

Local Heritage List London Borough of Redbridge



Client

London Borough of Redbridge

Date:

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Project Details

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Introduction

Local Heritage Lists

The National Planning Policy Framework (2021, Para. 189) outlines that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets¹.

There are a number of processes through which non-designated heritage assets may be identified – one of which is the formation of Local Heritage Lists.

Local heritage listing is a means for a community and a local planning authority to identify heritage assets that are valued as distinctive elements of the local historic environment. It provides clarity on the location of assets and what it is about them that is significant, helping to ensure that strategic local planning properly takes account of the desirability of their conservation. Sometimes it may also help to identify additional assets of high significance, which may warrant consideration for designation at the national level. The process of preparing a local heritage list not only allows communities to identify local heritage that they would like recognised and protected, but it is also an opportunity for local authorities and communities to work in partnership. Creating a Local Heritage List helps to improve access to clear, comprehensive and current information about the historic environment at the local level through resources such as Historic Environment Records (HERs) which can speed up the planning process².

Project Aims

In 2022 the London Borough of Redbridge commissioned Place Services to undertake a review of the existing Local List of buildings and structures, and the existing Residential Precincts (now referred to as Local Character Areas; see Residential Precinct Review Document). Following this review, members of the public and other interested parties will be asked to nominate buildings, monuments, sites, places, areas and landscapes of local interest and these will be assessed to determine whether they merit inclusion in a Local Heritage List.

This project will assist the London Borough of Redbridge make clear and current information on non-designated heritage assets accessible to the public and thereby provide greater clarity and certainty for developers and decision-makers.

Criteria

Irrespective of how they are identified, it is important that the decisions to identify buildings, monuments, sites, places, areas or landscapes as non-designated heritage assets are based on sound evidence³. As such, nominations have been assessed against criteria. The criteria are included in full in the next chapter which outlines the methodology used.

³ Planning Practice Guidance Paragraph: 040 Reference ID: 18a-040-20190723

Methodology

Nominations

Where nominations benefit from a national designation, such as listed buildings, these have been omitted from further assessment to avoid 'double designation'.

Survey Forms: Buildings and Structures

Each nomination assessment form will include:

Section A

- Photograph
- Entry name
- Unique Identification Number (composed of year assessed and chronological number, for example 2022001, 2022002)
- Site Address (including postcode **or** grid reference)
- Conservation Area (where appropriate)
- Ward
- Original use and current use (where known)
- Site accessible (yes/no)

Section B

- Brief Description
- Assessment against criteria
- Notes (including any concerns)
- Overall condition
 - **Good:** Structurally sound, weathertight, no significant repairs required.
 - **Fair:** Structurally sound, but needing minor repairs or showing signs of a lack of general maintenance.
 - **Poor:** Deteriorating masonry and/or leaking roof and/or defective rainwater goods usually accompanied by rot outbreaks within and general deterioration of most elements of the building fabric, including external joinery; or where there has been a fire or other disaster which has affected part of the building.
 - **Very bad:** Structural failure/instability and/or loss of significant areas of roof covering leading to major deterioration of interior; or where there has been a major fire or other disaster which has affected most of the building.
 - Unable to determine (limited access or visibility).
- Date assessed
- Recommendation (inclusion or not inclusion)

Survey Forms: Local Character Areas

Each nomination assessment form will include:

Section A

- Boundary map
- Entry name
- Unique Identification Number (composed of year assessed and chronological number, for example 2022001, 2022002)
- Site Address (including postcode **or** grid reference)
- Description of the area including notable features and relevant history

Section B

- Assessment against criteria (including photographs and historic maps where relevant)
- Overall condition
- Date assessed
- Recommendation (inclusion or not inclusion)

Additional Considerations

Access

Assessments are undertaken from the public realm. Where a nomination is not visible from the public realm an assessment cannot be undertaken. The local planning authority may wish to arrange independent access to private land to facilitate an assessment to be undertaken.

Unauthorised Works

Whilst these assessments may identify alterations or extensions which are unfavourable, no research has not been undertaken to determine whether these have the benefit of the appropriate permissions. Inclusion or exclusion from this report does not imply acceptability.

Condition

This assessment includes a summary of condition. This summary is based upon available access and should not be considered definitive or conclusive. This is intended as an initial assessment to highlight the requirement for further action and to assist in the deliberation of the appropriateness of withdrawing Permitted Development Rights.

Criteria for Assessing Assets

The criteria used to assess the nominated buildings, monuments, sites, places, areas or landscapes has been informed by the criteria and methodology used by Historic England. This approach ensures that the output is consistent with similar surveys at both a local and national level. For inclusion in the Local List an asset must demonstrate significance under at least one of the values below.

Criterion	Description
Age	<i>The age of an asset is an important criterion and can reflect distinctive local characteristics or building traditions. For example, assets which date to after the arrival of the railway in 1847.</i>
Authenticity	<p><i>Buildings and structures should be recognisably of their time, or of a phase in their history. If they have been unsympathetically altered, the change should be easily reversible. A building which is substantially unaltered, or retains the majority of its original features, qualifies under this criterion.</i></p> <p><i>Elements of an area including architectural styles, building materials and techniques, planned layouts, plot sizes, building scale and landscape features should be recognisably of their time or indicate a phase in the history of the area. Any unsympathetic alterations should not detract from the legibility of the area. An area which is substantially unaltered or remains the majority of its original elements qualifies under this criterion.</i></p>
Rarity	<i>Appropriate for all assets, as judged against local characteristics.</i>
Aesthetic/Architectural Interest	<i>The intrinsic design value of an asset relating to local styles, materials, planned layouts, open spaces or landscape features, or any other distinctive local characteristics.</i>
Group Value	<i>Groupings of assets with a clear visual design or historic relationship.</i>
Archaeological Interest	<i>The asset may provide evidence about past human activity in the locality, which may be archaeological – that is in the form of buried remains – but may also be revealed in the structure of buildings or in a manmade landscape. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.</i>
Historic Interest	<i>The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures.</i>
Designed Landscape	<i>The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history.</i>
Landmark/Townscape Status	<i>An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.</i>
Social and Communal Interest	<i>Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence, sometimes residing in intangible aspects of heritage, contributing to the ‘collective memory’ of a place.</i>

Local Heritage List: Buildings and Structures

The below table contains the buildings and structures included on the London Borough of Redbridge's Local Heritage List. For the details of each entry, please see **Appendix A**.

UID	Name	Address	Postcode
Aldborough			
A01	Former school, adjacent to St. Peters Church	Aldborough Road North	IG2 7SZ
A02	Garden walling and former gazebo, south of Dick Turpin Inn	Aldborough Road North	IG2 7TD
A03	Queen Victoria House	Cranbrook Road, 794	IG6 1JP
A04	Hainault Farm	Hainault Road (west side)	IG6 3HN
A05	Aldborough Hatch Farm Barn	Oaks Lane	IG2 7QE
A06	Aldborough Hatch Farm Barn B	Oaks Lane	IG2 7QD
A07	Garden Walls r/o Lake Cottages	Oaks Lane, 1 - 2	IG2 7QD
A08	Garden Walls r/o 211-233 Oaks Lane	Oaks Lane, 211 - 233	IG2 7QH
A09	Whites Farm	Whites Farm, Oaks Lane	IG2 7PR
Barkingside			
BS01	Gants Hill Library	Cranbrook Road, 490	IG2 6LA
Bridge			
B01	728-730 Chigwell Road	Chigwell Road, 728 - 730	IG8 8AL
B02	732-734 Chigwell Road	Chigwell Road, 732 - 734	IG8 8AL
B03	Crown and Crooked Billet	Cross Road , 13	IG8 8BN
B04	Gwynne house, walls of kitchen garden	Manor Road	IG7 5PF
B05	Chapel, (east of Gwynne House)	Manor Road	IG7 5PF
B06	Greyhound cottage	Manor Road, 1 - 5	IG7 5PF
B07	Fairlawn	Vicarage Road, 25	IG8 8NH
B08	23-27 West Grove	West Grove, 23 - 27	IG8 7NR
Chadwell			
CD01	Hainault House	Little Heath, 9	RM6 4XX
Churchfield			
CF01	Overdale	Broomhill Rd, 19	IG8 9EZ
CF02	20 Broomhill Rd, Woodford	Broomhill Rd, 20	IG8 9EZ
CF03	21 Broomhill Rd, Woodford	Broomhill Rd, 21	IG8 9HA
CF04	24 Broomhill Rd, Woodford	Broomhill Rd, 24	IG8 9HA
CF05	25-26 Broomhill Rd, Woodford	Broomhill Rd, 25-26	IG8 9HA
CF06	29 Broomhill Rd, Woodford	Broomhill Rd, 29	IG8 9HA
CF07	30 Broomhill Rd, Woodford	Broomhill Rd, 30	IG8 9HD
CF08	31 Broomhill Rd, Woodford	Broomhill Rd, 31	IG8 9HD
CF09	Alfreton	Broomhill Rd, 34	IG8 9HD
CF10	Chapel le Frith	Buckingham Road, 57	E18 2NH

UID	Name	Address	Postcode
CF11	St. Aubysyn School	Bunces Lane	IG8 9DU
CF12	Former Boundary Wall to Woodford Hall	Chelmsford Road, 6 - 14	E18 2PL
CF13	Alexander's Building Yard	Chigwell Road, 160 - 162	E18 1HA
CF14	307-309 High Road (west side)	High Road (west side), 307 - 309	IG8 9HQ
CF15	313-315 High Road (west side) - form. 311-314	High Road (west side), 313 - 315 - form. 311-315	IG8 9HQ
CF16	Pymont House Stable Block	High Road, 317 - 321	IG8 9HQ
CF17	Pymont House Lodge	High Road, 327 (previously 323)	IG8 9HQ
Clayhall			
CH01	Rodin Lane Pumping Station	Roding Lane South	IG4 5PL
CH02	Redbridge House	Roding Lane South, 11	IG4 5PA
Clementswood			
CW01	Cleveland Road School	Cleveland Road	IG1 1EW
CW02	47 Park Road	Park Road, 47	IG1 1SB
CW03	198 Windsor Road	Windsor Road, 198	IG1 1HE
Cranbrook			
CB01	Highlands Primary School	Highlands Gardens	IG1 3LE
Fairlop			
F01	Pillbox (Fairlop London Transport Station)	Forest Rd	IG6 3HD
F02	Forest Farm, Forest Cottages	Forest Road	IG6 3HQ
F03	Anti-tank Blocks (Fairlop London Transport Station)	NE of cable bridge	IG6 3HD
Hainault			
H01	Hainault Country Park – Barns, Foxburrow	Fox Burrow Road	IG7 4QN
H02	Hainault Country Park – Cottages and golf club Entrance	Romford Road	IG6 3HP
Iford Town			
IT01	Iford County Court	Buckingham Road	IG1 1TP
IT02	Telephone Exchange	Chadwick Road, 2	IG1 1BX
IT03	6-14 Clements Road	Clements Road, 6 - 14	IG1 1BA
IT04	National Westminster Bank	Cranbrook Road, 28 - 32	IG1 4NE
IT05	52-96 Cranbrook Road (evens)	Cranbrook Road, 52 - 96 (evens)	IG1 4NF
IT06	101-105 (odd) High Road (North side)	High Road (North side), 101 - 105 (odd)	IG1 1DE
IT07	Angel P.H (Now O'Neill's)	High Road (North Side), 109	IG1 1DE
IT08	Church of St. Peters and St. Paul	High Road, 342	IG1 1QP
IT09	Church of St. Mary	High Road, 426	IG1 1TW
IT10	84-86 High Road	High Road, 84 - 86	IG1 1DL
IT11	Police Admin Offices	Iford Hill, 40 (Formerly Police Station, High road (South Side))	IG1 2AT

UID	Name	Address	Postcode
IT12	Conservative Club	Ilford Hill, 42 (Formerly High Road south side)	IG1 2AT
IT13	Blah Blah's (formerly Rat and Carrot)	Ilford Hill, 71	IG1 2AT
Loxford			
L01	St Luke Church and church hall	Baxter Road, 14	IG1 2HN
L02	The Rose and Crown Public House	Ilford Hill, 16	IG1 2DA
L03	Loxford Hall	Loxford Lane, 38	IG1 2PJ
L04	The Papermakers Arms P.H	Roden Street, 57	IG1 2AA
L05	2 Twyford Road	Twyford Road, 2	IG1 2UG
L06	Uphall School	Uphall Road	IG1 2JD
Mayfield			
MF01	South Park Junior School	Water Lane	IG3 9HF
Monkhams			
MH01	Ice House (former Harts Hospital site)	Harts Grove	IG8 0BF
MH02	Avon House	High Road (East Side), 488 - 490	IG8 0PN
MH03	Travellers Friend P.H.	High Road (East Side), 496 - 498	IG8 0PN
MH04	500-502 High Road (East Side)	High Road (East Side), 500 - 502	IG8 0PN
MH05	504-506 High Road (East Side)	High Road (East Side), 504 - 506	IG8 0PN
MH06	508-514 High Road (East Side)	High Road (East Side), 508 - 514	IG8 0PN
MH07	Horse & Wells P.H	High Road (East Side), 566 - 568	IG8 0PS
MH08	British Region Hall (Originally 1869 Wesleyan Methodist Church)	High Road (west side), 499 - 501	IG8 0SR
MH09	595-597 High Road (west side)	High Road (west side), 595 - 597	IG8 0RD
MH10	1 Inmans Rows	Inmans Rows, 1	IG8 0NH
MH11	Site of the former stables	Monkhams Avenue, 78	IG8 0ET
MH12	Orchard Cottage	Monkhams Lane, 145	IG8 0NJ
MH13	85-97 Monkhams Lane	Monkhams Lane, 85 - 97	IG8 0NJ
MH14	South Lodge	The Glade, 1	IG8 0QA
MH15	2-11 The Terrace (consecutive)	The Terrace, 2 - 11 (consecutive)	IG8 0XS
MH16	155 Whitehall Road	Whitehall Road, 155	IG8 0RH
Newbury			
N01	St John's Church	Aldborough Road South	IG2 7BB
Seven Kings			
SK01	Goodmayes Hospital and Peripheral Buildings	Barley Lane, 157	IG3 8XJ
SK02	Stable blocks (entrance to Downshall infant School)	Farnham Road	IG3 8UJ
SK03	Seven Kings Station	High Road, 617	IG3 8RE

UID	Name	Address	Postcode
SK04	Hall and Library Lodge	High Road, 785	IG3 8RW
South Woodford			
SW01	1-2 Grove Crescent and 7-8 Grove Crescent	Grove Crescent, 1 - 8	E18 2JR
SW02	Church of Holy Trinity	Hermon Hill, 185	E18 1QQ
SW03	37, 39, 41 High Road (West Side)	High Road (West Side), 37, 39, 41	E18 2QP
SW04	52-54 Victoria Road	Victoria Road, 52 - 54	E18 1LG
Valentines			
V01	Cecil Hall	Granville Road, 14	IG1 4JY
V02	12-14 Park Avenue	Park Avenue, 12 - 14	IG1 4RS
V03	16-18 Park Avenue	Park Avenue, 16 - 18	IG1 4RS
V04	4-6 Park Avenue	Park Avenue, 4 - 6	IG1 4RS
V05	8-10 Park Avenue	Park Avenue, 8 - 10	IG1 4RS
V06	Clocktower	Valentines Park, Cranbrook Road	IG1 4UA
Wanstead Park			
WP01	Wanstead London Transport Station	Eastern Avenue	E11 2NT
WP02	Eastern Avenue Pumping Station	Eastern Avenue (adj. Redbridge Roundabout)	IG4 5BD
WP03	Aldersbrook Primary School	Ingatestone Road	E12 5HL
WP04	The Fortification	Wanstead Park	E11 2LT
Wanstead Village			
WV01	Former Fire Station	Fitzgerald Road, 12	E11 2ST
WV02	1-3 Grosvenor Road	Grosvenor Road, 1 - 3	E11 2EW
WV03	56 Hermon Hill	Hermon Hill, 56	E11 1PB
WV04	The George Hotel	High Street (East side), 159	E11 2RL
WV05	31 High Street (west side) and 11-15 Woodbine Place	High Street (west side), 32 and Woodbine Place, 11-15	E11 2RH
WV06	16 New Wanstead	New Wanstead, 16	E11 2SN
WV07	57-63 Nutter Lane (odd)	Nutter Lane (odd), 57 - 63	E11 2JA
WV08	Spratt Hall Police Station	Spratt Hall Road, 42	E11 2RQ
WV09	Clinic (Former Council Offices)	Wanstead Place, 35	E11 2SW
WV10	39-41 Wanstead Place	Wanstead Place, 39 - 41	E11 2SW
WV11	16 Woodbine Place	Woodbine Place, 16	E11 2RH

Local Heritage List: Local Character Areas

The below table contains the Local Character Areas included on the London Borough of Redbridge's Local Heritage List. For the details of each entry, please see **Appendix B**.

Local Character Area	Location	Additional Recommendation
Empress Avenue	Woodford	N/A
Laing Estate	Woodford	N/A
Mayfair Gardens	Woodford	N/A
Monkhams	Woodford	N/A
North Cranbrook Park	Ilford	Boundary amendment to the Local Character Area
Valentines	Ilford	Assess for Conservation Area designation

Entries Removed from Local Heritage List

Buildings and Structures Removed from the Local Heritage List

As part of the review process, some entries have been removed from the Local Heritage List because they have been demolished, unsympathetically altered in a way which has removed their heritage value, or statutory listed at Grade II. The below table lists the entries to be removed. The details of these buildings and the assessments can be found in **Appendix C**.

Name	Address	Postcode	Ward
Statutory Listed			
Town Hall	High Road (south side), 128 - 142	IG1 1DD	Ilford
National Westminster Bank	Ilford Hill, 50 (Formerly 56)	IG1 2AT	Ilford
Christchurch Juniors and Infants School	Christchurch Road	IG1 4LQ	Ilford
London Transport Station	Eastern Avenue	IG4 5DQ	Ilford
The Cauliflower PH	High Road, 553	IG1 1TZ	Seven Kings
Congregational Church	Grosvenor Road	E11 2HD	Wanstead
Dr Barnardos Village Home for Girls	Horns Road		Barkingside
Gardener's cottage	Valentines Park, Cranbrook Road	IG1 4UA	Ilford
Winston Churchill Statue	High Road (East Side)	IG8 9HJ	Woodford Green
Entrance Lodge to Crown Courts	Hollybush Hill	E11 1PU	Wanstead
Demolished			
1-3 Ilford Hill	Ilford Hill 1-3		Ilford
Odeon Cinema	Perth Rd, Gants Hill	IG2 6FF	Ilford
Timber signpost	Little Heath		Chadwell Heath
11-12 Manor Road	Manor Road, 11 - 12	IG7 5PF	Woodford Bridge
Ray House	Snakes Lane East	IG8 7GL	Woodford Bridge
188 Wanstead Lane	Wanstead Lane, 188	IG1 3SP	Ilford
Hainault Country Park – Cottage at Park Entrance	Romford Road (1-2 FoxBurrow Road)	IG7 4QL	Hainault
1-3 Riverdene Road	Riverdene Road, 1 - 3	IG1 2DZ	Ilford
Little Monkams	Monkams Lane, 159	IG8 0NJ	Woodford Green
1-4 Hainault Road (east side), adj. Hainault Works	Hainault Road (east side), 1-4, adj. Hainault Works	RM6 5SS	Aldborough
Heavily altered (heritage value diminished)			
42-44 High Street (East side)	High Street (East side), 42 - 44	E11 2RJ	Wanstead
F. Harris Butchers Shop	High Road (west side), 449	IG8 0XE	Woodford Green
48 Fullers Road	Fullers Road, 48	E18 2QA	South Woodford
17-18 Broomhill Rd, Woodford	Broomhill Rd, 17 - 18	IG8 9EZ	Woodford Green

185 Whitehall Road	Whitehall Road, 185	IG8 0RH	Woodford Green
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Local Character Areas (formerly Residential Precincts) Removed from the Local Heritage List

As part of the review of the Residential Precincts, some areas have been de-designated and removed from the Local Heritage List because they have been unsympathetically altered in a way which has diminished their heritage value, or have been re-designated as Conservation Areas. The below table lists the areas to be de-designated.

In addition, there are two Local Character Areas with individual recommendations. It is recommended that a boundary revision is explored for North Cranbrook Park to exclude some areas which are of lesser value. For the Valentines Local Character Area, it is recommended that this area is further assessed for potential Conservation Area designation as it is considered to potentially have special architectural and historic interest.

The full review of the Local Character Areas (formerly Residential Precincts) can be found in **Appendix D**.

Name	Location	Recommendation
Cathedral Estate	Ilford	De-designate (heavily altered and heritage value diminished)
Lake House Estate	Wanstead	De-designate (upgraded to Conservation Area; now forms part of the Aldersbrook and Lake House Conservation Area)
Mayfield	Ilford	De-designate (upgraded to Conservation Area; now the Bungalow Estate Conservation Area)
Perth Road	Ilford	De-designate (heavily altered and heritage value diminished)

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