

# CONSERVATION AREA APPRAISAL

## WOODFORD BROADWAY

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# 1.0 INTRODUCTION

1.01 Woodford Broadway Conservation Area is located in north-east London and in the north-west of the London Borough of Redbridge. It was first designated in 1981, and includes the commercial area immediately surrounding The Broadway. The boundaries of the Conservation Area were recommended for revision in 2012 following a special character appraisal of the architectural and historic interest of the Monkham's Estate by Beacon Planning. This appraisal recommended that the Woodford Broadway Conservation Area be extended to include Monkham's Avenue, Monkham's Drive, King's Avenue and Queen's Avenue North which comprises the residential area immediately north of The Broadway. The purpose of this Conservation Area Appraisal, prepared by Beacon Planning, is to assess the special architectural and historic interest of the proposed and existing Woodford Broadway Conservation Area to help guide and inform its future management.

1.02 The unique character of the Monkham's Estate was recognised when it was designated as a Residential Precinct in 1971. The first phase of the estate developed in the early years of the C20 when the southern sections were built around Woodford Broadway, extending north-westwards to form Monkham's Drive, Monkham's Avenue and Queen's Avenue. Development was interrupted by the First World War before restarting in earnest in the inter-war period, extending northwards towards Epping Forest. The reasons for its designation as a residential precinct include its architectural unity and the contrasting greenery of the surviving elements of Epping Forest and gardens throughout the estate.

1.03 Woodford Broadway Conservation Area was first designated in 1981 in recognition of its special architectural and historic interest. An enhancement scheme was adopted in 1998, but has now effectively been superseded by the enhancement works undertaken by the Transport For London (TFL) scheme. It is anticipated that a Conservation Area Management Plan will be produced for the existing and proposed conservation area in the near future. This Conservation Area Appraisal is the first document to appraise and set out the special interest of the existing conservation area and its proposed extension.

1.04 This conservation area appraisal follows the draft guidance issued by English Heritage in Understanding Place: Conservation Area Designation, Appraisal and Management (March 2011/ presently under review), and includes:

- An examination of Local Development Framework and National Planning Policy;
- Archival research including historic photograph and historic map analysis, as well as on-site survey work;
- An assessment of special interest to include context and setting; topography and landscape; history and archaeology; key characteristics; views and vistas; contribution of trees and green spaces; public realm;
- Character area analysis;
- Issues affecting the area;
- Enhancement opportunities; and
- Management recommendations.



## 2.0 PLANNING POLICY CONTEXT

2.01 Woodford Broadway was designated as a Conservation Area in 1981 and recommended for extension in 2012 to include the southern area of the Monkham's estate, currently designated as a 'Residential Precinct' since 1971. From here on, Woodford Broadway Conservation Area is taken to mean the existing and proposed area.

2.02 The unique character of the Woodford Broadway Conservation Area is derived from a combination of elements. These include the topography, historical development, prevalent building materials, character and hierarchy of spaces, quality and relationship of buildings in the area, and trees and other green features.

2.03 Other specific designations within the estate include a small number of Locally Listed Buildings, (listed in Appendix C). Modifications to these buildings or development within their settings should be in accordance with guidance set out in the Borough Wide Primary Policy E3, Conservation of the Built Heritage as well as national planning policy guidance contained within the National Planning Policy Framework (NPPF, March 2012).

2.04 Character Area 1 was located within the Residential Precinct. Following the extension of the Conservation Area on 18 November 2013, Character Area 1 was added to the Conservation Area, and was removed from the Residential Precinct. The remainder of the estate to the north continues to be designated as a Residential Precinct. This is a non-statutory designation developed by the Borough to recognise the especially rich built form of suburban developments within its administrative area, the majority of which date from the late Victorian period onwards.

### Conservation Areas

2.05 Conservation Areas are defined as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' (Planning [Listed Buildings and Conservation Areas] Act 1990, section 69). In contrast to residential precincts, conservation areas are judged to be exceptional in terms of their architectural and/or historic interest and therefore justify a higher degree of planning control. It is the duty of a Local Planning Authority (LPA) to determine which parts of their borough or district are areas of special architectural and/or historic interest and to designate these as conservation areas accordingly.

2.06 Central Government introduced the power for LPAs to designate Conservation Areas in 1967. This included provisions to restrict some types of development that can usually be carried out without planning permission and it allowed LPAs to better control the quality and type of development that they would accept. It also afforded LPAs the opportunity to protect important trees in Conservation Areas but it placed a duty on these authorities to prepare preservation or enhancement proposals for any Conservation Areas that they chose to designate.

2.07 Once a Conservation Area has been designated, it increases the LPA's controls over the demolition of buildings and structures whilst the rights that owners have to do works to their properties without the need to obtain planning permission (known as 'permitted development rights') are slightly reduced, and can be further restricted through the use of an Article 4 Direction.





Stricter controls are also exercised over the design of new buildings, and owners must give the Council six weeks' notice of their intention to carry out works to trees. Planning applications affecting a conservation area must be advertised on site and in the local press to give people the opportunity to comment.

2.08 English Heritage are consulted on development proposals that are considered to affect the character or appearance of a conservation area or where a material change of use is proposed where the application site is over 1,000 square metres. English Heritage is also a statutory consultee on applications for the erection of a building greater than 20 metres in height, or where the demolition of a building is proposed within such an area.

2.09 Once designated, Local Planning Authorities are required to regularly review the reasons for designation and designated boundaries to ensure that the area is still of value, and to consider whether any areas have been overlooked or changes have occurred which require the boundaries to be redrawn.

2.10 During this process any pressures for change can be identified and enhancement opportunities highlighted. These will form the basis of a future Conservation Area Management Plan that will set out a strategy to manage change in the conservation area. Within the London Borough of Redbridge (and some other Local Planning Authorities), some early versions of such management plans are referred to as Enhancement Schemes.

2.11 Local plan policy issued by the London Borough of Redbridge identifies in the Core Strategy the importance of the built environment with a commitment to preserve or enhance the character or appearance of conservation areas (Strategic Policy 3: Built Environment). This is reinforced through the Borough Wide Primary Policies, adopted May 2008, in which policy E3 states that proposals in conservation areas must preserve or enhance the character or appearance of the area.

2.12 Regional planning policy guidance on conservation areas is contained within the London Plan (July 2011).

- ➔ Policy 7.8A states that London's heritage assets and historic environment...including conservation areas...should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.
- ➔ Policies 7.8 C, D and E relate to Planning decisions and state development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate; development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
- ➔ Policies 7.8F and G state that boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration. Boroughs should include policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate.



2.13 National planning policy guidance on conservation areas is contained within the National Planning Policy Framework (NPPF, March 2012). This document states that when designating conservation areas, Local Planning Authorities should ensure that an area is of sufficient special architectural or historic interest to warrant conservation area status. When determining planning applications local planning authorities are directed to take into account the desirability of sustaining and enhancing the significance of heritage assets – including conservation areas – as well as the desirability of new development making a positive contribution to local character and distinctiveness. Proposals for designation of, and development within conservation areas should be judged against paragraphs 126, 127, 131-134, 137 and 138 (please see Appendix D).

2.14 Paragraph 137 instructs Local Planning Authorities to seek opportunities for new development within Conservation Areas and their settings to enhance or better reveal their significance. Paragraph 138 recognises that not all elements of Conservation Areas will necessarily contribute to its significance, but that the loss of buildings that make a positive contribution should be treated as substantial harm, or less than substantial harm depending on the contribution which it makes to the conservation area.

2.15 English Heritage guidance Understanding Place: Conservation Area Designation, Appraisal and Management (March 2011) is presently being updated to reflect the National Planning Policy Framework and other changes. Regarding Conservation Area designation, this document states that:

*‘There are many different types of special architectural and historic interest which can lead to designation. A conservation area might be focused on parts of a town where there are a high number of nationally designated heritage assets and a variety of architectural styles and historic associations. Others may be more homogenous, linked to a particular industry or philanthropist, for example, and/or may have a particular local interest. They can include parts of settlements where the original layout is visible in the modern street pattern, where a particular style of architecture prevails, or traditional building materials predominate. Some exceptionally are designated because of the quality of the public realm, green spaces and historic parks and gardens, and some seek to protect agricultural landscapes of special interest.’*

## 3.0 SUMMARY OF SPECIAL INTEREST



Fig. 1: Woodford Broadway (west side, looking north)



Fig. 2: 37 Monkham's Drive

3.01 The unique character of the Conservation Area largely derives from its development as a prestigious Edwardian and inter-war estate for the middle-classes with easy train access via the Great Eastern Railway line (and from 1947, the Central Line of the London Underground network) to central London from Woodford Station on the southern boundary of the conservation area. The character can be divided into Character Area 1: the earliest section of the residential estate; and Character Area 2: the commercial area around Woodford Station and The Broadway.

3.02 Character Area 1 comprises the first houses to be built as part of the Monkham's Estate, a residential estate on the site of Monkham's House (now demolished). The residential properties are large detached and semi-detached properties, many of which have been individually detailed or form small clusters with rich Edwardian decorative features, indicative of the status of the intended owners. Character Area 2 to the south forms the commercial core immediately north of the station and is characterised by larger scale development, with a curved parade of shops with attractive Edwardian detailing to the upper storeys on either side of The Broadway. Its larger scale clearly signals its commercial character that complements the largely contemporary residential development to the north. The character area is small, incorporating only the commercial Edwardian buildings, open space to the south and west, bowling-green to the north and the Victorian station building. In its age, architectural detailing and use of materials, it clearly shares a close historic and aesthetic relationship with the contemporary first phase of the Monkham's Estate.

3.03 While different in their scale, spatial layout and uses, the refined Edwardian elegance of the residential buildings in Character Area 1 is reflected in the tall commercial properties on The Broadway with which this character area is contemporary. These shared architectural characteristics and materials provide a commonality that visually connects the two areas. Together, these two character areas typify early C20 suburban development, much of which characteristically borrows from the High Victorian decorated style and includes some attractive examples of typical Edwardian shop fronts and houses. The overall effect is very pleasing and together they are considered to be excellent examples of suburban development from this period. The open spaces and trees and street planting, are particularly attractive qualities that distinguish the estate from more mundane residential suburbs. The verdant character complements the vernacular detailing and traditional materials of the buildings, as well as exemplifies the development philosophies of the time.



3.04 The Conservation Area can be characterised as a whole by its groups of buildings constructed of a limited palette of materials and with fine architectural detailing. While there are some outstanding individual examples, it is generally the collective effect of the more interesting groups, such as the Edwardian shopping parade, and clusters of houses that lend it special interest as opposed to the contribution of particular buildings. Despite the homogenous style used, the richness of architectural detailing and materials is not uniform throughout the conservation area. The parade of shops in Character Area 2 displays a mix of rich detailing which has been similarly imitated on some properties within the residential estate.

3.05 The spatial layout of the Conservation Area is essential to its character, with a compact commercial area located adjacent to the station, and the houses to the north situated on large plots with front and rear gardens either side of wide streets. The contribution of these gardens, along with the street trees and street planting, gives the estate a green and bosky character that complements the traditional style of architecture and use of materials to create a garden suburb feel. The road network and layout takes full advantage of the distinctive topography of the estate with the commercial centre and public open spaces to the south on the flatter land and the residential area uphill to the north closer to Woodford Green. The street scenes and roofscapes are attractive and varied, and panoramic views and vistas across to London display prominent features on the skyline beyond, most particularly the Grade II Listed Claybury Water Tower visible from the top of Queen's Avenue.

## 4.0 ASSESSMENT OF SPECIAL INTEREST

### Context and setting

4.01 Woodford Broadway Conservation Area is located within the London Borough of Redbridge (formerly within the county of Essex), approximately 8 miles north-east of central London. It is located within the Woodford Green and Wells suburb of the Borough at the north-western extent of the administrative area. The Conservation Area borders the Residential Precinct of Monkams Estate to the north which comprises later phases of the estate, and Woodford Green to the west with High Road (A104) running north-south. The eastern edge of the Woodford Broadway Conservation Area follows the railway line and to the south is further residential development.

4.02 To the west of the Conservation Area are Woodford Green and Woodford Wells Conservation Areas, designated in 1970. Both Conservation Areas have been appraised recently in a joint draft character appraisal published in March 2007 by the London Borough of Redbridge. Woodford Green Conservation Area shares a contiguous boundary with the western boundary of Woodford Broadway Conservation Area.

4.03 Woodford Underground Station on the southern boundary of the Conservation Area provides the local transport centre giving direct access to the Central Line branch of the London Underground network.

### Topography and landscape

4.04 The landscape is an integral part of the character of Woodford Broadway Conservation Area, which makes full use of opportunities created by the topography. High Road to the west of the Conservation Area lies on a ridge 60 metres above sea level, with the land falling gently eastwards across the Conservation Area towards the River Lea to the east. This change in level is not uniform however, with areas of very differing gradients which have been exploited to open up distinctive views such as the straight length of Queens's Avenue.

4.05 Another particularly important feature of the landscape is the North Green located on the north-western corner of the Conservation Area and the greening effect of trees that lend the estate an almost rural character in places. Epping Forest is located 3 km to the north and other green areas and mature tree belts along High Road and on the western edge around Woodford Green enclose the estate and restrict views to development beyond. Other mature trees on the southern edge of The Broadway contrast with and soften the larger scale of development in the commercial centre.



## History and archaeology

### Archaeology

4.06 There are no Scheduled Monuments or Archaeological Priority Zones within the Conservation Area. The Historic Environment Record does not indicate any significant finds, with entries limited to a small number of Palaeolithic hand axes and flint implements, and a Roman clay lamp among other entries in the vicinity. Excavations in the adjacent area have not revealed archaeological deposits of great significance, finding evidence mostly of medieval and post-medieval features. This suggests that the occupation of the area intensified from the medieval period onwards, with little evidence for much preceding activity. While there is potential for archaeological discoveries, current indications would suggest it is not a highly sensitive archaeological area, and the archaeological potential of the site is not therefore considered to make a strong positive contribution to the overall historic interest of the estate.

### Historical Development

4.07 The Conservation Area is located in the former ancient parish of Woodford that merged with Wanstead in 1934 to form Woodford & Wanstead Urban District Council before merging again, this time with Ilford to create the London Borough of Redbridge in 1965.

4.08 In the medieval period, Woodford Broadway Conservation Area, known as 'Buckhurst' and 'Munckenhill', was a small estate in the Woodford parish which largely comprised the manor of Woodford Hall. The estate was in the possession of Stratford Langthorne Abbey to which William de Montfitchet endowed his wood in Buckhurst in 1135. This later became known as Monkenbuckhurst so as to distinguish it from other beech hursts in the area, and is the likely origin of its name.

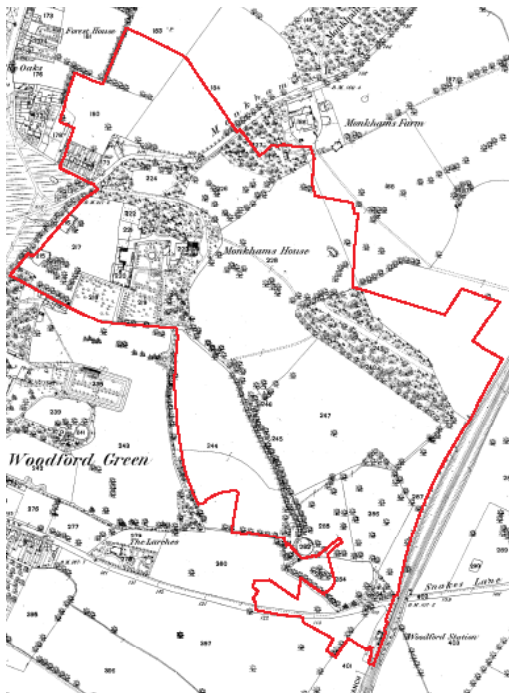


Fig. 3: 1:2,500 OS map, 1863-72

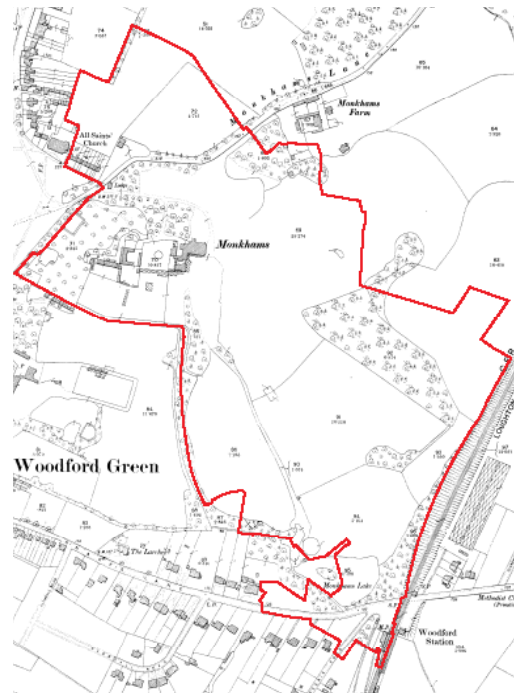


Fig. 4: 1:2,500 OS map, 1897

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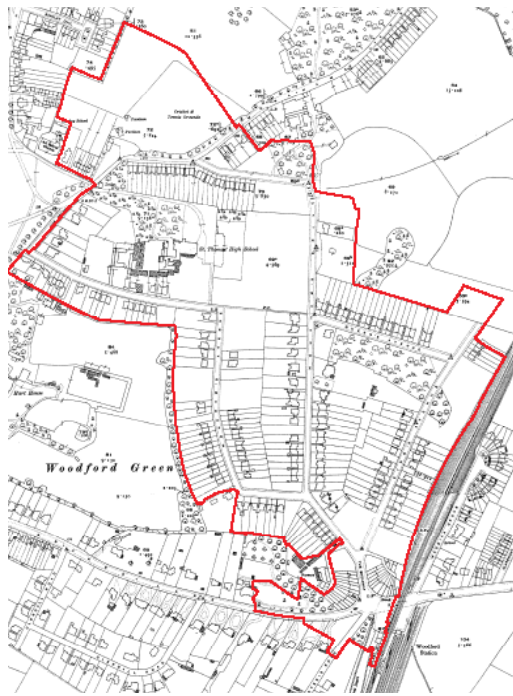


Fig 5: 1:2,500 OS map, 1920

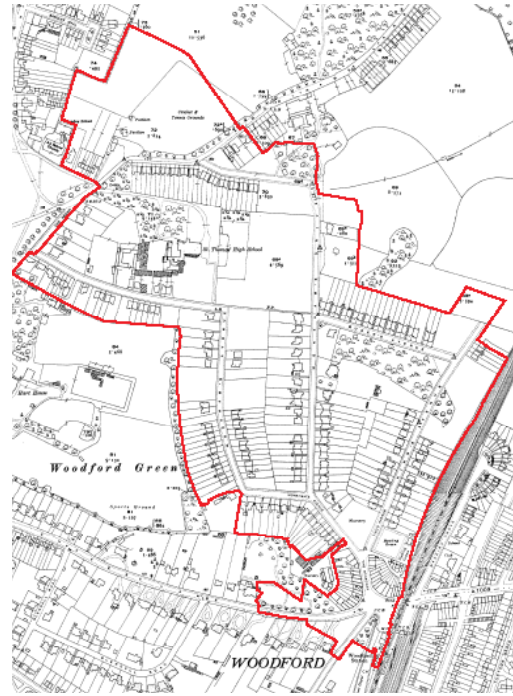


Fig 6: 1:2,500 OS map, 1939-46

4.09 By the mid-C17, the name 'Monkham' was given to some of the woodland between Sakes (now Snakes) Lane and the parish boundary, and it is understood that the estate extended eastwards and northwards to include Buckhurst Hill. After the Dissolution, the tenement called Buckhurst alias Monkhill and the wood called Monkgrove was granted to Alderman Sir John Lyon of London and his wife Alice and throughout the C16 and C17 the estate was subdivided and leased.

4.10 In 1814, the owner of the estate increased its size once again, buying Monkham Farm and fields around Snakes Lane. In 1820 Brice Pearse, the owner, gained approval to divert Snakes Lane to the south-west, allowing him to consolidate the enlarged estate which comprised the mansion, re-named Monkams House that had been built in the first two decades of the C19 (fig. 8), Monkham farm-house, the 'old farm-house' and 233 acres, most of which was pasture. In 1844, the estate changed hands to Elliot Macnaughton, and between 1856 and 1864 it was in the possession of Mr Gardham who sold it to Henry Ford Barclay of the banking family in 1864, by which time the fields around the house had been converted to parkland. Barclay extended his holding with the purchase of a large part of the original Monkams Wood to the west of the railway line, and by 1892, the estate covered all of the land on which The Broadway, Monkham's Avenue, Monkham's Drive,

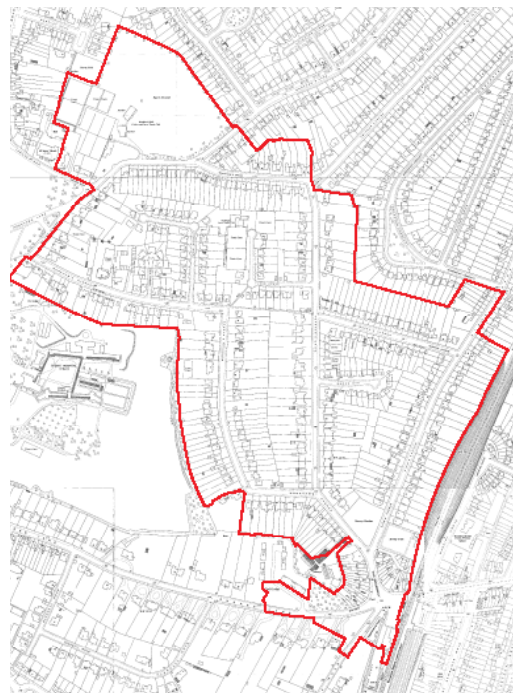


Fig 7: 1:2,500 OS map, 1965

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Fig. 8: Monkham's House, 1902

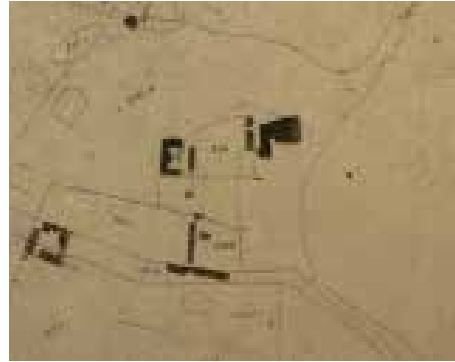


Fig. 9: 1840 Tithing Map for Woodford, depicting Monkham's House



Fig. 10: Railway crossing at Woodford Station, before the Broadway was built c.1890-1900



Fig. 11: Railway crossing at Woodford Station, after the Broadway was built c.1910

Images courtesy of Local Studies and Archives Centre, London Borough of Redbridge.

Park Avenue, King's Avenue and Queen's Avenue now occupy. It extended therefore westwards from Woodford Station to The Green and northwards almost as far as Little Monkham's.

4.11 The 1840 Tithing Map for Woodford (fig. 9) shows the area prior to the construction of the railway and is characterised by large open fields with a few woods and plantations interspersed. The Tithing Apportionment documents that the land within the Conservation Area was mostly owned by Brice Pearse as part of the Monkham's Estate, with a mix of pasture and arable fields. Snakes Lane is the main recognisable feature still in situ, however otherwise the area shows very limited residential development with the exception of a small scattering of lodges, farms and the mansion house. Three ponds, no longer extant, are depicted on the northern side of Snakes Lane.

4.12 The earliest OS map published in 1863 (fig. 3 and Appendix B) illustrates the rural character of the area prior to the early C20 expansion. The construction of the railway and Woodford Station in 1856 is a major new feature on this map, constituting a dramatic change from the earlier Tithing Map of 1840. Snakes Lane is shown, but this time bisected by the railway which crosses the roadway running north-south immediately north of Woodford Station. Aside from the station, little other development took place between 1840 and 1863, with the field boundaries, woods and plantations shown largely as they appear on the Tithing Map with very little other residential development.

4.13 High Road, depicted on the 1863 OS map, was the main north-south access route, located beyond the western edge of the Conservation Area boundary. This road was originally a historic forest track that had long formed an important route between the northwest of the Borough and areas to the north beyond. In the late C17, the road was extended as far as Harlow, and in the C18, the Middlesex and Essex Turnpike Trust was tasked with improving the road between Woodford and Whitechapel to the south. Monkham's Lane, on the north-western edge of the



Conservation Area, formed the other main north-south axis and led from Woodford Green in the south to Monkham's Farm, just beyond the northern boundary of the Conservation Area.

4.14 Monkham's House dominated the area in 1863, with the OS map recording the house alongside an extensive designed landscape. A number of access roads led to the House, one meeting Monkham's Lane where a lodge marked the entrance, and a second extended to what is now The Broadway roughly along the line of Monkham's Drive. The character of the area included several avenues and plantations of trees, mostly lining the lanes south of Monkham's House. Some of the mature trees within the Conservation Area are relics of this previously well-treed landscape, for example those around the library that are shown on the OS plan of 1863.

4.15 On Barclay's death in 1892, the Monkham's House estate passed to Arnold F. Hills, Chairman of the Thames Ironworks in Canning Town, for the sum of £36,350. Hills was a keen sportsman and supported the founding of West Ham United Football Club in 1895 for his employees. He took a genuine interest in the well-being of his employees and the current familiar names of the 'Irons' and the 'Hammers' refer to the fact that the early players of West Ham United F.C. were iron workers.

4.16 The Monkham's Estate at this time covered a very large area stretching from The Green near All Saints Church, round the Harts Estate to Woodford Station and northwards to Beresford Drive and Monkham's Lane. Arnold Hills embellished the grounds by installing elaborate fountains lit by electric lights. 200 yards of brick-lined tunnels were constructed six feet high and three feet wide, with larger 'rooms' beneath the fountains. They were used as air-raid shelters during World War II. As well as the Monkham's Estate, the 1897 OS map (fig. 4) depicts several large detached houses along both sides of Snakes Lane, west of Woodford Station, however the area to the north of Snakes Lane remains undeveloped as part of the grounds to Monkham's House.

4.17 By the turn of the century things were not going well for Hills' company. The Thames Ironworks was starting to find it hard to compete with the bigger yards on Tyneside, the Clyde and at Belfast. The disaster at the launch of the HMS Albion in 1898 then damaged the company beyond repair. In 1903 he was forced to sell the Monkham's Estate to James Robert Twentyman, who bought it for the sum of £60,300 having made his fortune in China. Twentyman had seemingly little interest in the house, and quickly began to sell the land as building plots.

4.18 The southern part of the Monkham's Estate within which the Conservation Area lies was laid out first with an approval in 1904 from Woodford Urban District Council for the first roads followed in December of that same year by approval for the first building application for the Monkham's Estate comprising 12 villas numbered 2-24 Monkham's Drive.

4.19 The development of the railway in the late C19 and transport improvements in the early C20 made a move out from central London possible for those who could afford the commute. The second half of the C19 and early C20 saw the development of the 'suburb', advertising a quality of life that appealed particularly to the middle-classes seeking an escape from the squalor and poverty of inner city slums. Like Monkham's Estate, these were

Image courtesy of Local Studies and Archives Centre, London Borough of Redbridge.



Fig. 12. Woodford Station, 1905



Fig.13: Monkham Avenue 1920s

Source: Lawrence, P. and Green, G., Woodford: A Pictorial History (Chichester, 1995), fig. 128

often built on land released from the sale and break up of historic estates. Often these suburban developments (which became known as Metroland and popularised by the poet John Betjeman) took a vernacular form and used traditional materials to create a sense of continuity and tradition that was so important to the idea of the middle-class home during this period. A desire to replicate the rural idyll was also important and made the suburbs so attractive, with an emphasis on spatial planning and landscaping that retained as rural a character as possible. These philosophies can be seen elsewhere in other contemporary estates in London such as Hampstead Garden Suburb and Brentham Garden Suburb.

4.20 The first houses on the Monkham Estate were owned and built by T.J. and R.A. Reader of Finchley. The next ten years saw a number of other builders involved in constructing the estate, including applications by Barclay, Lee, Edmondson, Clare, Sheppard, Osborn, Flaxman & Wright, Starke, Young, Peachey and Twentyman himself. It is thought that the Reader brothers contracted out their designing and building skills. After Twentyman's death in 1928, his trustees sold the remaining plots for development. Monkham House survived until 1930 when it was demolished to make way for Park Avenue.

4.21 There appears to have been high demand for these properties. While the spread of the suburbs pushed the gentry further into the countryside, the suburbs were highly attractive to the wealthy middle classes and the Post Office Directory suggests the houses were bought relatively quickly. The Reader brothers produced a brochure advertising houses for sale on the Monkham Estate. It offered a range of smaller houses to complement the larger properties they had constructed over the preceding five years. Each of these houses was stated to be different, both internally and externally, built on plots of land 230ft in length with landscaped front gardens. Each house was provided with a tradesmen's entrance along with an entrance hall fitted out as a small lounge with oak or marble mantelpieces, copper stoves, tiled hearths, dadoes, built-in seats and oriel windows. The dining rooms were advertised to have panelled ceilings, some panelled walls, expensive modern stoves and mantles, dadoes and frieze rail. The drawing rooms opened out onto the 150ft gardens through French windows. The kitchen, scullery – with white tiled walls and red tiled floor – and larder were separated from the main house, with a



Fig. 14: Monkham's House c. 1922

Source: Lawrence, P. and Green, G., *Woodford: A Pictorial History* (Chichester, 1995), fig. 129

layout designed to minimise labour. At first floor were four bedrooms and a bathroom with a porcelain enamel bath, and WC. In some houses another WC. was provided for the servants outside. The prices for the freehold of these smaller houses ranged from £630 to £1200, with an extra sum charged for a motor garage. This could be paid in full, or paid as rent following an initial £50 payment.

4.22 The Broadway developed at a similar time to service the growing number of people living in the area. Historic building plans for the parades are titled 'Monkham's Estate', showing the close relationship between the development of the housing estate and the commercial centre. In the second half of the C19, development was spreading along Snakes Lane, with ribbon development along the northern side and more extensive development to the south with the construction of Glengall Road and Charteris Road. These were substantial detached properties set in very generous plots, enjoying what was likely a pleasant setting with Monkham's Lake and the tree plantation at the junction of Snakes Lane and Charteris Road. In the first decade of the C20, the landscape changed dramatically with the development of The Broadway, beginning first with the two parades of shops on either side of the road c.1905. The historic building plans record designs for two parades, with shops to the ground floor and living accommodation above, with the exception of no.31 (east) which was designed to have a show room at first floor.

4.23 By the time the 1920 OS map was published, (fig. 5 and Appendix B), the landscape had changed considerably. Monkham's Lake had been filled in and the commercial area around The Broadway appears to have been thriving with two banks and in 1939 a Post Office. The main elements of the Monkham's Estate are in place by this time, with development largely concentrated around The Broadway but extending northwards along Monkham's Drive, Monkham's Avenue and King's Avenue. Monkham's Drive had been laid out, the northern section following a historic access route to Monkham's House. Monkham's Avenue to the south of the former mansion had also been constructed, running parallel to the boundary with Harts House to the west. King's Avenue was extending northwards from Woodford Broadway following the natural boundary of



the railway line. The spatial layout of this southern section clearly responded therefore to the context of existing boundaries and historic routeways.

4.24 Development was by no means complete however, with large areas remaining open. The south side of Queen's Avenue continued to be wooded, a remnant of the designed landscape associated with Monkham's House which by this time had been converted into St Thomas' High School. The area to the north of Queen's Avenue as far as Monkham's Lane to the north had yet to be built upon, along with an area to the west of Monkham's Drive at this time associated with the high school. The early OS maps show that the sports fields to the north of Monkham's Lane has a close association with the newly created residential estate, shown as cricket and tennis grounds with two pavilions.

4.25 The effects of the large inter-war and post-war building campaign can be seen on the 1939/46 OS map (fig. 6), with the full extent of the road network largely realised by this time. Monkham's House had been demolished, and its landscape largely infilled with the housing estate.

4.26 The building plans indicate that building continued, with the infilling of remaining development sites through the 1960s and 1970s. This is evidenced by the development shown on the 1973 OS map, and included the demolition of the large house on Monkham's Drive and replacement with Broad Oak and the development of Hutton Close. Small amounts of infill have continued, but their impacts are minimal with the main structure and components of the estate in place by the 1930s.

4.27 The Broadway underwent considerable change towards the end of the C20 with the demolition of the houses along the north and south of Snakes Lane. This saw the large detached houses replaced by denser flatted developments and a shopping parade. While the density of development has increased and the individual gardens and landscaping relating to the Victorian houses has been lost, grassed open spaces and mature trees are pleasant reminders of its historic appearance.

4.28 In September 2011 building work to the shop front of the former Gray Bros hardware store on The Broadway revealed two old shop signs. One was an old fishmonger's sign; the other was for the old hardware store named 'A. E. Pope'. There was considerable local interest in the signs and an exhibition was held in the library.

### Key Characteristics

4.29 The Conservation Area was developed broadly in one phase, with pockets of later additions reflected in the varied architectural designs and features across the Conservation Area. There is an overall harmony across the whole Conservation Area derived from the complementary architectural detailing and use of materials across the residential area and commercial centre. Only in a few places does a building take a contrasting form, and this is usually where they are later C20 insertions (e.g. Broad Oak, fig. 45). Across the Conservation Area, different features and uses of materials tend to be clustered together in homogenous pockets, creating distinct groupings. While there are some exemplar houses within the Conservation Area, the quality and character of the building stock is derived largely from the collective effect rather than the contribution of individual buildings.



4.30 The key materials used across the Conservation Area include brick and tile, render and mock half-timbering. The roofs are almost exclusively covered in plain tiles and predominantly take a hipped form. This use of materials is a common feature of other contemporary estates, where materials reflecting the vernacular style were essential to the character and philosophy behind such designed middle-class suburban estates. A particularly distinctive feature of the Conservation Area is the unusual boundary treatments where they survive (which is unfortunately infrequently) (fig. 18). The original walls appear to have been quite low and formed from a rough material, possibly clinker, some with decorative arches set in to enliven the pattern. Messrs Reader received an estimate for carting 'destructor clinker' in 1905 from a W. Foskett, 'Carman and Cartage Contractor', and it has been suggested that it was this that was used to build the garden walls (Boyle, 'Builders of Repute', p. 49). One surviving example (although likely modified since its original construction) is at 29 Monkham's Drive.

4.31 The separation of commercial from residential use and vice versa, with commercial uses concentrated around The Broadway, is a defining characteristic of the Conservation Area. Character Area 1 is almost exclusively residential, whilst Character Area 2 is given over to commercial use. Exceptions are the notable community uses across the Conservation Area, most particularly the library, bowling green and sports club.

4.32 The housing stock across the residential estate (Character Area 1) is almost exclusively two-storey semi-detached and detached, with the latter being the predominant form. The houses are located within generous plots, set back some distance from the road originally behind front gardens, many of which have since been converted to driveways. The roads are generously proportioned, usually with pavements to either side and characteristically lined with street trees. This gives a spacious quality to the layout of the estate, which helps to belie its otherwise reasonably dense suburban form. Similarly the mature green landscape lends the estate a bosky, suburban feel that is a defining feature of the Conservation Area. It is a very important contributor to its distinctive character and ambience.

4.33 The historic morphology of the Conservation Area is such that The Broadway forms a compact core area with its own distinctive character from where the transport infrastructure promoted a string of development in the form of a commercial area and peripheral to this, a residential area. This character area has a more varied architectural form as a result of much greater instances of modern development. In general the scale and density of development is higher as appropriate and expected of the service centre for the estate. The harmony across the commercial area is created largely by the consistent use of materials and Edwardian architectural style, over three storeys with attics. Detailing on the upper storeys, such as bay windows, decorative plasterwork, cast iron balconies, parapets, modillion cornices, arched topped triple sash windows, sit above the shop fronts on the ground floor with their marble pilasters and large corbel console brackets over. The two adjacent Edwardian shopping parades form the focal point of this hub, creating a strong visual link to the residential area extending to the north. Their visual and physical dominance is important, and helps to draw attention away from later modern developments that are not, in the main, sympathetic to the character of the area.

4.34 The quality of the architectural detailing demonstrated across the Edwardian elements of the commercial area and the housing stock, coupled with its historic association with Woodford Station and its location on the site of Monkham's House lends this area particular special historic and architectural interest. The houses date to the first phase of development of the Monkham's



Figs. 15, 16 & 17: Examples of Edwardian decorative gable detailing with swags, attractive window joinery and turret features



Fig. 18: Examples of surviving boundary treatments showing use of roughcast material



Fig. 19: View to Claybury Tower from Tudor Close (positive)



Fig. 20: View along Monkham's Drive towards residential tower (negative)



Fig. 21. View from Charteris Road on southern boundary of conservation area looking west towards service area rear of shopping parade (negative)



Fig. 22. View from Charteris Road on southern boundary of conservation area looking south towards station car park (negative)



Fig. 23. View from Pankhurst Green looking east towards shopping parade The Broadway, west side (positive)



Fig. 24. View from subway, adjacent to station building looking north-west to shopping parade on The Broadway, east side (positive)

Estate, and display high quality detailing for the period with features including decorative leaded lights and glazing bars, external plasterwork, corner entries, turrets, use of stained glass, porches and bay windows (figs. 15-17). The combined effect, along with the generous front gardens and street trees, is of elegant and prestigious streetscapes with an ambience of leafy suburban gentility that was so integral to their attraction to the Edwardian middle-classes. This is complemented by The Broadway which, as well as sharing similar high quality detailing, illustrates the way in which such Edwardian estates developed and were serviced by transport and shops. Together, they constitute a fine example of early C20 suburban development that so typifies large residential areas of north London and south Essex.

### Views and vistas

4.35 Close range and long distance landmarks form the focus of a series of important views and vistas. The shop fronts either side of The Broadway are particularly important landmarks which create a key feature that terminates a series of views within the southern part of the conservation area (figs. 21-24).

4.36 Where the roads are long and straight, the changing topography creates opportunities for the buildings to form interesting rhythms and roofscapes, for example along Queen’s Avenue (fig. 41). This view eastwards along the road forms an attractive vista from the higher ground where Queen’s Avenue meets Monkham’s Drive.



Fig. 25. Western corner of Monkham's Avenue where it meets The Green, looking north-east



Fig. 26. View of Monkham's Drive, north end, looking south-east

4.37 Other important long-range views look towards the City of London in the distance where the high point of the topography opens out into the flatter London basin beyond. A prominent landmark in the distance that can be seen from a number of vantage points within the estate is the Grade II Listed Water Tower at Claybury Hospital, now part of the Repton Park Estate and designated Claybury Conservation Area. This can be seen from a number of locations, but is particularly prominent in views eastwards from Tudor Close (fig. 19).

4.38 The negative views and vistas within the Conservation Area are concentrated towards the southern end around the commercial and transport core centred on Woodford station, which includes views towards car parks, service areas, a redundant former government office building and C20 tower block visible from other sections of the Conservation Area. The tower block is of no architectural merit and out of keeping with the architectural style and scale of the estate. As such it constitutes an alien element within the view. The impacts of such views are exacerbated where the tower is seen along the axis of the road. It is most prominent in views south along Monkham's Drive where it forms an unfortunate focal point at the end of the road made more visible by the falling topography (fig. 20). Another prominent view to the tower includes views south along King's Avenue towards Woodford Broadway.

### Contribution of trees and green spaces

4.39 The Conservation Area can be characterised in part by its greenery, particularly so at its north-western edge where it meets The Green (fig. 25). The green edges make a strong contribution to the suburban character and form a green boundary defining the extent of the estate in these locations. Street trees are prevalent throughout the estate and line the majority of the streets thus constituting an important characteristic (e.g. fig. 26). Historic photographs indicate that street trees have traditionally been an important feature of the streetscape, while other mature trees on the estate are a relic of previous landscaping prior to its development. A photograph taken in the 1920s (fig. 13) documents Monkham's Avenue shortly after its first construction and shows street trees protected by cast iron tree guards (none of which survive). In addition, some individual trees – most often evergreens – growing within private gardens make a particularly strong contribution.

4.40 Many of the houses within the residential area are set within generous plots with rear and front gardens. Mature trees within these gardens make an important contribution to the overall verdant feel of the area. While the loss of front gardens to car parking is evident throughout,





Fig.27. Pankhurst Green from the western boundary of the conservation area looking south



Fig. 28. Green space in front of the library on Snakes Lane, looking east

enough greenery has been retained to the front of the properties to make an important contribution to the green character of the area and to help counter this negative trend.

4.41 There are a number of small green landscaped spaces that make an important contribution to the verdant feel and reinforce the garden suburb's character. Good examples of these include the open spaces within the commercial core at the southern end of the conservation area, including Pankhurst Green, and the trees and green spaces around the library (figs. 27-28). Pankhurst Green is named after Sylvia Pankhurst, artist, author and journalist. She was also the daughter of the suffragette Emmeline Pankhurst who led the early 20th century campaign for women's votes. Sylvia was often imprisoned for this cause and later worked for East London Women. She lived in Woodford from 1924 to 1956. One of her homes, 'West Dene', 3 Charteris Road, stood near the current Pankhurst Green. A committed anti-fascist, she fought for the independence of Ethiopia and lived there from 1956 until her death in 1960. Pankhurst Green is located within the slither of land leftover at the road junction where Snakes Lane meets The Broadway, and helps to reduce the urban feel and soften the impact of the roads and traffic junctions around the particularly busy underground station entrance.

4.42 Although the shop fronts along The Broadway lie on the back edge of the pavement, the small areas of open space on Pankhurst Green and around the library give the area a suburban feel and the number of mature trees surviving from the late C19 and early C20 create a particularly pleasant effect.

### Public Realm

4.43 Public realm furniture includes street lighting, signage, advertising boards, cable boxes, litter bins, bike parking and grit bins. Much of the signage has been recently replaced with the Borough's Highways & Engineering Service's standard signage (fig. 29). There is additional non-highway signage within the commercial area of the Conservation Area, in particular two signs associated with the library, and other information signs (figs. 30-32). It is concentrated around The Broadway where there is greater need for such items. However it is fair to say that generally they do not have an unduly great visual impact on the streetscene.

4.44 The photograph of Monkham's Avenue taken in the 1920s (see fig. 13) illustrates the style of the original streetlamps. Today however the lamps within the residential section of the



Fig. 29: Public realm at Junction of Monkham's Drive with Monkham's Lane



Fig.30.



Fig. 31.



Fig. 32.

Figs. 30-32: Non-highway signage within the commercial area near The Broadway, including a library sign (Fig. 30); a 'No Ball Games' sign (Fig. 31); and an information sign for Pankhurst Green (Fig. 32).

Conservation Area take a form generally standardised within the Borough. Streetlamps within the commercial area include different styles of varying quality. The lamps along The Broadway have been inserted within the last 5 years as part of a Transport For London (TFL) enhancement scheme. They are an attractive modern tear drop design whereas the lamps along Croft Lodge Close are less attractive. The lamps are mostly relatively unobtrusive, along with telegraph poles and wires located throughout the estate.

4.45 Cable boxes are dotted across the estate and take a green-painted form that renders them generally unobtrusive. Consequently, they are not considered to detract from the qualities of the environment (fig. 33 depicts a cable box within the station car park with bollard and streetlamp), although the siting of some of these boxes is poor and ill-considered. Post boxes are found throughout and take a standard form. Most examples of street furniture are located within the commercial area of the Conservation Area around The Broadway. Litter bins are numerous throughout the commercial area and these are all impermanent and plastic (fig. 34); these detract from the historic character and aesthetic value of the area.

4.46 Road signage is not, in general, visually intrusive within the Conservation Area. However, there are locations – mostly on the periphery of the estate at its entrance points – where the road signs are large and prominent within the immediate view. Traffic calming measures along King's Avenue increase the visual prominence of the highways through the use of fluorescent traffic bollards, road markings, and red tarmac, as well as associated signage (fig. 35). Within



Fig. 33: Cable box within the station car park with bollard and streetlamp



Fig. 34: Plastic litter bin on Pankhurst Green



Fig. 35: Traffic calming measures on Kings Avenue



Fig. 36: Public realm to west of library

the residential section they appear only in this location but within the commercial section, traffic calming measures are more prevalent with speed bumps and brick surfacing along Snakes Lane and The Broadway. These are relatively subtle additions to the road and do not unduly detract from the character of this southern section of the Conservation Area.

4.47 The roads within the residential section of the Conservation Area have not thus far attracted pedestrian crossings or guardrails. However guardrails and fencing are a common feature within the commercial section of the Conservation Area due to the higher number of pedestrians using the area. Green guardrails by the zebra crossing at the entrance to Charteris Road have more recently been installed and form another addition to the street furniture to the area in front of Woodford Station and car park (fig. 37). Guardrails in such areas are now increasingly being removed as part of a government drive to reduce the amount of street furniture in a bid to both improve the appearance of streets and save public money. A concrete post and metal chain fence along the open space fronting Snakes Lane near Croft Lodge Close and the black metal fence surrounding the library site are both dated and unattractive features (fig. 36). The area immediately west of the station has a functional character and the high metal fencing around the station buildings add to this feel (fig. 38). Bollards are also more prevalent in this commercial core of the Conservation Area but they are modest in size, black in colour and do not detract from the character of the The Broadway.



Fig. 37



Fig. 38

Figs. 37, 38: Green guardrails by the zebra crossing at the entrance to Charteris Road (fig. 37); and modern high metal fencing to the west of the station building (fig. 38).

4.48 The roads and pavements throughout the northern section of the Conservation Area have a hard surfacing of tarmac, which in many cases has been poorly and/or inappropriately patched and repaired, thereby detracting from the character of the area. The roads within the southern section of the Conservation Area have been given a relatively higher standard of treatment than the northern section, with areas on The Broadway paved with brick. A TFL enhancement strategy has been executed from the northern end of The Broadway to the south-western boundary of the Conservation Area on Snakes Lane and Charteris Road, and has included an upgrade of paving surfaces with dimpled concrete paving and brick. The new paving used was Marshall's concrete fibre reinforced paving slabs and the kerbing was a composite granite effect conservation kerb. A plan depicting the area enhanced by the TFL scheme is included in Appendix G.

4.49 Other street furniture includes an advertising board and bicycle parking within Woodford station car park, visible upon exiting the station. Neither of these makes a positive contribution to this area. The advertisement board dominates this small area and detracts from its visual amenity.

4.50 The green open public spaces are typically laid to grass with mature trees, and are generally well maintained. Around the commercial area they have been furnished with simple wooden public benches.

4.51 The street trees and planting make the greatest positive contribution to the public realm and are an essential characteristic of the Conservation Area.

## Boundary review

4.52 The boundary of the extension to the Conservation Area was recently drawn following an appraisal of the area. Following consultation, in addition to the southern, earlier parts of the Monkams Estate, some parts of the existing Woodford Green Conservation Area were also transferred to the extended Woodford Broadway Conservation Area. It was considered that those properties along the eastern boundary of the Woodford Green Conservation Area were historically part of the Monkams residential estate, and therefore had a stronger association with the proposed Woodford Broadway Conservation Area. This included the Woodford Wells Sports Club.

## 5.0 CHARACTER ANALYSIS

5.01 The overall characteristics of the area assessed can be summarised as follows:

- Prestigious detached and semi-detached two-storey houses set in large plots on wide streets. Few of these buildings are of individual special interest as reflected by the low numbers of statutory and locally listed buildings. The special qualities of the estate are instead derived from their value as groups.
- Homogenous use of materials across the estate, including mock half-timbering, render, brick and tile, tiled roofs and generally rich Edwardian detailing.
- A green and well-treed character, with street trees and green public open spaces as well as mature trees in large private gardens.
- A predominantly quiet residential area, contrasting with the associated small but busy commercial area centred on The Broadway, the latter being signalled and elegantly framed by attractive Edwardian curved shopping parades.
- The homogeneity of historic and architectural details and materials across the entire Monkham's Estate, Woodford Broadway and the railway buildings.

5.02 Two character areas have been identified within the Conservation Area. These have been identified from an analysis of the spatial layout and characteristics as well as their chronological development. Each character area has been analysed in turn below.

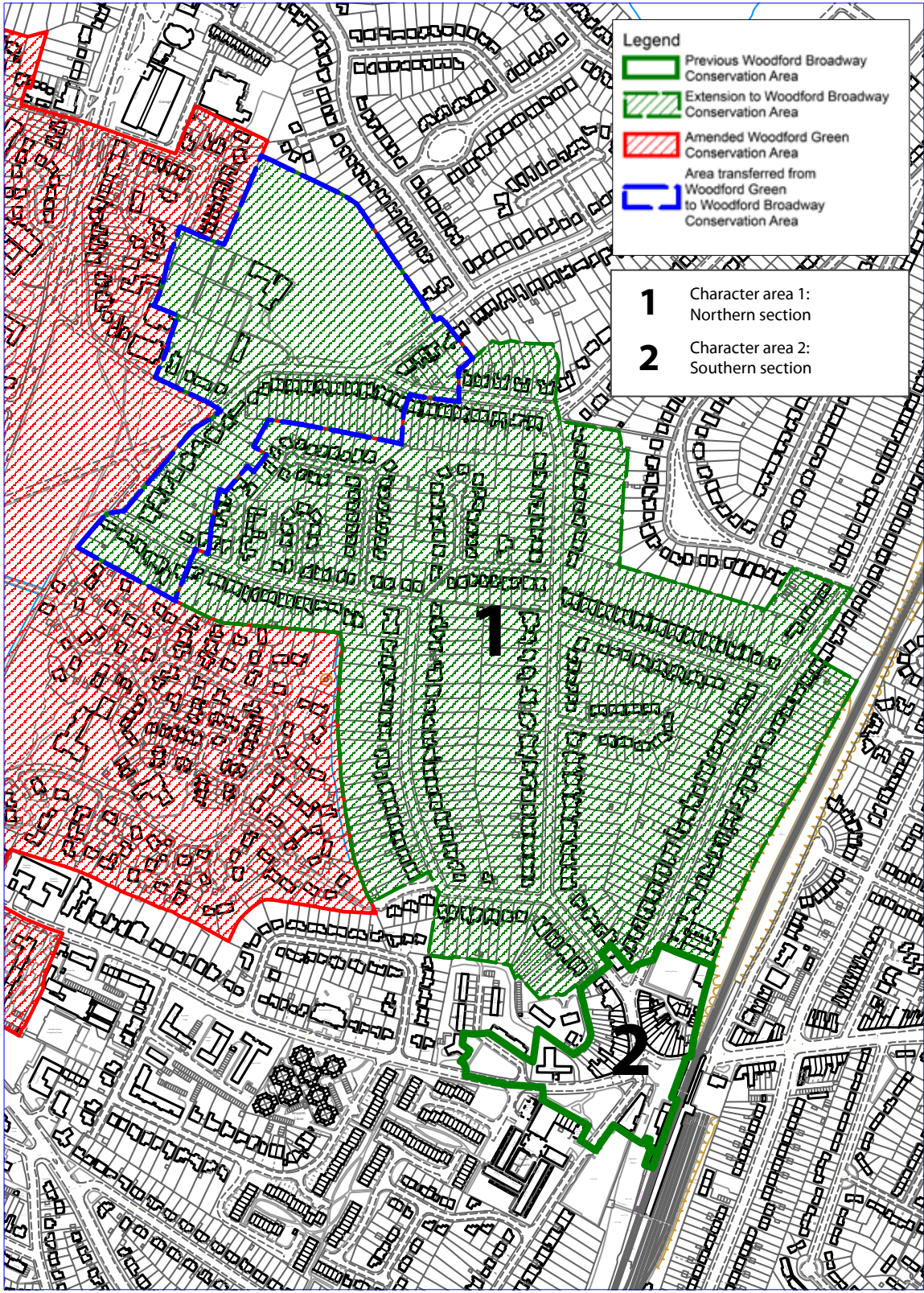
- **Character Area 1: Northern section (shown hatched green on the following plan) – including Monkham's Drive, Monkham's Avenue, Queen's Avenue (Summary) :-**

This character area forms the early core of the Edwardian Monkham's estate which extends to the north of the commercial centre. It is largely defined by its chronological development, and is distinguished from its northerly residential extension by its higher level of ornamentation.

- **Character Area 2: Southern section (shown edged green but unhatched on the following plan) – including The Broadway, Woodford Station (west side), Charteris Road, Snakes Lane (Summary) :-**

This character area can be characterised by the commercial and transport hub that serves the neighbouring Edwardian residential area to the north as well as more modern residential areas to the west and south. Its buildings and shop fronts display a particularly rich concentration of interesting Edwardian and architectural detailing.





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Planning & Regeneration

KEY



- Conservation Area Boundary
- Character Area Boundary
- Tree belt of townscape significance
- Open space of townscape significance
- Building of Outstanding Townscape Value (Proposed Locally Listed Building)
- Frontage of Townscape Significance
- Group of post c.1960 infill in contrasting architectural style
- Negative building
- Locally Listed Building



*Please note that due to the large number of trees found across the estate, the street trees and planting indicated on these character area maps and trees in public spaces are intended to be indicative only and are not accurately mapped. Some of the street trees are young, however they are still considered to make an important contribution to the overall character and have therefore been included along with the more substantial street trees.*

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Character Area 1 Map



**CHARACTER AREA 1: Northern section – including Monkham’s Drive, Monkham’s Avenue, Queen’s Avenue.**

5.03 The chronology of the development of the area naturally creates this distinct pocket located at the southern corner, which is also reflected in the character of the area. There are few buildings in the Conservation Area that pre-date the residential estate, but one such is No. 78 Monkham’s Avenue which served as the stable block to Monkham’s House. In recognition of its historic interest it has been added to the local list, and as such at the time of writing is the only locally listed building within the Conservation Area.

5.04 The quality of the housing stock in this character area is very high, dominated by large houses that display a variety of different details. The houses at the northern end of Monkham’s Drive near Queen’s Avenue are predominantly detached, while those towards the southern end are mostly semi-detached properties. Former Prime Minister Clement Attlee lived in one such semi-detached inter-war property at No. 17 Monkham’s Avenue and for this reason this building is considered to be a candidate for inclusion on the register of Locally Listed Buildings. His occupation is commemorated by an English Heritage Blue Plaque. A characteristic across the Monkham’s estate, is the way in which the housing forms neat clusters that share similar details, creating interesting variation across the area such as the group of houses with corner entrances at the southern end of Monkham’s Drive.

5.05 The row of houses along The Green have a very different character and look out to those located in the heart of the Conservation Area over green open space as opposed to suburban residential development. These are particularly large houses, with the house on the corner (‘Kingsthorpe’, No. 1 The Green) an especially fine example with a corner turret and decorative plasterwork (this house is a candidate for inclusion on the register of Locally Listed Buildings). The properties, particularly at the southern end of The Green are more secluded than others elsewhere within the character area being located behind mature vegetation and solid boundary treatments. The road then opens out where it joins Monkham’s Lane and the character becomes increasingly suburban. No. 47 Monkham’s Lane is a charming early C20 property with a single storey turret, hipped roof and gable cross wings. It is a very good example of the earlier imitative Arts & Crafts style and is recommended for assessment against the criteria for inclusion on the register of Locally Listed Buildings.



Fig. 39: Exemplar detached Edwardian property, Monkham’s Drive



Fig. 40: Corner entry Edwardian housing, Monkham’s Drive





Fig. 41: Dramatic roofscapes and gables along Queen's Avenue, looking west



Fig. 42: Typical semi-detached pair showing decorative window joinery, Queen's Avenue

5.06 The coherency of Monkham's Drive is eroded in the middle section where the road bends sharply to the south. This section of the road was built later than those houses to the west and south, in which directions the quality of materials and detailing improves. No. 29 Monkham's Drive (fig. 39) is a particularly fine example of the detached Edwardian properties in the Conservation Area, with its corner turret, canted bay window and decorative window joinery (this house has also been identified to be a candidate for inclusion on the register of Locally Listed Buildings).

5.07 One of the most notable set pieces across the estate is the northern side of Queen's Avenue. This is one of the most aesthetically pleasing of all roads within the Conservation Area, with a particularly homogenous group of elegant properties on the north side of the road. The road is unusual in comprising semi-detached properties in an area where the predominant housing type is detached. The majority of the houses have strong gable ends fronting on to the road creating a rhythmical roofscape, the effect of which is accentuated by the rise and fall in the topography (fig. 41). The predominant characteristic is of mock half-timbered gables, with exposed red brick and occasional rendering. The window joinery is particularly distinctive along this road, with decorative mullions and transoms (fig.42).

5.08 The building plans and cartographic evidence indicate that Queen's Avenue was constructed in two phases; the first phase took place in the decade before the First World War followed by another phase of construction in the late 1920s and throughout the 1930s. This is reflected in the distinct differences between the north side of the road and the south side; those to the south do not display the same aesthetic qualities as those to the north. These houses are also semi-detached and echo the mock half-timbering on the gables and bay window forms of the earlier houses opposite, but have an altogether different character with their hipped roofs, rendered fronts and brick quoin detailing. It is nonetheless a pleasant road of housing and typical of the character area as a whole.

5.09 Later historic insertions such as Park Avenue and Tudor Close take a cul-de-sac form which contrasts with the otherwise connective layout of the rest of the character area. Park Avenue was built on the site of Monkham's House following its demolition in 1930, with planning permission obtained for 40 houses by the Sheppard brothers in 1929. Park Avenue is a pleasant street, with the character of the area derived from the good groups of houses rather than significant individual buildings. The 1930s houses along Tudor Close have strong mock half-timbered forms with distinctive black and white patterning that together create a striking effect. The character weakens at the northern end where 1950s and 1960s infill has occurred.



Fig. 43: Attractive Edwardian housing with rich detailing at southern end of King's Avenue



Fig. 44: Attractive Edwardian housing with decorative gables at southern end of King's Avenue

5.10 Although, overall, the houses on King's Avenue are fairly standard examples of suburban post-War architecture, there are a few examples and groupings along the road of greater interest, concentrated at the southern end within the Conservation Area (fig. 43). Many of these have individual stylistic features or are clustered in small groupings, such as the pair of turreted properties (Nos. 18 and 20). There is a particularly attractive grouping at the southern end of the road towards Woodford Broadway of semi-detached and detached houses with decorative plasterwork shaped in swags at eaves level with ocular and tripartite windows with decorative glazing bars at ground floor level (fig. 44). A row of such properties on the eastern side of the road has been amalgamated to form flats which is atypical of the Conservation Area and disrupts the pattern of detached and semi-detached development; however their historic decorative features and external appearance has fortunately been largely retained.

5.11 The houses at the southern end of Monkham's Drive and Monkham's Avenue, towards The Broadway, are some of the earliest on the estate as well as some of the most attractive. The southern end of Monkham's Drive is particularly homogenous, with clusters of corner entry houses with bay windows, porches and especially attractive glazing details. Houses on the southern side of Monkham's Avenue display different detailing again, with some houses enjoying the unusual effect of battered walls. A particularly attractive and well preserved example of these Edwardian properties is Nordon's House, No. 4 Monkham's Avenue, which is a candidate for local listing.

5.12 More recent insertions such as Broad Oak (fig. 45), Nursery Close and the west side of Twentyman Close are of no historic or architectural interest at the present time. To the east of Twentyman Close is a Locally Listed group of buildings which originally comprised a Victorian stable complex erected to serve Monkham's House. These recent insertions largely respect the form and scale of adjacent buildings and are not considered to have a significant negative impact on the overall character of the estate at these locations.



Fig. 45: Later C20 infill, Broad Oak

KEY



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- Negative building
- Locally Listed Building
- Statutory Listed Building



Please note that due to the large number of trees found across the estate, the street trees and planting indicated on these character area maps and trees in public spaces are intended to be indicative only and are not accurately mapped. Some of the street trees are young, however they are still considered to make an important contribution to the overall character and have therefore been included along with the more substantial street trees.

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Character Area 2 Map

**CHARACTER AREA 2: Southern section – including The Broadway, Woodford Station (west side), Charteris Road, Snakes Lane**

5.13 This character area has been created around and defined by the construction of the railway and Woodford Station in 1858. The Broadway forms the commercial centre within the Conservation Area and is broadly contemporary with the residential section to the north, its development following the construction of Woodford Station and the convenience of rail access to central London. Despite its broadly commercial appearance, the area has a diverse range of services including a library, doctors surgery, dentists and recreation facilities in the form of the bowling green immediately north-east of The Broadway.

5.14 The character and quality of the buildings varies across the character area according to the function and age of the building. This variety allows the distinct characteristics and historical development of the commercial section of the Conservation Area to be clearly interpreted. Particularly notable examples of properties within this character area include the original C19 Woodford Station building, the taxi office, No.6 The Broadway (HSBC Bank) and No.33 The Broadway (Barclays Bank).

5.15 Woodford Station, built c.1858, forms the transport hub for the wider area and is plain in contrast to the Edwardian buildings. It has sash windows, overhanging eaves with moulded brackets and shallow pitched roof all in the Italianate style commonly used for railway stations in the second half of the C19. Unfortunately this original station building is not easily visible in the streetscene due to a modern single storey extension built on the building's northern elevation and later development on Charteris Road. Historic photographs of the station show that the space immediately west of the Victorian station building was a functional yard space. While it continues to have a functional use today as a car park, the poor quality of the public realm including high modern metal fencing, bollards and vehicle barriers generally detract from the visual qualities of the space. A small contemporary building, now the taxi office, survives opposite and is a rather quaint feature within an otherwise functional space. This single storey building (fig. 47) has a bonnet-hipped roof with clay tiles, decorated ridge tiles, brick plinth and rendered walls. The curved lintels and decorated keystones echo the first floor architectural features above the Edwardian shop fronts on The Broadway.

5.16 The level of ornamentation on the historic buildings of The Broadway is very high in comparison with other buildings within the Conservation Area. The buildings were constructed in c.1905 and their more ornamented designs reflect the status attributed to shopping in the Edwardian period. Original building plans in the archive show that the curved shopping parades that form the main elements of The Broadway were built in one period (fig. 48) and share common



Fig. 46: Woodford Broadway Station



Fig. 47: Taxi office opposite Woodford Broadway Station

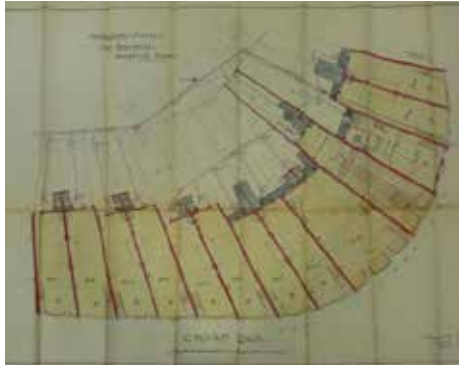


Fig. 48. 1905 Proposals for shops and houses at 23-35 The Broadway (east side). Plans show the current Barclays building originally designed as a Bank (same use)



Fig. 49. 1905 proposals for Bank at 6 Broadway (now HSBC, same use)

Images courtesy of Local Studies and Archives Centre, London Borough of Redbridge.

architectural features including oriel windows, decorated plasterwork, modillion cornices, upper floor balconies with iron railings and parapets of varying styles. A number of original sash windows survive, however many have unfortunately been replaced by uPVC casements. Elements of the historic Edwardian shop fronts survive with marble pilasters and corbelled consol brackets over, stall risers, fanlights and fascia boards. Particularly good examples include no.12, Chrystall Chemist and no.7, Nicholas, however the majority of the original fascia boards have been removed.

5.17 Most of the shop plots survive and it is interesting to note that nos.6 and 33 The Broadway, originally designed as banks, continue to be used for this purpose (now HSBC and Barclays respectively). These two buildings have been given a higher degree of architectural treatment to distinguish their function as detailed on the 1905 proposed plans for no. 6 (fig. 49) with decorated wrought iron window-guards, classical doorcases, terracotta tile patterning and decorated jambs, all of which survive today.

5.18 The Edwardian commercial core expanded northwards in the interwar period, filling previously empty plots as evidenced by the 1920 OS map. These later buildings include nos.15- 17 The Broadway (west side) (fig. 51) originally built for the Gas Light and Coke Company in c.1926 and now divided into three separate shops. The building is of simple design and contrasts with the rich ornamentation of the Edwardian facades. The roof imitates the attic dormers hidden behind the parapet roofs of the Edwardian buildings. Built with similar principles in mind, are nos. 23a-25 The Broadway. These buildings (c.1930) were built to echo the style of the Edwardian buildings evident through details such as the curved relieving arches over the first floor windows, but have a much more austere and functional character.

5.19 It is interesting to note the assignment of plots on the 1905 plan which depicts the proposed site for a Town Hall. This plot occupied a key position at the northern end of The Broadway, framing the end of the street. The Town Hall was never executed, possibly due to the First World War and post-war austerity. Historic maps record that the site was used as nursery gardens from 1939 to 1965. It is now called 'Broadway Gardens' and comprises a small open space on the corner of the road junction with the doctor's surgery and six infill houses immediately to the north.

5.20 The area on the north-eastern boundary of this character area has a distinct character of its own, only visible from the junction of The Broadway, Monkham's Avenue and King's Avenue. The area includes the land to the rear of the eastern parade of shops and the Bowling Green, screened from The Broadway by intervening development, high fencing and trees. The land to the rear of the eastern row of shops has a service character associated not only with Broadway

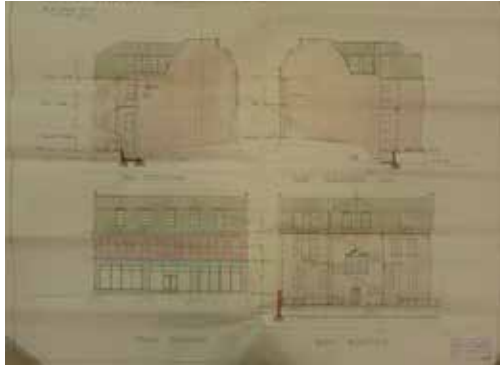


Fig. 50. 1926 proposals for Gas Light & Coke Company, 15-17 The Broadway

Image courtesy of Local Studies and Archives Centre, London Borough of Redbridge.



Fig. 51. Now divided into three separate shops with an infill building to the south replicating the design of the original design for the Gas Light & Coke Company.

garage, but with the rear service areas associated with the shopping parade. This area includes more modern ad-hoc extensions and garages, metal staircases serving the flats above the ground floor shops and large plastic industrial bins. It is of little architectural merit and does not enhance the visual character of the conservation area. However historic plans and maps indicate that it has a close historic association with this commercial centre.

5.21 The buildings and spaces in the southern and western sections of this character area have an appearance and character distinct from the other sections of the area which mostly reflects their late C20 development. This character is created by two relatively large modern buildings; the library, built in 1961, and the government tax office building (now derelict) in front of the station, depicted on the 1956-65 OS map. The buildings do not contribute to the aesthetic appearance of the Conservation Area however their locations, adjacent to two large open spaces, form a pleasing green contribution to their setting. The buildings themselves are not of architectural merit and have no historic interest. Both buildings are constructed of brick with uPVC glazing and have a functional character not akin to that of the overall character of the Woodford Broadway Conservation Area.

5.22 In May 2011 a mixed use scheme to redevelop the government office (Charteris House) was granted planning permission. The proposed replacement building will be 3.5 storeys with hard and soft landscaping which is anticipated to improve the appearance of the site and its contribution to the Conservation Area.

5.23 The existing open spaces and the large number of trees form an attractive public space to the west of the station and create a buffer between the commercial area to the east and the residential area beyond the boundaries of the conservation area to the west.



Fig. 52. Garage building to rear of shops east side of The Broadway, proposed 1914 (service area)

## Contextual Analysis

5.24 Woodford Broadway Conservation Area is contiguous to the Residential Precinct (the remainder of the Monkham's estate) which lies to the north and north-east. Like the Woodford Broadway Conservation Area, it was also built in the early part of the C20, soon after the development of the commercial and residential character areas of Woodford Broadway Conservation Area as an extension of this development. The Special Character Appraisal (2011) identified a difference in architectural style and quality between these later areas and the mostly Edwardian area of the estate within the Conservation Area (Character Area 1). While there are shared characteristics, generally the houses outside of the conservation area to the north have a distinct 'Arts and Crafts', 'stockbroker Tudor' style evident in their design, and a greater use of standard suburban architecture, which lowers the overall quality of the architectural fabric. It is however of local interest, and therefore it is considered that its designation as a Residential Precinct is appropriate.

5.25 Woodford Broadway Conservation Area shares a contiguous boundary on much of its western edge with the Woodford Green and Woodford Wells Conservation Areas. These have been appraised in a draft joint character appraisal (March 2007), which summarises the special interest to be:

*'The special quality of the Conservation Areas resides in the long, semi-natural open spaces which form the heart of the area; smaller open spaces; lines and clusters of mature trees; ponds; related buildings; narrow roads with mature hedgerows away from the High Road; a grouping of short shopping parades with small units and a pleasing building composition; a village feel to the centre of the Conservation Areas and a semi-rural feel outside it; heterogeneous architecture with buildings representing the eighteenth, nineteenth and twentieth centuries that impart a sense of historical continuity; some individual buildings of particular quality.'*

5.26 While there are shared characteristics between Woodford Broadway Conservation Area and these conservation areas, with a similar emphasis on green qualities and the semi-rural, village feel, these two conservation areas are considered to be very different to the Woodford Broadway Conservation Area. Woodford Green and Woodford Wells contain a continuum of buildings from the early Georgian period through Victorian and Edwardian to the later C20. This feature has been identified in the special character appraisal to be an important characteristic of these areas.

5.27 While the Victorian and Edwardian building forms are dominant in Woodford Green and Woodford Wells, the morphology of the area is far more gradual and organic, taking place over an extended period of time and responding naturally to local pressures. This is in contrast with the planned and phased suburban development exemplified by the Woodford Broadway Conservation Area. In addition, the Woodford Green and Woodford Wells Conservation Areas are centred upon the linear green open spaces, and again while Character Area 1 of the Woodford Broadway Conservation Area borders these open spaces on the western edge (e.g. The Green), these are not otherwise an important characteristic or visual focus relevant to the whole of the Conservation Area. While the western fringes of the Woodford Broadway Conservation Area share a close, positive visual relationship with these other Conservation Areas, it is not considered that the Woodford Broadway Conservation Area shares close similarities in its morphology, spatial layout, architectural style or historic associations.



5.28 The proposed boundary of the Woodford Broadway Conservation Area has been revised in order to include the sports club on the northern boundary. This area was previously located within the Woodford Green Conservation Area. The boundary has been repositioned in order to include the area within the Woodford Broadway Conservation Area due to its historic association with the Monkams residential estate.

5.29 Aside from those described above, the Conservation Area is not contiguous or adjacent to any other designated Residential Precincts or Conservation Areas.

## 6.0 ISSUES AFFECTING THE AREA

6.01 A major issue within the shopping centre is the decline in the traditional shop fronts in the Edwardian parades due to poor quality and unsympathetic replacement facades. This has resulted in a loss of unity throughout The Broadway and has eroded the visual amenity of the buildings, as well as the original design intention of Edwardian architecture.

6.02 In addition to this, some of the buildings along The Broadway – particularly at the upper floors – are showing signs of deterioration which raises some concern regarding the long term maintenance and occupation of the buildings.

6.03 The subway at Woodford Station is a hard and wide border to the eastern side of the conservation area and is an unsightly welcome to any passengers disembarking at Woodford Underground Station. The car park in front of the subway and the currently disused building fronting Charteris Road are also relatively unattractive features that do not enhance the character or special interest of this section of the conservation area, immediately adjacent to the Edwardian parades.

6.04 The number of extensions and new developments – both recent and historic – clearly indicates a longstanding pressure to increase the provision of accommodation and density across the conservation area, both within land surrounding the station as well as on individual residential plots. As already noted, many of these extensions (of those which are publicly visible) are sympathetic to the character of the building and adjacent properties. However, others have distorted the original appearance of the houses or constitute unsightly intrusions, particularly where they are prominent on the front elevation. Extensions are particularly noticeable where the backs of houses are visible at road junctions. Other common interventions include attic conversions and extensions into the roofspace, and again there are numerous examples where the extensions are excessively large and obtrusive. Extensions should be carefully designed to ensure that they respond well to the character of the house and adjacent properties, both in terms of their scale and design (including materials).

6.05 Not all of the houses were originally built with garages and many of these houses have subsequently been modified to accommodate one. In some instances integral garages have been inserted into the existing form of the properties, in others they are provided in side extensions. Particularly where the garages are retrofitted into the existing building, it has caused the loss of original features such as bays and windows. Where there are semi-detached pairs or a cluster of similar buildings, the later insertion of a garage detracts from the symmetry and overall homogeneity, and degrades the overall quality of the area.

6.06 An important contributor to the Conservation Area's special quality is the harmony of the whole rather than the special historic or architectural interest of individual buildings. The later infill interspersed throughout the Conservation Area is in general unremarkable and does not reflect the qualities of the preceding development. Fortunately, this later infill is most often concentrated in discrete cul-de-sacs which therefore have little impact on the spatial layout or appearance of the estate. The infill is mostly of a similar scale and proportion to the older properties and does not have an unduly negative impact on the overall interest and character, but equally fails to contribute to its architectural or historic interest. For this reason they have been identified as being of neutral quality.



6.07 An important architectural characteristic of the estate are the windows which in many instances have leaded lights, decorative glazing bars, and occasionally stained glass. As one would expect, there has been a certain amount of incremental change to the housing stock over the years. The loss of original windows is extensive throughout both character areas, with the majority of units above the shops on The Broadway having replacement uPVC windows which are particularly noticeable (fig. 53). Some



Fig. 53. White uPVC replacement windows above a shop on The Broadway

replacements are less noticeable, but nonetheless lack the delicacy of the original windows and are chunky in comparison even when efforts to replicate the original detailing have been attempted. The extensive use of uPVC and insertion of inappropriate double-glazing across the Conservation Area constitutes a significant overall change and loss of significance. Where houses have retained their original timber windows with leaded lights, they make a particularly strong contribution to the special interest of the estate.

6.08 The presence of cars does not create a particularly noticeable intrusion, however the main routes through the estate, and particularly those leading to and through The Broadway are busier than others. Traffic appears to be a particular problem along King's Avenue where it travels at speed, as well as through The Broadway. This gives King's Avenue an arterial character that contrasts with the quieter nature of other roads across the estate, and has led to the introduction of traffic calming measures to address the problem. Increased car ownership has also led to the conversion of many front gardens to driveways which has eroded the green character of the residential areas, as well as prompted the installation of new and often inappropriate boundary treatments such as elaborate gates and metal fences which are out of keeping with the garden suburbs style of the area.

6.09 The on-going maintenance of the street trees is essential in order to sustain an important and distinctive characteristic across the estate. While there is evidence of positive management with recent replanting of street trees where appropriate – in some areas the street planting along the verges has become denuded and it is important that wherever possible these are replanted as necessary and maintained to ensure that the green verges are sustained.

## 7.0 ENHANCEMENT OPPORTUNITIES

7.01 The conversion of the houses at the southern end of the Character Area 1 (towards Woodford Broadway) into flats is an unfortunate development in an estate that has otherwise remained remarkably unaffected by such intensification pressure. It would restore lost significance if these properties could be converted back to family homes to reflect their original spatial relationships. The subdivision of further properties should be discouraged unless proposals can adequately demonstrate that they will not harm the character and appearance of the area.

7.02 The Woodford Wells Club along Monkham's Lane has been highlighted in the Woodford Green and Woodford Wells Conservation Areas Appraisal as not being of positive value to the Conservation Area. This is a view also stated in the Planning Inspectorate's Report on Redbridge's Unitary Development Plan 2003. In the context of Monkham's Estate, the modernist building is not sympathetic to the predominant vernacular or Edwardian architectural style (although it is noted that views into the site to the building are only prominent from the main access point). In addition, the boundary treatment along Monkham's Lane is not of a sufficiently high quality. It is beneficial therefore to maintain the tree belt along the boundary as a screen. The site constitutes an opportunity to deliver enhancements to the special interest and qualities of the Woodford Broadway Conservation Area through improvements to the buildings on the site and to the boundary treatment undertaken in a manner appropriate to the adjacent historic built environment.

7.03 The few negative buildings identified are located on the periphery of the conservation area. Particular features to note include the fringe of Character Area 2 where a modern row of shops facing Snakes Lane, with the modern tower to the rear, forms an unsightly backdrop to many views within the Conservation Area, particularly views from Character Area 1, whose elevated topography affords good views to the south. As and when opportunities arise, the chance to improve the contribution of these properties to the setting of the conservation area should be taken, or to redevelop the land they occupy with a more sympathetic form of redevelopment.

7.04 The open spaces within the south-western half of Character Area 2 have a green and bosky character which could be enhanced by improving surrounding fencing around the westernmost green and the library. The low post-and-chain fence along Snakes Lane does not enhance the aesthetic contribution of the open space to the conservation area. Similarly, the tubular steel guard rails outside of the library building are unattractive and could be replaced with a more sympathetic solution.

7.05 The Edwardian shop fronts along The Broadway have undergone a considerable degree of change, particularly to fascia boards which could benefit from a unified approach to upgrading the entirety of each parade. Most of the frontages are covered with spikes and netting in order to deter pigeons from settling which is unsightly. Furthermore some residential units above the shop fronts are in a state of disrepair and serving section 215 notices could help achieve an uplift in appearance, where necessary.

7.06 The area in front of the station and subway (currently overlooked by the disused three-storey brick building) could benefit from redevelopment. Although the TFL scheme, including new paving, kerbing and streetlamps, has enhanced the streetscape through higher quality and historically sensitive surfacing, opportunities remain to further enhance the character and

appearance of the Conservation Area, particularly features of the built environment and street furniture. A new use could enliven the space, or alternatively the removal of the disused building would open up of the corner of land and reinstate the historic treed open space on the junction between Charteris Road and Station Approach. Superfluous street furniture and paraphernalia could be removed to de-clutter public spaces, particularly those spaces to the front of the station which could be further enhanced to create a more welcoming, high quality entrance to Woodford for those arriving here.

7.07 Public realm features, although modest and sensitive in places, could be enhanced in places, particularly within Character Area 2 where public realm features are widespread. There is no coherent public realm strategy to unite the commercial services area (The Broadway), with the more open western section of the character area (around the library). A continuation of the public realm features within The Broadway along Snakes Lane would enhance the character of the conservation area outside the modern shops, library and open spaces and help to unify the more recently developed areas with the Edwardian hub.

7.08 The loss of original windows has already been noted throughout the Conservation Area, and the loss of significance caused by this incremental change is great. The reinstatement of windows in a more appropriate material and style therefore constitutes a major opportunity for enhancement.

## 8.0 MANAGEMENT RECOMMENDATIONS

8.01 In order to reduce the further erosion of the special interest of the estate, consideration will be given to drafting management proposals that will address the following issues:-

- Article 4 Directions focussed on the retention of original doors and windows (including glazing) where existing, original facing brickwork, original plain roof tiles, original front boundary treatments, front gardens, and to prevent the insertion of roof lights or micro-generation (eg. photovoltaic panels) on front or particularly visible roof slopes. This is particularly important where houses form groups with similar detailing and/or are part of semi-detached pairings.
- Enhancement strategy and support for owners to repair traditional and replace inappropriate shop fronts and fascias with appropriate signage, sensitive to the historic character of the Edwardian shopping parade.
- Enforcement of planning control relating to the paving over of front gardens, to ensure appropriate boundary treatments and use of materials, and to try to reduce the further erosion of green spaces.
- Priority given to the upkeep and replacement where necessary of street trees under highways control and trees in public open spaces. Existing planting in open spaces and along the verges to be maintained and enhanced where appropriate.
- Assessment by the Council's Tree and Landscaping Officers of trees in private ownership that have been identified to make a positive contribution to the streetscape with a view to serving Tree Preservation Orders on those that meet the criteria.
- Where traffic management schemes are required, these should be executed in a sensitive way which respects the streetscape and minimises signs and street clutter.
- Engagement with the local community to encourage the reinstatement of timber windows and doors and removal of inappropriate boundary treatments where at all possible.
- Production of a Woodford Broadway Conservation Area Design Guide SPD.
- Continued assessment and review of building stock against the criteria for designation as Buildings of Local Interest.



# APPENDIX A

## Glossary of terms

Article 4 Direction – A measure imposed by the Local Planning Authority to remove specified ‘permitted development rights’ meaning that householders need to apply for planning permission for works such as replacement of windows and doors, etc etc. Such measures will be the subject of public consultation prior to adoption.

Arts & Crafts – a late C19/early C20 social and aesthetic movement which originated in England. Arts and Crafts architecture is typified by the use of traditional building crafts and local materials and consequently buildings are generally in vernacular styles.

Battered wall – a wall with faces that slope inward toward the top.

Blue Plaque Scheme – A scheme, now administered by English Heritage, started in the 1860s, where a circular blue plaque is installed on a building or public place to commemorate a link between that location and a famous person or event.

Building of Local Interest – a building that has been identified by the Local Planning Authority as being of local architectural or historic interest but not of national significance to merit statutory protection (also referred to as locally listed buildings – see local list below).

Conservation Area – locally designated areas of special architectural or historic interest worthy of protection. Designated and administered by the Local Planning Authority, but subject to national guidance and legislation in terms of designation, protection and management.

Console bracket – an S-shaped bracket used to support a feature and often found at the top of pilasters on shopfronts where they support the cornice. True console brackets are Classical in inspiration but stylised examples can also be found.

Cornice – a horizontal decorative moulding which in the context of shopfronts sits above the shop fascia.

Fanlight – A glazed light situated above a door, often square or rectangular in shape, but sometimes semi-circular or fan-shaped. Glass may be plain or decorative and some fanlights were designed to open inwards.

Fascia boards – a horizontal board below the cornice on a shopfront on which lettering is located to signify the business.

Garden Cities and Suburbs – based on the ideas of Ebenezer Howard (the father of the modern town planning system), the concept was to provide healthy towns in which the benefits of town and country could be enjoyed. A garden suburb was an early C19 invention with its roots in the Romantic English/Picturesque landscape tradition.



Inter-war period – period between the end of the First World War and outbreak of the Second World War

Leaded lights – panes of glass set within lead strips to create a window.

Listed Building – a building that has been identified by the Secretary of State to be of national significance and worthy of conservation and statutory protection. The national list is administered by English Heritage on behalf of the Secretary of State.

Local List – list of Buildings of Local architectural or historic interest administered by the Local Planning Authority.

Mock-timber framing – externally applied timber framing designed to give the appearance of a timber-framed building.

Modillion Cornice – A projecting horizontal moulding supported on a series of console brackets.

Morphology – the study of shape, size, texture and phase distribution of physical objects, including buildings.

Ocular window – a circular window.

Oriel window – a form of bay window which projects from the main wall of the building but does not reach the ground.

Pilasters – a slightly projecting flattened column built into or applied to the face of a wall. The vertical parts of a traditional shopfront which is topped by console brackets.

Public Realm – all areas to which the public has open access.

Relieving Arch – an arch built over a lintel to relieve or distribute the weight of the wall above.

Residential Precinct – a locally designated estate that has been identified to be of special character worthy of conservation but not satisfying the stricter legal tests applied to Conservation Areas. Designated and administered by the London Borough of Redbridge.

Swags – a carved ornamental motif giving the appearance of stylized flowers, fruit, foliage and cloth, tied together with ribbons that sag in the middle and are attached at both ends.

Tree Preservation Order – issued by the Local Planning Authority to protect specific trees or groups of trees from felling, lopping, uprooting or other willful damage without prior permission.

Tripartite window – a window divided into three main sections.

Tudor arch – a flattened arch with a low, wide form reaching a pointed apex.

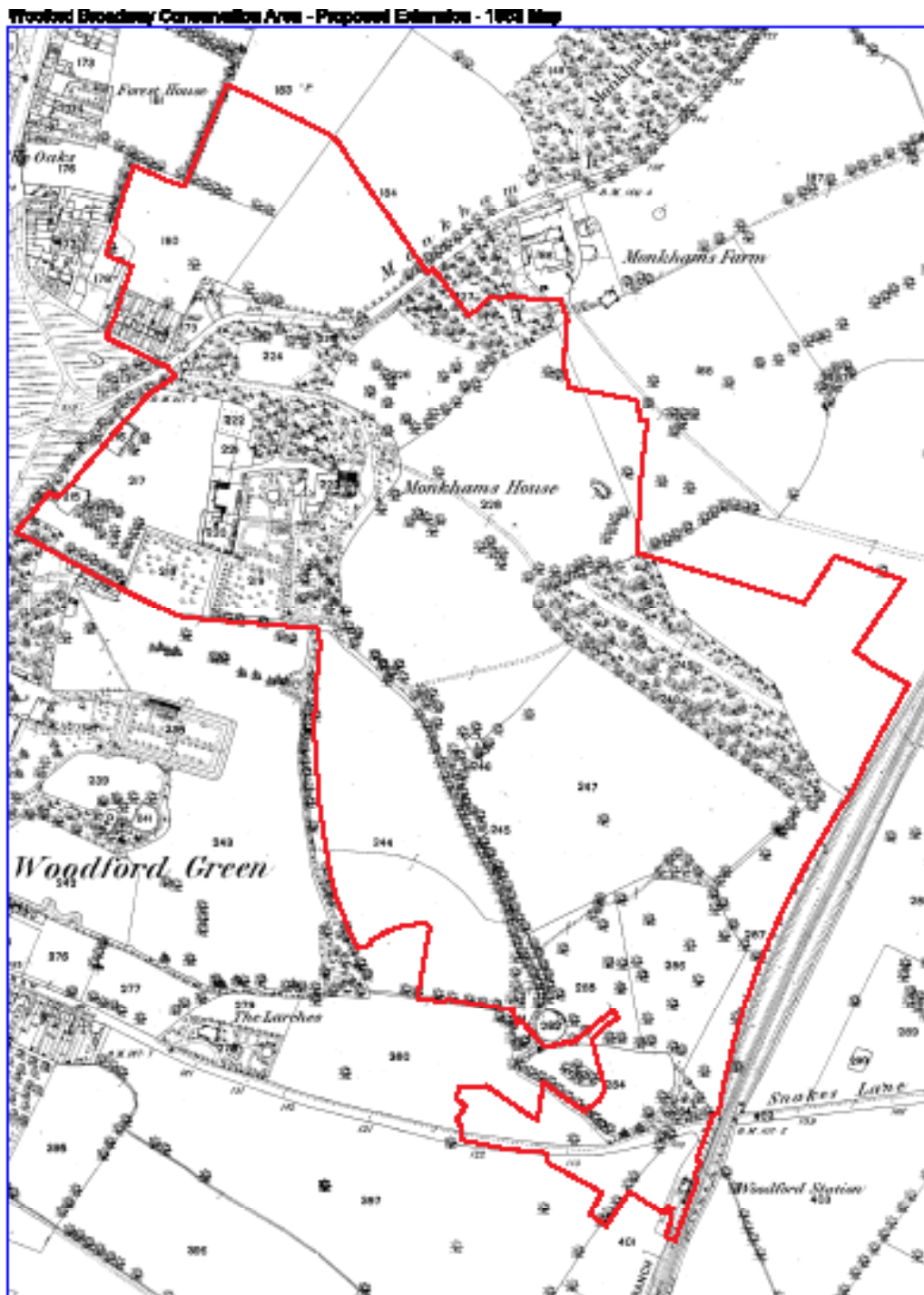
Vernacular – buildings which follow traditional local building forms and styles and use materials indigenous to the local areas.





# APPENDIX B

## Historic OS Maps



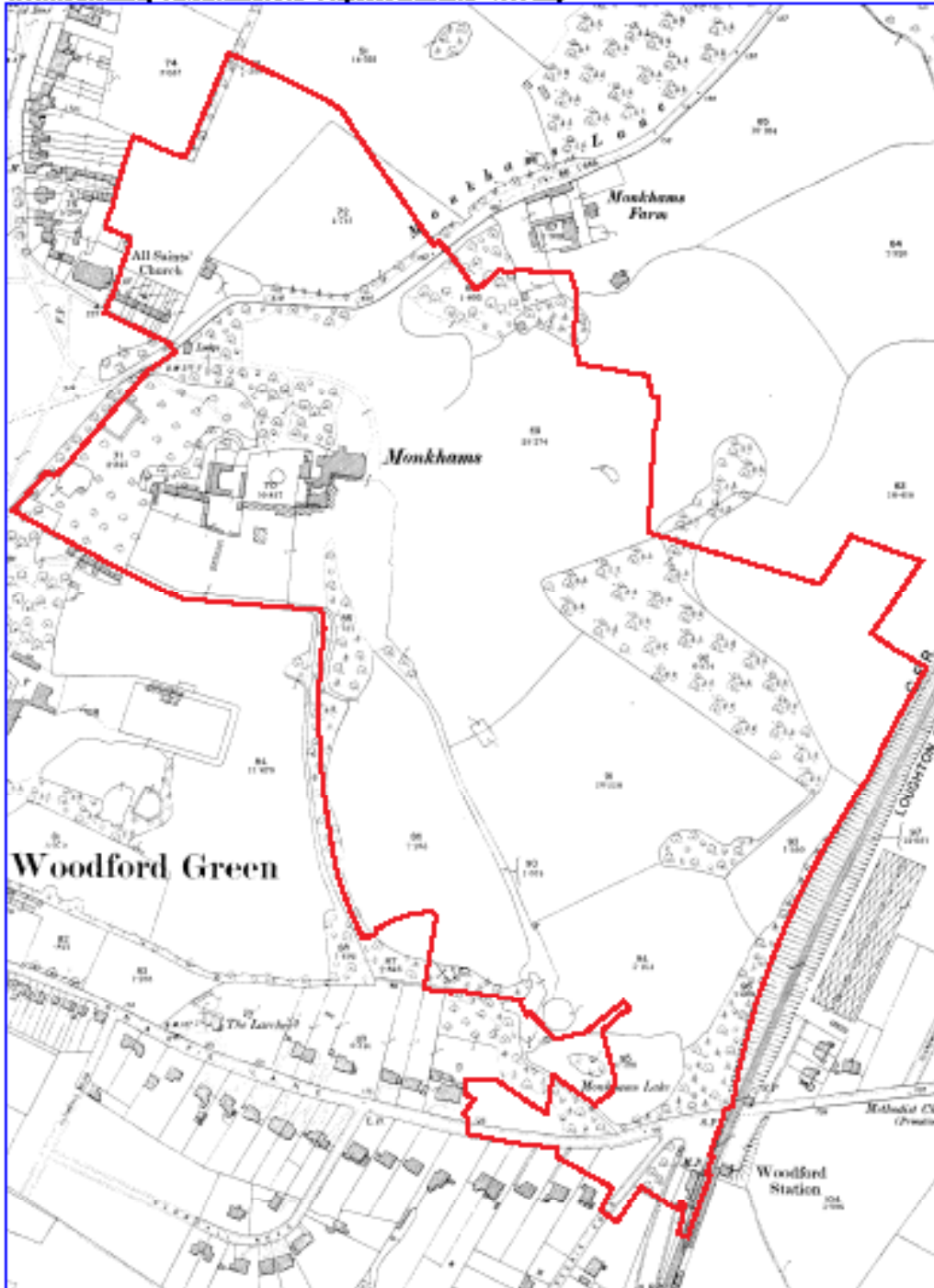
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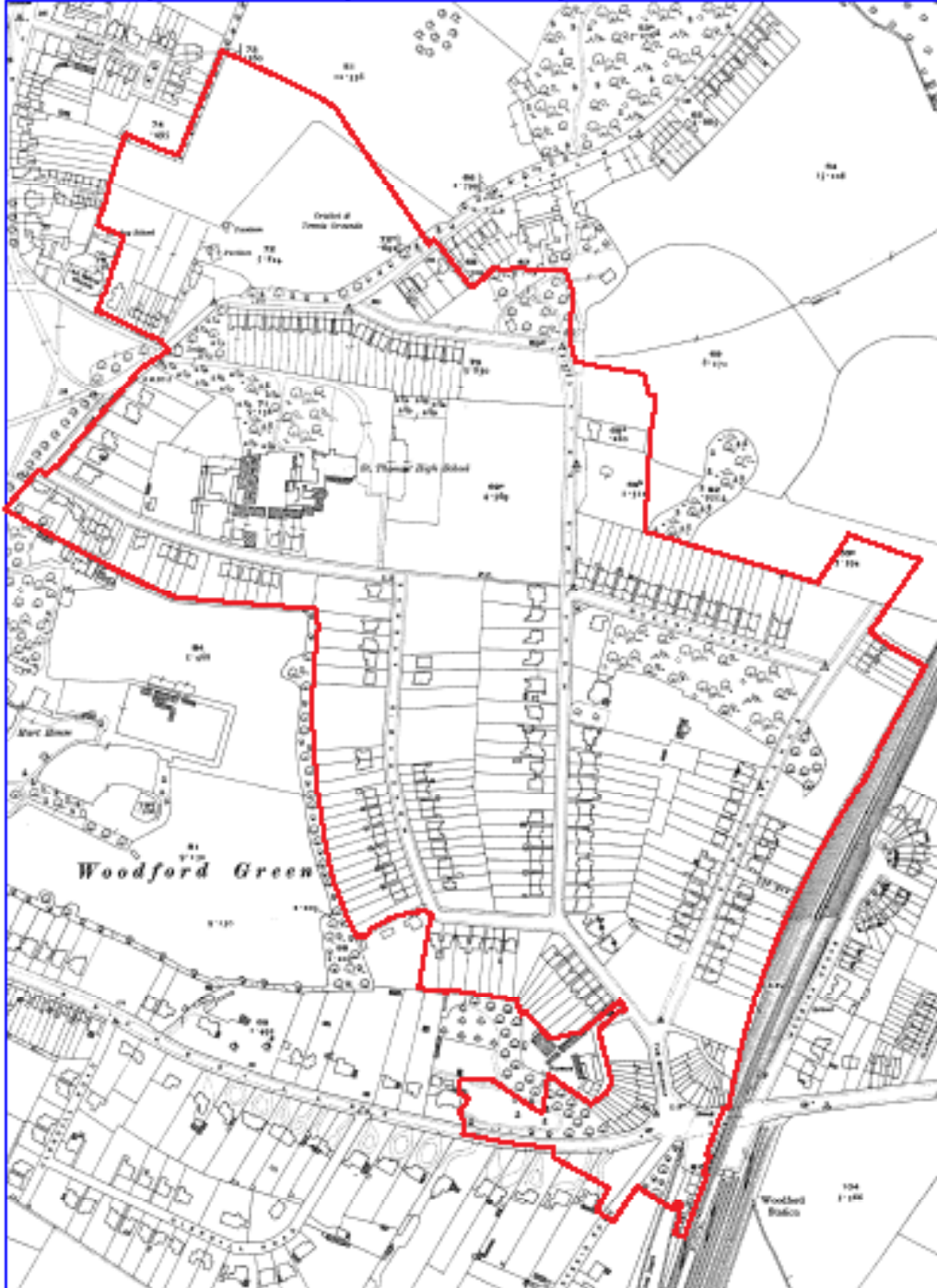
**Woodford Broadway Conservation Area - Proposed Extension - 1897 Map**



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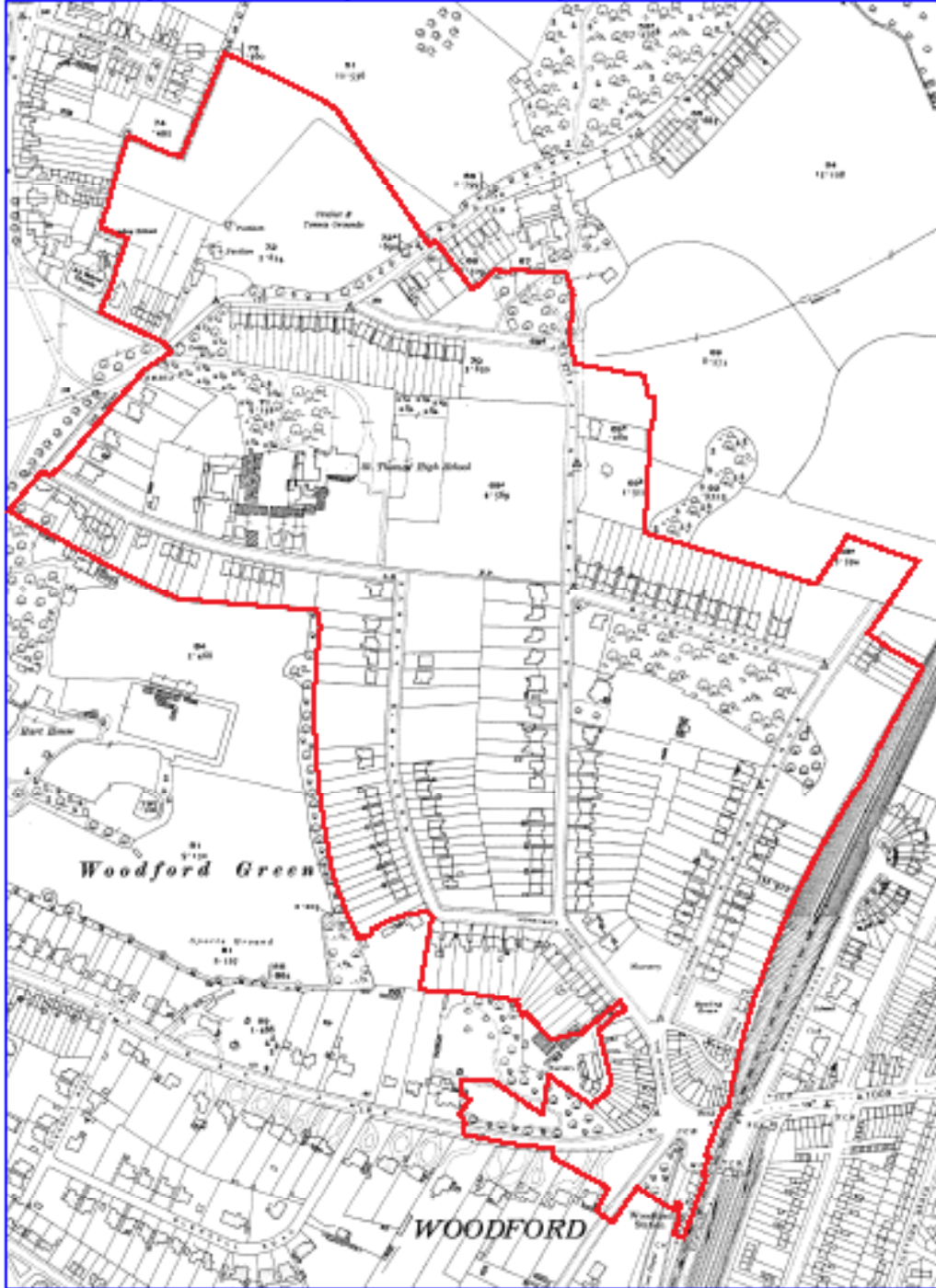
**Woodford Broadway Conservation Area - Proposed Extension - 1820 Map**



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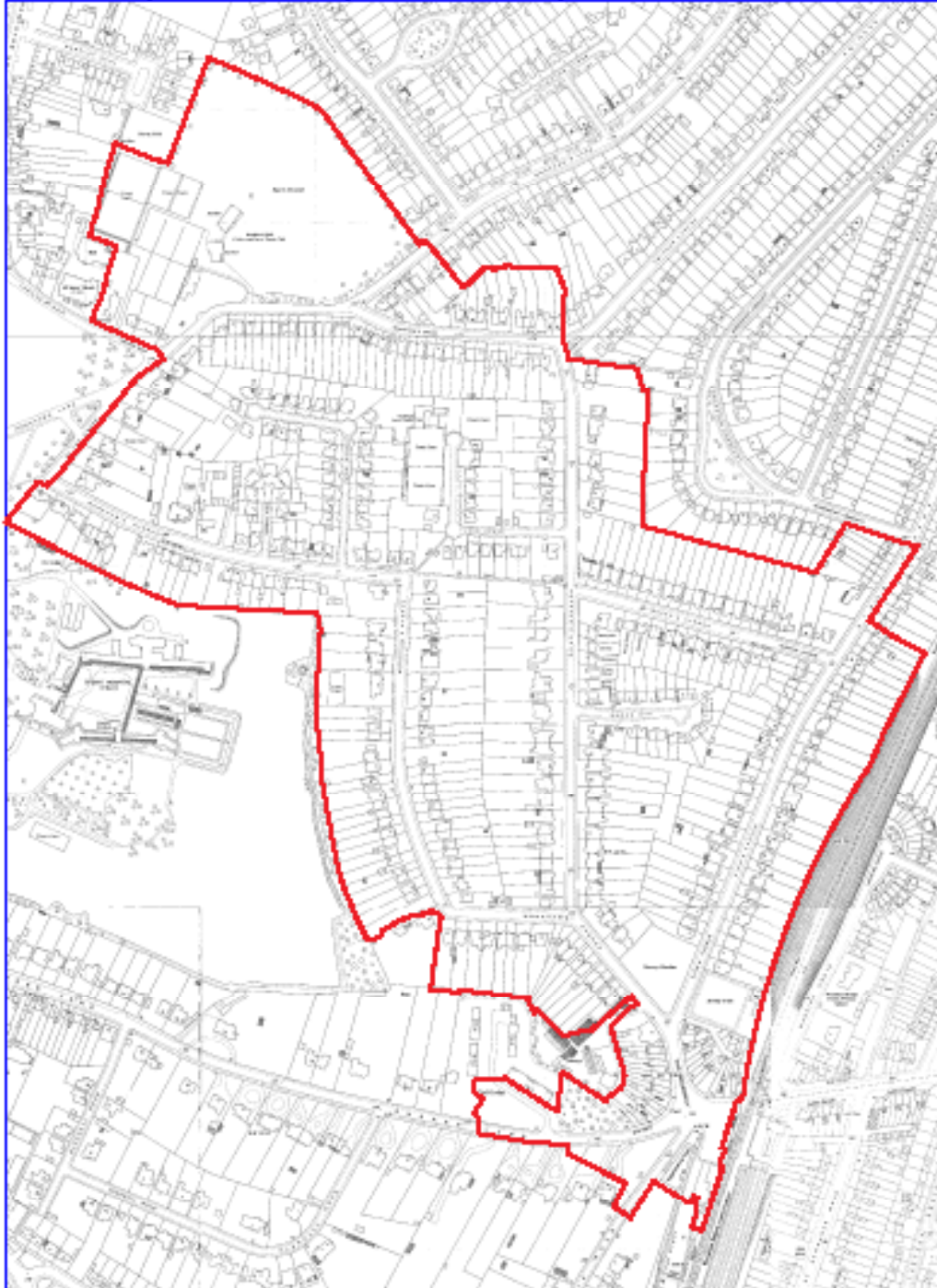
**Woodford Broadway Conservation Area - Proposed Extension - 1899 Map**



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**Woodford Broadway Conservation Area - Proposed Extension - 1860 Map**



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# APPENDIX C

## Statutory Listed and Locally Listed Buildings

### Statutory Listed Buildings

There are no statutory listed buildings within the Conservation Area

### Locally Listed Buildings

No. 78, Monkham's Avenue

*Full Address* – No. 78 (site of the former stables) Monkham's Avenue, Woodford Green.

*Summary Details* – Early 19th Century former Stables

*Description* – C19 early. Two storey main block with one storey wings forming three sided court. Yellow stock [bricks]. Stone string at first floor. Medium pitch slate roof with stone parapet. Five window main block. First floor windows set in recessed semi-circular panels. Central entrance with shallow moulded hood on console brackets. Ground floor windows replaced by garage doors. Central clock removed post 1945. Originally stable block to Monkham's House, Park Avenue (demolished 1930). The stable was rehabilitated for housing 1977/78.





# APPENDIX D

## Relevant Local Development Framework and National Planning Policies

### ➤ Local Development Framework: Core Strategy

Development Plan Document  
(March 2008)

Strategic Policy 3: Built Environment

The Council will ensure that the Borough's built environment will be of a high quality that serves the long-term needs of all residents by:

- (a) Preserving or enhancing the character or appearance of conservation areas.
- (b) Preserving the architectural or historic interest of Listed Buildings and their settings.
- (c) Protecting, enhancing and preserving sites of archaeological interest and their settings.
- (d) Requiring all new buildings to be designed to a high standard and to be in accordance with principles of sustainable construction to minimise energy use and the production of greenhouse gases.
- (e) Requiring spaces around buildings to be well-landscaped, safe, healthy and accessible to all.
- (f) Requiring all new development to respect the amenity of adjoining properties and the locality generally.
- (g) Promoting water conservation and re-use and improving the water quality through sustainable drainage systems and control surface runoff.

### ➤ Local Development Framework: Borough Wide Primary Policies

Development Plan Document  
(May 2008)

Policy E1 – Green Belt and Metropolitan Open Land

Within the Green Belt and Metropolitan Open Land shown on the Proposals Map, and the Major Developed Sites set out in Schedule 1, the Council will apply national policy set out in Planning Policy Guidance 2 Green Belts and any successor.



## Policy E2 – Nature Conservation

The Council will protect and where appropriate enhance the Borough's natural heritage, including the Blue Ribbon Network, and landscape features.

Planning permission will be refused for development having an adverse impact on Sites of Nature Conservation Importance, Heritage Land, Green Corridors (as identified on the Proposals Map), the Roding Valley, protected trees and on important species.

The Council will not normally grant planning permission where development on land within or outside a Site of Special Scientific Interest will have an adverse effect on the site (either individually or in combination with other development).

In considering adverse impact to Heritage Land, the Council will take into account the following:

1. Epping Forest: protect the special character and quality of the open space.
2. Hainault Forest: protect vistas and skylines to and from the land from inappropriate development.
3. Wanstead Park: protect the special character and quality of the open space.
4. Wanstead Flats: protect the special character and quality of the open space.
5. Claybury Ridge: protect the skyline and ridge from inappropriate development and protect the special character and quality of the ancient woodland and associated open space.
6. Roding Valley Green Chain: preserve and enhance the open character and appearance of the Roding Valley. Particular emphasis will be placed on the promotion of outdoor leisure and recreation activities in the Valley and the creation, enhancement and protection of natural habitats.

The Supplementary Planning Documents on Nature Conservation, and Trees and Landscaping set out further guidance relevant to nature conservation.

## Policy E3 – Conservation of the Built Heritage

The Council will only grant planning permission for development proposals that conserve the historic environment of the Borough (as identified on the Proposals Map), specifically:

- Within Conservation Areas, development proposals must preserve or enhance the character or appearance of the area,
- For Statutory Listed Buildings, development proposals must preserve the building or its setting or any features of special architectural or historic interest it possesses
- Within Residential Precincts, development proposals must respect the intrinsic character of these areas



- For Locally Listed Buildings, development proposals must preserve the building or its setting or any features of value it possesses
- Within Historic Parks and Gardens, development proposals must respect the special historic character and quality of these areas, their settings or historic views or vistas.

Development likely to prejudice these aims will be refused. Any proposals for development will be required to comply with all other relevant policies and reflect any relevant appraisals or management proposals adopted by the Council.

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

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

#### Policy T5 – Parking Standards

Car parking will be sought in accordance with the maximum standards set out in Schedule 3. Proposals should also make provision for motorcycle parking.

Where a lesser standard of parking provision than that shown in Schedule 3 is proposed, applications will be considered on the basis of adherence to green travel planning measures, levels of public transport accessibility, the availability of public parking, the character of the area and the nature of the development proposed.

All car parking spaces shall be a minimum of 4.8m by 2.4m in size. When proposals for parking areas are devised, due consideration should be given to Policy T6.

Where development proposals involve a reduction of off-street car parking, the developer will be required either to demonstrate that sufficient parking will remain in the area to serve local needs, or to provide an appropriate temporary facility and to ensure that the development ultimately provides for existing local need, together with the resulting increase in demand arising from the development. In any other circumstances planning permission for temporary car parks will not be granted.

For non-residential development that includes over twenty spaces, at least 5% (or 2 car parking spaces –whichever is the greater) of all car parking must be reserved for use exclusively by people with disabilities and in possession of a blue badge. All spaces that are reserved for blue badge holders should be located as conveniently as reasonably practical and meet the relevant standard. For all other development, appropriate levels of disabled parking should be provided in line with the needs of the likely users.

Cycle parking spaces should be provided in a convenient and safe location, preferably near to the main entrance of a development and be sheltered from inclement weather wherever possible. Proposals for major development must include for the provision of secure lockers and storage areas and such provision will be considered favourably for other development.

#### Policy CR1 – Protection of Important Urban Open Space

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.

#### Policy BD1 – All Development

Proposals for all forms of development must incorporate high quality sustainable construction techniques reflecting the Council's Supplementary Planning Guidance on Urban Design (September 2004) and Sustainable Design and Construction (May 2005). To gain planning permission, a development proposal must:

1. Be compatible with and contribute to the distinctive character and amenity of the area in which it is located.
2. Be of a building style, massing, scale, density and design appropriate to the locality.
3. Realise the potential of the land.
4. Contribute to local architecture and design quality.
5. Protect or enhance the effects on valuable habitats and species.
6. Ensure that landscaping is an integral element in layout design, taking account of existing physical features (e.g. trees, hedgerows, walls, etc). Where appropriate, trees and shrubs should augment the amenity and appearance of the site.
7. Not prejudice the amenity of neighbouring occupiers by unreasonably restricting sunlight, daylight or privacy to their properties.
8. Create safe and secure environments and reduce the scope for fear and crime by taking into account the Police Service's "Secure by Design" Standards.
9. Be designed to meet the needs of all and include provision for disabled access to, and within public areas.
10. Include appropriate provision for the storage and collection of waste and recyclable material.
11. Demonstrate that there is no significant adverse impact on surrounding uses in terms air, water, noise pollution, and of fume and smell nuisance.

12. Where appropriate provide evidence that there is capacity in utility infrastructure, including water, foul drainage, sewerage and telecommunication.

13. Where appropriate, demonstrate that there is the provision to connect with broadband information technology infrastructure.

#### Policy BD3 – Density in New Residential Development

In complying with Policy BD1, planning permission will be granted for new residential development where it achieves the following densities:

1. In Ilford Metropolitan Centre, a density in the range of 240- 435 units per hectare (650-1100 habitable rooms per hectare).
2. In the Gants Hill District Centre, a density in the range of 165-275 units per hectare (450-700 habitable rooms per hectare).
3. In the Barkingside, South Woodford and Wanstead District Centres, a density in the range of 80-120 units per hectare (250-350 habitable rooms per hectare).
4. In areas close to the Metropolitan and District Centres (listed in Schedule 4) and along main roads, residential and mixed-use densities should range from 30-65 units per hectare (150-200 habitable rooms per hectare) for detached and linked houses, to 50-80 units per hectare (200-250 habitable rooms per hectare) for terraced houses and flats and where it is mostly flats, from 80-120 units per hectare (250-350 habitable rooms per hectare).
5. In the established residential areas not covered above, a residential density in the range of 30-50 units per hectare (150-200 habitable rooms per hectare).

Lower densities may be permitted in areas of special character in order to protect their character and in places where protected trees have to be retained.

#### Policy BD4 – Amenity Space in New Residential Development

1. In town centres, new or converted dwellings may be permitted without amenity space if they are non family units. Elsewhere, the Council will grant planning permission where new development provides amenity space in accordance with the following minimum standards:

- (a) New converted or extended residential development – 20 sq. metres amenity space per habitable room.
- (b) Sheltered housing – 12 sq. metres amenity space per habitable room.
- (c) Residential institutions – 6 sq. metres amenity space per resident.

(d) Residential development of flats – When a habitable flat is provided with balcony in excess of 4 sq. metres, then the amenity space requirement for that room shall be reduced to 15 sq. metres.

2. In all cases, amenity space in new residential development should:

- (a) Be compatible with the prevailing pattern in the surrounding area.
- (b) Be of a usable and practical configuration.
- (c) Be of an appropriate scale to ensure usability.
- (d) Be 'fit for purpose' in terms of the particular building it serves.
- (e) Incorporate high quality landscaping.
- (f) Achieve freedom from overlooking, and privacy, between the rooms of one house and those of another.
- (g) Where open space is provided for flatted development and sheltered housing, the needs of the likely occupants of the dwellings and the character of the surroundings should be taken into account.
- (h) Result in an acceptable relationship between buildings.

The Council will calculate amenity space by excluding areas used for parking (such as driveways) and buffer strips less than 1.5 metres wide.

The Supplementary Planning Guidance on Amenity Space and Residential Development (October 2005) sets out further guidance on amenity space in new residential development.

Policy BD5 – Extensions to Existing Dwellings

Planning permission will only be granted for extensions to existing residential properties where:

1. They complement the character of the building, particularly in terms of scale, style, form and materials.
2. They do not dominate the existing building in terms of size, scale or height.
3. They incorporate a roof profile and materials sympathetic to the existing dwelling.
4. Side extensions of detached or semi-detached dwellings do not create an unbroken or terraced appearance along the street frontage.
5. Sufficient amenity space is provided in accordance with Policy BD4.



6. Dormer windows do not dominate the existing roof profile (rear dormers do not occupy more than 40% and side dormers 25 % of the roof face), nor rise above or break the existing ridgeline or hip of the roof, are set in approximately one metre from each boundary and the eaves are finished in materials to match the existing roof. Front dormers will not generally be permitted.

➔ National Planning Policy: National Planning Policy Framework

March 2012

Section 12: Conserving and enhancing the historic environment

126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment,<sup>29</sup> including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

127. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest. Paragraph 131: In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets



are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

137. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

138. Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.



# APPENDIX E

## Tree for Assessment by the Council's Tree and Landscape Officers

- Tree to front of 32 Monkham's Avenue
- Tree to rear of 41 Monkham's Drive
- Tree to north of 2 Queen's Avenue



# APPENDIX F

## Buildings for consideration as additions to the local listing

### ➤ 'Kingsthorpe'

*Full Address* – No.1 The Green, Woodford Green.

*Summary Details* – Early 20th Century House

*Description* – Early 20th century house with rich decorative detailing. Two storeys with attics. Rendered with red brick ground floor storey and clay tile hipped roof with gable. Attractive tile hung turret on the southwest corner. Decorative swag detailing at roof level.

### ➤ 18 King's Avenue

*Full Address* – 18 King's Avenue, Woodford Green.

*Summary Details* – Early 20th Century House

*Description* – Detached 2 storey house with attic and attractive tile hung corner turret. Red brick with rendered first floor and clay tile roof. Particularly fine joinery, with arched porch entrance, decorative glazing bars and eaves detailing to the first floor projection. Solar panels on south roof slope, a negative recent addition.

### ➤ 4 Monkham's Avenue

*Full Address* – Nordon's House, 4 Monkham's Avenue, Woodford Green

*Summary Details* – Early 20th Century House

*Description* – Circa 1905 large detached 2 storey house. Red brick with rendered first storey with mock half-timbering and clay tile roof. Oriel windows to left hand and central gable at first floor, the latter forming a projection over the doorway. Separate single storey red brick garage, considered to be contemporary. Surviving original fabric to front boundary wall.

### ➤ 17 Monkham's Avenue

*Full Address* – 17 Monkham's Avenue, Woodford Green.

*Summary Details* – Inter-war House

*Description* – Circa 1920s semi-detached 2 storey house with projecting gable and battered ground floor brick storey with render and imitation half-timbered first floor. Canted bay window with decorative glazing bars. Recessed entrance set behind brick arch. Replacement tiles to roof. Home of Clement Attlee, as denoted by the English Heritage Blue Plaque.



➔ 29 Monkham's Drive

*Full Address* – 29 Monkham's Drive

*Summary Details* – Early 20th Century House

*Description* – Circa 1908 large detached 2 storey house with attics. Red brick with clay tile roof. Turret to the southeast corner and bay window at ground floor at the northeast corner. Central inset canted bay window at first floor level. Decorative glazing bars to windows. Surviving original fabric to front boundary wall.

➔ 37 Monkham's Drive

*Full Address* – 37 Monkham's Drive

*Summary Details* – Early 20th Century House

*Description* – Large detached 2 storey house with attics. Red brick with clay tile roof and decorative hung tiles to first floor. Gable to front elevation with mock half-timbering. Bay window at ground floor on the gable projection. Decorative glazing bars to the windows. Surviving single storey garage with decorative clay roof and ridge tiles. Original fabric to front boundary wall.

➔ 47 Monkham's Lane

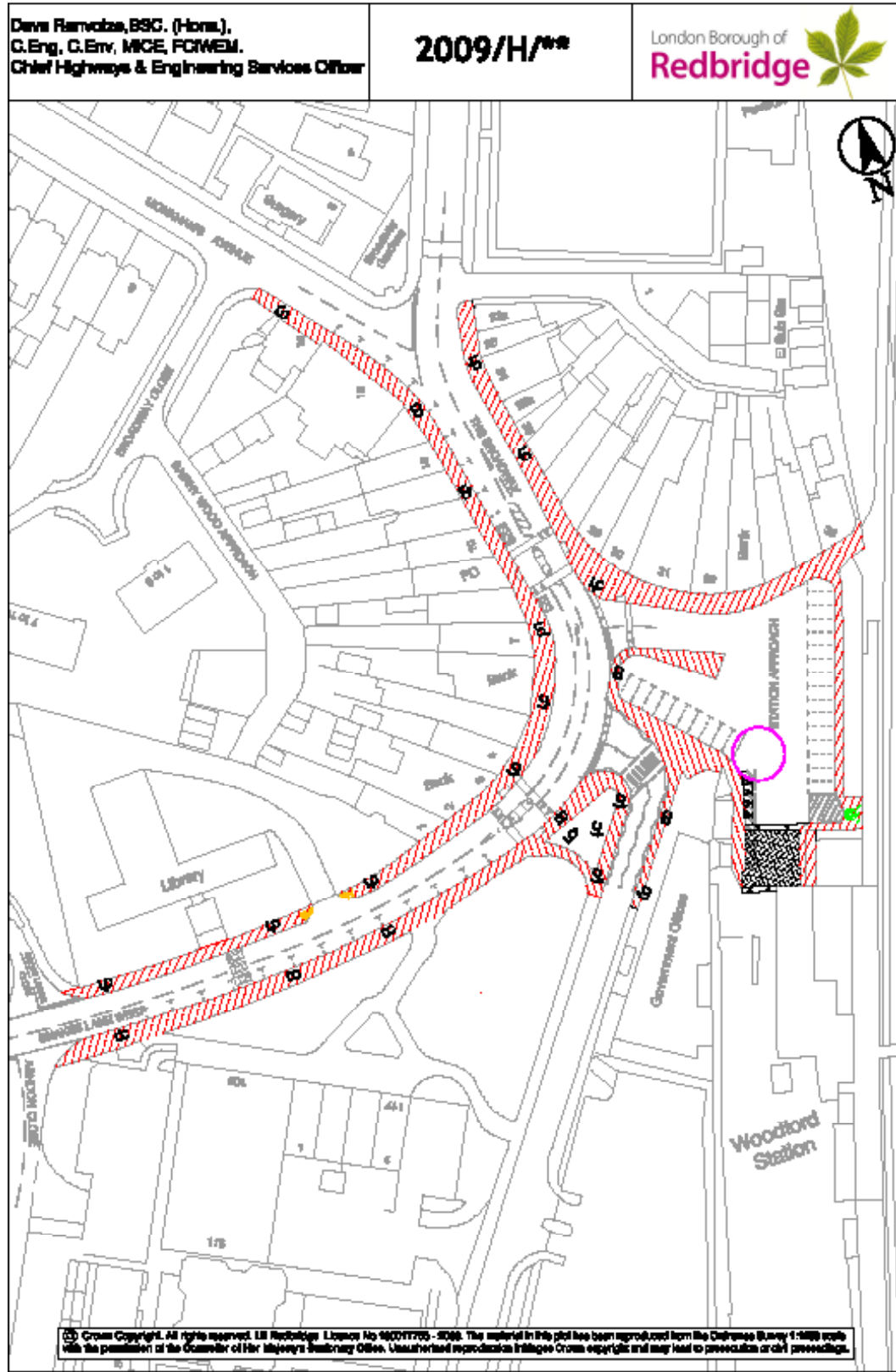
*Full Address* – 47 Monkham's Lane, Woodford Green

*Summary Details* – Early 20th Century House

*Description* – Circa 1909 in the Arts and Crafts style. Rendered two storeys with hipped clay tile roof and gable cross wings. Single storey porch with mono-pitch roof and side single storey turret. Adjacent garage with hipped clay tile roof.

# APPENDIX G

Plan of Woodford Station: Transport for London (TFL) Enhancement Scheme





# APPENDIX H

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