

Appendix 1

Wanstead Village Conservation Area Preservation and Enhancement Scheme

Supplementary Planning Document

May 2008

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1. Introduction

- 1.1. The purpose of this document is to outline draft proposals for consultation aimed at achieving the preservation and enhancement of the special character of Wanstead Village Conservation Area. This document was developed out of the Character Appraisal for Wanstead Village completed in March 2006. The designation of a Conservation Area and the drafting of an Appraisal document is not the end of the process of securing Conservation Area status, which must also be maintained. The Character Appraisal and the Enhancement Scheme form a single Supplementary Planning Document (SPD) and should be read as a single document; the SPD will form part of the Redbridge Local Development Framework (LDF).
- 1.2. The Character Appraisal (Appendix One) provides the basis for developing management proposals for the Conservation Area fulfilling the duty on the Council to draft and publish proposals under the Planning (Listed Buildings and Conservation Areas) Act 1990¹. The Character Appraisal has already identified and outlined the special qualities of the Conservation Area, and the enhancement proposals draw on the themes in the Appraisal, satisfying the statutory requirement of section 71(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. This document also reflects Government guidance set out in Planning Policy Guidance note 15 'Planning & the Historic Environment'; English Heritage guidance set out in 'Guidance on the Management of Conservation Areas'; and policies within the London Borough of Redbridge ²Unitary Development Plan (UDP) and emerging Local Development Framework (LDF).
- 1.3. Essentially this proposals document offers further guidance expanding upon the primary policies of the LDF and UDP. It focuses upon areas of erosion that threaten the special character of the Conservation Area, as well as areas where additional guidance could be provided to further protect the special character and sets out enhancement and management proposals
- 1.4. ³Following consultation and amendment in accordance with the Council's Statement of Community Involvement (SCI) the document will be formally adopted as part of the Council's LDF, and will be a material consideration in relation to applications for development affecting the Conservation Area or its setting.

¹ Reference to BVPI 219c omitted as this BVPI was deleted on 31 March 2007.

² [The SPD will be applied in relation to current policy in the LDF and UDP. The majority of policies within the Unitary Development Plan lapsed in October 2007 to be replaced by a smaller number of saved UDP policies until such time as these are replaced entirely by policies in the emerging Local Development Framework in accordance with the timetable set out in the Council's Local Development Scheme.](#)

³ Text updated and reference to draft stages removed to reflect progress of document.

2. Statutory Controls

- 2.1. Conservation Area status affords additional statutory protection under planning legislation for the preservation or enhancement of the Conservation Area. This includes:
- Conservation Area consent for the demolition of unlisted buildings;
 - Planning consent for the installation of satellite dishes visible from the street;
 - Reduced permitted development rights for alterations and extensions to dwelling houses;
 - Restrictions for advertising;
 - 6 weeks written notice for works to trees not protected by Tree Preservation Orders (TPO).
- 2.2. Other types of property, such as flats and shops have few permitted development rights, and external works affecting the appearance of properties in the Conservation Area will require planning permission. In accordance with policies set out in the adopted UDP (SC1-7) and the emerging LDF (Borough Wide Primary Policies DPD Policy E5) the Council will ensure that all new development in the Conservation Area preserves or enhances the special character and appearance of the area.

3. Summary of Proposals and Relationship to Special Character

- 3.1. The Appraisal for Wanstead Village Conservation Area states that the special quality of the Conservation Area resides in a jigsaw of different elements that coalesce to form a distinctive harmonious whole. The most obvious elements are the open green areas, wooded areas and trees, architectural styles, composition, details and uses of the buildings.
- 3.2. What is also particularly special about Wanstead Village is the way it has fundamentally retained a strong village character through the centuries, whilst expanding into a vibrant and successful town centre serving a populous suburban hinterland. It remains very green and open, with its core historic elements in a preserved state. The overall effect is one where the prevailing conditions are open, green and architecturally historic, with a strong commercial aspect.
- 3.3. The overall aim of the current draft proposals is to:
- Protect or enhance the amenity value and overall character of the green open spaces from intrusion or erosion;
 - Protect the wooded areas and trees from intrusion or erosion;
 - Protect or enhance the strong village character of Wanstead town centre;
 - Preserve the interesting variety of architectural styles;
 - Keep the core historic elements of the Village in a preserved state;
 - Protect the layout and original settlement pattern of the Village;

- Protect the historic architectural detail of shop fronts and promote the restoration of parades without hindering the viability of the busy town centre;
- Improve the streetscape, preserving historic elements from neglect and preventing the introduction of additional clutter.

4. Threats & Erosion to the Special Character.

4.1. The Conservation Area Character Appraisal for Wanstead Village identified specific areas of neglect and erosion threatening or detracting from the area's special character. These include:

- Shop fronts of poor quality/design; oversized fascia boards; illuminated signs; out of scale lettering and clutter;
- The business premises at Cambridge Park would benefit from improved maintenance, more informed new design
- The Victorian/Edwardian terraces of Spratt Hall Road would benefit from more informed maintenance and the introduction of an Article 4 Direction;
- The area at the rear Cambridge Park and Woodbine Place would benefit from greater visual coherence and landscaping;
- Clutter and discordant street furniture at Wanstead Village generally;
- The setting of the United Reformed Church could be improved;
- The concrete fencing around Christchurch Green could be improved;
- Listed Buildings neighbouring the Manor House need some further maintenance and a return to full use;
- The Listed Victorian drinking fountain at George Green is in need of maintenance;

4.2. These various elements of neglect and permitted works can individually or cumulatively detract from the special character of the Conservation Area, and can ultimately threaten the qualities that justified the original Conservation Area designation.

5. Commercial Properties

5.1. Wanstead High Street Shops

5.2. The shops and parades of the High Street make a significant contribution to the special character and appearance of Wanstead Village Conservation Area. There are several fine purpose built parades, particularly those at the northern end of the High Street and some attractive individual shop fronts. ⁴There has been some erosion of interest particularly through the replacement of original timber casements and sashes by PVCU windows to the upper floors of these older parades. This change, which is material and requires planning permission, will be refused permission.

⁴ Officer clarification following resident enquiry regarding Permitted Development rights.

- 5.3. Many shop fronts along the High Street, however, are of neutral or of poor quality and design. Inappropriate design features include:
- Excessively large fascia signs obscuring the original entablature or replacing its separate moulded elements with a simple flat board or box sign;
 - Fascia signs that are not aligned with the console brackets and project beyond the front of the cornice;
 - Fascia signs that continue uninterrupted across more than one shop unit;
 - Internally illuminated fascia signs and projecting signs, often made of inappropriate materials, such as acrylic;
 - The removal of pilasters between shop fronts;
 - Display windows of large sheets of glass with no visible supporting frame;
 - Shop fronts without stall risers;
 - Fixed blinds or canopies
 - Loss of separate access to upper floor accommodation.
 - The use of solid shutter blinds that deaden the streetscene, instead of internal or external lattice shutters combined with night-lighting of shop windows.
- 5.4. Virtually all these faults in design appear in one form or another within the Conservation Area to the detriment of its special character. Many original shop fronts in the area have been lost and parades compromised in an effort to increase display and advertisement space. Many flats above shops are currently underused or unoccupied. In aesthetic and perhaps commercial terms much of this effort has been counterproductive. A successful design respects the historic architecture of the host building and contributes positively to the special character and appearance of the Conservation Area. Also in practice it is the traditional shop front with its stall risers and framed display windows that provide a better level of security than many of the more modern designs that have large plate-glass windows for example. Occupation of flats over shops also increases security through passive surveillance.
- 5.5. There are of course some examples of good historic or traditional shop front design remaining intact at Wanstead High Street, which are a positive contributing factor with regard to the area's special character and which set good examples to be followed.
- 5.6. The Conservation Area will be preserved by the retention of those small number of shopfronts of historic interest and by the adherence to the traditional template for new shopfronts in the Victorian and Edwardian parades at the northern end of the High Street and in the Interwar Clock House parade. Further guidance is contained in the Council's adopted Supplementary Planning Guidance for Shopfronts (Listed Buildings and Conservation Areas) October 2004. Applications for planning permission that do not accord with this guidance will be refused.

5.7. Cambridge Park

- 5.8. Cambridge Park is part of the secondary area of Wanstead town centre with a mix of business types and signs of neglect reflecting perhaps the historic blight cast upon this frontage by the A12 prior to the introduction of the tunnel. Many of the buildings are conversions from residential with consequent loss of original details and the sum of their disparate characters is not attractive. The Road is further blighted by fly-posters, large-scale advertising and vacant retail spaces that have graffiti sprayed on the front. The painting of the brick façade in one case further disrupts the flow of the elevations.
- 5.9. At the corner of Cambridge Park/Spratt Hall Road is St. Bartholomew's Renal Unit, which has a neglected exterior. Highly visible collections of rubbish bins and graffiti on parts of the walls within the building's curtilage make a poor impression. To the rear of Cambridge Park and Woodbine Place there are staff parking areas for the services provided at each road and other community services (Library) that are visible on Spratt Hall Road and make a negative contribution to the Conservation Area. Potential exists to improve this area through landscaping to screen the effect of the buildings on the surrounding area; to incorporate some local architectural motifs and materials into the design of the buildings; or to design a layout for the parking that might make it less conspicuous.
- 5.10. In general Cambridge Park will be preserved through the maintenance of its surviving historic features. Cambridge Park will be preserved or enhanced by the maintenance or reinstatement of original details like:
- Vertical Sliding Sash windows;
 - Wooden fascia boards;
 - Copings;
 - Slate roof coverings;
 - The pattern and size of window openings.

Planning Permission will be refused for the replacement of such elements with non-matching ones.

In general, potential may exist for more general improvement through consolidation of this areas café/restaurant character taking advantage of diminished speed of traffic and views across George Green with improved business supporting improved maintenance and new design.

5.11. Victorian Terraces at Spratt Hall Road

- 5.12. The group value of the well-preserved Victorian terraces at Spratt Hall Road is one of the architectural high lights of the Conservation Area. It could benefit from additional guidance and control with regard to the loss of important original features. These include front garden paths, original windows and doors, boundary walls or fences and the original recessed entrance porches. Works to any of these materially affect the façade of the

individual buildings and can threaten the overall character of the road and the Conservation Area. The original windows are predominantly vertical sliding sashes with various patterns of glazing bar related to period of build. In some cases original sash windows have been replaced with new windows with incompatible styling; original doors have been replaced with new front and porch doors with all-glass finishes, which have a negative effect on the Conservation Area. Apart from the buildings themselves, front gardens and original walls are essential features that contribute to the maintenance of the overall special historic character of the village. In a small number of cases the gardens have been paved over or otherwise surfaced to accommodate vehicles. Despite obvious attempts at mitigation few of these changes can be viewed as successful and further losses should be avoided.

- 5.13. Spratt Hall Road will be preserved by close attention to maintenance of its historic features and enhanced by the reinstatement of elements that have been lost or replaced with non-matching components. To ensure that this happens the Council will introduce an Article 4 Direction to cover all Victorian/Edwardian properties along the east side of Spratt Hall Road to remove the permitted development rights to undertake the following works:

Hard standing in front gardens;
Removal of front boundary walls/fences;
Renewal of roof coverings
Replacement of windows and doors to front elevations
Removal of chimneys
The addition of new porches

Planning Permission will be refused for the replacement of original elements including windows and doors, tiled front garden paths and ornamental ridge tiles which are in good condition. Where elements need to be replaced permission will only be granted for replacement with like elements or materials or elements and materials matching the known historic pattern.

6. New Development in the Conservation Area

- 6.1 In accordance with policies set out in the adopted UDP and the emerging LDF the Council will ensure that all new development in the Conservation Area preserves or enhances the special character and appearance of the area.
- 6.2 There is relatively little potential for new development in Wanstead Village Conservation Area with only one site currently identified in the LDF Development Plan Document: Sites with Housing Capacity (27 Cambridge Park – which has limited visibility from public vantage). In accordance with UDP Policy SC3, all new development should pay special attention to the effect on the character and appearance of the area, taking into account issues such as design, relationship with the surrounding area, proposed materials (form, colour, texture). The character of Wanstead Village is such

as does not preclude the acceptance of good, new contemporary design; there has always been room for contemporary design in Wanstead Village, which is part of what keeps the area vibrant. However, the various styles exist in intimate proximity within a well-defined framework and historic heights and high points set by the parades of the High Street and the spire of Christchurch which must be respected. Applications for Planning Permission for new development in the Conservation Area will need to be supported by a design and access statement and this should explain with reference to this Scheme and the Appraisal of the Conservation Area how the new development takes account of and will preserve or enhance its setting.

- 6.3 The opportunities for development in the Conservation Area are limited therefore an important focus for this scheme is the enhanced use of existing buildings. The rate of building obsolescence in Wanstead Village is low, however the upper storeys of some commercial buildings are underused. Opportunities exist to maximise the use of these spaces, thereby encouraging the maintenance of entire buildings, rather than just the ground floor. The use of these spaces would support the vitality of the district centre, as well as supporting the conservation of the area's built heritage. The occupation of the upper storeys of commercial premises would also provide passive surveillance over the street, thereby enhancing the safety of streets in the district centre.

7. The Public Realm

- 7.1. The pavement finishes and street furniture of Wanstead Village Conservation Area should complement and not compete with important aspects of it's historic character, so that the streetscape at eye level is both sympathetic to and part of the overall distinctive aesthetic and prevailing condition of the historic surroundings. The streetscape design is as important to any area as the architecture of the built environment.
- 7.2. Wanstead Village is fortunate in the quantum and quality of its public realm from the open green of Christchurch to the wide, well planted pavement along the High Street although few elements of the hard landscaping are of historic interest. There are, however, parts of Wanstead Village Conservation Area that exhibit signs of a visual confusion or neglect with regard to the streetscape, manifested in discordant or inappropriate street furniture and general clutter.
- 7.3 There is not an inordinate proliferation of street furniture at Wanstead Village, but there are a variety of types of elements such as lamp columns, bins and benches. There are contemporary lamp columns which are painted and some that are self-finished metal while others along the High Street are more traditional styles which combine lamps with hanging baskets. The predominant type of paving to the High Street is modern, modular paving blocks with smaller paviers for detailing which is somewhat fussy in comparison with traditional paving slabs but in reasonable condition. The majority of the street clutter comes from the shop fronts on the High Street

where traders will exhibit their goods outside and in some cases take up considerable space on the pedestrian footpath. Fortunately the pavement on Wanstead High Street is very wide and is able to cope with this level of clutter without it causing a real problem to pedestrians, although it can be argued that there is rather a negative impact on the aesthetic quality of the High Street as a whole. To avoid accumulation of street furniture and features, a de-cluttering exercise could be linked to identification of scope for new interventions fitted to the character of the area which could include ⁵new signage or replacement street signage incorporating text highlighting the existence of the conservation area.

- 7.4 Other areas around the village that are rather unkempt include the area to the west of George Green close to Draycott Road, where there is a regular collection of detritus in the road that might not normally be encountered on small residential streets. It seems that this litter has collected from George Green, where there are an adequate number of bins to keep the green itself clean, but there are no such bins at Draycott Road where perhaps there should be in order to take care of this additional street litter from the users of the green.
- 7.5 There are also areas around the village that could be arranged better as settings for key buildings as well as in their general contribution to the Conservation Area. These include the area around the United Reformed Church at the Nightingale Lane/Grosvenor Road junction, which offers a neutral setting for the church; and the area at Woodbine Place where there are a number of locally listed properties, has a chaotic and fragmented character largely due to its proximity to the High Street and the bus terminus located on Woodbine Place. With regard to creating a better setting for the United Reformed Church, one approach could be to prevent parking in front of the entrance to the church, and to push back the parking where Grosvenor Road and the High Road meet. If the railings at the corner of that road could be removed, the net result would be to create a vista with views going towards the Church. ⁶The implications for parking in the area especially for those attending the church would need to be considered. A feature of the public realm which could benefit from a lighting scheme is the listed drinking fountain on George Green⁷.
- 7.6 The street patterns and spaces of Wanstead Village were not laid out in a way which consciously designs out crime and some of the narrower alleyways may foster a fear of crime. While respecting the interest of the historic pattern these areas could be enhanced through sensitive lighting schemes or by measures to increase the occupation of upper storeys in adjoining commercial buildings.
- 7.7 A more coordinated approach between relevant services within the Council and between the Council and other relevant agencies could provide a street

⁵ Suggestion from residents in response to draft scheme

⁶ Note inserted at suggestion of Conservation Advisory Panel and URC representatives

⁷ Omission of reference to lighting URC as representatives have pointed out the church is already lit.

environment that is convenient for traders, safe and in keeping with its surroundings. The aim should be to service the public realm and to manage traffic in a sympathetic and discrete manner, to⁸ achieve a quiet backdrop to the major architectural or landscape elements and to serve the needs of community and businesses. ⁹There are opportunities in Wanstead to enhance the public realm improving the situation for groups such as the mobility impaired and cyclists to encourage active travel choices for local trips. The Council is currently preparing a manual for streetscapes which is intended to achieve such a coordinated approach across the Borough. Consideration will be given to treating Wanstead Village as case study for public realm enhancement within that manual.

8. Listed Buildings and Other Buildings of Character

- 8.1 There is an important group of statutorily listed buildings at Wanstead High Street, including those on either side of The Manor House at the southern end of the High Street, (125, 141, and 145b High Street). The Manor House has been recently repaired and is currently being used as the Allied Irish Bank. The other buildings, however, which combine shop units with residential on the upper floors appear to be unoccupied above the ground floor where signs of decay are apparent. Although none of these buildings are on the Buildings At Risk register maintained by English Heritage they are in need of a sympathetic scheme of refurbishment that will allow them to make their proper contribution to the High Street. The Council will work with owners and others to bring about repair and full use and will use its statutory powers to effect repairs where other means fail.
- 8.2 Adjoining this group to the north is another unlisted fragment of the Mall Mansions. The Conservation Area will be enhanced by the return of this building to something closer to its historic form reversing some of the unfortunate alterations to its windows, façade and roof.
- 8.3 Also highly visible in this part of the High Street is a property known as 'Corner House', on the corner of the High Street and Grove Avenue (facing the High Street), which is currently vacant and has a run down appearance with the front garden overgrown which is detrimental to the overall appeal and viability of the town centre shopping area. The building is a characterful turn-of-the-century former residential property. A new use and repairs to this building will be supported.
- 8.4 The listed drinking fountain at the north east corner of George Green is a local landmark that is in need of minor repairs to address problems of decay to its roof covering, ironwork and terracotta as well as graffiti. The fountain is also missing its original terracotta finials. Replacement of these would require listed building consent and would need to be carefully detailed in

⁸ Changes in response to call from resident for more coordinated approach between Council services

⁹ Mention of cyclists and mobility impaired added at suggestion of Chief Engineering and Building Services Officer

accordance with archive evidence but has potential to enhance the Conservation Area.

9. Trees and Green Spaces (Ecological Management)

9.1 Street Trees

9.2 There are around 250 Street Trees in Wanstead Village of varying species which make an enormous contribution to the character of the Conservation Area. There are a small number of historic Sweet Chestnut on George and Christchurch Green which date from the time of Wanstead House and are a continuing link to Wanstead Park. Generally, however, the older stock is characterised by Horse Chestnut and Lime with more recent plantings of Hornbeam and Silver Birch. There is an issue with Horse Chestnuts trees mainly along the High Street and at St. Mary's Avenue, and some at George Green. They have roughly a 100-year life span and are reaching the end of their life cycle. Phased replacement will ease the visual effect of their decline. Currently the trees are continually pollarded. There is a safety issue with Hornbeam trees that have been planted at the edge of pavements on main roads in the village. These were a tree of choice some years ago for roadside planting on main highways, but because of the way they spread as they grow they can pose a danger to traffic and so are very high maintenance, with pollarding carried out frequently. These trees should ideally be replaced with other species in future. Silver Birch trees planted in 2000 by the Wanstead Society routinely have low branch removals carried out which is a necessary part of the regular practice of Council maintenance for the trees in the Village. There are around a dozen London Plane trees, which were planted on the public footpath around the George pub 10 years ago, that are too numerous and too close together. One tree is already dying and all the trees need to be rationalised with some of them taken out. Apart from being potentially unhealthy for each other, they obscure views to the Locally Listed landmark the George pub. There is also a line of trees running west to east on the north side of George Green (Cambridge Park Road), cutting through the Green which need to be considered as they are set back from and leave exposed a large part of the front edge section of George Green. There are some issues specific to the trees of Tarzy Wood which needs to be monitored more as there are some safety issues here with loose branches hanging dangerously. A survey of the area needs to be carried out, and perhaps a bid could be made for a grant from English Nature to carry out maintenance here.

9.3 All of these trees are inspected and pruned by the Council every three years. The last survey was done in 2005. There are not many trees planted each year, the priority for trees and green spaces is maintenance of the tree stock for public safety. The general trend is for replacement of dead or diseased trees on a like for like basis unless there are safety reasons for changing as with the Hornbeams. There have been numerous requests from local residents to plant more trees through the wide pavements of Wanstead High Street, but there little potential for this without rationalisation of the

street furniture in order to create space. A full strategy for the tree in Wanstead Village is currently being drafted by the Council's Arboriculture Team as part of a broader strategy for the whole borough and the Conservation Area will undoubtedly benefit from this approach which will allow careful consideration of the contribution made by individual and groups of trees as well as providing a more detailed context within which to consider requests from the community for new tree planting.

9.4 Green Spaces

9.5 Tarzy Wood (War Memorial Wood) is a Native Broadleaved Woodland Habitat and a Site of Borough Importance for Nature Conservation. Tarzy Wood is also an historical remnant from the old Epping Forest, and represents the ecological history of the Village, and is a valuable woodland habitat in a built up area. Its ecological value is high and should be protected and the focus for a conservation effort. It harbours a broad variety of plant and animal species including roosting bats. Trees should be surveyed for evidence of roosting prior to any works taking place.¹⁰ While the importance of sufficient lighting to ensure personal safety in this area is recognised, increases in lighting levels in the Conservation Area affecting the wood will generally be discouraged.

9.6 Christchurch Green has a ~~is~~ of medium importance in terms of its ecological value, but its mature trees make it invaluable in terms of its importance to the character of the Village. Mature trees provide a habitat for invertebrates, which also provide food for birds and bats. Again trees here should be surveyed for evidence of bat roosting and feeding, and bird nesting before any pruning and felling. The concrete fencing that surrounds the Green is decaying and becoming something of an eyesore. As and when resources are available for its replacement something less visible such as a simple bow-top metal railing painted dark green or black would reduce the visual separation of the Green from the area it serves. The children's play area to the south west of the Green is a valuable and well used amenity but visually intrusive. Some of this effect could be reduced by allowing or encouraging colourful wildflower species to form a transitional zone near this area.

9.7 The privately owned site at 28-30 High Street is untidy and unsightly and has been neglected for some time. The Conservation Area could be enhanced through the incorporation and landscaping of this as part of Christchurch Green which it adjoins.

9.8 George Green as a green space is similar to Christchurch Green but with less tree and shrub cover, reducing the diversity of species present. It has medium ecological value as a site that is ecologically complementary to the corridors of green space of Tarzy Wood and Christchurch Green. It has something of the character of an urban common and given that it is less used there is potential to allow the area to revert to something more natural through a relaxation of the mowing regime. An alternative would be to

¹⁰ Amendment resulting from observation by Conservation Advisory Panel 15 February 2007

increase uses such as cricket or events such as open air cinema. Consideration should also be given, as alluded to above, to the northern fringe abutting the road where further screening and better definition of the edge would be of value to preserve the character of the open space. In this area, which was reinstated above the tunnel formed as part of the M11 Link Road, the grass has failed to thrive as it does elsewhere on the Green and consideration could be given to encouraging species more suited to the different conditions.

10. Enforcement.

- 10.1 In terms of enforcement the most persistent issue in Wanstead Village is that of inappropriate retail advertising and the design of shop fronts on the High Street. Many of these consist of the wrong lighting, and as stated above in Section 5, oversized fascia boards, plate glass display windows, fixed canopies etc. There are adequate policies in place to ensure that retailers with new proposals get the design of their schemes right at the application stage of the planning process. Where breaches of planning control occur the Council will investigate and take action in accordance with its published Enforcement Charter.

11. Monitoring

- 11.1 The adopted Preservation and Enhancement scheme will form part of the Council's Local Development Framework and as such will be included in the assessment published in the Annual Monitoring Report. In addition, at five yearly intervals the Borough will undertake a review of the conservation area appraisal in accordance with current Best Value indicators. A photographic record was made at the time of the 2006 appraisal which will be used for future comparison.

12. Consideration of Resources Needed to Maintain the Historic Environment.

- 12.1 Wanstead Village is a thriving centre with buoyant property values and the historic aspect of the centre undoubtedly contributes to its attractiveness for residents and businesses. There is therefore a logic and virtuous circle for private investment to preserve or enhance this character as part of an agreed scheme such as that proposed. In the case of empty upper floor accommodation in commercial properties there may be central government funding, locally administered, available to assist in the costs of upgrading these to meet current requirements. Such funding streams are subject to change from year to year.
- 12.2 For the public realm there could be some scope for Section 106 contributions from major development schemes within the Conservation Area to maintain its natural and built historic heritage in accordance with proposals contained within this SPD. Streetscape works that include street furniture more in keeping with the historic environment, repairs to and the

functioning of the water fountain at George Green, and perhaps repairs to and the replacement of some areas of the fencing around Christ Church Green could be funded through S106 agreements. ¹¹Support for schemes to enhance the public realm may also be available from Transport for London which can support Borough spending in this area.

- 12.3 Area-based schemes for the preservation or enhancement of Conservation Areas are run by English Heritage and the Heritage Lottery Fund. While the published national priorities for these schemes indicate that Wanstead Village would not be a high priority the Council will explore further the efficacy of leading bids for such funds to realise objectives of this Scheme in conjunction with English Heritage.
- 12.4 ¹²As stated in the section above relating to trees and green spaces, Tarzy Wood could conceivably be the subject of funding from English Nature for the surveying, monitoring and maintenance of the area as part of the War Memorial area on the High Street. There are also a number of grants that support green spaces enhancement such as Big Lottery or grants available through the Biodiversity Action Plan process.
- 12.5 There are many mature trees in the Wanstead Village Conservation Area that are integral to its overall character and setting, and to the area's conservation area status. Some of the works to trees in terms of new planting or rationalisation could be funded by the local Area Committee.

¹¹ Additional funding source identified by Chief Engineering and Building Services Officer

¹² Additional funding source identified by the **Chief Culture and Community Learning Services Officer**

Appendix 1

Wanstead Village Conservation Area Appraisal

March 2006

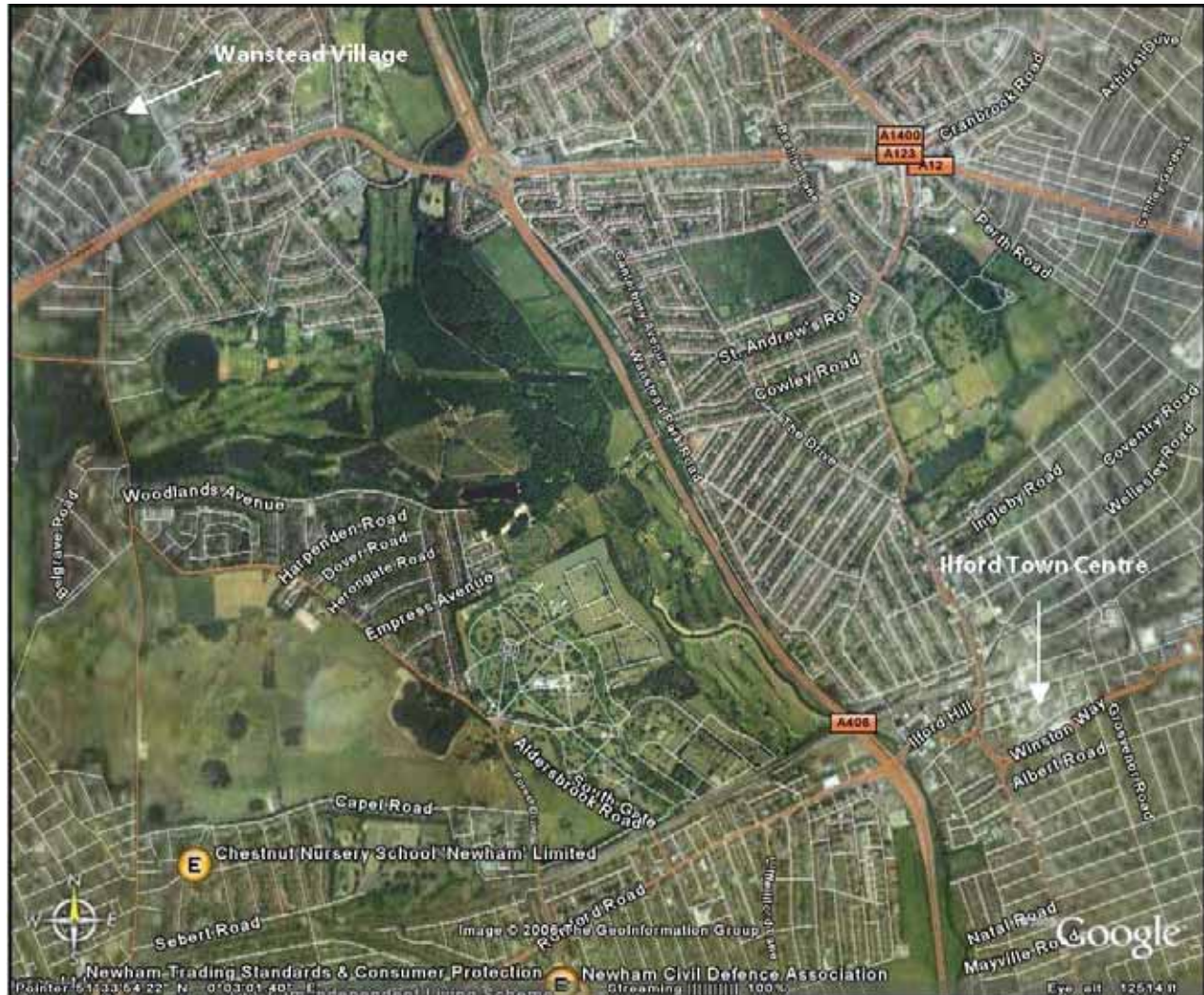
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Wanstead Park Conservation Area Appraisal

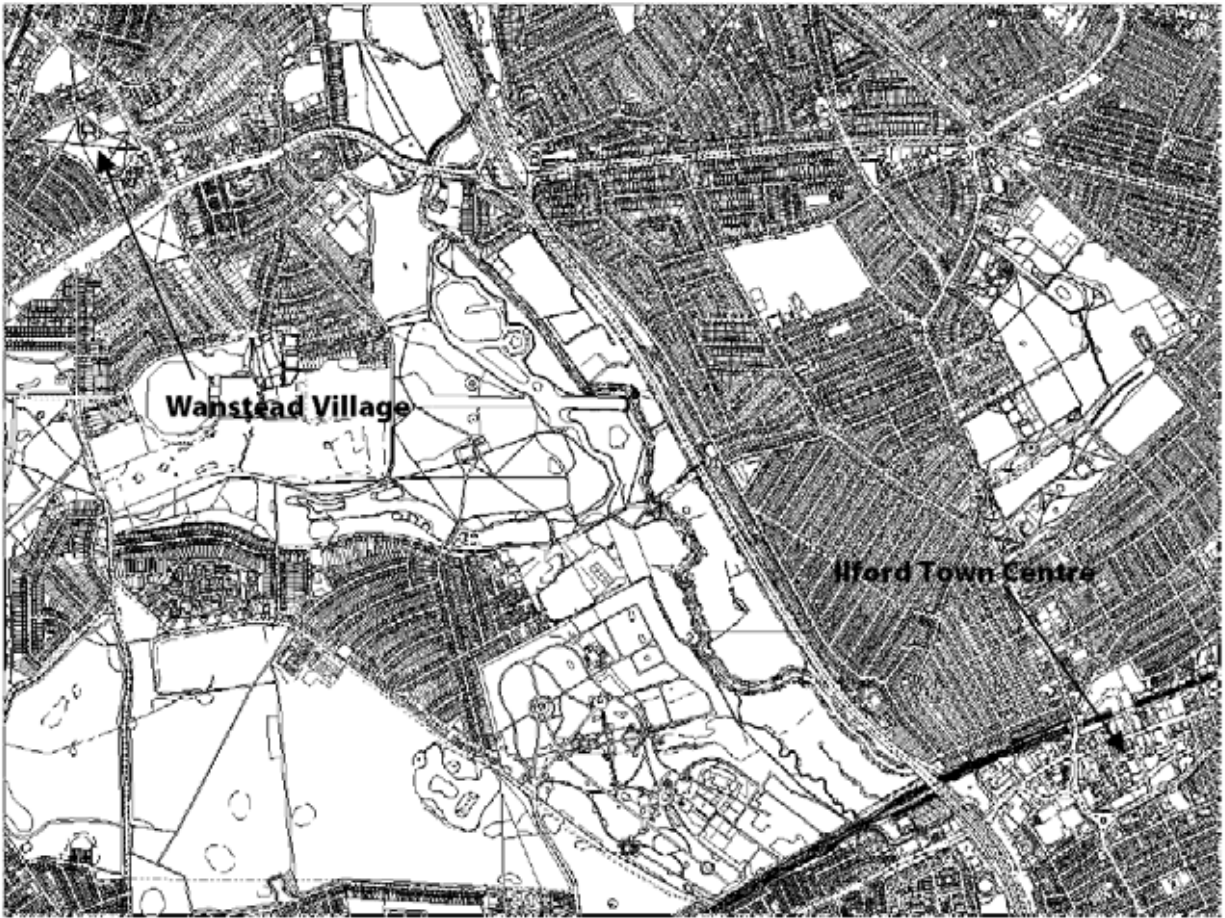
1. Introduction

Background



Aerial Photo 1 (Source: Google Earth 2005): London Borough of Redbridge (south west). South Ilford in relation to the Wanstead area.

Wanstead Village is situated in northeast London and in the southwest of the London Borough of Redbridge. Wanstead Village was designated a Conservation Area in 1970, shortly after the introduction of Conservation Area legislation in 1967. It was one of the first Conservation Areas designated in the Borough, indicating the early recognition of the area's special interest. The designation was underpinned by a special character appraisal of the architectural or historic interest of the village. The most recent enhancement scheme for the Wanstead Village was adopted and published in 1993. A more up-to-date enhancement scheme is needed to ensure ongoing relevancy.



Map 1: This map actually shows what is depicted in aerial photograph 1: the location of Wanstead Village within the borough in respect of the Metropolitan Town Centre of Ilford.

The Planning Policy Framework

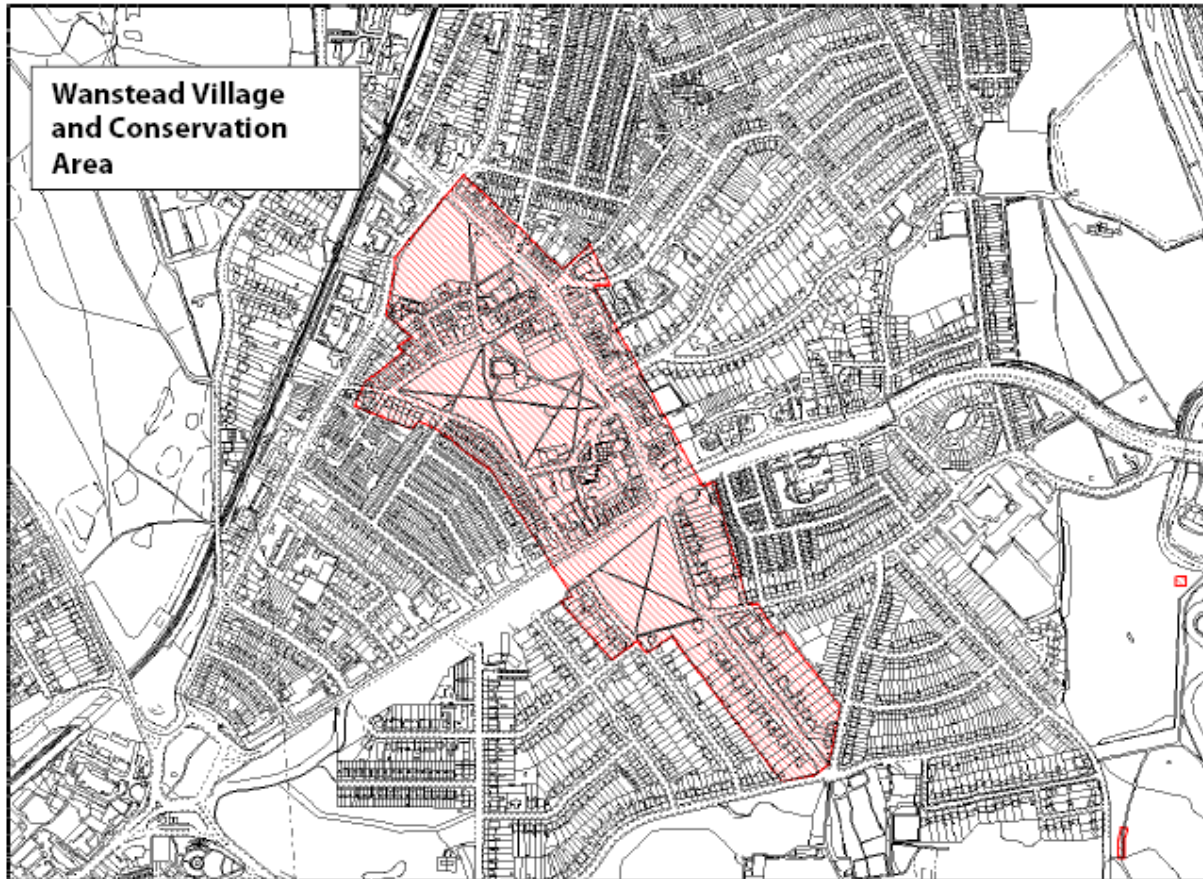
National Policy Guidance

The commencement of a new Planning Act (The Planning and Compulsory Purchase Act 2004) has prompted the publication of new Government Planning Guidance. A wide range of topics is covered in newly published guidance notes, although the preparation of a new guidance note that specifically deals with the historic environment has yet to be published. An increased emphasis on good quality design is discernible in a number of the guidance notes that were recently published. *Planning Policy Statement 1: 'Delivering Sustainable Development'* sets out the overarching Government National Planning Policies and states at paragraph 34 that:

'...design which is inappropriate to its context or which fails to take the opportunities available for improving the character or quality of an area should not be accepted...'

This is a strong statement and represents a raising of the bar in terms of the design standards a local authority should demand of new development. According to the statement, good design incorporates characteristics such as attractiveness, usability, durability and adaptability. This Planning Policy Statement is a material consideration in the assessment of planning applications.

enhance the area. What is important is not that new buildings should directly imitate earlier styles, but that they should be designed with respect for their context, as part of a larger whole which has a well-established character and appearance of its own.'



Map 2: This map shows Wanstead Village and the extent of the current Conservation Area Boundary.

This guidance clearly holds that new development in Conservation Areas is sometimes appropriate and advises that the design of new development should be conceived with regard to the local context, though it is not necessary to imitate the style of surrounding buildings. Designs should be considered and proposals should be notable in the terms of their high quality.

At page 21 of its newly published document 'Guidance on the Management of Conservation Areas' (2005), English Heritage (EH) states that:

'...new development in conservation areas should aspire to a quality of design and execution, related to its context, which may be valued in the future. This neither implies nor precludes working in traditional or new ways, but will normally involve respecting values established through assessment of the significance of the area.'

It also states that in areas such as Wanstead Village:

'...where the character of the area derives from its diversity, the imposition of imitative or 'in

keeping with existing' styles runs counter to the way in which the area has traditionally evolved and that in such areas new development should complement the established urban grain of settlement pattern, whilst representing the time in which it is built and the culture it accommodates'.

EH and the Commission for the Built Environment (CABE) jointly produced a document entitled '*Building in Context: New Development in Historic Areas*'. This document was prepared because of the belief that Conservation Areas are not being well served by development and that there is a widespread misunderstanding about how to determine what is appropriate for such sites. Two common points of view are set out in the document, in relation to new development in historically sensitive contexts.

- The first is the view that holds that new development should reflect its own time and does not need to heed its setting; that it is appropriate to make a complete break with the past in terms of scale, materials and methods;
- The second is the view that holds that the character of Conservation Areas should be preserved at all costs, new development should be opposed and when it does take place, it should imitate the architecture of existing buildings.

The guidance asserts that the right approach involves examining the context for any proposed development in great detail and relating the new building to its surroundings through an informed character appraisal. The document notes the diversity of different Conservation Area contexts. Some developed gradually over many centuries with occasional spurts of development, resulting in an organic and harmonious whole with buildings from different periods (such as at Wanstead High Street) co-existing happily, because building methods, materials and scales remained consistent over the centuries. Others have a strong unitary character (Spratt Hall Road) and were developed over brief periods of time, often to the design of a single architect. According to the guidance a successful project will:

- Relate well to the geography and history of the place and the lie of the land;
- Sit happily in the pattern of existing development and routes through and around it;
- Respect important views;
- Respect the scale of neighboring buildings;
- Use material and building materials which are as high in quality as those used in existing buildings;
- Create new views and juxtapositions, which add to the variety and texture of the setting.

Overall, the guidance holds that with regard to new development in Conservation Areas, it is a question of quality not style and that all successful design solutions depend on allowing time for a thorough site analysis and careful character appraisal of the context.

Regional Policy Guidance

One of the key policy directions in the Mayor's London Plan is to improve the quality of Londoner's lives and the environment through better-designed buildings and public spaces. The plan also contains some key design principles; the London Boroughs should ensure that developments:

- maximize the potential of sites

- create or enhance the public realm
- provide or enhance a mix of uses
- are accessible, usable and permeable for all users
- are sustainable, durable and adaptable
- are safe for occupants and passers-by
- respect local context, character and communities
- are practical and legible
- are attractive to look at and, where appropriate, inspire, excite and delight
- respect the natural environment
- respect London's built heritage.

The Mayor's London Plan is a material consideration in the assessment of planning applications.

¹Local Planning Policy Guidance

The Council's *Unitary Development Plan (UDP) (2003)* contains a number of general built form policies that apply to all new built development, including policies ES1, ES4, ES5, ES6, ES7, ES8, ES9, ES10, ES11, ES12, ES13, ES14, ES15, ES17, BF1, BF2, BF4, BF7, BF8, BF9, BF11, BF23, RA19 and KR37. These policies provide guidance on the siting and layout of new development, ensuring best-practice without detriment to the amenity of the site and surrounding area. To reflect these planning policies, development should:

- Be well integrated into the existing pattern of pedestrian and vehicular movement, and not create dark or secluded areas (Policy ES1);
- Be guided by the Amenity Space minimum standards outlined at Policy ES4 in the Adopted UDP;
- Ensure safety for all users of the highway network when providing pedestrian footways and accommodating traffic (Policy ES5);
- Incorporate access arrangements which comply with the Council's highways requirements, (Policy ES6);
- Incorporate pedestrian footpaths that are direct and follow 'desire lines' of walkers and be accessible to users. They should be designed to take into account pedestrian amenity, sun and shade, postal deliveries, use patterns and reducing the fear and risk of crime (ES7);
- Comply with the Council's parking requirements (A1 – maximum of 1 per 40 sqm; A2 – maximum of 1 per 300 sqm; A3 – treated on its merits; C3 – maximum of 1.5 per residential unit up to 95 sqm) (Policy ES8);
- Contribute 1% of the capital building expenditure to public art, archaeological heritage or the conservation of the natural and built environment (Policy ES9);
- Take account of ecological factors as well as display a high standard of landscaping (ES10);

¹ This SPD will be applied in relation to current policy. The section dealing with Local Planning Policy Guidance was correct at the time of writing but in September 2007 the majority of policies within the Unitary Development Plan lapsed to be replaced by a smaller number of saved UDP policies and policies within the emerging Local Development Framework and London Plan. All policies will eventually be replaced by policies within the Local Development Framework in accordance with the timetable set out in the London Borough of Redbridge Local Development Scheme.

- Be accompanied by a full landscaping survey to enable decisions to be made about existing landscaping on site (ES11);
- Incorporate landscaping as an integral part of the design and include an appropriate planting scheme using locally native species (Policy ES12);
- Provide appropriate recycling/reusable and refuse storage facilities (Policies ES15 and ES17);
- Maintain or enhance the character of this part of the Borough, and include a layout, scale, mass and design compatible with neighbouring buildings and spaces, using materials appropriate to the locality (Policy BF1);
- Be of a density between 170 and 200 (maximum) habitable rooms per hectare where housing is proposed as part of the scheme (Policy BF2);
- Not compromise the privacy of the occupiers of neighbouring and proposed dwellings or cause any over dominant impact as a result of scale and position, and ensure that adequate sunlight is obtainable (BF4);
- Provide minimum internal space for any proposed housing (1 habitable room – 30 sqm; 2 habitable rooms – 38 sqm; 3 habitable rooms – 48 sqm; 4 habitable rooms – 65 sqm; 5 habitable rooms – 80 sqm). (Policy BF8)
- Consider energy efficiency and green building techniques (Policy BF9);
- Take account of neighbourliness and relationships to site and surroundings (BF11);
- Incorporate access for people with disabilities (Policy BF23);
- Ensure that at least 25 per cent of any residential development at this location meets lifetime homes criteria (Policy RA19);
- Provide a proportion of affordable housing as part of any residential development at this location (Policy KR37). The Council has a range of tenure types for affordable housing that can deliver housing that will meet the Council’s identified need;
- The Council will use its powers to impose conditions on planning permissions to further the strategic objectives of the Plan, to regulate development, enhance development or to make a development permissible which would not otherwise be acceptable (Policy IP3);
- The Council will enter into legal agreements with those holding a legal interest in land in order to further the planning objectives set out in the development plan. When dealing with development proposals, the Council will seek to secure benefits for the community through legal agreements in direct relation to the nature and scale of the proposed development, its effect on the character of the area and its likely impact on local infrastructure, facilities and services (Policy IP4).

A large part of the Conservation Area is a District Centre, and all of the High Road is subject to UDP Policy CC12 New Development and Uses in District Centres and Policies CC24 –CC30 regarding the general functions of Wanstead Town Centre, protected shopping parades, upper floor uses and hours of operation etc.

The Council’s UDP also contains specific Conservation Area policies: SC1-SC7. One policy relates to the design of new or replacement development in Conservation Areas:

SC3 New or Replacement Development in Conservation Areas: In considering applications involving new or replacement development in Conservation Areas, the Council will pay special attention to the effect on the character and appearance of the area, taking particular note of

1. Relationship to the site and surrounding area

2. Suitability for the site
3. Layout of the site
4. Design of the development
5. Scale of buildings
6. Nature of the materials proposed (i.e. form, colour, texture, profile)

The Preferred Options Report for the Borough Wide Primary Policies [of the Local Development Framework (LDF)], states, at Policy BDG 1 '*All Development*', that proposals for all forms of development should:

1. Be compatible with and contribute to the distinctive character and amenity of the area in which it is located.
2. Be of a building style, massing, scale, density and design appropriate to the locality
3. Contribute to local architecture and design quality
4. Protect or mitigate the effects on valuable habitats and species
5. Ensure that landscaping is an integral element in layout design, taking account of existing physical features (e.g. trees, hedgerows, walls, etc). Where appropriate, trees and shrubs should augment the amenity and appearance of the site.
6. Ensure that standards for open space are satisfied and the open space provision is compatible with the character of the surrounding area
7. Meet the parking and access requirements of the Council and provide appropriate mitigation to minimize the impact of new development
8. Not prejudice the amenity of neighboring occupiers by unreasonably restricting sunlight, daylight and privacy to their properties
9. Seek to create safe and secure environments and reduce the scope for fear and crime
10. Be designed to meet the needs of all and include provision for disabled access to and within public areas.
11. Minimize waste
12. Reflect the Council's design guidance set out in its Urban Design Framework – Supplementary Planning Guidance (adopted September 2004)
13. Incorporate sustainable construction techniques as appropriate and reflect the Council's guidance in its Sustainable Construction Supplementary Planning Guidance (adopted May 2005)

Also Policy E5 '*Conservation of the Built Heritage*' allows the Council to set out how it will preserve and enhance the historic environment and provide a framework for identifying and implementing new built heritage designations.

Policy E5 – Conservation of the Built Heritage

The Council will seek to preserve or enhance the special character or appearance of Conservation Areas, Residential Precincts, Listed Buildings (statutory and local) and their settings (as shown on the Proposals Map) and Historic Parks and Gardens. Development likely to prejudice these aims will be refused. Any proposals for development will be required to comply with all other relevant policies and any relevant appraisals or management proposals adopted by the Council.

The Council will encourage the reuse of vacant or underused listed buildings or buildings that contribute positively to Conservation Areas either individually or as part of wider strategies for regeneration. Where changes of use are proposed, the Council will consider these in a flexible way but will favour proposals which improve public access where these are not prejudicial to existing character or appearance.

Development proposals involving the demolition of listed buildings or adversely affecting a Conservation Area will not be permitted other than in exceptional circumstances where repair, reuse or community ownership are not practicable options and where replacement buildings and uses of exceptional quality are proposed. Proposals for enabling development to provide for the repair of listed buildings will be considered against criteria contained in English Heritage Policy Statement: Enabling Development and the Conservation of Heritage Assets 2001 and all other material considerations.

The Council will prepare a strategy for assessing future Built Heritage designations which will be preceded by appraisals in accordance with the strategy. Management proposals for areas of special character such as design guidance or enhancement schemes will be prepared where appropriate and as resources permit and will be adopted as Supplementary Planning Documents.

Currently there are no specific policies for Wanstead district centre in the Local Development Framework Development Plan Documents and there are no plans for an Area Action Plan document in the short to medium term.

2. Summary of Special Interest

The special quality of the Conservation Area resides in a jigsaw of different elements which coalesce to form a distinctive harmonious whole. The most obvious elements are the open green areas, wooded areas and trees; architectural styles, composition, details and uses of the buildings.'

This is a quote from the Wanstead Village Conservation Area Enhancement Scheme adopted by the London Borough of Redbridge in 1993. Essentially what is described in this paragraph remains true today. What is also particularly special about Wanstead Village is the way it has fundamentally retained a strong village character through the centuries, whilst expanding into a bustling, busy town centre. It remains very green and open, with its core historic elements in a preserved state. The overall effect is one where the prevailing conditions are open, green and architecturally historic, with a strong commercial milieu and an active townscape tenor.

This amounts to a rare mixture of qualities for a major town centre in Redbridge; many other town centres within the borough have lost most, if not all, of their original architectural historic environment, as well as any signs of their original village settlement. Those that do retain such elements do so on a smaller scale and are less concentrated, coherent village centres; it is notable that Wanstead is the only district town centre within the borough that has been designated as a conservation area.

3. Location and Setting

As stated above Wanstead Village is situated in northeast London, and the southwest of the London Borough of Redbridge. It is placed within the proximity of the Thames Gateway and London Cambridge Stansted growth corridors, and the district centre could provide for more visitors and trade but is not expected to see any major growth. The village conservation area itself is characterised by three areas of open space: George Green to the south, Christchurch Green in the central area of the village, and the War Memorial/Tarzy Wood area of open space to the north of the conservation area. These areas of open space essentially provide it's setting and overall character; a natural environmental backdrop for the sundry architectural forms and styles that has developed over the centuries.

The topography of the Conservation Area is largely flat, rising slightly to the east of the Conservation Area. This change in topography emphasizes the view of the former Merchant Seaman's orphan asylum, (subsequently Wanstead Hospital and now converted into residential units) on Hermon Hill from the High Street near Wellington Gardens. The vistas created by lines of trees in Christchurch Green are notable, the view of Christchurch from the High Street being one of the most important. The rows of Horse Chestnuts along St. Mary's Avenue also create a striking vista.

4. General Character and Plan Form

Three large areas of open space form the basis of the Conservation Area. These spaces line up from north to south. Wanstead High Street, which becomes The Green and then St. Mary's Avenue, acts as a spine for the Conservation Area linking the three areas of open space and linking the Village Conservation Area with St Mary's Church and Wanstead Park. It also functions to bind the Conservation Area together visually and in terms of access. To a lesser extent Spratt Hall Road, which becomes Draycott Road, links areas of open space. It also binds the Conservation Area to the west. The open spaces, the linkages between these spaces and the lanes off the High Road and Cambridge Park Road form a distinctive figure ground.

Public Realm and Street Furniture

Approximately half the Conservation Area could be classified as being in the public realm. This would suggest that the Council has considerable responsibility in the area's maintenance and appearance. However, it is important to bear in mind that significant tracts of land in the Conservation Area are owned by the Corporation of London and managed by the conservators of Epping Forest in partnership with Redbridge

The quality and characteristics of the footpaths in Wanstead vary considerably, as does the style and quality of the street furniture. The wide pavements along the east side of the High Street support the vibrancy of the district centre. They allow café and restaurant owners to place tables and chairs outside their properties and their patrons give the street a distinctive relaxed feel. Retractable canopies of good design enhance the streetscape and echo historical photographs of the village centre. The width of the pavements also means that public seating and flower boxes are easily accommodated along the High Street. The availability of space gives people the opportunity to casually stop and talk and stroll along the High Street.

The lanes off the High Street and Cambridge Park Road are a distinctive element of Wanstead

Village. They allow for the provision of easy access to flats over the shop, increase the usability of spaces to the rear of buildings, which would otherwise be hemmed in and in some cases serve as pedestrians short cuts.

An attractive thick hedge runs along the footpath against the front boundaries of properties along The Green. Breaks in the hedge allow vehicular access to the properties, the hedge is enclosed by wrought iron railings. A line of tall trees also runs along the pavement. The green character of the footpath draws the east side of the street closer to George Green.

In 1897, two rows of Horse Chestnuts were planted along the eastern side of St. Mary's Avenue. These have matured over the years creating a striking vista. This row of trees makes a positive contribution to the character of the Conservation Area.

The quality of the paving in the Conservation Area varies considerably. For example the paving along some areas of the High Street is well maintained, but the paving on Cambridge Park Road is cracked and in poor condition. Some of the streets have attractive granite kerbs. There are a relatively large number of street trees in Wanstead Village, that soften and enhance the appearance of the area. There is a substantial amount of clutter on the streets of Wanstead Village, which detract from the area, as does the discordant street furniture.

5. Other Spaces

United Reformed Church

A triangular shaped space lies between the United Reformed Church and the High Street, at the junction of Grosvenor Road and Nightingale Lane. The space provides the setting for the United Reformed Church but the quality of this space is poor. It is currently being used by vehicular and pedestrian traffic, as well as for car parking. The improvement of this space formed part of the 1993 enhancement scheme for the Conservation Area.

Wanstead London Underground Station

A small area of hard-surfaced open space for pedestrians provides the setting for the Wanstead London Underground Station. Currently large, bulky, redbrick flower boxes are located in the space and guardrails separate the space from the street.

The George

A small area of pedestrian open space lies to the west of The George and to the south of Purbani restaurant. The space is paved with concrete paving slabs, there is an increase in gradient from north to south and from east to west and guardrails separate the space from the street.

6. The Origins and Historic Development of the Area

Archaeology

Roman artefacts were found in Wanstead Park, near the village, in 1715 when the foundations for Wanstead House were being excavated. Finds consisted of pottery, glass, coins and a fine

floor mosaic. These finds indicate that a substantial Roman settlement was located there. Wanstead Park. is designated an Archaeological Priority Zone in the Unitary Development Plan and has considerable potential for finds across a range of periods especially Roman and 18th century.

There is evidence that the line of the Roman Road from Stratford to Dunmow runs through the Conservation Area. Aerial photographs have picked up the line of the road to the southwest (Wanstead Flats) and northeast (Roding Lane) of the community centre site. An archaeology priority zone has been identified in the LDF Proposals Map DPD, which includes Grove Road, Woodbine Place, the southern end of Spratt Hall Green and a small section of Spratt Hall Road.

Nomenclature

Many of the street names in Wanstead reflect historical association with titled families (Draycott, Leicester, Wellesley, Tylney, Mornington, Cowley) or former rectors (Fitzgerald, Drummond, Wigram, and Corbett). The name Wanstead is thought to be of Saxon origin. Views on its precise etymology vary. Some believe the Wan element is a contracted form of Woden, a supreme deity among teutonic races; others believe that the name derives from wain stead meaning wagon house; a third explanation is that the name derives from wen stead meaning the place on the hill.

History

In the Medieval and Early Post-Medieval Periods In the Middle Ages, Wanstead was a small sparsely populated rural parish on the edge of Epping Forest. It had a total recorded population of 18 in 1086. There is little known about the medieval pattern of settlement, the first recorded rector of Wanstead was appointed in 1207.

Valuations of Wanstead Manor indicate that it was of modest size until the fourteenth or fifteenth century. It is likely that the Manor house was located close to St Mary's Church on Overton Drive. In 1499, the Manor house was large enough to be used as a royal hunting lodge for the surrounding forested areas. Henry VII and Henry VIII are both said to have visited Wanstead Manor. By 1549, records state that the house was ruinous; it was subsequently rebuilt by the Earl of Leicester in the second half of the sixteenth century. In the early seventeenth century, it appears the manor house escheated to the crown and James I reportedly spent some time there. In the late seventeenth century the manor came into the ownership of Sir Josiah Child, a merchant banker and head of the successful East India Company. Child undertook a substantial and hugely elaborate formal landscaping scheme for the estate grounds.

Little is known of Wanstead Village, its development or form before 1700. Number 32 Wanstead High Street dates probably to the sixteenth century though it has since been substantially altered; it is the earliest extant building in Wanstead.

In 1715 Wanstead manor house was demolished and by 1722, the then owner Sir Richard Child, had erected Wanstead House near the site of the manor house. Colen Campbell designed this large Palladian mansion, Wanstead House, which was one of the finest of its time. Between 1722 and 1735 a number of substantial changes were made to the gardens, which continued to be hugely impressive. Local residents and visitors to the area were

permitted access to the grounds at specified times.

After 1700 two main phases of development are discernible in Wanstead Village. The first phase is loosely bound up with Wanstead House, its construction in the early eighteenth century and its demolition in the early nineteenth century. In the eighteenth century, Wanstead began to attract wealthy residents with interests in London. Improvements in the road network as a result of a Middlesex and an Essex turnpike encouraged the growth of Wanstead. The location of such a large and finely constructed mansion and elaborate estate grounds also made Wanstead Village an attractive place to live for the wealthy. As late as 1670, there were only 40 houses recorded in the parish of Wanstead. By 1796, the number of houses in the parish of Wanstead had grown to 150. In 1762, 70 of the 112 houses located in the parish of Wanstead were said to be mansions. Houses were concentrated to the north of Wanstead House in the present day High Street, Eastern Avenue and Nutter Lane.

These wealthy residents were probably responsible for the construction of some of the larger new houses shown on historic maps. Examples include the early eighteenth century Reydon Hall and Elm Hall which still survive although they are altered. Clock Hall was another large eighteenth century residence; Clock House Parade replaced this structure in 1909. The Mall to the east of Wanstead High Street consisted of five fine early eighteenth century houses: The Mall House, Stone Hall, Mount Pleasant, Manor House and Sheridan House. The Manor House is the best survivor of this group of eighteenth century mansion houses. The building was formerly used as the West Essex Conservative Club, as attested by the bust of Winston Churchill to the front of the property. The adjoining property Sheridan House is in need of repair. The other three houses which, formed part of the Mall, have been wholly or partially demolished and one-storey shops have been built to the front. Spratt Hall, a large residence located to the west of Wanstead High Street, existed in 1746 but this building was demolished during the late nineteenth century.

The second largest residence in the area, after Wanstead House, was The Grove or Wanstead Grove constructed in 1690 to the designs of Francis Dashwood. The entrance to the estate from the High Street was where Grove Park now is; the house was located at the junction between the Avenue and Grove Park and was screened from the road by planting. The Grove had substantial and attractive gardens which were open to the public at specified times. A broad lake stretched from Grosvenor Road across the grounds terminating in a garden temple with an ionic portico. The temple is now located in the rear garden of no. 14 and is a listed building. An eighteenth century red brick gazebo, which was contemporary with the house and the temple, also survives in the rear garden of no. 20. It too is a statutory listed building.

The growth and wealth of Wanstead in the eighteenth century is evident in its public buildings, as well as the development of private residences. St. Mary's Church, which is located just outside Wanstead Village Conservation Area, was built in 1790, this replaced an earlier church on the same site. The construction of a new church on the site was first mooted in the 1770s in response to the growing population of the parish. The structure, which is now a Grade I listed building, was built in a classical style of Portland stone to complement the architecture of Wanstead House.

In 1796, the first parochial school was built on an area of open space near what is now known as Christchurch Green. The acquisition of the site, the construction of the school and its operation was organised by the rector Dr. Glasse. The school was modest in size and was

surrounded by dense woodland. The building was demolished in 1980 apart from the north wing of the school (now the Church of England Primary School) of 1840 which was designed by Edward Blore in a tudor style and is statutorially listed. The building is of yellow stock bricks with a small bellcote and tall angled chimneys. The remainder of the school dates to the 1980s although it still bears the date stone for the eighteenth century structure.

There are a number of references to other uses in Wanstead in the eighteenth and early nineteenth centuries. The George and Dragon public house was established in 1716, but was replaced by a new Jacobean-style structure, The George, in 1906. The stagecoach to London is said to have departed from outside the building. Stables were located adjacent to the Public House. A number of committee meetings of the group appointed to consider the construction of a new parish church at St. Mary's were held in the George and Dragon. The present structure bears a tablet dated 1752 with an inscription commemorating a cherry pie. A fire engine, bought in 1874 was housed at the George and subsequently at Church Path as the village did not have a fire station. A circulating library operated in Wanstead in 1845, the current library was constructed in 1969.

During the early nineteenth century, the owner of Wanstead House attempted to close public paths across his estate. He was partly successful, an Act of 1816 authorised the construction of Blake Hall Road in the place of a former path and gave protection of other paths including three which later became Overton Drive, St. Mary's Avenue and Langley Drive. In order to pay its owners' debts, the content of Wanstead House and the house itself were auctioned in 1822 and 1823 respectively and the house was demolished between 1824-5. The owners could not sell the demesne itself, this meant development was precluded from areas south of the village which might otherwise have been developed.

The growth in stagecoach travel at the end of the eighteenth century and in the early nineteenth century increased the prosperity of Wanstead, which lay on one of the main routes northeast of London. In the nineteenth century, the growth in the Wanstead Village population accelerated. The parish of Wanstead was still substantially influenced by the extent of woodland and the restrictions imposed by forest laws, as late as 1796, 70 percent of the parish was still woodland and in 1841 the figure was still over 40 percent. In the 1830s, the manor court of the woodland began making voluntary grants of land for building in the centre and to the north of the village. A large number of cottages were built in the first half of the nineteenth century in Wanstead, despite local opposition from the vestry that such development would attract the poor. Many of the new cottages were built on new enclosures. By 1841 more than half of Wanstead's dwellings were cottages. No. 16-19 Woodbine Place are examples of cottages built around this time. The practice of granting land accelerated in the 1840s.

Late Nineteenth and Twentieth Centuries

The second main phase of development in Wanstead is related to the construction of the Loughton branch of the Eastern Counties Railway and the opening of Snaresbrook Station and the outward spread of London in the late nineteenth century. Wanstead was still very much a village when the railway arrived in 1856. Many of the villagers worked in agriculture and many others were employed in the service of wealthy merchants residing in the village. The opening of the railway prompted a rapid growth in population and development in Wanstead Village. The population of the parish of Wanstead grew from 2,742 in 1861 to 5,119 in 1871. In London

generally there was a notable and accelerated wave of outward expansion towards the end of the nineteenth century due to strong demand for suburban housing among the emergent middle class. Much of Wanstead was developed during the second half of the nineteenth century due to these forces.

The vestry governed the parish until 1854 when a Board of Health were set up.²The Board acquired Spratt Hall on the north side of Wanstead Place, demolished it and erected new offices on the site in 1881. The Board also acquired Spratt Hall Green for public recreation (now Christchurch Green). Spratt Hall Green formerly consisted of manorial wasteland. From the Local Government Act of 1894 Wanstead was governed by an Urban District Council of nine members and the offices of the Board of Health became the offices of Wanstead Urban District Council. The building, No. 35 Wanstead Place, is a fine structure of grey brick, classical in style and detailing, and domestic in scale. In 1934 the Urban District Council was united with that of Woodford, and in 1937 the combined urban district was incorporated as a municipal borough. The offices of the new Council were moved to the former Rectory of St. Mary's Church, Woodford.

The Chapel of Ease (now Christchurch) and the other nonconformist churches were constructed in Wanstead after the arrival of the railway in 1856 and the resultant increase in population.³Christchurch was designed by George Gilbert Scott and consecrated in 1861. Originally consisting of a chancel and nave and north aisle of four bays, it has since been altered by the addition of south aisle and additional bay at the west end in 1867 designed by Daniel Addington Cobbett, north tower and spire by John Thomas Bressey in 1869 and by vestries designed by S Liddon Walters in 1889. It also suffered some damage as a result of a flying bomb during World War II. The Church forms an important focal point on Christchurch Green. The Congregational Church (now the United Reformed Church) formerly functioned as an Anglican Church and was known as St. Luke's. The church was designed by John Johnson and was originally located at King's Cross, near St. Pancras Station. It was dismantled and transported to Wanstead where it was re-assembled as a non-conformist church in 1867. The Methodist Church (no. 25) on Cambridge Park dates to the late nineteenth century and is by Frederick Boreham.

The former Merchant's Seaman Orphan Asylum was completed in 1871 to the designs of George Somers Clarke in a Venetian Gothic Style. Although the structure lies a significant distance from the Conservation Area boundaries, its tower is a prominent landmark visible from Grosvenor Street.

A redbrick drinking fountain with a steep shingled spirelet on George Green commemorates Queen Victoria's diamond jubilee. The fountain is a listed building and acts as a focal point for the Green, it is however in need of some attention.

Part of the Spratt Hall Estate was used for residential development in the late nineteenth century. A corner site at the junction of Spratt Hall Road and Chaucer Road was bought in 1885 for the construction of a police station. The station was built in 1886 to the design of John Butler in Queen Anne Revival style. It is the oldest surviving police station in the borough. Its

² Corrections to text in respect of the dates of construction and control of the former UDC offices in response to observation by Wanstead Historical Society.

³ Correction to text in respect dates of construction and subsequent additions to Christ Church in response to observation by Wanstead Historical Society.

height, corner-site location, use and rich colour of its brickwork make it a landmark building in the Conservation Area.

Much of Wanstead Village's building stock dates to the end of the nineteenth century. For example the Grove Estate was developed on a piecemeal basis from 1889 onwards. Houses built in the second half of the nineteenth century and in the early twentieth century were relatively large compared to neighbouring areas and include a large number of semi-detached and detached properties.

In the early part of the twentieth century, the area to the south of the parish was developed. In the 1920s, a shortage of building space stimulated the construction of flats including the block at the corner of the High Street and New Wanstead, just outside the Conservation Area boundaries. A large number of buildings in Wanstead Village were damaged and destroyed as a result of wartime bombing. This fragmented much of the historic area of Wanstead Village. Development in the mid and late twentieth century consisted of infill development and the development of bombsites. In the main development in the twentieth century has preserved the historic street pattern of Wanstead Village.

A fire station on Fitzgerald Road was completed in 1913, but closed in 1957. Like the police station on Spratt Hall Road, it is domestic in scale reflecting the size of Wanstead. The most distinguishing visual feature of the building is the practice tower to the east of the building, which also incorporates the chimney flue and is marked by decorative corbelling and diapered brickwork. The tree house nursery school also on Woodbine Place is a simple but pleasant building, constructed in 1912 to the designs of Frank Whitmore. The war memorial on the High Street consists of a tall plinth with a bronze victory angel and commemorates World War I.

The Wanstead London Underground Station is one of the more notable twentieth century buildings in Wanstead. The railway line was electrified in 1947, the central line was extended to Newbury Park around the same time and Wanstead Station was built to the designs of Charles Holden shortly after World War II. The underground station and the adjacent arterial road occupy the site of The Elms, a large nineteenth century residence. The station building is an elegant, modernist building characterised by clean lines and simplicity of form. Another notable twentieth century building is the Wanstead branch library on Woodbine Place with its staggered elevations and floor-to-ceiling glazing. The library was completed in 1969 and built to the designs of D. Meyer and B. Ettridge. PCKO architects' new block of apartments on the High Street set back from the High Street is a more recent contemporary-style structure.

7. Spatial Analysis

Wanstead Village Conservation Area is made up of an interesting mixture of buildings and uses, with housing to the west and south and shopping in and around the High Street and the green, recreational spaces of, George Green, Christ Church Green and Tarzy Wood/War Memorial area. The areas of open space provide the village with its spacious, green, open, village quality, and really dictates the spatial layout of the village itself. It is essentially the preservation of these green, open areas that give the conservation its special setting and make up what is the core of the village today.

Over the years many buildings that were erected outside of the conservation area have disappeared, and smaller settlements have been engulfed by urbanisation. This development

has effectively been kept at bay by the preservation of the open spaces in the village, and there have been enough property interests within the village to keep it active and lively without encroaching on the open spaces. Through the centuries generations of people with a stake in the village have set their mark on the environment with contemporary built design, and what is left is a very interesting mix of uses and activities; quality residential architecture; wide spaces, vistas, views, aspects and panoramas; important and appealing historic and new buildings and skylines; and a domain for flora and green refuges for an assortment of biodiversity. Overall the village is a coalescence of bustling urban activity that is earnestly commercial and aspirational, a traditional, strong village appeal, with some striking architectural characteristics, and a green openness that is genuinely uplifting in parts.

George Green

George Green is almost square in shape, with crossing diagonal paths. There is a very strong relationship between George Green and the surrounding buildings; the green is the setting for this section of the village and in particular the surrounding housing, with the trees here making an essential contribution. On George Green itself there are trees set within its four quarters, an obvious landscaping approach; and there are also lines of mature trees on the pavement on the road called 'The Green', to the east of George Green, and on the west side of George Green facing the housing at Draycot Road. These trees also contribute positively to the overall character of this section of the village, particularly for the nearby housing, and create an attractive canopy in the summer.

The shop fronts to the north of the green at Cambridge Park can be seen very clearly for some distance from George Green and the surrounding housing to the east and west. Orientation from the Underground Station is good due to the open views visitors have upon reaching ground level, and it is not difficult to find your way around the village after disembarking. Views to the High Street are clear, and permeability is direct and unproblematic.



Aerial Photo 3 (Source: Google Earth 2005): George Green, Wanstead Village.

There is a strong relationship between George Green and the surrounding housing, and St. Mary's Avenue to the south of the village, which is made up of 20th century housing like that at The Green and Draycot Road. This entire section of the conservation area south of Cambridge Park is effectively an area consisting almost purely of housing, with George Green providing local shared common space; this section can be considered as a separate zone within the conservation area, with its own specific character, views and set of natural and built relationships of a residential nature.

Christ Church Green

All the roads around Christ Church Green, Woodbine Place, Spratt Hall Road, Wanstead place, and the High Road, have a strong relationship with the open space, again as with George Green, strengthening the amenity in this section of the village. This part of the village can be viewed as a further zone within the conservation area, but there are a number of different experiences within this zone, spatially as well as in terms of character.

Beginning with the High Street, there is a busier, noisier, more active experience here than at other parts of this zone of the village. The High Street constitutes the commercial centre of the village and is the economic dynamo of Wanstead Centre. The High Street runs through the length of the whole central third of the village south to north, from Cambridge Park to New Wanstead Road, east of Christ Church Green. Its relationship with to Christ Church Green is largely aesthetic as the green provides broad, open views from the High Street for passing

shoppers, with a particularly interesting view of the Christ Church spire through the substantial tree cover on the green, looking east to west.



Aerial Photo 4 (Source: Google Earth 2005): St Mary's Avenue, to the south of Wanstead Village conservation area.



Aerial Photo 5 (Source: Google Earth 2005): Christ Church Green

At street level the paving on the High Street is broad enough for the experience of window-shopping to be pleasant and without any of the pedestrian congestion that might be endured at the weekend in town centres like Ilford or Barkingside. Again there are plenty of trees mixed with street furniture, continuing the theme that links the village firmly with nature, and again adding to the overall amenity of area, and creating a pleasant canopy during the summer months. The broad street paving also helps to broaden the shopper's perspective as they walk up and down the High street, making navigation and destination finding more direct and uncomplicated. The overall experience is one of having room to spare; the land is generously disposed, continuing the prevailing condition of openness within the village.

Wanstead Place provides another experience again; it has no commercial activity, and is more a part of the village character of the area. Again it has an aesthetic relationship with Christ Church Green, with buildings such as Wanstead Clinic and the Fire station just to the north of the green engaged in an architectural dialogue with Christ Church, making an ensemble of buildings that are integral to the built heritage of the village. This is a much quieter and less active or busy experience than on the High Street. The open views are maintained, with the viewer's gaze taken beyond Christ Church to Spratt Hall Road, which is clearly visible. Wanstead Place brings the pedestrian closer to the sense of enclosure that is more apparent

on Christ Church Green than at George Green.

Spratt Hall Road is a residential street to the west of Christ Church Green that spatially has something of the feel of a London square (without the Georgian character and architecture of a real square). This derives from the relationship it has with Christ Church Green; the houses on the road face onto Christ Church Green in a square like manner, again deriving their setting from the green and rows of mature trees that line the edges of the green. The road itself is quite cluttered with on-street parking, but is quiet, not generally busy or a problem for pedestrians to cross.

Woodbine Place is actually a busier road than the previous two above that bends at an angle around the southern point of Christ Church Green. This activity comes from its few existing services and the bus terminus or lay-by to the east side of the road. Here the road becomes an established part of the town centre on the High Road, with noise and activity levels testifying to this.

Christ Church Green is a large open space with a rather enclosed aspect; very pleasant as an open space, inundated with tree species, which often form colonnades of trees within the space, flanking pathways, and lined at the edges of the green. Along with the fencing around the green, this gives it the feeling of enclosure that is absent at George Green.⁴ Christ Church sits at the northern end of the Green within its own enclosed gardens, carefully maintained and enhanced in recent years. The larger Green beyond the gardens has a strong relationship with Christ Church, providing it's enjoyable, village setting; and, as stated above, Christ Church Green dominates the surrounding streets and the overall setting within the vicinity. To the south of the green is a children's play area, offering a small park land experience, but Christ Church Green is not necessarily an open space well disposed to ball games, as George Green might be. This is a more sedate, serene open space, with its own relationships of views and biodiversity, added to its relationship with the surrounding roads. It is the most influential open space in the village in terms of its impact on the overall setting and character of village.

The First World War Memorial and Memorial Garden face the High Street to the east and sit north of Christ Church Green. Most of this entire area of open space is taken up by Tarzy Wood, a rather dense grove of trees and thickets of various species. The War Memorial stands out prominently, is very well landscaped, with Tarzy Wood providing an appropriate backdrop or setting for the figure. Visitors are encouraged to stop and read the inscription by the open nature of the immediate landscaping, and although Tarzy Wood is rather wild in appearance, it punctuates the end of the village's open spaces very well with another variant on the many differing guises or appearances of village character and experience.

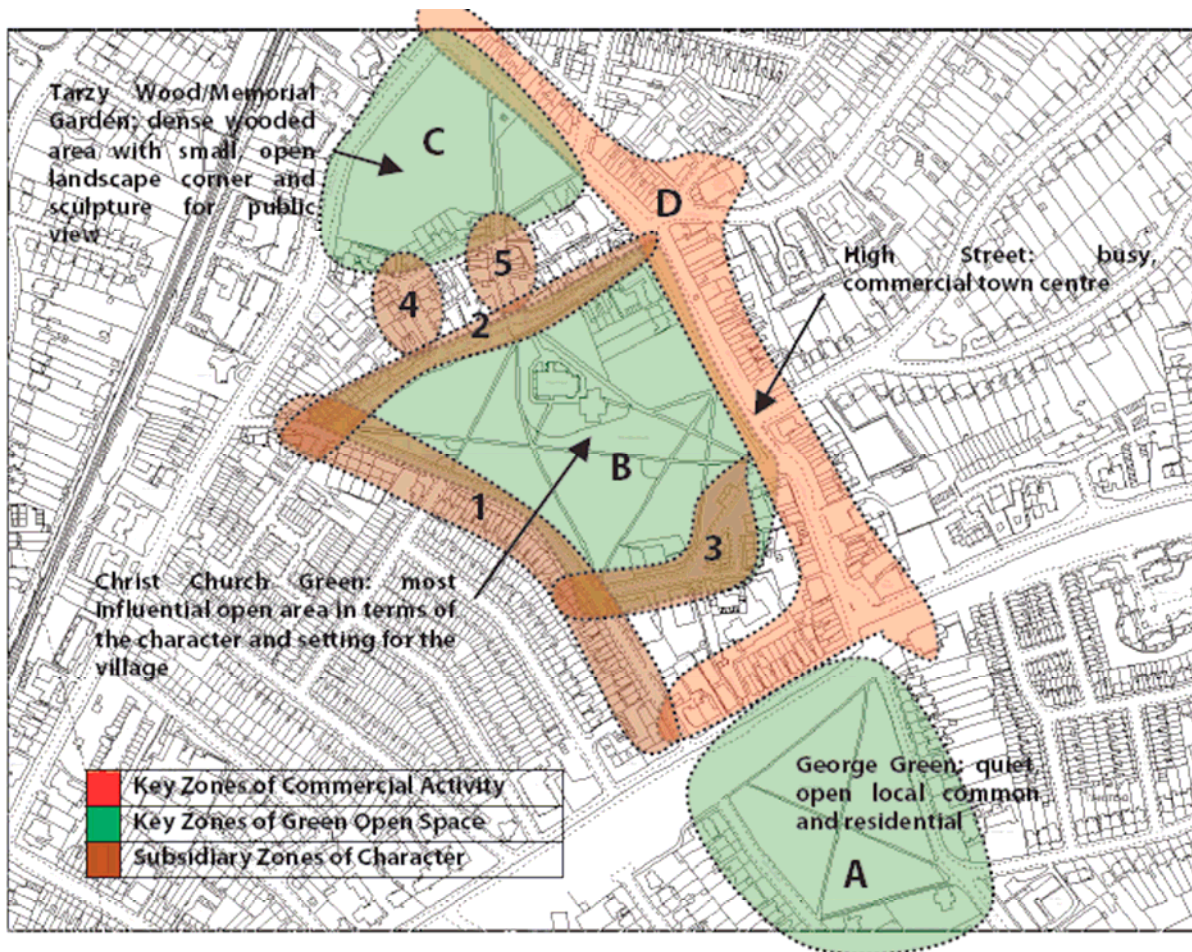
⁴ Additional text inserted to recognise the existence of the distinctive area of gardens around Christ Church in response to observation by Wanstead Historical Society.



Aerial Photo 6 (Source: Google Earth 2005): Memorial Garden/Tarzy Wood

8. Definition of Zones in Wanstead Village.

As discussed in part above, the various areas or sections of the village can be split into zones that offer differing experiences throughout the village. These experiences range from the quiet, openness of George Green to the bustle of the commercial High Street. In an attempt to identify the various zones of character within Wanstead Village Conservation Area, Maps 3 and 4 below divide the conservation area into key zones of commercial activity and green open space, and subsidiary zones of character. All the zones, whether key or subsidiary, are integral to the overall village experience, but the key zones tend to be the more dominant areas of character that set the general tone of the Wanstead Village milieu. Map 3 marks out the key zones A – D, and the subsidiary zones 1 – 5, with Map 4 showing zone 6 at St, Mary’s Avenue. A full character analysis of both key and subsidiary zones is given below in the section discussing the character and interrelationship of spaces.



Map 3: Various Key and Subsidiary Zones within Wanstead Village.

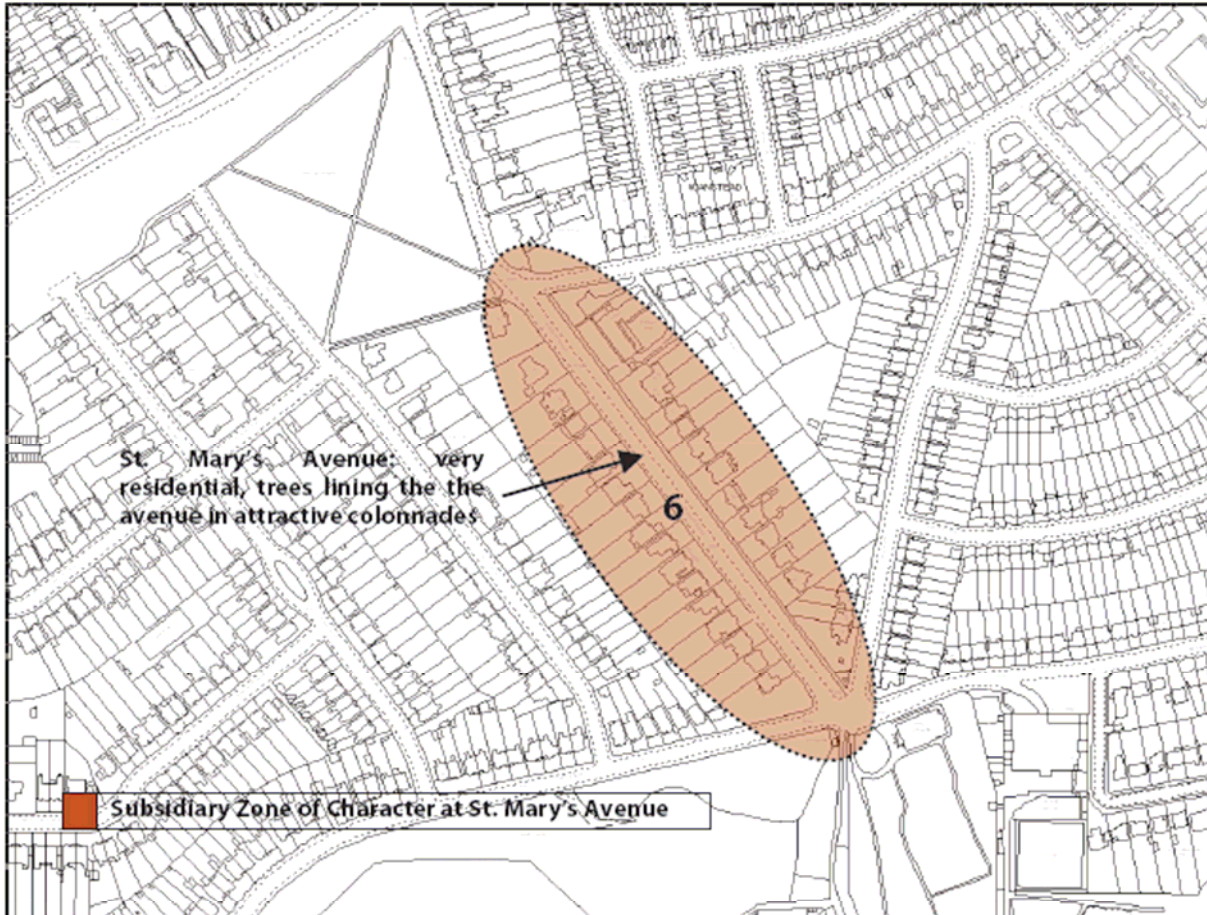
9. The Character of zones and spaces within Wanstead Village,

Zone A: George Green

As mentioned above in the spatial analysis, George Green ostensibly takes up the role of a local common for the residents at The Green, Draycott Road and St. Mary's Avenue, but it serves more than a simple recreational purpose. With the landscaped trees on George Green, The Green and Draycott Road; wide panoramic views in all directions; countryside density ratios; and heath-like tenor replete with uninterrupted squalls during the autumn and winter months, it creates an ambience that has a trace of the parish or rural community about it. Taking in the view towards Cambridge Park from the contrived, though pleasant, cottage-like 20th century housing design at The Green, it's difficult not to feel a little cut off from all the key services on the High Road, more than a stone's throw away to the north.

Victorian Gothic, Mock Tudor, Crenulated and Gabled-Porch Edwardian pastiche styles of residential architecture seem to have their place at George Green, Wanstead Village; but these styles do have a strong contribution to make to the overall character of the village. They are in-keeping with the surrounding built environment and represent well a particular phase of the 20th century development of the village. Overall what you get is a very satisfying living environment; and serene and uplifting acres of open walking space, with good panoramic

views. It could all be construed as twee, pleasing and not too far from the madding crowd, but it is still a far cry from the traffic polluted, high densities of the key town centre surroundings of the borough, and there are very few similar areas of housing in the borough outside Wanstead Village, making it special to the borough.



Map 4: Subsidiary Zone at St. Mary's Avenue to the south of the Village conservation area.

Zone B: Christ Church Green

Christ Church Green is a larger open space than George Green, with more obstructions to the views, [much less sky in this sense], but with more points of interest too. The views in and around the green to Christ Church are really the focal point of the green, and make up the core scenery of Wanstead Village. The Church and its setting gives Wanstead Village a large part of its village character, and the various tree species that obscure views to the lower elevations of the church, where only the church spire is clearly visible at a distance above the tree cover, classically augment the overall setting in traditional style. The church retains to some extent an element of its patriarchal authority and air over the village, albeit only in historic reflection, which would have been stronger in centuries gone by.

Within the interior of the green there is a strong feeling of enclosure, as mentioned in the spatial analysis above. The green feels like a private space, almost with an aura of reverence,

reflecting perhaps the devotion formerly demanded by the church, , its spire, presiding everywhere across the green. The combination of the short perimeter fencing and long rows of trees add to the feeling of an enclosed space, but one that is very green and where trees are allowed to dominate. The scenery is very English, perhaps reminiscent of the traditional collegiate church.

In terms of the relationship of the green and the church with its external surroundings; in its immediate vicinity the church has an architectural dialogue with Wanstead Clinic and the Fire Station directly opposite to the north. The brickwork of the facade of Wanstead Clinic is different to the Gothic ragstone design of the church, but at first glance the two structures seem to be cut from the same block. The heavy chimney stacks, robust scale and colour of the clinic's brickwork seems to bounce quite naturally off the rugged elevations of the church. The Fire Station is a more congenial, approachable, warmer building of domestic scale and character than the church or clinic, made from humble stock bricks.

As discussed in the spatial analysis above the green and the church exerts its presence and character on the commercial High Street, providing a positive and favoured setting along the main shopping area north to south. Even so the High Street itself has developed independently of the green, becoming commercially strong and aspirational.

Zones C: Tarzy Wood/Memorial Garden

As described above Tarzy Wood has a rather wild appearance, with some grassy areas of open ground. Many of the trees are mature, and support parasitic Ivy growth. The overall appearance is of a rugged wood or copse, quite dense if not sprawling. A small spot of forest land that complements the other open parts of Wanstead Village that carry the impression of the countryside.

The Memorial Garden is another part of the village that has a reverential sense to it; very well tended to, it is a small area of hallowed ground dedicated to those that fell in the Great War of 1914 – 1918. These grounds at first appear separate from Tarzy Wood, but the wild area of wood behind the memorial acts as a suitable background; the serene stillness of the trees and wood throughout the seasons assists the memorial in making its statement and dedication to the fallen, and provides the right scenery and tenor for such a monument.

Zone D: High Street, Wanstead Town Centre

As described above in the spatial analysis, the High Street is very much the commercial hub of Wanstead Village. This High Street represents an active, vibrant, key town centre within the borough, and the various uses and activities are niche, specialist with not too many chain stores. There are antique jewellery shops; trade in interior décor; wine bars etc.; a very wide range of services are offered.

Building plots are characteristically narrow and are expressed visually, in particular, on wider frontages of the older buildings, into separate elements through the use of variations in elevational treatments, e.g. pilasters, windows with vertical emphasis. Buildings are generally no higher than three storeys. Most street scenes are late Victorian terraces at the northern end of the High Street beyond Gosvenor road. The central section is dominated by the interwar clockhouse parade with typical detailing of the period. There are more diverse buildings at the

southern end where piecemeal development has allowed numerous historic buildings to survive including fragments of The Mall Mansions.

Many of the shop fronts are modern and contribute little to the special character or appeal of the conservation area. Those that do attempt to harness the more traditional aspects of the village character in order to benefit their business. They range from entirely glass frontages to more traditionally mullioned windows with low stall risers and retractable shop front canopies. All in all it's an interesting mix, although sometimes not in-keeping with the conservation area.

There are good views from the High Street to the Memorial Garden/Tarzy Wood and Christ Church Green. Christ Church shows its favourite side to the High Street; the church spire rises tall above the surrounding trees resulting in a setting that perhaps conjures images of a quiet parish in a country setting that is idyllically English, but this is partly what makes this setting special and worthy of preservation, however idealized or picturesque the scene might appear to the viewer. These panoramas and the overall setting are also special and unique to the borough, as there are very few parts of Redbridge that retain such a strong sense of its historic character.

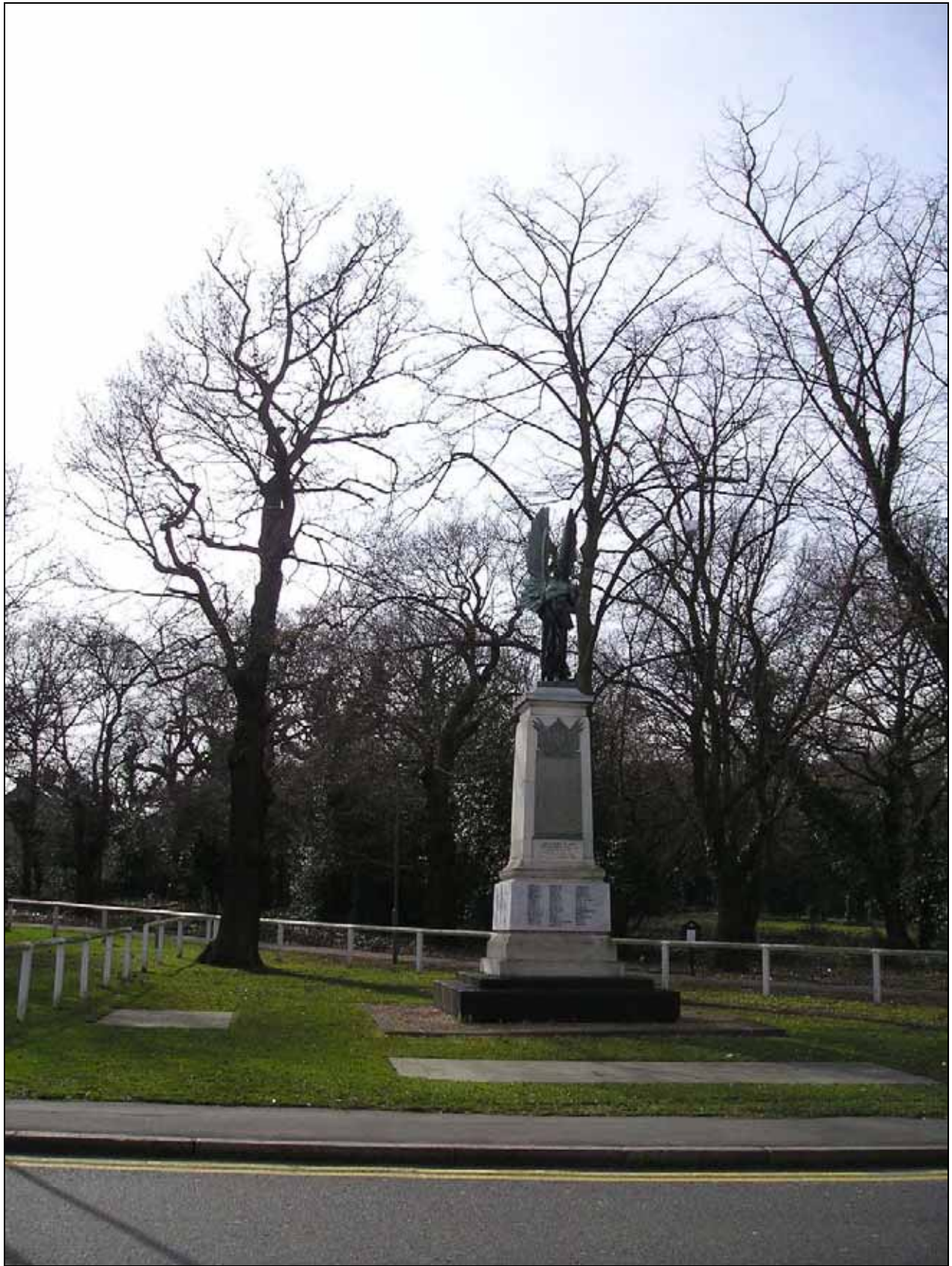


Photo 1: Tarzy Wood/Memorial Garden



Photo 2: Wanstead High Street



Photo 3: views from the High Street to Christ Church and the green

Subsidiary Zone 1: Spratt Hall Road

Spratt Hall Road is a long residential road to the west of Christ Church Green. The housing is of a high quality, and as well as taking advantage of the very favourable setting offered by Christ Church Green, the road actually reciprocates with a special character of its own, complementing the green nicely. This is especially unique because Spratt Hall Road is very urban in appearance, juxtaposed with the more village-like character of the green. The houses are situated on small plots, sitting very much cheek-by-jowl at a higher density than the housing at George Green and St. Mary's Avenue. The road is long, and there is a very good 180° panoramic view of almost all of it from Christ Church Green that the viewer can hold entirely in their eye; squeezed together in tight formation, the houses line up in a way that is perhaps reminiscent of a long bookshelf with many differing covers and jackets. Without the housing stock seeming to fall into disrepair, Spratt Hall Road has a very informal almost dog-eared appeal, with signs of casual residential use clearly evident.

Again, as with many of the spaces and zones within the village, Spratt Hall Road bears a strong historical sense that only adds to its overall power and allure as an attractive and special element integral to the village's cocktail of character. It is another facet to the many differing sides and faces of the village that is special and unique to the borough.



Photo 3: Spratt Hall Road from Christ Church Green

Subsidiary Zone 2: Wanstead Place

The Clinic and Fire Station at Wanstead Place have a special relationship with Christ Church, as pointed out above in the section on spatial analysis. There is also an interesting mixture of residential buildings on Wanstead Place that is quite distinct again from Spratt Hall Road and the other residential parts of the village. There is a clear demonstration here of residential architecture of different periods; mid-Victorian cottages (including locally listed numbers 39-41), Edwardian, 1930's terraced suburban and art deco motifs quite harmoniously on display. As with Spratt Hall Road this mixture does not conflict with but rather contributes positively to the overall character of Christ Church Green and the village as a whole, though appearing less dense and with larger plot spaces than at Spratt Hall Road.

Subsidiary Zone 3: Woodbine Place

Woodbine Place is partially residential to the west and has a bus terminus and other services to the east of the road. Numbers 16-19 Woodbine Place are an island group of mid-nineteenth century cottages which contrast with the more polite architecture of the High Street and Spratt Hall Road and are locally listed buildings on this road to the east side. This part of Woodbine Place is now part of the town centre and has a transitional character between the busy street and Spratt Hall Road.

Subsidiary Zones 4 & 5: Church Path and Fitzgerald Road

These two roads are essentially residential with some good examples of interesting residential architecture, but neither road fronts out onto Christ Church Green. Whilst these roads are not part of the setting of the green they do have a contribution to make to the overall character of the village.



Photo 4: Wanstead Clinic from Church Path

Subsidiary Zone 6: St. Mary's Avenue

St. Mary's Avenue is very suburban in appearance; the housing is all 20th century, pleasant enough but none of particular interest. Densities are quite low here, with large family units taking up generous plot sizes; large, mature trees line either side of the avenue. Again as with Cambridge Park and Draycott Road, there are pastiche styles here mixed with more formal designs from the early part of the 20th century, built during the phase of intensive suburbanisation of London. St. Mary's Avenue is very much a quiet, broad street, very attractive as a living space, with plenty of fauna and tree cover, the double-lined tree cover to the east side of the avenue perhaps its most striking feature. It carries the very green motif that predominates throughout the village, and the avenue overall executes an idealized design for living that was popular during the early part of the 20th century.



Photo 5: St. Mary's Avenue to the south of the village

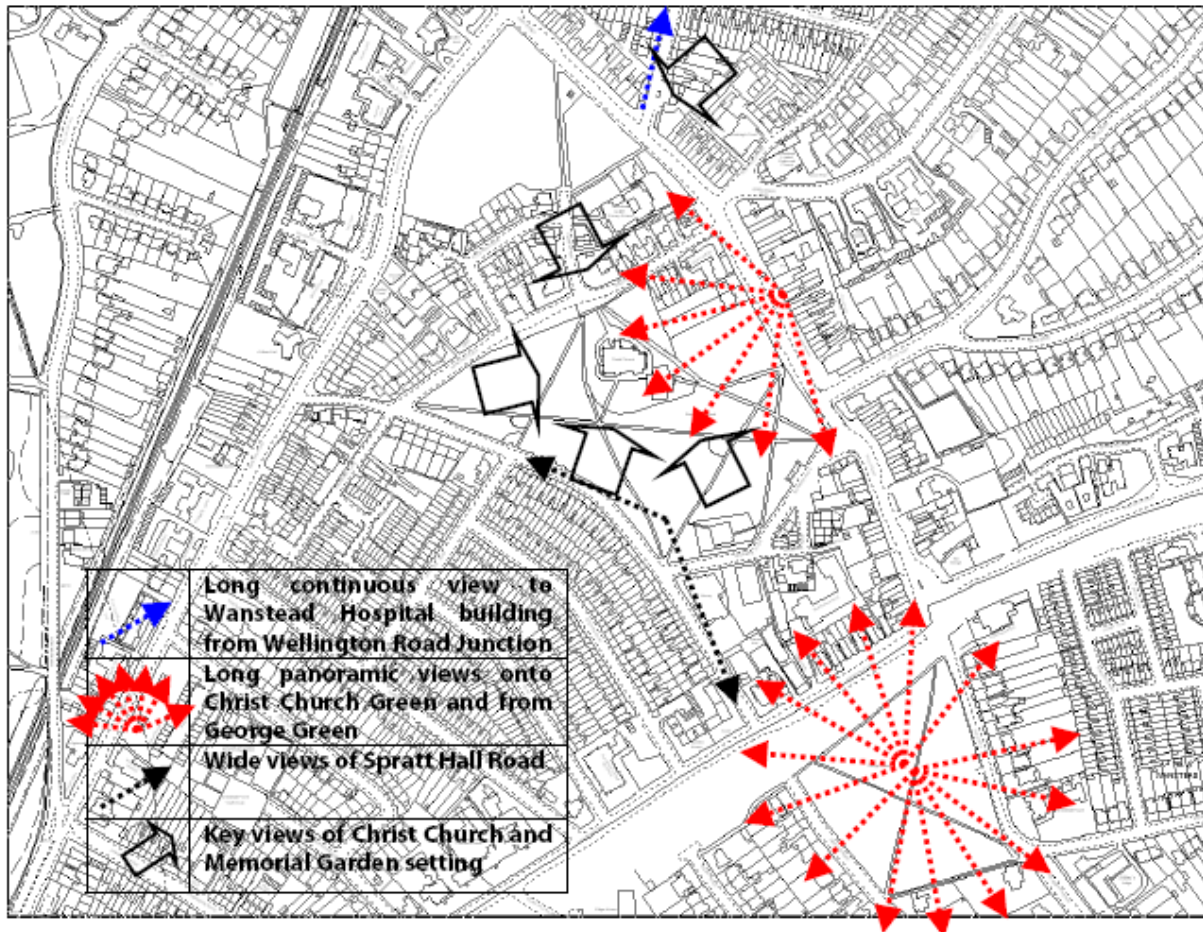
10. Key Views and Vistas

Map 5 below shows just the key views within Wanstead Village, but there are many good views and vistas besides that help visitors navigate their way through the village; that highlight tree lines or colonnades; visual stops that are interesting none-the-less; views of the village skyline which is interesting in places; and the landscape and architectural composition of some views that are essential to the village character

The key views that are displayed on Map 5 include:

- A long, continuous view from the junction at Wellington Road to the Wanstead Hospital building, the top of which is visible in the distance;
- Very wide panoramic views from George Green and from the High Street to Christ Church Green. There are also panoramic views from Christ Church Green back onto the High Street and onto the other three surrounding roads, with a particularly good view of Spratt Hall Road;
- From Christ Church Green there are very good long views down Spratt Hall Road

- north to south as well as the panoramic of the road from the green at a distance;
- There are also key views of Christ Church itself and its setting from within the green and from the High Street;
- Key views from the High Street onto the War Memorial Garden and Tarzy Wood which makes a good setting for the Remembrance Day service.



Map 5: showing the key views in Wansstead Village

Other views include the setting of Christ Church from Wanstead Place, particularly because of the relationship this setting has with the Wanstead Clinic building and the Fire Station, which together make an interesting ensemble of buildings. There are good views too of Christ Church and its setting from Woodbine Place, and the Underground Station on the Eastern Avenue/Cambridge Park road is a very good vantage point from which visitors can orientate themselves, offering very good panoramic views into the south west of the village for some distance. Some of the more interesting vistas in the village include lines and colonnades of trees at Christ Church Green and also at St. Mary's Avenue, and some of the views up and down the paved width of the High Street make good vistas, though the views here are wider.

11. Activity, Prevailing or Former Uses in the Conservation Area

The commercial nature of the High Street and to a lesser extent Cambridge Park Road and Woodbine place is one of the principal characteristics of the Conservation Area. The mix of

retail, commercial, residential and community uses in the Conservation Area is another main characteristic and one established over many centuries. An attractive element of this mix is that the district centre continues to contain many independently owned small businesses, which is increasingly unusual in today's chain dominated high streets.

12. Architectural Character

As described under Historic Development, the village developed gradually by accretion and redevelopment; for that reason its building stock dates to a number of different periods and its architecture is quite varied. The buildings are more representative of national rather than local styles and vary from Georgian to contemporary. The building types also vary considerably, the Conservation Area contains purpose-built commercial buildings, townhouses, terraces and also detached suburban houses. So the architecture of Wanstead Village is characterised in heterogeneity in almost every respect. There are two small uniform areas within the Conservation Area: the late Victorian terrace along Spratt Hall Road and the Edwardian terrace along Cambridge Park Road which could benefit from further detailed guidance and control (see Local Generic Guidance).

The High Street acts as the commercial spine of the area; it serves other parts of the Conservation Area, as well as the wider area. In terms of morphology, Wanstead High Street is similar to other historic villages in that it has a fine urban grain, active ground floor frontages, and a vertical emphasis. It is consistently built up on its eastern side and intermittently so on the western side where it is broken up by the open spaces of Christchurch Green and Tarzy Wood/Memorial Gardens. The general height of buildings on the High Street is three storeys, although there are exceptions particularly in the southern section of the High Street from Eastern Avenue to Grove Park. Here a run of single storey bungalow shop units stands in what were once the gardens of the Mall Mansions. A number of lanes permeate through the blocks of buildings on the High Street and on Cambridge Park Road. These reflect the incremental development of the area and should be preserved.

In commercial areas pedestrians frequently notice the shopfronts rather than the building behind them, because they are at eye level and so the design of the shopfronts is an important component of the street scene. There are a small number of shopfronts in the district centre that are of historic or architectural interest and some of these are identified below. Many of the shopfronts in Wanstead Village are of poor design with over sized fascia boards, illuminated signs, out-of-scale lettering and unnecessary clutter. These shopfronts detract from the quality of the Conservation Area.

13. Listed and Locally Listed Buildings

Embellishing the general architectural scene in Wanstead are a number of statutory and locally listed buildings which date from the early eighteenth century through to the Second World War. At the southern end of the High Street stands the best of the formerly domestic buildings, the group comprising 125, 129 (The Manor House) 141 and 145b High Street, with No. 129, the most intact and impressive, providing its visual centre. These are the survivors of the group of buildings which formerly extended to Grove Park, known as the Mall Mansions. They display typical details of the early eighteenth century including claret/red brick elevations, parapets, tiled roofs and sash windows flush with the main elevations. They have all undergone alterations including, apart from the Manor House, the addition of bungalow shopfronts. Also

eighteenth century but of rather humbler origin, Nos. 6-8 High Street, comprise two former cottages, one of brick the other, a very rare survival, weatherboarded.

There are fewer statutory listed Victorian buildings. These include Christchurch, the fine Gothic revival church designed by Gilbert Scott, whose distinctive ragstone elevations and soaring spire provide the major landmark in the village. Of the same period, the charming former School House, Tudor revival, of stock bricks, now part of Wanstead Church of England School, sits on the west side of the High Street.

The Borough's Local List includes one building believed to be the oldest in the village, No. 32 High Street, much altered externally as well as several altered Georgian buildings including 42-44 High Street. A landmark at the approach to Nightingale Lane and Grosvenor Road is the reconstructed URC church. Humber domestic buildings embodying the mid-nineteenth century enclosures in Wanstead include Nos. 16-19 Woodbine Place and 39-41 Wanstead Place. Several key civic buildings are also on the Local List. These date from around 1900 when the institutions of the growing Village began to seek fitting permanent accommodation. These include the Police Station of 1886 on Spratt Hall Road in the latest Queen Anne fashion, the former UDC offices, now Wanstead Clinic on Wanstead Place and the Fire Station, domestic and eccentric in character also on Wanstead Place. The Jacobean style George Public House is a landmark at the southern end of the High Street where it is opposed by rational modernism embodied in Wanstead Underground Station on the other side.

14. Contribution of Key Unlisted Buildings

Within the village there are a number of unlisted buildings of individual interest or townscape merit. The Late Victorian properties of Spratt Hall Road have the latter and strong group value. Nos. 46-48 High Street are unlisted examples of early cottages probably early 19th century. They are the last surviving traces of a terrace that formerly ran back toward Woodbine Place. Converted to shop units around 1900 they retain shopfronts which are themselves of interest. Another shop unit of interest is the Butchers shop, Dennis's, probably the most intact Post-war shopfront in the Clockhouse parade and a good model for its neighbours. Wanstead Library is a good building of the Post-war period on a prominent site, low rise, approachable and well used by the community. More controversially perhaps, because built only after a planning enquiry, the recent flats rear of 46-50 High Street have established a bridgehead for contemporary design in the Village, picking up a thread left largely untouched since the construction of the Library.

15. Prevalent or Traditional Building Materials

The traditional building materials of this area are timber frame and weatherboarding for the humbler buildings, of which only one early example survives at Nos. 6-8 High Street. Far more of the early red brick buildings have survived including the Manor House, now the Allied Irish Bank and its contemporary neighbours. Later eighteenth century and nineteenth century buildings show the yellow or brown stock brick that became almost universal during this period and which characterise the domestic buildings of Spratt Hall Road. In common with other areas, Wanstead can show a flowering of other brick colours from the end of the nineteenth century onwards, including the bright orange of the Police Station, the red of the George and the greys of the Clinic. Even greater variety and a loss of visual quality is apparent in the twentieth century as more and more machine made bricks became readily available

though by this time the vernacular revival fashion for rendering was having an effect as witness some buildings on Wanstead Place and the High Street. Wanstead has been very little affected by the advance guard of modern constructional trends and this simply reinforces its village feel. The Underground station shows a modernist face of render but brick remained dominant through the Interwar period. The post-war period has seen something of a return to the nineteenth century yellow brown stocks in buildings such as the Library and the community centre on Woodbine Place. Stone is a rarity as in all parts of the Essex and only used on a large scale at Christchurch where the choice was Kentish Rag. Of roofing materials, locally available clay tiles are the early material, pantiles, in the case of humble buildings such as 46-48 High Street or plain tiles as at the Manor House. Today these are precious survivals. The nineteenth century buildings show the imported blue black Welsh slates which by then dominated the market. Again, the twentieth century buildings witness a diminution in quality as man-made components have been replaced by machine-made clay or concrete tiles and synthetic slates.

16. The Contribution made to the Character of the Area by Greenery and Green Spaces; and its Ecology and Biodiversity Value

The value of the contribution of the green spaces within the village cannot be overstated; they provide a strong, natural setting throughout the village, and are essential to its overall character and historic environment. Trees [and street trees], landscaping and wooded areas are some of the fundamental design elements and motifs that make up the village character.

It has been stated in the spatial and character analysis above that the green open areas, particularly George Green and Christ Church Green, actually create the setting for the built development within and around them, so they have a significant amenity value. They also provide areas for recreation generally for walking at Christ Church Green, and perhaps for some ball games at George Green.



Photo 6: negative aspects of the village character at Cambridge Park

17. The Extent of Intrusion or Damage, i.e. The Negative Factors

There are some areas of the village that have a rather negative impact besides some of the shop fronts on the High Street. They include the shop fronts at Cambridge Park and the rear of the buildings at Cambridge Park and Woodbine Place, which are visible from the south side of Spratt Hall Road. There are very few shop fronts at Cambridge Park but those that exist look rather like vacant retail space, more reminiscent of town centres other than Wanstead elsewhere in the borough that fare less well. There are also some residential properties at the Nightingale Lane Grosvenor Road junction that are not in keeping with the surrounding area, and do not contribute positively to its neighbouring development.

There are specific areas of neglect and erosion which can be considered a threat to or detract from the area's special character. These include:

- Clutter and discordant street furniture at Wanstead Village generally;
- Space surrounding frontage of United Reformed Church in poor condition;
- Terraces at Spratt Hall Road and Cambridge Park could benefit from further guidance and control;
- Shop fronts in of poor quality/design; oversized fascia boards; illuminated signs; out of scale lettering and clutter;
- Rear of buildings at Cambridge Park and Woodbine Place has a negative contribution;
- Concrete fencing around Christchurch Green could be improved;
- Buildings neighbouring the Manor House need some further maintenance;
- Victorian drinking fountain at George Green is in need of maintenance.

18. General Condition

The condition of both the open spaces and the building stock of the Conservation Area must be considered to be healthy in most regards. The open spaces are generally well maintained with some minor grumbles about the quality of the concrete fencing around Christchurch Green. As for the buildings, the town centre is prosperous, property values high and buildings are generally well maintained. There are no buildings on the Buildings at Risk register. Recent repairs have been undertaken to the Manor House although its neighbours could do with some further maintenance and some of the unlisted fragments of the Mall Mansions are in need of still greater sympathetic work. The Victorian drinking fountain on George Green is also in need of some maintenance. The open land at 28-30 High Street is being neglected by its owners reflecting perhaps their reluctance to accept the 2003 Unitary Development Plan Inspectors view that this site should remain undeveloped.

19. Community Involvement

An Issues Paper for the Conservation Area was prepared to stimulate discussion and elicit the views of stakeholders. It was also intended to foster a sense of community ownership of a new Enhancement Scheme for Wanstead Village Conservation Area. The Issues Paper identified some key issues for the area and also included a questionnaire related to the issues identified. This was sent to residents, traders and other groups in the Conservation Area in August 2005 and the views of stakeholders in the form of completed questionnaires and written submissions were invited. The views expressed informed the preparation of this document.

20. Suggested boundary changes

The Conservation Area boundaries are tightly drawn; essentially only buildings that strongly relate to the three areas of open space in the village are included within the Conservation Area boundaries (excepting St. Mary's Avenue) (Figure 1). It is implicit in these boundaries that the three open space areas are central to the character of the Conservation Area and therefore only buildings that strongly relate to these areas should be included within the boundaries. The large areas of open space within the village are certainly a distinguishing feature of Wanstead and one that makes it special.

St Mary's Avenue is also included within the Conservation Area boundary. The theme of linking areas of green open space is continued in the inclusion of St Mary's Avenue as it serves to link one of the largest areas of green open space in Redbridge, Wanstead Park, with the village and its ancillary open green spaces. Areas in the south of Wanstead Village Conservation Area, such as George Green and St Mary's Avenue, formed part of the historic estate of Wanstead House and the history of the village is linked with the history of the historic estate. It was therefore considered appropriate that the boundaries of Wanstead Village Conservation Area and Wanstead Park Conservation Area should meet. The leafy feel of the Conservation Area generally is continued along St Mary's Avenue, which contains two rows of mature Horse Chestnut trees. The rationale for the current boundaries is considered strong and the boundaries drawn when the Conservation Area was first designated continue to be appropriate.

Some buildings of recognised merit - statutorily and locally listed buildings - lie close to the Conservation Area boundaries, however they do not relate to any of the three open space

areas. These are excluded because the open space areas are fundamental to the character of Wanstead Village Conservation Area and the extension of the boundaries to include these buildings would dilute or change this character. Also, the excluded buildings are fragmented and lack visual coherence with the village.

St. Mary's Church is located at the end of St. Mary's Avenue and is enclosed within the Wanstead Park Conservation Area. Historically the church is more strongly associated with the historic estate and the estate house (now Wanstead Park Conservation Area) than with Wanstead Village. However, since the demolition of Wanstead House in the early nineteenth century, the establishment of the golf course in the late nineteenth century, and the development of St. Mary's Avenue as a Residential area, the church has developed a stronger visual link with the village than the park. Although the church is not enclosed within the boundary, it is nevertheless important to the character of the area and is identified as a key building.

21. Local generic guidance

The following areas within Wanstead Village comprise identifiable groups of properties where generic guidance would be useful.

Cambridge Park The Edwardian terrace along Cambridge Park is a pleasant group of buildings, mainly houses which have been converted to business use, though a number of them have fallen into poor condition. Despite their current poor condition, this terrace makes a positive contribution to the Conservation Area and is not suitable for redevelopment. Encouragement and guidance should be offered for the maintenance of original details including vertical sliding sash windows, wooden fascia boards, coping, slate tiles and the location and arrangement of window openings. Alterations to all of these elements require planning permission. Additional controls including Article 4 Direction could be considered to bring the painting of brickwork on the front elevations within the remit of planning. Enforcement action may need to be considered to address issues such as graffiti and unauthorised advertisements.

Spratt Hall Road

The late Victorian terrace along Spratt Hall Road is a pleasant group of houses in good condition. The front elevations of houses on Spratt Hall Road make an important contribution to the character of Christchurch Green and the Conservation Area generally. The original form of the houses has been preserved and a large number of original architectural elements have been retained; overall the houses on this street form an aesthetically pleasing composition as mentioned elsewhere. Guidance here should cover the following:

- Hardstandings in the front garden
- Removal of front boundary walls/fences
- Removal of tiled front garden paths
- Insertion of rooflights into the slope fronting the street
- Removal of chimneys
- Replacement of windows & doors on elevations visible from the street
- Works which materially effect the appearance of front porches

To protect the quality of the terrace, an Article 4 Direction should be considered to bring those parts of the above which constitute permitted development within the remit of planning.

Shopfronts

Generic guidance has already been published in the form of Supplementary Planning Guidance: Shopfronts (Listed Buildings and Conservation Areas) adopted in October 2004.

22. Select Bibliography

1970 Appraisal of Wanstead Village in *Conservation Areas: Redbridge* London Borough of Redbridge

1973 Victoria History of the County of Essex Volumes III and VI

1984 Appraisal of Wanstead Village in *Listed Buildings and Conservation Areas* London Borough of Redbridge

1994 PPG 15 Planning and the Historic Environment

1998 Epping Forest Management Plan Corporation of London

2003 Unitary Development Plan London Borough of Redbridge

2004 The London Plan Greater London Authority

2004 Urban Design Framework Supplementary Planning Guidance, London Borough of Redbridge

2005 The Buildings of England London East Cherry, O'Brien and Pevsner, Yale University Press

London Parks and Gardens Trust The London Inventory: Historic Green Spaces Redbridge London Parks and Gardens Trust, London

23. Contact Details

Further general information about Conservation Areas and Listed Buildings in the London Borough of Redbridge can be found on the Planning and Building pages of the Council's website www.redbridge.gov.uk by visiting the One Stop Shop, Lynton House, High Road, Ilford or by writing to London Borough of Redbridge Planning Services, PO Box 2, Town Hall, High Road Ilford IG1 1DD. Specific questions about this appraisal should be addressed to the Conservation Officer at the above address or by email to James.hetherington@redbridge.gov.uk.

24. Management proposals

The issues raised in this appraisal will be subject of further consultation with key stakeholders to develop management proposals. These will form the basis for the draft Wanstead Village Conservation Area Preservation and Enhancement Scheme Supplementary Planning

Document, now part of the London Borough of Redbridge's Local Development Scheme. This appraisal will form an appendix to that document.