

**SOUTH WOODFORD CONSERVATION AREA
APPRAISAL AND ENHANCEMENT SCHEME**

APRIL 2002

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ANNEX ONE EXTENSION OF CONSERVATION AREA

SOUTH WOODFORD CONSERVATION AREA - APPRAISAL AND ENHANCEMENT SCHEME

A. APPRAISAL

1.0 Introduction

1.1 South Woodford Conservation Area comprises those plots of land facing the A11 Woodford High Road between the A 406 North Circular Road and Chelmsford Road. The northern boundary is indented southwards by the exclusion of Hockley Court and Nos. 142-146 High Road on the east side of the High Road.

1.2 The Conservation Area was designated in 1970 and has remained unaltered in its extent except for some losses to the southern end resulting from the cutting of the A406 in the mid 1970s (Figure1).

2.0 Archaeology

2.1 The conservation area is situated within the boundaries of the ancient manor of Woodford. There have been no significant pre-medieval finds recorded inside the conservation area but following the devastating fire at St. Mary's church in 1969 a thorough archaeological investigation was undertaken. This uncovered material dating back to the late twelfth century supporting the belief that the church was founded at this time. Further finds are probable particularly in the vicinity of the church and former manor house but the area is no longer designated as one of archaeological priority.

3.0 Origins and Development

3.1 In the early medieval period Woodford was densely afforested and its population was distributed in a network of hamlets. The earliest was at Woodford Bridge but by the twelfth century the principal manor house and parish church had moved to higher ground on the west side of the Roding valley. This new site, beside a forest track, formed the core of the hamlet that became known as Church End.

3.2 In the period following the establishment of the Tudor dynasty and the dissolution of the monasteries, the prospering merchants of the City of London increasingly sought repose in suburban retreats. Woodford was deemed a suitably leafy, unpolluted environment and the seventeenth and eighteenth centuries witnessed the building of several large houses at Church End. At that time the population included several prominent officers of the Bank of England and East India Company.

3.3 Throughout the eighteenth century improvements were made to the forest track, the "upper road" from London, as opposed to the older "lower road" that ran beside the Roding to Woodford Bridge. It became a turnpike road and ribbon development occurred along its course something which is very apparent on the 1777 survey map prepared by

Chapman and Andre (Figure 2). Coaching inns and posting houses were important punctuation marks along the route. Away from the main road there were only footpaths and rough tracks. One which entered the north end of the modern conservation area was Churchfields, now a suburban road, which served the residents of Woodford Bridge travelling to St. Mary's before the building of St. Paul's in 1860.

3.4 In the early nineteenth century Church End was still part of an extended village with a population of gentry, tradesmen and cottagers set amidst largely agricultural land. This is the Woodford where the writer and theorist William Morris spent part of his childhood, living at Woodford Hall, the old manor house, between 1840 and 1848. The rapid development of the Victorian age: road improvements and in 1856, a railway, brought the areas relative remoteness to an end. In 1869 the last private occupier of Woodford Hall departed and it was sold for development. Although the hall itself survived until 1901, this sale inaugurated the building of middle class suburban housing; side roads were opened off the High Road and the original ribbon form of the village began to be submerged.

3.5 Despite the new development on its edges the heart of Church End remained remarkably intact until after the Second World War (Figure 3). In 1954 Nicholas Pevsner observed *"right by the church a quite uncommonly complete stretch of houses, some in generous gardens"*. But already some of the houses were empty or had passed into institutional ownership. The 1960s and 70s witnessed the loss of several eighteenth century houses between Elmhurst and Holmleigh (no 140) and in 1969, just outside the Conservation Area, three tower blocks were built in the grounds of Elmhurst profoundly affecting the setting both of the house and the area in general. Further losses took place in these years on the west side of the High Road where the last truly vernacular timber framed and clad buildings adjoining the old Gates garage site were demolished without ceremony in the early 1970s.

3.6 The 1980s and 90s witnessed further changes. The Edwardian parade that included Gates garage was demolished to make way for sheltered housing. The old Rectory, lately the Magistrates Court, underwent a further conversion into offices; in its grounds modern flats were built.

4.0 History of Uses

4.1 From its earliest days the area has encompassed a mixture of land uses. The make up of this mix has changed as the areas functions have changed; first a local centre, then a dormitory for City merchants and later still a staging post on an increasingly busy thoroughfare. Despite the inevitable diminution in its status, as it has been swallowed by the growth of London, a sufficient variety and type of uses continue to maintain the focal nature of the area.

4.2 Today there are no managed woodlands and no working farms but these were the earliest uses of the area and formed the background to the emerging village and suburban community until the nineteenth century. The only echo of this agricultural past

today is the allotment site occupying part of the former Rectory glebe in the south west corner of the conservation area.

4.3 From the twelfth to the nineteenth century the area was the focus for the religious and secular affairs of the whole parish. The church's mission continues, albeit for a smaller parish and while burials have now ceased, the churchyard contains the remains of many notable Woodford families.

4.4 Although Woodford Hall ceased to be the manor house in the early eighteenth century the local political importance of Church End continued focused on the church, rectory and hall and the gentry houses around about. After the demolition of Woodford Hall a parish church memorial hall was built at the front of the site which has itself become a busy community facility. The former Rectory became successively the offices of the new urban district of Wanstead and Woodford and then a Magistrates Court. When another old house, The Shrubberies, fell vacant this too was acquired by the local authority and used as a Community Services Centre with a branch library located in its grounds. Today's complex of library, health centre and modern flats is its successor.

4.5 The residential function of the area has steadily evolved over time. Little is known of the early hamlet but it would probably have been essentially self-sufficient, encompassing both the lords house and the cottages of the villeins who worked the demesne. The transformation of this rural hamlet into a dormitory for City men and their families began in the late medieval period. When the roads and railway brought the area within reach of the lower middle classes suburban development occurred on the fringe of this enclave of large villas. When those houses were eventually abandoned they were taken on by other large users such as the local authority or Queen Mary College. While the function of the area as a residential suburb continues its social character and architectural embodiment have changed; today's residents are accommodated almost exclusively in flats built in the last forty years.

4.6 Commercial uses are similarly long established in the area initially serving the hamlets own needs but later receiving stimulation from the increasing traffic of the High Road. The White Hart was a posting house in the nineteenth century and on either side workshops and traders established premises. In the twentieth century motorcycle and car showrooms have been drawn to the roadside location. The apogee of retail development was probably reached in the early twentieth century when shopping parades north and south of the White Hart were built. The rise of the commercial centre of George Lane and the ascendancy of motor over foot or horse traffic in the post war period have undoubtedly contributed to the decline of this retail function. Commercial office use is not part of the historic nature of the area but has lately appeared at the old Rectory.

5.0 Architectural and Historic Qualities

5.1 In a small compass the area includes some of the oldest and finest buildings in the Borough. By the usual rules of survival, however, these buildings are of the better sort; more typical of national than local styles they would not be out of place in other

contemporary London suburbs. It is unfortunate that here as elsewhere humbler vernacular buildings, still in evidence at the end of the last war, have not fared so well.

5.2 The pre-eminent site of the area in terms of both historic and architectural interest is St. Mary's church and churchyard. Although still occupying its twelfth century site the oldest visible part is now the west tower. Much repaired, it is still recognisable as the classically regular red brick tower erected in the reign of Queen Anne. The external restraint in domestic design that characterised the long Georgian era that followed is evident in four other listed buildings in the conservation area: No 140 (formerly Holmleigh), Elmhurst, the old Rectory and The White Hart. All observe the prevailing rules of architectural decorum: the proportions of storey heights and window openings, the vertical sliding sash windows, stock bricks of muted colours: yellow, brown or reddish-brown, elaborate door surrounds and, with one exception, roofs hidden behind parapets.

5.3 In the contemporary churchyard monuments greater display is evident though again the styles and materials are typical of good quality monuments of the period. Four exceptional monuments are individually listed including the Godfrey memorial, an elegant Corinthian column and the Raikes mausoleum a sombre dignified design typical of later neo-classical work. Though unlisted many of the other table tombs and headstones are fine examples of the workmanship of the period. The commonest material is Portland stone but there are also several fine examples of Coade stone, an artificial stone developed in the late eighteenth century partly in response to the high cost of the natural material. Iron railings often enclosed elaborate monuments. They survive now around only one tomb adjoining the tower but obviously previously existed around the Godfrey memorial.

5.4 The nineteenth century is not represented by buildings of equivalent quality. The main interest is at St. Mary's which was altered significantly on two occasions: in 1817 and in 1889. In general the fabric of the church becomes younger from west to east and reflects the stylistic progress the Anglican church made from the early gothic revival of the nave lancets to the archaeologically correct perpendicular of the east end of the chancel. Interestingly the 1889 work included the removal of stucco applied to the tower in 1817 at the height of the Regency when brickwork was at its lowest ebb of fashion and it was common practice to hide it. The disfigured brickwork revealed by the Victorians is a reminder of their preference for honest expression.

5.5 The only other Victorian buildings are Nos. 137 and 139 High Road, dating from the end of the period. They are much altered but retain some typical details that became standardised at this time such as the carved stone to the window surrounds.

5.6 The architectural legacy of the twentieth century is better represented. Immediately adjacent St. Mary's is the parish church memorial hall a fine example of the Arts and Crafts inspired return to vernacular building. The hall employs typical details such as roughcast render, red brickwork and half-timbering, and casement windows with leaded lights. The later addition at the rear is a charming extension in similar vein with gambrel roof and oriel window. Together the church, parish hall and churchyard form a very pleasing ensemble. It is regrettable for the setting of the hall that its site is rather

cramped allowing no landscaping on the east, west and north sides. It is very encouraging however that a programme of sensitive restoration has recently begun which has recovered much of the buildings original charm.

5.7 Similar in age and style to the hall is the parade of shops south of the White Hart. There is a similar liveliness in the treatment of the street elevation and a similar range of materials but the integrity and historic interest have been compromised by unsympathetic alterations. Most of the upper floor windows have been renewed and part of the first floor timber balustrade removed. The shop-fronts are modern and of little historic interest but the individual units have not been merged and the original pilasters and console brackets that mark the divisions are still present. The Edwardian appearance is preserved most faithfully at No 153-7.

5.8 Characteristic of the Neo-Georgian revival of the early twentieth century is the parade of shops nos. 127-133 High Road. The parapets, cornices, pilasters and vertically sliding sashes of the original Georgian period are all revisited here. Although this was never a particularly fine example of its type it is unfortunate that its original symmetry was lost due to demolition for the cutting of the North Circular Road. Again, there have been numerous unsympathetic alterations and additions which have eroded the original character of this block.

5.9 From the period following the second war there are several significant additions to the architectural inheritance of the area - though opinion as to their merit is probably less settled. The 1950s Gates showroom bears the influence of the aerodynamic styling of the art deco 30s in its protruding clocktower but its scale, regularly spaced windows and brown brickwork blend surprisingly successfully with its Georgian neighbour.

5.10 Somewhat similar in approach are the wings that were added to the chancel of St. Mary's following the 1969 fire though here the Georgian style now frames the Victorian gothic of the east window.

5.11 The Elmhurst tower blocks, just outside the conservation area, are nakedly functional in design and are now showing their age. Equally contemporary in design philosophy but very different in appearance is the health centre, library and flats. It combines red brick elevations of Victorian brightness with the recessive position and flat roofline of its Georgian predecessor. Its apparently sprawling functional plan form and lack of street front are completely novel elements. It too is showing the distress of age, made worse by disparate alterations wrought on once complementary elements by the separate services of Library, Health and Housing.

5.12 This complex, for good or bad, was the high watermark of progressive design. The later works in the area Manor Court and Rectory Court are less adventurous, taking their design cues from their surroundings. In the case of Manor Court this polite regard for context did not, unfortunately, extend to observing the scale of the former buildings.

6.0 Key Unlisted Buildings

6.1 On the east side of the High Road the Gates showroom and Library complex, though considerably larger than their predecessors, are important in maintaining the historic distance of buildings from the High Road. The Gates showroom (though not its rear workshops) observes the same height of its earlier neighbour No 140 together with some of its details. The Library/Health Centre complex observes the same ceiling on overall height and underpins the continuing role of the area as a civic focus.

6.2 The shopping parades Nos. 127-157 High Road are undoubtedly damaged in architectural terms but they do preserve important aspects of the nineteenth century village street: the function and close grain of individual shop units.

7.0 Open Spaces

7.1 Perhaps because of its comparatively late origin the Church End settlement, unlike that at Woodford Bridge, did not encompass a traditional village green. To the present day there is a shortage of true public open space, a lack disguised by the loose arrangement of buildings in large plots around the high road which give the area an attractive open-pored feeling. This arrangement reflects the gentry aspect of the villages character, a quality carried on by the institutional successors to the original well-to-do owners.

7.2 Arguably the key public open space is the High Road, an element of the scene as historic in nature as any of the buildings on either side. The environmental quality of the road has been compromised by the modern growth of vehicular traffic. The quality of the street furniture and of the road and footpath surfacing is similarly disappointing. The visual monotony of the asphalt surfacing is especially obvious where the footpath reaches its broadest extent. There is little evidence of what the original surfacing would have been though the cobbles used as low retaining walls to the church and Gates showroom may be salvaged materials. Alongside the modern asphalt and concrete pavings, however, there are still good stretches of Victorian granite kerbs lining the High Road and granite sets around the front of The White Hart.

8.0 Trees and Green Spaces

8.1 There are no true street trees in the area but there are numerous fine individual trees in grounds adjoining the High Road. Particularly important are those in the grounds of Lindal Court, the churchyard and Elmhurst. Several of the open spaces are green in character. The churchyard is the oldest and the richest in interest others contribute less than they could. The lawn in front of Elmhurst is effectively screened by scrubby growth behind the brick boundary wall. The smaller spaces around the library and Lindal Court are little more than green aprons around the individual mature trees. At the rear of the conservation area, not communicating directly with the High Road, are the Lincoln Road allotments whose impact is felt largely through the maturing trees that fringe and conceal the site, overtopping the close-boarded fence.

9.0 Setting and Strategic Views

9.1 The key approaches to the area are via the High Road from north or south. To the north the well preserved late Victorian shopping parade and the low-rise, red brick, post-war housing of Priory Court form a mature and sympathetic setting.

9.2 To the south lies the junction of the High Road and George Lane where there is a cluster of buildings of character including the listed eighteenth century George Inn and early nineteenth century Grove Lodge and two buildings from the interwar period: the former Majestic cinema and the Harvey Hudson car showroom. Connecting these to the conservation area is the broad bridge over the deep cutting of the North Circular. The bridge has a utilitarian character softened somewhat by maturing planters. It does however offer dramatic views especially to the east over the Roding valley, from Claybury Ridge round to the Thames estuary and to the north into the conservation area, revealing a very green picture either side of the High Road. The tower of St. Mary's in the west and Elmhurst in the east are visible but the bill-boarded gable end of No 127 spoils appreciation of the one as the nearby tower block detracts from the other.

9.3 To the west the land is densely developed with low-rise residential buildings mainly of late Victorian and Edwardian vintage. One feature of interest here is the boundary wall which extends along part of Chelmsford and Buckingham Roads. This seems to be associated with the last phase of old Woodford Hall when it was in use as a convalescent home, it clearly relates to the late nineteenth century street layout.

9.4 To the east the setting is more open, comprising the playing fields of Churchfields and the open land around the tower blocks of Elmhurst.

10.0 Negative Features

10.1 Throughout the foregoing appraisal reference has been made to buildings and features of the conservation area which detract from its interest or appearance. These can be summarised under several headings:

10.2 Deterioration of Historic Fabric (Listed Buildings): Elmhurst is only partly occupied at present and neglect of its exterior is apparent (The site including Elmhurst is a proposal site within the review Unitary Development Plan). The monuments of St. Mary's churchyard are a particular problem inasmuch as they have no economic function and yet require specialist conservation. A certain amount of vegetative growth is undoubtedly picturesque but in some cases woody plants are starting to root.

10.3 Deterioration of Fabric (Unlisted Buildings): The loss of original features to the retail parades Nos. 127-157 High Road. The deterioration of the exterior of the Library complex and in particular the lack of coordination apparent between the formerly complementary elements of library, housing and health centre.

10.4 Introduction of Inappropriate Structures: Certain elements have been added to the scene which are of such utilitarian character as to jar with the generally attractive

environment. The moulded plastic security booth at Gates entrance and the galvanised steel railings of the pedestrian crossing are obvious examples. The aerials and satellite dishes to the front elevation of 127-137 High Road are less obvious but still undesirable.

10.5 Loss of Original Scale: The tendency in recent decades to enlarge plot and building sizes on the east side of the High Road and individual building size on the west side has taken from the vitality of the area reducing its diversity and visual interest.

10.6 Deterioration of Street Scene: The deterioration of street equipment, bins and benches, and the accumulation of redundant street furniture and signage is a particular concern.

10.7 Increasing Traffic Levels: The road is a necessary and historic component of the area but further increase in vehicle traffic, much of it not local, can only harm its amenity value.

10.8 Intrusive Features of Setting: The tower blocks in the grounds of Elmhurst are at odds with the scale of the area. The barbed wire enclosure around the garden sheds at No. 146 is an aggressive and unattractive feature facing directly onto the footway.

11.0 Neutral Areas

11.1 Inevitably there are some parts of the conservation area that are neither positive or negative in respect of its special interest. The flats of Lindal, Manor and Rectory Court are examples.

12.0 Conclusion of Appraisal

12.1 South Woodford Conservation Area today has a mixed character reflecting its complex evolution starting as a rural hamlet and ending as a fragment of a modern metropolis. It has elements of a traditional village: the parish church and churchyard, parish hall and public house but it probably began as a planned relocation from the older village site and later it became host to a population of City migrants. Its centuries long development as a linear roadside settlement is reflected in the inclusion in the conservation area of only those plots facing directly onto the High Road. The somewhat arbitrary north and south boundaries reflect late nineteenth and twentieth century interventions into that original linear scheme. The areas historic character is a combination of genteel Georgian suburb, with its church, rectory and large private dwellings set in ample greenery, and busy village street with public house and shopping parade. A vital component, which South Woodford shares with the other conservation areas of old Woodford, is the Woodford High Road itself. The later twentieth century has undoubtedly seen the erosion of many features of interest: vernacular buildings have been removed as well as some of the larger houses and much open space has disappeared under new buildings. The relative decline in distinctiveness of the area is exemplified by the grey tower overshadowing Elmhurst.

B. ENHANCEMENT PROPOSALS:

The appraisal section of this report has attempted to define the special interest of the conservation area and by implication to identify those features worthy of preservation. In the context of continuing development, however, there are aspects of the conservation area which could be enhanced. Based on the appraisal and in particular the identified negative features of the area the following measures are suggested (see also Figure 4). Some of these are specifically aimed at those parts of the area which are of historic or architectural interest. Others are more of the nature of general area improvements which will have the additional benefit of enhancing the setting of the historic elements:

1. Restoration of Historic Fabric (Listed Buildings):

1.1 Restoration programme for St. Mary's churchyard monuments.

1.2 Repairs to the exterior of Elmhurst and improvements to its setting especially the visually untidy entrance area. A new use for the house which would make it more accessible to the community would be of great benefit given the key nature of this building and its site.

2. Restoration of Fabric (Unlisted Buildings):

2.1 The reinstatement of the missing balustrade to No 145 High Road and the repair of the remainder.

2.2 Replacement of windows and doors to upper floors of 127-157 High Road to return to original patterns: sliding sashes (127-139) or multi-pane, side-hung casements (141-157).

2.3 Replacement of shop-fronts in sympathy with original period of buildings i.e. Neo-Georgian (127-133), Victorian (135-9) or Edwardian (141-157) - taking into account requirements for access in accordance with the **Disability Discrimination Act 1995**.

2.4 Adoption of a common management approach for the external areas of the Library, Health Centre and Flats to ensure coordination of future window replacement, decorations etc.

2.5 Enhancement of the external space in front of the Library to provide a more welcoming public space and introduction of planting scheme along boundary between Library complex and Gates garage workshops.

3. Replacement/Removal of Inappropriate Structures:

3.1 Relocation of satellite dishes and aerials from front elevation of No 127-133 High Road.

3.2 Removal of advertising hoarding from gable end of No.127 High Road. Decoration of wall in brick red or some suitable mural scheme could be considered.

3.3 Replacement of security booth to Gates garage with structure more in keeping with main showroom building - either traditional brick or lightweight modern.

3.4 Renew parking controls and signs and remove any redundant signs at entrance to Library/Health Centre. New equipment to have less intrusive colour scheme.

3.5 Remove or reduce extent of existing guard-rails to pedestrian crossing between library and Manor Court subject to safety review. Any retained sections to be decorated to reduce visual impact.

3.6 Remove poster and window transfer signs from upper floors of White Hart public house.

4. Promotion of Stronger Area Identity:

4.1 Introduction of conservation area signboards at north and south approaches and information board describing the history and interest of the area outside the Library.

4.2 Introduction of conservation area designation as subtext to any new street signs.

5. Improvements to Street Scene:

5.1 Programme of renewal of footpath surfacing to complement the original granite kerbs and improve the visual amenity of the area. A uniform effect is not desirable. Areas outside the shopping parades for instance should receive a more "urban" treatment with use of large unit paving slabs staggered in imitation of stone slabs while consideration should be given elsewhere where the width of path allows to the introduction of a suburban style green fringe between the pavement and the road. All existing granite kerbs to be retained.

5.2 Programme of replacement of essential street furniture: benches and litter bins with units of coordinated design to be simple and visually low-key.

5.3 Removal of all redundant street furniture and signage.

5.4 Boundary enclosure of allotment site to be altered or renewed with more open form of enclosure e.g. railings, to allow views in from Lincoln Road. Selective thinning of maturing trees to be undertaken.

6. Improvements to Setting:

6.1 Refurbishment of the tower blocks in the grounds of Elmhurst would be of benefit to the setting of the house and area. Demolition of the block nearest Elmhurst within an approved scheme of redevelopment would also be of benefit.

6.2 The removal of the barbed wire from the enclosure around the garden sheds at No. 146 High Road.

6.3 Planting of street trees adjacent gable end of No 127 High Road to soften aspect and screen service installations at rear of properties.

7.0 Implementation and Finance:

7.1 All of the proposals set out above have a cost attached. Some are minor works that could be undertaken in the course of routine maintenance (e.g. 6.2) others are major works which are only likely to occur as part of comprehensive schemes of redevelopment (e.g. 6.1). It would not be reasonable or sustainable to expect that all of the works will be actioned in the short term. It may be several years before the natural deterioration of components such as the windows above the shops makes replacement necessary. The intention here, as at the Library complex, is that when replacement becomes necessary reference will be made to a common standard. In this way the additional costs of the scheme will be minimised.

7.2 In some cases the influence of legislation may come into play bringing forward the replacement of parts of the built scene. The relevance of the **Disability Discrimination Act 1995** in the context of retail premises has been referred to. In such cases, where fabric is to be renewed it is hoped the principles of this guide will be adopted.

7.3 The London Borough of Redbridge has no dedicated budget to enact proposals set out in Conservation Area enhancement schemes such as this. It is possible that specific projects according with the scheme and with significant public benefit could be eligible for funds from specific budgets earmarked for community projects. The authority will be willing to consider partnership arrangements to realise such schemes.

7.4 Central government funds for restoration of historic areas (English Heritage - **Heritage Economic Regeneration Scheme** or Heritage Lottery Fund - **Townscape Heritage Initiative**) are presently targetted at areas of demonstrable economic deprivation. This requirement is not met by the area.

7.5 Central government funds for specific projects may be available. Grade II* listed buildings such as the Godfrey monument and Raikes mausoleum are eligible for English Heritage aid and community schemes may be eligible for aid from the Heritage Lottery Fund under either its small capital projects or Local Heritage Initiative schemes.

ANNEX ONE - EXTENSION OF SOUTH WOODFORD CONSERVATION AREA TO INCLUDE 211-249 HIGH ROAD SOUTH WOODFORD (GLADSTONE TERRACE)

Background: During the consultation regarding the draft appraisal and enhancement scheme support was expressed for several extensions of the Conservation Area. The proposal for an extension to include 211-249 High Road South Woodford has been incorporated as part of the adopted scheme.

Reason for Extension: The interest of this parade of shops is both historic and architectural. Fullers Road, which joins the High Road at the northern end of the parade is one of the oldest roads in this area pre-dating the estate roads such as Derby Road which now shares the same junction with the High Road. Designation brings the north boundary of the conservation area in line with this historic junction. The parade, known as Gladstone Terrace, dates from 1881. It is well preserved, particularly the front elevation above ground floor level. The original scheme of continuous, corbelled, parapetted roofline, punctuated by gable ends; patterned brickwork elevation and timber sliding sash windows survives almost intact as well as some early decorative details such as cast iron balconette railings. The original pilasters and console brackets between the shop units are still present although the shop fronts themselves are largely modern and of little interest. The extension of the designation brings this good example of a late Victorian shopping parade within the conservation area, complementing the parades at Nos. 127-157.

Enhancement Proposals: Designation requires that the individual shop fronts be brought within the scope of enhancement proposals for the replacement of the shop fronts and signs with designs more in keeping with the host building (enhancement proposal 2.3). Archive photographs indicate that pollarded trees once lined the footway outside the shops. Designation opens the way to a suitable scheme of planting that would reinstate trees here so reinforcing an acknowledged weak link in the green chain along the High Road.

Area of Extension: The Conservation Area including 211-249 High Road South Woodford is shown on Figure A 1.

Attachments:

Figure 1 South Woodford Conservation Area

Figure 2 Woodford in 1777 (Chapman and Andre survey)

Figure 3 South Woodford in 1939

Figure 4 South Woodford Conservation Area - Enhancement Proposals

Figure A 1 South Woodford Conservation Area Extended

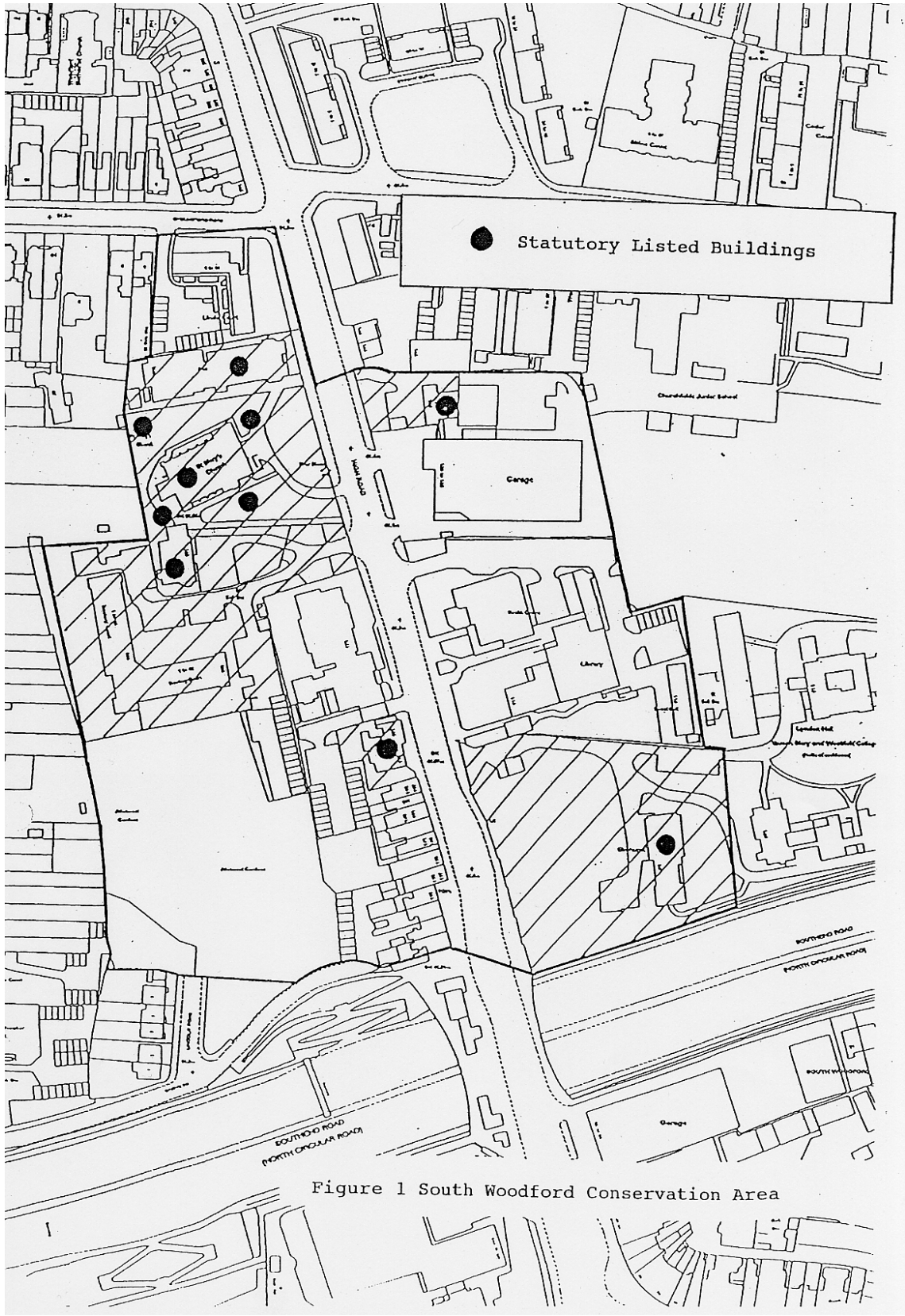


Figure 1 South Woodford Conservation Area

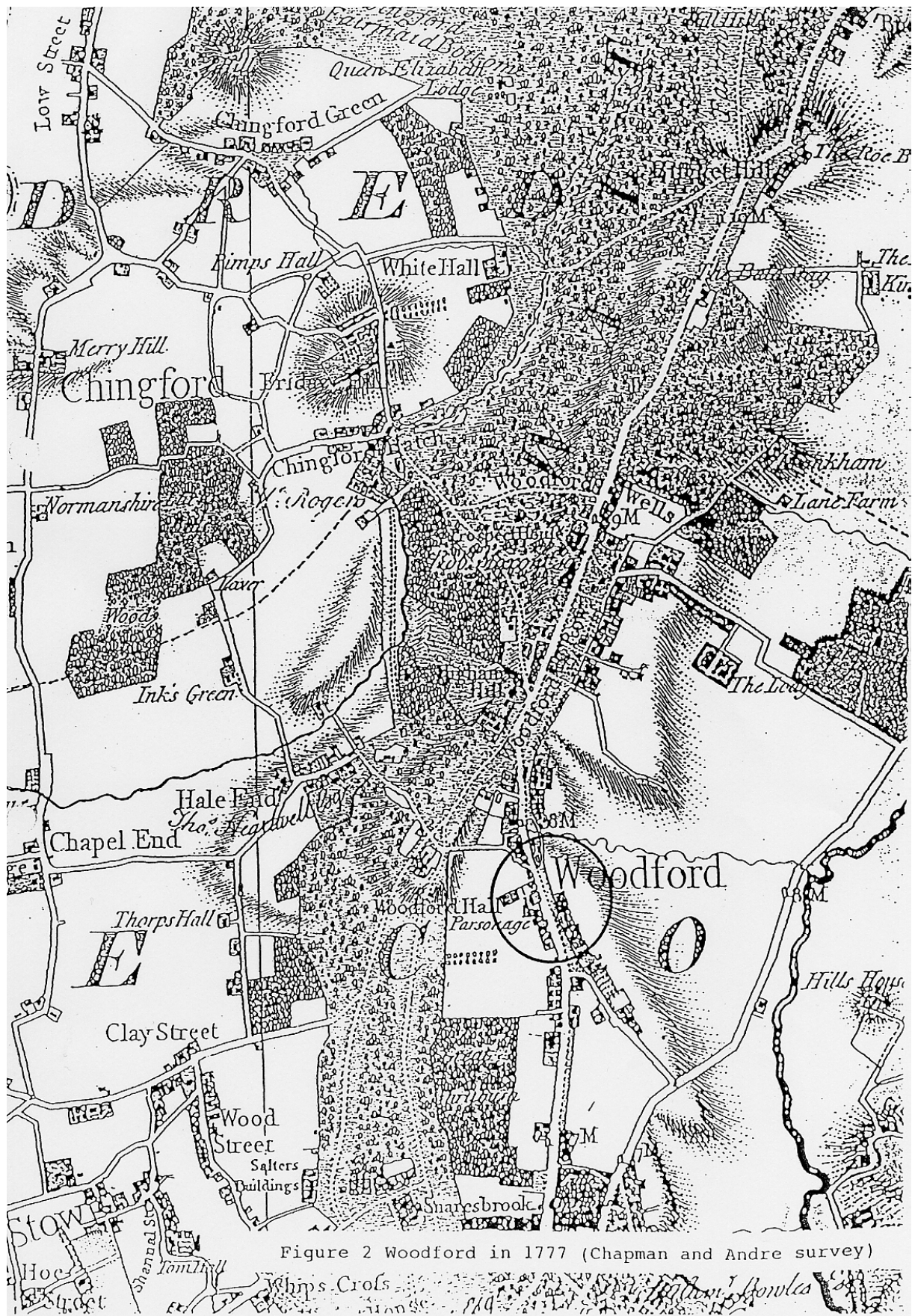


Figure 2 Woodford in 1777 (Chapman and Andre survey)

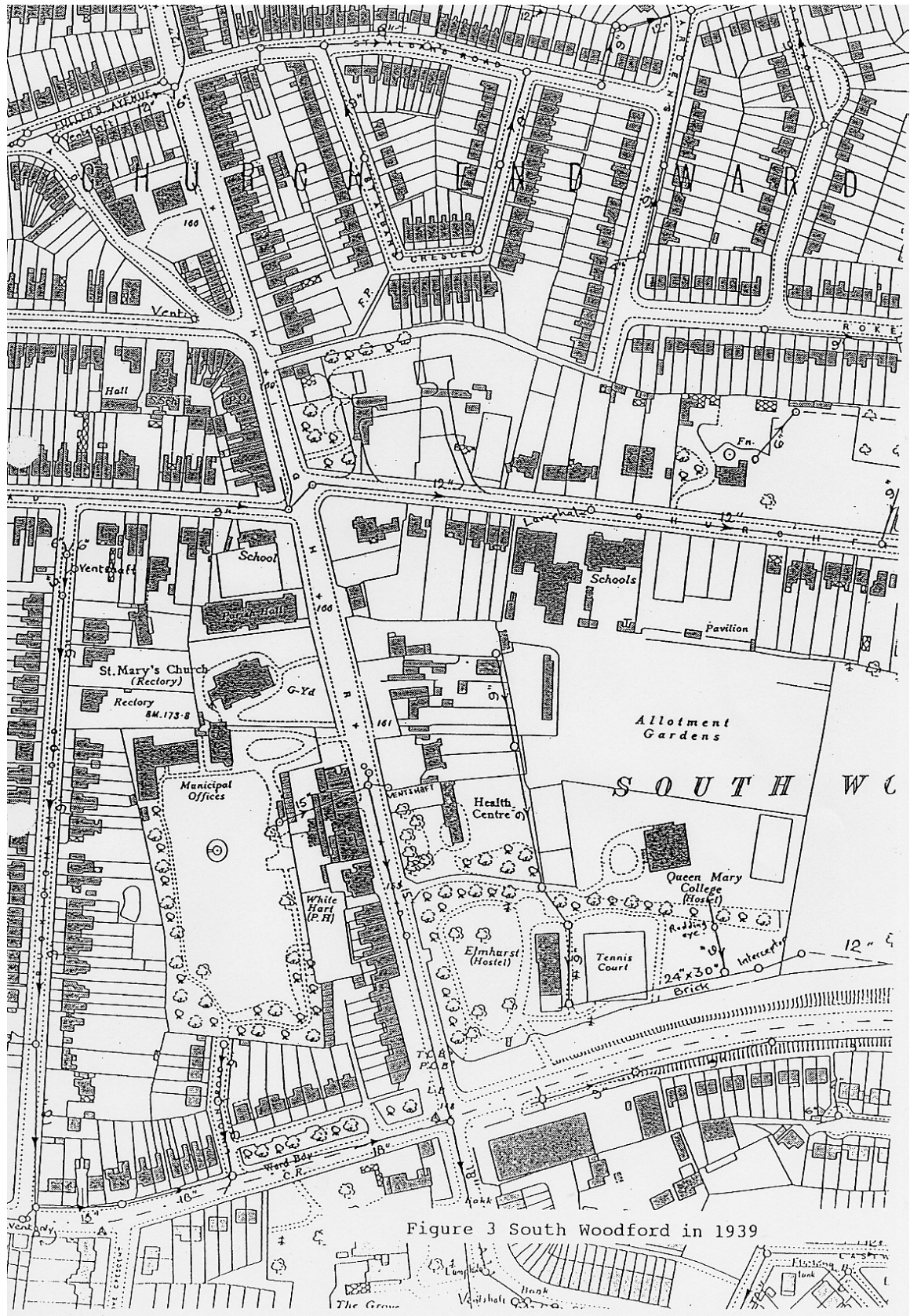


Figure 3 South Woodford in 1939

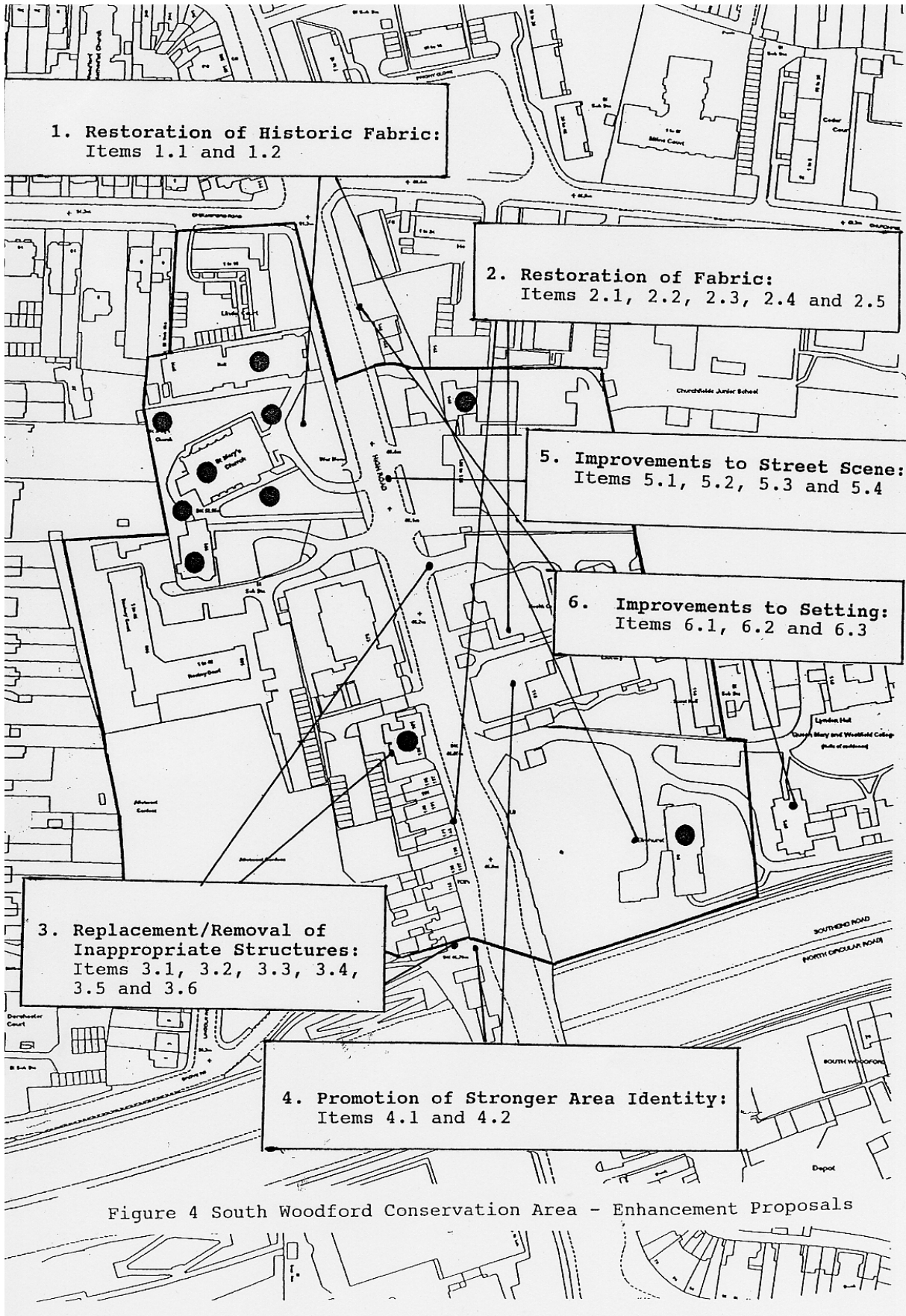


Figure 4 South Woodford Conservation Area - Enhancement Proposals

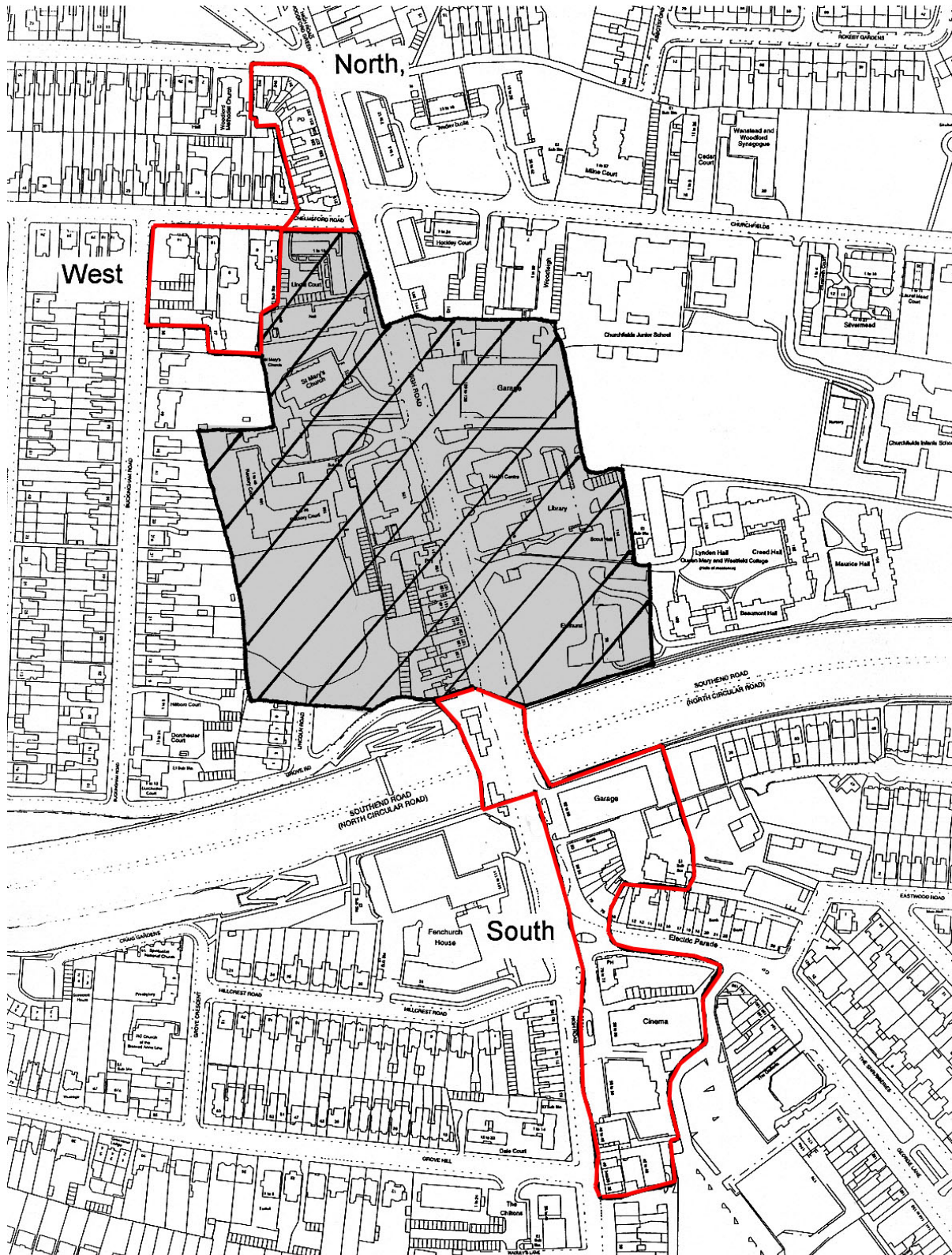


Figure A 3: Proposed Extensions to Conservation Area North, South and West