



Planning & Regeneration Services

Woodford Green and Woodford Wells Conservation Areas

A Special Character Appraisal



Woodford Green and Woodford Wells Conservation Area Appraisal

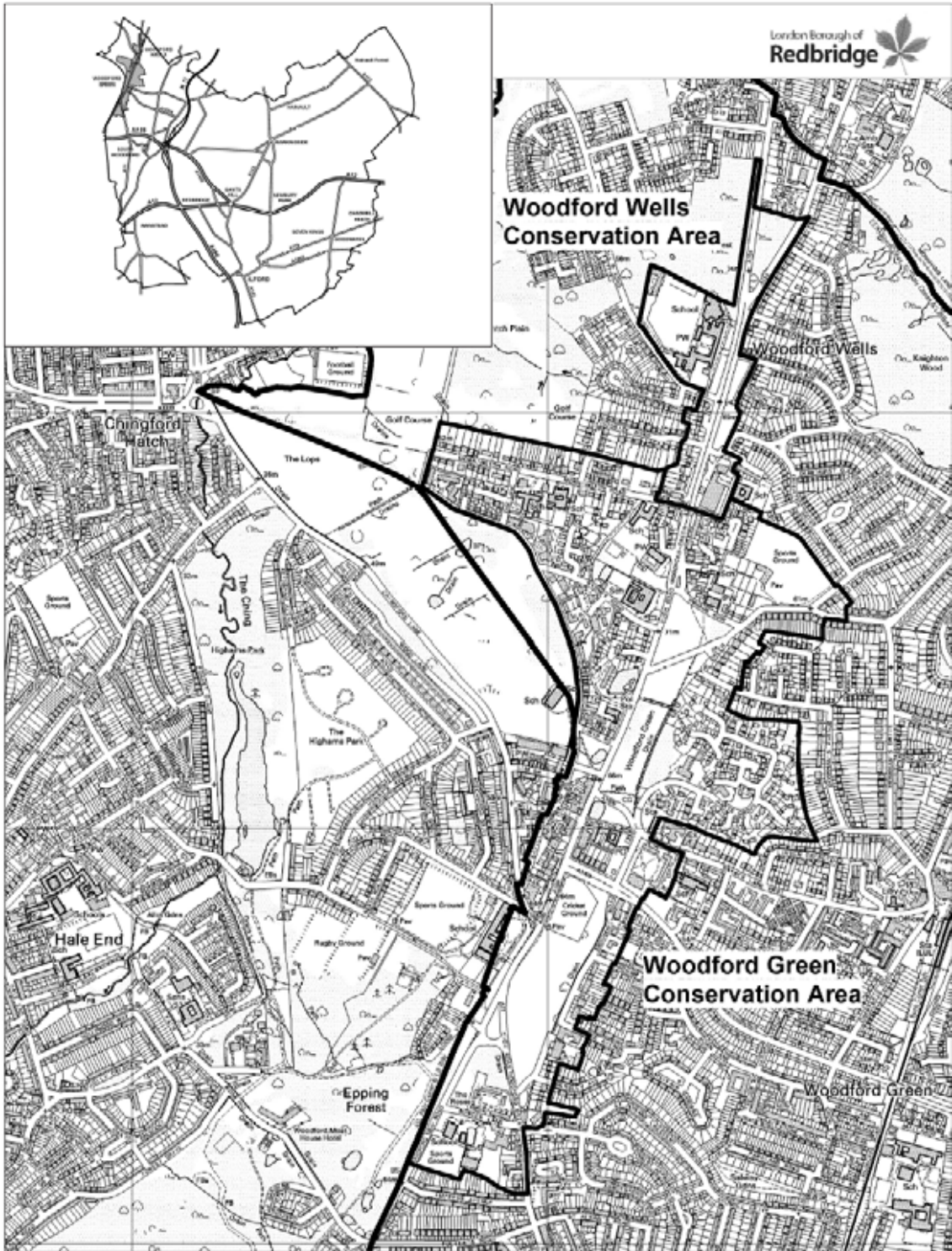
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1. Introduction

Woodford Green Conservation Area and Woodford Wells Conservation Areas are located in northeast London and the northwest of the London Borough of Redbridge. They were designated in 1970, shortly after the introduction of Conservation Area legislation in 1967. They were among the first Conservation Areas designated in the Borough indicating the early recognition of the areas' special interest. The designations were underpinned by a special character appraisal of the architectural and historic interest of the areas. The boundaries of Woodford Green Conservation Area were extended in 1981 to enclose the area between Sunset Avenue, Mornington Road to the west of Woodford Green High Road and the Woodford Wells Sports Club to the east of the High Road.

Woodford Wells and Woodford Green Conservation Areas developed as settlements along a forest track (now the A104) over the same period and in the same manner. The Conservation Areas' building stock is similar in style and date and both areas retain a strong relationship with semi-wild areas of open space. The areas also share a boundary. For these reasons, Redbridge will prepare a joint Special Character Appraisal for the Conservation Areas.

The most recent joint enhancement scheme for the Woodford Green and Woodford Wells Conservation Areas was adopted and published in 1993. A more up-to-date appraisal and enhancement scheme is needed to ensure ongoing relevancy. This appraisal was prepared in accordance with recently published English Heritage guidance, PPG 15 and other relevant planning guidance.



Map 1: Woodford Green & Woodford Wells Conservation Areas & Location Map

Marc Dorfman
 Chief Planning & Regeneration Officer
 Planning & Regeneration

Date February 2007

Scale: 1/12000

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1.1 Conservation Areas

Under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines a Conservation Area as an area of special architectural interest or of special historic interest, the character or appearance of which it is desirable to preserve or enhance.

Government introduced Conservation Area Legislation in 1967. This legislation gave local planning authorities the power to designate Conservation Areas, it included provisions to restrict some types of development that can usually be carried out without planning permission and it allowed local authorities to be more demanding in terms of the quality and type of development that they would accept. It afforded local authorities the opportunity to protect important trees in the Conservation Area and it also required local planning authorities to prepare preservation or enhancement proposals for any Conservation Areas that they chose to designate.

2. SUMMARY OF SPECIAL INTEREST

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.

3. ASSESSMENT OF SPECIAL INTEREST

3.1 Context and Setting

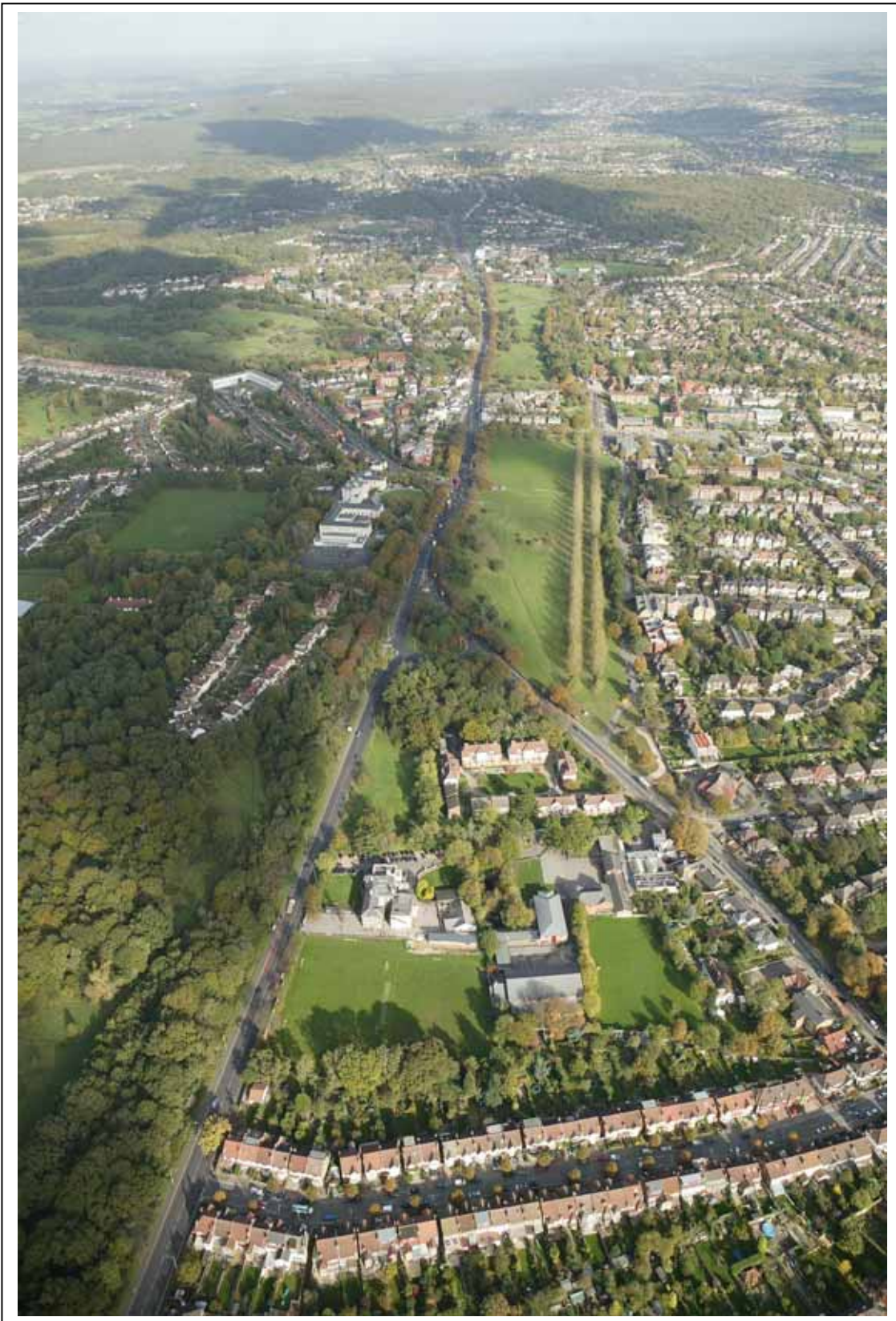
The Woodford Green and Woodford Wells Conservation Areas lie on a ridge 60 metres above sea level. The land gently slopes to the River Lea to the east and to the River Roding to the west. There are also slighter gradients within the Conservation Areas. For example, when walking northwards along the High Road approaching the statue of Winston Churchill the land slopes upwards. The soil is mainly London clay with patches of gravel at the higher altitudes.

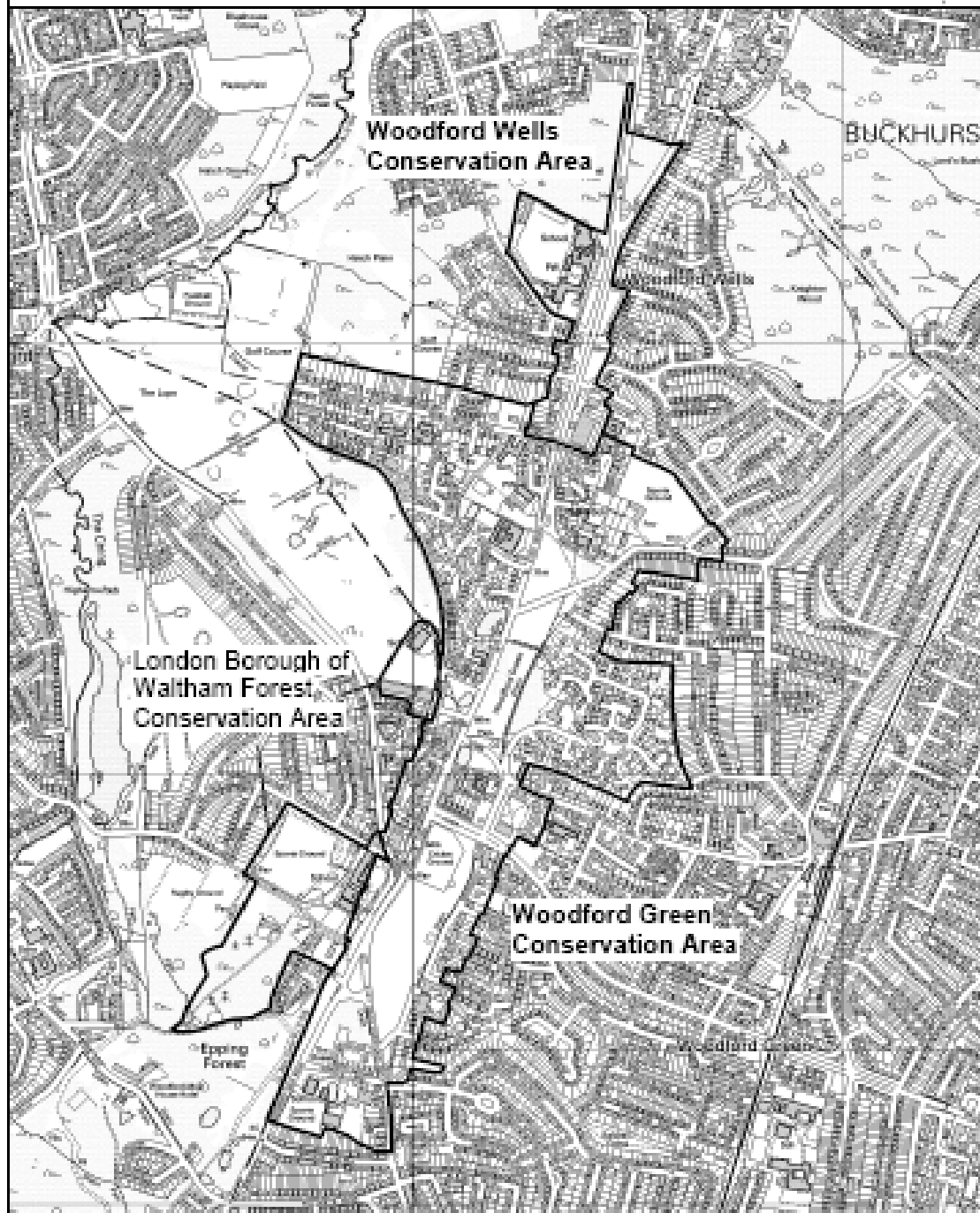
The boundary which separates the London Boroughs of Redbridge and Waltham Forest runs through Woodford Green to the west of the High Road. Two small portions of land just east of the Borough boundary have much in common with the Woodford Green and Woodford Wells Conservation Areas in terms of historical development. In this area the borough boundary has been drawn arbitrarily with no features on the ground influencing its course. Spatially and historically the two small areas of land east of the boundary relate strongly to the Conservation Areas. The London Borough of Waltham Forest has designated these areas as a Conservation Area in its own right and it is also called Woodford Green Conservation Area.

Woodford Green Conservation Area adjoins other areas of special character. It shares a boundary with the Empress Avenue Residential Precinct to the south and the boundary of Laing's Residential Precinct abuts the Conservation Area boundary to the southeast. The boundaries of the Monkams Residential

Precinct overlap with Woodford Green to the northeast and abut Woodford Wells Conservation Area to the east.

The district centre that serves Woodford Green and Woodford Wells is South Woodford; Woodford Broadway to the east is the nearest local centre. These are also the principal public transport nodes. There is also a commercial and retail area within Woodford Green Conservation Area, which essentially functions as an urban village. In terms of local planning policy, this area was a designed district centre under the 1991 Unitary Development Plan but later lost this status. Under the existing Unitary Development Plan and the emerging Local Development Framework, the area has no specific designation, though it contains a number of designated key retail parades.





Map 2: Woodford Green & Woodford Wells Conservation Areas & Boundaries

Marc Dorfman
Chief Planning & Regeneration Officer
Planning & Regeneration

Date February 2007

Scale: 1/12500

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3.2 General Character and Plan Form

The Conservation Areas are centred on long green open spaces creating an easily recognisable and distinctive plan form. The present-day plan form is very similar to that shown on a map dating to 1777 prepared by John Chapman and Peter Andre (Appendix 2).

Lines and clusters of mature trees and small ponds on these long greens and other greens form significant elements of the Conservation Areas' character; as does the semi-natural appearance of the unenclosed greens themselves and the open land to the east of the Conservation Areas - all vestiges of the ancient Forest of Essex. The open character created by the large open spaces within and outside the Conservation Areas, mean that the buildings overlooking the open spaces are visually sensitive. Mature gardens, the low density of buildings, the low-rise nature of most of the area, as well as the significant areas of open green space contribute to the semi-rural character of the Conservation Areas. Many of the roads away from the High Road resemble country lanes rather than suburban feeder roads; quite narrow with mature hedgerows and no footpaths; and this also contributes to the semi-rural character of the Conservation Areas.

Woodford High Road follows the way of an ancient forest track. It carries significant levels of car traffic and bisects both Conservation Areas from north to south thereby forming a visual and pedestrian barrier. The mature chestnuts that fringe the High Road, contribute to the semi-rural feel of the Conservation Areas as well as performing an important screening function. The street furniture and footpaths are generally of no special interest though stretches of Victorian kerbs survive in places such as along Sunset Avenue and the recent re-surfaced footpaths of compacted pebbles along the High Road to the south of Woodford Green Conservation Area work well.

The character of the Conservation Areas is also derived from its uses. Commercial, retail and residential uses are long established in the Conservation Areas with residential uses dominating. These uses are part of the areas' character. There are a number of flatted developments in the Conservation Areas, some houses have been converted to flats, but single-family dwelling units set in sizable gardens continue to form a significant part of the building stock. The commercial, retail and municipal functions of Woodford Green village are a significant element of its character. There is also a strong institutional character to both Conservation Areas; in particular, there are a large number of churches and schools. These institutions were established to serve a growing population in the late eighteenth and nineteenth centuries; large historic residences were used to provide some; other institutions constructed purpose-built structures.

The morphology of the area and the dates of the buildings enclosed within the boundaries reflect much of the area's history. Historically Woodford Green and Woodford Wells consisted of clusters of development in forest clearings along a forest track. Many gaps between these clusters were not filled in until the late nineteenth and early twentieth century. Thus the architecture of the area is quite heterogeneous in date, as well as style, scale, grain and architectural order. The Conservation Areas includes some early Georgian buildings; some fine Victorian buildings as well as Edwardian, interwar and post-war buildings.

This continuum of buildings from different periods is an important characteristic of the area. Although individually some of the twentieth century structures that fringe the open green spaces are of little architectural merit, collectively they perform an important function in enclosing the open spaces and serving as a reminder of the gradual development of the Conservation Areas.

More detailed characterisation of the Conservation Area is contained under sub-area titles.

3.3 Archaeology

There are no Archaeological Priority Zones, scheduled monuments or sites within the Conservation Areas' boundaries. Likewise there is no record of significant archaeological finds. However, in the case of major applications, the Council's Planning Service can attach planning conditions to safeguard important archaeological remains that may be found on-site. For example, a developer may be required to engage a qualified archaeologist (Member of the Institute of Field Archaeologists) to maintain a watching brief during the early stages of construction and if necessary to allow for the rescue excavation of significant remains. Planning Policy Guidance 16, London Plan policy 4B.14, UDP policies KR31-34 and LDF policy E6 provide for the protection of archaeological heritage during development.

3.4 The Origins and Historic Development of the Area

3.4.1 Early History

In terms of historic ownership Woodford Green and Woodford Wells Conservation Areas can be divided into two areas: Woodford and Monkhamms. Monkhamms belonged to Stratford Langthorne Abbey. In 1203, King John licensed the conversion of Monkhamms Wood from common land into owned land. Records indicate Monkhamms included land north of the old Snakes Lane and extended north into Chigwell. The parish of Woodford at one time fell within the ancient Forest of Essex. The eleventh century Domesday survey suggests that the area was densely wooded. Some woodland clearances were made at Woodford in the eleventh century or earlier and the amount of arable land gradually increased. The area became known as the Forest of Waltham in the fourteenth century. The forest was a Royal Forest, which meant that only Sovereigns held the right to hunt there. From the fifteenth century onwards much of the parish of Woodford was regarded as a tenement of Woodford Manor, which in turn was owned by Waltham Abbey. During the middle ages, the abbot of Waltham, acting as lord of Woodford Manor, held court, to deal with petty grievances. Surviving court rolls and court books evidence this.

Between 1538 and 1541, Henry VIII confiscated the property of the monastic institutions. This process, known as the Dissolution, was authorised by parliament in 1534. The crown seized Woodford Manor, its tenements and Monkhamms Wood during this period. Much of the land seized during the Dissolution was subsequently granted to persons loyal to the King. In 1545, Woodford Manor and other land holdings were granted to Sir John Lyon, alderman and grocer of London. In 1547, Woodford Manor was recovered by the King in exchange for other lands including Monkhamms.

The growth of the present-day Woodford Green and Woodford Wells was slow until the end of the late fifteenth century when Londoners, attracted by the wooded surroundings, began to purchase houses in the area. From the late sixteenth century, the emerging class of wealthy merchants in London began to build large, elaborate houses in Woodford. The earliest known of Woodford Green's buildings was Grove House, sited near the present day Sir James Hawkey Hall and built in 1580 and replaced in 1832 by Essex House. Little is known of the early hamlets of Woodford Row (Woodford Green) and Woodford Wells. These areas were most likely self-sufficient with established gentry, farm labourers, craftsmen, a few tradesmen and newly-established wealthy merchants.

The route that the High Road (A104) follows was known as "upper road" in early times and consisted of a forest track until the seventeenth century. Another major historic road in the area was referred to as the "lower road" and it follows the route of Chigwell Road. The area's road network indicated the residential character of Woodford Green, it being relatively easy to reach Woodford, but difficult to pass through it. Snakes Lane was another early transport route in Woodford. It ran westwards from a ford at Woodford Bridge towards the Woodford Green. The eastern part of Snakes Lane was later pushed southwards to its present course.

3.4.2 Seventeenth and early Eighteenth Century

Woodford was never a compact village and this fact is reflected in the morphology of the Conservation Areas as well as the wider area. Instead Woodford consisted of a number of hamlets along the High Road and one at Woodford Bridge, tenuously linked by stretches of ribbon development and surrounded by woodland. These historic hamlets were designated as Conservation Areas in 1970. They are Woodford Green Conservation Area, Woodford Wells Conservation Area, South Woodford Conservation Area and Woodford Bridge Conservation Area.

Substantial mansions became characteristic of Woodford in the seventeenth century. Records indicate that Woodford showed a greater proportion of larger houses than adjacent areas such as Chingford, Wanstead and Walthamstow. At the same time, many families in Woodford lived humbly, erecting cottages on manorial waste or living in the households of others. By 1670, 70 families lived in the parish.

By the seventeenth century much of the Woodford demesne was arable land. There are references to common fields and meadows around this time. By the eighteenth century the fields were enclosed with hedges and were used to grow wheat, oats and peas, then sold at the London market.

Woodford Wells was briefly fashionable as a spa in the eighteenth century, the spring which gives the area its name was said to have medicinal properties, though it had fallen into neglect before 1768. The spring was first mentioned in 1285; its site is uncertain.

Towards the end of the seventeenth century the forest track that the High Road follows, was extended as far as Harlow. In 1721 the Middlesex and Essex

turnpike trust was established to improve this road between Whitechapel and Woodford. In 1736 the turnpike trust was also given control over Chigwell Road. The turnpike trust improved the quality of the roads that they managed and this improvement encouraged further residential development along the High Road and other turnpike roads in the eighteenth century.

In 1748 the houses at Woodford were described as scattered and “of brick, several stories high, well built and some of them handsome. The inhabitants [were] partly farmers, but still more gentlemen”. A significant part of Woodford’s population at this time would have worked as domestic servants in the mansions. Londoners who did not own houses at Woodford, often rented houses there during the summer months. Rooms in Woodford were often more expensive than in London itself. The eighteenth century saw several new buildings in Woodford Green including Harts House (demolished and rebuilt in 1816), Hurst House (1714), The Roses (1734), Highams (1768), Prospect House (1772), Ivy House, Salway Hall and The Oaks.

3.4.2 Late Eighteenth, Nineteenth and early Twentieth Century

In the late eighteenth and early nineteenth century the area was still remote consisting of a disjointed hamlets with a population of gentry, merchants, tradesmen and cottagers set in largely agricultural land. Chapman’s and Andre’s map of the area in 1777 shows ribbon development along the High Road from Woodford Wells in the north, southwards through Woodford Green (known as Woodford Row) to South Woodford (known as Church End). Farms filled the areas in between with pasture farming becoming popular in the early nineteenth century.

In 1762, remarkably 156 out of 178 houses in the parish were mansions and 22 were cottages. By 1796, the number of houses had increased to around 250. Few properties survive from this period and there is little detailed information about their ownership, their architectural characteristics or the circumstances surrounding their demolition. The population of Woodford parish in 1801 is quite high (at 1,745) when compared with rural areas with villages in Essex. This number increased to 2774 during the first half of the nineteenth century indicating the increasingly residential character of the area.

A new road was opened in 1828 from Woodford through the Forest of Walthamstow, prompting the construction of more new residences. At this time some uninhabited land known as waste, held by the manor, but used as common land, was converted into privately owned land, this practice was known as enclosure. Some houses were constructed on new enclosures of manorial waste, though development took place around existing areas of settlement. In 1838, nine new residences were constructed on new enclosures. At this time large residences, with paddocks and substantial gardens covered much of Woodford and only 6 farms remained.

In the late eighteenth and early nineteenth century, the upper (High Road) and lower (Chigwell Road) roads, Snakes Lane and George Lane were the only thoroughfares through the parish. In 1828, the turnpike trust built the Woodford New Road from Walthamstow to Woodford Wells. This Road joined with Epping New Road began in 1834 by the Epping and Ongar highway trust

to provide a high-class turnpike road. In 1820, the owner of Monkams, sought and obtained permission to divert Snakes Lane southwards to consolidate his estate. So Snakes Lane was diverted southwards between Woodford Green and the present-day Woodford Station, previously it met the Green just north of Monkams Avenue. The Castle at Woodford Green was a posting house in around 1848.

From the mid-nineteenth century onwards, the rapid development of the Victorian age was increasingly felt in Woodford. An improving road network was following by the extension of the railways to Woodford in 1856. Two stations were constructed, one at Snakes Lane (Woodford Station) and one at George Lane (South Woodford Station). The Eastern Counties Railway Company however tried to keep this line for lucrative season ticket travel, refusing to grant workman's fares thereby preserving the affluence of Woodford parish somewhat.

Following the coming of the railway, the Crown sold its forest rights and many more enclosures were made. Between 1851 and 1871, 182 acres were enclosed, leaving only 69 acres of woodland within the Manor of Woodford. Victorian suburban development looked set to engulf Woodford. However this changed following the Epping Forest Act (1878) and subsequent arbitration, under which 209 acres at Woodford were preserved as part of the forest. This consisted mainly of the two large greens in Woodford Green Conservation Area, smaller greens and strips on either side of High Road, as well as strips along the river Roding, Reed's Forest and a large parcel of land east of the Conservation Areas. The Epping Forest Act was clearly instrumental in preserving the green semi-rural character of Woodford Green.

In the 1870s development accelerated when suburban trains became more frequent making the area more accessible. In 1871, Woodford had a population of 4,609 and by 1881 this number had increased to 7,154. In the nineteenth century, middle-class city workers were attracted to the area and as a result large numbers of houses served by new residential roads were built. The population growth of Woodford continued at a steady rate during the twentieth century.

In 1876, the parish of Woodford still comprised of widely separated hamlets. Woodford Row was one of these hamlets and consisted of a shopping area, a green and a number of mansions. Woodford Row later became known as Woodford Green. The construction of a Congregational Church (1873), a Methodist Free Church (1869) and the Church of All Saints (1874) around this time indicate the growing population of Woodford Row and the surrounding area.

In the late nineteenth and early twentieth century, the profile of Woodford's residents changed considerably. As city workers moved in, the long established gentry began to move out of the area. Some large residences were demolished and housing estates were laid out in their place, such as The Roses, Salway Hall and Ivy House. Other large houses were converted from residential to institutional uses. For example Prymont was converted into St Aubyn's School at the end of World War One, Highams was converted into the Essex County

Council School for Girls in 1919, The Oaks became a Poor Clare convent and Harts House became a hospital in 1920. However, the area remained decidedly middle-class and the Council reinforced this by refusing to allow trams and later trolley buses into the area. The settled areas of the parish continued to expand and by 1922, the area of the parish under cultivation had decreased significantly.

A number of Arts and Crafts style buildings were constructed in the Conservation Areas along Mornington Road and The Green in the early twentieth century. Mornington Road contains the best examples. Most early-twentieth century houses in Woodford are large, either detached or semi-detached and set in substantial gardens. The Roses and Broomhill Court are examples of early, flatted development in the Borough. A small number of properties were damaged as a result of World War Two bombing. The nineteenth century Essex House, the Congregational Church (1874) and Eagle House were severely damaged by a flying bomb in 1944 and were demolished after the war. Sir James Hawkey Hall and Broomhill Court were constructed on the newly cleared sites.

Development in the second half of the twentieth century was varied in terms of scale, grain, dwelling type and style. Hobart Court, a relatively tall, flatted development, along Sunset Avenue set a precedent in the 1970s. A number of blocks with large balconies were subsequently built to take advantage of panoramic views of forest land and the city further east. Hobart Court, Kempton Court, Ashton Court, Birch Court, Warner's Close, Tree Tops, Highwood, Cranfield Court, Parkmore Close, Hawkey Hall and others represent modernist architecture in the Woodford Green Conservation Area.

The 1960s and 1970s witnessed the loss of a number of fine buildings and historic buildings. For example the Wilfred Lawson Temperance Hotel on the High Road was constructed in 1883, demolished in 1974 and replaced by the flatted development Churchill Lodge shortly afterwards. The Edwardian redbrick police station at the junction of Mornington Road and the High Road dating to 1910 was demolished in 1968. A number of humble buildings along the High Road, constructed in the vernacular weather-boarded style were demolished without much ado during this period.

Recent development has been more historicist in style. Development falling within this category includes infill development around Harts House, Jubilee Court, Percival House, some infill development at The Square and along Mornington Road.

3.5 Character Analysis

Distinct areas exist within the boundaries of the Conservation Areas making the delineation of character zones appropriate as part of the appraisal process. Five character zones were identified:

Zone A: Historic Hamlet

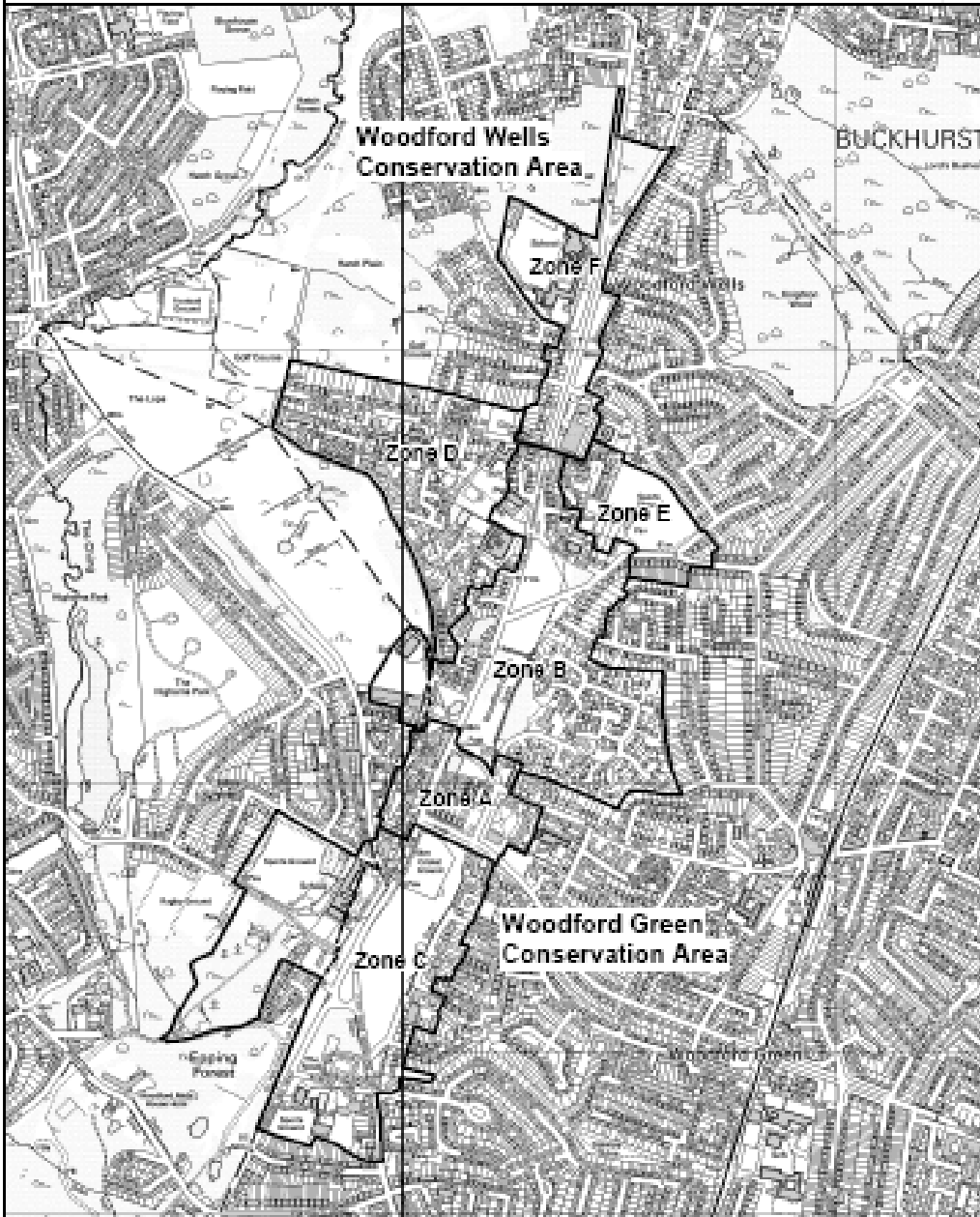
Zone B: Upper Green, Links Road Green, Harts House and related buildings

Zone C: Lower Green, Broomhill Walk, Broomhill Road, Bunces Lane, Woodford New Road.

Zone D: Mornington Rd, Sunset Avenue, Sydney Rd, Friary Lane, Oak Lane, Chestnut Walk

Zone E: Woodford Wells Sports Club, Barclay Oval, The Boltons Churchwood Gardens, Monkams Lane, Monkams Drive.

Zone F: Woodford Wells Conservation Area



Map 3: Woodford Green & Woodford Wells Conservation Areas Character Zones

Marc Dorfman
Chief Planning & Regeneration Officer
Planning & Regeneration

Date: February 2007

Scale: 1/12500

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3.5.1 Zone A – Historic Hamlet

Woodford Green village

Though Woodford Green is not designated as a town centre in the Unitary Development Plan (or the Local Development Framework), it nevertheless functions as a small urban village or hamlet. It contains uses such as a doctor's surgery, a public house, restaurants, a butcher, a pharmacy, and other small convenience-shopping units. Municipal buildings in or close to the village area include the fire station, police station, post office and Sir James Hawkey Hall (used for community functions and Council meetings). The village area includes part of the High Street, Mill Lane, The Square, The Terrace and Johnson Road. The northern section of Broomhill Road has also been included in this section. In terms of local planning policy, there are a number of key designated retail parades with related policies within this area.

The buildings in this area date from a number of periods: No. 383 with large arched ground floor windows and a rusticated doorway dates to the late eighteenth century; the post-office has an Edwardian shopfront; and the Midland Bank (now Razza restaurant) by T.B. Whinney, built in the pre-war Italian renaissance style dates from 1920. The village area has a fine urban grain and a streetscape human in scale. Late twentieth century infill development has generally respected the grain and morphology of the area. This part of the Conservation Area has townscape merit and is sensitive to change.

There are some fine individual buildings and groups of buildings in this part of the Conservation Area. There are also a handful of good quality shopfronts in this area. However, in general the quality of shopfronts and advertisements is poor with many detracting from the Conservation Area. Also, some buildings with commercial or retail uses on the ground floor are in need of better routine maintenance.



Photographs – Zone A



The Eagle Public House



29 Mill Lane



39 Mill Lane



Chapman's butchers



389 High Road



Hawkey Hall








1920s former bank building

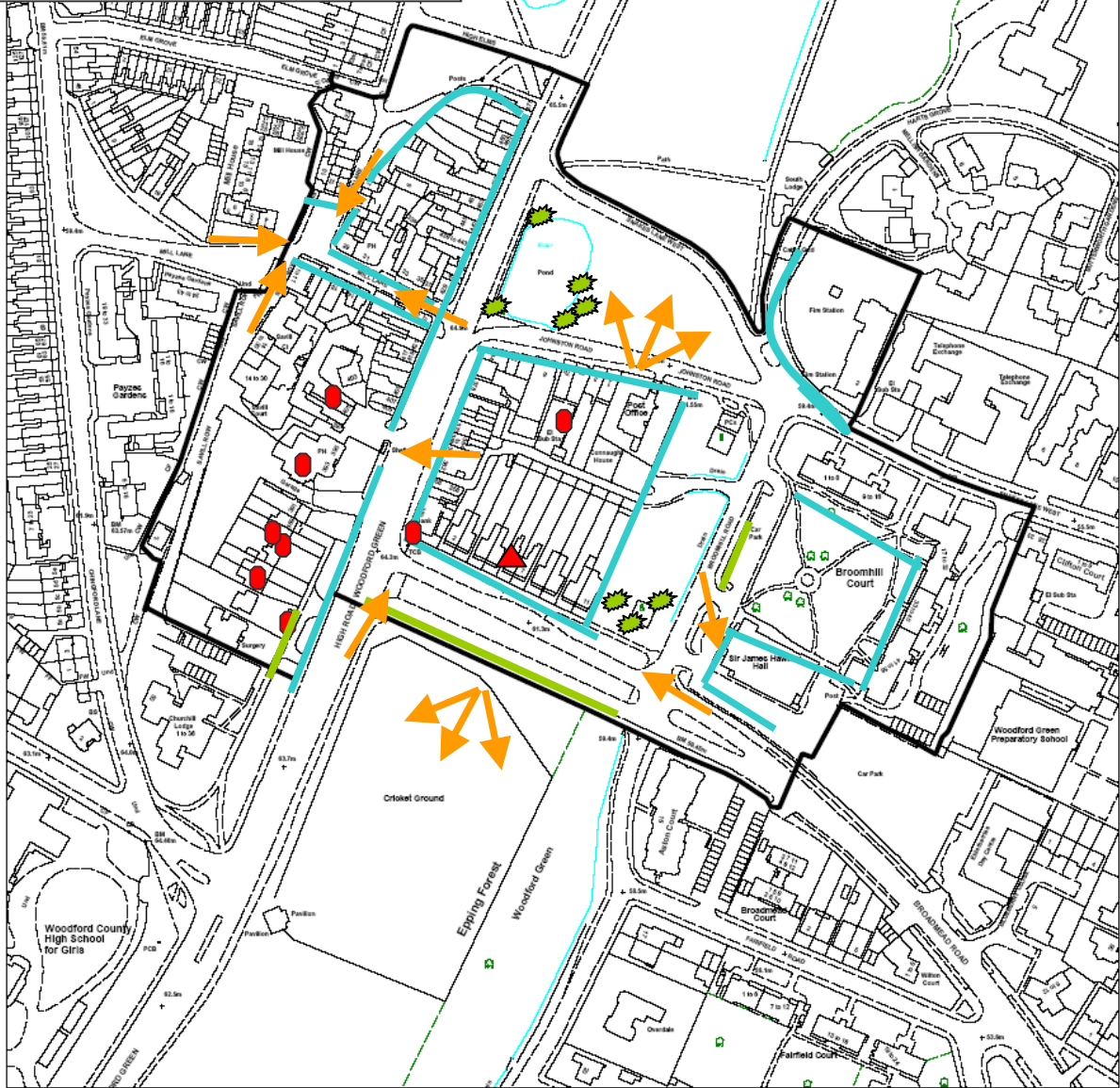


1-3 The Square



Parade of shops High Road

-  View
-  Frontage of townscape importance
-  Belt/group of trees of townscape importance
-  Statutory Listed Building
-  Locally Listed Building



Woodford Green & Woodford Wells Conservation Areas Character Zone A

Marc Dorfman
Chief Planning & Regeneration Officer
Planning & Regeneration

Date February 2007

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Western Side of the High Street

Moving northwards along the High Road, the village area begins at number 375 High Road, currently in use as a doctor's surgery. There are a number of yellow stock Georgian and fine redbrick Victorian buildings to the north along the western side of the street (excepting no. 377, a typical interwar suburban house). These buildings vary in height from two to three storeys. A listed pair of late eighteenth century gateposts with oval fluted paterae of Coade stone is at odds with a typical interwar redbrick house at 377. The listed pair of semi-detached houses at 389-391 is especially charming. Westside Motors, which sits adjacent, detracts from the quality of the Conservation Area. A large number of cars are displayed to the front of the garage. The garage itself is a single storey narrow structure with an over-scaled, painted fascia board.

The small public open space lies to the north of The Castle Public House (now part of The Harvester chain) also has a strong historic feel. The space is enclosed by a eighteenth century property, now semi-detached (397-401) with commercial ground floor uses, a detached property (403) that addresses with small space, the flank wall of a single storey shop unit (no 405) and the flank wall of The Harvester. No. 403 is a 5-bay, mid-eighteenth century structure of stock brick with red window-heads known as Lanehurst. The Castle Public House is also a listed building dating to the early nineteenth century. It replaced an earlier posting house and inn named the Castle and Two Brewers, dating to the eighteenth century. A narrow laneway to the southwest of the space leads to Savill Road. A small, nineteenth century building of good proportions, but in poor condition is located at the entrance to this laneway. The space itself has a bituminous surface and is primarily used for parking. The use of this space for parking detracts from the character of the Conservation Area and does not provide a fitting setting to Lanehurst.

The structures with commercial and retail uses on the ground floor on the western side of the High Road between 405 and 476 are a diverse group. The buildings vary in height from single-storey to 3 storeys. Most are characterised by a vertical emphasis. Distinguished among this group is a traditional , painted timber, butcher's shopfront: Chapman's.

Mill Lane & The Square

The very fine urban grain of the buildings on the north and west of the square and Mill Lane, the intimate scale of the square and lane, and the enclosure the surrounding buildings provide give this area a historic, almost medieval feel.

Some appropriately proportioned, positioned and scaled infill development to the north of The Square works well, though higher-quality elevational materials should have been used. The stone cladding on the ground floor of number 33 Mill Lane detracts from the building.

Savill House to the south of The Square is somewhat overbearing, but it is a good building when considered independently. The adjacent well-proportioned, freestanding building that divides Savill Row and Mill Lane performs an important streetscape function, preserving the small-scale street pattern and enclosure of the square.

Mill House, on the eastern side of the square, mars the general feel of the square. Mill House is a flatted development dating to the mid-twentieth

century. The scale of the development is excessive and the expansive green area to the front of Mill House is out of character with the rest of the square. The enclosure of this western side of the square would enhance the character of this part of the Conservation Area. This could be achieved by planting a medium height thick hedge. The site falls within the boundaries of the London Borough of Waltham Forest.

Island of development between Broadmead Road and Johnston Road

The eastern side of the High Road is more homogenous. The parade of two-storey typical early nineteenth century shops gives this side of the High Road a more unitary character. The flamboyant former bank terminates this parade to the south. The parade is terminated to the north by a low corner building that fails to make the most of the site. Its rustic red brick face is made lifeless by uniform recessed pointing and the use of stretcher bond.

Johnston Road contains a more heterogenous building stock. Notable buildings include the Edwardian post office and the reconstructed weatherboarded restaurant at no. 8. All the buildings along Johnston Road enjoy panoramic views of All Saints Church set against the north green. The pond to the front of Johnston Road is known as Kendon's Pond, after an adjacent butcher's shop, now disappeared. A large cast iron pump stands adjacent. The pond is also known as Hasler's pond or the Potato Pond and was one of a few ponds identified on the first Ordinance Survey map.

The Terrace, on the south side of this island, is a group of mid-1800s brown-brick semi-detached group with variation in some elements. Their front elevations are relatively intact with a notable line of horse chestnuts to front.

Northern section of Broomhill Road

The recently constructed redbrick fire station has a horizontal emphasis and a deep plan. It is set against a large severe forecourt. The site would benefit from a landscape screen inside the boundary wall and a more permeable hard surface. Broomhill Court is a substantial brick-built estate of flats. The flats are solidly constructed structures with pitched roofs and large chimneystacks around a large green. Sir James Hawkey Hall is a well-proportioned community building constructed in a modernist style of brick. The concrete porch and canopy are distinctive making the building successful rather than mediocre. Two lampposts to the front of the structure, and contemporary with it, are in need of repair. The site would benefit from some additional vegetation to the west and south. A recent attempt has been made to screen the car parking area to the north of the hall with some young street trees.

3.5.2 Zone B: Upper Green, Links Road Green, Harts House and related buildings



The North Green

A number of churches are visible from different points in the North Green: The United Free Church on High Elms, the former Methodist Chapel on the Links Road, the Roman Catholic Church of St Thomas of Canterbury, and the Church of England's Church of All Saints on Inmans Row. It is the Church of All Saints (1874) with its tall spire that dominates the green and attracts the eye.

The green is expansive. Aside from the western fringe of horse chestnuts along the High Road, the green has a very open character with panoramic views in all directions. It slopes from west to east and is diagonally bisected by Monkams Lane, though this is not apparent from a distance. A number of large mature trees are scattered around the green and there is dense tree and scrub cover to the west and northwest of the green. The grassland is roughly maintained giving the area a rural feel. Unsurfaced paths and paths with bitumous surfaces traverse small sections of the green.

Pictures – Zone B



North Green



All Saints Vicarage



Working Men's Club



Traveller's Friend



Potato Pond



1 Inmans Row



Harts House



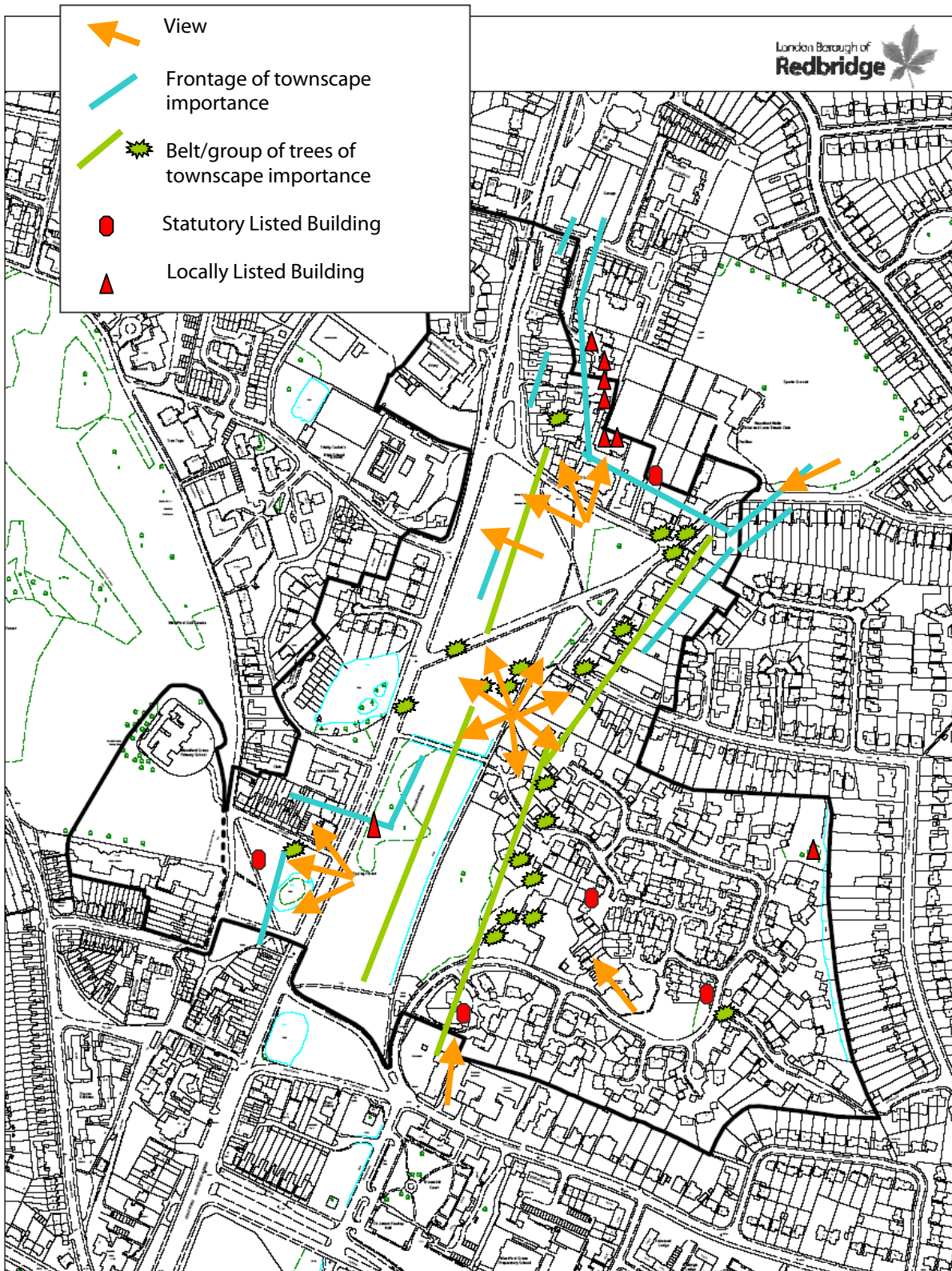
All Saints



St Canterbury



Townsend-designed



Woodford Green & Woodford Wells Conservation Areas Character Zone B

Marc Dorfman
Chief Planning & Regeneration Officer
Planning & Regeneration

Date February 2007

Scale: 1/4500

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Inmans Road and the High Road

The Church of All Saints on Inmans Row is set behind the north green; this view of a church against a green is a traditional architectural idiom of the English village and contributes to general village feel of this part of the Conservation Area. The Church of All Saints on Inmans Row was built in 1874. It was given by H. F. Barclay of Monkham and designed by F. E. C. Streatfield in the early English style. In 1876 a north aisle was added and in 1885 a choir vestry.

The rest of the buildings along Inman Row are heterogenous in terms of scale and proportions as well as style and date. An Edwardian redbrick vicarage with bonnet hips, interwar detached houses and a new detached property lie to the east of the church. West of All Saints are two detached nineteenth century properties. A number of tall, narrow, three-storey houses of brick, with plaster cornices and tall chimney pots, dating to the late eighteenth century lie further west and around the corner onto the High Road. Number 1 Inmans Row is a highlight in this group. The residential properties along Inmans Row have retained their front gardens; fewer houses have retained their front gardens around the corner on the High Road.

The well-maintained Travellers Friend (496) is set close to the road. Further north a number of early to mid nineteenth century properties of yellow stock brick have hardstandings to the front. Mature trees soften the impact of these hardstandings on the streetscene. These properties contrast with numbers 569-575 opposite which are similar in date but have retained mature gardens to the front. A small cluster of commercial and retail uses are located at 508-514 and designated a key retail parade, though a number are vacant. A good historicist infill structure at 526-530 sits between a terrace at 518-524 and the nineteenth century 532-534; permission for the infill development was granted on the basis of the refurbishment of the structures no.s 532-534. The Toyota garage to the north lies just outside the Woodford Green Conservation Area boundaries and impacts negatively on its setting.

The Church of Saint Thomas of Canterbury is another of the Conservation Area's ecclesiastical buildings. The Roman Catholic parish of Woodford was formed in 1894; with the construction of the red brick church. The adjoining brown-brick friary was built shortly after the church's completion. The church's construction was funded by Henrietta Pelham-Clinton, the dowager duchess of Newcastle. The Dowager's own residence the Oaks was located immediately north of the church. The Oaks became a Poor Clare Convent in 1920 and was subsequently demolished and the land used for infill residential development of two-storey houses. The development is screened from the road by a substantial brick wall. The substantial, 1970s Trinity Catholic High School is mostly screened from the High Road by thick vegetation and a brick wall.

Further south the sturdy but unadventurous interwar group along the High Road and on Firs Walk occupy the site of the Firs Estate. Post-war properties on Warners Close and some of the Firs Walk houses make the most of their location beside Firs Pond, also known as Warner's Pond. The pond is enhanced by mature vegetation around its borders including some notable oaks. The Police Station is a large bulky post-war structure with little to recommend itself. The adjacent Kempton Court is a neutral building.

High Elms Green

The striking bright red brickwork and warm terracotta banding and dressing of the United Free Church on High Elms attracts the eye. It was designed by C Harrison Townsend and built in 1904. The prominent site set against the

foreground of the High Elms green and the background of forestland and views of London making it a key building in the streetscene. The adjacent terrace of two and three-storey eighteenth and nineteenth century houses are attractive and well-maintained. North of the church the Woodford Green Primary School is characteristic of school architecture in the late nineteenth century.

The other landmark church building on this green is the former Methodist church. William Burnett led an independent congregation of Wesleyans, registered a chapel at Woodford Green in 1857 on the junction of the Links Road and the High Road. In 1869, a new chapel was constructed on the same site. The society remained independent until 1871, when it joined the United Methodist Free Church. The basement of the 1869 structure is used as the Woodford Green Working Men's Clubs as a decorative lead canopy advertises. The remainder of the building was recently converted into flats; its yellow stock bricks revealed as part of the refurbishment process.

A terrace of nineteenth century two-storey properties encloses the northern section of this green. Some have suffered inappropriate changes as a result of permitted development such as hardstandings in the front gardens and the rendering of brickwork. The boundary treatment between High Elms and numbers 473 and 475 is untidy.

Harts House

The mid-nineteenth century stucco'd south lodge adjacent to the north green announces Harts House. Harts was a gabled structure built in 1617 for Sir Humphry Handforth, Master of the Wardrobe to James I who is said to have been entertained at Harts when hunting at Epping Forest nearby. The estate takes its name from the family Richard Hert who lived in the area in the thirteenth century. The building acquired some Georgian features before it was demolished and rebuilt in 1816 as a three-storey stucco-faced mansion with seven bays. The three central bays are recessed with an Ionic colonnade on the ground floor. Many alterations have been made to the property, including the construction of a new east wing in 1939. This wing was demolished and a new larger extension built in its place in 1995.

The botanist Richard Warner was its principal resident in the eighteenth century and established a botanical garden there. He also published a small volume *Plantae Woodfordienses*, which lists all the plants growing in the Woodford area in 1771. Warner gives his name to an ancient path that runs from north to south through the green to the front of Harts House, one of the area's ponds west of the High Street and an adjacent group of postwar townhouses.

A structure of flint and brick, which incorporates some reset medieval fragments, lies in the grounds of Harts House and may have been built by Warner as a sham chapel. The ruins were recently repaired and encroaching vegetation removed; the latter will be an ongoing requirement to ensure the representation of a ruin does not become a reality. There is a commemorative monument of Portland stone nearby, erected by Warner to his mother in 1748. The monument is in the shape of a monstrance and is carved with exotic garden plants and flowers.

William Henry Brown, a banker and director of the Metropolitan District Railway came to live at Harts in 1893 and was the last private occupant of the property. He laid out an Edwardian water garden around the sham chapel and the Warner Monument. The remains of the water garden are still clearly discernible,

though like many of the Conservation Areas' open spaces, it is now semi-natural in appearance. The former water garden is accessible to members of the public allowing for the appreciation of successive layers of history embedded in the landscape and related structures. The former garden also provides an appropriate setting to the statutorily listed sham chapel and the Warner Monument.

An eighteenth century icehouse also survives within the grounds, as do parts of the estate's boundary wall and those of a walled garden. There are also some notable cedars and some exotic trees within and around the grounds including monkey puzzle and eucalyptus. All these elements are indicative of a historic landscape, which with infill development has become fragmented.

In 1920 the property was acquired for a hospital. In 1969 it began to be used as a nursing home. In the early 1990s, permission was given for the construction of an infill housing estate around the residence and a substantial purpose-built hospital complex in the grounds of Harts House was demolished.

The rear elevations of some of the new infill properties overlook the north green and some of the infill properties are located quite close to Harts House itself; the alteration or extension of these properties should be carefully considered in relation to the impact on the North Green and Harts House itself. The new properties are large and take cues from the Arts and Crafts period. Harts House continues to be used as a nursing home.

The Green and Monkams Lane

Large detached properties set back from the street in mature gardens and dating to the early twentieth century are located along The Green and the beginning of Monkams Lane. The houses are of varying quality; the group share some common features including mixed elevational finishes of render and brick. A number have tall chimneystacks and pots, forming a pleasing roofline. Some properties retain timber framed windows and original doors; others have been unsympathetically altered or extended. There are glimpses of these properties and their rooflines from the north green and the High Road through the thick vegetation.

Number 2 Monkams Lane is a distinctive property dating to the nineteenth century. Its narrow plan and tall chimney pots make it distinctive.

3.5.3 Zone C: Lower Green, related buildings and spaces

The Lower Green

The lower green has a distinctive long shape, broad to the north and tapering to the south, with other small areas of open space to the south and east separated from the principal lower green by roads. With the exception of the cricket club at the northern end of the green, the open space has a heath-like appearance, with areas of long grass and scrub. The topography of the green is quite uneven with dips and troughs throughout. Chestnuts planted along the western edge of the green give it a sense of enclosure and separate the open space from the noisy high road. The Council planted these chestnuts in the early twentieth century on behalf of local residents on Epping Forest land. The chestnuts are now coming to the end of their lives.

Perhaps the most eye-catching feature of the south green is the tall, double row of mature poplar trees running from north to south along the eastern edge of the green. A double row of poplars was planted in celebration of Queen Victoria's Jubilee in 1887. In the late

1960s the poplars were felled, the avenue was replanted and re-orientated to address the bronze statue of Winston Churchill (erected 1959). Churchill was MP for Wanstead and Woodford for forty years. The statue was designed by David Macfall, erected in 1959 and is locally listed. The standing figure is imposing and shows Churchill with a stooped posture. The double row became known as Churchill Avenue.

Longer-living London Planes were chosen as a more suitable replacement species for the avenue and poplars were planted as a nurse species. The fast-growing poplars thrived, while the planes struggled to compete for light and space. The formality of a double row of poplars contrasts with the heath-like quality of the open space and its uneven topography.

A dense belt of vegetation separates large parts of Broomhill Walk and Broomhill Road, enclosing the green. The vegetation making up this belt of vegetation is very varied but includes some notable mature oaks. This belt terminates south of the double line of poplars. Some sensitive and ecologically valuable acid grassland is located to the south of the green.

The Woodford Green Cricket Club is located to the north of the lower green. It was established in 1735 and is reputedly the second oldest cricket club in the country. The grounds of the cricket club are intensively managed and enclosed by a timber fence.

To the south Woodford New Road and the entrance to Broomhill Walk have been carved into the open space area. The resultant smaller areas of open space have much the same character as the lower green, though there is denser tree coverage in the portions of land between the New Road and the High Road. A red granite drinking fountain under a rustic shelter is located on what is now essentially a traffic island between the New Road and the High Road; it was erected by The Metropolitan Drinking fountain and Cattle Trough Association.

The listed portland stone obelisk to the front of Hurst House on a small green probably dates to the nineteenth century. One of the replacement concrete cannon balls at its base is missing. The open space where the obelisk stands is known as The Sweep and is separated from the rest of the green by the entrance to Broomhill Walk.



Pictures – Zone C



29 Broomhill Road



Broomhill Road



Overdale



Path along High Rd



Obelisk



Cricketeers



Churchill Statue








323 High Rd



The Roses



Chestnuts

-  View
-  Frontage of townscape importance
-  Belt/group of trees of townscape importance
-  Statutory Listed Building
-  Locally Listed Building



Woodford Green & Woodford Wells Conservation Areas Character Zone C

Marc Dorfman
Chief Planning & Regeneration Officer
Planning & Regeneration

Date February 2007

Scale: 1/4500

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Broomhill Walk and Broomshill Road

Salway Hall was demolished in the 1930s to make way for Salway Evangelical Church and the Laing's Estate. The Evangelical church is an undistinguished building dating to the 1930s. Hurst House lies due north of the Evangelical Church. Its central block was built between 1711 and 1735. In the eighteenth century lower side wings and outbuildings were added but these wings had disappeared by the 1930s. In 1935 the central block was gutted by fire. The central block was reconstructed by 1937 and the present smaller wings were added. The two-storey front of the central bay is stuccoed and divided into bays by full-length Corinthian pilasters supporting an entablature. Stone vases crown the parapet. The property was also known as the Naked Beauty after a statue by the Italian sculptor Monti in its garden, since lost.

A group of large, solidly built, interwar large detached houses lie north of Hurst House. The large mature gardens to the front of the properties contribute to the leafy feel of the Conservation Area. Chartwell Court to the north is an infill development with some mature landscaping to the front. The property is of dark red brick and is cantilevered over an area of carparking.

New Jubilee Court is another infill development. The structure is of yellow brick and includes some historicist features. The building replaced a hospital building constructed in 1910.

The properties along Broomhill Road between Grange Avenue and Fairfield Avenue are generally of high architectural quality and are well maintained. They date to the late Victorian and Edwardian period. The dense vegetation that borders this part of the green allows only occasional glimpses of it from Broomhill Road. It is a quiet street with large, detached, semi-detached and terraced houses as well as some flat conversions set back from the road in large plots. There are no street trees along the road, but the large front gardens with mature trees and vegetation together with the dense vegetation bordering the green give the street a leafy feel. Particularly distinguished buildings along this road are numbers 19, 24, 29, 30, 31.

The postwar, flatted development Aston Court bears some stylistic similarities to the adjacent Hawkey Hall. Square projecting bays placed at regular intervals enliven the otherwise dull block. This structure is visible from the green and the High Road.

Western side of the High Street, Woodford New Road, Bunces Lane

To the southeast, the Conservation Area boundary begins with two undistinguished twentieth century buildings, no. 273 and Birch Court. The adjacent Cricketers Public House is a more fitting boundary structure. A rendered pair of cottages with a narrow plan lies to the northwest. Two other pairs of early nineteenth century cottages lie further north one in brick, the other rendered. Only the western side of this part of the High Street is enclosed within the Conservation Area boundaries, though a narrow strip of tree-lined open space on the eastern side is a positive feature of this part of the High Road.

To the southwest, St Aubyn's School on Woodford New Road is a substantial, two-storey, stucco'd, Italianate-style house with a low-pitched roof formerly known as Pymont. It dates to the mid-nineteenth century. The principal elevation of the school addresses Woodford New Road; its grounds also bound Bunces Lane. Some unsympathetic infill buildings have been constructed on

the site. Bunces Lane itself is narrow, with mature hedgerows and no footpath. Two architecturally distinctive grey brick structures along the High Road and adjacent to the St Aubyn's School were ancillary to Pymont House when it was used as a dwelling house. No.s 317-321 functioned as a stable block while no. 323 functioned as a lodge. The two-storey polygonal corner bay, of no. 323, with its conical roof is particularly distinctive.

The Roses is a large flatted development of redbrick and render with large chimneystacks and arranged around a green. It opens onto the High Road and Bunces Lane. The development dates to 1948 and replaced an eighteenth century house of the same name.

Further north, many of the buildings on the western side of the High Road, including several of architectural and historic interest fall within Waltham Forest's boundaries, including the Voysey-influenced White House. From 1923-82 it was the home of Sir Stuart Mallinson who was a close friend of Churchill. The extensive grounds, now known as Mallison Park, contain both the White House woods and Sir Stuart's noted arboretum. Part of the Woodford County High School for girls falls within Redbridge's boundaries and part falls within those of Waltham Forest. The building was constructed in 1768 and was formally known as Highams Hall and visually it relates strongly to the Woodford Green Conservation Area. William Newton designed the building and Humphrey Repton laid out its grounds. For many years the structure was the Walthamstow manor house of Higham Bensted. The structure was first used as a school in 1919.

Further north Churchill Lodge dates to the 1980s and replaced the Wilfred Lawson Temperance Hotel built in 1883. A green strip of forestland with scrub, chestnut trees divides the properties described above from the High Road and reinforces the general semi-rural feel of the Conservation Area.

3.5.4 Zone D: Mornington Rd, Mornington Close, Sunset Avenue, Sydney Rd, Friary Lane, Oak Lane, Chestnut Walk

The Woodford Green Conservation Area was extended in 1981 to include zone D. The original interest of Woodford Green Conservation Area was focussed upon the High Road, the greens alongside and the continuum of buildings from different periods. The area of interest has grown over time and the value of this leafy residential areas adjoining the core was recognised in 1981.



Pictures – Zone D



47 Mornington Road



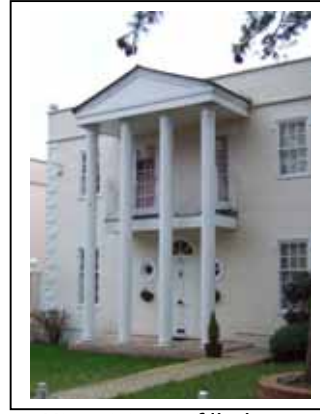
5 Mornington Road



Tree Tops



cottages Sydney Rd



Historicist infill house



The Mews



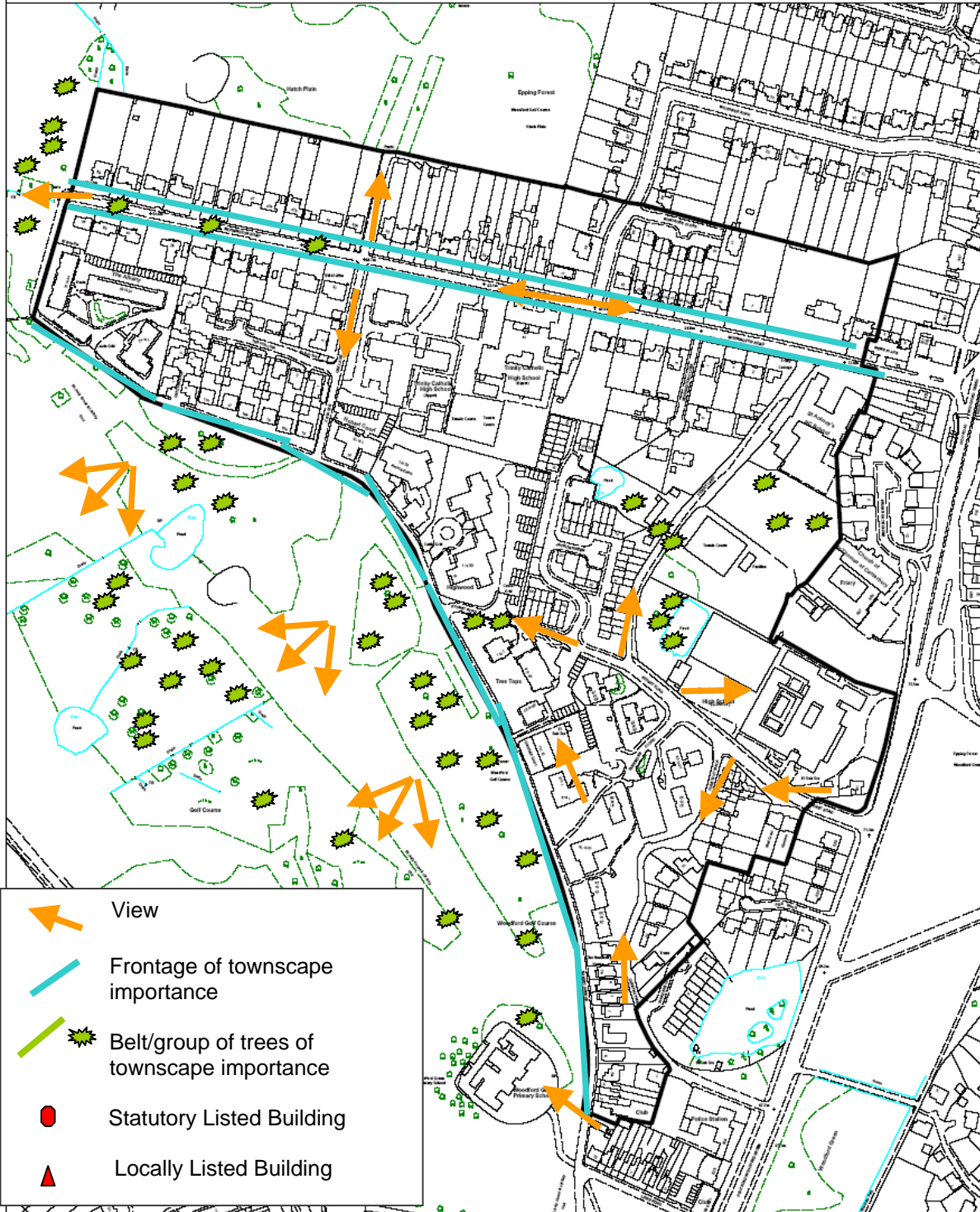
7 Mornington Road



Trinity Catholic High School



Mornington Road



	View
	Frontage of townscape importance
	Belt/group of trees of townscape importance
	Statutory Listed Building
	Locally Listed Building

Woodford Green & Woodford Wells Conservation Areas Character Zone D

Marc Dorfman
Chief Planning & Regeneration Officer
Planning & Regeneration

Date February 2007

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Zone D contains a significant variety of residential building types and styles and is indicative of the incremental development of the Conservation Area. Mornington Road is principally composed of large, detached, single-family dwelling houses, individually designed, set in sizable gardens and facing the road. The building styles of the houses are varied and include well-executed and maintained examples of late Victorian, Edwardian, Arts and Crafts and interwar styles. Further west along Mornington Road, the road changes from suburban to semi-rural in character: it narrows in width, loses its footpath and benefits from a grass verge and mature hedgerows alongside it.

The large, redbrick, early twentieth-century Trinity Catholic High School with its extensive grounds is a notable building along Mornington Road. The modern St Anthony's Roman Catholic School is of little interest. No. 5, a substantial and well-preserved Edwardian property, which retains its sash windows and generous garden. The horizontal emphasis of no. 8, the picture windows and the elevational finishes are characteristic of interwar development. Large, eye-catching, bow window dominates no. 29 and 31. No. 37 is a fine late Victorian building, which retains its sash windows. Numbers 39, 41 and 43 are a distinguished Edwardian group, though unfortunately some brickwork has been inappropriately rendered. No. 59 incorporates some modernist features, though retains a traditional building form. Numbers 47, 47a, 32 and 15 are good example of a rustic, Arts and Crafts building with bonnet hips, narrow building plans and steeply-pitched roof. Infill development along Mornington Road, dating to the late twentieth century is generally of poorer quality.

There is a wide variety of building types and building heights along Sunset Avenue, all overlook forestland and some enjoy panoramic views over London. Most of the buildings date to the post-war period and are either modernist or historicist in style. A small well-proportioned, neo-Georgian development lies to the east of Sunset Avenue; its colonnaded porticos lend it certain flamboyance. Nearby Hobart Court is unashamedly utilitarian in appearance and looks to be the earliest flatted developments along Sunset Avenue. Further south, Tree Tops is another modernist development consisting of some medium-height blocks; tall coniferous trees soften the blocks and reflect their vertical emphasis. The modernist flatted developments along Sunset Avenue are generally of good design with well-proportioned, often symmetrical blocks, strong forms and distinctive balconies. They are also well spaced with mature trees, and open space breaking up the mass of the buildings. Aurora Court is a less successful, historicist, flatted development that combines sash windows, gable-pitched roofs and colonnaded entrances with balconies and four-storey blocks.

Further to the southeast along Sunset Avenue, the buildings lose height and consist mainly of single-family dwelling units dating to the late nineteenth and twentieth century, fronting the road and overlooking forestland. The properties along the narrow, semi-rural Chestnut Walk behind are also in use as single-family dwelling units, most are detached and date to the twentieth century.

Sydney Road links Sunset Avenue and the High Road. A group of nineteenth century two-storey cottages at the junction of Chestnut Walk and Sydney Road is notable and contrast in style with Parkmore Close, a nearby low-rise flatted development also fronting Sunset Avenue. Across the road Jacklin Green is a small infill development of town houses that is of little interest. Trinity Catholic High School is a 1970s building with a large area of hardstanding to the front. For the most part, Friary Lane is an unsurfaced track that skirts the boundary of

the School and joins Friary Lane to Mornington Road. It was most likely the rear boundary to the Oaks Estate. Two ponds on adjoining forestland are not visible through dense forest vegetation.

3.5.5 Zone E: Woodford Wells Sports Club, Monkams Lane, Monkams Drive, Barclay Oval, The Boltons, Churchwood Gardens

The Conservation Area was extended in 1981 to include Zone E. The boundaries of the Woodford Green Conservation Area were described as tight and this was used as the justification for the extension. The Council included Zone E on the basis of its contribution to the openness of the area.



In the Planning Inspectorate's Report on Redbridge's Unitary Development Plan 2003, the Inspector noted that the Woodford Wells Club requested the removal of the club's grounds from the Conservation Area. The club argued that it contained only modern functional buildings and contended that it was questionable whether the site is one of quality or special interest. The inspector considered that the club's grounds have none of the character of the greens that front the High Road.

They are rural in character, roughly mown in places and allowed to grow semi-wild in others. The greens form a very distinctive foreground to the fine group of buildings that are distributed around their margins. By contrast the sports ground is intensively managed grassland with tennis courts, pavilions and a modern and somewhat obtrusive clubhouse set within it. It all lies behind a fringe of trees and bushes that partially hide the grounds from public view. A concrete post and wire fence along the Monkams Lane boundary of the sports ground is a serious detractor from the character of the Conservation Area. The housing in Monkams Lane east of Inmans Row adds little to the character of the area, nor does the modern infill housing that backs onto the northwest boundary of the ground. The pinch point on Monkams at its junction with Inmans Row effectively cuts off the sports ground from the rest of the Conservation Area. Excluding the grounds and the housing mentioned above would give a more realistic and defensible boundary to the Conservation Area.

Recommendation 112: I recommend that the UDP be modified by making the proposed changes and by excluding the Woodford Wells Club from the Woodford Green Conservation Area.

In response, the Council held that the review of Conservation Area boundaries should be undertaken when preparing a special character appraisal of the Conservation Area rather than as part of the Unitary Development Plan preparation process.

The club building is a modernist building of little architectural or historic interest. There are six hard-surfaced tennis courts located in the grounds. There are also intensively, maintained grass playing fields to the north and east of the clubhouse. The club and its grounds are of little architectural or historic value and have little in common with the rest of the Conservation Area.

Pictures – Zone E



Barday Oval



Edwardian pair Barclay Oval



tennis courts



Barclay Oval



playing fields



Woodford Wells Clubhouse








2 Monkams Lane



The Boltons



Monkams Lane

-  View
-  Frontage of townscape importance
-  Belt/group of trees of townscape importance
-  Statutory Listed Building
-  Locally Listed Building



Woodford Green & Woodford Wells Conservation Areas Character Zone E

Marc Dorfman
Chief Planning & Regeneration Officer
Planning & Regeneration

Date February 2007

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The housing stock along Monkham's Lane drive dates to the early twentieth century. It is good quality stock but of little special architectural or historic

interest when considered independently. To the north of the club grounds, there are a number of fine Edwardian properties at Barclay Oval as well as some generic infill housing: The Boltons and Churchwood Gardens. The residential properties were included within the Conservation Area boundaries because of their relationship to the playing fields rather than on the basis of special historic or architectural interest.

Only areas of special architectural or historic interest should be included within Conservation Area boundaries. The exclusion of the club, its grounds and the residential properties along Monkams Lane would make the Conservation Area boundaries more defensible and sound. If excluded, these areas would still be afforded some protection because these areas form part of the Conservation Area's setting. National policy and local policy protects the setting of a Conservation Areas:

The desirability of preserving or enhancing the area should also, in the secretary of state's view, be a material consideration in the planning authority's handling of development proposals which are outside the conservation area but would affect its setting or views into or out of the area. (PPG 15 paragraph 4.14)

Monkhams Lane and Monkhams Drive also lie within the boundaries of the Monkhams Residential Precinct and are afforded some protection on that basis.

3.5.6 Zone F: Woodford Wells Conservation Area

Woodford Wells like Woodford Green is characterised by semi-wild open spaces, a line of mature chestnuts fringing the High Road and other dense, mature vegetation. The influence of the forest is still very evident in this Conservation Area. The area’s building stock is more ordinary than that of Woodford Green Conservation Area, with some notable exceptions.



Pictures – Zone F



Bancrofts



Locally listed Victorian Pair



Chestnut fringe



War Memorial



Forest land

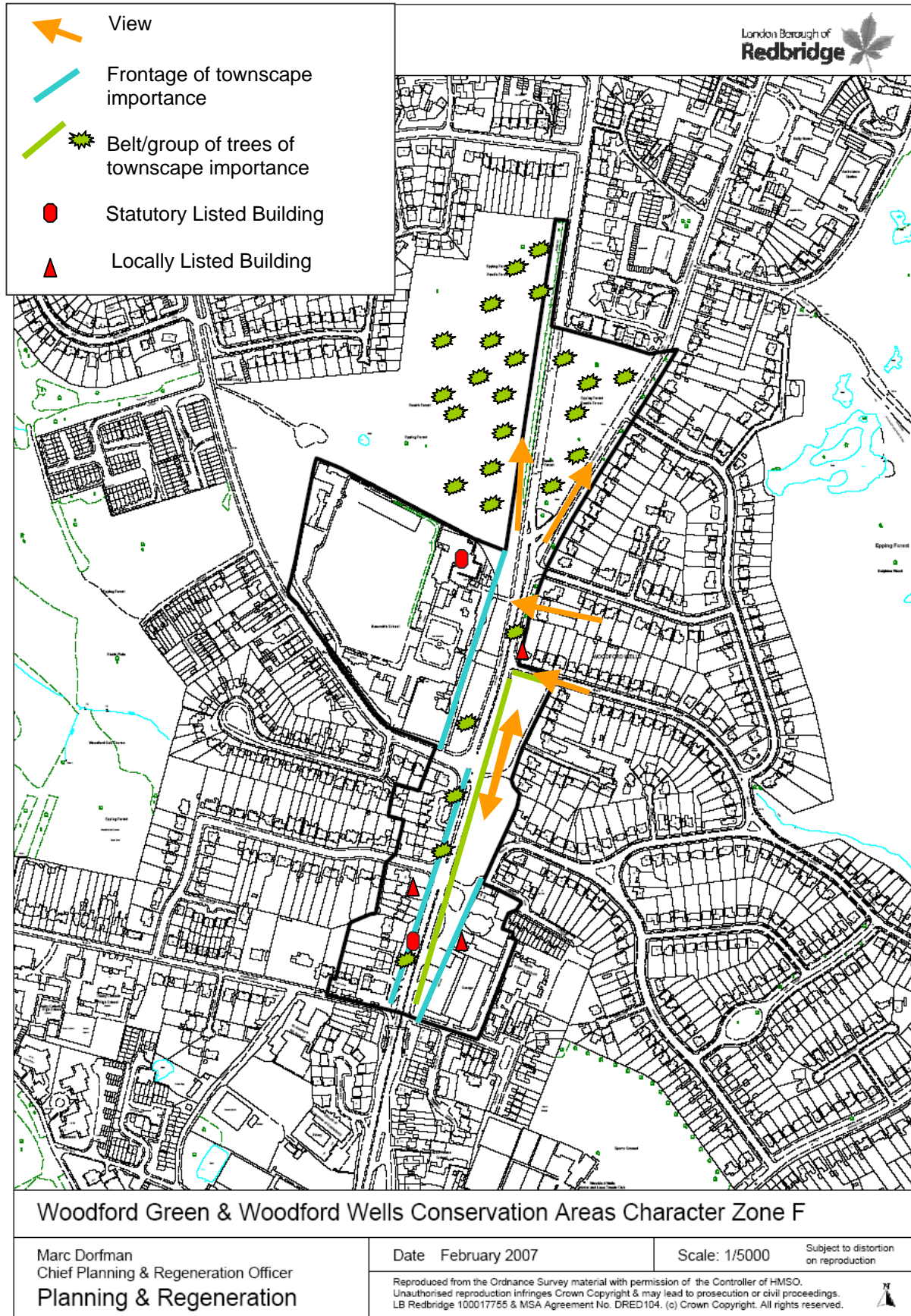


Horse and Well



1 The Glade





Bancroft's School is an outstanding building and has a strong presence in the

Conservation Area. The building was constructed in 1870 to the designs of Arthur Blomfield and it addresses the High Road. The school includes a large quadrangular group of buildings. The central element of the school building incorporates fortified features such as loop windows and crenellated battlements, which punctuate the skyline. Architectural reminiscence of fortified structures dating to the fifteenth and sixteenth centuries was popular during the Victorian period and part of the Tudorbethan movement. Other historicist elements include mullioned and transomed windows, octagonal turrets and oriel windows. The structure is of red brick with spare stone dressings. A sanatorium, known as The Pest House, previously stood on the site of Bancrofts School in the eighteenth and nineteenth centuries.

Further south Numbers 595 and 597 date to 1830 and are a notable pair of Victorian brick semi-detached properties with stucco quoins, strings, dressings and window architraves. They retain most of their sliding sash windows.

On the other side to the High Road, the Horse and Well is one of the Conservation Area's more historic buildings. A coaching inn called The Horse and Groom existed as early as 1770 and was renamed the Horse and Well in 1784. A group of humble weather-boarded buildings nearby were demolished after 1954. A Toll House and Turnpike was located at the junction of the High Road and Epping New Road in the nineteenth century, with a horse trough to the front. The tollhouse survived until 1930, and the tower disappeared between 1953 and 1964; the junction itself was re-aligned in 1935 and 1975

A group of cottages that stood on a site to the southwest of the Conservation Area (no.587), were acquired by Sylvia Pankhurst in 1924. Pankhurst is best known as a campaigner for the suffragette movement; she was also an important figure in the communist party, and a supporter of Haile Selassie, emperor of Abyssinia (now Ethiopia). She converted the cottages into a home, a meeting place and a tearoom called the Red Cottage Tea Rooms. She moved to a larger house in Woodford Green and sold the cottages in the 1950s. Nothing remains of the structures, which were demolished shortly after their sale.

An Anti-Abyssinian War Memorial stands near the site of the Red Cottage. The memorial was erected in 1935 on Pankhurst's land and partly on her behest and serves as a reminder of her association with Woodford Green. The monument consists of a concrete bomb on a square plinth and was designed and produced by Eric Benfield. It was erected as a protest against the aerial bombing of Abyssinia by Mussolini's Italy in 1936. Pankhurst moved to Ethiopia in 1956 and wrote extensively about its culture and development. When she died in 1960, Selassie named her an honorary Ethiopian, she was given a full state funeral and she was the only foreigner buried in front of Trinity Cathedral in Addis Ababa, the area reserved for patriots of the Italian war.

Just outside the Conservation Area boundaries, the thatched cottage at no. 1 The Glade is the former lodge to Monkham. It was constructed circa 1880 and is part one-storey, part-two storey. The angled chimneys, latticed casements and general building form make it one of local architectural as well as historic interest and its inclusion within the Conservation Area boundaries could be justified.

Hills garage replaced an earlier carriage works on the site. The garage site has been identified as one with Housing Capacity in the Local Development Framework; its redevelopment is anticipated. The recently-completed flatted development to the southwest of the Conservation Area replaced a petrol station and was also identified as a Housing Capacity Site. A Victorian Police

Station was formerly located on this site at the junction of the High Road and Mornington Road. Two of its outbuildings, which functioned as holding cells have been preserved. These were refurbished as part of The Mews development in the 1980s. The well-proportioned and small-scaled group called The Mews is an appropriate addition to the Conservation Area.

The remainder of the building stock enclosed within the boundaries and surrounding the open spaces consist of detached or semi-detached single-family dwelling houses, set in their own gardens. They date to the twentieth century and show the incremental development of the area as well as giving a context to the open spaces. In terms of architectural quality, these buildings are sturdy rather than distinguished.

The northern part of the Conservation Area contains no buildings. The land between the High Road and the Epping New Road contains dense woodland, as does Reed's Forest to the west. These are vestiges of Epping Forest.

3.6 Key Views and Vistas

Some views (panoramic and vistas) are identified on the visual analysis maps of each zone. The identification of views and other features is intended to be indicative, not comprehensive. A number of key views are shown below.

Photographs – Some Views



Churchill Avenue



The Terrace



Mature Oak



Parade Profile



Harts



Links Road



High Elms



North Green



The Square

3.7 Prevalent and Traditional Building Material and Local Details

The building styles are more reflective of national architectural styles than local building styles. Many buildings in the Conservation Areas are of yellow stock brick. Two weatherboarded structures survive in the Woodford Green Conservation Area. This elevational finish is traditional in this part of London and in Essex. Significant number of small buildings of low architectural order in the area would have been weatherboarded with timber, however most of these structures have disappeared. Some eighteenth century structures of a high architectural order are finished in stucco as was the fashion during this period; a small number of buildings are of red stock bricks; rendered buildings or partially rendered buildings also feature. Stock bricks have been used in some recent infill development such as at Percevil House. The older buildings in the Conservation Areas are roofed with natural slate or clay tile. New structures and some historic buildings are roofed with cement tiles.

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

As stated in the Summary of Special interest, the green open spaces and mature vegetation is essential to the historic and visual character of the Conservation Area. Much of the open green space is designated as green belt, with some designated as urban open spaces. A small area to the southwest of the Conservation Area is designated a site of scientific importance. Acid grassland on the south green is of ecological importance and the localised area around this sensitive area is carefully managed. Scrub and grassland in the green open spaces are important in terms of ecological value as habitats.

3.9 The Extent of Intrusion or Damage

Traffic

High Road Woodford Green (A104) is classified as a major Road. The heavy traffic and the design of the road mean that it operates as a barrier to pedestrians and bisects the Conservation Areas. Guardrails, an underpass and traffic lights give the car dominance, limit pedestrian movement and route choices.

The High Road is also serious source of noise and this is reflected in its classification as a noisy road in the Unitary Development Plan. Few motorists seem to observe the clearly marked speed limits and this contributes to noise levels. Traffic noise from the High Road pervades much of the Conservation Area eroding what would otherwise be a tranquil area. Chestnuts screen the road from the north and south open green spaces. These trees are effective in minimising the visual impact of the road and reducing noise.

The high traffic levels on the High Road also have a negative visual impact on a number of properties closeby. The pollution generated from the high traffic levels will also damage these buildings.

Guardrails and Pedestrian Movement

Bulky guardrails border the High Road throughout the Conservation Areas and detract from it. The 2m high guardrails located to the front of Bancroft's school are particularly intrusive and detract from the setting of the listed building as well as the wider Conservation Area.

Pedestrian movement is inhibited by guardrails, which make it an unfriendly pedestrian zone. In particular, there are insufficient opportunities to cross the road near the junction of the Epping New Road and the High Road to the north of the Woodford Wells Conservation Area.

Shopfronts and Advertisements

A small number shopfronts of merit are located in the Conservation Area. However, the design of many of the shopfronts and advertisements is poor and inappropriate for the Conservation Area. Common negative characteristics include: overly deep fascias, box fascias, inappropriate fascia materials, over-scaled bulky fascia lettering, internally illuminated fascias, excessive levels of luminescence of some shopfront elements, overly busy shopfronts with too much script on display, garish shopfront colours, unsightly posterage on shop windows, unsuitable dutch canopies or badly positioned canopies, solid roller shutters and poor maintenance of shopfronts.

Redbridge published the Shopfront Design Guidance (Conservation Areas and Listed Buildings) SPG in 2004. This guidance is a now a material consideration in the assessment of planning applications. Advertisements may be visually obtrusive and can sometimes detract from the streetscape because of their design or their location. The planning authority has significant controls in relation to advertisements (pursuant to s.220 of the Town and Country Planning Act 1990). Many advertisements are considered to have deemed consent, which means that one does not have to submit a formal application to display the advertisement, subject to certain restrictions. If the Council takes the view that a specific advertisement is harming the amenity of the area, the Council may issue a discontinuance notice so that the advertisement can no longer be displayed without express consent. The Council may consider issuing

notices of this type with regard to some advertisements in the Conservation Areas.

Hardstandings in front gardens and removal of front boundaries

The introduction of car parking in the front garden where there is no original driveway can have a significant visual impact on the property and the street. The removal of front boundaries and the creation of hard forecourts over gardens is a common way to accommodate vehicles within the curtilage of a building. Front boundaries clearly demarcate private and public open space and perform an important streetscape function. Vegetation and soft landscaping in a front garden are also important and are needed to balance the harshness of hardstandings. There is no doubt that the practice of removing front boundaries and the creation hardstandings in the front gardens has somewhat eroded the special character of the Conservation Areas.

In order to prevent further erosion of the special character of the Conservation Area, Redbridge may consider introducing an article 4(2) direction to protect front boundaries and front gardens in some specific areas within the Conservation Area. This would mean that householders would have to apply for planning permission to create a hardstanding in their front garden or to remove a front boundary wall or fence.

Inappropriate householder changes

Common small-scale negative changes to structures to the Conservation Areas cumulatively negatively affect the character of the Conservation Area. Common works include: the painting of brickwork, the rendering of brickwork, the replacement of original timber sliding-sash or casement windows with windows of materials and styles that do not match and the insertion of over-scaled or inappropriately positioned roof-lights or solar panels. Redbridge may also consider introducing an article 4(2) direction in some parts of the Conservation Area to prevent the further erosion of the special character of sensitive areas within the Conservation Area.

Carparking in Woodford Green village

Car parking is frequently identified as a threat to the character of Conservation Areas. There is a high level of carparking around the village area, which detracts from its character. Though a certain amount of car parking is necessary, the current level is considered excessive and intrusive.

High Road Underpass

A pedestrian underpass finished with loudly coloured tiles and bulky handrails is located to the north of the Roman Catholic Church St Thomas of Canterbury.

512-514 High Road

These ground floors of these locally listed buildings are currently not in use. There is extensive postering in the shop windows and the structures are in need of maintenance. Permission was recently granted for the refurbishment and extension of these buildings. Permission has also been granted for the conversion of these buildings into four flats. The refurbishment and reuse of the buildings is considered a desirable outcome.

Garage structure in laneway between no.s 395 and 397 High Road

An attractive yellow stock building with a steeply pitched roof and painted wooden garage doors to the ground floor is in need of repair and maintenance. The first floor window has been boarded up and a significant amount of vegetation is growing on the roof of the structure.

Westside Motors

The Volkswagen dealership and repair garage makes a negative contribution to the character of the Conservation Area. A large number of cars are displayed to the front of the garage. The garage itself is a single storey narrow structure with an over-scaled, painted fascia board. The use of the site as a garage is considered inappropriate for the Conservation Area.

Toyota Showroom

The large unrelieved façade of the garage and the display of cars impacts negatively on the Woodford Wells Conservation Area and the setting of the Woodford Green Conservation Area. This site has been identified as a site with Housing Development Opportunity in the LDF and therefore its redevelopment is anticipated.

Pictures – Damage, neglect, intrusion



some inappropriate shopfronts & advertisements



lack of permeability



excessive parking



heavy traffic



high guardrails



bulky, unattractive underpass



unsuitable structure in visually sensitive location



neglected building



inappropriate setting and use of space



neglected building

3.10 The Existence of Any Neutral Areas

Some post-war flatted development in the Conservation Area is unattractive and does not respect the scale and general urban grain of the area. These include Ashton Court, Churchill, Kempton Court, Birch Court, Aurora Court, Jacklin Green.

The Police Station is an excessively bulky post-war structure. Some attempt has been made to break up the mass of the structure and this is effective to an extent.

380-384 High Road – This is a squat building of heavily creased rustic brick with recessed pointing and stretcher bond. The structure is weak in terms of townscape value, important for a corner building. The proportions and positions of the advertisement fascias and shop windows are appropriate, as is the massing of the structure. Overall the structure is considered neutral.

Lexus Showroom The showroom is unashamedly modern and of good design when considered independently, however the structure is inappropriate for its context. The building replaced an area of carparking in connection with Hill's garage, the application was allowed on appeal. The Inspector took the view that the building would enhance and enliven the Conservation Area. The display of vehicles to the front of the showroom detracts from the Conservation Area.

APPENDIX I THE PLANNING POLICY FRAMEWORK

NATIONAL POLICY GUIDANCE

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

'...design which fails to take the opportunities available for improving the character or quality of an area should not be accepted...' (key principle (iv), para 13)

This is a strong statement and represents a raising of the bar in terms of the design standards a local authority should demand of new development. According to the statement: "good design ensures attractive, usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning" (para 33). Good design should contribute positively to making places better for people (para 34). High-quality and inclusive design should be the aim of all those involved in the planning process. This Planning Policy Statement is a material consideration in the assessment of planning applications

Planning Policy Guidance Note 15: 'Planning and the Historic Environment', was published in 1994 and offers guidance on the management of the historic environment. Although this guidance note will be reviewed shortly, the guidance on design in Conservation Areas continues to be relevant and important; it is a material consideration in the assessment of planning applications

The guidance note refers to s. 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires that special attention be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a Conservation Area. PPG 15 (4.19) states that this legislation has been tested and the Courts have confirmed that planning decisions in respect of development proposed to be carried out in a Conservation Area must give a high priority to the objective of preserving or enhancing the character or appearance of the area. Therefore, if any proposed development would conflict with that objective, there will be a strong presumption against the grant of planning permission. So the primary test when assessing an application for new development in a Conservation Area is whether the proposal would preserve or enhance the character of the Conservation Area.

PPG 15 (4.16) emphasises that while conservation (whether by preservation or enhancement) of the character or appearance of a Conservation Area must be a

major consideration, this cannot realistically take the form of preventing all new development: the emphasis will generally need to be on controlled and positive management of change.

PPG 15 also specifies the types of issues to be considered when assessing a planning application

'Special regard for such matters as scale, height, form, massing, respect for the traditional pattern of frontages, vertical or horizontal emphasis, and detailed design (eg. the scale and spacing of window openings, and the nature and quality of materials). General planning standards should be applied sensitively in the interests of harmonising the new development with its neighbours in the Conservation Area.' (Par 4.18)

The guidance note also contains a section on new development in Conservation Areas, and states at paragraph 4.17:

'Many Conservation Areas include gap sites, or buildings that make no positive contribution to, or indeed detract from, the character or appearance of the area; their replacement should be a stimulus to imaginative, high quality design, and seen as an opportunity to enhance the area. What is important is not that new buildings should directly imitate earlier styles, but that they should be designed with respect for their context, as part of a larger whole which has a well-established character and appearance of its own.'

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

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

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

It also states that in areas such as Woodford Green:

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

English Heritage and the Commission for the Built Environment (CABE) jointly produced a document entitled *'Building in Context: New Development in Historic Areas'*. This document was prepared because of the belief that Conservation

Areas are not being well served by development and that there is a widespread misunderstanding about how to determine what is appropriate for such sites.

Two common points of view are set out in the document, in relation to new development in historically sensitive contexts:

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

Both these approaches are flawed. The guidance asserts that the right approach involves examining the context for any proposed development in great detail and relating the new building to its surroundings through an informed character appraisal. The document notes the diversity of different Conservation Area contexts. Some developed gradually over many centuries with occasional spurts of development, resulting in an organic and harmonious whole with buildings from different periods (such as parts of Woodford Green High Street) co-existing happily, because building methods, materials and scales remained consistent over the centuries. Others have a strong unitary character and were developed over brief periods of time, often to the design of a single architect (Such as The Terrace overlooking the south green).

According to the guidance a successful project will:

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

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

REGIONAL POLICY GUIDANCE

One of the key policy directions in the Mayor's London Plan is to improve the quality of Londoners' lives and the environment through better-designed buildings and public spaces. The plan also contains some key design principles (4B.1); the London Boroughs should seek to ensure that developments:

- maximize the potential of sites
- create or enhance the public realm
- provide or enhance a mix of uses
- are accessible, usable and permeable for all users

- are sustainable, durable and adaptable
- are safe for occupants and passers-by
- respect local context, character and communities
- are practical and legible
- are attractive to look at and, where appropriate, inspire, excite and delight
- respect the natural environment
- respect London's built heritage.

The principle of protecting and enhancing the local physical and historic context is contained in policy 4B.7 of the London Plan.

Policy 4B.7 Respect local context and communities

The Mayor will, and boroughs should, work with local communities to recognise and manage local distinctiveness ensuring proposed developments preserve or enhance local social, physical, cultural, historical, environmental and economic characteristics. In doing so, the requirements of Policy 3A.14 should be taken into account.

The Plan is a material consideration in the assessment of planning applications.

LOCAL PLANNING GUIDANCE

The Council's policies with regard to Conservation Areas are set out in the Council's Unitary Development plan and the emerging LDF. The Council has also published a Shopfront Design Guide (Conservation Areas and Listed Buildings) SPG, which sets out an approach to be followed when considering the design of new shopfronts and fascia advertisements.

The Council's Conservation Area policy is contained in policies SC1 to 7 of the Unitary Development Plan

SC 1 Conservation Areas

SC 2 Demolition in Conservation Areas

SC 3 New or Replacement Development in Conservation Areas

SC 4 Full Details for Applications in Conservation Areas

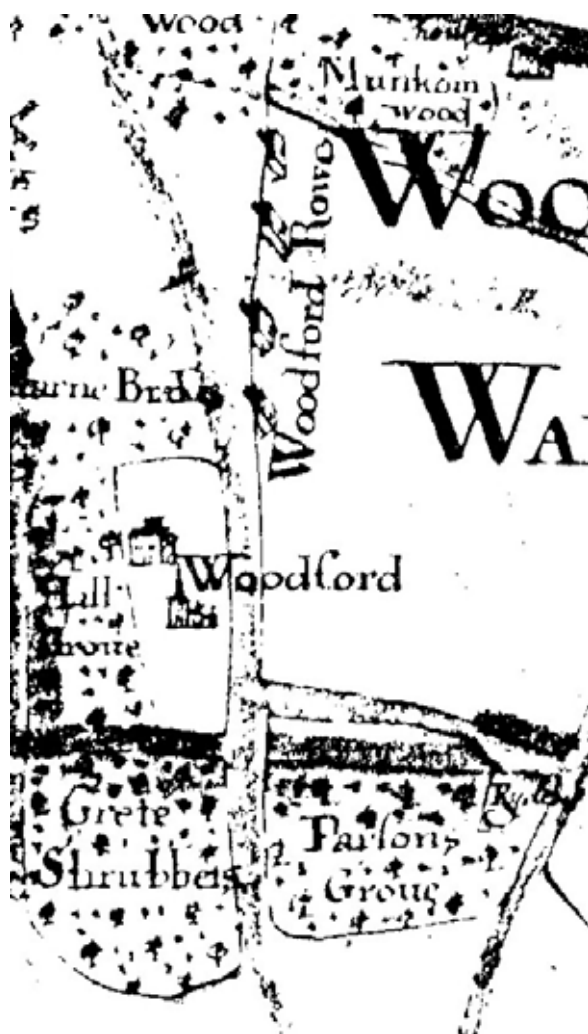
SC 5 Adverts in Conservation Areas

AC 6 Enhancement Schemes

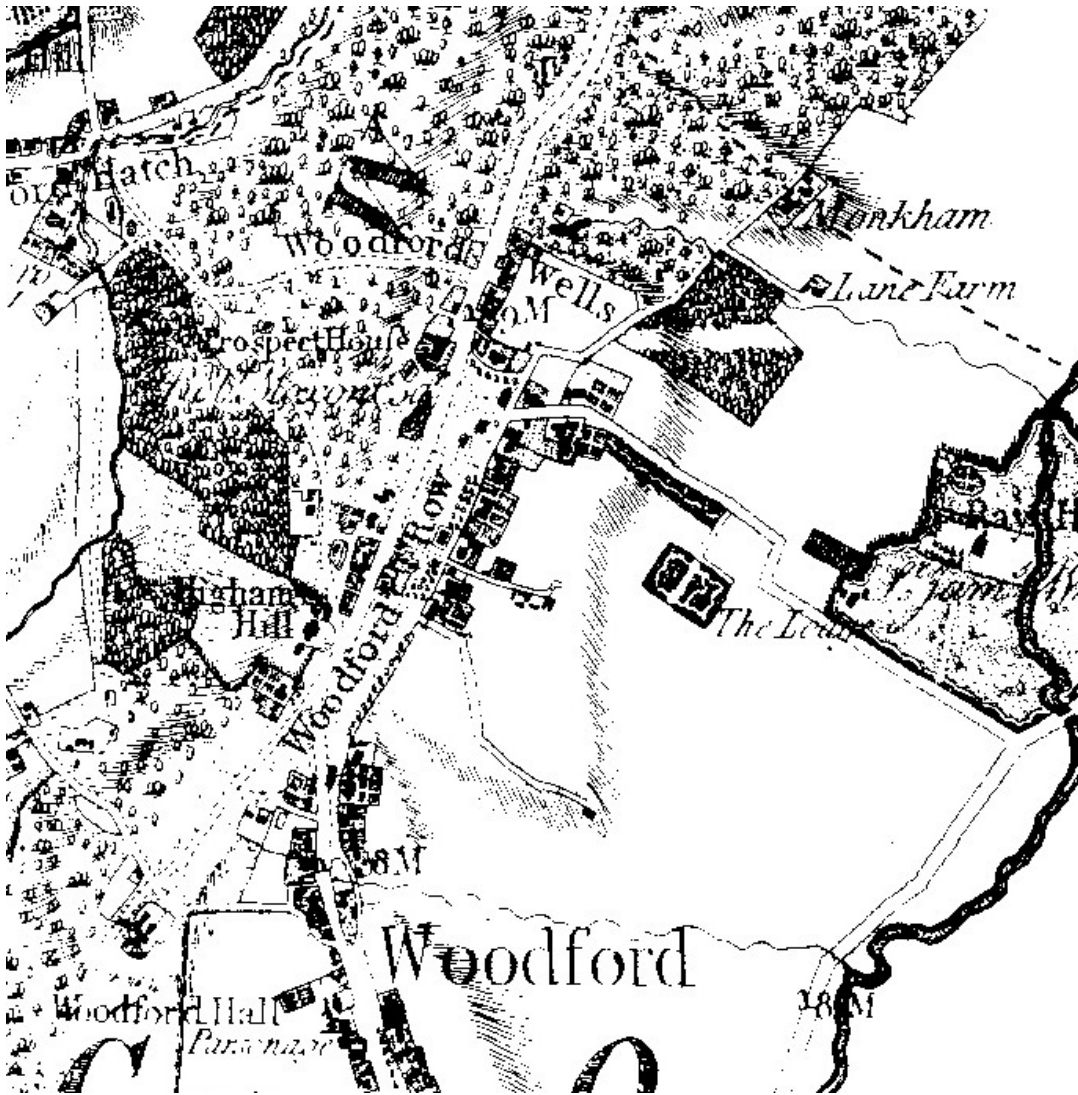
SC 7 Conservation Area Boundaries

Policy E5 Built Heritage contained in the emerging Local Development Framework, replaces these policies.

Appendix 2: Historic Maps of Woodford



Map of Woodford 1643



Andre and Chapman 1777



Second OS Map 1897



OS map 1912



OS map 1973