century infilling

	Urban Terrace		*Norman Road, South Ilford*	40-80 dph	Terraced housing	Victorian/ Edwardian	• Joined buildings – good enclosure of street • Buildings towards front of plot (although also set-back in Ilford etc) • Generally narrow plots although some can be double fronted. • Streets relatively narrow / typically little planting • Robust/ornate architectural detailing • 2 storey/occasionally 3 storey
	Flats		*Countryside development off Loxford Lane, South Ilford*	60 – 185 dph	Street facing flats	Late twentieth Century	• Urban form of spatial organisation • Generally high levels of enclosure • 3-6 storey / occasionally higher

Urban terracing in Norfolk Road, Seven Kings in 1907.
Note the presence of planted front gardens with uniform hedges, walls and railings.