

THE BUNGALOW ESTATE CONSERVATION AREA CHARACTER APPRAISAL



Approved on 24 July 2014

CONTENTS	<i>page</i>
1.0 Introduction	2
1.1 Conservation areas	2
1.2 The purpose of a conservation area appraisal	2
1.3 Conservation in Redbridge	3
2.0 Planning policy context	3
3.0 Appraisal of special interest	5
3.1 Location and setting	5
3.2 Historical development and archaeology	7
3.3 Spatial and character analysis	15
3.4 Architectural quality and built form	17
3.5 Trees and green spaces	22
3.6 Designated and other heritage assets	24
3.7 Local distinctiveness and sense of place	25
3.8 Assessment of condition	25
3.9 Boundary assessment	28
4.0 Summary of special interest of The Bungalow Estate Conservation Area	29
5.0 Summary of issues	29
6.0 Bibliography, references and contact details	31
7.0 Appendices	32
7.1 Appendix 1 - Checklist for assessing contribution to special interest	32
7.2 Appendix 2 - Extracts from the Ilford Urban District Council records	33
7.3 Appendix 3 - Development chronology maps	33
 MAPS	
Map 1. Location map	5
Map 2. Tree Preservation Orders	23
Map 3. Character Analysis Map	26
 ILLUSTRATIONS	
Aerial Photograph 2012	4
Fig 1. OS map of 1864 (extract)	9
Fig.2. OS map of 1919/20 (extract)	10
Fig.3. OS map of 1938 (extract)	14

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The Bungalow Estate Conservation Area Character Appraisal

1.0 Introduction

1.1 Conservation areas

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

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

1.2 The purpose of a conservation area appraisal

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

1.2.2 An appraisal is not a complete audit of every building or feature, but rather aims to give an overall flavour of the area. It provides a benchmark of understanding against which the effects of proposals for change can be assessed, and the future of the area managed. It also identifies problems that detract from the character of the area and potential threats to this character.

1.2.3 This appraisal of The Bungalow Estate Conservation Area (hereafter referred to as the Conservation Area) supports The London Borough of Redbridge's commitment in its Local Development Plan Core Strategy and Borough Wide Primary Policies (adopted 2008) and its duty under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to prepare proposals for the

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

² *ibid*, Section 72

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

1.3 Conservation in Redbridge

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

1.3.2 Conservation Areas in Redbridge reflect this pattern of development, including old town and village centres, green areas centred on the remains of former institutional estates and examples of the best suburban estates. Some of the smaller designated areas are concentrated on particular groups of buildings of national or local importance. The Bungalow Estate Conservation Area sits to the south of the borough in an area with little designated heritage interest; only All Saints Church (Grade II) to the east and South Park School (Local List) to the west together with Goodmayes Park/ Recreation Ground and South Park and the Conservation Area itself relieving an otherwise heavily-urbanised utilitarian landscape.

1.3.3 The Bungalow Estate Conservation Area was originally called the Mayfield Conservation Area which was designated on 3rd October 1991. Minor additions were included on 22 July 2014 (see 3.9 below) when it changed its name in order to better reflect its location and character.

2.0 Planning policy context

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

2.2 National policy guidance is provided by Chapter 12 of the National Planning Policy Framework, the Planning Practice Guide and English Heritage Guidance to PPS5 (due to be replaced in 2014).

The Bungalow Estate Conservation Area Character Appraisal - Aerial 2012



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Aerial plan showing grid street layout, large plots in earlier western phases and strong building lines.

2.3 The Redbridge Development Plan Core Strategy 'Policy 3: Built Environment' and Borough Wide Primary Policy 'E3 – Conservation of the Built Environment' (both 2008) set out the key policies for all conservation areas. This Conservation Area

Character Appraisal will be used to support these conservation policies and will form part of the emerging Redbridge Local Plan 2015-2030.

2.4 The special character of the bungalow estate was first recognised by the Council in 1974 when it was designated a Residential Precinct. In September 1987 a specific Article 4 direction was introduced to control extensions, porches and roof alterations. The Estate was designated as a conservation area on 3 October 1991 and 4 design guides were issued three years later to direct growing development pressure in a more satisfactory direction; those for roof extensions being particularly effective.

3.0 Appraisal of Special Interest

The report approved by the Planning & Development Committee on 3rd October 1991 that designated the Mayfield Conservation Area (from 2014 The Bungalow Estate Conservation Area) included a succinct assessment of the area's character:-

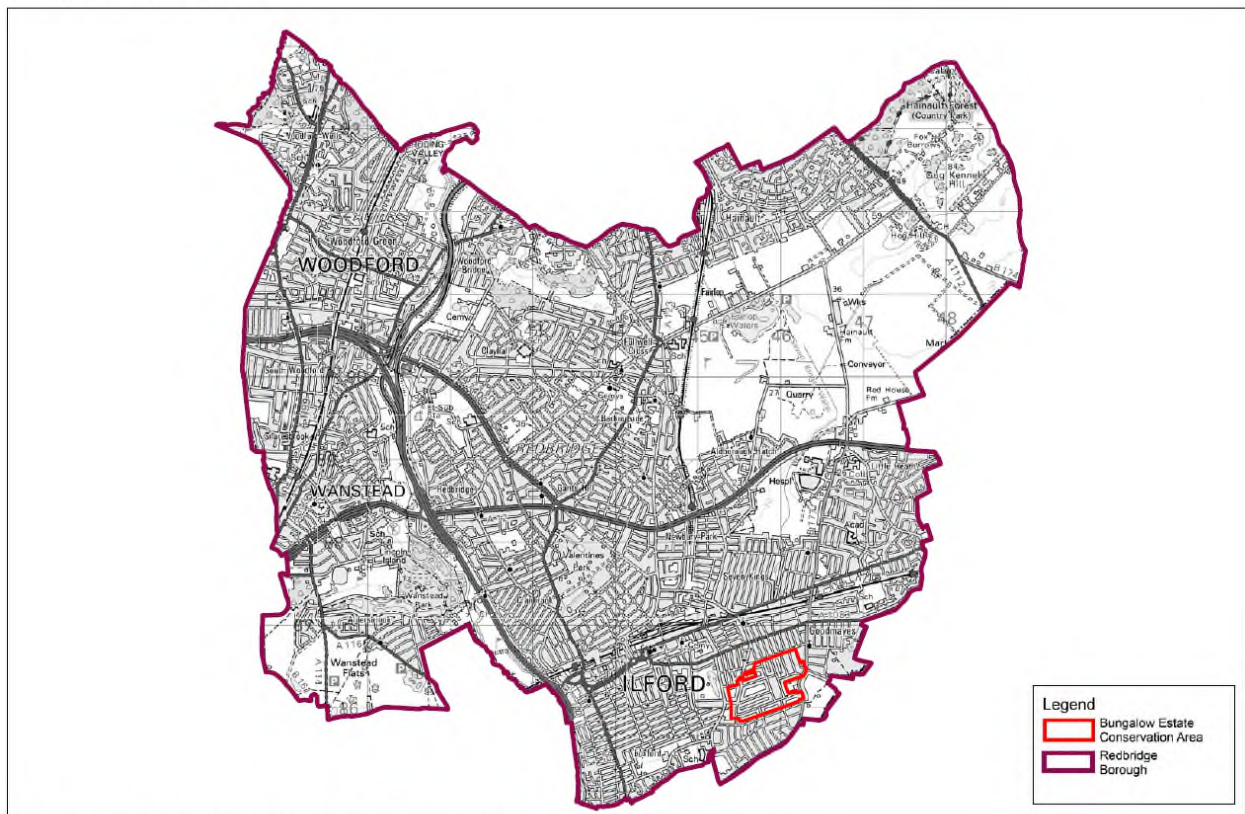
'It has a distinct suburban, almost garden village character due to:

- i) low density development*
- ii) all dwellings being virtually bungalows (sic)*
- iii) the design features of the bungalows, such as gables, finials, bays and oriels, most of which are original.'*

This character appraisal will analyse this in greater detail.

3.1 Location and setting

The Bungalow Estate Conservation Area



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Location and context

3.1.1 The Conservation Area lies to the south east of the Borough to the south of Seven Kings between Ilford and Goodmayes. It sits to the south of Green Lane with Water Lane to the west, Goodmayes Lane to the east and Dawlish Drive to the south. South Park lies to the west and Goodmayes Park, Recreation Ground and allotments to the east, with the Knox Sports Field and Mayspark School field abutting the Conservation Area to the rear of adjacent properties. These green areas, while outside the Conservation Area, are important to its amenity and help relieve its otherwise heavily-urbanised setting.

General character and plan form

3.1.2 The area is laid out on previous farmland in a semi-formal grid pattern and forms a quiet residential enclave of linked roads connected to earlier surrounding historic routes. Ilford had by 1900 picked up a reputation for such grid patterns through the estates by local developers W. Peter Griggs and A. Cameron Corbett with their 'vistas of apparently interminable roads'³. The Bungalow Estate grid takes its reference from Green Lane and the earlier Cecil Estate (1903-1913) to the north of Breamore Road and crudely obliterates the historic field layout. In contrast to the earlier estates to the north and west with their tightly grained local by-law terraced housing and the 1930s typical inter-war spec-built plot sizes to the south, The Bungalow Estate Conservation Area (particularly the earlier western phase) enjoyed remarkably generous plot sizes. This spacious character is, of course, further underlined by its predominant built character – that the houses are bungalows; hence the area's popular name, 'The Bungalow Estate'.

3.1.3 In 2014, with the publication of this Character Appraisal, the Council decided to change the Conservation Area's name from Mayfield to The Bungalow Estate, to better locate it in the public's mind and give it a much needed fresh start. Indeed, it is odd that it was ever called 'Mayfield' as research for this Character Appraisal revealed it was originally laid out by Knox, its founder, as part of the South Park Estate, which itself was part of the wider Seven Kings Estate and that Mayfield Estate proper, (1899 onwards) sits to the east of Goodmayes Lane while the Conservation Area lies to its west.

3.1.4 The low heights of buildings sitting within spacious plots combine to give the area a 'modern' horizontal air and a distinctly relaxed suburban quality. Here the then modern taste for leisure and informality found an expression through bungalow architecture with applied Arts and Crafts detailing within generous plot sizes on streets laid out to an urban grid. A bizarre but typically English compromise of the time, mixing a desire for modernity (bungalow plan form) with national tradition (applied Arts and Crafts detailing); the urban (grid form) with the rural (low buildings nestled in treed landscapes); a slight exoticism (the bungalow form) with

³ Davis, A.E. & Gower, E., Tramway Trips and Rambles 1907

the respectability that came from home ownership (the houses were for sale not rent). For all these tensions the whole worked with great charm. Residents were part of a modern distinct community yet, thanks to the plot sizes, neighbours were a respectful distance. The bungalow form, unlike two or more storey houses, ensured that all windows were screened by hedges or fences, further underlining privacy from ones neighbours. Few house designs were repeated exactly and there was a wide range of crafts-based architectural features and materials which, used in varying combinations, gave the bungalows a coherent resemblance to one another. The Bungalow Estate was and is regarded as a highly desirable place for contented living.

Landscape setting and topography

3.1.4 The development was built on the open farmland of Goodmayes Farm. The earlier forested landscape, part of Waltham Forest, in common with the wider area around the Great Essex Road, was felled from the late medieval period to provide timber for ship building and houses and the land had been turned over to agriculture to produce milk, corn, onions, potatoes and other vegetables for the London markets.

3.1.5 A comparison between the earlier field pattern of the area shown on the 1864 and 1919 OS map and the developed grid layout shown on the 1938 OS map reveals that the latter paid little, if any heed of the former.

3.1.6 The area is distinctly flat and, at less than 10m above sea level, low. The lack of hills or other topological features did not encourage a Garden Suburb layout but readily facilitated a continuation of the grid formation of the earlier South Park Estate to the north. Consequently views within the Conservation Area are the product of the long straight streets rather than any topological features. There are attractive views along all roads and particularly deep vistas along Egerton Gardens, Parkway and Levett Gardens (east – west) and Water Lane, Gyllyngdune Gardens and Westrow Gardens (north – south). Vistas, however, do not close with any panache, usually ending with ordinary houses mostly off-set. The historic route along Goodmayes Lane affords more traditional serpentine perspectives. Views out of the Conservation Area are few, the surrounding two storey buildings and background trees enclosing the Estate. Only All Saints church to the east provides any external reference point. This sense of enclosure together with the homogenous architecture and similar street layouts means that the area lacks legibility.

3.1.7 The Bungalow Estate contained no public space provision and relied on the pre-existing facilities. South Park to the west had been acquired by the UDC in 1902 and Goodmayes Park to the east had been gifted by Corbett in 1905. There was no need, therefore, for such provision within the Bungalow Estate. Amenity would be in the form of private gardens, with shops and other public facilities in Ilford, Seven Kings and Barking a short motor car ride away.

3.2 Historic development and archaeology

3.2.1 This whole part of Greater London was once extensive woodland, part of Epping/ Waltham Forest and Hainault Forest. The River Roding ran north-south

through the area with Ilford itself at the point where the Roman road to Colchester crossed it. A Roman cemetery is recorded south of the Conservation Area, just the other side of Longbridge Road and it is reasonable to confer that some contemporary activity occurred within the area.

3.2.2 The underlying gravel geology has, elsewhere in the borough, produced prehistoric material and the location between the Loxford and Mayesbrook streams may have made it attractive to past settlement, as it was for Goodmayes Farm later on in history.

3.2.3 The winding, north-south form of Goodmayes Lane has a great deal in common with many of the Saxon or earlier droveways that linked the Thames marshes with upland pastures and which have their roots in prehistoric human trackways but are now fossilised as roads in modern East London. The unusual dogleg of Water Lane, where it meets today's Parkway, is also part of an early route and may indicate that the track turned to avoid something that was once present in the landscape but which is no longer visible on the surface.

3.2.4 The area that is currently Brownlea Gardens in the north-east of the Conservation Area is recorded on the Greater London Historic Environment Record (HER) as being a medieval moated site that later became Goodmayes Farm and, from the 1920s, the site of the Bungalow Estate.

3.2.5 By the end of the 16th century large swathes of Waltham Forest had been cleared and the land given over to farmland. Ilford was little more than a village and the surrounding area with its scattering of farms and market gardens, was thinly populated. Goodmayes Farm is clearly identifiable on the 1777 Chapman and André's map.

3.2.6 In 1830 Ilford became a separate ecclesiastical parish from Barking and in 1888 it gained its civil independence, after which it grew rapidly. A Local Board was formed in 1890, in 1894 the Urban District Council was created and Ilford became a Borough in 1926. These were great years of expansion and civic pride.

3.2.7 Few records of ownership prior to the 20th century survive but it appears that, in the 19th century a Rupert Brown owned a number of farms in the area, including Goodmayes Farm. Increasingly from the 1880s land east of Ilford on both sides of the railway line to Ipswich were sold off for house building. A combination of cheap land, good railways into the City and affordable loans (offered by the developers and, in part, the Council under the Small Dwellings Acquisition Act 1899) made house buying very attractive; consequently few were built for rent. North of the tracks attracted a better class of buyer - often 'someone in the City' while south of the tracks provided competitively priced houses for clerks and senior shop workers. Extensive estates were laid out and built from the 1880s by two local developers, Griggs and Corbett, the latter showing notable initiative by underwriting enlargement and building of new railway stations within the area, thus cementing the link between jobs in London and his Grange and other estates out in leafy Ilford. As it advertised itself through its 1924 Official Guide, Ilford was 'a pleasant blend of both country and town and its *rus in urbe* characteristics are the secret to its popularity'.

The Bungalow Estate Conservation Area Character Appraisal - 1864

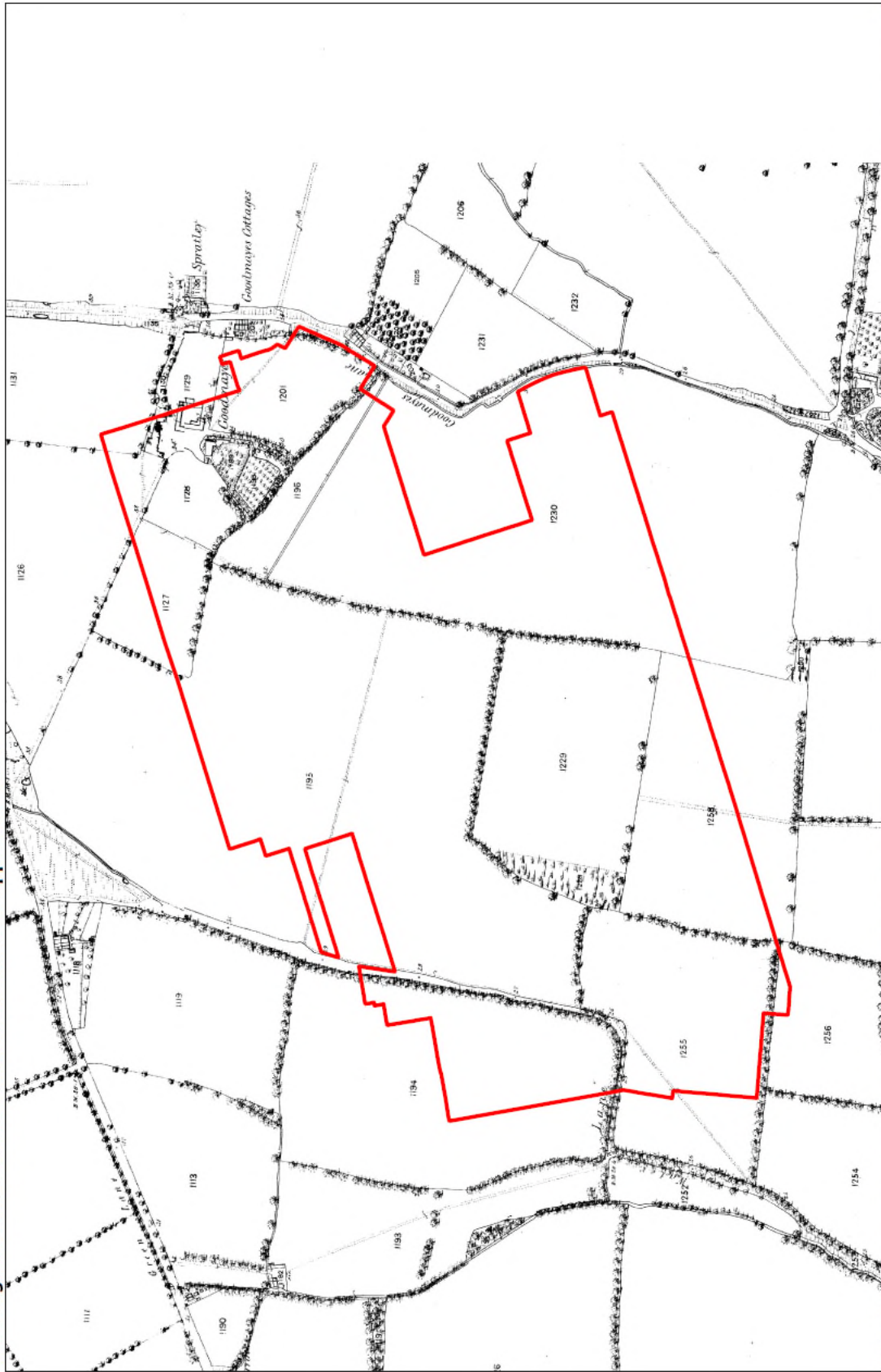
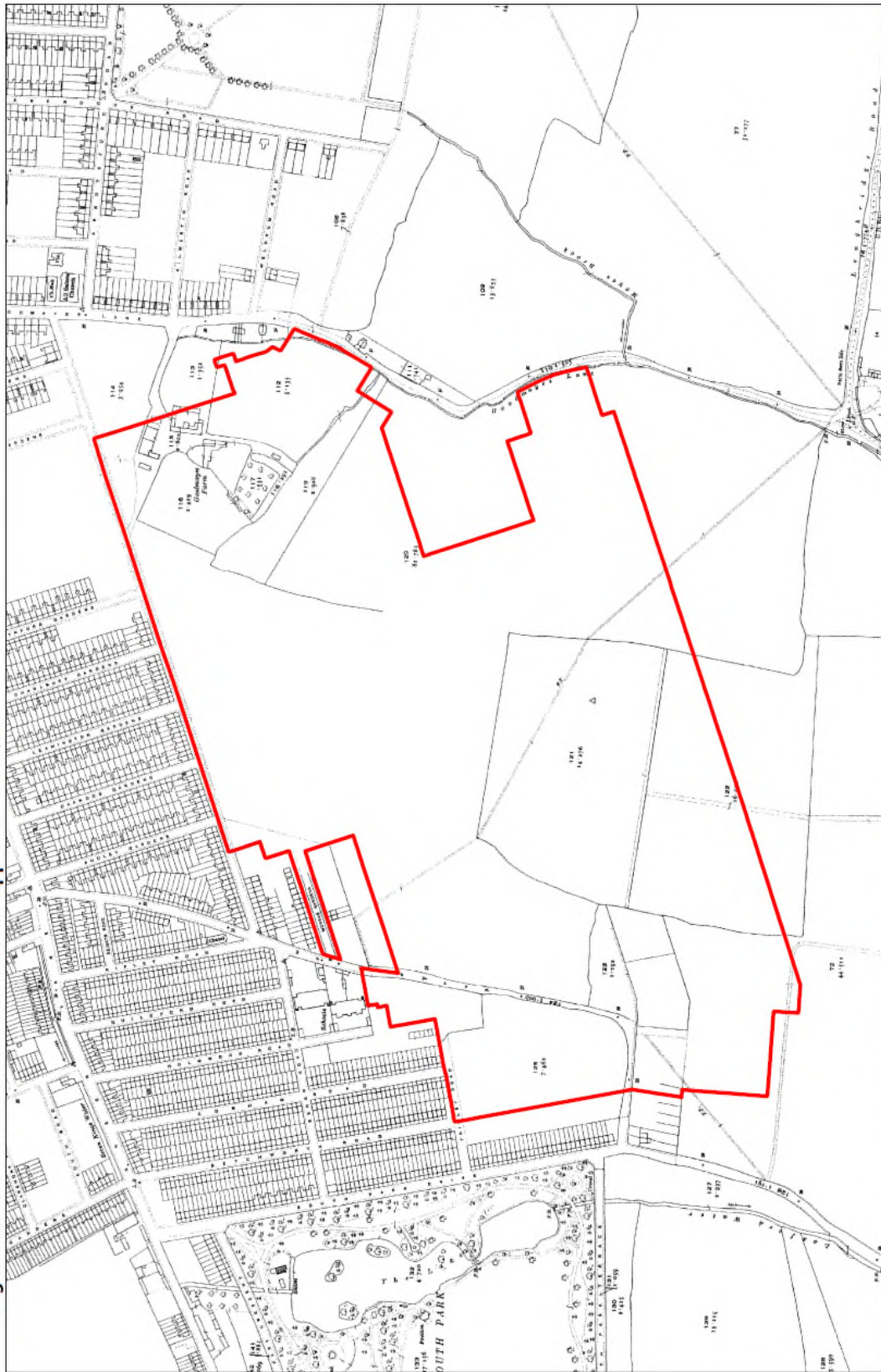


Fig 1: OS maps showing the Conservation Area location in 1864
 – still farmland, with Goodmayes Farm to the North East



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Fig 2: OS maps showing the Conservation Area location in 1919/20
– only Breamore Road and Morrab Gardens showing any development

3.2.8 Ilford grew enormously over this period but the pace of development slackened after 1911, the Great War suppressed matters further and housing development did not pick up again until 1920.

3.2.9 The Bungalow Estate was developed by two local developers and builders, initially by William Henry Knox (1859-1940) and then, following a brief period working together, by John William Moore. Both were fervent non-conformist Christians, Knox founding and building the South Park Chapel in 1905, of which he was a mainstay throughout his life, with Moore Superintendent of the Chapel Sunday School.

3.2.10 Knox hailed from the East End and had been in business in the area since at least 1903 when he formed a new company with G. Diprose to lay out new streets and houses around South Park and the streets to the north and east towards Green Lane. Diprose, who had built a number of houses on Kingston Road (from 1901), brought his architect, A. Thomerson, with him and between the three of them over the next 10 years they laid out new streets and designed and built arrays of terraced houses along Esher Road, Ripley Road, Guildford Road, parts of Ripple Road and Reigate Road and a number of shops and houses along Green Lane (from 1903); Cobham Road, Betchworth Road and various houses along South Park Drive (from 1905); and Elmstead, Eynesford, Clandon, Lambourne and Salisbury Roads between the new Seven Kings railway station and Green Lane (from 1906). All houses were undistinguished typical by-law housing. However, his 'Knox Terrace' development at the southern end of South Park Drive has notably long gardens, suggesting that Knox was beginning to appreciate the new Arts and Crafts theories of the time as espoused by Ebenezer Howard and practiced by Parker and Unwin, with each house having fruit trees and gardens large enough to sustain vegetable plots so that each family could enjoy the benefits of exercise, fresh air and nature's bounty. These principles were to inform Knox's creation of the Bungalow Estate.

3.2.11 All the early development was local to Knox who lived at 61 South Park Drive and had his builders yard at the rear, off Esher Road. In December 1909 he appears to have established his own development enterprise, applying alone in March 1910 for new roads at the south ends of Holmswood, Cobham and Betchworth Roads along with Frimley Road. Over the next two years he applied for an assortment of houses in the area, often using Thomerson to provide the designs. At some point in 1913 he obtained an interest in the land at Goodmayes Farm and it was out of this that the Bungalow Estate was born.

3.2.12 In October 1913 Knox applied for new roads and sewers for Morrab Gardens and Gyllyngdune Gardens, followed in December by applications for houses to the designs of architects Higgins and Thomerson along Breamore Road, Morrab and Gyllyngdune Gardens (the latter appear not to have been built, while the others are of the by-law housing type and are excluded from the Conservation Area). In March 1914 he applied for new roads at Meadway and Water Lane (the latter at the time still an un-made-up country lane) and in May 1914 he applied for Parkway and Gyllyngdune Gardens - described on the drawings as part of the 'South Park Estate'. However, despite these approvals, no works appear to have been done; one assumes that any progress was cut short by the Great War.

3.2.13 In December 1919 he submitted his first designs for bungalows at 20-32 Water Lane followed by designs for Nos. 20-26 in February the following year. In May 1920 further applications for bungalows were made, this time for 3-9 Parkway, 51 and 55 and two more along Water Lane. In August 1920 he applied for 28 bungalows along Breamore Road, Morrab and Gyllyngdune Gardens. Clearly the bungalow idea was popular with Knox's buyers and a theme for the estate was beginning to emerge. In 1921 he submitted plans for two storey houses lining Water Lane's west side but these were never executed. In January 1923 Knox received approval for a new road, being Egerton Gardens, again described as in the 'South Park Estate'. Yet it is not clear how far development had progressed. For example, a map of 1924 attached to the Ilford UDC Official Guide shows Parkway, Gyllyngdune and Egerton gardens laid out but no houses are shown.

3.2.14 The Bungalow Estate was built on land originally belonging to the Hulse family of Breamore House in Dorset and it has been speculated that street names on the Estate reflect that west country connection:-

Budock Drive from Budock Water in Cornwall;

Trenance Gardens from a place in Cornwall;

Gyllyngdune Gardens from a hotel in Falmouth;

Tresco Gardens from a place in the Scilly Isles;

Breamore Road from the Hulse family home in Dorset;

Westrow Gardens from a family name in the Hulse family and

Morrab Gardens from a garden in Penzance.

Capel Gardens is possibly named after the well-known Capel Manor in Enfield.

More prosaically, Egerton and Levett Gardens are named after the solicitors and surveyors for the estate.

Whatever their origins, it can be seen that the names chosen sought to make a connection with the balmy climate and popular holiday destinations in the West Country. This reinforced the image of the Bungalow Estate as something slightly exotic and 'gay' in an idyllic semi-rural setting - an English Riviera in Ilford.

3.2.15 The first of the new bungalows were built along the northern and western fringe of the available land, nearest Knox's yard on Esher Road. Water Lane, the south side of Breamore Road, Morrab Gardens, Frimley Road and Parkway were begun in the early-to-mid 1920s. Knox appears to have been very flexible in response to his customer's requirements, varying plot widths and the architectural detailing on each bungalow. To the modern development mind the combination of large plots and bungalows makes no economic sense; while the bungalows may have sold at a very good price it can only be assumed that the land was very cheap. It is a notable characteristic that homes on the estate were, with the exception of 2-16 Parkway and 2 and 4 Meadway (all ordinary 2 storey houses built by others), exclusively bungalows - at least until Tresco Gardens in 1934. Clearly, for Knox, the bungalow form and image was of paramount importance. Development occurred in discreet parcels (see Appendix 3, Development Chronology Maps). Corner plots appear to have been built on late within each phase - possibly to maximise their value, especially as they had, of necessity due to the grid layout, relatively small gardens.

3.2.16 Sadly, at this time, Knox suffered two tragic losses; his wife, Elisabeth, died in 1920 and then, in 1928, just as he and his daughter Kate were about to move from

South Park Drive to their own bungalow on Egerton Gardens, she too died. Knox, at 69 was not a young man. In 1925 he had employed John William Moore, a local builder, and had set up an office on the new estate at 34 Water Lane from where Moore submitted drawings to the UDC on Knox's behalf. By 1926 No. 34 Water Lane had become the offices of J W Moore and Son (Ilford) Ltd and Knox, clearly occupied with his Chapel mission, had handed Moore the reins of the development business. What interests Knox retained in the development of the estate, possibly as land owner or retired partner, is uncertain. Moore, who appears to have worked exclusively on the Estate, continued working throughout the 30s to complete it, moving his business in time to No. 128 Goodmayes Lane.

3.2.17 By the time of the great economic crash in 1929 the western half of the Estate, including Gyllyngdune Gardens was complete. In the 1930s, under Moore, development continued eastwards towards Goodmayes Lane, with the last roads to be laid out being Trenance and Tresco (1933), and Brownlea and Budoch (1935) where Goodmayes Farm had stood. Plots were noticeably smaller by then and Moore abandoned the bungalow theme along Tresco Gardens (except for Nos. 41 and 43), which is made up of orthodox two storey short terraced houses. It is speculated that this may have been deliberate, as an 'enclosing frame to the areas of bungalows to the west at a time when the future of Goodmayes Farm was yet to be decided'⁴. However, as, two storey houses line both west and east sides of the street, with the former being superfluous to the suggested purpose, it is more likely that they and other changes were a result of much greater economic pressures in the 30s than had existed only 15 years earlier. In 1936 Goodmayes Farm was pulled down and by 1939 the Estate was substantially complete, with only a small scattering of bungalows built on opportunity sites since World War II (see Appendices 2 and 3).

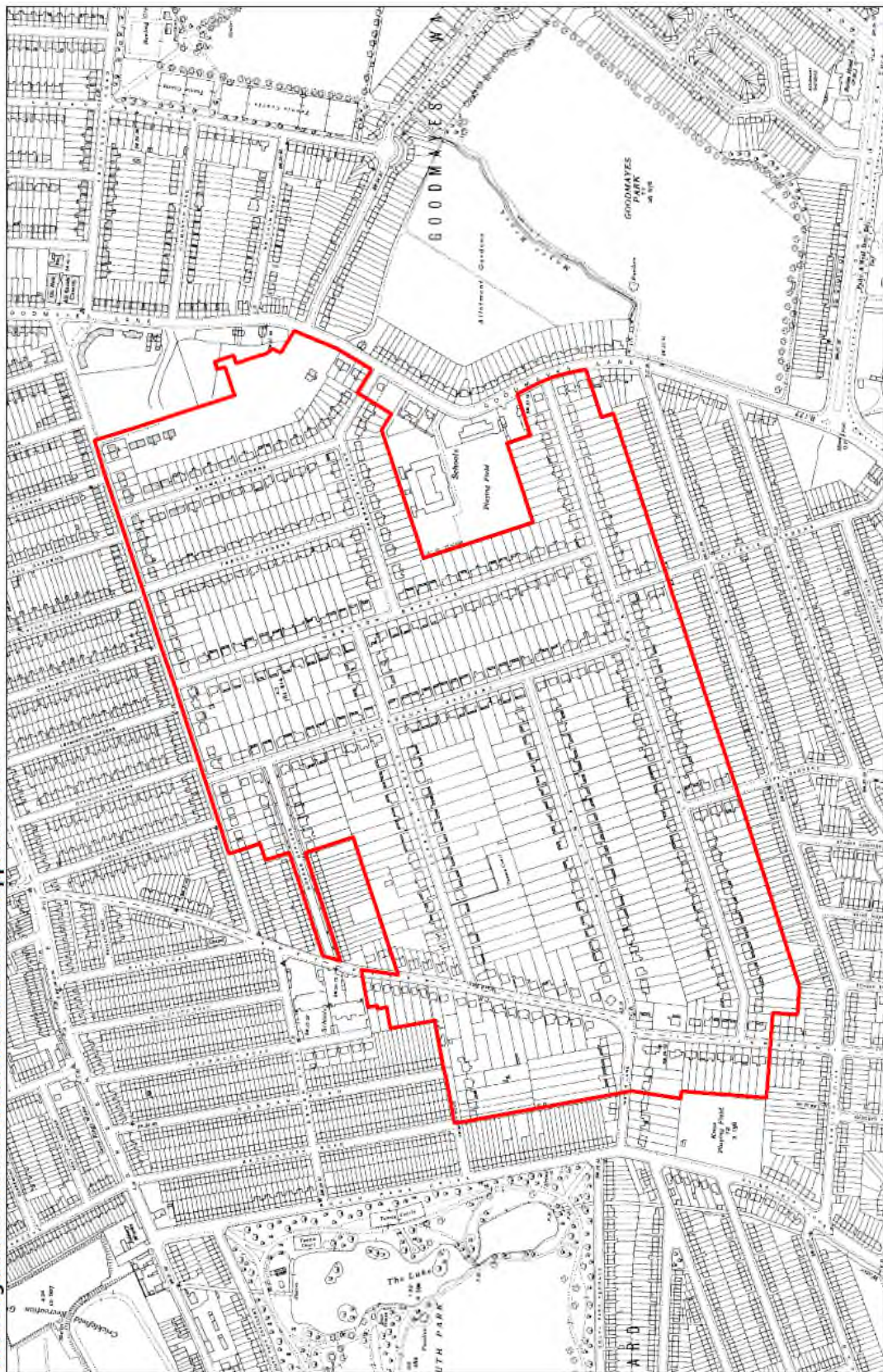
3.2.18 The following table shows the numbers of applications to Ilford UDC (later the Borough of Ilford) for bungalows (and, for Tresco Gardens, houses) each year;

Year	No.	Year	No.	Year	No.	Year	No.
1915	2	1922	12	1929	29	1936	10
1916	2	1923	62	1930	40	1937	18
1917	0	1924	47	1931	19	1938	34
1918	0	1925	64	1932	43	1939	18
1919	7	1926	34	1933	29		
1920	49	1927	25	1934	25		
1921	39	1928	29	1935	18		

Archaeology

3.2.19 The Bungalow Estate Conservation Area is not within an Archaeological Priority Zone in the Redbridge Local Development Plan. However, this does not in itself mean that there is no archaeological potential; it more often means that the potential is unknown. There has been little formal archaeological investigation in the area and hitherto unknown remains may survive there. Despite the fact that the area has only been intensively occupied relatively recently, development will still need to be assessed for archaeological impact.

The Bungalow Estate Conservation Area Character Appraisal - 1938



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Fig 3: OS maps showing the Conservation Area location in 1938

- except for Budock Drive largely complete (See Appendix 3 for further details).
- Clearly showing much looser grain and larger plots than surrounding by-law streets

3.3 Spatial and character analysis

Spatial analysis

3.3.1 The Conservation Area is distinguished from surrounding areas by its looser grain, lower density, its pattern of development and verdant planting. As earlier development spread eastward and south away from Ilford the surrounding terraced streets had a typical by-law characteristic made up of parades of regimented terraced streets with shops on the main thoroughfares and the occasional church and ornate and manicured park to relieve the monotony and help elevate the soul. Houses were arrayed in a tight grain of narrow plots, grouped in long or medium terraces. By contrast the Conservation Area had no need for shops, parks and other facilities – they were already adequately provided for nearby; consequently it could be completely given over to housing. As described above the decision to adopt the bungalow form was arrived at gradually but when it did it created a dramatic contrast with those earlier streets. Many streets in the Conservation Area, notably the earlier ones to the west, enjoy very generous plot sizes – widths as well as depths, although, due to the grid layout, corner plots necessarily have shallower gardens. The bungalows are either detached or semi-detached with gaps between properties that allow transverse views to trees and greenery beyond in private gardens, adding to the relaxed informal air.

3.3.2 Nevertheless, the Bungalow Estate shares with those earlier streets the infamous Ilford grid form with its very long vistas, together with an adherence to the UDC (and after 1926 the Borough) by-laws on street and footway widths. This means that the streets are very similar in layout and scale. Yet they have a readily apparent difference in character, with those within the Conservation Area enjoying a clearly superior open airy quality. This is a product of a combination of two further spatial considerations:

1/ In common with the surrounding earlier streets, the Conservation Area has strict by-law-driven building lines. Yet those within the Conservation Area are set much further back from the footway to give significantly deeper front gardens; between 20 and 30 ft (6 - 9m) depending on the street. By comparison the standard depth for the surrounding terraced streets is 15 ft (4.7m). This produces within the Conservation Area, an overall street width, building to building, of between 90 -100 ft (25 - 30m) compared to the meaner 72 ft (22m) of the nearby terraced streets.

2/ The bungalow form of development with its low eaves and roof lines does not enclose the street scene as emphatically as taller buildings would have. Bungalows with roofs parallel to the road have 8ft eaves heights and reclining 17ft ridges, while gable-fronted bungalows are more assertive, having 9ft eaves heights and 23ft gable apexes.

Together these two elements dramatically widen the perceived street scene - emphasising the horizontal and lowering sight lines - making the sky a key element

in the view; a characteristic further emphasised by the fact that mature street trees are taller than the buildings. Thus nature is given precedence with the man-made subordinated to a scene-setting role. This is quite the reverse of the surrounding urban terraced streets where man seeks to dominate nature.

3.3.3 The deep front gardens had the effect of providing good semi-private space and a buffer zone between the house and street - an important consideration with bungalow living with ground floor bedrooms.

3.3.4 The long straight streets on level ground together with the open street widths produce some long dramatic perspectives and vistas. Unlike the more orthodox grids of the surrounding streets, those within the Conservation Area have the added effect of the use of T junctions to close off vistas and thereby enclose the Estate. However, probably due to the sale of houses on plots of a wide variety of widths and the lack of formal architectural or urban design appreciation by Knox and Moore, vistas are never satisfactorily closed. Buildings and boundaries facing T junctions are invariable in a random position in relation to the vanishing point, leaving unplanned and rather unsatisfactory resolution to vistas.



*The infamous 'interminable' Ilford road layout is a key characteristic of the Conservation Area.
- dramatic perspectives and wide streets but often poor resolution of vistas.*

3.3.5 As previously noted, it is apparent that Knox and later Moore responded to the demands of many of their would-be buyers by varying the size of plots as requested. Certainly those of Nos. 25 Parkway, 38 Gyllyngdune and Nos 15 and 22 Egerton

Gardens are extraordinary in their generosity; a virtue, no doubt, that was handsomely paid for. A constraint, of course, on this flexibility would be to ensure that the accumulated plots fitted reasonably efficiently within the street grid.

3.4 Architectural quality and built form

History of bungalows

3.4.1 The name bungalow originated in India, deriving from the Gujarati બંગલો *baṅgalo*, which in turn derives from Hindi बंगला *baṅglā*, meaning "Bengali" and used to describe houses in the 'Bengal style'. Such houses were traditionally small, detached and single storey with a wide veranda. The term was first found in English from 1696, where it was used to describe "bungales or hovells" in India for English sailors of the East India Company. Later, however, it became used for the spacious homes or official lodgings of officials of the British Raj. In Britain and America bungalows came, therefore, to be regarded as of high status with exotic connotations, the name coming to be used from the late 19th century for large country or suburban houses built in an Arts and Crafts or other Western vernacular style - essentially as large cottages.

3.4.2 The first two bungalows in Britain were built in 1867 at Westgate-on-Sea between Herne Bay and Margate, Kent. A dozen or so were built in small phases between 1870 and 1891 further east along the coast at Birchington-on-Sea; this forming the first true bungalow estate in the UK. They were sold (for very large sums) as second homes for 'gentlemen of position, refinement and artistic sympathies' for use as leisure retreats, the health-giving qualities of the sea air a particular selling-point. Ordinary Londoners could only marvel out of the train window as they passed through on their way to the more robust entertainments at Margate. Thus the image for bungalow living was cast;- expensive, posh, artistic, and more than a little exotic and Bohemian. In a class-conscious and aspirational Britain their desirability was assured.

3.4.3 It was this demand that Knox tapped into with the Bungalow Estate. One of many such estates that were built between the two World Wars, not just as coastal retreats but also inland main residences. Their increasing popularity and ubiquity together with their often suburban locations inevitably led to a snobbish backlash; the Daily Express in 1927 complaining of "bungaloid growth making the approaches to any city repulsive." However, for those who lived in them, bungalows were hugely popular; what pleasure could surpass tea on one's own veradah surveying one's own grounds? With the loss of affordable servants, for many middle class housewives a key advantage of bungalow living was that with no stairs or circulation space they were relatively easy to clean and manage. They were spacious and enjoyed high levels of privacy while, as single-storey dwellings, for the elderly or infirm they were a God-send.

3.4.4 The need for mass housing after 1945 led to the erection of many cost-effective pre-fab bungalow council estates for working-class people, further fuelling the derision of the snobs. Yet, there were some remarkable examples of innovative bungalow design, not least the overtly modernist 'Atomic Bungalows' on Canvey Island (1946). However, economic pressure increasingly led to ever smaller plots and

the 'chalet bungalow' form with bedrooms in the loft space and, therefore, the need for stairs and dormers; a pointless hybrid.

3.4.5 Today very few bungalows are built; economic logic, the burgeoning population, the fragmentation of families and Green Belt policies making high-density living the order of the day.

Architecture and form

3.4.6 Early blockplans for bungalows submitted by Knox to the UDC show extravagant corner bays in pairs addressing the road junctions. Had they been realised they would have given the Estate a much more planned feel. That they weren't, is due to Knox's responsiveness to the market-led demands of individual buyers, keener on having their own personal architectural whims than any wider urban design considerations. Thus there is little symmetry to junctions, or the streets, resulting in less formality than may otherwise have been the case.

3.4.7 It is important to recall that the bungalows were built to a considerable extent to meet the requirements of the would-be buyers. This was a transaction-led rather than design-led Estate; both Knox and his customers complicit in the desire for the wide streets and bungalow form to maintain exclusivity and prices/values but with other considerations open to discussion, the main constraint being the depths of the buyer's pockets.

3.4.8 Bungalows are more expensive to construct than two storey houses because a larger foundation, footprint and roof area is required for the same living area. The larger foundation will often translate into larger plot size requirements as well. This is why many bungalows are typically fully detached: if the homeowner can afford the extra expense of a bungalow relative to a two-story house, they can typically afford to be fully detached as well.

3.4.9 That is not to say there are not some construction cost savings compared to a two storey house; there are no expensive stairs or landings to erect; only one floor to install; and, with no upper walling, there is no need for opening lintels - thus windows can be positioned high and tight to the roof soffit under the wall plate.

3.4.10 While the bungalows sold at a relatively high price, one has to assume that, in common with much other farmland at the time, the land was obtained relatively cheaply. With no planning constraints (such as Green Belt) in place at the time, provided Knox laid out his streets and sewers in accordance with the by-laws, effectively all other consideration were left to his and his buyer's discretion.

Details and materials

3.4.11 The interesting architectural characteristic to note is that despite the overt modernity of the bungalow form they are all 'dressed' in the traditional language of the English Vernacular style as popularised by Parker and Unwin - and then made ubiquitous by a thousand speculative builders in the inter-war years.

3.4.12 Knox was able to offer a range of basic detached and semi-detached forms he knew he could build to a price⁵. Some were offered off-plan, some spec-built as funds were available but others were designed to specific client demands. Aside from plot sizes, buyers could choose from a number of design options, including bays and a range of architectural stained glass and joinery. Hence the variety of detailing to be seen on the street.



Examples of the interesting variety of stained glass showing Art Deco, Gothic and Mackintosh influences

3.4.13 Thus certain architectural features and detailing were used time and time again; either because they were part of Knox's basic design or they were popular with buyers, or both. For example;

One large (Drawing room) and one smaller bay (Bedroom) with gables over and striking finials each side of an arched and recessed front entrance,

Rendered finish – probably originally unpainted lime-based harling, a more economic finish than brickwork, given artistic legitimacy by Parker and Unwin at a number of Garden Suburb developments some 20 years earlier,

Plain or single Roman red clay roof tiles,

A variety of designs of painted 'half timbering' mock-Tudor inserts,

Window joinery in white painted large casements and frames with top hung fan lights, the former often glazed in single plain glass and the latter containing stained glass from a standard range of designs. The stained glass was particularly effective as there was abundant light due to the wide streets and bungalow form,

The larger gable-ended houses featured oriel windows and recessed arched porches to help articulate the elevations and draw in light,

Roofed but unenclosed verandas at the rear,

Motorcar houses to the side.

⁵ Applications to the Ilford UDC show bungalows annotated as 'Types'. E.g. Drawings for 5337 (May 1920) for Nos. 75 and 79 Water Lane are annotated as 'Type J'; No. 77 Water Lane and 1 Parkway are annotated as 'Type I'; Nos. 3, 5, 7 and 9 Parkway are annotated as 'Type H'. See Appendix 2.



Gable ended form with oriel window. Original recessed porch now unsympathetically glazed in.



Rare surviving entrances and timber doors. R: warmer, less stark barling masonry.

3.4.14 Gaps between bungalows were important to preserve privacy and avoid any connotations with humbler terraced streets. This allowed views between bungalows to garden trees and greenery in gardens but did require that architectural detailing was carried along sides deep into the plot- the vulgar Victorian practice of using cheap materials for sides and rears is not present within the Estate. Hence corner buildings addressed the street on all sides, including it should be noted, their rears.

3.4.15 Front boundaries were often handed over to the new owners with just simple chestnut paling staked up, it being for the owner to finish this to their taste. Originally these were often very simple (and cheap) such as post and chains, hedging, dwarf-walled flower beds, or low ranch fencing. While varied, the net effect was to reinforce the openness and width of the street and the permeability between public and private space.



L/ Chestnut paling and mature garden.



R/ Inappropriate large piers and ornate metal railings.



*Use of inappropriate 'Classical' architectural language;
L/ bottle balustrades to boundary.*



L & R/ columns and pedimented porch.



Good surviving vernacular windows



Internal effect of the timber windows and attractive stained glass.

The public realm

3.4.16 Save for its streets, there are no public spaces within the Conservation Area that would allow for informal meeting and everyday discourse. The character of the area is one of private spaces and gardens, thus encounters can be limited to the invited, a suburban characteristic not conducive to public life. The sole public spaces are primarily there simply as thoroughfares.

3.4.17 Roads are now tarmacked, which has covered over the original side drainage channels, laid in sets. The broad 'Norway' granite kerbs survive. Most footways are laid in alternating courses of combinations of traditional 3 ft x 2 ft (900 x 600mm) and 2ft x 2ft concrete flags with a verge to the kerb in tarmac that may at one time have been paved, but is now used for two-wheels-up footway parking. While common, these various finishes give a typically English plain but well-regarded public realm and, in being relatively free of clutter, add to the open character of the area. The relative absence of yellow lining and other road markings is important in maintaining the area's non-urban character.

3.4.18 Planted verges along Morrab Gardens, with their variety of shrubs and trees make a highly important contribution to the character of the Conservation Area. In 2014 it was decided to extend the Conservation Area to include their full length. The other streets within the area lack such distinguishing planting but do have arrays of attractive street trees.

3.4.19 The streets during the day are remarkably empty of both road and foot traffic, the most notable feature being the circling of learner drivers taking advantage of the 20 mph speed limit within the area. The streets are busier during rush hours.

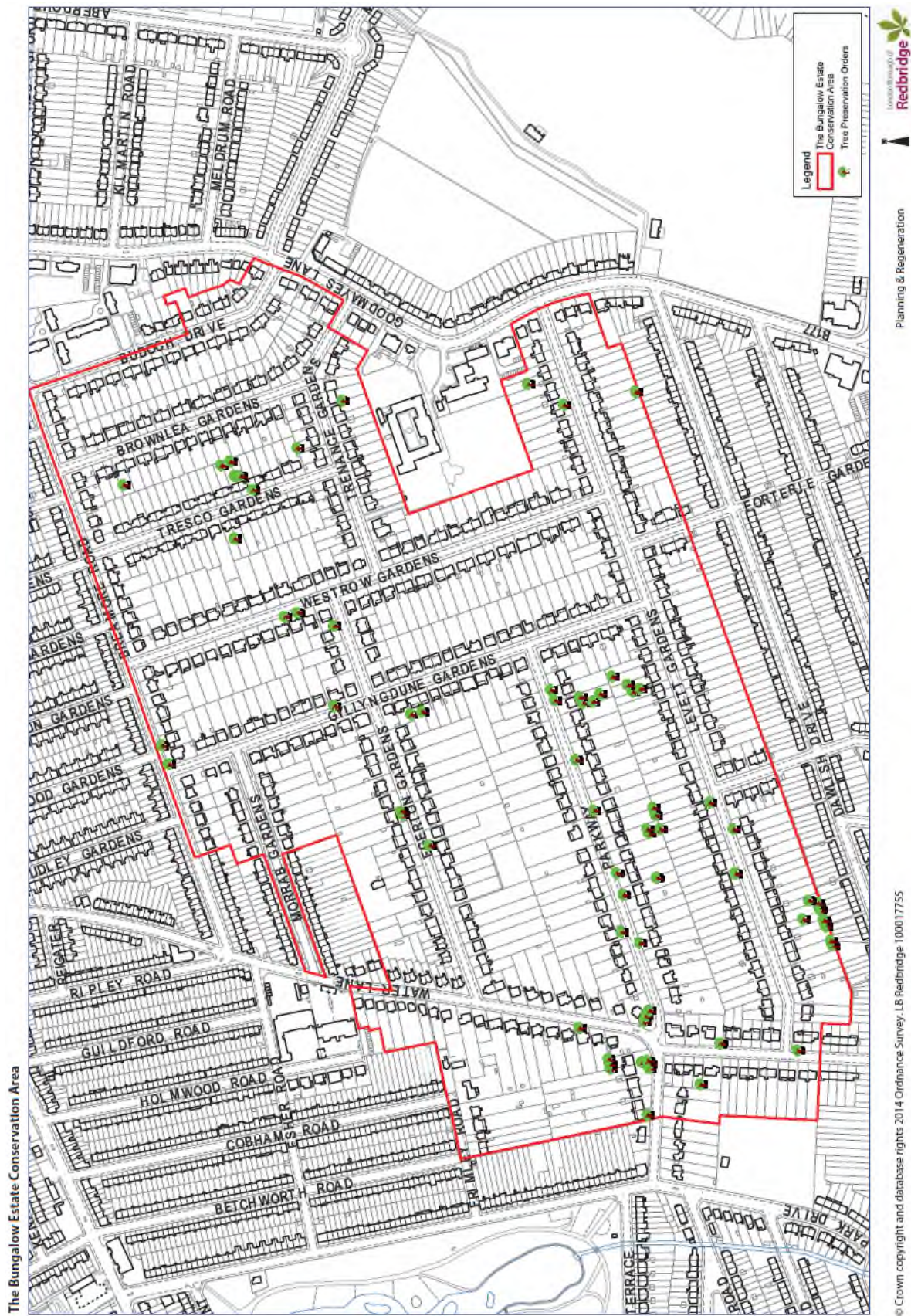
3.4.20 An unfortunate effect of the 20 mph zone is the need for unattractive signage at its entry and exit points.

3.4.21 Street lighting within the area is general plain, contemporary and relatively short in height augmented along Morrab Gardens by a number of attractive post-top lanterns within the shrub beds to illuminate the footways.

3.5 Trees and green spaces

3.5.1 While trees are self-evidently important to the character of the area, there is little evidence that any of the existing trees pre-date the development and certainly none of the field hedging survived the laying out of the Estate. Clearly Knox did not completely subscribe to the Garden City movement as practiced by Parker and Unwin, who took considerable pains to retain and design around surviving landscape trees.

3.5.2 The landscape of The Bungalow Estate Conservation Area is characterised by large rear gardens that are populated with a wide age and species mix of trees. Many of the old fruit trees that were planted by Knox when the Estate was constructed have been removed or are in decline though some fine veteran specimens still exist. Coniferous trees have been widely planted throughout the estate as boundary hedging. The tree population has for a variety of reasons, however, been in some decline and many of the gardens now have a more open aspect. This trend is particularly apparent to the fronts of the bungalows where gardens and boundary hedging that historically evoked a relatively suburban and even rural air have been increasingly replaced with hardstanding.



Map 2: Tree Preservation Orders

3.5.3 There are 72 trees in the Conservation Area that have the protection of Tree Preservation Orders, most of which were served in response to notices to fell. They embrace a wide range of species many of which are non-native and examples of the then fashionable exotics – helping to underline the distinctly modern, if not Bohemian, quality of bungalow living.

3.5.4 Morrab Gardens, with its verge planting and trees, is an important original feature, predating the bungalow development. For many years, front gardens across the estate were an important feature often beautifully tended and replete with exotic trees such as magnolias, palms, beech and monkey puzzle trees. While some fine front gardens survive, newer residents have tended to value parking spaces above such aesthetics and very many once beautiful gardens have been uprooted and concreted over. Recent years has seen a number of roads planted with arrays of street trees, of which silver birch and rowan predominate. These, while welcome, 'narrow' the perceived street width and in any case cannot mitigate the loss of the historic front gardens.

3.5.5 Surviving front garden trees tend to be of modest height when compared to rear garden trees, one assumes in part to allow maximum light into the buildings, it being a particular problem with bungalows that the large floor plans tend to make the centres a little dim - a factor that can be mitigated by side windows, a fact often forgotten by those commissioning extensions. The misconceived practice of planting front boundaries with cypress and other fast-growing trees must rob front rooms of much-needed light and has produced a number of intrusive visual barriers between public and private spaces that, in blocking public surveillance, also increase the vulnerability of houses to crime.

3.5.6 Although generally of limited visibility from the public realm, trees in rear gardens add greatly to the private enjoyment of the area, the semi-rural quality of the setting of the dwellings, sky-line interest, as well as supporting diverse wildlife. All trees in conservation areas enjoy an enhanced degree of protection under the planning system, with most works requiring 6 weeks prior notification to the Local Planning Authority. Absence of a TPO is not an indication that a tree lacks relative amenity value.

3.6 Designated and other heritage assets

There are no listed or locally listed buildings within the Conservation Area. The Church of All Saints (1914) on Goodmayes Lane at the east end of Breamore Road is statutorily listed at Grade II. South Park School (1913) on Water Lane at the west end of Morrab Gardens is a Locally Listed building.



L/ Planted verges along Morrab Gardens are a very distinctive early element in the conservation area
R/ Well-maintained boundary hedging along Egerton Gardens enhancing the area's verdant character.

3.7 Local distinctiveness and sense of place

The Conservation Area is distinct from its surroundings by dint of its loose grain, wide spacious streets, large gardens, trees and verdant planting and its bungalow building form all of which together create a strong sense of place.

3.8 Assessment of Condition

Intrusion and damage

3.8.1 The bungalows are in generally good condition with only a few in notably poor condition. However, the majority have been subject to unsympathetic alterations over the years that have harmed the special architectural and historic interest of the Conservation Area. The changes which have damaged the area's character are those common in inter-war housing areas often as a result of the unfettered and ill-considered use of Permitted Development Rights. These are listed in detail under 3.8.4 below.

3.8.2 With the exception of development at the north end of Meadway at the junction with Water Lane, there has been no significant intrusion through poor-quality development within the Conservation Area; all previous attempts at back-land development having, to date, been repelled.

Problems, pressures and threats

3.8.3 The generous plot sizes and deep gardens have, from time to time, seen the Estate come under scrutiny by developers, keen to offer generous sums for slices of gardens that could be collated into plots for back-land development. Such moves in 1972 and 1988 were squashed by rigorous campaigning by local residents. A rash of loft conversions in the 1980s and 90s also threatened the character of the Estate. The decision by the Council to designate it as a conservation area in 1991 together with the publication of design guidance helped to prevent the worst excesses of such development pressures. Yet, the Estate's generous plots and 'potential' will continue to attract those keener on exploiting that potential than celebrate and defend its special interest and character.

The Bungalow Estate Conservation Area - Character Analysis Map



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L/ harmful large box dormer and porch. R/ unsympathetic window replacements in wood-effect PVCu and urban character 'brick and railing' front boundary treatment.



The public realm – L/ unattractive tarmacked verges used for car parking. R/ excessively large and numerous rear extensions and dormers – highly visible from the street.

3.8.4 The main current threats to the character and appearance of the Conservation Area are from an often ill-informed desire to 'gentrify' the properties that is facilitated by the exercise of permitted development rights, and the over-ambition of owners and developers to enlarge the bungalows to exploit their 'potential'. Inappropriate development, such as large extensions, modern porches, big box dormers, non-traditional windows and doors with unsympathetic ornate glazing and hard paved frontages for car parking, and large brickwork boundaries have had a very marked negative impact on the openness and architectural quality of the area. In addition, and compounding the above, unfortunately, this ambition is also often expressed in the use of inappropriate 'Classical' architectural language, notably heavy brick piers c/w ornate metal railings, columns and pedimented porches, bow windows and ornate plasterwork that are destroying original vernacular details and materials and increasing the urban feel of the area. Clearly, the existing Design Guidance (2004) is inadequate and needs strengthening and updating. The principal issues facing the Conservation Area are:

- 1/ Development pressure to maximise house values and resale profits by building large unsympathetic roof, side and rear extensions and buildings within the grounds,
- 2/ Demand for off-street parking leading to the loss of boundaries and front gardens and the excessive use of unsympathetic hard standing,
- 3/ Lack of appreciation of the English Vernacular architectural style and demand for higher-status 'improvements' to the bungalows leading to the loss of vernacular joinery and detailing and use of inappropriate (and unscholarly) Classically-inspired off-the-shelf replacements and additions,
- 4/ Demand for misconceived security measures, such as large porches, notably large brickwork walls and ornate railings and close-planted tall boundary trees that erect barriers between the public and private realm.
- 5/ Harm to the public realm through two-wheels-up and full footway car parking and the introduction of traffic management signage and other clutter.



*The public realm – L/ different speed limits necessitating harmful signage within the conservation area.
R/ The march of the bollards.*

3.9 Boundary assessment

3.9.1 The Conservation Area enjoys a strong homogenous sense of place with a distinct character drawn from the bungalow form of development sitting in relatively low-density plots with good greenery. Adjacent areas have a clearly different urban character, being largely two storey buildings laid out to much higher densities giving a distinctly urban character. While the two storey houses along Tresco Gardens are anomalous it makes little sense to the management of the area, however, to remove them. Similarly the three two storey houses along Frimley Road are out of place: however, their plots are in keeping. Consequently the Conservation Area boundary is clearly defined and defensible.

3.9.2 Following public consultation on this Character Appraisal, on 22 July 2014 two minor extensions of the Conservation Area were approved; the proposed successful replacement new bungalow at 21a Meadway and, following public concern over its integrity, the whole length of the planted verges along Morrab Gardens (but not the two storey houses that line the street).

4.0 Summary of special interest of The Bungalow Estate Conservation Area

The overall characteristics of The Bungalow Estate Conservation Area can be summarised as follows:

- 1/ Loose grain and wide, open streets in plain materials laid to a semi-grid giving T junctions and deep perspectives,
- 2/ Visually enclosed with few views out or skyline references,
- 3/ Exclusively residential character. Quiet. Private ownership.
- 4/ Good public and private trees and planting along streets and front gardens giving a verdant quality,
- 5/ Low front boundaries in a range of vernacular, semi-rural styles complementing the bungalow architecture and allowing visually permeable public and private space,
- 6/ Detached and semi-detached good-quality bungalows built to set back building lines within a range of generous plot widths and depths,
- 7/ Gaps between bungalows allowing views to trees and greenery beyond,
- 8/ Large rear gardens giving a verdant quality to the Conservation Area and acting as a haven for wildlife,
- 9/ Bungalows have an overall similarity of scale and form to one another which together with the use of a limited palette of traditional building materials gives the area homogeneity and strong group value,
- 10/ Bungalows are 'dressed' with a variety of Arts and Crafts-inspired architectural decorative detailing, such as red clay tiling, roughcast rendered walls, bay windows with finialed gables, mock-Tudor timbers, oriel windows, large-paned casement windows with top-hung stained glass lights and some surviving timber window and door joinery and glass-work, all adding visually rich detailing and, due to subtle variations, an air of informality.

5.0 Summary of issues

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

- 1/ Loss of traditional boundaries such as low walls, hedging, greenery and fences, and replacement with inappropriately large brick walls and ornate railings,
- 2/ Replacement of front garden planting with harsh modern paving, and the intrusion of vehicles on frontages,
- 3/ Loss of vernacular details and materials and replacement with inappropriate 'Classical' architectural language,

- 4/ The painting of rendering, the use of brilliant white and other bold colours and the increasing use of uncharacteristic fussy ornate plasterwork,
- 5/ The loss of timber windows and doors, including stained glass and other architectural joinery and replacement with PVCu, aluminium or other materials in a range of non-white colours including fake hardwood and replacement glazing in modern inappropriately designed double-glazed decorative lights,
- 6/ Overly large roof, side and rear extensions distorting the scale and form of the original bungalows,
- 7/ Imposition of poorly designed large porches and infilling of entrance alcoves reducing the strong modelling of the elevation,
- 8/ Loss of roof profiles through poorly designed large and numerous dormers and front roof-slope rooflights to light loft conversions,
- 9/ Use of non-traditional roof materials in inappropriate colours,
- 10/ Side (single and two storey) extensions leading to a terracing effect blocking transverse views,
- 11/ Excessively large and poorly designed rear and corner side extensions that are clearly visible from the public realm,
- 12/ The potential threat of back-land development for new houses, separate 'granny annexes' or similar large garden structures c/w the impact of extensions on rear elevations harming the balance between buildings and gardens,
- 13/ Increasing public interest in PV and solar panels.



Inappropriate development: L/ Railings, box dormer, columns, bow windows and hard standing. R/ Highly visible photo-voltaic panels adding visual clutter at roof level.

Issues 1/ - 13/ can be brought under planning control with an up-to-date and rigorously applied Article 4 direction. Steps to seek the restoration of lost vernacular features may also be sought through local policy, grants, persuasion and appropriate Conservation Area Management Proposals designed to both preserve and enhance.

14/ The planting of front boundaries with cypress and other fast-growing trees has produced a number of intrusive visual barriers between public and private spaces.

15/ The public realm has standard lighting and road and footway finishes; however, more sympathetic treatments for the tarmacked verges should be sought and traffic management signage minimised,

16/ There are extensive private gardens behind most of the houses. These contribute greatly to views from and between the houses and are important for wildlife. Their loss to piecemeal development would have an adverse effect on the character of the area.

6.0 Bibliography, references and contact details

6.1 Bibliography

The following reference works were used in the preparation of this character appraisal:

Pugh R B (ed) *The Victoria History of the County of Essex Volume V*. (OUP 1966)

Pevsner N, Cherry B and O'Brien, *The Buildings of England, London 5: East*, (Yale University Press, London 2005)

Evans B, *Bygone Ilford* (Phillimore 1989)

Dowling I and Harris N, *Ilford: A Second Series* (Chalford 1995)

Ilford Urban District Council, *The Official Guide* (1924)

South Park Chapel - A review of 100 years - 1905-2005.

6.2 References

Thanks are due to the many residents who offered information and memories that enriched this document and the members of staff at the Borough's Information and Heritage Service for their assistance in researching this character appraisal.

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

Planning (Listed Building and Conservation Areas) Act 1990

National Planning Policy Framework, (Department of Community and Local Government, 2012)

PPS5: Planning for the Historic Environment Practice Guide, (English Heritage, 2010) (under review)

Understanding Place: Conservation Area Designation, Appraisal and Management (English Heritage, 2010)

Local Development Plan Core Strategy (London Borough of Redbridge, 2008)

Local Development Plan, Borough Wide Primary Policies (London Borough of Redbridge, 2008)

Preservation and Enhancement Scheme for Mayfield Conservation Area (SPD)
(London Borough of Redbridge 2004)

6.3 Contact details:

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7.0 Appendices

7.1 Appendix 1

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

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

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

7.2 Appendix 2

Extracts from the Ilford Urban District Council records of building applications relating to W H Knox, J W Moore and The Bungalow Estate Conservation Area.

Published on Council website only at:-

http://www2.redbridge.gov.uk/cms/planning_and_the_environment/the_environment-2/the_environment/trees_and_conservation/conservation_areas.aspx

7.3 Appendix 3

Development Chronology Maps

Published on Council website only at:-

http://www2.redbridge.gov.uk/cms/planning_and_the_environment/the_environment-2/the_environment/trees_and_conservation/conservation_areas.aspx

Consultation Statement

This Character Appraisal was put to public consultation between 3 February and 28 March 2014, in line with the Borough's Statement of Community Involvement. It was also put to a public meeting within the Conservation Area on 26 February 2014. The consultation responses were very supportive and they and this appropriately amended document were subsequently reported to the Chief Planning and Regeneration Officer. Following consultation with the Cabinet Member for Planning and Regeneration, a delegated powers report was signed on the 24 July 2014 approving this Character Appraisal as part of the evidence base for the Local Plan, certain minor boundary amendments to include areas deemed to be of special interest and the name change from the Mayfield to the Bungalow Estate Conservation Area.