

WOODFORD BRIDGE CONSERVATION AREA

CHARACTER APPRAISAL



Approved on 24 July 2014

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Woodford Bridge Conservation Area Character Appraisal

1.0 Introduction

1.1 Conservation areas

1.1.1 Conservation Areas were introduced by the Civic Amenities Act 1967. Councils have a duty to review their areas 'from time to time to determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and to 'designate those areas as conservation areas'¹. Designation imposes a duty on the Council, in exercising its planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of the area². In fulfilling this duty, the Council does not seek to stop all development, but to manage change in a sensitive way, to ensure that those qualities which warranted designation are sustained and reinforced rather than eroded.

1.1.2 Conservation area designation introduces a general control over the demolition of unlisted buildings and the lopping or felling of trees above a certain size. However, it does not control all forms of development. Some changes to family houses (known as "permitted development") do not normally require planning permission. These include minor alterations such as the replacement of windows and doors, or the alteration of boundary walls. Where such changes would erode the character and appearance of the area, the Council can introduce special controls, known as Article 4 directions. The result is that planning permission is required for such works.

1.2 The purpose of a conservation area appraisal

1.2.1 A conservation area character appraisal aims to define the qualities that make an area special. This involves understanding the history and development of the place and analysing its current appearance and character - including describing significant features in the landscape and identifying important buildings and spaces. It also involves recording, where appropriate, intangible qualities such as the sights, sounds and smells that contribute to making the area distinctive, as well as its historic associations with people and events.

1.2.2 An appraisal is not a complete audit of every building or feature, but rather aims to give an overall flavour of the area. It provides a benchmark of understanding against which the effects of proposals for change can be assessed, and the future of the area managed. It is an important piece of evidence to inform Development Management decision-making and strategic planning by the Council. It also identifies problems that detract from the character of the area and potential threats to this character.

1.2.3 This appraisal of the Woodford Bridge Conservation Area (hereafter referred to as the Conservation Area) supports The London Borough of Redbridge's commitment in its Local Development Plan Core Strategy and Borough Wide Primary Policies (adopted

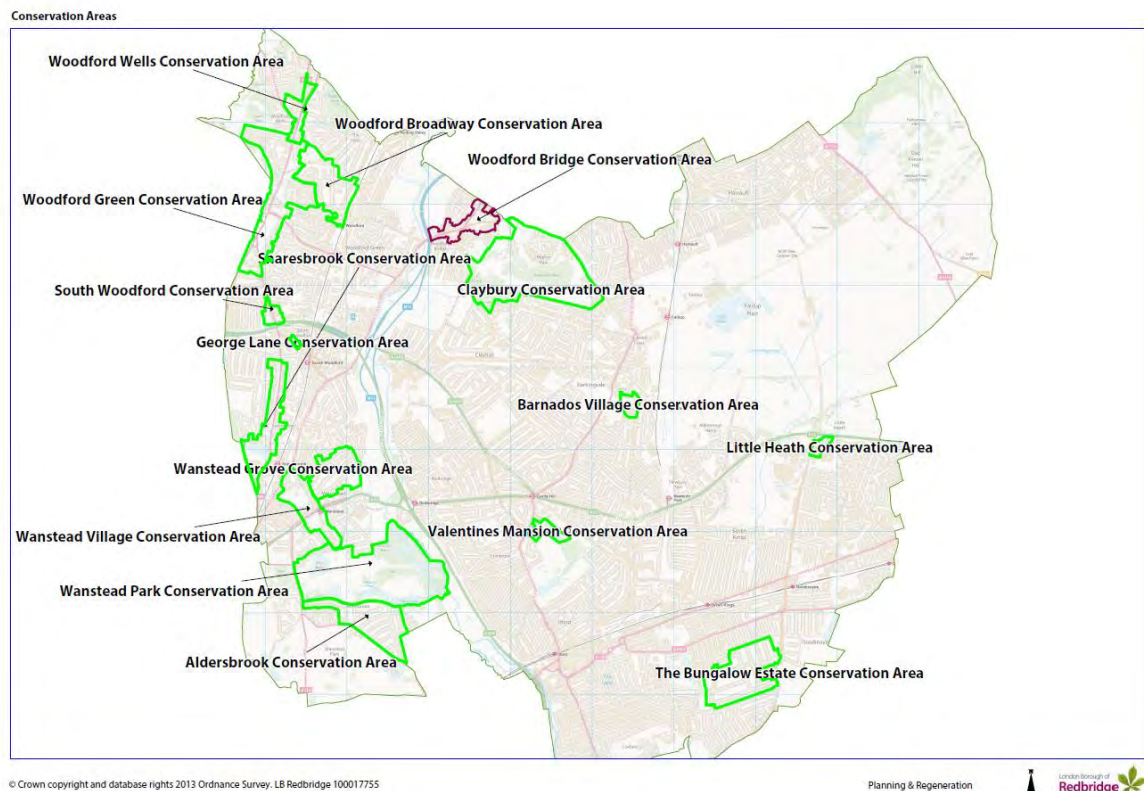
¹ Planning (Listed Buildings and Conservation Areas Act) 1990 s.69

² *ibid*, Section 72

2008) and its duty under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to prepare proposals for the preservation and enhancement of conservation areas and to consult the public about those proposals. The assessment in the appraisal of the contribution made by unlisted buildings and other elements within a conservation area that contribute to its special interest is based on the checklist contained in the English Heritage guidance *Understanding Place: Conservation Area Designation, Appraisal and Management* (2010), reproduced in the Appendix to this document.

1.3 Conservation in Redbridge

1.3.1 Redbridge was formed in 1965 from the earlier Ilford, Wanstead and Woodford authorities. It is part of the slow then, during the late 19th century, rapid expansion and development of Greater London. Before the 19th century Ilford, Wanstead and Woodford were little more than tiny rural villages within, to the north, Waltham Forest and, to the south, open farmland; the Great Essex Road to East Anglia and the River Roding being the main features. During the 17th and 18th centuries the landscape became dotted with fine houses and estates as retreats for the well-off from the dirt and squalor of London. In common with many parts of London, from 1839 the railways expanded into the area, yet in Redbridge development did not happen until the 1880s – the missing ingredient being the release of building land by the existing estate holders. Development in Redbridge, therefore, happened rather later than much of the rest of London. Once underway, Redbridge then rapidly transformed into the place we see today of extensive urban and suburban estates serviced by vastly expanded and developed former villages, now become town centres.



Map 1 – Conservation areas in Redbridge

1.3.2 Conservation Areas in Redbridge reflect this pattern of development, including old town and village centres, green areas centred on the remains of former institutional estates and examples of the best suburban estates. Some of the smaller designated areas are concentrated on particular groups of buildings of national or local importance. The London Borough of Redbridge currently has 16 conservation areas designated within its administrative boundaries (see Map 1 – Conservation areas in Redbridge on page 3).

1.4 Woodford Bridge Conservation Area

1.4.1 The Woodford Bridge Conservation Area was designated on 18 November 1970 and was one of a small number of Conservation Areas first designated by the London Borough of Redbridge following the introduction of the Civic Amenities Act 1967. It was extended in December 1981.

1.4.2 An Enhancement Scheme was approved for the area in 1999. However, Woodford Bridge was one of a small number of Redbridge's conservation areas which did not have the benefit of a full Character Appraisal. As the Woodford Bridge Conservation Area was placed on English Heritage's Heritage at Risk Register in 2009, the Council prioritised its production.

1.4.3 The draft of this Character Appraisal was duly produced together with recommended boundary changes and put to extensive public consultation between 13 May and 24 June 2013. The draft was very well regarded by the public and comments received were duly reported to Members. English Heritage suggested a number of changes which this final Character Appraisal reflects.

1.4.4 This Character Appraisal is the first and necessary step towards developing the Management Proposals for the area (which include physical enhancement and special controls over new development). The production of Management Proposals is a statutory duty under s.71 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Redbridge has agreed a two-part structure to its Conservation Area Management Proposals; a Part 1 that describes borough-wide proposals that apply to all the Borough's conservation area and a series of Part 2s, one for each conservation area, that describes area-specific proposals for each.

1.4.5 The Woodford Bridge Character Appraisal identifies a number of issues that the Conservation Area currently faces that are causing harm or are opportunities (see 5.0 Management Considerations). These have informed the content of the Woodford Bridge Management Proposals (Part 2). The draft Woodford Bridge Management Proposals (parts 1 and 2) were put to extensive public consultation between 3 February and 28 March 2014 and a public meeting, in line with the requirements of s.71 of the above Act, was held on 10 February 2014. The views received were carefully considered and the finalised Management Proposals and Character Appraisal were approved by Cabinet on 22 July 2014.

1.4.6 Together, the Character Appraisal and the Conservation Area Management Proposals (Parts 1 and 2) will help lead to improvements to Woodford Bridge Conservation Area's character and appearance benefiting its special interest, and allow the Council to recommend to English Heritage that Woodford Bridge Conservation Area be removed from its Heritage at Risk Register in due course.



Map 2 – Woodford Bridge Conservation Area boundary as of 22 July 2014.

2.0 Planning policy context

2.1 The legal basis for conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990.

2.2 National policy guidance is provided by Chapter 12 of the National Planning Policy Framework, the Planning Practice Guide and English Heritage Guidance to PPS5 (due to be replaced).

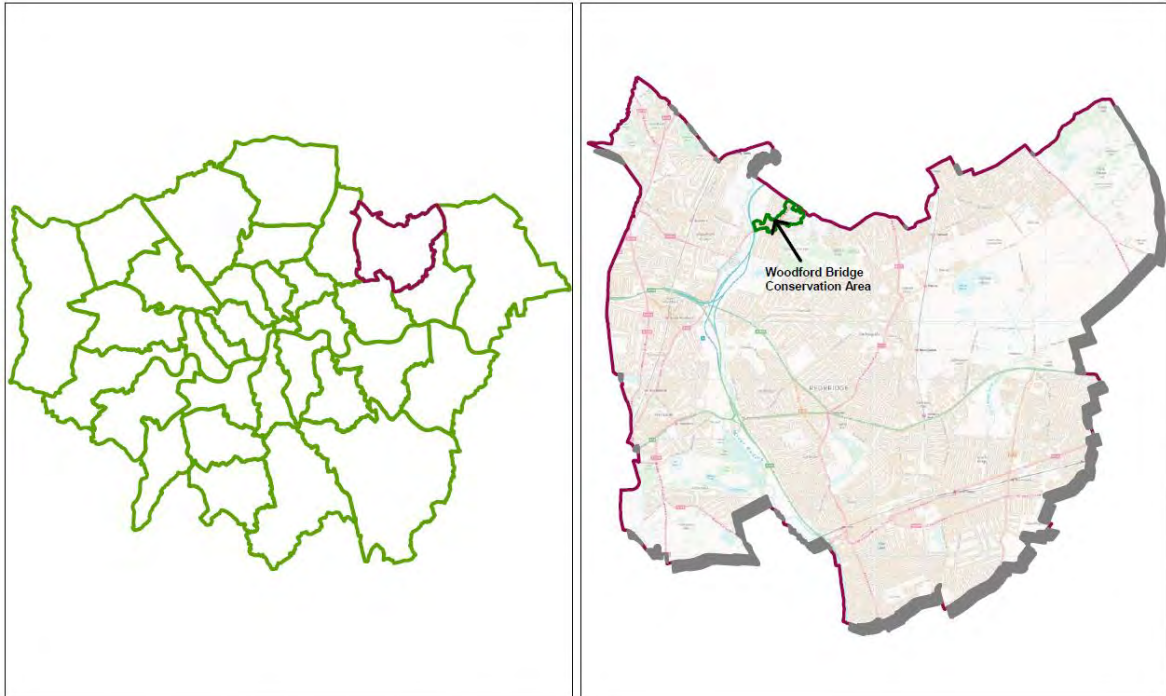
2.3 The Redbridge Development Plan Core Strategy 'Policy 3: Built Environment' and Borough Wide Primary Policy 'E3 – Conservation of the Built Environment' (both 2008) set out the key policies for all conservation areas. This Conservation Area Character Appraisal will be used to support these conservation policies and will form part of the emerging Redbridge Local Plan 2015-2030.

3.0 Appraisal of Special Interest

3.1 Location and origins

Location and context

3.1.1 Woodford Bridge is located within the London Borough of Redbridge, which is an outer London Borough located to the north-east of the City of London. It sits in the north-west quadrant of the Borough and borders on the administrative boundary with the District of Epping Forest in the county of Essex.



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Map 3- Locations: Left – Redbridge within London : Right – Woodford Bridge Conservation Area

Origins

3.1.2 Historically, Woodford was made up of three small and separate settlements, or hamlets, the earliest of which was Woodford Bridge (the other two being Woodford Green and Woodford Wells). These settlements were located in the vast expanse of the Epping Forest in areas that had purposefully been cleared of trees. They were linked by simple forest tracks and all date from the Saxon period, with the Olde English term 'Wudeford' meaning a ford by a wood. 'Wudeford' is mentioned in the eleventh-century Domesday Book.

3.1.3 Woodford Bridge is/was so named because it was developed at a crossing point over the River Roding as it passed through the Forest. Initially, the crossing point would have just been a shallow fording point, but this was eventually developed into a bridge as the settlement grew and the amount of traffic to and from it increased.

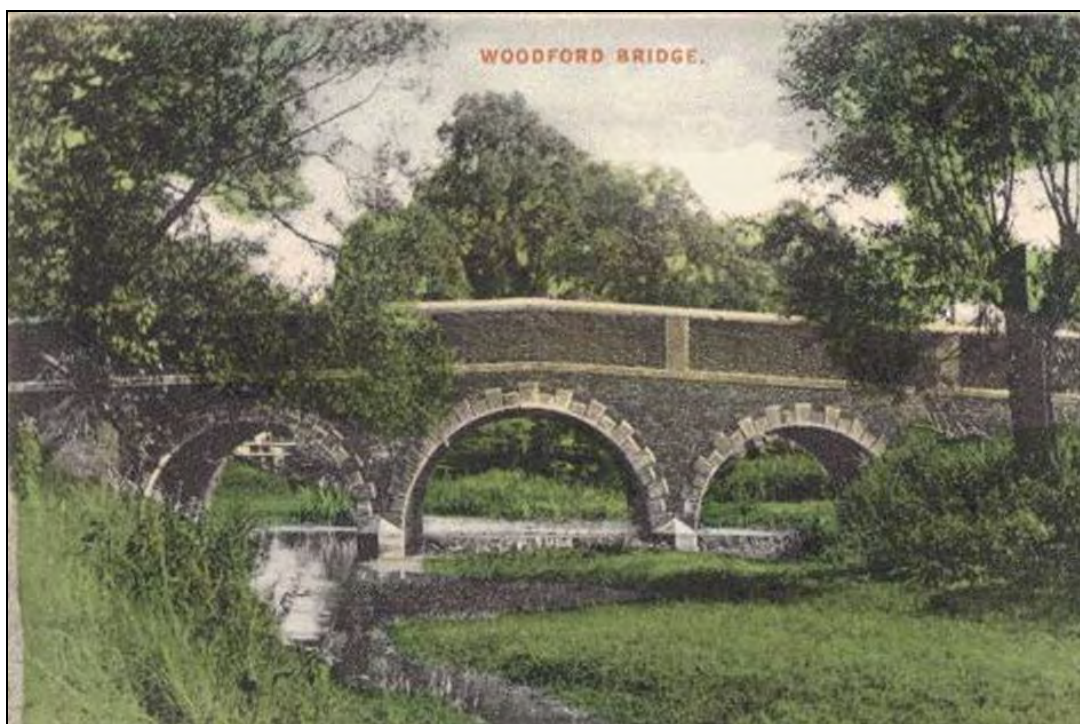


Illustration 1 - Early 20th Century postcard image of the 1771 stone and flintwork road bridge at Woodford Bridge, since demolished.

3.1.4 The 1771 bridge giving the settlement its current name was demolished to make way for road widening in the 1960s, prior to the arrival of the M11 Motorway in the late 1980s, but the greens (originally common grazing areas) which the area developed around still exist, the line of the modern Chigwell Road follows that of an early forest track, and the core, or at least the plots of some of the early buildings remain, thus giving one some small sense of the origins of Woodford Bridge, which first came into being as a medieval forest settlement.

Landscape setting

3.1.5 In spite of the significant extent of built form within the Woodford Bridge Conservation Area, it still retains a strong rural character. This can be attributed to the

large open areas or greens, which form the focus and setting of the Conservation Area retaining a strong verdant, rural ambience, as well as acting as green lungs for the area, helping improve the air quality and providing important wildlife habitats. The trees on the greens provide shade and shelter from the elements, and give a clear and attractive indication of the change of the seasons while helping frame or screen views of buildings.

3.1.6 The two greens are the oldest surviving elements in the landscape forming the setting for the surrounding buildings and the fact that they have remained largely undeveloped all this time is quite remarkable.

3.1.7 In recent years, with the creation of the planning system, the two key, ancient greens within the Conservation Area are effectively protected from adverse development. They are designated as CR1 Land within the LDF, there being a presumption against development on identified open spaces, whether they are in public or private ownership under the designation. In some instances the open space designation is reinforced by other policy designations, particularly if it comprises a significant natural heritage or landscape feature. LDF policy CR1 – Protection of Important Urban Open Space states:

'The Council will safeguard Open Space identified on the Proposals Map and listed in Schedule 6 by refusing development proposals on such open space, other than where supportive of and ancillary to the purpose of that open space.'

Trees

3.1.8 Mature trees (street or otherwise) and green infrastructure are particularly important to the character of the area. There are 207 trees in the area in Council ownership, 50 in Highways, 50 within housing sites and 107 within 'Vision' controlled land. Many of these are notable, mature Lime, Ash and Horse Chestnut specimens.

3.1.9 Many of the trees in the Conservation Area are covered by historic Tree Preservation Orders (see *Map 4 – Townscape and Landscape Analysis* on page 11). All trees in conservation areas enjoy an enhanced degree of protection under the planning system, with most works requiring 6 weeks prior notification to the Local Planning Authority. If, during this period, the Council deem the tree to be of sufficient quality such notified trees can be further protected by having a TPO served on them. Indeed, the Council can make TPOs on any tree if, in its judgement, it will help preserve the amenity of the area. Absence of a TPO, however, is not an indication that a tree lacks relative amenity value.

3.1.10 Important individual and groups of trees are also identified on *Map 4 - Townscape and Landscape Analysis*, a notable example being the avenue of trees that line the approach to the parish church.

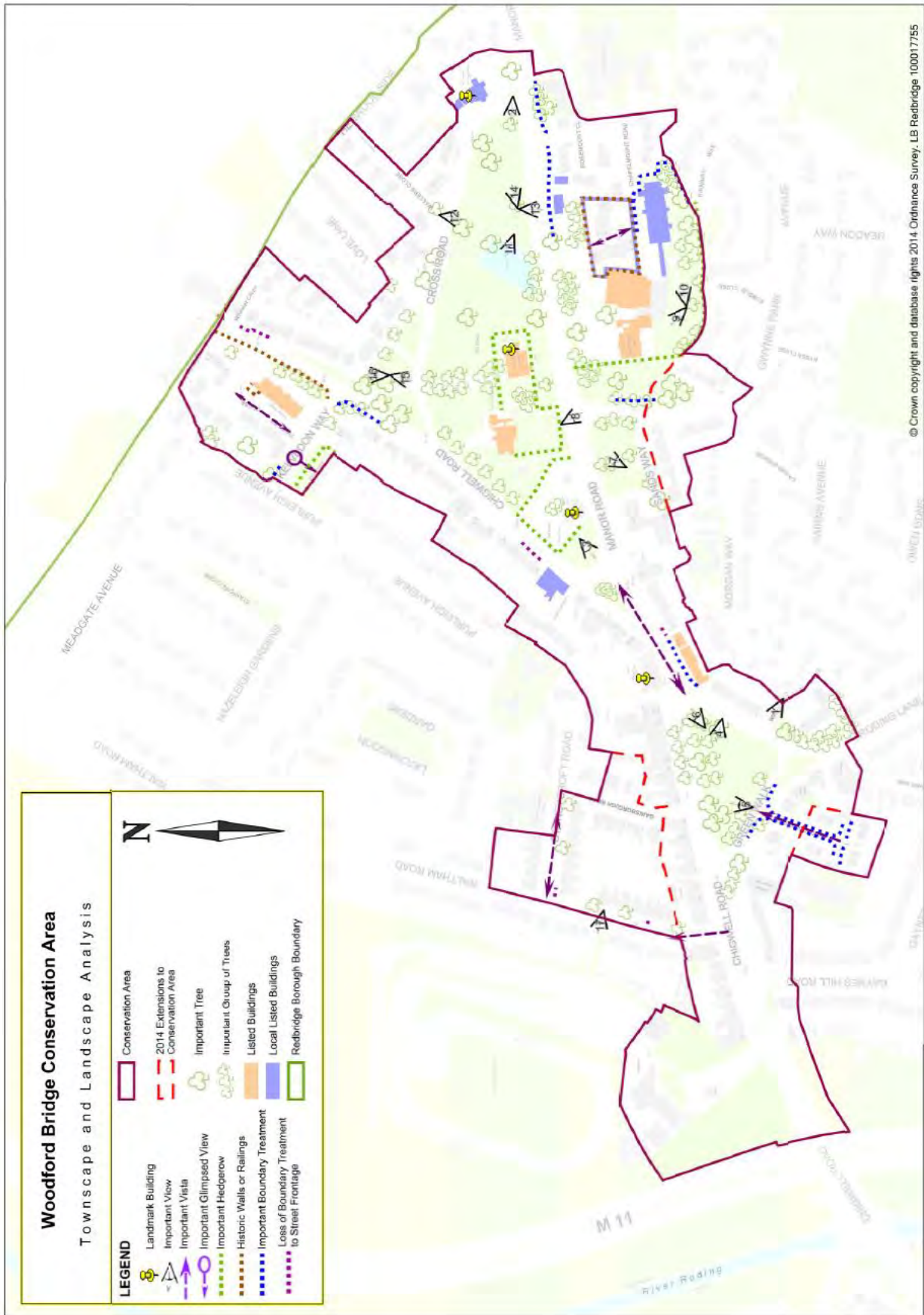
3.1.11 Important views and glimpses are indicated on *Map 4 – Townscape and Landscape Analysis* and a photographic image of each subsequently displayed in *Illustration 2. Identified views* on page 12. Views such as the ones identified in this character appraisal are vital in helping people to identify with and understand the development and special visual qualities of an area such as Woodford Bridge. They also help to create a sense of place and demonstrate the distinctiveness of the area, and it is

for such reasons that the planning system seeks to protect identified views within conservation areas from development which would harm or destroy them.



The informal tree lined avenue leading up to the Parish Church of St. Paul is one of the key views within Woodford Green Conservation Area

3.1.12 It is arguably the combination of the sloping landform of the area and significant degree of tree and hedgerow cover set in and around the two greens which makes Woodford Bridge Conservation Area so visually appealing.



Map 4 – Townscape and Landscape Analysis.



Illustration 2 – Identified views.

Topography

3.1.13 The topography of the Conservation Area, whilst not dramatic is significant enough to be worthy of description and taking into account in any new development or enhancement schemes proposed for it. The existing Conservation Area boundary is approximately 900 metres wide along its east-west axis and yet within this relatively short distance, the land rises/falls by approximately 30 metres, as can clearly be seen on *Map 5 - Topography* on page 14, which shows a series of spot heights. The degree of sloping landform is just sufficient to help create attractive stepped roofscape views and to enable long distance views both within and outside the Conservation Area, particularly from the highest points of either green.



Stoneycroft Road at Woodford Bridge illustrating a typical attractive stepped roofscape view due to the topography of the local area

3.1.14 Future development should take account of the topography of the area in devising any new proposals and for example, ensure that any new building (or group of buildings) with a significant frontage width incorporate an appropriate stepped roof form. This is a matter which will be considered in more detail within the Design Guide recommended by the Management Proposals.



Map 5 – Topography.

3.2 Historic development and archaeology

Historic development

3.2.1 From early times, nearby Chigwell was a settlement of some importance, and associated with it, on the high ridge above the River Roding, were a number of places of Saxon origin, including the greens at Woodford Bridge.

3.2.2 Woodford Bridge was first shown on a map (by Chapman and Andre) in 1777 – see extract below. This showed the White Hart, the principal coaching inn (since rebuilt), the Crown and Crooked Billet (still existing and now Locally Listed) and three mansions south of the greens, namely Roding House (since demolished), Gwynne House (rebuilt in 1816, and now listed Grade II) and a further (since demolished) house on the current site of The Uplands Social Club. On the north side was shown Woodford House (since demolished) and Thurlby House (still existing and listed Grade II).

3.2.3 In 1860, the Church of St. Paul was built on the upper green. It was subsequently damaged by fire in 1880 and restored in 1886, and is now listed Grade II listed. The Victorian shopping parade of Elizabeth Villas were built in 1868, and at the turn of the



Fig. 1 - Extract from Chapman & Andre's 1777 map of Essex

century, further house building took place in the area, with the police station being built in 1900 in a prominent position near the church. At this period, Dr Barnado purchased land around Roding House and Gwynne House to establish one of his celebrated children's homes, the layout of which was much influenced by the Garden City Movement (see Character Area K for more information). Between the wars, further

homes and ancillary buildings, including a chapel (still remaining and locally listed) were added to what became known as the Boy's Garden City.

3.2.4 Although the post-war years and the turn of the twenty-first century have seen the advent of some obtrusive development in the Conservation Area (including some blocks of flats bordering both greens and a bleak, flat-roofed parade of shops facing the lower green – see photograph opposite), many of the older buildings survive, and the essential 'village' character of the area can still be appreciated.

3.2.5 The following Ordnance Survey map sequence shows the development of Woodford Bridge from 1872 up to 2013. The base map of 1872 shows Woodford Bridge still very much as a small village, whilst each successive map from that time shows the creeping, gradual suburbanisation of the area with new or replacement buildings or significant extensions erected since the previous map edition of the area, being shown in colour to help clearly illustrate the historical pattern of development for the area of Woodford Bridge, centred on the conservation area boundary.

The map sequence *Figures 2 - 8* on pages 17 – 23 covers the years 1872, 1896, 1919-20, 1938-46, 1963-64, 1983-84 and 2014. *Figure 9* on page 24 is a composite 'Through The Ages' map of the above sequence.

Archaeology

3.2.6 Prehistoric flint tool finds are recorded from Chigwell, Claybury and Buckhurst Hill. The underlying Boyn Hill Gravel and Roding Silt geologies at Woodford Bridge would have been attractive to prehistoric settlement, though no evidence of it has yet been found.

3.2.7 The Greater London Historic Environment Record shows the projected line of the Roman road from London to Great Dunmow running north eastwards through or close to The Green and also suggests that a second Roman road had its origin here. Identified from parchmarks on aerial photographs, the second road runs east from Woodford Bridge towards the Roman settlement of Durolitum, near modern Romford. The junction of these two roads at Woodford Bridge raises its potential to harbour as yet undiscovered evidence of Roman activity.

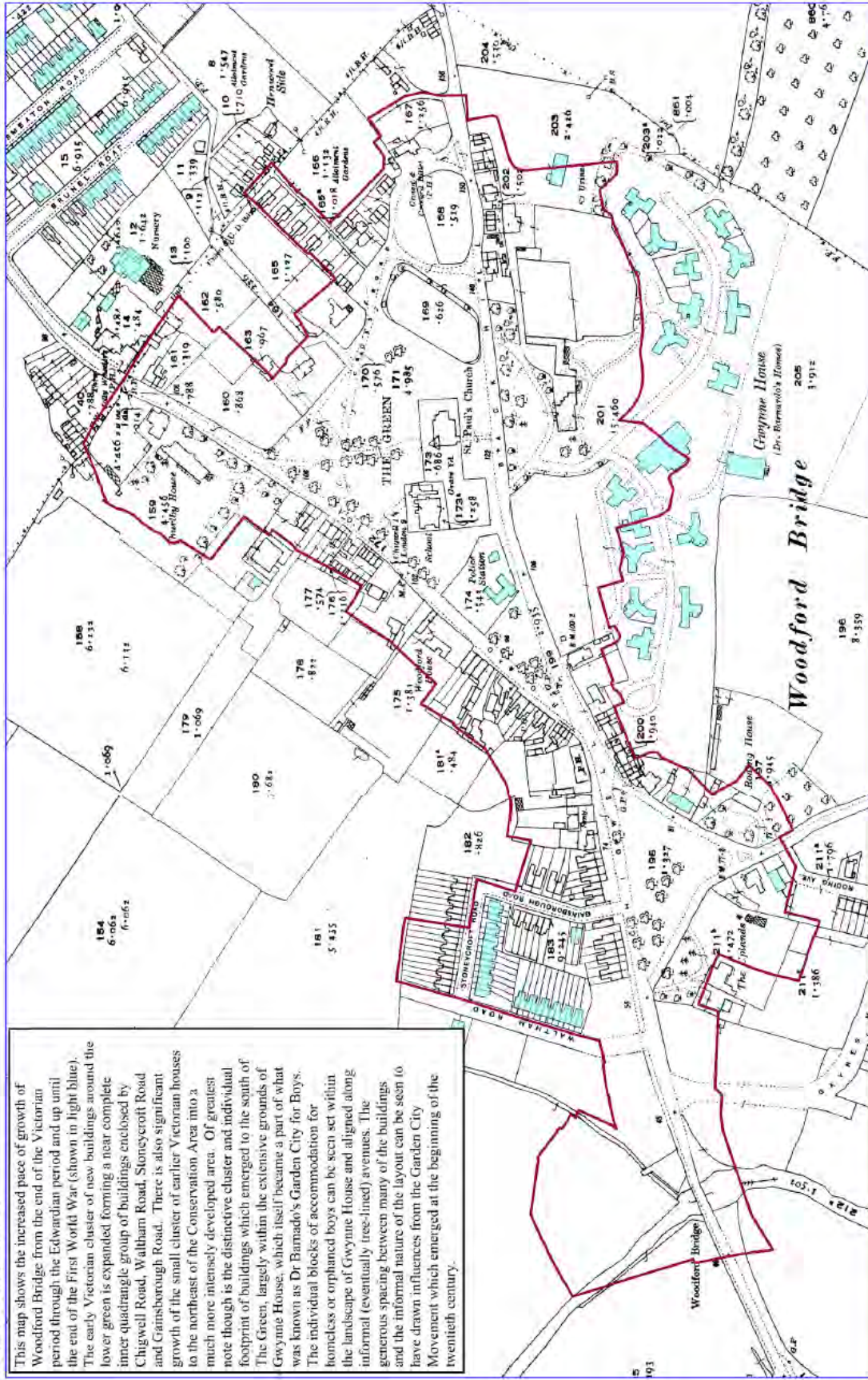
3.2.8 A possible eleventh century charter indicates Saxon origins for the manor of Woodford and an earlier settlement than the fifteenth century date for Woodford Bridge and its eponymous bridge over the Roding. The proposed site for the early manor house is on the eastern end of The Green where it stood until the thirteenth century, after which it was replaced by the now-demolished Woodford Hall.

3.2.9 Later growth of the settlement was likely constrained around the Green by the settlement's location within the protected royal forest of Epping. The lack of a parish church at this time also attests to its small scale during the medieval period.

3.2.10 There has been only limited formal archaeological investigation in the area and these have found evidence of the post-medieval development of Woodford Bridge only. Potential for earlier archaeology to be revealed by development works is entirely possible.

Woodford Bridge 1919-20

This map shows the increased pace of growth of Woodford Bridge from the end of the Victorian period through the Edwardian period and up until the end of the First World War (shown in light blue). The early Victorian cluster of new buildings around the lower green is expanded forming a near complete inner quadrangle group of buildings enclosed by Chigwell Road, Walbham Road, Stoneycroft Road and Gainsborough Road. There is also significant growth of the small cluster of earlier Victorian houses to the northeast of the Conservation Area into a much more intensely developed area. Of greatest note though is the distinctive cluster and individual footprint of buildings which emerged to the south of The Green, largely within the extensive grounds of Gwynne House, which itself became a part of what was known as Dr Barnado's Garden City for Boys. The individual blocks of accommodation for homeless or orphaned boys can be seen set within the landscape of Gwynne House and aligned along informal (eventually tree-lined) avenues. The generous spacing between many of the buildings and the informal nature of the layout can be seen to have drawn influences from the Garden City Movement which emerged at the beginning of the twentieth century.



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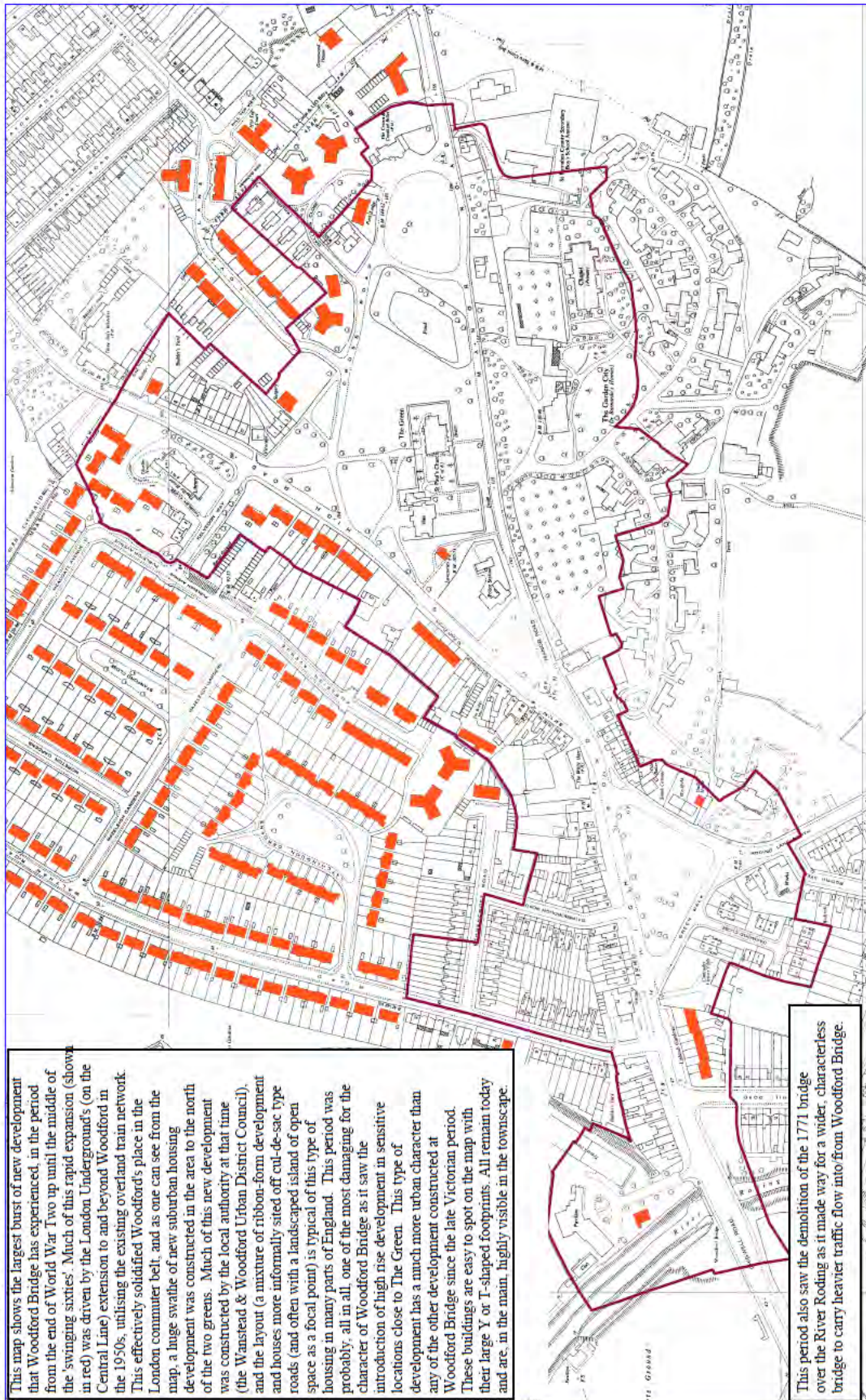
June 2014



Fig. 4 – OS map of 1919/1920 (extract)

Woodford Bridge 1963-64

This map shows the largest burst of new development that Woodford Bridge has experienced, in the period from the end of World War Two up until the middle of the swinging sixties. Much of this rapid expansion (shown in red) was driven by the London Underground's (on the Central Line) extension to and beyond Woodford in the 1950s, utilising the existing overland train network. This effectively solidified Woodford's place in the London commuter belt, and as one can see from the map, a huge swathe of new suburban housing development was constructed in the area to the north of the two greens. Much of this new development was constructed by the local authority at that time (the Wanstead & Woodford Urban District Council), and the layout (a mixture of ribbon-form development and houses more informally sited off cu-de-sac type roads (and often with a landscaped island of open space as a focal point) is typical of this type of housing in many parts of England. This period was probably, all in all, one of the most damaging for the character of Woodford Bridge as it saw the introduction of high rise development in sensitive locations close to The Green. This type of development has a much more urban character than any of the other development constructed at Woodford Bridge since the late Victorian period. These buildings are easy to spot on the map with their large Y or T-shaped footprints. All remain today and are, in the main, highly visible in the townscape.

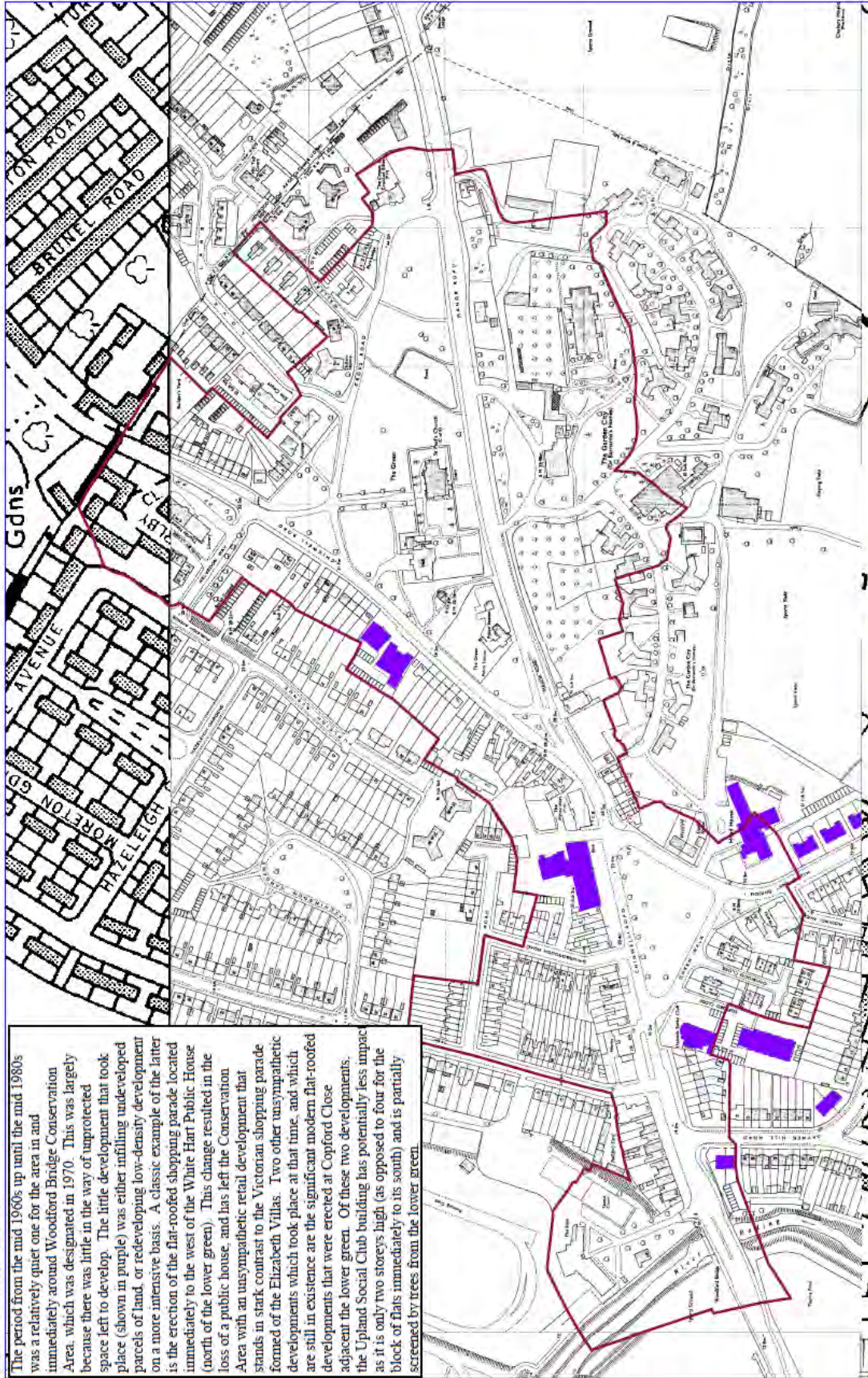


This period also saw the demolition of the 1771 bridge over the River Roding as it made way for a wider, characterless bridge to carry heavier traffic flow into/from Woodford Bridge.

Fig. 6 – OS map of 1872 (extract)

Woodford Bridge 1983-86

The period from the mid 1960s up until the mid 1980s was a relatively quiet one for the area in and immediately around Woodford Bridge Conservation Area, which was designated in 1970. This was largely because there was little in the way of unprotected space left to develop. The little development that took place (shown in purple) was either infilling undeveloped parcels of land, or redeveloping low-density development on a more intensive basis. A classic example of the latter is the erection of the flat-roofed shopping parade located immediately to the west of the White Hart Public House (north of the lower green). This change resulted in the loss of a public house, and has left the Conservation Area with an unsympathetic retail development that stands in stark contrast to the Victorian shopping parade formed of the Elizabeth Villas. Two other unsympathetic developments which took place at that time, and which are still in existence are the significant modern flat-roofed developments that were erected at Copford Close adjacent the lower green. Of these two developments, the Upland Social Club building has potentially less impact as it is only two storeys high (as opposed to four for the block of flats immediately to its south) and is partially screened by trees from the lower green.



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Fig. 7 – OS map of 1983-86 (extract)

Woodford Bridge 2014

The period from the mid 1980s up until the end of 2012 has seen significant change in Woodford Bridge. However, in spite of the conservation designation being in place since 1970, it is considered that not all of the new or redevelopment that has taken place is positive. The biggest single and noticeable change that took place was the wide scale demolition of the Boy's Garden City (leaving nothing but the Chapel in place), and its replacement with the modern housing estate, now known as the Gwynne Park Estate. This area of new housing lies mainly to the south of the two greens, partly in and partly outside the current conservation area boundary. Two notable and sizeable new buildings erected during this period have been the Guide Dogs For The Blind training centre (located immediately east of Chapelmount Road) and

Kenneth Chambers Court (a four-storey block of flats erected in Stoneycroft Road). Sadly, the latter is notable for the wrong reasons as by reason of its scale and design, it presents a discordant feature in the Stoneycroft Road streetscene. However, the biggest single and most destructive change that took place in this period was the construction of a section of the M11 Motorway immediately to the west of the Conservation Area boundary. Not only did this effectively serve to visually sever Woodford Bridge's historic connection with the River Roding by re-routing the course of the river further to the west, but it has also resulted in significant traffic flows and noise in the area to the detriment of its character.

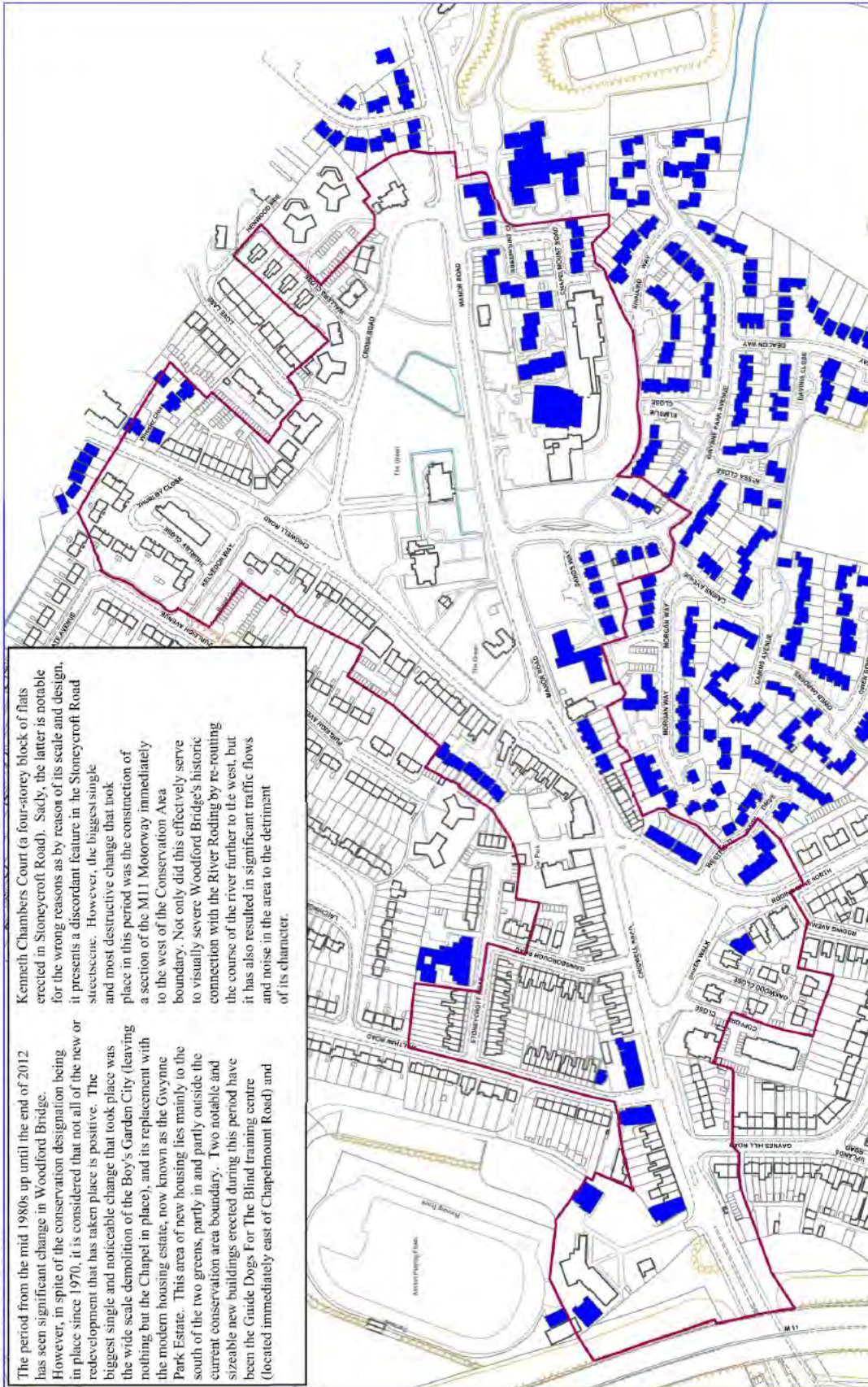


Fig. 8 – OS map of 2014 (extract)

Woodford Bridge - Through the Ages

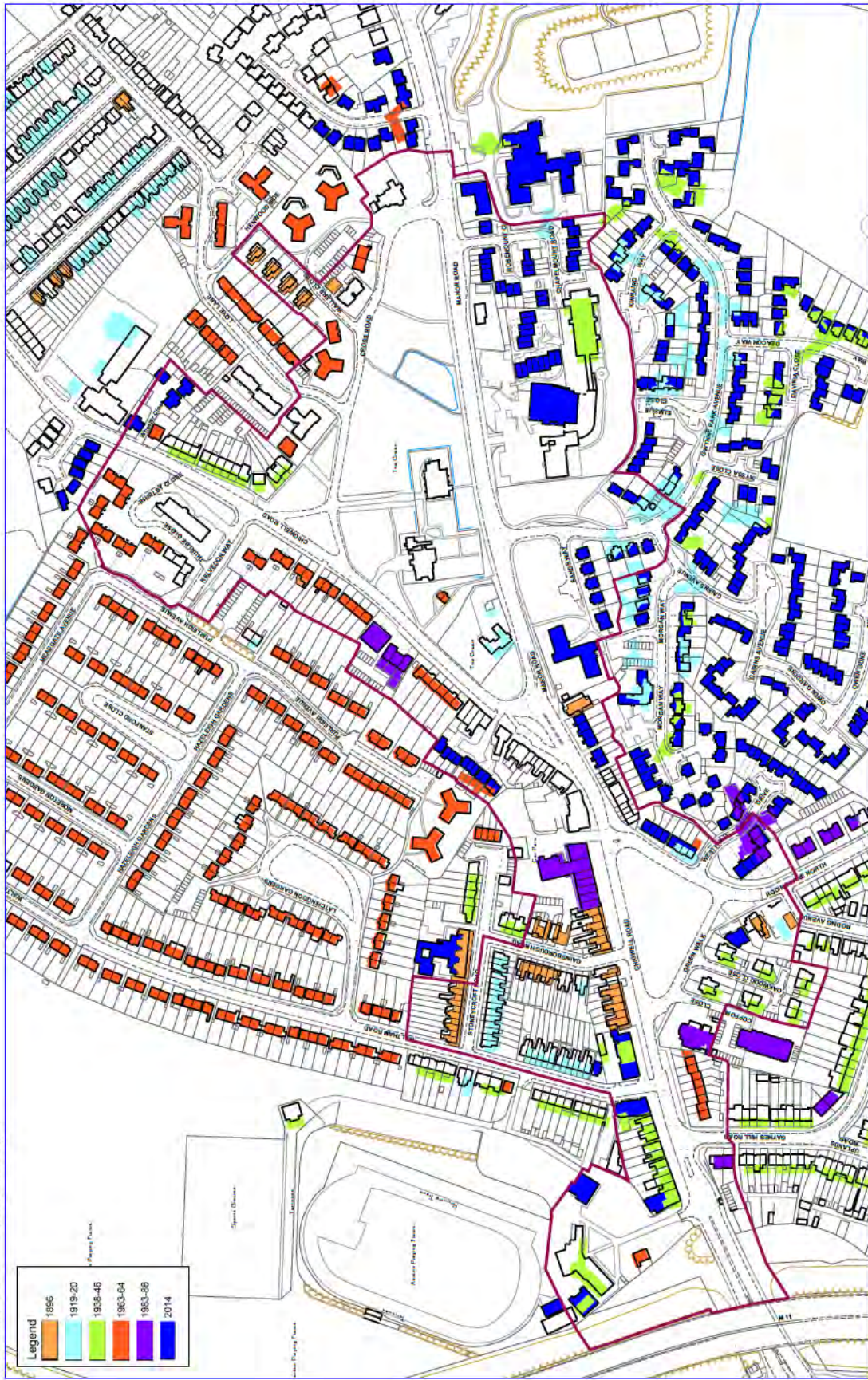


Fig.9 – OS map 'Through the Ages'

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June 2014



3.3 Built form and character

Introduction

3.3.1 The overall form, character and history of Woodford Bridge Conservation Area is summarised on the Conservation Area map and this is further elaborated upon in the descriptions for each character area as well as in the 'Summary of Special Interest of the Conservation Area'.

3.3.2 The purpose of this section of the character appraisal is to examine in more detail, certain key elements of the built environment which help to make the Conservation Area the way it is, so that from the perspective of development management, the Council will have a clearer idea of some important characteristics which should be protected and/or encouraged/enhanced through the means of new development. These key elements are as follows: -

- 1/ The pattern of roads, footpaths and other spaces allowing movement which make up the area. The examination of this element is referred to as Route Analysis.
- 2/ The different types of use that occur within the area, be it residential use, retail use or similar. The examination of this element is referred to as Land Use Classification.
- 3/ The height of buildings in the area as measured in the number of storeys via the use of a Storey Height Survey.
- 4/ The different type of front boundary treatments used for residential properties within the Conservation Area, based on an up-to-date survey.

1/ Route analysis

3.3.3 An examination of *Map 6 - Route Analysis* on page 27 illustrates that there is a clear hierarchical route structure within the Woodford Bridge Conservation Area and its immediate surroundings.

3.3.4 Historically, the River Roding would have figured as an important transport corridor, but it has not been fully navigable for nearly 200 years, and now only functions as a source of recreation and leisure.



R. Roding



M11

3.3.5 First and foremost is the M11 Motorway. This relatively late entrant into the scene is now literally 'King of the Road' and dominates everything around it both visually (because of its significant width and elevated position) and audibly (because the road/traffic noise generated from it is significant, resulting in relatively high ambient noise levels in the general vicinity of it (see top photograph opposite). None of the lower grade local routes link up with this route because of its high-speed strategic inter-city importance.

3.3.6 The A113 Chigwell Road is the next most important route, and unlike the motorway, has both a current and historical connection with the settlement. This busy major distributor road follows the course of the old Roman Road between London and Chigwell and provides the source for the lower grades of route to 'feed off' including the B Class Manor Road spur which historically ran through the hamlet of Chigwell Row. This road has seen much adaption in recent years to cope with the ever increasing number of vehicles using it. There is no local bypass route which can be used to reduce the amount of through-traffic using this road and so if current trends of increasing vehicles ownership and usage continue, it may be necessary to consider some form of traffic calming along this road to improve overall amenity levels.

3.3.7 The earlier (pre-war) roads such as Waltham Road are typically through roads and are generally straighter than the later roads. Together with the typical footprints and plot shapes/sizes of the pre-war dwellings, they make it relatively easy to distinguish the older pre-war elements of Woodford Bridge from the later elements.

3.3.8 The road layouts of these later developments tend to be dominated by crescents, loop roads and/or cul-de-sacs, and again an examination of these road patterns in combination with building footprint shapes and plot sizes/shapes makes it relatively easy to guess the approximate age and origin of different sub areas within a locality. For instance, the non-distributing loop road and housing plan arrangement (as used at Latchingdon Gardens) is typical of road and housing plan arrangements used by many local authorities across England in the 1950s and 1960s.

3.3.9 The use of the aforementioned route or road types is often popular with some residents as it limits the amount of vehicles passing by their front doors. However the lack of ability to be able to move from one road through to another and then another, etc. etc. can result in congestion points in certain areas and/or points where there is a much higher level of vehicle movements than there needs to be. The degree to which one can move through an area is known as permeability, and as a general principal of good urban design, places with a high level of permeability are generally better places to live. Woodford Bridge is currently lacking a little in vehicular permeability and in respect of any significant new development taking place in the area, the opportunity should be taken to try and redress this weakness. In spite of this identified weakness, it can be seen that there is a good network of linked footways and footpaths through the area, and whilst this doesn't help vehicle drivers trying to move around the area in an efficient way, it does at least mean that people on foot or bicycles can move around Woodford Bridge with relative ease.

2/ Land use classification

3.3.10 A quick glimpse at *Map 7 - Land Use Classification* on page 29 shows that the dominant land use in Woodford Bridge Conservation Area is that of open space as denoted by the pale green areas. This is how it has always been, from its origins as an Anglo Saxon forest settlement through the centuries to the present time. The balance of uses has of course changed over time, but one strong recurring theme is the continued dominance of the open space land use.

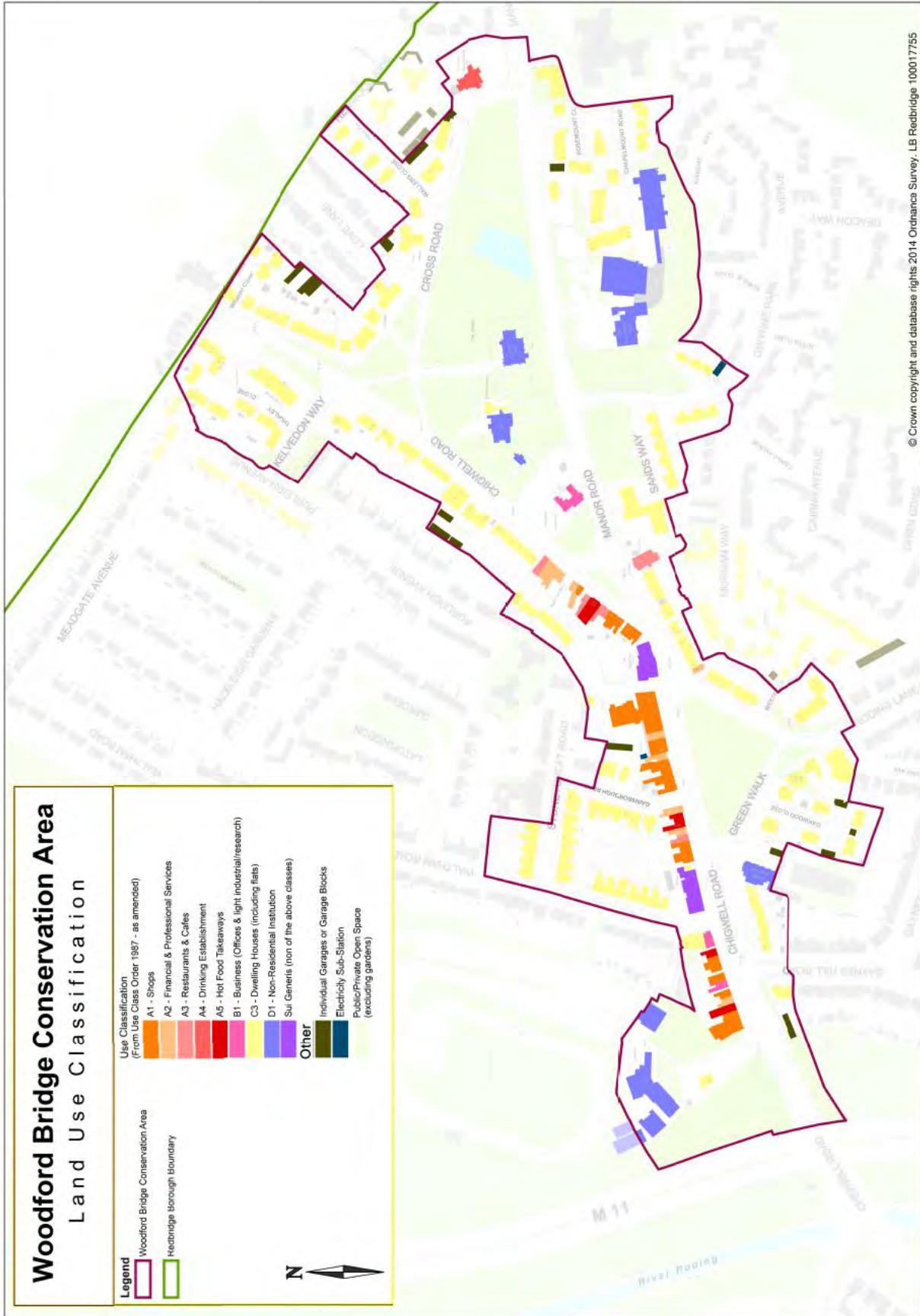
3.3.11 Historically, most of the areas of undeveloped space were privately owned (including tracts of forest) and without the owner's consent, you passed over/across them at your peril. Today, aside from some small private garden areas, the only areas of undeveloped space are the two greens. These have journeyed through the ages largely untouched as elements of historic landscape and so it is vitally important that they remain undeveloped in order to help people understand the origins of Woodford Bridge, but also because it serves as an attractive green lung and recreation space for this now otherwise largely built-up area.

3.3.12 In terms of built land-use, the area is primarily residential, and has always been so, albeit in different forms (e.g. in the late pre-war years, it was significantly made up of the Dr Barnardo's 'Garden City' complex for boys).

3.3.13 It is important to the character of the area that residential remains the dominant built land-use, but it will be appreciated that the vitality and general appeal of the area is uplifted by its concentration of retail uses on Chigwell Road (see photograph opposite), and as a designated local centre in the Local Development Framework, the Council will seek to ensure the vitality of the area is not weakened through loss of Class A premises.



The success of the Chigwell Road retail parade is important to ensuring the long-term vitality of Woodford Bridge as a designated local centre and the varied character of the Conservation Area.



Map 7 – Land Use Classification.

3/Storey height survey

3.3.14 It can be seen from *Map 8 – Storey Height Survey* on page 31 that the dominant storey height within the Conservation Area is two-storey. This is entirely appropriate given its surviving semi-rural character, and any attempt to introduce high density, high-rise development within or just outside the conservation area boundary would be likely to further weaken this surviving character.

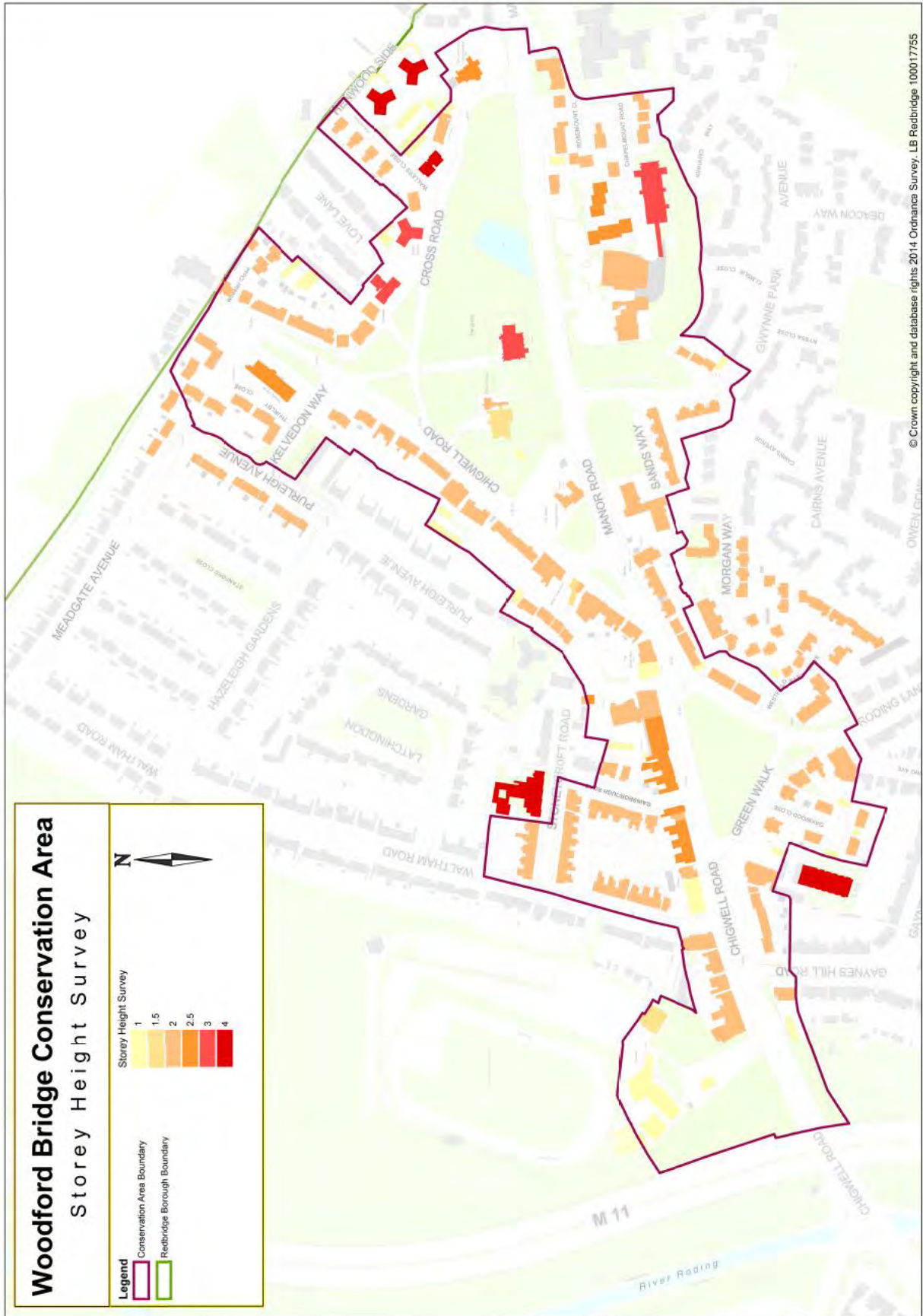
3.3.15 For example, whilst the blocks of flats off Cross Road are by no means tall buildings by today's standards, they stand out as being tall in the context of the surrounding domestic scale buildings, and because of their bulk and clear urban form, they have a detrimental urbanising effect on the Conservation Area which it would be inappropriate to repeat. The same can be said of two four-storey blocks of flats just outside the western half of the Conservation Area boundary.

3.3.16 The over-riding dominance of the two-storey built form within Woodford Bridge is a key characteristic of the Conservation Area. This helps in justifying the continued Conservation Areas status of the area, as whilst Conservation Areas can display variety in their built and/or landscape form, there is a need for some unifying themes to help people understand what makes them stand out from surrounding areas. The pre-dominant two storey form at Woodford Bridge is one such unifying theme, albeit secondary to some other characteristics of the area.

3.3.17 The 2½ storey buildings within the Conservation Area tend to be individual or groups of buildings of note such as the Elizabeth Villas opposite the Lower Green or the Crown & Crooked Billet Public House (see photograph opposite) adjacent The Green at its eastern end.



The 2½ storey locally listed Crown & Crooked Billet Public House is a landmark building within the Conservation Area due the combination of its height and distinctive architectural form



Map 8 – Storey Height Survey.

4/ Front boundary treatments

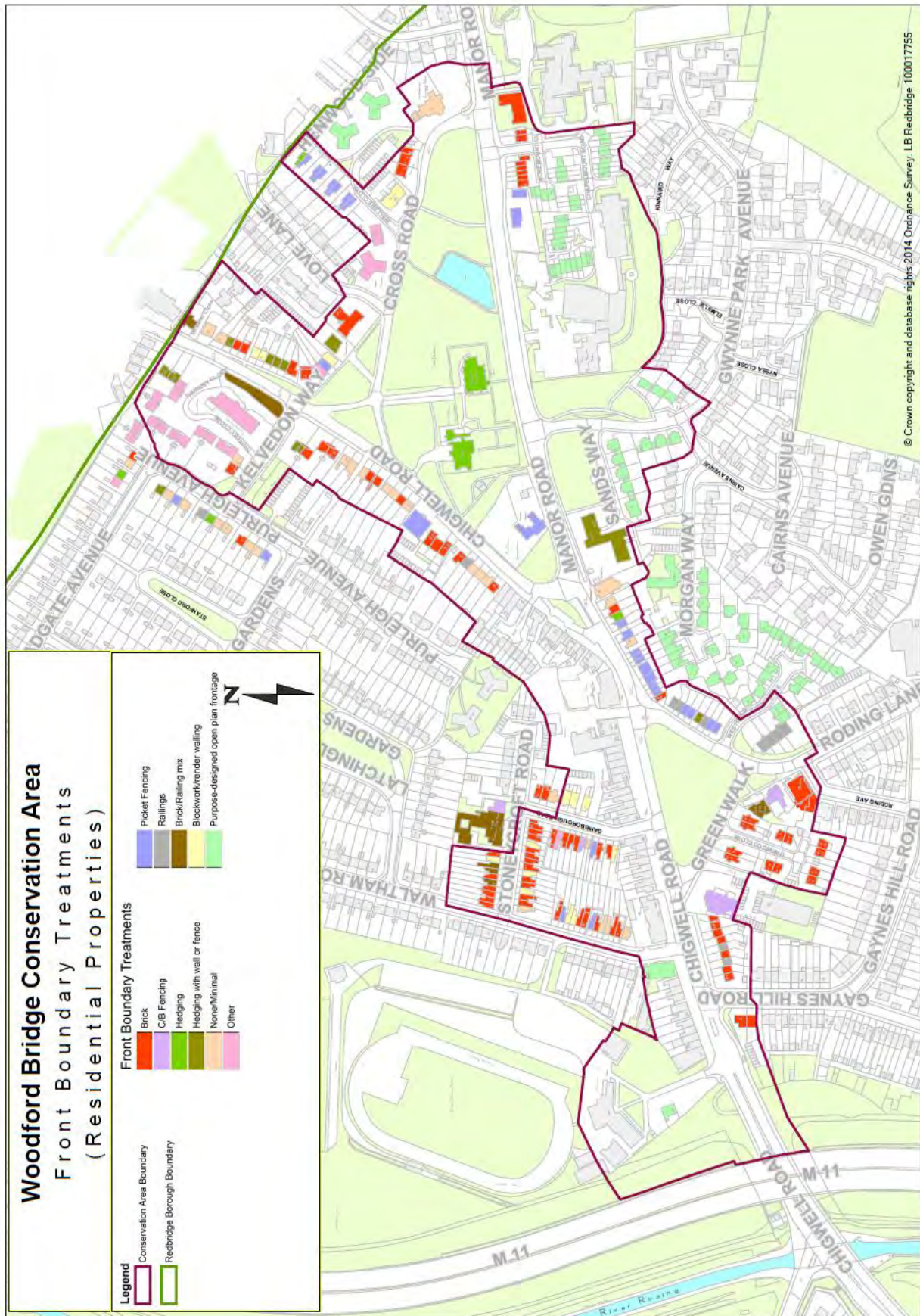
3.3.18 The character of an area can be significantly affected (positively or adversely) by the types of materials used for boundary treatments. This is particularly the case in areas of the country where a locally occurring building material is used both for the buildings themselves and boundary walls (e.g. parts of the Cotswolds where the naturally occurring stone is used in both instances).

3.3.19 Stone does not occur naturally in the Woodford Bridge area, and so perhaps not surprisingly, it does not feature at all within the area as a boundary treatment material. Nor would it be appropriate for it to do so. On the other hand, bricks and timber have historically both been produced in the area and have been relatively easy to source. As such, they both figure quite prominently within the Conservation Area, as can be appreciated from the photographic images below and *Map 9 - Front Boundary Treatments* on page 33.

3.3.20 It is important in protecting the character of the area to ensure that the appropriate form of boundary treatment is used for each building, taking into account its age, architectural style and the types of boundary treatment used in relation to adjacent and/or similar buildings within the locality. Similarly, the loss of boundary walling/hedging/fencing, etc., from a property can sometimes be more visually damaging than the introduction an inappropriate boundary type. There are more and more cases of the entire or substantial removal of front boundary treatments (normally associated with the provision of hardstandings for cars) and it can be seen that this is having a detrimental effect on the overall character of the area.

3.3.21 After brick boundary walls (typically used, and suitable for inter-war and post war buildings), picket fencing is one of the most common boundary treatment materials used. Generally this is highly appropriate because as well as being relatively cheap and practical, it is a type of fencing typically associated with villages and it helps to conserve the semi-rural character of the Conservation Area, particularly when used in conjunction with hedging and in relation to surviving vernacular buildings such as the Greyhound Cottage.





Map 9 – Front boundary treatments.

3.4 Appraisal of individual character areas

3.4.1 Introduction

Many Conservation Areas (including Woodford Bridge) are of sufficient size and contain a sufficiently diverse range of building types and spaces that they need to be broken down into what are known as 'character areas' in order to fully understand how that diversity combines to form a very special whole, and also in order to help effectively manage the respective areas.

Whilst each character area will have some sense of visual and/or historical connection with adjoining character areas, they are sufficiently distinct to have their own sense of identity whether this be through for example the consistent use of a particular architectural form or building material, or the way in which a group of individual buildings is visually linked together by a strong and coherent landscape.

Woodford Bridge Conservation Area is considered to contain 12 character areas, and these are each described in some detail on the following pages with photographic images used to help convey the nature of each area. *Map 10 – Character areas* on page 35 shows the location of the character areas and their interrelationship with each other and the Conservation Area as a whole.

Each character area contributes something to the overall character and appearance of the Woodford Bridge Conservation Area, and it is the sum of these contributions that enables Council to provide the 'Summary of Special Interest for the Conservation Area', contained later on in this appraisal document.

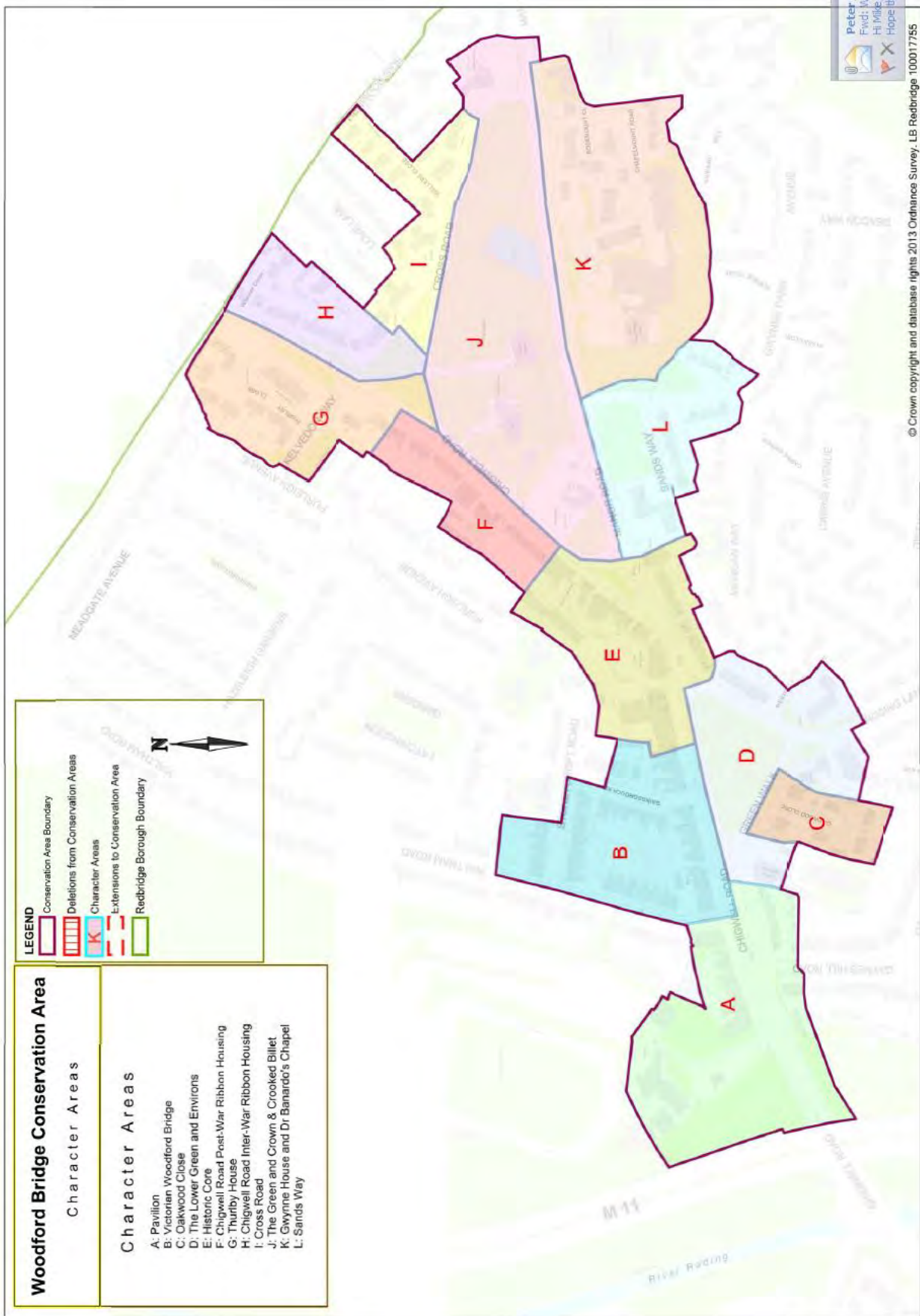
In addition to the character areas already identified, there is also some sense of the conservation area being split into just three large areas, namely the lower green and buildings surrounding it, the upper green and its environs, and the largely built-up transition zone between the two containing the historic heart of Woodford Bridge.



L. The locally listed 18th century weather-boarded two-storey Greyhound Cottage is a key road frontage building within the Woodford Bridge Conservation Area



R. Restored and relocated Victorian water pump at western edge of Woodford Bridge Conservation Area



3.4.2 Character Area A: *Pavilion*

This area is presently one of the weakest character areas within the Woodford Bridge Conservation Area, but is important to the overall appreciation of Woodford Bridge as a distinct local centre as it is the area which provides the gateway into Woodford Bridge from the west, and historically it contained the eighteenth century bridge which crossed the River Roding (since re-routed) and helped to give Woodford Bridge its current name.

The most significant buildings located within this character area are the sports pavilion building and the line of shops (with flats above) fronting onto Chigwell Road (north side). The historical sequence map shows quite clearly that this area was developed in the interwar period, although the area also includes some later ribbon-form residential development on the southern side of Chigwell Road which took place in the 1960s, with a final pair of semi-detached properties being constructed in the 1970s.

The most positive element of the character area as it exists as present is the sports pavilion building with its Art Deco form and detailing (see photograph 1). Whilst this building has been subject to some unsympathetic alterations, it still represents a good example of its type, and as such is recommended to be added to the Council's local list of buildings of architectural and/or historic interest. The setting of the building benefits from a tree-lined approach avenue (see photograph 2), though this is somewhat negated by the poor architectural quality of the associated building immediately surrounding it.

The entrance gates and railings to the sports pavilion building (now forming part of the Ashton Playing Fields complex) are an interesting and attractive feature of the area with the gates containing metal sections with sporting motifs typical of the interwar period.

The overall quality and impression of the area is dragged down by a combination of cluttered forecourts and unsympathetic alterations to the interwar retail parade (see photograph 3) and the ugly modern road bridge which carries traffic into/from Woodford Bridge (see photograph 4). The latter is barely readable as a bridge and transverses an area of partially filled in ground which is covered in brambles and attracts litter and fly-tipping.



1 & 2. *View of the sports pavilion building, and the tree lined approach to it*



3. *The interwar retail parade with its cluttered forecourts and unsympathetically altered frontages*

4. *The bleak approach road into Woodford Bridge from the west, overshadowed by the M11 flyover*

3.4.3 Character Area B: *Victorian Woodford Bridge*

This area is one of the strongest character areas within the Woodford Bridge Conservation Area and represents the first part of the transition of Woodford Bridge as a small Essex village into an outer London suburb following the arrival of the Eastern Counties Railway through this part of (former) Essex in the mid-nineteenth century.

The historical sequence map shows quite clearly that the bulk of this area was already in existence by the time the 1st revision to the Ordnance Survey County Series Map for this area was published in 1896. However, the south side of Stoneycroft Road (then known as Stonecroft Road) had yet to be developed, as had the terraced housing on the eastern side of Waltham Road, south of the junction with Stoneycroft Road.

Early photographic evidence (see *Illustration 3 – Postcard of Chigwell Road circa 1917* on page 38) suggests that the grand 2½ storey terraced villas, which provides such a distinctive and attractive frontage to the village green, were purpose-built as shops with residential accommodation above. In 2013, all but one of these villas still contains a commercial use at ground-floor level, with the elegant red-brick Victorian architecture directly opposite the lower green contributing significantly to the village-like character of the area.

Unfortunately, the quality of the majority of the modern shopfronts (and associated forecourts) is very poor, and this was one of the principal factors that led to the Conservation Area being placed on the Heritage at Risk Register by English Heritage. Fortunately, the upper storeys of these buildings have been largely unchanged, and it can be seen that these buildings are characterised by their strong decorated gable ends and tall sash window openings set beneath decorated gothic style stone arches.



- 1 & 2 The Victorian retail parade on Chigwell Road with its distinctive red-brick gabled form
3. Victorian terraced housing in Stoneycroft road displaying an attractive stepped roofline
4. Victorian housing in Waltham Road displaying mixed front boundary treatments

A strong characteristic of this group of buildings is the attractive manner in which they step down the sloping landform towards the river, with the eaves line from each higher level building running into the gable of the adjacent lower building with the frontispiece of the roof valleys between each villa being marked by a projecting parapet wall detail.

The two storey Victorian terraced houses on Stoneycroft, Gainsborough and Waltham Roads are not as striking architecturally as the 2½ storey villas fronting onto the lower green, but they are largely well preserved, and forming as they do, part of the earliest phase of development of the area in its transition from village to London suburb, they are of some historical interest and worthy of conserving.

The terrace houses on Stoneycroft Road, like the villas fronting onto the lower green benefit from being sited on sloping ground which gives them additional visual interest, and a delightful vista can be enjoyed looking down Stoneycroft Road (from the junction with Gainsborough Road) of the houses as they step down the hill towards the river. A pair of semi-detached Victorian villas on Waltham Road form a partial and attractive stop to this view, but via the gaps either side and above the ridgeline, there are attractive views of the remnants of Epping Forest beyond.

All of these smaller Victorian terrace houses benefit from shallow front gardens, most of which are protected by low brick boundary walls. Attractive architectural features include sash windows, stone lintels and sills, contrasting brickwork, single-storey bays and two-storey projecting brickwork courses. A discordant feature in Stoneycroft Road (just outside the proposed revised Conservation Area boundary) is the four-storey block of flats close to the junction with Gainsborough Road.



Illustration 3. Postcard of Chigwell Road circa 1917 showing the retail premises within the shopping parade with canopies and enclosed forecourts

3.4.4 Character Area C: *Oakwood Close*

This area is one of the earliest inter-war developments to have taken place at Woodford Bridge. Whilst the semi-detached houses forming this character area not dissimilar to many others constructed around this time, both to the north and south of the heart of Woodford Bridge, this little development is notable because of its unusual almost symmetrical cu-de-sac plan form, its relatively high level of architectural detailing and the fact that it remains very well preserved.

It is likely that its pleasant location adjacent the Lower Green at Woodford Bridge spurred the developers of this little group of housing to use a little more creativity and thought in the layout and detailing of these dwellings, and the end result is a development which has a strong sense of identity and which positively contributes to the character of the Conservation Area.

The original casement windows are still visible on a number of the houses and the whole development has a strong coherent feel about it, partly as a result of the distinctive low castellated form of low brick boundary walling throughout the development which is still almost entirely intact.

The houses themselves are characterised by their striking brickwork (using Flemish bond and with white mortar) and contrasting pebble-dash render upper levels set below plain-tiled hip-ended roofs with chimneys set on the ridgeline at the centre-point of each semi-detached pair. Also by their mature and largely well-tended gardens which lend a strong green edge to this development.

There is an attractive vista looking from within the development across the lower green to the Victorian villas beyond, as can be seen in photograph 3.



1, 2 & 4. Images showing the fine detailing the principal elevations of the Oakwood Close houses



3. The attractive vista from Oakwood Close looking northwest across the Lower Green

3.4.5 Character Area D: *The Lower Green and Environs*

The Lower Green itself is the smaller of the two greens forming the historic heart of Woodford Bridge, and unlike the much larger Upper Green (simply known as The Green) has remained undeveloped for at least 150 years.

The Lower Green is completely natural with the grassed land being only interrupted by tree planting, principally along its northern boundary (with Chigwell Road) and some street furniture. The area is large enough for informal recreation purposes (a kick-about game of football, kite flying and dog exercising, etc.) and its strong visual appeal lies partly in the fact that it slopes quite keenly from its eastern end to its western end (enabling attractive long-distance views from its higher ground) and also because it is surrounded by (in the main) buildings with a strong townscape presence, but yet which do not crowd in on this space because of the roads encircling the Lower Green.

Relatively recent (circa 1980) tree planting on the northern part of the Lower Green has effectively created an attractive avenue-like informal route between two rows of trees (see bottom left photograph), the upper point of which is punctuated by a remaining an attractive early twentieth century signpost pointing the way to nearby Ilford. Photograph 4 (taken from adjacent the motorway flyover) illustrates the effectiveness of this tree planting from distant viewpoints.

Double kerbing has been added around part of the boundary of the Lower Green in recent years to discourage vehicles (particularly opposite the shops on Chigwell Road) parking half on and half off the green, and in the process damaging the turf and potentially compacting the roots of some of the trees. This has been generally successful, and as such might be repeated around the entire boundary of Lower Green.



- 1 & 2. Views showing the open and sloping nature of the Lower Green
3. View showing the avenue of trees and double kerbing bordering the Lower Green
4. View showing the effectiveness of the circa 1980 tree planting on the Lower Green

Illustration 3 - Postcard of Chigwell Road circa 1917 on page 38 shows the rural nature of early twentieth century Woodford Bridge and interestingly shows that the trees along the northern boundary of Lower Green had only recently been planted at that time, perhaps only a few years previously, suggesting that the area maybe have been completely open previously. The trees one can see in this historical photograph are now the mature trees on Lower Green closest to Chigwell Road, giving them an age of approximately 100 years.

At the far right of the photograph can just be seen the signpost which still remains today (see photograph 3 on page 40) albeit missing one of its arms. Immediately adjacent the signpost can be seen a low structure which is likely to have been a much earlier milestone marker.

The photograph also shows a drainage ditch running along the northern boundary of Lower Green allowing surface water to run off the carriageway and into this ditch. This ditch in question is no longer in existence and its function has been replaced by a drainage channel under the surface of the modern road, which discharges into the River Roding to the west. The loss of this natural drainage ditch has served to strengthen the increasingly urban nature of the area but does undeniably improve the general usability of the lower green and make routine grass-cutting easier.

The Lower Green is protected from being developed by an Open Space designation in the Local Plan for the Borough.

The buildings with the strongest visual relationship with the Lower Green are located to the south-west and south-eastern boundaries of it, along Green Walk and Roding Lane North respectively. This is because they are not visually and physically separated from the Lower Green by the strong line of tree planting along the northern boundary of the lower green which in turn directly adjoins the busy A Class Chigwell Road.

In the July 2014 revision to the Conservation Area boundary only those buildings fronting onto or with a direct visual relationship with the Lower Green were retained within its boundary.

There is approximately a 100 years gap between the earliest building in this group (see photograph 1 – furthest left) and one of the newest (see photograph 1 – building on the right), although because of the traditional building style chosen for the newer building (dating from 2006) this may not be immediately obvious to the casual observer.

The buildings located off Roding Lane North are built in the Essex Design Guide idiom and have a solid traditional form, but the overall design is somewhat let down by poor detailing, including the use of fake sash windows. However, the two principal buildings which directly front on to the Lower Green can be seen as a relatively sensitive modern addition to the historic lower green environment (see photograph 3).



1. Old and new juxtaposed together in Victorian style on Green walk facing the Lower Green
2. Uplands Social Club with its uncharacteristic flat-roofed building form
3. One of the frontage buildings on Roding Lane North directly adjacent the Lower Green
4. Westfield Park Drive characterised by Essex Design Guide inspired housing forms

3.4.6 Character Area E: *Historic Core*

This area contains the oldest surviving group of buildings within Woodford Bridge Conservation Area and thus forms the historic core of Woodford Bridge as we know it today. It sits between the Lower Green and the Upper Green on sloping ground adjacent the point where Manor Road forks off from the old Roman route to Chigwell, along which the modern A113 is more or less aligned.

It is something of a transitional area with all of the buildings contained therein (save for the relatively recent back land development of Rose Tree Mews) fronting onto Chigwell or Manor Road.

As well as displaying the widest variation in building styles and sizes (from a modest single storey lean-to style building - in use as an Optometrists) to the imposing 2½ storey one time White Hart public house (see photograph 1) this area also contains the widest number of different uses including a photographers shop, a café, an estate agent, an Indian restaurant and some residential properties.

This character area contains the largest concentration of listed and locally listed buildings within the Conservation Area with the group of listed buildings (see photograph 2) dating from the eighteenth century and forming a highly attractive townscape element at the heart of the Conservation Area.

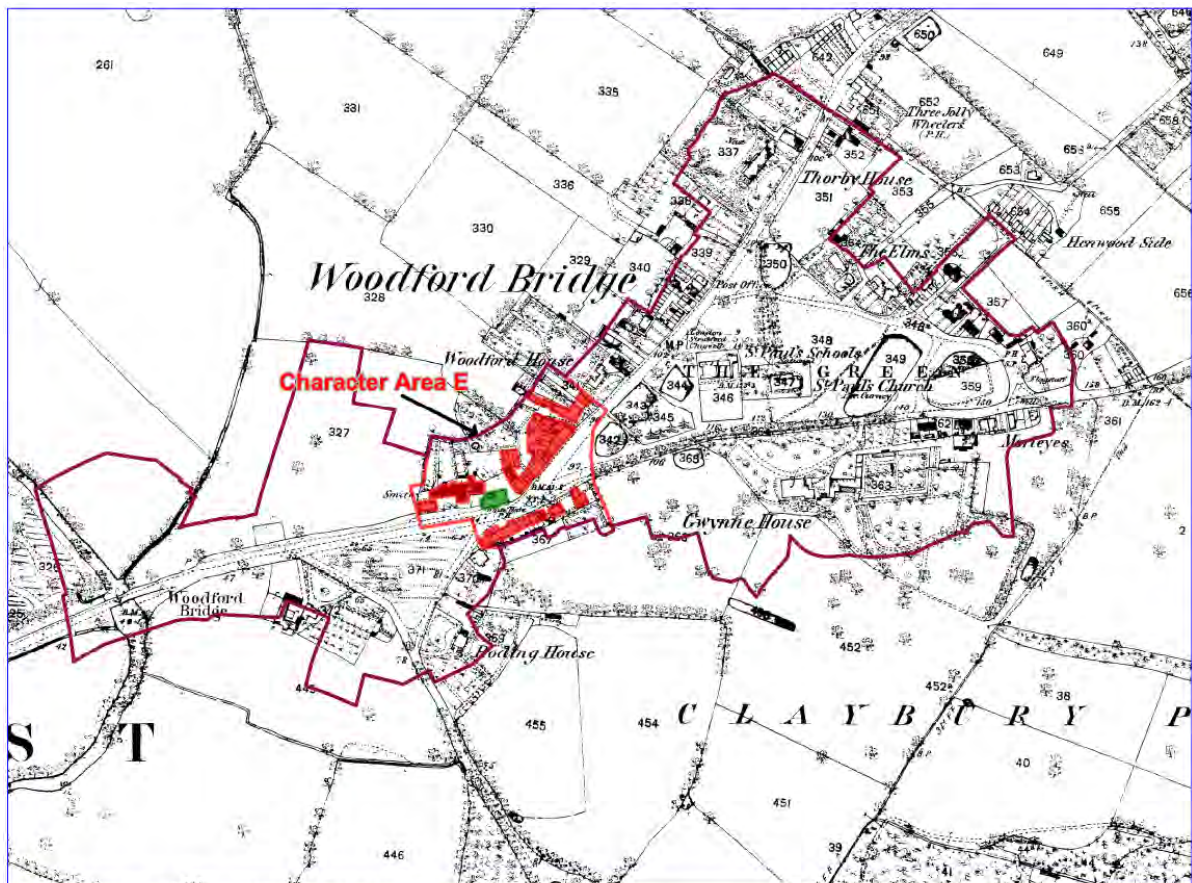


1. The landmark White Hart one-time public house at the heart of Woodford Bridge Conservation Area
2. The listed buildings on Chigwell Road create an attractive townscape focus in the historic core
- 3 & 4. 728-734 Chigwell Road displaying its timber framed partially weather boarded form

Of similar age and historic interest is Nos. 728 – 734 Chigwell Road, the locally listed building shown in photographs 3 and 4 above. This building is particularly interesting as it displays a relatively rare surviving element of weatherboarding. This attractive and rustic form of facing material would have been relatively widespread in Woodford Bridge and its environs two hundred years or more ago, but the only other surviving early building still displaying it is Greyhound Cottage (see Character Area K).

The defining feature of this character area is its ribbon development form at the confluence of the two major roads and the general antiquity of the buildings.

Fig. 10 – OS map of 1872 – Historic core below shows the earliest Ordnance Survey map for the area (published in 1872) and clearly shows both the aforementioned groups of buildings highlighted in red. It also shows, highlighted in green, the site of the original White Hart coaching inn next to the since demolished village smithy. The current White Hart is a rebuild of the much earlier coaching inn, this work, giving the new inn an ornate front, having taken place around 1900. By virtue of its significant scale, striking style, and location at the confluence of three roads, the White Hart is considered to be a landmark building and is proposed as a candidate for local listing.



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Fig. 10 – OS map of 1872 – Historic core.

3.4.7 Character Area F: *Chigwell Road post-war ribbon housing*

This area makes only a neutral contribution to the Conservation Area as individual buildings, but it is included because it provides a built-up frontage and enclosure of The Green in a ribbon of small-scale development of more-or-less consistent character and scale. This is a historic feature of the Conservation Area which it is desirable to preserve. It also links the historic core of the conservation area (Character Area E) and Thurlby House to the north of The Green within Character Area G.

There is not a consistent building line for the houses forming this character area (see photograph 1), but all the buildings (including the two blocks of maisonettes – located approximately in the middle of the ribbon group) are of two-storey scale and are set back from the footway behind front garden areas, most of which are enclosed by boundary walls, fences and/or hedging.

The majority of the buildings in this ribbon group have dark facing stretcher bond brickwork below plain-tiled roofs with chimneys, but there are some exceptions to this, with a small number of houses at the eastern end of the area having rendered facades and the maisonette blocks with their much deeper floor plans and lack of chimneys. All of the buildings have casement style windows and plain elevations broken up (only in the case of the houses) by a variety of (mostly) open porch designs.

The maisonette blocks have a garage parking court to the rear, but otherwise, parking in this area for the houses is either on driveways/hardstandings or on-street. Where off-road parking has been created, this has tended to detract from the overall character of this area, particularly where it has resulted in the loss of typical front boundary treatments such as that shown in photograph 3.



1. *The post-war houses on Chigwell Road displaying their staggered building line*
2. *The post-war maisonettes on Chigwell Road with their hipped roofs and deep floor plans*
- 3 & 4. *Detail and view of typical low brick front boundary treatment in this area*

3.4.8 Character Area G: *Thurlby House*

This area is dominated by two principal elements, namely Thurlby House (see photograph 1 on page 47) and an enormous Cedar tree to the northwest of Thurlby House (see photograph below and photograph 4 on page 47).

Thurlby House, originally known as Thorby House and constructed in the late eighteenth century as a nobleman's country residence has seen a number of uses and physical changes over the years, including being used as a branch library and being extended sideways in both directions from its original 5 bay form. From between the world wars up until June 1949, the building was in use as offices associated with the Dr Barnardo's movement, and in 1927, a small graveyard was consecrated in its then extensive grounds. Although since surrounded by a local authority constructed housing development from the 1960s (designed in Garden City Movement style), the graveyard is still in use, although it is much reduced from its original size and kept locked from the general public with only a glimpse of it available through a gate positioned within a dense hedgerow.

The aforementioned Cedar tree is estimated to be over 200 years old and may be contemporary with the origins of Thurlby House, if not older. It certainly would have formed a focal point of the large landscape gardens for Thurlby House once it reached maturity, whilst today, it forms a very strong natural focal point for some of the 1960s housing adjacent Thurlby House. There is also a very large Cedar tree to the front/south of Thurlby House which plays a significant role in the landscape character of the area (see photograph on the following page).



The frontage of Thurlby House is enhanced by the presence of a large Cedar tree

The semi-detached houses surrounding Thurlby House are all constructed in the Arts & Crafts idiom which is typical of the type of houses constructed in Garden Cities such as Letchworth and Welwyn in Hertfordshire.

The principal visual element of the houses is the dominant roof form, which runs between the gable ends for each semi-pair and extends down to the top of the ground floor windows. Another notable feature of these houses, is the use of different colour renders (all in typical East Anglian colours – such as Suffolk Pink) contrasting with the dark tiled roofs. The above combined with stepped eaves lines, gable-end frontages, well proportioned chimneys and simple box dormers set into the dominant front roof slopes serves to give these houses a large degree of visual appeal which is still present, but much diluted in some of the other post-war housing development in the locality.

The houses are laid out in a staggered building line around an informal cul-de-sac like road known as Thurlby Close. The frontages are mostly open with simple low post and rail type boundary treatment in places to demarcate or at least suggest private space. The strong landscape setting of these houses combined with their Arts & Crafts style and frontages unfettered by vehicles serves to help protect the semi-rural nature of historic Woodford Bridge.

Unfortunately, the original windows of the houses in this area have all been replaced, and whilst the new double-glazed PVCu windows are undoubtedly more energy efficient than the original, the chunky white frames and glazing bars gives the fenestration a somewhat crude appearance that detracts from what are otherwise visually appealing buildings which contribute positively to the overall character and appearance of the Conservation Area.



1. View showing the later south-western wing to Thurlby House

2 & 3. The Garden City Arts & Crafts style inspired houses surrounding Thurlby House



4. The enormous Cedar tree located northwest of Thurlby House

3.4.9 Character Area H: *Chigwell Road inter-war ribbon housing*

This area principally consists of three largely well- preserved terrace groups of inter-war speculative housing laid out in linear or ribbon form along Chigwell Road, and turning the corner into Cross Road.

The two terraced groups on Chigwell Road are built to the same design and the striking uniformity of this dominant housing group in this area helps to give the overall area a strong and readily identifiable character (see photographs 1 and 3).

The principal identifying features of this dominant group are their projecting two-storey bays with gabled roofs and feature panelling between the ground and first floor bay windows. These together with the first floor Oriel windows and porch canopies give each house an appreciable degree of articulation. Added to this their chimneys punctuating the skyline at regular intervals, and (in the main) well maintained front gardens set back behind traditional hedging and/or walling boundary treatments and what you have is visual delight, in spite of the overall sense of unity being weakened to some extent by a wide variation in glazing and glazing bar styles and also by rooflights in some of the front-facing roof slopes.

The terrace group fronting on to The Green (see photographs 2 and 4) lacks some of the architectural detail of the principal group of houses on Chigwell Road, but benefits from a more appealing setting with attractive views across the open space. The hipped slate roofs with contrasting red clay ridge tiles are one of the most distinctive features of this smaller group.

A variety of other types and ages of houses makes up the remainder of this character area, including the vicarage for the Parish Church on The Green and a modern cul-de-sac form of development at the far eastern end.



1 & 3. The colourful and strongly rhythmic terraced form of some inter-war housing on Chigwell Road

2 & 4. The attractive open landscape setting to some of the inter-war housing in Character Area H



3.4.10 Character Area I: *Cross Road*

The predominant building types in this character area are blocks of flats of between three and four storeys. Whilst these blocks are not really 'high rise' in the sense that many people will have, they are significantly higher than the surrounding two storey buildings within Woodford Bridge Conservation Area, and in this context, it thus seems appropriate to refer to them as 'high rise'.

These buildings are included within the Conservation Area boundary only because they form part of the backdrop to The Green, and perhaps because in a more striking way than most other modern development, they help illustrate how Woodford Bridge was transformed from a medieval forest settlement into an outer London suburb.

All three of the blocks in this character area are shown on the character appraisal map as being negative townscape buildings and this is because of their combination of bulk, height and overall form being incompatible with the semi-rural nature of the conservation area. It can be seen that Dalton Holme (photograph 2) has some architectural interest and appeal due partly to its curved plan form and strongly articulated front elevation but this cannot hide the fact that it is a three storey block of flats adjacent a village green.

Dalton Holme and the block shown in photograph 1 both benefit from largely open landscaped frontages that help to assimilate them into the wider landscape character of The Green but the same cannot be said of the four-storey pink block (photograph 3) which is partially enclosed by an ugly masonry wall. The facing materials used are either brick or painted render with only Dalton Holme having a tiled pitch roof. The other buildings making up this character area are unremarkable save for the four pairs of late Victorian semi-detached cottages in Wallers Close (photograph 4) with their distinctive shallow-pitched roofs and attractive contrasting brickwork.



1 The unsympathetic form of Elm Court is to a degree mitigated by its deep open green frontage



2 Dalton Holme with its curved plan form, landscaped frontage and pitched roof form with chimneys



3 This large block (5-12 Cross Road) is particularly intrusive in the Conservation Area street scene



4 The late Victorian cottages in Waller Close with their simple but attractive brickwork facades

3.4.11 Character Area J: *The Green and the Crown & Crooked Billet*

This, the largest of all the character areas (yet containing the fewest buildings) might be said to be the jewel in the crown of Woodford Bridge Conservation Area containing as it does some of the finest and most striking buildings within the locality, all with a strong landscaping setting provided by The Green.

It is The Green itself which is the oldest element of this character area surviving from the medieval period, albeit in modified form and with different functions.

Roughly up until the end of the eighteenth century, The Green was used primarily for animal grazing purposes, and from the early Anglo Saxon origins of Woodford Bridge, would also have contained the settlers simple wooden huts which would have accommodated both people and animals.

From the middle of the nineteenth century, The Green, as we know it today began to take on a less functional and more aesthetic role, primarily as a place for local people to gather (particularly for fairs) and also to exercise. The Green has never been large enough for the traditional village green game of cricket, but records indicate that traditional fairs were regularly held on it.

It is not known for certain how long the existing pond has been a feature of The Green, but the Chapman & Andre map of 1777 would seem to indicate a pond in roughly the same position as the current existing pond. The hydrology of the pond is not known for certain, but it is thought that it was developed from a depression in the land form which was prone to flooding, and the current water levels are maintained primarily by underground springs permeating through the area, which is then topped up by rainfall.



1 & 2. Rural and more suburban views across The Green

3 & 4. Views of the attractive and longstanding pond on The Green

The four groups of building combining with The Green to form Character Area J are shown below (from top left clockwise: the (former) police station; the Crown & Crooked Billet public house; the parish church of St. Paul; and the (former) school and schoolmaster's house.

All of these buildings, except for the public house are located on The Green, although it can clearly be seen that the public house has a clear visual relationship with it, looking out as it does over this wide green open space and commanding attractive long distance views from its highpoint within the Conservation Area. Prior to the arrival of the motor car, it is quite likely that travellers on horses, or coachmen stopping at this former coaching inn, will have tethered their horses and allowed them to graze on The Green during the daytime. This locally listed building (although much altered) is one of the oldest surviving buildings at Woodford Bridge and its distinctive vertical (2.5 storey) form, topped with a quasi-Mansard roof is unique within the conservation area.

The church and the former school and school masters house form a very distinctive group of Victorian buildings at the heart of The Green, all with steeply pitched roof forms, and the tall spire of the church (constructed in rustic Kentish Ragstone) acting as a focal point from both near and far. Today, the former school and school masters house are in use as a day nursery and as a hall associated with the church, but the buildings (at least externally) have changed little in their character or appearance.

The former police station (still in use by the police, but as a police dog training centre) with its combination of red-brick, render, stone dressings, half-timbering and striking chimneys (partially surrounded by hedgerow) visually acts as a gateway to The Green when approaching it from lower ground to the west.



1. Woodford Bridge Police Station (now in use as a Police Dog Training Centre)
2. The Crown & Crooked Billet has a direct visual relationship with The Green
3. The church, former school and school house form a highly attractive townscape composition
4. The Kentish Ragstone spire of St Paul's Church is a key focal point of the Conservation Area

Each of the buildings within this character area are reasonably well preserved in their historic form and are quite individual in their style, although there is a clear architectural theme between the former school and the schoolmaster's house, as these were intentionally built as a coherent group given their original uses.

Combined with the strong landscape setting of The Green, it is this group of buildings which do the most to still lend Woodford Bridge a semi-rural character and help to remind local residents of the fact that Woodford Bridge remained as a village up until the beginning of the twentieth century.

One further building in this area, not previously mentioned, is the WC block, erected in the early 1960s (see photograph 1). This is no longer functional due to repeated vandalism, but the building itself is well constructed, and with some adaption, and perhaps a new use, could further enhance what is clearly already a strongly appealing character area.

The sense of space around you that one can have when walking on The Green is quite remarkable and were it not for some modern intrusive development clearly visible from this important open space, it would not be difficult to imagine that one was in a village environment, albeit a village close to a noisy motorway...

The long distance views across The Green and beyond are one of the most notable and delightful elements of this character area (see sample views in photographs 2-4) and it will be important to ensure that these are not jeopardised by the inappropriate siting and scale of any surrounding new buildings, or by poorly located tree planting. The Green itself is protected from development by an Open Space designation in the Local Plan.



1. The WC block on The Green, whilst currently derelict, was constructed in a sympathetic form
2-4. Typical long distant views which can be seen from The Green looking in a westerly direction

3.4.12 Character Area K: *Gwynne House and Dr Barnado's Chapel*

The sense of identity for this character area is enhanced by its strong visual and physical link to The Green and the interesting modern history of the land on which the chapel and other later twentieth century buildings were erected.

The principal visual element is Gwynne House and its stable block as these both front onto Manor Road and The Green. These buildings (now Grade II listed) date from the early nineteenth century displaying a restrained neo-classical style, but they replaced an earlier house at the same site. The stable block has been much enlarged and adapted, but together with the house itself, forms a significant and attractive feature in the landscape surrounding The Green. Today they are in use as the Prince Regent Hotel, and this use allows visitors to admire the elegant interior of the house which includes a handsome curving top-lit stair. The visual appeal of the frontages of these buildings is now much diminished because of the extensive hard surfacing and frequent sea of parked vehicles which provides their new foreground. The rear elevation by contrast (see photograph 2) allows the building to better express its elegance and stature, and the enclosed rear grounds of the hotel complex provide a uniquely tranquil experience in what is now otherwise a busy and often quite noisy suburbanised area.

The Chapel (erected in 1932 with its Perpendicular style window tracery and prominent flying buttresses above the low aisles) now forms part of the hotel complex and is linked to the other two buildings by a well-mannered modern building with articulated frontages and roof form which also contains some covered parking spaces (see photographs 3 & 4). The Chapel features on the Council's Local List of Buildings of Architectural and/or Historic interest.



1. The frontage to the former Gwynne House is a sea of tarmac frequently cluttered with cars
2. The rear elevation of the former Gwynne House benefits from an attractive landscape setting
- 3 & 4. The former Barnardo's chapel building and hotel are now linked by a low-rise modern building

The area was a small part of that used from the turn of the twentieth century for the establishment and development of one of Dr Barnardo's celebrated children's homes, the layout of which was so heavily influenced by the Garden City Movement such that it became known as the Boys Garden City. The main home for girls was located only a few miles away (also within the modern London Borough of Redbridge) at Barkingside and is now the Barnardo's Village Conservation Area.

At Woodford Bridge, the boys were accommodated in purpose-built detached accommodation blocks set in landscaped grounds. The site expanded significantly in the interwar years when the chapel and other ancillary buildings were added. Only the chapel now remains from this Garden City for boys, although Thurlby House, which was also used by the Barnardo movement, is also still in existence but more recently has been converted into flats (see Character Area G). Interestingly, some of the trees planted when the Boys Garden City was established, still remain within the adjacent modern housing development (dating from the late 1980s) and the names of the accommodation blocks for the boys (e.g. Cairn House and Morgan House) live on in the road names for this housing development, which is known as the Gwynne Park estate.

The site continued in use right up until the mid 1970s when changes in child care policy prompted its closure, with most of the boys being placed with foster parents.



Illustration 4. – Postcard of the Dr Barnardo's 'Garden City for Boys' circa 1920

A further notable building within this character area is the dwelling (formerly a pair of cottages - see photograph 1 below on page 55) known as The Greyhound Cottage. This building with its hipped roof, pastel-blue painted weatherboarding and tiny bay windows is so immaculate, that it appears pastiche, the effect being amplified by the beautifully maintained white picket fencing. This (now locally listed) building is so characteristic of the Essex vernacular style, and fronting on to The Green, as it does, it creates a delightful rural scene on a miniature scale.

The other buildings making up this character area are pleasant, but largely unremarkable modern houses which form part of the Gwynne Park estate, constructed in the late 1980s. Those located adjacent The Green (see photograph 2 for an example) are quite attractively detailed with contrasting brickwork and stepped eaves lines, but sadly, they turn their backs on to The Green. This does little for the Manor Road street scene opposite The Green, and whilst the high brick boundary walls are not unattractive and partially shield the houses behind from a degree of traffic noise, it would undoubtedly have created a more attractive and coherent streetscene if they had been designed to front on to Manor Road.

A different style of modern housing can be found tucked within the remaining boundary walls to the kitchen garden or orchard for Gwynne House (see photographs 3 & 4). These 2.5 storey twin terrace brick-built housing groups with their open landscaped frontages, articulated elevations and steep roofs combine well with the rustic-looking historic garden walls to create a strong sense of place and unity, the effect only really being marred by an unsightly sprouting of randomly positioned satellite dishes on some of the front elevations of some houses (see photograph 3).



1. The delightful locally listed Greyhound Cottage with its distinctive blue-painted weatherboarding
2. A typical modern house within Character Area K, displaying some thoughtful detailing
- 3 & 4. The terraced housing development nestled within the former kitchen garden of Gwynne House

3.4.13 Character Area L: *Sands Way*

Like Character Area F, this area makes only a neutral contribution to the Conservation Area as individual buildings, but it is included because it provides a built-up frontage and enclosure of The Green in a ribbon of small-scale development of more-or-less consistent character and scale. This is a historic feature of the Conservation Area which it is desirable to preserve. This character area is also both visually and historically linked with Gwynne House (now known as the Prince Regent Hotel) which is located nearby in adjacent Character Area K.

The houses are simple and relatively plain two-storey buildings with pitched roofs and projecting porches. Most of the houses are faced in brickwork, but a couple are faced in smooth render and a number are partially weatherboarded. The latter are stronger in character and together with their pleasing landscape setting, are considered to make a positive contribution to the overall character and appearance of the Conservation Area. This is particularly the case with nos. 5-7 Gwynne Park Avenue (see photograph 2) which benefit from an area of green space immediately adjacent containing an important group of trees in the Woodford Bridge landscape. This same group of houses also have particularly attractive open frontages because there is no vehicular access to them and so there are no areas of the frontage set aside for vehicle parking with hardstandings/driveways.

Nos. 1-5 Sands Way also benefit from an attractively landscaped green foreground, although the effect in this instance is a little watered down by the road in-between which is frequently taken up with on-street parking (see photograph 4).



1. View across Sands Way towards the former Police Station
2. Nos. 5-7 Gwynne Park Avenue with their attractive open landscaped frontages
3. A change in level within the character area dealt with by an attractive retaining wall feature
4. Sands Way is often cluttered with on-street parking

The modern block of flats at the western end of this character area relates well to the houses on Sands Way with similarities in terms of fenestration pattern, facing and roofing materials and a strong landscape setting.

The block of flats largely turns its back to Manor Road and The Green, and the elevation facing the former is largely screened from view by a fairly solid screen of evergreen trees which does little for the Conservation Area streetscene. Whilst this screen undoubtedly serves to shield the block from a degree of road noise, the elevation fronting the road is not unrepresentable and there is an argument for replacing this dense tree screen with a row of spaced out deciduous trees which would enable attractive framed views of the block whilst still filtering out some traffic noise. This would also have the advantage of improving daylight levels to rooms with windows on the Manor Road elevation and allowing them a pleasing outlook.

Fig. 11 – OS map of 1872 – Gwynne House below shows how the land on which these houses were constructed appears to have formed part of the pleasure grounds of Gwynne House with an ornamental lake feature to the south. Gwynne Park Avenue can be seen to partially follow the line of an old carriageway running from the highway (aligned with modern day Manor Road) to the rear of Gwynne House and its significant stabling block. It may also partially relate to a historic route which linked Woodford Bridge with Barkingside and Little Heath.

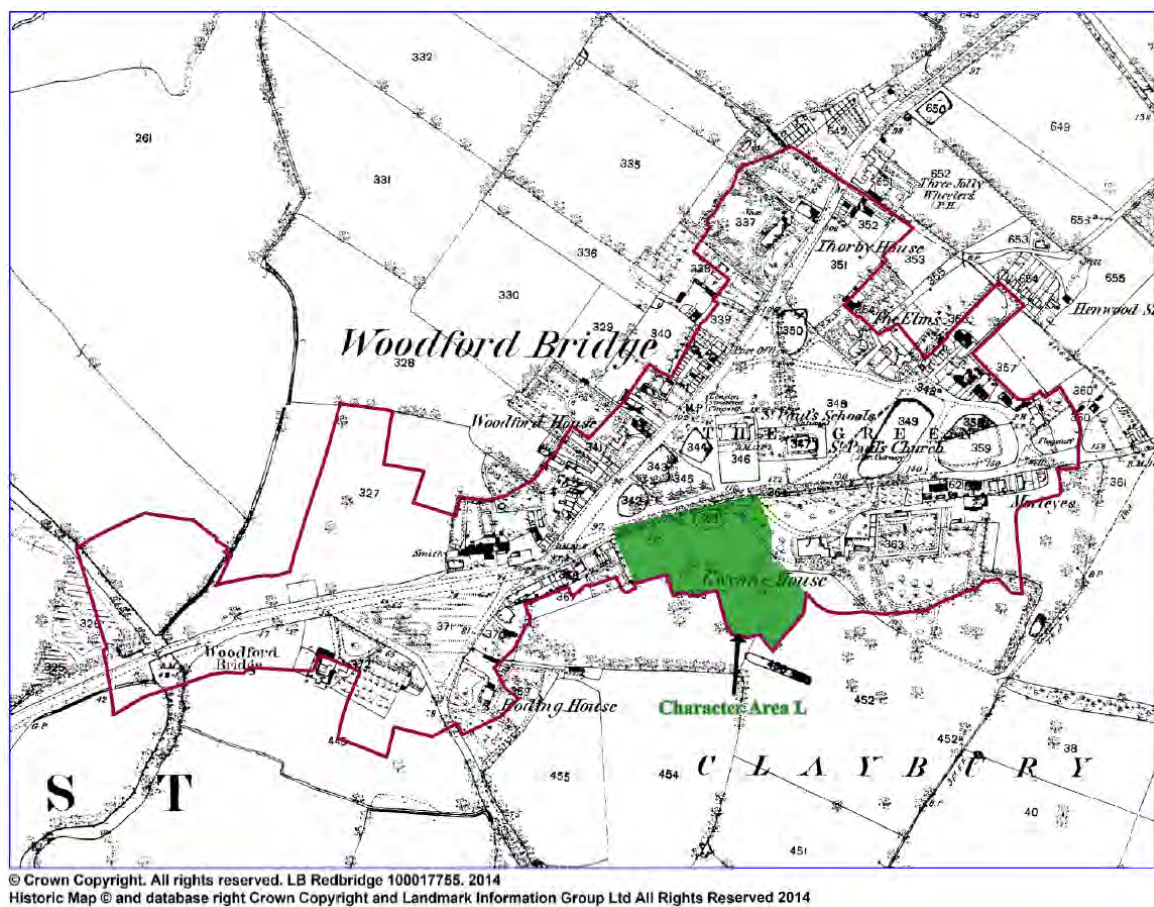


Fig. 11 – OS map of 1872 – Gwynne House showing how Character Area L relates to its former pleasure grounds

3.5 Assessment of Condition

3.5.1 *Map 11 - Character Analysis* on page 59 shows that the overall quality of the townscape within the Conservation Area is generally high. It also identifies statutory and locally listed buildings (see Appendix 1 for details), individual and groups of buildings of either positive, neutral or negative townscape value. The few buildings or groups of buildings deemed to have a negative townscape value are either out of scale or character (as per the blocks of flat in Character Area I), or they completely fail to address the principal street scene (as is the case with some of the modern housing within Character Area K).

3.5.2 There are a significant number of individual and groups of positive townscape buildings located within the Conservation Area, but many of these have suffered over the years from a combination of unsympathetic alterations and/or extensions and the balance needs to be redressed through effective management measures to halt further decline and reverse as many of the unsympathetic changes as possible.

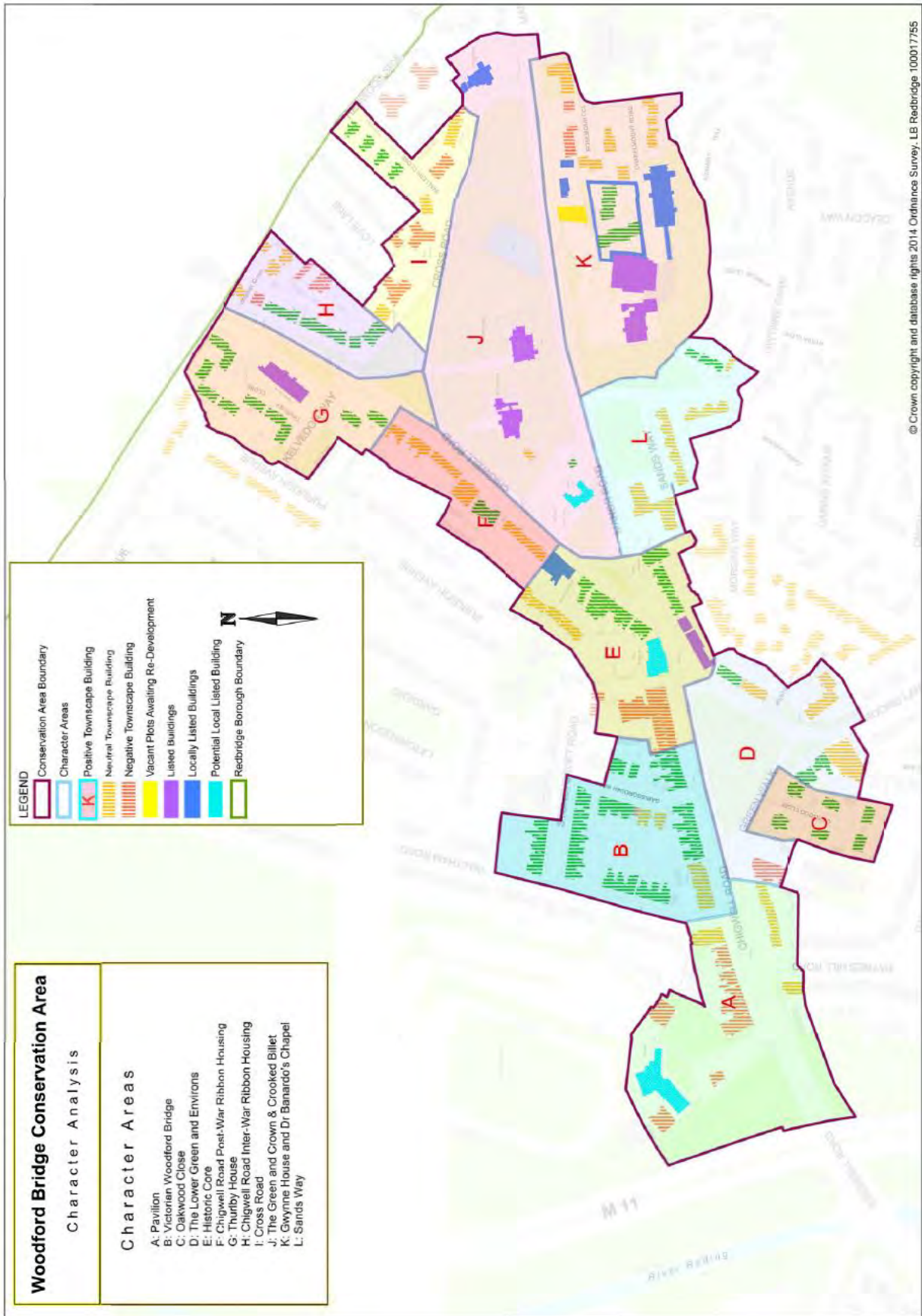
3.5.3 The biggest single problem with the character and appearance of the conservation at present is the uniformly poor design (and in some cases, condition) of the shopfronts (see introduction), and it was chiefly this one element which led to the Conservation Area being placed on the Heritage at Risk Register by English Heritage.

3.5.4 However, in common with many other Conservation Areas within the Borough and further afield, the physical condition of the Conservation Area is also suffering from the problems relating to the loss of architectural detailing and original materials: Many of the houses have been adversely affected by changes to materials and detailing including roof coverings, render, replacement windows and doors, enclosure of porches or new *ad hoc* porches on terraced houses, the demolition of chimneys and the loss of front gardens and boundaries to facilitate car parking.

3.5.5 Intrusive modern development, as shown on the Character Analysis map, has also had a negative impact, including, where outside the Conservation Area, on its setting.



An example of modern obtrusive development within Woodford Bridge Conservation Area



Map 11 - Character Analysis

3.6 The public realm

3.6.1 The treatment of paving throughout the area is inconsistent and often in poor condition following inadequate repairs following works by statutory undertakers.

3.6.2 There are excessive amounts of street furniture some of which is either obsolete or unnecessary. A particular problem is the height of the main type of streetlight on Chigwell and Manor Roads (which are out of keeping with the generally domestic scale of the buildings and the area's semi-rural character).

3.6.3 Some of the road junctions in the area are also over engineered (in particular the mini roundabout at the Chigwell/Manor Road intersection), and this has an unnecessary urbanising effect as well as interrupting some key views within the area.

3.6.4 The proposed public realm improvement works planned for 2014 may help alleviate some of the above accumulated harm.

3.7 Boundary assessment

The survey that informed this Character Appraisal revealed that recent development had eroded the logic of the Conservation Area as designated in 1970. In order to make the boundary logical and defensible it was amended on 22 July 2014 to delete areas containing houses at Westfield Park Drive, Meadgate Avenue, and flats 13-24 and 25-36 Wallers Close; and extended to include the two-storey Victorian terraces on Stoneycroft Road and Gainsborough Road, the cul-de-sac at Oakwood Close, dwellings at Sands Way and Gwynne Park Avenue and to follow the rear property boundaries of the recent development at Chapelmount Road.



4.0 Summary of special interest of Woodford Bridge Conservation Area

4.1 The special interest, character and appearance of the Woodford Bridge Conservation Area can be summarised as follows:-

1/ The Woodford Bridge Conservation Area represents the remnants of an early (medieval) forest settlement rich in historic and architectural interest. Of the three distinct areas forming the area generally known as Woodford, Woodford Bridge is the earliest and easternmost, and it is the location from which the manor house was later removed.

2/ The medieval settlement of 'Wudeford' as it was referred to in Olde English, is mentioned in the 11th Century Domesday Book, and over 800 years later, the distinct settlement of Woodford Bridge still retains the two areas of open land around which it was formed, albeit in modified form and no longer used for grazing animals. It is the two greens as surviving remnants of an ancient landscape which are the elements of greatest historic significance today, and as such, these have been well maintained (including the ancient pond on the upper green) and protected from development; thus helping to conserve its rural character in an otherwise largely built up suburban area.

3/ Rising ground from the River Roding in the west leads past the two ancient greens (once known as Curtis Green and Wilcox Green) which adjoin the old Roman route from London to Chigwell, and forming a dominant landmark on The Green (that is the higher of the two greens) is the Grade II listed mid-nineteenth century stone-built Parish Church of St. Paul with its tall, steep spire. This can be seen from the river floodplain on lower ground, and from other more distant areas.

4/ Between the two greens lies a narrow 'neck' of ribbon development containing some of the oldest remaining buildings within the Conservation Area, notably a terrace of timber framed cottages dating from eighteenth century and the rebuilt (circa 1900) White Hart coaching inn, replacing a much earlier building, but still of significance, and forming a striking landmark at the heart of the Conservation Area.

5/ The settlement of Woodford Bridge played a very significant role in the development of the Barnado's children charity with much of the area providing a home for homeless and orphaned boys in an attractive 'Garden City' form between 1900 and 1976. Two of the original country houses from the eighteenth century (used by Barnardos) still survive today, as does a flamboyantly styled 1930s chapel, erected for the boys to worship in, with its angular flying buttresses.

6/ Today, although the settlement of Woodford Bridge has at least in visual terms, lost its connection with the River Roding (to which it owes its existence) following the construction of the M11 Motorway in the late 1970s, the buildings around the two ancient greens span a period of over 200 years. This diverse collection of buildings encompassing many different styles (including some late vernacular buildings) help to tell part of the story of the development of this area from an Anglo Saxon forest settlement into what has in recent history been referred to as 'Metroland' (i.e. smart outer London suburbs for the professional worker, connected to central London by the

underground system, thus providing the perfect situation for commuting). Critically, unlike many other modern outer London suburbs, Woodford Bridge today still retains key physical references to its early origins and this is essentially what makes the area special and worthy of conserving for future generations to enjoy.



Examples of architectural detailing showing the high quality of many of the historic buildings, features and landscape within the Conservation Area

5.0 Summary of issues

Issues facing the Conservation Area at present can be summarised as follows:

1/ Intrusive modern development (see photograph 2 below) harming its character or, where outside the Conservation Area, its setting. Some recent development has a negative townscape value as it is either out of scale or out of character (as per the blocks of flat in Character Area I), or it fails to address the principal street scene (as is the case with some of the modern housing within Character Area K).

2/ Many good buildings have suffered over the years from a combination of poorly designed unsympathetic alterations and/or overly large extensions.

3/ A major issue in the Conservation Area is the poor design (and in some cases, condition) of the shopfronts. It was chiefly this issue that led English Heritage to place the Conservation Area on its Heritage at Risk Register.

4/ Loss of architectural detailing and original materials: Many of the late 19th and early 20th Century houses have been adversely affected by changes to materials and detailing. These include,

5/ The removal of slate and plain clay tile roofs and their replacement with concrete tiles;

6/ The addition of grit render to facing brickwork;

7/ The replacement of original timber windows and doors with PVCu or other unsympathetic equivalents;

8/ The enclosing of purposed-designed open front porches or the creation of porches on terraces of otherwise uninterrupted frontages,

9/ The removal of chimney pots or whole chimneys

10/ The conversion of gardens for off-street parking: An increasing number of houses have lost their front boundary walls or fences, etc, to create off-street parking. The net gain in parking space is often negligible from this change (given the on-street space which has to be kept to allow for ingress/egress) but the resulting visual damage to the area is significant.

11/ The loss of front boundary walls creates a lack of enclosure along the street and a loss of the rhythm of property division, that supports the strong rhythm of building frontages.

12/ Paving over of front gardens has also resulted in the loss of areas of greenery that made an important contribution to the semi-rural appeal of the area (see photograph 1 below, for example).

Issues 2/ - 12/ can be brought under planning control with an up-to-date and rigorously applied Article 4 direction. Steps to seek the restoration of lost vernacular features may also be sought through local policy, grants, persuasion and appropriate Conservation Area Management Proposals designed to both preserve and enhance.



1. Examples of the harm caused by the loss of traditional boundary treatments and front gardens to be replaced by extensive hard surfacing for cars.



2. Too tall, bulky and intrusive modern development harming the Conservation Area's special interest.

6.0 Bibliography, references and contact details

6.1 Bibliography

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6.2 References

Thanks are due to the members of staff at the Borough's Information and Heritage Service for their assistance in researching this character appraisal. Historic photographs are reproduced here with the kind permission of the Redbridge Local Records Office.

Reference is made to the following legislation and national and local policy guidance:

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6.3 Contact details:

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IG1 1DD

Email: historic.conservation@redbridge.gov.uk

7.0 Appendices

7.1 Appendix 1: Listed buildings

Statutory listed buildings

1/ Church of St Paul (Grade II): 1860 (Thorne says 1854), by Charles Ainslie. Decorated Gothic: grey stone, coursed rubble. Nave and chancel with steep pitched roof, side aisles with shallow buttresses. Tower on north side of west front with angle buttresses and stone broach spire. Westmorland slate roof with decorative orange ridge tiles. Damaged by fire in 1880 and restored 1886, by William G Bartlett and Son.

2/ Gwynne House (Grade II): 1816, by J B Papworth. Plain neo-classical house. Two-storeys. Seven bays. White brick with parapet. Double hung sash windows under flat gauged brick arches. The glazing bars are missing on the west front but survive on the south front. The north front is the entrance front and has a central projecting porch with stone Doric columns and door with half round fanlight. The interiors are simple.

3/ Stables east of Gwynne House (Grade II): Early C19 stable block. L-shaped. Two-storeys. Buff, brown and red brick with some rendering and colourwashing. First floor has original timber pivot windows with glazing bars and doors with pulley hoists. Ground floor openings have later glazed infill. Original clock fixed to front wall.

4/ Thurlby House (Grade II): Late C18. Rendered. Original part 1+1+1 sash windows, the centre slightly projecting. Two storeys and square mansarded old slate roofed attic, with flat topped dormers. Large early C19 wood porch with plain Doric columns. Bands, parapet. Modern or later extensions to right and left in similar style.

5/ Nos 637 to 641 (odd) Chigwell Road (Grade II): Formerly Nos 1, 3 and 5 Manor Road. C18. Terrace of 3 cottages. Two storeys. One window each. Timber frame and render. Low pitch slate roof. Double hung sash windows with glazing bars. Original doors to Nos 637 and 639. No 637 has a lean-to end extension. Included for group value.

6/ No 643 Chigwell Road (Grade II): Formerly No 7 Manor Road. C18. Two storeys. Two windows wide. Rendered. Roof slated at the front, pantiled at the back. Full width roof canopy with concave metal roof on cast iron columns. Central shop window with white glazed brick stallriser flanked by original 6 panel doors. Upper windows double hung sashes. Rear extension part weather-board with hipped pantile roof. Included for group value.

7/ No 645 Chigwell Road (Grade II): Formerly No 9 Manor Road. C18. Two storeys. Three windows wide. Colour-washed brick. End gables and rear weatherboarded. Central entrance with timber hood on large brackets. Double hung sash window on left; modern projecting shop front on the right. Gabled roof with plain tiles on the front and pantiles on the rear. Central brick chimneystack.

8/ Nos 647 & 649 Chigwell Road (Grade II): Formerly Nos 11 and 13 Manor Road. C18. Shop and cottage. Two storeys. No 649 one window wide, No 647 two windows wide. Colourwashed brick. Dentil eaves course. Front roof plain tile (renewed) rear pantiles extending down to ground floor eaves. No 647 has a C19 shop front with central doorway and flanking bow windows. Other windows flush framed double hung sashes

with glazing bars. Included for group value.

Locally listed buildings

1/ Nos.728 & 730 Chigwell Road: C17 early. Two storey cottages in timber frame with pantile roof and original chimney. No.728 has early C19 end elevation to access road with weatherboard and two double hung sash windows to first floor and small projection. Former shop to ground floor largely concealed by a late C19 two storey, three window front addition. No.730 has windowless colour washed brick front to first floor and C19 late bungalow shop addition. The original rear cottages and the two front shops comprising the pair are contiguous. Originally a bakery.

2/ Nos.732 & 734 Chigwell Road: C18 late. Two storeys at front in buff stocks. Double hung sash windows with glazing bars. Three storeys at rear. Both concealed by bungalow shop additions at the front.

3/ Chapel, (east of Gwynne House), Manor road (south side): 1929. Walter Godfrey. Free Gothic with prominent flying buttresses. Simple rectangular plan with nave and low aisles in grey/brown brick with stone dressings. Flat pitched roof concealed by parapet. South elevation has two projecting porches and two storey projecting with hipped plain tile roof near east end. North elevation has one projecting porch and one storey projection with tile roof at east end. Decorative perpendicular nave windows and square headed aisle windows. East elevation has three identical windows central one raised. West elevation has stone steps to projecting central entrance porch flanked by a window on each side. Freestanding buttresses at alternate nave windows (forming nine bays) are principal feature. Interior with good timber roof. Mentioned by Pevsner. Formerly, the Chapel of Dr. Barnado's Garden City.

4/ Gwynne House, walls of kitchen garden, Manor Road (south side): C19 early. Extensive walls in brown and red brick to former kitchen garden.

5/ Greyhound Cottage, Manor Road (South Side): C18. Former pair of cottages converted to single dwelling. Two storeys. One window wide. Timber frame and weatherboard. Hipped plain tile roof continuing down to ground floor at rear. Projecting splayed bay and original one storey lean-to side extension with modern porch, door and window. Timber casement windows. Extensively refurbished in 1990s. Little original fabric remaining. Centrally located on the front elevation is a sign 'Greyhound Cottage' with a stylistic picture of a Greyhound dog.

6/ Crown And Crooked Billet Public House, Cross Road: C18 altered. Two storeys. Two windows wide. Colour washed brick work. Plain tile mansard roof with eaves gutter and two dormers. Double gables two storey rear extension. Single storey splayed bay at front with flat roof and heavy fascia. Modern timber windows, heavy section, side hung sashes with leaded lights. Two storey projection and one storey extension on north with gable roofs in plain tiles. A prominent building in the Conservation Area.

7.2 Appendix 2 :

Checklist for assessing contribution to special interest from English Heritage guidance Understanding Place: Conservation Area Designation, Appraisal and Management (2010).

- Is it the work of a particular architect of regional or local note?
- Does it have landmark quality?
- Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristic?
- Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?
- Does it contribute positively to the setting of adjacent designated heritage assets?
- Does it contribute to the quality of recognisable spaces including exteriors or open spaces with a complex of public buildings
- Is it associated with a designated landscape e.g. a significant wall, terracing or a garden wall?
- Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?
- Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?
- Does it have historic associations with local people or past events?
- Does it reflect the traditional functional character or former uses in the area?
- Does it contribute to the character or appearance of the area?

Any one of these characteristics could provide the basis for considering that a building makes a positive contribution to the special interest of a conservation area.

Consultation Statement

This Character Appraisal was put to public consultation between 13 May - 24 June 2013, in line with the Borough's Statement of Community Involvement. Following a request from Members it was also put to a public meeting within the Conservation Area on 10 February 2014. The consultation responses relating to this Character Appraisal were very supportive and they and this document were reported to the Chief Planning and Regeneration Officer. Following consultation with the Cabinet Member for Planning and Regeneration, a delegated powers report was signed on the 24 July 2014 approving this Character Appraisal as part of the evidence base for the Local Plan together with various boundary amendments to include areas deemed to be of special interest and dedesignate certain other areas so as to rationalise and make the Conservation Area boundary more defensible.