

**Appendix A - Little Heath Conservation Area
Character Appraisal and Management Plan
Supplementary Planning Document 2018**

**Little Heath
Conservation Area**

**Character Appraisal and
Management Plan**

July 2018

Supplementary Planning Document





Contents

Introduction	5
Little Heath Conservation Area	6
Summary of Special Interest	7
Community Consultation	7
Location and Setting	8
Location	8
Boundaries	8
Circulation and Accessibility	10
Land Use	10
Topography and Landscape	11
Origin and Development	12
Archaeology	15
Character Assessment	16
Townscape Analysis	16
Layout and Plan Form	16
Architectural Character	19
Hierarchy of Streets	23
Boundary Treatments	23
Ecology	25
Listed Buildings	25
Public Realm	26
Trees and Open Space	27
Views	27
Positive Contributors	28
Negative Contributors	29
Problems, Issues and Opportunities	30
Management Plan	31
Boundary Review	31
Enhancement Strategy	31
Development Management	31
Review of Development Impact	31
Article 4 Direction	32
Enforcement	32
Highways Management	32
Management Proposals	33
Enhancement Strategy Year 1-3	33
Monitoring and Review of Development Impact Year 3-5	33

Introduction

Little Heath Green, is a remnant historic village built around a rare triangular green, which dates back to the 14th century. The roads today reflect the layout of the original settlement pattern. The hamlet was originally sited on the cusp of earlier forest and farming land.

The existing houses around the Green are generally two storey domestic buildings ranging from 175 years old to more recent developments.

The informal growth of Little Heath is what makes it different to other areas. There are small groups of similar buildings built during different periods, but overall it is a harmonious collection of buildings which forms a collective whole.

Overall the Conservation Area is quite small featuring approximately 77 residential dwellings. This is combined with the later addition of a number of institutional developments including residential care homes to educational colleges adjacent to the Conservation Area boundary.

The Village Green has survived as the major focal point, around which the hamlet has evolved. It is by large the major feature that gives the area its significance. Initially there were a few buildings around the Green, but over time, the edges of the Green have been added to. This gradual layering of development, has become part of its character.

In recognition of its significance, Little Heath Conservation Area was designated in 1991.



General view west across the Green from Little Heath

Little Heath Conservation Area

The Little Heath Conservation Area Character Appraisal and Management Plan has been produced to meet the provisions of Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities (LPA) to have an up to date evidence base to enable the preservation and enhancement of Conservation Areas.

Section 72 of the Act, also specifies that in making a decision on an application for development in a Conservation Area, local planning authorities should pay attention to the desirability of preserving or enhancing the character or appearance of that area.

This document has been written with due regard to the guidance of English Heritage Advice Note 1: Conservation Area Designation, Appraisal and Management (2016).

The objectives of the appraisal are to:

- Understand the significance of Little Heath and its historical, architectural and landscape assets; identifying key risks/ options to protect and enhance these assets through positive management;
- provide a long term evidence based approach to the future of Little Heath as a firm basis against which planning applications can be assessed;
- support the long term sustainability of the significance of the Little Heath as a heritage asset.

This document therefore seeks to:

- Define the special interest of the Conservation Area and identify the issues which threaten its special qualities; the Character Appraisal;
- provide guidelines to prevent harm and achieve enhancement; the Management Plan guidance.

Summary of Special Interest

Little Heath Conservation Area is significant because, its layout still follows the original 14th century, triangular rural village settlement pattern.

Its designation recognises the combination of the significant quality of green open space enclosed by mixed use developments; the varied architectural character of developments and collection of houses that nestle around the Green forming a hamlet. The current arrangement of the area reinforces the original road pattern of Little Heath.

The interest and significance of this grouping today, is largely due to the overlaying of new buildings upon the existing pattern, which retain appropriate density and scale to that of the Green.

Community Consultation

To address concerns and take action to stop or control deterioration of significant Conservation Areas and listed buildings, the Council is taking the initiative to encourage the local community to assist in appraising and identifying places of significance.

The Council will organise a consultation and workshops, and work with local community stakeholders, to enable management of this heritage asset for future generations.

Workshops will allow anyone who would like to get involved in managing their local Conservation Area and learn how to access local character to help inform local planning policies.

The workshop will address some of the challenges the area will face through a range of management options, including gaining an understanding of how your appraisal can fit into wider planning frameworks.

Location and Setting

Location

Little Heath Conservation Area is located to the eastern boundary of Redbridge and is situated 1.7km to Goodmayes Station.

Boundaries

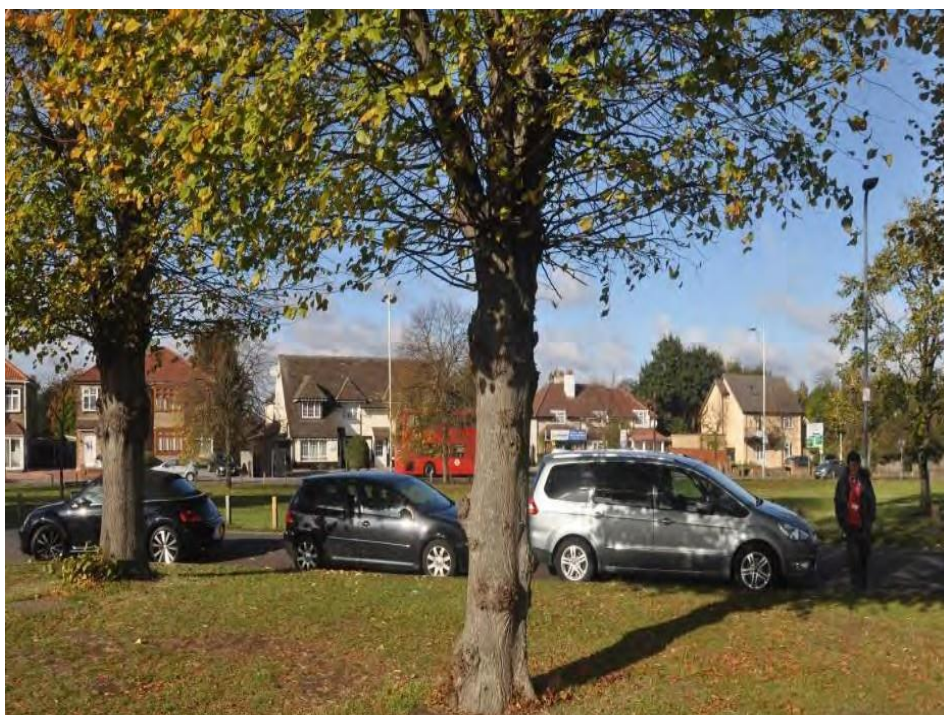
The Little Heath Conservation Area is of a smaller scale to most of the other Conservation Areas throughout Redbridge.

Significant development of infrastructure has taken place to the northern boundary of Little Heath, with the A12, Eastern Avenue providing an impermeable edge at this location.

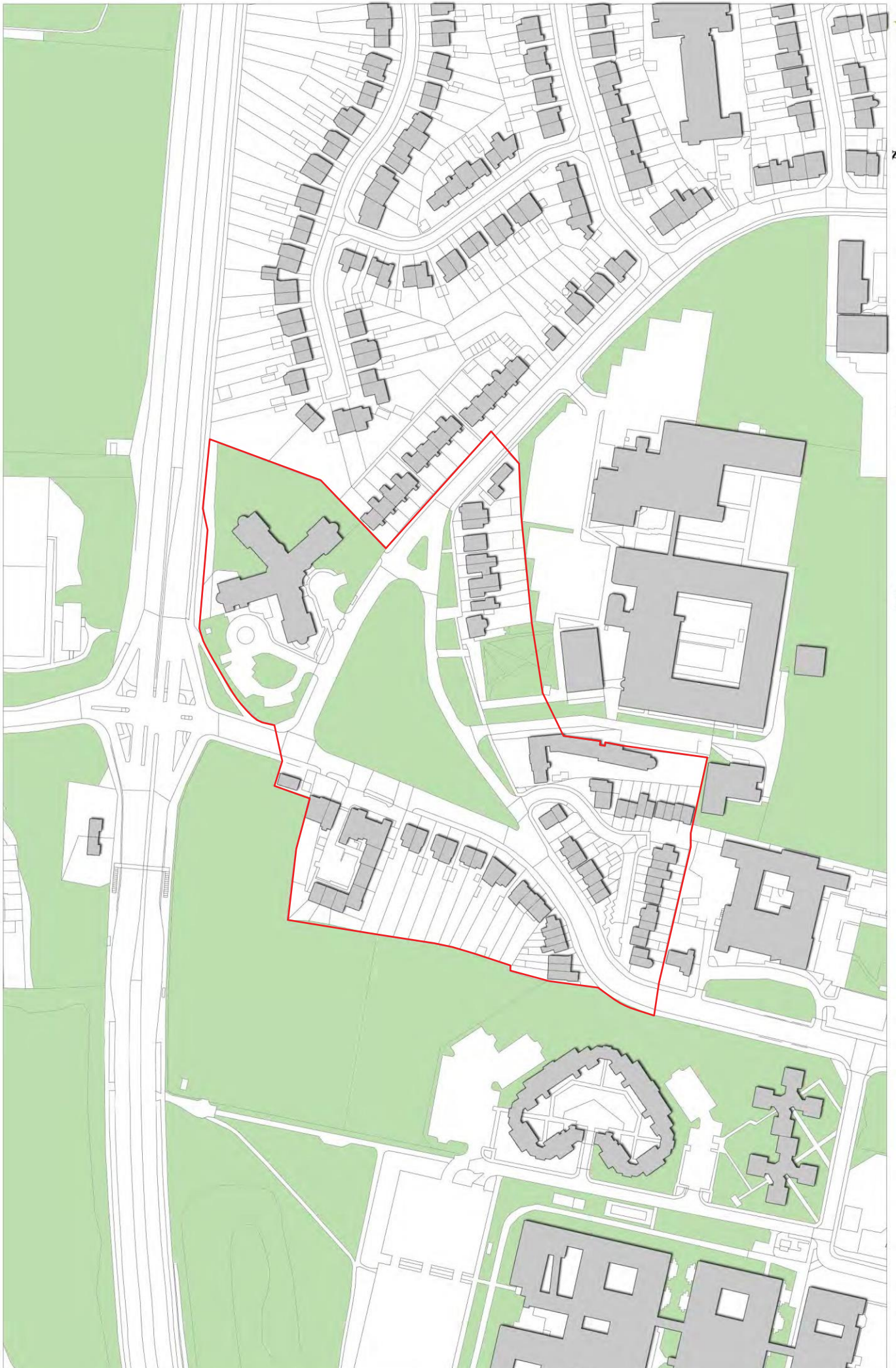
To the west of Barley Lane, the Conservation Area is abutted by the boundary of the Goodmayes/ King George Hospital campus. The campus is set within a strong and successful landscaped setting.

The southern boundary of Little Heath is bound by the Newbridge School and Redbridge College campuses. These education facilities feature a significant clustering of buildings adjacent to the Conservation Area boundary.

A mix of residential developments consisting of flatted development and housing forms the eastern boundary of the site.



General view west across the Green to Barley Lane from Little Heath



Circulation and Accessibility

The triangular layout of the Village Green is basically as it was in the mid 19th century. Barley Lane to the west, is the main transport route leading to Eastern Avenue, a major road linking the site to London and Essex.

Chadwell Heath Lane on the northern side of the Green, provides local access to the east. To the south of the Green, Little Heath Road is a small spur that completes the bottom chord of the triangle. This is used by buses, which use this area as a terminus.

The most significant feature of the Conservation Area, the Green is highly accessible. Local buses serve both Redbridge College and residents.

Land Use

Originally the area was a quiet, small rural village, set near fields and remnant forest.

The area currently features a mix of uses including; residential, educational and community. The area also includes provision of a number of local retail stores.



Redbridge College - Modern development

Topography and Landscape

At the centre of the village is a flat grassed triangular green with a slight depression where the former pond was situated.

The surrounding area has a similar profile. This allows for clear views along the streets and across the Village Green. The majority of the buildings in the Conservation Area are limited to two storeys.

High quality natural landscaping is a feature of the heath.



General view west across the Green to Barley Laneoad from Little Heath

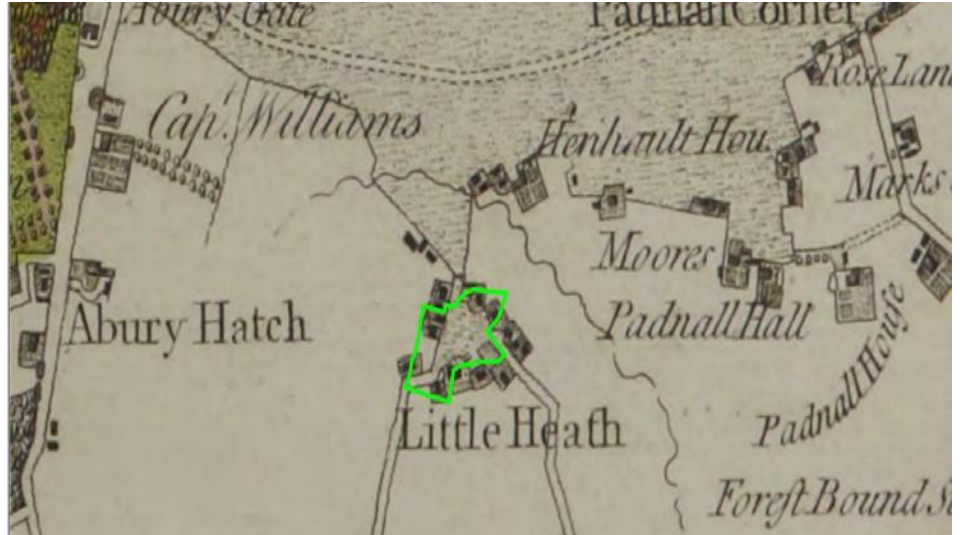
Origin and Development

Historic records identify the village, originally as Little Ilford Heath in 1369. The first record of the settlement being named "Little Heath" dates to 1456. After this the village of Little Heath appears on a number of 18th century maps.

Little Heath is labelled on Warburton, Bland and Smyth's map of 1724 although the extent of the village is not shown. At this time the two main roads leading to Little Heath from the south, are clearly shown.

Two other early maps, which show Little Heath are Chapman and Andre's 1777 map of Essex (illustrated right) and also on Cary's 1784 map.

Little Heath comprised 2½ acres in 1847 registered as common land. The original rural scale and character of the heath can still be observed today; with the current layout based on the old settlement pattern of the hamlet in the mid 19th century. This is clearly evident in the extant cottage development behind the avenue of trees to the south-east of the Green. The photo (right) of the western side of the Green shows its rural village character.

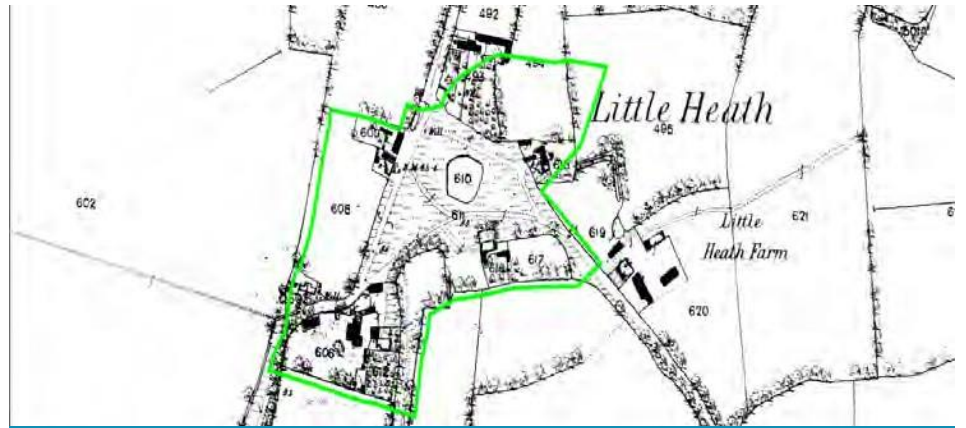


Chapman and Andre - 1777 Map of Essex



Illustration of Little Heath - Approximately late 1880s

There was little development around the heath in the early to mid-19th century, but the main roads around the Green were in place. The duck pond in the Green was shown, but this has since disappeared and all that remains is a depression in the middle. The late 19th century photo on page 12, shows the original Hawbush building, marked "609", in the 1864 map (on right). Also on this map, the early development of the Hainault House site, in the late 18th century (a Locally Listed Building), can also be seen, marked "618".



Little Heath in 1864

The 1896 Map, shows a row of terraces and single houses built in the latter part of the 19th century, marked "866". There are two other groups shown in Barley Lane to the south. They are shown marked "869" and date to the mid-19th century.



Little Heath in 1896

Between 1919 and 1938, the western side of Barley Lane, opposite the Green was developed. The southern part of Barley Lane, as you come from the south was a small industrial estate with workshops and sheds. This was later replaced by residential development.



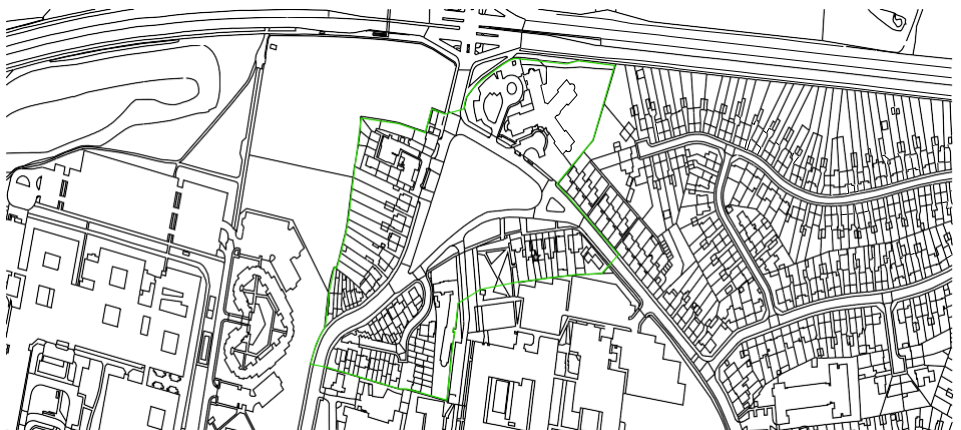
Little Heath in 1919

After 1963 two houses were built in the middle of the street, on the southern side of Little Heath (Road).



Little Heath in 1963

Most recently, development of the Redbridge College and Newbridge School campuses have significantly changed the setting of the Conservation Area. Other significant changes have included modern housing developments to the south western extent of the area.



Little Heath in 2000

Archaeology

Today, it is hard to imagine that this was once a rural medieval village. There are very few above ground historical architectural remnants remaining. The oldest extant building, in the area is Hainault House, which dates from the late 18th century. The remainder of the built historical environment mainly dates from the late 19th and mid 20th centuries.

A recent archaeological survey by Oxford Archaeology (completed in June, 2016) identifies substantial sections of land that need careful consideration. Whilst the historic central Green, is not identified (because it was never built upon), almost three quarters of the remainder of the Conservation Area is identified as an Archaeological Priority Area (APA) of significance.

The Archaeological Priority Area covers the historic core of the village of Little Heath. The APA is classified as Tier 2 because common edge settlements were rare in Redbridge prior to deforestation in the mid 19th century.

The APA has the potential to contain buried remains relating to one of the limited number of clearly defined settlements within the medieval and post medieval Waltham Forest. Any remains of buried medieval occupation provide an opportunity to gain insights into the lives of ordinary people in the forest.



Little Heath - Archaeological Priority Area

Character assessment

Townscape Analysis

Little Heath designation recognises the combination of the open space of the central Green and the collection of houses and other buildings that enclose this hamlet. This layout preserves the original road pattern.

The area is generally flat, which allows for views along the streets into the Village Green. The majority of the buildings in the Conservation Area are limited to two storey in height. The plots in the east and western side of the Green, are tight grained urban development but the amalgamated properties north and south have been more formally landscaped with a mix of hard and soft features.

The layout of streets, composition of the uses, architectural character, boundary treatments and open space form an attractive and coherent townscape. There is a clear hierarchy of streets reflecting the historic pattern of development going back to the 14th century rural village.

The two storey scale development has replicated earlier developments in the area. The current arrangement reflects the evolution of architectural approach.

The oldest buildings around the Green, were built in the late 18th and 19th centuries on Little Heath Road, overlooking the Green. Buildings are mostly domestic in character featuring traditional construction methods using simple materials and building techniques.

Layout and Plan Form

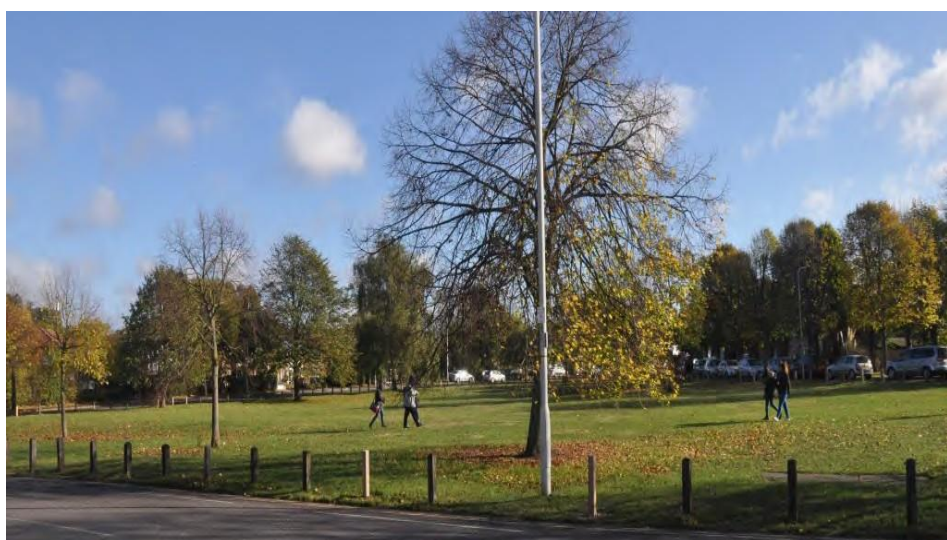
Little Heath Conservation Area, is an eclectic mix of building and styles. They are set around an original, triangular Village Green established in the Middle Ages. The overriding feature of this area is the low scale and massing of the development around the Village Green. The townscape therefore has collective consistency and coherence.

The Green has long been surrounded on three sides, as shown by the 1777 map. The present layout is basically as it was in the mid 19th century, with Barley Lane the main transport route on the western edge. Chadwell Heath Lane is to the north and a small spur, Little Heath, completes the bottom chord of the triangle.

Over the years buildings have come and gone, this can be seen in the irregular grain and layout for the existing plots.

To the north and south the original plots have been amalgamated and currently with open spaces, soft and hard landscaping with trees.

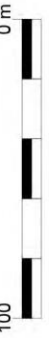
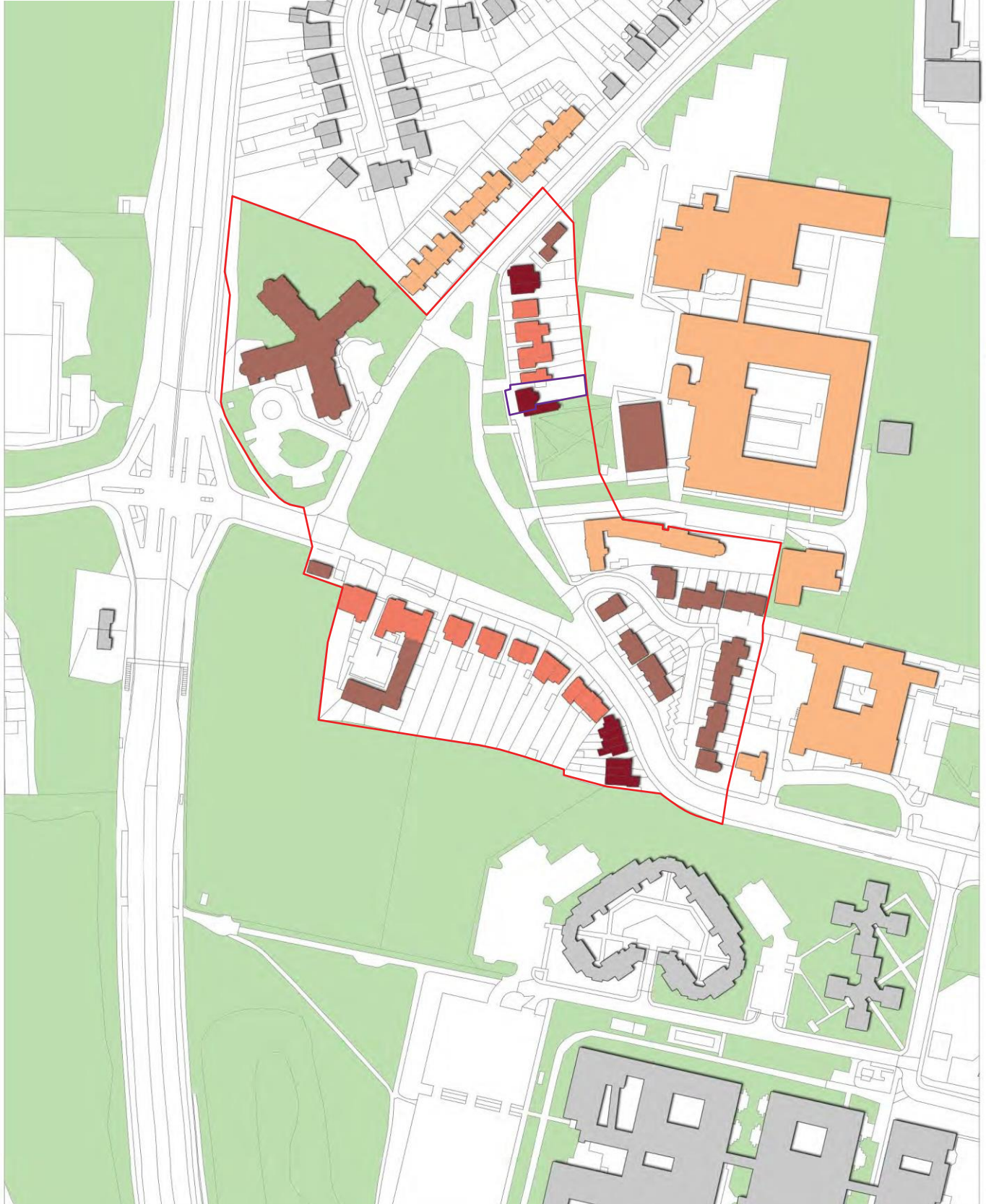
On the north side of the Green, Chadwell House, a residential care home was developed around 1999.



Little Heath - View of the Green

Key

- Pre-1900
- 1900 - 1940
- 1940 - 1980
- Post-1980
- Locally Listed building



Immediately south of the Conservation Area boundary are the campuses of Redbridge College and Newbridge School. Both of these developments are set within large curtilages and have been subject to recent redevelopment and extensions.

The remaining plots on Little Heath (Road), are small residential plots from the 19th century, with tight grained layout for a third of the street.

Barley Lane was developed in the 1930s with large size residential plots. Properties have consistent and regular spacing terminated at the north by a former public house. Front gardens are now mainly hard paved parking areas facing a busy main road.



Hainault House

The main and oldest character feature in Little Heath is the central Green, which dates back to the 14th century. It is a reminder of the days when this was a rural country village.

The Green creates a unique sense of place because it is the basis of the shape and form that we see today. Enough extant buildings remain today to give an indication of the character of the intimate hamlet clustered around the original Village Green.

To the south of the Green is a collection of historical buildings, which include Hainault House, built in the 18th century. The rest of this group dates from the late 19th century.

These properties are a collection of simple detached and semi detached two storey brick houses with pitched roofs. They have a variety of finishes from face brick to pebble dash facades. Individually they are not very special, but as a whole, they add to the character of the Conservation Area. What binds them together is their age, scale, massing and materials.

The other special area is the western side of Barley Lane, with historical buildings from the mid-19th century to the south and a range of buildings built in the 1920s to the north, including the Hawbush Public House which has recently been converted to apartments.



Hawbush Public House - Recently converted to residential flats

Architectural Character

Much of the Conservation Area character derives from the scale, proportion and massing of the buildings situated around the Village Green. The detached houses and duplex terraces are modestly proportioned with two storeys and pitched roofs. The 19th century plots are narrow and built across most of the plot resulting in a tight knit streetscape.

Designs throughout the Conservation Area have a collective consistency, in which each individual house makes a contribution to the character of the area as a whole. Different designs complement each other and share similar proportions, materials and architectural style. It is an eclectic mix focused around the Village Green.



General view west across the Green to Barley Lane from Little Heath



General view west across the Green to Barley Lane from Little Heath

This combination creates a distinctive sense of place. The architectural style of the older houses is best summed up as a simple late Victorian and inter war two storey housing.

The exterior finishing is varied, brick, pebble dash rendered and also painted. There is minor decorative clay brickwork and decorative tiling, string courses and window sills with corbels. From a general review of the building fabric, there are very few original windows left. Window types also vary from double hung to casement.

Throughout the area, many properties have been either altered or repaired in a way that does not reflect the original design or materials. Examples include painting, pebble dashing or cladding of facades, replacing windows and removing, enclosing or replacing porches. While in some Conservation Areas this may be a problem, what is significant here is the scale and massing of the buildings all being modest two storey buildings done with traditional building materials.

The two storey cottages to the south of the Green, include locally listed Hainault House. It dates from the late 18th century and is constructed in buff stock bricks. Adjacent and to the east, there are eight cottages built in the late 1890s and early 1900s. They are generally built in stock brick. Some of them have a rendered finish but they are not in pristine original condition. Some of this group are known as the Hainault Cottages.

All other buildings, within the Conservation Area make varying contributions in regard to the overall significance and character of the Conservation Area. This relates to their age, scale, massing and materials.



High quality detailing



Varying styles of architecture surrounding Little Heath

On the western part of Little Heath, on Barley Lane, as you enter the Conservation Area from the south, there are some pleasant mid Victorian two storey slate roof cottages from the mid 19th century. The first is now used as a local shop.

In the 1920s and 1930s the northern and western element of Barley Lane was developed as two storey houses and a row of terraces.

Probably the second most known feature of Little Heath and is the former Hawbush Public House. It was built in the late 1920s, in the middle of Barley Lane, facing the Green. It replaced the earlier Hawbush Court.



Hawbush Court - Housing conversion

It is a two storey white rendered façade, with steep tiled roof and hipped dormers. Recently it has been converted into six residential flats.

Immediately south of Little Heath (Road) is a mature student college. Although the college is not within the Conservation Area, its entrance is. The students frequently cross the Green to catch public transport and also use it as a place to meet.

The remainder of other buildings currently fronting the Green were constructed post 1960.



Contemporary development - Redbridge College campus



Chadwell House Residential Care Home

Today, the overall visual character of the conservation precinct is strongly influenced by the two storey domestic buildings surrounding the large central grass common on the west and south.

To the northern edge, there is the modern development of the Chadwell House Residential Care (RCH) home. This development, whilst of a significant scale does not dominate the Green because it is set back from the street, with a two storey massing and is well landscaped with grass and trees.

The south-western end of Barley Lane, was formerly occupied by small workshops. It is now new modern housing apartment blocks. The scale of the buildings is considered appropriate and relates to the general scale of the rest of the Conservation Area.

In synopsis, the ages of the buildings in the Little Heath Conservation Area, range from mid to late 19th century, mid 20th century to brand new, yet they mix together reasonably well.

It is accepted, that while a number of the buildings are not in pristine condition or in their original State. The houses that have been individualised, and modified over the years; generally the alterations are of a minor nature and are considered not to have a major impact on the overall character of the Conservation Area.

To conclude, the form of domestic architecture found around the Green is very traditional and simple; and has grown from the ease of construction that the choice of materials allow.

Hierarchy of Streets

Traffic is a major issue in this area and Barley Lane acts as a server to Eastern Avenue, a major arterial road serving other parts of the borough. There has been a long history of proposals to try to resolve the balance of buses and cars. The main stream of traffic is to and from Eastern Avenue. This needs long term resolution and consideration.

Old photographs of the Green c1900 show the road and the grass blending into each other in an informal way. Although the pressures of modern traffic did not exist at that time, the idea behind the enhancement scheme is to pull the negative influences away from the Conservation Area in order to preserve its character.

Boundary Treatments

Boundary treatments make an important contribution to character by creating space in an otherwise tightly packed streetscape, and providing a buffer of clearly delineated private space between front doors and the public street. The consistency of boundary walls and the rhythm of piers and gateways contribute to the ordered, formal character of streetscapes and views.

The overall character of the Green and its surroundings is unrestricted in aspect because the fences and walls of the houses are consistently low. Small walls and fences give enough visual and physical separation to distinguish private from public space.

One change that has impacted on the front boundary treatment in recent years is the change from small garden to hard car parking spaces in front of the residential dwellings.

Generally, there are four types of boundary types in the overall Little Heath Conservation Area and they relate to the type of property found in this small Conservation Area. These are Historic Village Green, Residential, Institutional Residential complexes and Institutional Teaching college.

The village Green, has historic photos from the 1950s that shown its boundary marked by simple square timber posts about 750mm high. Today it is still the same and its character has been kept over the years.



Examples of boundary treatments to existing properties

The older houses in the Conservation Area, along the southern side of Little Heath (Road), have dwarf boundary walls that delineate small front gardens of uniform size. These houses form a consistent pattern, which can be taken as characteristic of the area.

In Barley Lane, there are a mix of boundary treatments. There are low walls mostly in brick to an average height of 450mm, a few picket fences painted white, some low hedges and occasional instances where fences have been removed in their entirety; to allow for parking.

The cumulative effect of this is an open environment where any boundaries have a low profile as a general precedent.

The boundary pattern has broken down in a few areas, along sections of the new housing development on Barley Lane.

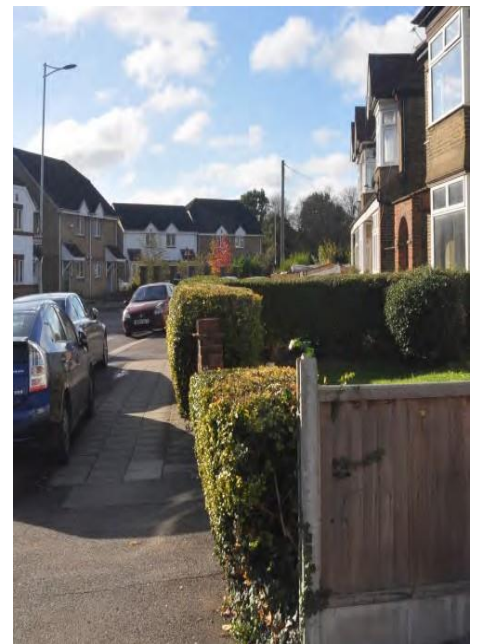
The Chadwell House Residential Care Home located to the north of the Green, features a large central housing block set in a large plot with car parking and soft landscaping. The boundary is marked by planting and areas with no fencing.

On the opposite side of the Green the boundary of the adult teaching college, has two clear landscaped blocks with a low 900mm steel post and railing fence which allow viewing through to a low planted border.

On the eastern side of the Conservation Area the boundary is a simple street foot path, with two storey dwellings set about 6 metres from the roadway.



Examples of boundary walls to existing properties



Examples of hedgerow boundaries

Ecology

The arrangement and landscaping of Little Heath offers little in terms of notable ecological habitat. However, the existing trees and amenity cut grass provides some local benefit to bird and insect populations.

Considering the ecological significance of buildings within the designated area of the Conservation Area, consideration must be given to both bats and House Sparrows that may be roosting in the fabric of older buildings. The House Sparrow is an iconic bird of the borough but is in decline, their roosts and foraging areas are vital for their survival.

Although the local area is not conducive for foraging, these species may find features in some of the surrounding older buildings suitable for roosting, with good foraging habitat not far away along Seven Kings Water and Fairlop Waters/Country Park.

Listed Buildings

There are no Statutorily Listed Buildings in the Conservation Area. However, there is one Locally Listed Building, sited just to the south of the Green. Hainault House. It is a two storey cottage with a pitch slate roof. It dates from the late 18th century and is constructed in buff stock bricks.



Existing bus terminus - provides access to Redbridge College campus

Public Realm

Since the 14th century the most significant feature of Little Heath has been its Village Green. It was the focus around which everything else was arranged. This central Green is unusual for a number of reasons. It is a rare survival of a rural Village Green within a suburban area.

A description in the Redbridge Library describes Little Heath in the early 20th century:

“Close to the Hawbush, where cornfield and forest verge met. Little Heath, with its triangle of common land, was a fairly remote spot until the arrival of the arterial road came in the 1920s.”

The area has changed little in recent years. In an article by Robert Barltrop, he describes the character of Little Heath in 1994:

“Despite the traffic round and through it, from Eastern Avenue and Chadwell Heath Lane, Little Heath remains an attractive village appearance: Victorian cottages round a broad green liberally sprinkled with trees. Much of it used to be in the estate of Little Heath House; and as a moderate-sized hamlet it had its own chapel St James’s saving the journey to the parish church at Aldborough Hatch. Today it is a bus terminal, and has a modern school, and is quite a bust spot, but still highly pleasing to the eye.”

The central focus of the Little Heath Village in the past was the pond. It was located in the middle of the Green, which was open grassland. It would have been a pleasant place to sit for residents and visitors to the area. Similar ponds exist in other Conservation Areas in the borough with a notable example being the pond at Woodford Bridge. Since the pond was in existence almost a century ago the environmental conditions have changed considerably, most especially due to traffic and use of the Green by students crossing to Redbridge College from the bus stop.

The Green has survived and still occupies the same extent of space as illustrated in photos taken in the 1950s.

Street furniture is generally standard, simple and modern and generally disappears into the background.



The Green - The heart of the Conservation Area

Trees and Open Space

Little Heath's significance is based upon its importance as a remnant Village Green, common plot of land. This open space has its origins dating back at least six hundred years.

There are no substantial historical trees in the main part of the Conservation Area. The trees that are there are not older than one hundred years. There are two individual Tree Preservation Orders (TPOs) in the landscaped setting of the Redbridge College site.

Generally there are a number of street trees just to the south of the Green. They act as a backdrop to the central Green area, which is clear open space with a few medium sized trees. Looking at a photograph taken in the 1950s, this arrangement is similar to today's configuration.

Views

The Conservation Area has a limited extent and views around the Green are consequently the main focus of the area.

Little Heath is unusual in that it is a very open space. All the buildings are focused and directed towards the central Village Green. The three roads around the Green enclose and create a triangular hamlet. When you enter the conservation from the south the Green is approached by a sweeping curve, which opens up into a green open space.



High quality landscaping recently installed at the Redbridge College site

Positive Contributors

The character of Little Heath Conservation Area is made up of layers of historical development. In addition there is the landscape contribution of the natural soft landscaping of the former Village Green.

The Green is a triangle of open grassland that is the vestige of an earlier village, dating from at least the 14th century.

The Conservation Area has retained a human scale of development over the years. Generally the two storey scale of development is common in the Conservation Area.

Although nearly half of the built environment is composed of relatively modern architectural and design approaches, the scale, materiality and detail of these developments has either a neutral or complementary appearance to the earlier historic character of streets surrounding the Green.

An analysis of the spaces created around the Green reveals that this mixture of old and new architectural styles work successfully because of the positioning of developments to be set back from the road at an identical distance and gaps between houses are closely similar in scale.

Little Heath is located close to a major arterial road and is the terminus for local buses connecting to trains to allow travel for further locations.



The Green - positive feature at the heart of the Conservation Area



Modern and traditional development - surrounding the Green

Negative Contributors

There has always been a road or track passing through the area. However, it is observed that access to Eastern Avenue and through traffic on Chadwell Heath Lane is projected to grow in future which could have significant impacts upon the character/appearance of the Conservation Area.

What fails most in the Conservation Area is the psychological separation of the houses from the Green in Barley Lane, by the volume of traffic passing through the area. The presence of heavy traffic, impacts on the enjoyment of the space.

Changes to the historical buildings over time takes away their style and character. But in this Conservation Area the main significance is not the individual details but the general scale and materials.

Loss of front gardens for parking and increased run off water causing localised flooding is another major issue.

More modern, larger scale development including the Strouds Close development, have provided limited enhancements to the character and appearance of the Conservation Area.

In particular, the landscaping strategy of this development provides limited soft landscaping to complement the established pattern of verges and trees which surround other parts of the Conservation Area.



Parking and traffic issues within Barley Lane



Paving over front gardens is common area within the Conservation Area

Problems, Issues and Opportunities

Generally the built environment is an eclectic mix of different periods and styles. It is not like other Conservation Areas where a significant proportion of the area is repetition of a certain style or material. For this reason minor changes do not matter as much as they would in other Conservation Areas in Redbridge, where the significance of the precinct is because of the buildings.

There are a number of different uses and types of buildings in the Conservation Area and they appear to work quite well.

What is significant in the Little Heath Conservation Area and gives it its sense of place is:

- Its evolution and development from a rural country village into a suburban place;
- remnants of the early rural character planning features such as the Village Green;
- the rural quality of the kerb edging and traditional timber posts around the Green

- the two storey height of buildings generally in the whole Little Heath Conservation Area, as well as the traditional materials used for their construction and domestic size and scale;
- form and planning of the earlier village which lies under the surface. This includes the street layout and formation;
- a mixed character of uses framing the Green;
- new development respecting the scale and materials of past developments;
- soft green landscaping to complement the Green character of the area.

It is important that any future development respects that the precinct was originally a rural village. Any future development should be carefully considered to ensure the character of the area is either preserved or enhanced..

Setting is an important consideration in the ongoing management of heritage assets. The cohesive character of the Conservation Area was and always will be the informal character of the central Green. Buildings should respect each other.

The Character Appraisal and Management Plan is an opportunity to review the boundary of the Conservation Area and of the Article 4 Designation. This is in order to reflect the current condition and ensure that the character of the whole area is protected by policy.

There is an opportunity, through the use of the updated guidance, and by working closely with residents, to encourage the repair and reinstatement of original features which will greatly enhance the character of buildings and streetscapes.

There are opportunities for improvements in public realm for example replacement of poor quality paving and renovation of original street signs. There may be opportunities to improve access to Barley Lane and the quality of pedestrian and cycle routes and connections through the wider area.

Management Plan

Boundary Review

The designated boundary of the Conservation Area has been reviewed as part of the process of producing the Character Appraisal for this Conservation Area.

It is noted that a substantive amount of development has taken place both within and adjacent to the boundary of the Conservation Area since its designation. Notable examples include development to the Redbridge College site, the King George Hospital campus, Chadwell House and the residential development of Strouds Close.

The cumulative scale and impact of these developments have not overly detracted from the character of the Conservation Area. Furthermore the significance of development adjacent to the Conservation Area is limited to warrant incorporation as part of any revised boundary.

Following this review, the current boundary of the Conservation Area as designated in 1991 curtilage is considered appropriate and does not require any further amendments at this stage.

Enhancement Strategy

There is an opportunity for the Council to work with developers and third parties to bring forward a series of enhancements to the Conservation Area and in particular, the Green.

Enhancements should largely be focussed around the landscaping improvements to reaffirm the significance and character of the Green.

As part of this strategy, there is also an opportunity to improve accessibility within the area, particularly between public transport and education uses which are accessed to the southern extent of the Conservation Area.

Development Management

In future new developments, demolitions and alterations within the Conservation Area will be managed through the planning process. Decisions about planning permission should reflect the need to preserve and enhance the special character of the Conservation Area, in line with relevant National, London-wide and local planning policies.

Review of Development Impact

Within the context of the Little Heath Conservation Area, there are a number of planning applications for major development schemes, pending consideration and envisioned to come forward.

Therefore, any future Management Plan for the Conservation Area, should include provision of a review of development impact to enable further discussion as to whether any additional management actions are required.

Article 4 Direction

Given the modest scale of the Little Heath Conservation Area and the relatively small amount of change brought forward by Permitted Development rights within this area; the making of an Article 4 Direction is not considered necessary at this stage. However, as part of the review identified above, the making of an Article 4 Direction may become relevant in future.
Design Guidance

It is not considered necessary to prepare a Design Guide for this Conservation Area, given the modest scale of development which has taken place within this area.

It is considered that the guidance of the Character Appraisal will be sufficient to inform future development proposals; particularly those for major development schemes.

Enforcement

The Council, under its statutory powers, can take enforcement action towards unauthorised works that detract from the significance of the Conservation Area. Unauthorised demolition or alterations to buildings within a Conservation Area is a criminal offence and those responsible may face prosecution.

Highways Management

Future works to highways and footways within the Conservation Area should promote the maintenance of the key characteristics of the Conservation Area and avoid unnecessary street clutter, signage and road markings.

The rural natural character of the central Green needs to be carefully considered in any future development for highways and transport.

Management Proposals

Over the next five years, the Council will undertake the following management actions:

Enhancement Strategy – Year 1-3

Bring forward a landscape strategy to improve and enhance the landscape character of the Green and realise opportunities to develop links to community/ education uses.

It is important that the natural character of the Village Green is retained and enhanced through future development of sites which about the historic core of the Conservation Area.

The Council will work with developers and third party interests to establish and deliver landscape improvements to the site. These enhancements could include sensitive provision of upgraded access within the Conservation Area and introduction of additional soft landscaping to improve the landscape character and function of this area.

Monitoring and Review of Development Impact – Year 3-5

The Council will undertake an assessment of development within the Conservation Area to establish whether additional guidance or restrictions to Permitted Development rights are required.

This will include survey work to monitor the design quality and impact of development in seeking to maintain and enhance the Conservation Area; including review of any relevant appeal decisions.

Subject to the outcome of monitoring and review; produce Design Guidance and/or make an Article 4 Direction for the Conservation Area (as appropriate).

URBAN DESIGN TEAM
REGENERATION, PROPERTY AND PLANNING

urban.design@redbridge.gov.uk
www.redbridge.gov.uk/planning