

# Appendix A: Local Heritage List Buildings and Structures

**Client**

London Borough of  
Redbridge

**Date:**

August 2023



# Contents

<b>Accessibility: Note users of audio readers</b>	<b>7</b>
<b>Proforma A01</b>	<b>8</b>
<b>Proforma A02</b>	<b>10</b>
<b>Proforma A03</b>	<b>11</b>
<b>Proforma A04</b>	<b>13</b>
<b>Proforma A05</b>	<b>16</b>
<b>Proforma A06</b>	<b>18</b>
<b>Proforma A07</b>	<b>20</b>
<b>Proforma A08</b>	<b>22</b>
<b>Proforma A09</b>	<b>23</b>
<b>Proforma BS01</b>	<b>25</b>
<b>Proforma B01</b>	<b>27</b>
<b>Proforma B02</b>	<b>29</b>
<b>Proforma B03</b>	<b>31</b>
<b>Proforma B04</b>	<b>33</b>
<b>Proforma B05</b>	<b>34</b>
<b>Proforma B06</b>	<b>36</b>
<b>Proforma B07</b>	<b>38</b>
<b>Proforma B08</b>	<b>40</b>
<b>Proforma CD01</b>	<b>42</b>
<b>Proforma CF01</b>	<b>44</b>
<b>Proforma CF02</b>	<b>46</b>
<b>Proforma CF03</b>	<b>48</b>
<b>Proforma CF04</b>	<b>50</b>
<b>Proforma CF05</b>	<b>52</b>
<b>Proforma CF06</b>	<b>54</b>

<b>Proforma CF07</b>	<b>56</b>
<b>Proforma CF08</b>	<b>58</b>
<b>Proforma CF09</b>	<b>60</b>
<b>Proforma CF10</b>	<b>62</b>
<b>Proforma CF11</b>	<b>64</b>
<b>Proforma CF12</b>	<b>66</b>
<b>Proforma CF13</b>	<b>68</b>
<b>Proforma CF14</b>	<b>70</b>
<b>Proforma CF15</b>	<b>72</b>
<b>Proforma CF16</b>	<b>74</b>
<b>Proforma CF17</b>	<b>76</b>
<b>Proforma CH01</b>	<b>78</b>
<b>Proforma CH02</b>	<b>80</b>
<b>Proforma CW01</b>	<b>82</b>
<b>Proforma CW02</b>	<b>84</b>
<b>Proforma CW03</b>	<b>86</b>
<b>Proforma CB01</b>	<b>88</b>
<b>Proforma F01</b>	<b>90</b>
<b>Proforma F02</b>	<b>92</b>
<b>Proforma F03</b>	<b>94</b>
<b>Proforma H01</b>	<b>96</b>
<b>Proforma H02</b>	<b>99</b>
<b>Proforma IT01</b>	<b>101</b>
<b>Proforma IT02</b>	<b>103</b>
<b>Proforma IT03</b>	<b>105</b>
<b>Proforma IT04</b>	<b>107</b>
<b>Proforma IT05</b>	<b>109</b>
<b>Proforma IT06</b>	<b>111</b>

<b>Proforma IT07</b>	<b>113</b>
<b>Proforma IT08</b>	<b>115</b>
<b>Proforma IT09</b>	<b>117</b>
<b>Proforma IT10</b>	<b>119</b>
<b>Proforma IT11</b>	<b>121</b>
<b>Proforma IT12</b>	<b>123</b>
<b>Proforma IT13</b>	<b>125</b>
<b>Proforma L01</b>	<b>126</b>
<b>Proforma L02</b>	<b>128</b>
<b>Proforma L03</b>	<b>130</b>
<b>Proforma L04</b>	<b>132</b>
<b>Proforma L05</b>	<b>134</b>
<b>Proforma L06</b>	<b>136</b>
<b>Proforma MF01</b>	<b>138</b>
<b>Proforma MH01</b>	<b>140</b>
<b>Proforma MH02</b>	<b>141</b>
<b>Proforma MH03</b>	<b>143</b>
<b>Proforma MH04</b>	<b>145</b>
<b>Proforma MH05</b>	<b>147</b>
<b>Proforma MH06</b>	<b>149</b>
<b>Proforma MH07</b>	<b>151</b>
<b>Proforma MH08</b>	<b>154</b>
<b>Proforma MH09</b>	<b>157</b>
<b>Proforma MH10</b>	<b>159</b>
<b>Proforma MH11</b>	<b>161</b>
<b>Proforma MH12</b>	<b>163</b>
<b>Proforma MH13</b>	<b>165</b>
<b>Proforma MH14</b>	<b>167</b>



<b>Proforma MH15</b>	<b>169</b>
<b>Proforma MH16</b>	<b>171</b>
<b>Proforma N01</b>	<b>173</b>
<b>Proforma SK01</b>	<b>175</b>
<b>Proforma SK02</b>	<b>177</b>
<b>Proforma SK03</b>	<b>179</b>
<b>Proforma SK04</b>	<b>181</b>
<b>Proforma SW01</b>	<b>183</b>
<b>Proforma SW02</b>	<b>185</b>
<b>Proforma SW03</b>	<b>187</b>
<b>Proforma SW04</b>	<b>189</b>
<b>Proforma V01</b>	<b>191</b>
<b>Proforma V02</b>	<b>193</b>
<b>Proforma V03</b>	<b>195</b>
<b>Proforma V04</b>	<b>197</b>
<b>Proforma V05</b>	<b>199</b>
<b>Proforma V06</b>	<b>201</b>
<b>Proforma WP01</b>	<b>203</b>
<b>Proforma WP02</b>	<b>205</b>
<b>Proforma WP03</b>	<b>207</b>
<b>Proforma WP04</b>	<b>209</b>
<b>Proforma WV01</b>	<b>212</b>
<b>Proforma WV02</b>	<b>214</b>
<b>Proforma WV03</b>	<b>216</b>
<b>Proforma WV04</b>	<b>218</b>
<b>Proforma WV05</b>	<b>220</b>
<b>Proforma WV06</b>	<b>222</b>
<b>Proforma WV07</b>	<b>224</b>

<b>Proforma WV08</b>	<b>226</b>
<b>Proforma WV09</b>	<b>228</b>
<b>Proforma WV10</b>	<b>230</b>
<b>Proforma WV11</b>	<b>232</b>

**Project Details**

Client: London Borough of Redbridge  
Project Number: F2430  
  
Address: County Hall  
Market Road  
Chelmsford  
CM1 1QH

**Quality Assurance – Approval Status**

Issue: 2  
Date: 10/08/2023  
Prepared By: Sam Davis and Seren Wilson  
Checked By: Maria Kitts  
Approved By: Maria Kitts



## Accessibility: Note users of audio readers

For those accessing this document using an audio reader, please note that due to the layout of the proforma used to gather and display information on each of the assets on the Local Heritage List, there are some sections or options which are not relevant to each asset. Where sections or options on the proforma are relevant to that particular asset, they have been selected with an X which will follow the correct option (other than in one instance explained below). The sections where this is applicable are:

- **Section 6a. Conservation Area**

In this section there is a 'Yes' or 'No' option. The X will follow the relevant option.

- **Section 8. Age (X)**

In this section there are four options including: 'Pre-1840'; '1840-1913'; '1914-1947'; and 'Post-1947'. The X identifying the age bracket of the asset will follow the relevant option. There is also a space to specify the 'Exact date' if this is known.

- **Section 9. Authenticity (X)**

Please note this section differs from the others in the location of the X. There are four options in this section including: 'A single significant phase and which is largely intact'; 'A single significant phase with some alterations and/or extensions'; 'A single significant phase with significant alterations and/or extensions'; and 'The asset is of multiple significant phases'. For this section the X is located before rather than after the relevant option.

- **Section 16. Overall Condition**


In this section there are five options including: 'Good'; 'Fair'; 'Poor'; 'Very Poor'; and 'Unknown'. The X identifying the condition of the asset will follow the relevant option. There is also a space for any 'Notes'.

- **Section 17. Recommend for Inclusion**

There is a 'Yes' or 'No' option in this section. The X will follow the relevant option.

## Proforma A01

### Section A: General Information

1. Name	Former school, adjacent to St. Peters Church			
2. UID	A01			
3. Address	Aldborough Rd N, Ilford			
4. Postcode	IG2 7SZ			
5. Grid Ref	545661, 189244			
6a. Conservation Area	Yes		No	X
6b. If yes, which CA				
				
7. Description				
<p>Originally constructed in the mid-nineteenth century, single storey in scale constructed from stock brick. The property has large, single-storey flat roof extensions to the north, east and west elevations which date from the mid-late twentieth century. These extensions have severely compromised the architectural interest of the building and seriously harmed its significance. Only the west gable end and part of the east gable of the historic building can now be seen.</p>				

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
X	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The original mid-nineteenth century building has been heavily extended and subsumed in modern flat roof extensions. This has adversely impacted the architectural and aesthetic interest of the property.							
11. Historic Value							
A foundation stone on the east elevation records the fact that this building dates from 1867, four years after the construction of the nearby Grade II listed church. At the time of the establishment of the Ilford School Board in 1893 this was one of five elementary schools within its boundary. It ceased to be a school in 1912 and has functioned as a church hall since that time. It is therefore of some limited historic value as a nineteenth century school.							
12. Social / Communal Value							
N/A							
13. Group Value							
Some group value with the adjacent Grade II listed Church of St Peter's due to their proximity and date, but this is limited due to the extent of unsympathetic extensions.							

14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
There may be some archaeological value from the remaining mid-nineteenth century fabric. However, there appears to be little original fabric remaining due to the substantial extensions and alterations. Interior was not inspected.							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				10/01/23			

## Proforma A02

### Section A: General Information

1. Name	Garden walling and former gazebo, south of Dick Turpin Inn						
2. UID	A02						
3. Address	Aldborough Road North, Aldborough Hatch						
4. Postcode	IG2 7TD						
5. Grid Ref	TQ457893						
6a. Conservation Area	Yes		No	X			
6b. If yes, which CA							
7. Description							
<p><b>**Within private land. Unable to access**</b></p> <p>Previous description: C18.Tall C18 red brick garden walls with gabled coping and in south-west corner a two storey former gazebo now cottage with hip tiled roof. Window openings changed. There was formerly a large house here. Derelict in 1978. Previously listed Supplementary Grade III.</p>							


### Section B – Assessment

8. Age (X)							
Pre-1840	x	1840-1913		1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (X)							
A single significant phase and which is largely intact							
A single significant phase with some alterations and/or extensions							
A single significant phase with significant alterations and/or extensions							
The asset is of multiple significant phases							
10. Aesthetic / Architectural Value							
Unable to access							
11. Historic Value							
12. Social / Communal Value							
13. Group Value							
14. Landmark / Townscape Value							
15. Archaeological Value							
16. Overall Condition							
Good		Fair		Poor		Very Poor	
Unknown		Notes:	Unable to access				
17. Recommended for inclusion				Yes		No	
18. Date of assessment							

## Proforma A03


### Section A: General Information

1. Name	Queen Victoria House, 794 Cranbrook Road			
2. UID	A03			
3. Address	794 Cranbrook Road, Barkingside			
4. Postcode	IG6 1HZ			
5. Grid Ref	E 544182 N189456			
6a. Conservation Area	Yes		No	X
6b. If yes, which CA				



7. Description
1903 three storey building, Pevsner states that the building was the 'entrance house' to the Barnado's Girls' Village. Arts and Craft style. Constructed of red brick with pebble dash render at second floor. Six bays. Three central bays have bay windows at ground floor level with hipped, clay tiled roof above, and at first and second floor level there are 6 over 2 sash windows (six on each floor) with small casement windows above. Three gables sit above the sash windows with decorative timber framed patterns. Clay tiled roof with three chimney stacks.

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	x	1914-1947		Post 1947	
Exact date (if known):							1903
9. Authenticity (X)							
X	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
An attractive Arts and Craft building, Queen Victoria House has retained its original form, with a small, single storey extension at the back being the only addition. It is an impressive building, carefully arranged and consistently detailed which once would have formed a unified group with the rest of Barnado's Girl's Village. It retains architectural value of a regional interest.							
							
Queen Victoria House 1903							

11. Historic Value							
Originally used as a receiving and quarantine house for new arrivals at the Barnado's Girl's Village Home. Later in 1928 became a training home for the girls who were being emigrated to Canada and Australia. Its association with and use within the Girl's Village is of historic value, as is its association with Barnado's, especially considering that at the of construction only two other cottage home institutions existed in England; The Home for Little Boys at Farningham, Kent and Princess Mary's Village Home for Little Girls in Addlestone, Surrey. The building is of regional historic value.							
12. Social / Communal Value							
As a former receiving house and training home, it is of regional social and communal value, as many girls within the region would have been trained at the house. Its later use as a registry office also adds to its social and communal value.							
13. Group Value							
It is of group value alongside the other surviving houses of Barnado's Girls' Village, though its contribution is diminished by the separation between Queen Victoria House and the other houses (now designated and within Barnados Village Conservation Area).							
14. Landmark / Townscape Value							
Though setback from the road its height alongside its design and large plot mean that it is prominent in the locality and is of townscape value.							
15. Archaeological Value							
Intrinsic though limited archaeological value due to its surviving fabric.							
16. Overall Condition							
Good	x	Fair		Poor		Very Poor	
Unknown		Notes:	Interior not inspected				
17. Recommended for inclusion				Yes	x	No	
18. Date of assessment				14/12/2022			



## Proforma A04

### Section A: General Information

1. Name	Hainault Farm		
2. UID	A04		
3. Address	Hainault Road (west side)		
4. Postcode	IG6 3HN		
5. Grid Ref	E 546573 N 190536		
6a. Conservation Area	Yes		No x
6b. If yes, which CA			

7. Description
<p><u>Farm House</u>: 1855. Two storey on L-plan. Brown stocks with red brick projecting quoins, string course and cornice. Medium pitch hipped slate roof. Double hung sash windows with glazing bars and/or segmental gauged red brick arches. South wing, three windows but two ground floor windows insensitively replaced. East end of south wing has recessed entrance with semi-circular gauged red brick arch, half glazed door and fanlight. One window over. Projecting chimney with plaque 'VR 1855'. East wing continues with five windows.</p> <p><u>Farm Buildings</u>: 1855. North-west of farmhouse. Enclosed large square farmyard. Two storey barns on north and south, one storey barn on west. Stock brick, medium pitched gabled slate roofs. Two storey barns have timber pivot windows with glazing bars. Ground floor partly open with Cast Iron columns and timber beams. One storey barn has timber louvred ridge vents. An impressive and rare (on this scale) group of nineteenth century farm buildings.</p> <p><u>House at Entrance</u>: 1855. Two storey. Stock brick. Gabled slate roof. Two windows first floor. Central entrance with projecting porch and one window to ground floor. Rendered East gable wall. Plaque "VR 1855".</p> <p><u>Farm Workers Cottages</u>: Mid nineteenth century. Includes two terraces of four houses: 1-4 Hainault Road and 5-8 Hainault Road.</p> <p>1-4 Hainault Road: Yellow stocks with hipped, slate roof. On the front elevation there are six single hung sash windows (six over six) under segmental arches, with another four at ground floor level.</p> <p>5-8 Hainault Road: Yellow stocks with steep pitch slate roof. Each unit has two windows to first floor, one window and original solid door to ground floor. Single hung sashes with glazing bars under segmental arches.</p>



Farm workers cottages; 1-4 Hainault Road

## Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	x	1914-1947		Post 1947	
Exact date (if known):							1855
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
1855 farmstead that is of regional architectural value. All buildings are of a high standard of craftsmanship. Additions and alterations have been made to all the buildings, but their original character remains recognisable.							
11. Historic Value							
Hainault Farm was constructed in 1855 following the deforestation of Hainault Forest. One of three farms leased by the Crown to John and Alexandra Alison (the others being Forest Farm and Foxburrows Farm).							
Hainault Farm became a thriving business and issued trading tokens, that were used as an alternative to small denomination which was difficult to get hold of.							
The farm was used to experiment with different farming techniques, for example to determine which fertilizer grew the best crops, one field on Hainault Farm got limed whilst another part received guano.							



Nineteenth century Hainault Farm trading token

During the First World War Hainault Farm was the site of an Royal Flying Corps (RFC) landing ground. Then in 1938 part of the land was sold to the Corporation of London who intended it for a City Airport. It became RAF Fairlop from 1941-1945.

The buildings are of regional historic value due to their part as a successful nineteenth century farm that developed out of the clearing of Hainault Forest. Additional is added due to the farm's association with the RFC and RAF.

#### 12. Social / Communal Value

N/A

#### 13. Group Value

Strong group value between not only the surviving buildings of Hainault Farm, but also with the surviving farm buildings of Fox Farm and Foxburrow Farm, which are all of a similar design and style, and were originally leased by the Alison family.

#### 14. Landmark / Townscape Value

N/A

#### 15. Archaeological Value


The buildings have some archaeological significance as a source of primary evidence for building techniques and how materials were used during the nineteenth century.

#### 16. Overall Condition

Good		Fair	x	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	x	No	
18. Date of assessment				14/12/2022			

## Proforma A05

### Section A: General Information

1. Name	Aldborough Hatch Farm Barn			
2. UID	A05			
3. Address	Oaks Lane			
4. Postcode	IG2 7QE			
5. Grid Ref	E 545261 N 189279			
6a. Conservation Area	Yes		No	x
6b. If yes, which CA				
				
7. Description				
Large timber frame barn, possibly of eighteenth-century origins. Gable end roof form with long catslide and midstep to southern elevation. The external elevation is weatherboarded with corrugated asbestos cement roof. Outbuilding with pantile roof to east. Interior not inspected.				

### Section B – Assessment


8. Age (X)							
Pre-1840	X	1840-1913		1914-1947		Post 1947	
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The architectural interest of the barn derives from its scale, form and materials which are intrinsic to eighteenth century agricultural buildings. The barn is reflective of local and national styles. Its significance is enhanced by its largely unaltered setting and its continued use as part of a working farm. The barn makes a significant contribution to local character and distinctiveness.							
11. Historic Value							
<p>Pevsner states: <i>Aldborough Hatch was a manorial estate, with two farms, formed by the Barnes Family out of part of Barking Abbey's lands after the Dissolution. The estate was divided into two in 1668 and part sold to the Crown in 1828, who acquired the remainder in 1929. In that time the farmhouses were improved, and the parish church and schools erected. In the 1930s the estate passed to Ilford Borough Council and the creep of suburbia began.</i> Pevsner, <i>London 5: East</i>, p. 322-3</p> <p>This barn permits an understanding of the area's historic agricultural land use and economy.</p>							
12. Social / Communal Value							
N/A							
13. Group Value							
Aldborough Hatch Farm is a unique example of Redbridge's surviving rural/ agricultural buildings set within a predominantly unaltered setting. The farmstead has remained largely the same since at least the late nineteenth century and is indicative of the area's once rural landscape.							

Two large, eighteenth century houses once existed within the site (Aldborough Hatch Farm and Aldborough House Farm). They were demolished in the nineteenth century and replaced 1855-57 with modest houses built by the Crown. Both of which survive today.							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
The barn has some archaeological significance as a source of primary evidence for building techniques and how materials were used during the eighteenth century.							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:	Internal assessment was not possible and may be required to confirm surviving fabric.				
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				20/12/22			



## Proforma A06

### Section A: General Information

1. Name	Aldborough Hatch Farm Barn B			
2. UID	A06			
3. Address	Oaks Lane			
4. Postcode	IG2 7QD			
5. Grid Ref	E 545303 N 189160			
6a. Conservation Area	Yes		No	x
6b. If yes, which CA				
				
7. Description				
Built during the mid-nineteenth century. Range of barns with a U-shaped platform. Range on the east-west axis of a low gable form with wide footprint, weatherboarded. Ranges on north-south axis single storey in stock brick. Interior not inspected.				


### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	x	1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
It is notable for its appearance and detailing typical of mid-nineteenth century agricultural buildings, contributing positively to local style. The roofs have been replaced with modern materials but its character is unaffected.							
11. Historic Value							
<p>Pevsner states: <i>Aldborough Hatch was a manorial estate, with two farms, formed by the Barnes Family out of part of Barking Abbey's lands after the Dissolution. The estate was divided into two in 1668 and part sold to the Crown in 1828, who acquired the remainder in 1929. In that time the farmhouses were improved, and the parish church and schools erected. In the 1930s the estate passed to Ilford Borough Council and the creep of suburbia began.</i> Pevsner, <i>London 5: East</i>, p. 322-3</p> <p>This barn permits an understanding of the area's historic agricultural land use and economy.</p>							
12. Social / Communal Value							
N/A							
13. Group Value							
Aldborough Hatch Farm is a unique example of Redbridge's surviving rural/ agricultural buildings. The significance of the barn largely derives from its historic and functional relationship with the surrounding farm buildings of Aldborough Hatch Farm. The farmstead layout remains largely unchanged since at least the late nineteenth century and the rural /agricultural setting can still be appreciated.							

Two large, eighteenth century houses once existed within the site (Aldborough Hatch Farm and Aldborough House Farm). They were demolished in the nineteenth century and replaced 1855-57 with modest houses built by the Crown. Both of which survive today.							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
The barn has some archaeological significance as a source of primary evidence for building techniques and how materials were used during the mid-nineteenth century.							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:	Interior not inspected				
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				21/12/2022			

## Proforma A07

### Section A: General Information

1. Name	Garden Walls r/o Lake Cottages			
2. UID	A07			
3. Address	Oaks Lane, 1 - 2			
4. Postcode	IG2 7QD			
5. Grid Ref	E 545313 N 189196			
6a. Conservation Area	Yes		No	x
6b. If yes, which CA				
				
7. Description				
The garden walls at the rear of the cottages, part of Aldborough Hatch Farm formerly associated Aldborough Hall (now demolished). The walls are of red brick and approximately 2m in height.				

### Section B – Assessment

8. Age (X)							
Pre-1840	x	1840-1913		1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
Architectural interest of the wall derives from its survival as a brick-built eighteenth-century garden wall formerly part of a country estate.							
11. Historic Value							
The historic value of the wall largely derives from its association with the previously existing Aldborough Hall.							
12. Social / Communal Value							
N/A							
13. Group Value							
The wall has group value with the garden wall to the rear of 211-233 Oaks Lane (also including on the local list (A08) as remnants of former gardens of Aldborough Hall. The walls are of a similar derivation.							
Former chapel at Aldborough farm that served Aldborough Estate survive to the immediate south now statutory listed (list entry: 1300517) and other locally listed agricultural buildings.							
14. Landmark / Townscape Value							
N/A							



15. Archaeological Value							
Indicative of eighteenth century building techniques and use of materials.							
16. Overall Condition							
Good		Fair		Poor	X	Very Poor	
Unknown		Notes:	The wall was recently damaged by a fallen tree and remains in a poor state of repair.				
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				20/12/22			

## Proforma A08

### Section A: General Information

1. Name	Garden Walls r/o 211-233 Oaks Lane			
2. UID	A08			
3. Address	Oaks Lane, 211 - 233			
4. Postcode	IG2 7QH			
5. Grid Ref	E 545518 N 189137			
6a. Conservation Area	Yes		No	x
6b. If yes, which CA				
7. Description				
Circa 1800. Surviving north and west walls of rectangular, kitchen garden enclosure associated with Aldborough Hall. The wall now forms rear garden enclosure to interwar properties on Oaks Lane. Walls are constructed of plum red bricks, mixed bond, predominantly Flemish.				

### Section B – Assessment

8. Age (X)							
Pre-1840	x	1840-1913		1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (X)							
A single significant phase and which is largely intact							
A single significant phase with some alterations and/or extensions							
A single significant phase with significant alterations and/or extensions							
The asset is of multiple significant phases							
10. Aesthetic / Architectural Value							
Architectural interest of the wall derives from its survival as a brick-built eighteenth-century garden wall formerly part of a country estate.							
11. Historic Value							
The historic value of the wall largely derives from its association with the previously existing Aldborough Hall.							
12. Social / Communal Value							
N/A							
13. Group Value							
The wall has group value with the garden wall to the rear of Lake Cottages (A07) as remnants of former gardens of Aldborough Hall.							
Former chapel at Aldborough farm that served Aldborough Estate survive to the northwest, now statutory listed (list entry: 1300517) and other locally listed agricultural buildings.							
14. Landmark / Townscape Value							
15. Archaeological Value							
The wall is evidence of eighteenth century building techniques and use of materials							
16. Overall Condition							
Good		Fair		Poor		Very Poor	
Unknown		Notes:	The wall is not widely visible from the public domain, access would be required to clarify the previous assessment and condition of surviving parts.				
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				20/12/22			

## Proforma A09

### Section A: General Information

1. Name	Whites Farm		
2. UID	A09		
3. Address	Whites Farm, Oaks Lane		
4. Postcode	IG2 7PR		
5. Grid Ref	E 545006 N 188856		
6a. Conservation Area	Yes	No	x
6b. If yes, which CA			

7. Description
Constructed c.1860, replacing an earlier building. A two-storey brick built property (now painted white) under a slate gabled ended roof with four chimneys to flanks. Central entrance flanked by two canted bays. Windows are of sash proportions with blank first-floor central window. Extended significantly to the north-east. An iron work veranda on the southern elevation.

### Section B – Assessment


8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
X	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The dominant, modern extensions to east do not respond positively to architectural context and scale of the original property. However, the original scale, form and appearance farmhouse remains appreciable. A side from the modern extension and window replacements the original dwelling has maintained architectural details and character.							
11. Historic Value							
Probably associated with the family of John Le White 1285 but otherwise the earliest reference to the estate was in 1540. The farm persisted as an independent unit with the same boundaries from the Middle Ages to twentieth century. It is considered that Whites Farm was perhaps the last remaining farmhouse in the Ilford area belonging to a once typical small farm.							
12. Social / Communal Value							
The building is currently in use as the East London Christian Fellowship Centre. The property has some communal value as a religious meeting place for the local and wider community.							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
As a large, detached house set apart from the other residential development in the area and with clear nineteenth century architectural features, the building is of some townscape value.							

15. Archaeological Value							
Some archaeological value as a source of primary evidence of mid-nineteenth century building techniques and use of materials.							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				15/03/23			

## Proforma BS01

### Section A: General Information

1. Name	Gants Hill Library		
2. UID	BS01		
3. Address	Cranbrook Road, 490		
4. Postcode	IG2 6LA		
5. Grid Ref	E 543529 N 188550		
6a. Conservation Area	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
6b. If yes, which CA			



7. Description
1938 designed by L.E.J Reynolds, Borough Surveyor. Library. Single storey building, steel frame with red brick façade. At the centre of the front elevation is the entrance with Corinthian type columns either side, constructed of Bath stone, with architrave above and pediment a top. Five six over six sash windows either side. Impressive side entrance on west side

### Section B – Assessment

8. Age (X)							
Pre-1840	<input type="checkbox"/>	1840-1913	<input type="checkbox"/>	1914-1947	<input checked="" type="checkbox"/>	Post 1947	<input type="checkbox"/>
Exact date (if known):							
9. Authenticity (X)							
<input checked="" type="checkbox"/>	A single significant phase and which is largely intact						
<input type="checkbox"/>	A single significant phase with some alterations and/or extensions						
<input type="checkbox"/>	A single significant phase with significant alterations and/or extensions						
<input type="checkbox"/>	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The building is a good example of the area's early-mid twentieth century development and civic architecture. Its architectural detailing is distinctly that of a 1930s civic building and reflective local and national styles. Minimal exterior alterations mean that the building retains its original character.							
11. Historic Value							
The library is the oldest library in Redbridge. It has been a civic and educational building for 85 years and is a tangible connection to the early/mid 20 <sup>th</sup> century development of the area. This, alongside its association with L.E.J Reynolds, result in it being of local historic value.							
12. Social / Communal Value							
The building is of social and communal value as a place where local people could come to learn and socialise for 85 years.							
13. Group Value							
N/A							

14. Landmark / Townscape Value							
It is a striking building that stands out in the streetscene. Therefore, it is of townscape value.							
15. Archaeological Value							
The library is of limited archaeological value other than that inherent in its building fabric.							
16. Overall Condition							
Good	x	Fair		Poor		Very Poor	
Unknown		Notes:	Interior not inspected				
17. Recommended for inclusion				Yes	x	No	
18. Date of assessment				14/12/2022			

## Proforma B01

### Section A: General Information

1. Name	728-730 Chigwell Road			
2. UID	B01			
3. Address	728-730 Chigwell Road			
4. Postcode	IG8 8AL			
5. Grid Ref	TQ424917			
6a. Conservation Area	Yes	X	No	
6b. If yes, which CA	Woodford Bridge Conservation Area			

7. Description
Early eighteenth century. Two storey cottages in timber frame with pantile roof and original chimney. No.728 has early nineteenth century end elevation to access road with weatherboard and two double hung sash windows to first floor and small projection. Former shop to ground floor largely concealed by a late nineteenth century two storey, three window front addition. No.730 has windowless colour washed brick front to first floor and nineteenth century late bungalow shop addition. The original rear cottages and the two front shops comprising the pair are contiguous.

### Section B – Assessment

8. Age (X)							
Pre-1840	X	1840-1913		1914-1947		Post 1947	
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
X	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The building is a collection of developments and alterations. The front elevation responds to a polite, architecture, with single glazed, sash windows to the first floor. The rear has a more organic, vernacular appearance of timber weather boarded (painted/ stained black) with a mix of roof pitches (including some flat roofs with felt coverings). It is the interest of the polite and vernacular that forms an attractive building that provides its architectural value.							
11. Historic Value							
The building appears to have been constructed as a domestic dwelling, with a front garden. Early within its life, the front garden was replaced with the shop unit, that indicates its historic use as a bakery. The building is of local historic interest.							
12. Social / Communal Value							
N/A							
13. Group Value							
Is of group value alongside the eighteenth century 732-734 Chigwell Road (B02).							


14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
The building has been developed, altered, updated, and refurbished throughout its life, and it has resulted in a mix of elements. The archaeological value is therefore low, though the surviving fabric is of some interest.							
16. Overall Condition							
Good		Fair		Poor	X	Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				09/12/2022			



## Proforma B02

### Section A: General Information

1. Name	732-734 Chigwell Road		
2. UID	B02		
3. Address	732-734 Chigwell Road		
4. Postcode	IG8 8AL		
5. Grid Ref	TQ424917		
6a. Conservation Area	Yes	X	No
6b. If yes, which CA	Woodford Bridge Conservation Area		



7. Description
Late eighteenth century. Two storeys at front in buff stocks. Double hung sash windows with glazing bars. Three storeys at rear. Both concealed by bungalow shop additions at the front.

### Section B – Assessment

8. Age (X)							
Pre-1840	X	1840-1913		1914-1947		Post 1947	
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
X	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
N/A							
11. Historic Value							
The building appears to have been constructed as a domestic dwelling, with a front garden. Early within its life, the front garden was replaced with the shop unit. This change of use and development is of historic interest.							
12. Social / Communal Value							
N/A							
13. Group Value							
Is of group value alongside the eighteenth century 728-730 Chigwell Road (B01).							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
The building has been developed, altered, updated, and refurbished throughout its life, and it has resulted in a mix of elements. The archaeological value is therefore low, though the surviving fabric may be of some interest. Further internal investigation is required.							

16. Overall Condition							
Good		Fair		Poor	X	Very Poor	
Unknown		Notes:	Interior inspection not possible. This would be required to assess whether much historic fabric survives				
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				09/12/2022			

## Proforma B03

### Section A: General Information

1. Name	Crown and Crooked Billet PH			
2. UID	B03			
3. Address	Cross Road, 13			
4. Postcode	IG8 8BN			
5. Grid Ref	E 542832 N191836			
6a. Conservation Area	Yes	X	No	
6b. If yes, which CA	Woodford Bridge			

7. Description
Eighteenth century, altered. Two storeys. Two windows wide. Colour washed brick work. Plain tile mansard roof with eaves gutter and two dormers. Double gables two storey rear extension. Single storey splayed bay at front with flat roof and heavy fascia. Modern timber windows, heavy section, side hung sashes with leaded lights. Two storey projection and one storey extension on north with gable roofs in plain tiles. A prominent building in the Conservation Area.

### Section B – Assessment

8. Age (X)							
Pre-1840	X	1840-1913		1914-1947		Post 1947	
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
An attractive, eighteenth century public house. The design presents a strong eighteenth century character, indicative of local style. The property retains its original character and most of its original features and is a good example of a once rural pub that is now within a suburban area.							



Crown and Crooked Billet Public House 1965

#### 11. Historic Value

There are no known historic associations of interest. However, as a surviving example of an eighteenth century public house in a once rural location it is of local historic interest.

#### 12. Social / Communal Value

Some communal value as a place where the community can socially interact.

#### 13. Group Value

N/A

#### 14. Landmark / Townscape Value

A prominent building in the area, highly visible from the green in front.

#### 15. Archaeological Value

Due to its age the public house is intrinsically of local archaeological interest.

#### 16. Overall Condition

Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				08/12/2022			

## Proforma B04

### Section A: General Information


1. Name	Walls of Kitchen Garden		
2. UID	B04		
3. Address	Gwynne House, Manor Road (South side)		
4. Postcode	IG7 5PF		
5. Grid Ref	E 542725 N 191740		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/> x	No
6b. If yes, which CA	Woodford Bridge		
Unable to access			
7. Description			
Early nineteenth century walls of kitchen garden associated with Gwynne House.			
<i>Exg description: C19 early. Extensive walls in brown and red brick to former kitchen garden.</i>			

### Section B – Assessment

8. Age (X)							
Pre-1840	<input checked="" type="checkbox"/> X	1840-1913	<input type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947	<input type="checkbox"/>
							Exact date (if known):
9. Authenticity (X)							
<input type="checkbox"/> A single significant phase and which is largely intact							
<input type="checkbox"/> A single significant phase with some alterations and/or extensions							
<input type="checkbox"/> A single significant phase with significant alterations and/or extensions							
<input type="checkbox"/> The asset is of multiple significant phases							
10. Aesthetic / Architectural Value							
11. Historic Value							
12. Social / Communal Value							
13. Group Value							
14. Landmark / Townscape Value							
15. Archaeological Value							
16. Overall Condition							
Good	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Poor	<input type="checkbox"/>	Very Poor	<input type="checkbox"/>
Unknown	<input type="checkbox"/>	Notes:	Not visible from the public domain; assessment not possible.				
17. Recommended for inclusion				Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
18. Date of assessment				16/12/22			

## Proforma B05

### Section A: General Information

1. Name	Chapel, east of Gwynne House			
2. UID	B05			
3. Address	Manor Road			
4. Postcode	IG7 5PF			
5. Grid Ref	E 542737 N 191700			
6a. Conservation Area	Yes	x	No	
6b. If yes, which CA	Woodford Bridge			
				
7. Description				
Former chapel, constructed in 1932 and designed by W. H. Godfrey. Constructed from red/brown brick with a simple rectangular plan. Features include stone dressing, windows with perpendicular tracery and prominent flying buttresses.				

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913		1914-1947	x	Post 1947	
						Exact date (if known):	1932
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						


<b>10. Aesthetic / Architectural Value</b>							
Substantial building constructed from red/brown brick with stone dressings, features are of a neo-gothic style. Externally, the building has been little altered and retains its original scale, form and character. The property is architecturally distinct and greatly contributes to the area's historic building stock.							
<b>11. Historic Value</b>							
Some historic value as the church formed part of the Garden City which was a site used by Dr Barnardo's Homes which occupied Gwynne House and surrounding land between 1910 and 1970.							
W. H. Godfrey, a British architect who helped establish, and was the first director of, the Nation Buildings Record (basis of today's Historic England's Archive)							
<b>12. Social / Communal Value</b>							
N/A							
<b>13. Group Value</b>							
N/A							
<b>14. Landmark / Townscape Value</b>							
Due to the scale and architectural design, the building is of landmark quality. Its former setting has been eroded due to the surrounding mid-late twentieth century residential development but remains notable within the streetscene.							
<b>15. Archaeological Value</b>							
some archaeological value as evidence of early twentieth century ecclesiastical architecture and building techniques.							
<b>16. Overall Condition</b>							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
<b>17. Recommended for inclusion</b>				Yes	X	No	
<b>18. Date of assessment</b>				16/12/22			



## Proforma B06

### Section A: General Information

1. Name	Greyhound Cottages			
2. UID	B06			
3. Address	1-5 Manor Road			
4. Postcode	IG7 5PF			
5. Grid Ref	E 542743 N 191775			
6a. Conservation Area	Yes	x	No	
6b. If yes, which CA	Woodford Bridge			



7. Description
Eighteenth century cottage, formerly a semi-detached pair now a single dwelling. Timber framed and weather boarded under a hipped tiled roof and catslide to the west. The front elevation has two small bay windows to ground floor and small casement windows to first floor. Sign centrally located reading 'The Cottages' with an image of a greyhound.

### Section B – Assessment

8. Age (X)							
Pre-1840	X	1840-1913		1914-1947		Post 1947	
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
Scale, form and appearance present an eighteenth-century cottage character. The property is indicative of the area's earlier development phase and contrasts positively with the surrounding development which predominantly derives from the twentieth century. The windows appear to be replacements but are sympathetic to the architectural context of the property and the boundary treatment (white picket fence) is also in keeping with the dwelling.							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
The property fronts onto the green and due its materiality is notable within the streetscene.							




15. Archaeological Value							
Some archaeological value as a surviving eighteenth century cottage. However, the property was altered during the late twentieth century which has resulted in the loss of some original fabric. Interior not inspected.							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				22/12/22			

## Proforma B07

### Section A: General Information

1. Name	Fairlawn		
2. UID	B07		
3. Address	Vicarage Road, 25		
4. Postcode	IG8 8NH		
5. Grid Ref	E 542403 N 191074		
6a. Conservation Area	Yes		No x
6b. If yes, which CA			



7. Description
Large Edwardian house built around 1903, constructed from redbrick. The property is two-storeys in height under a plain tiled gabled ended roof which is flanked by red brick chimneys. First floor has pebble dashed render with half timbering effect. Style displays a distinct turret element round arched entrance door, exposed rafters and balcony with metal balustrade. All of which were refinements of earlier Victorian decorative features.




### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	x	1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The property is typical Edwardian dwelling with attractive features such as the turret, terracotta tiles, prominent chimneys and exposed rafters. The property has been altered including replacement uPVC windows and doors, infill porch, pebble dash render and replacement roof. All of which erodes the original character of the property.							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
This property is surrounded by later twentieth century development, other vernacular buildings which are typically of a smaller scale and less detailed.							
15. Archaeological Value							
Some archaeological value as evidence of early twentieth century construction methods and architectural styles.							

16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				16/12/22			

## Proforma B08

### Section A: General Information

1. Name	23-27 West Grove			
2. UID	B08			
3. Address	West Grove, 23-27			
4. Postcode	IG8 7NR			
5. Grid Ref	E 541381 N 191935			
6a. Conservation Area	Yes		No	x
6b. If yes, which CA	 <p>Number 23 West Grove</p>  <p>Number 25 West Grove</p>  <p>Number 27 West Grove</p>			

7. Description
Constructed circa 1876. The row comprises of three identical detached houses. The properties are set over two storeys and are three bays wide. Built in White Suffolk brick with red brick flush quoins with flanking and rear elevations rear in yellow stocks. Hipped slate roofs with shallow eaves. Double hung sash windows under flat gauged red brick arches with rendered reveals. First floor windows have single glazing bar, ground floor similar but with margin sashes in addition. Central entrance with stucco architraves and shallow hood on consoles. Square fanlights over doors.

## Section B – Assessment


8. Age (X)							
Pre-1840		1840-1913	x	1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
x	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
Three detached dwellings of distinct nineteenth century character. Their scale, form and materials are relate to local and national styles. The use of white brick is distinctive, and the red brick dressings and symmetrical elevations with central doorcases are attractive features.							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
A row of three detached dwellings with clear design relationship and strong group value. Numbers 23 and 27 have replacement roof coverings dilute the uniformity of the row.							
14. Landmark / Townscape Value							
The dwellings are surrounded by terraced houses dating from the nineteenth and twentieth century. Their detached layout and form are unique within the streetscene and therefore have townscape value.							
15. Archaeological Value							
Some archaeological interest as a source of primary evidence for nineteenth century construction techniques and building materials.							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				15/03/23			



## Proforma CD01

### Section A: General Information

1. Name	Hainault House		
2. UID	CD01		
3. Address	9 Little Heath, Chadwell Heath		
4. Postcode	RM6 4XX		
5. Grid Ref	E 546871 N 189016		
6a. Conservation Area	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
6b. If yes, which CA			



7. Description
Detached dwelling constructed from buff stock brick in the late eighteenth century. The property is set over two storeys with a central entrance with a block semi-circular fanlight. The property sits under a gabled roof with catslide to the rear. The roof is covered in machine made clay tiles and is flanked by two chimneys. A single storey lean-to extension on the west elevation and an ancillary range extends from the southwest corner of the property. Both are constructed from stock brick with slate roof covering.

### Section B – Assessment

8. Age (X)							
Pre-1840	<input checked="" type="checkbox"/>	1840-1913	<input type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947	<input type="checkbox"/>
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The architectural interest of the property derives from its form, scale, use of materials and symmetrical composition which are distinctly eighteenth century. Its original form and scale remain legible as the property has not been heavily extended. The loss of timber sash windows is unfortunate as the uPVC windows detract from its aesthetic and architectural value.							
The lean-to extension and ancillary appear on the late nineteenth century Ordnance Survey maps and contribute to the architectural interest of the property.							
11. Historic Value							
The property is indicative of the area's earlier development and contributes to the area's historic building stock.							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							

15. Archaeological Value							
The building has some archaeological value as its provides evidence of early nineteenth century building techniques and how materials were use.							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				16/12/22			



## Proforma CF01

### Section A: General Information

1. Name	Overdale		
2. UID	CF01		
3. Address	19 Broomhill Road, Woodford Green		
4. Postcode	IG8 9EZ		
5. Grid Ref	540154, 191723		
6a. Conservation Area	Yes	X	No
6b. If yes, which CA	Woodford Green		

**7. Description**

Built in 1890 in the Queen Anne style. The property is detached and set over three storeys. Constructed from buff stocks with red brick dressings. The dwelling has a central entrance accessed up steps flat canopy on curved decorative brackets and decorative surround. The entrance is flanked to the left by full height a canted bay under a hipped roof and to the right by a square bay with a Dutch gable. The windows to the ground and first floor have Stucco architraves and frieze with dentils. The roof is covered in clay tiles roof, with hipped form to north and Dutch Gables to south. Double hung sash windows with decorative glazing bars. Tall decorative chimney stacks and prominent belvedere on roof.

### Section B – Assessment


<b>8. Age (X)</b>							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
Exact date (if known):							1890
<b>9. Authenticity (X)</b>							
x	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						

<b>10. Aesthetic / Architectural Value</b>							
A large residential dwelling with many attractive details that are characteristic of high quality late nineteenth century vernacular architecture. The building's original character and architectural features have been well preserved and makes a positive contribution to local character and distinctiveness.							
<b>11. Historic Value</b>							
N/A							
<b>12. Social / Communal Value</b>							
N/A							
<b>13. Group Value</b>							
The property has group value with other dwellings along Broomhill Road as part of a row of 1880s large suburban houses.							
<b>14. Landmark / Townscape Value</b>							
The dwelling has townscape value due to its scale and architectural style, making a positive contribution to the streetscene.							
<b>15. Archaeological Value</b>							
Some archaeological value as evidence of late nineteenth century domestic architecture, building techniques and use of materials.							
<b>16. Overall Condition</b>							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
<b>17. Recommended for inclusion</b>				Yes	X	No	
<b>18. Date of assessment</b>				11/01/23			

## Proforma CF02

### Section A: General Information

1. Name	20 Broomhill Road		
2. UID	CF02		
3. Address	20 Broomhill Road, Woodford Green		
4. Postcode	IG8 9EZ		
5. Grid Ref	540137 , 191701		
6a. Conservation Area	Yes	X	No
6b. If yes, which CA	Woodford Green		



7. Description
Built circa 1882. The property is set over two storeys and is constructed in dark red brick with black and white half-timbered to front elevation gables and rear under catslide roof. Hipped roof covered in clay tiles with red brick corbelled chimney. Two gables to front elevation with decorative barge boards and casement windows with glazing bars.

### Section B – Assessment


8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
Exact date (if known):							c.1882
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The property is an attractive late nineteenth century dwelling. Its form, scale and use of materials is reflective of late nineteenth century vernacular that relates to both local and national styles. The property's character has been well retained.							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
The property has group value with other dwellings along Broomhill Road as part of a row of 1880s large suburban houses.							
14. Landmark / Townscape Value							
Some townscape value due to its scale and detailing, positively contributing to the streetscene.							

15. Archaeological Value							
Some archaeological value as evidence of late nineteenth century building techniques and use of materials.							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				11/01/23			

## Proforma CF03

### Section A: General Information

1. Name	21 Broomhill Road		
2. UID	CF03		
3. Address	21 Broomhill Road, Woodford Green		
4. Postcode	IG8 9HA		
5. Grid Ref	540118, 191673		
6a. Conservation Area	Yes	X	No
6b. If yes, which CA	Woodford Green		



7. Description
Built circa 1883. The property is detached and set over two storeys with attic. Constructed from buff stock brick with red brick to window surrounds and bay windows. Timber sash and casement windows, ground floor bay windows have cast iron window boxes. Scalloped and straight tile hanging to first floor. The bays to the front elevation have stone balustrading. Hipped roof with projecting gable elements and dormers which have finials, the roof is covered in clay tiles with crested ridges and flanked by chimneys. Entrance off Higham Road with a canopy supported by timber brackets.

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
						Exact date (if known):	c.1883
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The property is an attractive late nineteenth century dwelling, retaining its original details and character. The property is reflective of local and national styles, making a positive contribution to local character and distinctiveness. The property appears to be extended to the rear but the extensions do not detract from the building's architectural value.							
11. Historic Value							
N/A							



12. Social / Communal Value							
N/A							
13. Group Value							
The property has group value with other dwellings along Broomhill Road as part of a row of 1880s large suburban houses.							
14. Landmark / Townscape Value							
Some townscape value due to its scale and details, positively contributing to the streetscene.							
15. Archaeological Value							
Some archaeological value as evidence of late nineteenth century building techniques and use of materials.							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				11/01/23			

## Proforma CF04

### Section A: General Information

1. Name	24 Broomhill Road		
2. UID	CF04		
3. Address	24 Broomhill Road, Woodford Green		
4. Postcode	IG8 9HA		
5. Grid Ref	540110 , 191654		
6a. Conservation Area	Yes	X	No
6b. If yes, which CA	Woodford Green		

7. Description
<p>Built circa 1883. The property is detached and arranged over two and a half storeys with basement level. The property is constructed in buff stock brick under a gable end roof covered in slate. The roof is flanked by large chimneys with corbelled detail. Central entrance with Tuscan portico and gabled canopy accessed up steps. Entrance flanked by full height canted bay to the right and gable to the left with decorative barge board and finial. Timber sash windows with stone surrounds.</p> <p>On left hand in basement at foot of ramp is a coach house, a Victorian antecedent for an integral garage, and a rare and interesting feature.</p>

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
Exact date (if known):							c.1883
9. Authenticity (X)							
X	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The property presents a strong late nineteenth century character by virtue of its scale, form and use of materials; relating to local and national styles. The property appears largely unaltered and it's character has been well preserved and makes a positive contribution to local character and distinctiveness.							
11. Historic Value							
N/A							
12. Social / Communal Value							
13. Group Value							
The property has group value with other dwellings along Broomhill Road; a row of 1880s large suburban houses.							



14. Landmark / Townscape Value							
Some townscape value due to its scale and details, positively contributing to the streetscene.							
15. Archaeological Value							
Some archaeological value as evidence of late nineteenth century building techniques and use of materials.							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:	Previous description notes a coach house in the basement at the foot of a ramp. As a Victorian antecedent for an integral garage, it is a rare and interesting feature but its survival is unknown.				
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				11/01/23			

## Proforma CF05

### Section A: General Information

1. Name	25-26 Broomhill Road		
2. UID	CF05		
3. Address	25-26 Broomhill Rd, Woodford		
4. Postcode	IG8 9HA		
5. Grid Ref	540098, 191632		
6a. Conservation Area	Yes	X	No
6b. If yes, which CA	Woodford Green		

7. Description
Built circa 1889. The semi-detached pair are set over two storeys with attic level. Constructed from yellow stock brick under a gable ended roof covered in slate, the pair are flanked by prominent chimneys, there is also a central chimney where the properties adjoin. The front roof slope has a full width flat roof dormers with small central pediments. The front elevation mirror in appearance, with full height canted bays with festoon decoration between floors. Moulded brick decoration to window and entrance surrounds. Entrances set to the side with segmental pediments and fanlight.

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
Exact date (if known):							c.1889
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The semi-detached pair present a strong nineteenth century character, their original detailing and appearance has been well preserved. The dwellings are representative of local and national styles, making a positive contribution to local character and distinctiveness.							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
The semi-detached pair have group value due to their clear design relationship. They also have a group value with the other late nineteenth century dwellings along Broomhill Road; a row of 1880s large suburban houses.							

14. Landmark / Townscape Value							
Some townscape value due to its scale and details, positively contributing to the streetscene.							
15. Archaeological Value							
Some archaeological value as evidence of late nineteenth century building techniques and use of materials.							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				11/01/23			

## Proforma CF06

### Section A: General Information

1. Name	29 Broomhill Road		
2. UID	CF06		
3. Address	29 Broomhill Rd, Woodford		
4. Postcode	IG8 9HA		
5. Grid Ref	540092 , 191612		
6a. Conservation Area	Yes	X	No
6b. If yes, which CA	Woodford Green		

7. Description
<p>Built 1890. The semi-detached property is two storeys and a half storey in height. Constructed from stock buff brick with stone window dressings, string course with dentil detail and festoon to entrance. Full height bay window to front elevation with stone pediment to ground floor and balustrading to upper floor. Slate mansard roof with dormers behind parapet and prominent chimneys. Ground floor bow window and square bay with pediment. Ground floor bay windows have leaded top lights. Smaller hipped roof extension to rear of similar detailing with plaque inscribed 'Stratheden 1890' on chimney breast. Windows are timber sashes without glazing bars. Cast iron rainwater goods with decorated hoppers.</p>

### Section B – Assessment


8. Age (X)				
Pre-1840	1840-1913	X	1914-1947	Post 1947
Exact date (if known):				1890
9. Authenticity (X)				
	A single significant phase and which is largely intact			
	A single significant phase with some alterations and/or extensions			
X	A single significant phase with significant alterations and/or extensions			
	The asset is of multiple significant phases			
10. Aesthetic / Architectural Value				
<p>The property has attractive architectural details that are reflective of late nineteenth century local and national styles. The ground and first floor have a well-preserved character, making a contribution to local character and distinctiveness. The roof form has been altered to include an unsympathetic mansard roof; this detracts from the original scale, form and character of the property, however, the quality and detailing of the original building remains evident.</p>				
11. Historic Value				
N/A				
12. Social / Communal Value				
N/A				

13. Group Value							
Mirrors the design of Number 30 Broomhill Road (CF07). The property also has group value with other dwellings along Broomhill Road; a row of 1880s and 1890s large suburban houses.							
14. Landmark / Townscape Value							
Some townscape value due to its scale and details, and prominent corner position. The building positively contributes to the streetscene.							
15. Archaeological Value							
Some archaeological value as evidence of late nineteenth century building techniques and use of materials.							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				11/01/23			

## Proforma CF07

### Section A: General Information

1. Name	30 Broomhill Road			
2. UID	CF07			
3. Address	30 Broomhill Road Woodford			
4. Postcode	IG8 9HD			
5. Grid Ref	540082 , 191586			
6a. Conservation Area	Yes	X	No	
6b. If yes, which CA	Woodford Green			



7. Description
Built 1890. The semi-detached property is two storey and a half storey in height. Constructed from stock buff brick with stone window dressings, string course with dentil detail and festoon to entrance. Full height bay window to front elevation with stone pediment to ground floor and balustrading to upper floor. Slate mansard roof with dormers behind parapet. Ground floor bow window and square bay with pediment. Ground floor bay windows have leaded top lights. Smaller hipped roof extension to rear of similar detailing with plaque inscribed 'Broomhills 1890'. Windows are timber sashes without glazing bars. Cast iron rainwater goods with decorated hoppers.

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
Exact date (if known):							1890
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
X	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The property has attractive architectural details that are reflective of late nineteenth century local and national styles. The ground and first floor have a well-preserved character, making a contribution to local character and distinctiveness. The roof form has been altered to include an unsympathetic mansard roof; this detracts from the							


original scale, form and character of the property. The property previously had a low-pitched slate roof. The chimneys have also been removed, eroding its original appearance/ character. However, the original quality and detailing of the building remain evident.							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
Mirrors the design of Number 29 Broomhill Road (CF06). The property also has group value with other dwellings along Broomhill Road; a row of 1880s and 1890s large suburban houses.							
14. Landmark / Townscape Value							
Some townscape value due to its scale and details, and prominent corner location. The building positively contributes to the streetscene.							
15. Archaeological Value							
Some archaeological value as evidence of late nineteenth century building techniques and use of materials.							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				11/01/23			



## Proforma CF08

### Section A: General Information

1. Name	31 Broomhill Road		
2. UID	CF08		
3. Address	Broomhill Road Woodford		
4. Postcode	IG8 9HD		
5. Grid Ref			
6a. Conservation Area	Yes	X	No
6b. If yes, which CA	Woodford Green		



7. Description
Built circa 1895, the semi-detached property is two and a half storeys in height, constructed from buff stock brick. Stone window and entrance dressing, string course with dentil detail. Full height bay window to front elevation (square at ground floor and canted at first floor). Mansard to hipped roof in slate behind a parapet. Large, pedimented dormer window. Timber sash windows with central mullion. Cast iron rainwater goods with decorated hopped. Entrance set to the right accessed by steps and recessed behind storm porch with round arch flanked by pilasters.

### Section B – Assessment

8. Age (X)						
Pre-1840		1840-1913	X	1914-1947		Post 1947
Exact date (if known):						c.1895

9. Authenticity (X)
X

10. Aesthetic / Architectural Value
The building is an attractive nineteenth century dwelling, retaining many original details and features. The architectural detailing is reflective of local and national styles, making a contribution to local character and distinctiveness. Original roof form likely altered but this does not undermine the overall architectural value.

11. Historic Value
N/A

12. Social / Communal Value
N/A

<b>13. Group Value</b>							
The property has group value with other dwellings along Broomhill Road; a row of 1880s and 1890s large suburban houses. Similar in style to Numbers 29 and 30 (CF06 and CF07), however, it is of a less elaborate design.							
<b>14. Landmark / Townscape Value</b>							
Some townscape value due to its scale and details, positively contributing to the streetscene.							
<b>15. Archaeological Value</b>							
Some archaeological value as evidence of late nineteenth century building techniques and use of materials.							
<b>16. Overall Condition</b>							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
<b>17. Recommended for inclusion</b>				Yes	X	No	
<b>18. Date of assessment</b>				11/01/23			

## Proforma CF09

### Section A: General Information

1. Name	Alfreton		
2. UID	CF09		
3. Address	34 Broomhill Road		
4. Postcode	IG8 9HD		
5. Grid Ref	TQ400915		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/> x	No
6b. If yes, which CA	Woodford Green Conservation Area		

7. Description
1892, architect J.A. Gotch. Style Victorian 'Tudor'. Detached buildings of two storeys and attics, red brick with stone dressings and with tall, fluted chimney stacks with diagonally set brickwork. The south (main) elevation has a large gable and entrance doorway set in a wide stone arch approached by shallow stone steps. The eastern elevation has a massive square 'Tudor' stone bay to both floors, with leaded lights and some stained glass.

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	<input checked="" type="checkbox"/> x	1914-1947		Post 1947	
							Exact date (if known):

9. Authenticity (X)		
<input checked="" type="checkbox"/> x	A single significant phase and which is largely intact	
	A single significant phase with some alterations and/or extensions	
	A single significant phase with significant alterations and/or extensions	
	The asset is of multiple significant phases	

10. Aesthetic / Architectural Value
Alfreton presents a strong nineteenth century character, and its original detailing and appearance has been well preserved. The dwelling is representative of local and national styles, making a positive contribution to local character and distinctiveness.

11. Historic Value
Its association with architect and architectural historian John Alfred Gotch (1852-1942) is of historic interest. His notable works include Kettering Municipal Offices and The Market House, Rothwell. Largely known for municipal and civic buildings this is one of the few London houses he designed.

12. Social / Communal Value
N/A

13. Group Value
Has group value with the other late nineteenth century dwellings along Broomhill Road; a row of 1890s large suburban houses.


14. Landmark / Townscape Value
Some townscape value due to its scale and details, positively contributing to the streetscene.

15. Archaeological Value							
Some archaeological value as evidence of late nineteenth century building techniques and use of materials.							
16. Overall Condition							
Good	x	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	x	No	
18. Date of assessment				04/11/2023			

## Proforma CF10

### Section A: General Information

1. Name	Chapel le Frith		
2. UID	CF10		
3. Address	57 Buckingham Road		
4. Postcode	E18 2NH		
5. Grid Ref	TQ399907		
6a. Conservation Area	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
6b. If yes, which CA			



7. Description
<p>A mid-late nineteenth century former chapel now residential dwelling. The property is a single storey, with attic level with dormers. White render with pantiles to roof.</p> <p>The property is not widely visible from the public highways so cannot confirm the surviving (if any) historic fabric.</p>

### Section B – Assessment

8. Age (X)							
Pre-1840	<input type="checkbox"/>	1840-1913	<input checked="" type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947	<input type="checkbox"/>
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
X	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
Cannot make a fully informed assessment on its architectural/ aesthetic value due to lack of visibility from public domain.							
11. Historic Value							
The property has some historic value due its association with Woodford Hall (built in the eighteenth century) when it became Mrs Gladstone's Convalescent Home around 1869. The chapel was constructed to the rear of the hall following its change of use. Woodford Hall was demolished in 1895 by speculative developers, the chapel was retained and converted to a residential property. Its historic value is enhanced by association with known figure.							
12. Social / Communal Value							
N/A							
13. Group Value							
The chapel has group value with the surviving wall of Woodford Hall that formers the boundary of Number 6-14 Chelmsford Road, also locally listed (CF12).							

14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
The property may have some surviving fabric which would provide evidence of mid-late nineteenth century building techniques and use of materials.							
16. Overall Condition							
Good		Fair		Poor		Very Poor	
Unknown		Notes:	Not visible from public domain, access to the site would be required to confirm is architectural and archaeological significance. However, the building should still be included due to its historical value.				
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				13/01/23			



## Proforma CF11

### Section A: General Information

1. Name	St. Aubyns School		
2. UID	CF11		
3. Address	St. Aubyns School Bunces Lane		
4. Postcode	IG8 9DU		
5. Grid Ref	539763 , 191276		
6a. Conservation Area	Yes	X	No
6b. If yes, which CA	Woodford Green		

7. Description
<p>Built circa mid-nineteenth century. This former country house originally known as Pymont House, is now a school which moved here in 1918. The original part of the building (north and some of the east parts) is a Stucco villa in the Italianate style, set over two storeys with inverted roof behind parapet. North elevation is three bays wide with a central entrance and portico doorcase with pediment to central first floor window. Eastern elevation has a gable projection and a single storey element. Building has with prominent chimneys. Long range to the rear (west) extension in yellow stock brick with a full height canted and low-pitched roof covered in slate, thought to date from 1927. Modern flat roof extension to southeast and infill extension.</p>

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
X	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>The building presents a strong nineteenth century character and is indicative of the mid-late nineteenth century country houses of local and nation style. The building has been heavily extended to the rear and has lost some of its original detailing over the years to accommodate the school requirements but its overall character can still be appreciated and it has legible development phases.</p>							





Figure 1 image source: [https://staubyns.com/wp-content/uploads/2017/03/Welcome\\_7\\_history.pdf](https://staubyns.com/wp-content/uploads/2017/03/Welcome_7_history.pdf)

**11. Historic Value**

Some historic value as is indicative of the area's mid-late nineteenth century development and the adaptive reuse of large country houses in the twentieth century.

**12. Social / Communal Value**

Some communal value as a place where people work and are educated.

**13. Group Value**

Group Value with its former lodge (CF17) and stables (CF16).

**14. Landmark / Townscape Value**

Due to its scale and architectural design as a large building at the centre of a large site, it has townscape value.

**15. Archaeological Value**

Some archaeological value as evidence of mid-late nineteenth century building techniques and use of materials.

**16. Overall Condition**

Good	X	Fair		Poor		Very Poor	
------	---	------	--	------	--	-----------	--


Unknown		Notes:	
---------	--	--------	--

17. Recommended for inclusion	Yes	X	No	
-------------------------------	-----	---	----	--

18. Date of assessment	13/01/23
------------------------	----------

## Proforma CF12

### Section A: General Information

1. Name	Former Boundary Wall to Woodford Hall			
2. UID	CF12			
3. Address	6 - 14 Chelmsford Road,			
4. Postcode	E18 2PL			
5. Grid Ref				
6a. Conservation Area	Yes		No	X
6b. If yes, which CA				
				
7. Description				
Built between 1863 and 1897 from brick with ashlar rendering. The wall sits at 1.8m high, taller piers that are capped. It comprises a plinth, balustrade with moulded posts and elongated oval openings and saddleback coping.				

### Section B – Assessment


8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
An interest survival of the former Woodford Hall, the wall is indicative of the mid-late nineteenth century construction phases by virtue of its materials and design. The wall makes a positive contribution to local character and distinctiveness. The wall was altered after 1902 when Woodford Hall was demolished, and residential dwellings constructed to accommodate driveways and pedestrian access. A section of the plinth survive on the High Road between Lindal Court and the Parish Church.							
11. Historic Value							
Historic value derives from its association with Woodford Hall's final use prior to demolition and is indicative of former land use. The wall was constructed as a boundary to Woodford Hall when it became Mrs Gladstone's Convalescent school and its estate reduced.							
12. Social / Communal Value							
N/A							
13. Group Value							
The wall has some group value with the surviving chapel (CF10), constructed as part of Woodford Hall's use as a convalescent school.							

14. Landmark / Townscape Value							
It is a prominent and unique feature within the local streetscape giving strong definition to the corner of Chelmsford and Buckingham Roads							
15. Archaeological Value							
Some archaeological interest as evidence of mid-late nineteenth century construction techniques and use of materials.							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				13/01/23			

## Proforma CF13

### Section A: General Information

1. Name	160-162 Chigwell Road			
2. UID	CF13			
3. Address	160-162 Chigwell Road			
4. Postcode	E18 1HA			
5. Grid Ref	TQ412904			
6a. Conservation Area	Yes		No	x
6b. If yes, which CA				



7. Description
<p>Site formerly Alexanders Building Yard and includes two houses nos.160 &amp; 162 Chigwell Road, one bearing a plaque saying 'Oakdale 1902'. Pair of houses clearly seen on map of 1896 along with workshops. Pair were built as farmhouses earlier than this date or indeed the date on the plaque - probably around 1870. Attractive double fronted classic brick and tile houses with timber sashes of 12 panes, both have been modernised with right hand house having the addition of bow fronts to the ground floor, replacement of original windows by plain sashes, and a large rear extension to the rear; and the left hand house also having a large rear extension. Elegant well proportioned notable example of farm cottages. Original outbuildings and stables have been demolished.</p>

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	x	1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
x	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>The houses are of local architectural value. Although extended at the rear there is a clear separation between the original houses and their extensions. Therefore, the original form of the farmhouses is still apparent, allowing the observer to understand the types of buildings that were constructed in the then rural area in the mid/late 19<sup>th</sup> century.</p>							
11. Historic Value							
<p>The houses connection to the rural and agricultural past of the area, and its association with Alexanders Building Yard mean that they are of local historic value. The properties are also recorded as a brick making business 'W &amp; G Gale Brickmakers' - in Kelly's directory of 1902.</p>							
12. Social / Communal Value							
N/A							

13. Group Value							
The two houses together are of group value, as a pair of what were originally symmetrical farmhouses.							
14. Landmark / Townscape Value							
Of negligible townscape or landmark value.							
15. Archaeological Value							
The surviving historic fabric of the buildings would be of limited archaeological interest.							
16. Overall Condition							
Good		Fair	x	Poor		Very Poor	
Unknown		Notes:	The setting of the houses – main road and large industrial buildings – has a negative impact on their significance.				
17. Recommended for inclusion				Yes	x	No	
18. Date of assessment				08/12/2022			

## Proforma CF14

### Section A: General Information

1. Name	307-309 High Road (west side)		
2. UID	CF14		
3. Address	High Road (west side), 307 - 309		
4. Postcode	IG8 9HQ		
5. Grid Ref	TQ 39931 91193		
6a. Conservation Area	Yes	x	No
6b. If yes, which CA	Woodford Green		



7. Description
Early nineteenth century pair of cottages. Two storeys. Yellow stock brick elevations under low pitched hipped slate roof. Double hung sash windows with six over six glazing bars. Timber porch with lead roof.

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	x	1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
x	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The building is of local architectural value as largely intact early nineteenth century houses, with aesthetic flourishes such as the porch, that although altered still contribute architectural interest to the building.							
11. Historic Value							
The building is of local historic value as good examples of the nineteenth century houses of the area, they contribute to understanding the historic development of the area, and the type of housing that was built as people from London moved the area in the early and mid-nineteenth century.							
12. Social / Communal Value							
N/A							
13. Group Value							
The pair of cottages are of group value.							
14. Landmark / Townscape Value							
Limited landmark value due to its modest scale. Yet the building makes a positive contribution to local character.							
15. Archaeological Value							
Some archaeological value as evidence of early nineteenth century building techniques and use of materials.							

16. Overall Condition							
Good	x	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	x	No	
18. Date of assessment				04/11/2022			



## Proforma CF15

### Section A: General Information

1. Name	313-315 High Road (west side)		
2. UID	CF15		
3. Address	High Road (west side), 313 - 315 (previously 311-315)		
4. Postcode	IG8 9HQ		
5. Grid Ref	TQ 39930 91214		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/> x	No
6b. If yes, which CA	Woodford Green		

7. Description
Early nineteenth century pair of cottages. Two storeys. Rendered elevations below a slack pitched slate roof. Additions to front elevation include later porches and canopy over garage. Windows have all been replaced.

### Section B – Assessment


8. Age (X)					
Pre-1840	<input checked="" type="checkbox"/> x	1840-1913		1914-1947	
Exact date (if known):					
9. Authenticity (X)					
	A single significant phase and which is largely intact				
<input checked="" type="checkbox"/> x	A single significant phase with some alterations and/or extensions				
	A single significant phase with significant alterations and/or extensions				
	The asset is of multiple significant phases				
10. Aesthetic / Architectural Value					
The building is of local architectural value as a terrace of early nineteenth century houses, though they have undergone alteration they retain enough of their original features to be of interest.					
11. Historic Value					
The houses are of local historic value as good examples of local nineteenth century cottages, and they contribute to understanding the historic development of the area, and the type of housing that was built as people from London moved the area in the early and mid-nineteenth century.					
12. Social / Communal Value					
N/A					
13. Group Value					
The cottages are of group value.					
14. Landmark / Townscape Value					
The building makes a positive contribution to local character.					
15. Archaeological Value					
Some archaeological value as evidence of early nineteenth century building techniques and use of materials.					

16. Overall Condition							
Good		Fair	x	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	x	No	
18. Date of assessment				04/11/2022			

## Proforma CF16

### Section A: General Information

1. Name	Pymont House Stable Block			
2. UID	CF16			
3. Address	High Road, 317 - 321			
4. Postcode	IG8 9HQ			
5. Grid Ref	TQ 39927 91236			
6a. Conservation Area	Yes	x	No	
6b. If yes, which CA	Woodford Green			



7. Description
Constructed 1890 as the former stable block to Pymont House (see St. Aubyns School, Bunces Lane). Single storey, gault brick elevations under a slate roof with cupola. Distinctive ornamental clock turret over arched entrance to courtyard on northern elevation. Brickwork detailing and decorative plasterwork to gable end. Replacement windows and doors.

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	x	1914-1947		Post 1947	
Exact date (if known):							1890
9. Authenticity (X)							
	A single significant phase and which is largely intact						
x	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The quality of design and detailing of what was the stable building to Pymont House makes it stand out against other similar stable blocks in the London Borough of Redbridge. Clearly a building that was designed with care, it shows the status of the original owners of Pymont House and has distinctive features such as the clock tower and cupola. It is of regional architectural and aesthetic value.							
11. Historic Value							
The building is of historic value. The former stable block was once part of the Pymont House estate. Purchased in 1879 by Mrs. Marianne Pascoe and Mr. James Rogers Pascoe, the house became a school in 1918. The former stable remained part of the school estate and were converted to cottages in the 1950s. The building is now used as a nursery and is in separate ownership.							
12. Social / Communal Value							
N/A							
13. Group Value							
Of group value alongside the former Pymont House (see St. Aubyns School; CF11) and its former lodge (now a fitness centre; CF17).							

14. Landmark / Townscape Value							
Limited landmark value due to its modest scale. Yet the building makes a positive contribution to local character.							
15. Archaeological Value							
Some archaeological value as evidence of mid nineteenth century building techniques and use of materials.							
16. Overall Condition							
Good	x	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	x	No	
18. Date of assessment				04/11/2022			

## Proforma CF17

### Section A: General Information

1. Name	Pymont House Lodge		
2. UID	CF17		
3. Address	High Road, 327 (previously 323)		
4. Postcode	IG8 9HQ		
5. Grid Ref	TQ 39917 91266		
6a. Conservation Area	Yes	x	No
6b. If yes, which CA	Woodford Green		

7. Description
Constructed 1890 as the former lodge to Pymont House. Two storeys with gault brick elevations and a polygonal corner bay with conical roof. Attached at first floor level to twenty first century fitness centre.

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	x	1914-1947		Post 1947	
Exact date (if known):							1890
9. Authenticity (X)							
	A single significant phase and which is largely intact						
x	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
Clearly a building that was designed with care, it shows the status of the original owners of Pymont House and has distinctive features such as polygonal corner bay. It is of regional architectural and aesthetic value.							
11. Historic Value							
The building is of historic value. The former lodge was once part of the Pymont House estate. Purchased in 1879 by Mrs. Marianne Pascoe and Mr. James Rogers Pascoe, the house became a school in 1918. The building remained part of the school estate until the late twentieth century and is now in separate ownership.							
12. Social / Communal Value							
N/A							
13. Group Value							
Of group value alongside the former "Pymont" House (CF11) and its former stable block (now a nursery; CF16).							
14. Landmark / Townscape Value							
Limited landmark value due to its modest scale. Yet the building makes a positive contribution to local character.							

15. Archaeological Value							
Some archaeological value as evidence of mid nineteenth century building techniques and use of materials.							
16. Overall Condition							
Good	x	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	x	No	
18. Date of assessment				04/11/2022			

## Proforma CH01

### Section A: General Information

1. Name	Roding Lane Pumping Station			
2. UID	CH01			
3. Address	Roding Lane South			
4. Postcode	IG4 5PL			
5. Grid Ref	E 541557 N 189107			
6a. Conservation Area	Yes		No	x
6b. If yes, which CA				

7. Description
<p>Built in 1904 and designed by Bernard W. Bryan, the building is a large rectangular engine house with projecting wing all on semi-basement. Lower fuel store/boiler house on east elevation. Constructed from yellow stock brick on projecting blue brick plinth. Low pitch hipped roof in graded Westmoreland slate on wide projecting eaves with large console brackets, grey brick string and dentil course. Moulded gutter forming cornice. Square cast iron rainwater pipes. Round headed windows with gauged brick arches in recessed surrounds. Projecting grey brick string courses at arch springing. Cast iron windows with glazing bars. Large door with semi-circular fanlight over and pair three panel doors in north elevation. The boiler chimney base remains with projecting brick quoins and recessed blind arches.</p>

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913		1914-1947	x	Post 1947	
Exact date (if known):							1904

9. Authenticity (X)	
	A single significant phase and which is largely intact
X	A single significant phase with some alterations and/or extensions
	A single significant phase with significant alterations and/or extensions
	The asset is of multiple significant phases

10. Aesthetic / Architectural Value
<p>An architecturally impressive purpose-built pumping station. The building has a distinct industrial character and makes a significant contribution to the area's historic building stock. Pevsner notes the mid-Victorian Italianate style that is reflective of stylistic fashions of the early twentieth century.</p> <p>The building appears to retain many original features aside from the boiler chimney which has been demolished; however, the building presents a strong industrial character.</p>

11. Historic Value
<p>The building is of local and national note as it is representative Britain's waterwork's architecture. The decades between 1860 and 1930 were the most active years of waterworks' architecture; they were public symbols of the investment of both local authorities and private companies. They also are representative of the national public health initiatives to provide access to water.</p>



The historic value is also enhanced as it is associated with a known architect, Bernard W. Bryan.							
12. Social / Communal Value							
N/A							
13. Group Value							
Has group value with the Eastern Avenue Pumping Station (WP02) which was also designed by Bernard W. Bryan. Both are good examples of the area's industrial architecture							
14. Landmark / Townscape Value							
Due to the scale and architectural detailing this building has a striking aesthetic interest which makes it a prominent structure within the streetscene.							
15. Archaeological Value							
The building has some archaeological value as primary source for early twentieth century construction methods of industrial architecture and in providing evidence of advances in pumping technology.							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:	Interior not inspected.				
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				22/12/22			

## Proforma CH02

### Section A: General Information

1. Name	Redbridge House			
2. UID	CH02			
3. Address	Roding Lane South, 11			
4. Postcode	IG4 5PA			
5. Grid Ref	E 541717 N 188587			
6a. Conservation Area	Yes		No	x
6b. If yes, which CA				

7. Description
A mid-nineteenth century property set over two and three storeys with a basement. Crenelated single storey extension to the front. Colour washed brick with stone band at first floor. Low pitch slate roof with gables. Main windows have moulded architraves. Group of three small round arched windows to second floor. Small belfry on roof.

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	x	1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
X	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The property retains some of its characterful features such as windows proportions and architraves; chimneys; belfry; traditional roof covering; and use of materials. The property has been heavily extended and lost its original windows, but its original scale and form are still legible.							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							

15. Archaeological Value							
Some archaeological value as indicative of local style and nineteenth century construction methods.							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				22/12/22			

## Proforma CW01

### Section A: General Information

1. Name	Cleveland Road School			
2. UID	CW01			
3. Address	Cleveland Rd, Ilford			
4. Postcode	IG1 1EW			
5. Grid Ref	TQ439860			
6a. Conservation Area	Yes		No	x
6b. If yes, which CA				

7. Description
Built 1895. Three storeys. Simple E-plan in five bays, the end bays projecting. Yellow stock brick with yellow Terracotta dressings. Dark tiled roof with ornamental belfry and weathervane. Flemish gables on east elevation. Hipped roof on west elevation with full height bay window. Double hung sash windows with glazing bars under segmental arches. Round arches in second storey gables. Original boundary railings on granite kerbs. Two storey school keeper's house in similar style.

### Section B – Assessment


8. Age (X)							
Pre-1840		1840-1913	x	1914-1947		Post 1947	
Exact date (if known):							1895
9. Authenticity (X)							
	A single significant phase and which is largely intact						
x	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The building is of a well-designed and symmetrical composition with some Arts and Crafts details. The architectural interest of the school derives from its intrinsic late Victorian/Edwardian design which strongly relates to local and national styles. The building is indicative of early twentieth century educational architecture and the development of the wider area. Pevsner notes the substantial scale of the school buildings which reflected the lack of available space in the expanding suburb.							
11. Historic Value							
An excellent illustration of the transformed state of elementary schooling in the wake of the 1870 Education Act - The Elementary Education Act of 1870 established for the first time a system of national, secular, non-charitable education for children between the ages of 5 and 13 - and of the expansion in secondary education that followed the 1902 Act, it also offers a particularly good example of the work of one of London's suburban school boards, and at the time of construction was the largest school erected by Ilford School Board, accommodating 1,800 pupils.							
12. Social / Communal Value							
The school is of social and communal value as a Victorian School that is still in use and has been the place of education for many generations of local children.							

13. Group Value							
Of group value with other Ilford Board schools of similar period in the area, including the Grade II listed Christchurch Primary School.							
14. Landmark / Townscape Value							
As a large, three storey building in a residential area it standouts out and is a local landmark.							
15. Archaeological Value							
Of limited archaeological interest other than the intrinsic interest in the building's fabric.							
16. Overall Condition							
Good	x	Fair		Poor		Very Poor	
Unknown		Notes:	Interior not inspected				
17. Recommended for inclusion				Yes	x	No	
18. Date of assessment				14/11/2022			

## Proforma CW02

### Section A: General Information

1. Name	47 Park Road		
2. UID	CW02		
3. Address	Park Road, 47		
4. Postcode	IG1 1SB		
5. Grid Ref	E 544636 N 186297		
6a. Conservation Area	Yes	No	x
6b. If yes, which CA			



7. Description
Built in 1905 and designed by C. Foulsham & H. Ridnes. Two storey red brick building entrance on splayed corner. Surrounded by two storey Victorian terraced housing. Entrance and shop windows are flanked by pilasters with a simple fascia board and cornice above. Four sash windows on the ground floor and eleven sash windows the first floor. All sash windows have glazing bars to the upper sash, architrave surrounds and Ionic pilasters. First floor windows have closed and curved pediments and bracketed cornice above. Roof concealed behind part brick and part balustraded parapet and Dutch gable to splayed corner.

### Section B – Assessment

8. Age (X)				
Pre-1840	1840-1913	x	1914-1947	Post 1947
Exact date (if known):				1905
9. Authenticity (X)				
	A single significant phase and which is largely intact			
X	A single significant phase with some alterations and/or extensions			
	A single significant phase with significant alterations and/or extensions			
	The asset is of multiple significant phases			
10. Aesthetic / Architectural Value				
The former public house has retained its original character and many architectural features. The building is indicative of local and national styles and is a good example of the area's early twentieth century architecture. The highly decorative façade is of value despite poor alterations including new windows and brick infill shop front.				
11. Historic Value				
N/A				
12. Social / Communal Value				
N/A				
13. Group Value				
N/A				
14. Landmark / Townscape Value				
Located on a prominent corner plot, fronting Park Road and Winchester Road. The building is surrounded by residential development. The scale and design make it notable in the streetscene.				

15. Archaeological Value							
Some archaeological value as evidence of Edwardian construction techniques and use of materials.							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				20/12/22			



## Proforma CW03

### Section A: General Information

1. Name	198 Windsor Road		
2. UID	CW03		
3. Address	Windsor Road, 198		
4. Postcode	IG1 1HE		
5. Grid Ref	E 544546 N 186003		
6a. Conservation Area	Yes		No x
6b. If yes, which CA			

7. Description
The property was constructed c.1900. It is constructed from red brick with decorative stone dressing and a canted bay under a gabled roof with decorative bargeboards and finial. There is a blue commemorative plaque to Dr. Albert Mansbridge; the founder of the Workers' Educational Association.


### Section B – Assessment

8. Age (X)						
Pre-1840		1840-1913	x	1914-1947		Post 1947
Exact date (if known):						
9. Authenticity (X)						
	A single significant phase and which is largely intact					
	A single significant phase with some alterations and/or extensions					
X	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						
The property is of a typical Edwardian vernacular design, benefitting from attractive stone dressing and decorative barge boards. The property has a two storey side extension and has uPVC windows and replacement roof covering which undermines its original character.						
11. Historic Value						
The association with Dr. Albert Mansbridge, the founder of the Workers' Educational Association, is of historic value. This is recorded on the blue plaque.						
12. Social / Communal Value						
N/A						
13. Group Value						
The property is an end of terrace dwelling. Number 198 and 187 (opposite) are of the same design. Both differ from the other terraced dwellings along Windsor Road.						
14. Landmark / Townscape Value						
N/A						

15. Archaeological Value							
Very limited archaeological value of early twentieth century architecture, there are better examples of dwellings dating from this period in the area.							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	x	No	

## Proforma CB01

### Section A: General Information

1. Name	Highlands Primary School			
2. UID	CB01			
3. Address	Highlands Gardens			
4. Postcode	IG1 3LE			
5. Grid Ref	E 542511 N 187351			
6a. Conservation Area	Yes		No	X
6b. If yes, which CA				
				
7. Description				
<p>Early twentieth century, large two-storey structure of yellow stock, with base of blue Staffordshire brick, and a clay tiled roof which is hipped with dentil eaves. Segmental, round and flat-headed window openings with uPVC windows. Faux keystone, voussoir, and horizontal band detailing of terracotta around windows and doors. Cast iron rainwater goods.</p> <p>Nursery structure is located to the northeast and was formerly detached. It is a single storey range constructed in the same design with Arts and Crafts details. The building sits under a gable ended clay tiled roof with sprocketed eaves. The boundary is marked by cast iron railings mounted on a blue Staffordshire brick plinth with brick gate piers.</p> <p>Highlands Primary School was constructed on the land of a form eighteenth-century estate of the same name.</p>				

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
Exact date (if known):							1902
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>The building is of a well-designed and symmetrical composition with some Arts and Crafts details. The architectural interest of the school derives from its intrinsic Edwardian design which strongly relates to local and national styles. The building is indicative of early twentieth century educational architecture and the development of the wider area. Pevsner notes the substantial scale of the school buildings which reflected the lack of available space in the expanding suburb. Original windows have been replaced by uPVC.</p>							
11. Historic Value							
<p>Iford School Board, established in 1893 undertook the construction of seven elementary schools including Highlands County Junior and Infants school. A temporary school was opened on the site in 1902, extended in 1905; the present structure was completed in 1910. The building was designed by C. J. Dawson, an architect responsible for several other purpose-built schools within Iford.</p>							
12. Social / Communal Value							
The school will have communal value as a place where people learn and work.							

13. Group Value							
Highlands school is similar in design to Cleveland, Uphall (also included on the local list (CW01; L06) and Christchurch schools (grade II listed). These schools were also designed by Dawson. The schools have group value as they are intrinsically linked by their design and historic relationship.							
14. Landmark / Townscape Value							
An architecturally striking school building of a substantial scale which positively contributes to the public realm.							
15. Archaeological Value							
Some archaeological value as evidence of early twentieth century educational architecture, building techniques and use of materials.							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				16/12/22			

## Proforma F01

### Section A: General Information

1. Name	World War Two Pillbox			
2. UID	F01			
3. Address	Forest Rd (adjacent to Fairlop London Transport Station)			
4. Postcode	IG6 3HD			
5. Grid Ref	E 545013 N 190689			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	X
6b. If yes, which CA				
7. Description	<p>Cantilevered pillbox, circular in plan, with flattened dome roof and overhanging concrete lip. The circular wall is of clay brick, with a square concrete cap; the roof is also of concrete. A central brick column and four radiating arms of brick and concrete, support the roof. A metal pipe extends horizontally around the internal circular walls and was probably intended to act as a gun rest. The pillbox offers 360 degrees of firing range. Access is by a narrow, low doorway to the North. The pillbox is in good condition, though partly blocked by subsidence of the embankment of the Central Line on which it was built.</p>			

### Section B – Assessment

8. Age (X)							
Pre-1840	<input type="checkbox"/>	1840-1913	<input type="checkbox"/>	1914-1947	x	Post 1947	<input type="checkbox"/>
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value	Unable to access						
11. Historic Value	<p>The typical pillbox is a small, squat, structure of reinforced concrete, with splayed horizontal gun slits, sited to provide interlocking fields of fire across expected attack areas. It was a common anti-invasion structure during World War Two, 18,000 were built in 1940. A variety of forms exist. Standard design drawings were produced to guide the construction of different types of pillboxes, however these were not strictly adhered to. Major and minor variations resulted from local tactical considerations, materials and preferences. A pillbox would operate in conjunction with a network of pillboxes or other anti-invasion defences and were most often associated with beach defences, stop lines, nodal points; though some were sited to defend coastal batteries, airfields, radar stations and factories. This pillbox is associated with the RAF hanger in Fairlop and the London Outer Stop Line A. London was considered the most vulnerable area and also the most important target. To prevent its capture, in the event of an invasion, a large ring of pillboxes and anti-tank blocks were constructed. This ring is known as the Outer London Stop Line A. This pillbox was probably constructed in 1940 or 1941.</p> <p>This monument serves as a physical reminder of World War Two and of the threat of an invasion. It is specifically associated with the RAF hanger at Fairlop and the Outer London Stop Line.</p>						
12. Social / Communal Value	N/A						
13. Group Value	Other World War Two structures in the area include embankments, air raid shelters, tank traps and possibly a number of other pillboxes. All these monuments are associated with World War Two, some with the RAF Fairlop hanger; and some are associated with the Outer London Stop Line A.						

14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
Unable to access							
16. Overall Condition							
Good		Fair		Poor		Very Poor	
Unknown		Notes:	Unable to access				
17. Recommended for inclusion				Yes		No	
18. Date of assessment							

## Proforma F02

### Section A: General Information

1. Name	Forest Farm, Forest Cottages			
2. UID	F02			
3. Address	Forest Road			
4. Postcode	IG6 3HQ			
5. Grid Ref	E 545200 N 190752			
6a. Conservation Area	Yes		No	x
6b. If yes, which CA				

7. Description
1855/57. Large complex of cottages and barns built by Crown Estates. Two storeys. Yellow stocks, low pitch slate roof. Wall Plaque with VR (Victoria Royal) in upper left corner, AR (Albert Royal) in upper right corner, crown in centre and date 1855.

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	x	1914-1947		Post 1947	
Exact date (if known):							1855-57
9. Authenticity (X)							
	A single significant phase and which is largely intact						
x	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
1855 farmstead that is of regional architectural value. Site includes Bailiff's House, Cottages for Labourers and a Cart-shed (stables demolished). All buildings are of a high standard of craftsmanship, likely due to their erection by the crown. Additions and alterations have been made to all the buildings, but their original character remains recognisable.							
11. Historic Value							
<p>Forest Farm was constructed in 1855 following the deforestation of Hainault Forest. One of three farms leased by John and Alexandra Alison (the others being Hainault Farm and Foxburrows Farm). Farmstead originally consisted of Bailiff's House, Cottages for Labourers, Stables for 28 horses, a Cart-shed and other conveniences.</p> <p>The farm's land was used as a balloon station during the First World War.</p> <p>The buildings are of regional historic value due to their association with the Crown Estates, the deforestation of Hainault Forest and clearing of land for farming, and its use as a First World War balloon station.</p>							
12. Social / Communal Value							
N/A							



13. Group Value							
Strong group value between not only the surviving buildings of Forest Farm, but also with the surviving farm buildings of Hainault Farm (A04) and Foxburrow Farm (H01), which are all of a similar design and style.							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
The buildings have some archaeological significance as a source of primary evidence for building techniques and how materials were used during the nineteenth century.							
16. Overall Condition							
Good	x	Fair		Poor		Very Poor	
Unknown		Notes:	Should be made clear which buildings are locally listed.				
17. Recommended for inclusion				Yes	x	No	
18. Date of assessment				08/12/2022			

## Proforma F03

### Section A: General Information

1. Name	Anti-tank Blocks						
2. UID	F03						
3. Address	NE of Cable Bridge (Fairlop London Transport Station)						
4. Postcode	IG6 3HD						
5. Grid Ref	E 545015 N 190861						
6a. Conservation Area	Yes		No	x			
6b. If yes, which CA							
7. Description							
These blocks are large vertically orientated cuboids of reinforced concrete with one sloped edge. The blocks are arranged in a long line (two lines in places) along to the eastern embankment of the Central Line, north of Fairlop Station.							

Unable to access

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913		1914-1947	x	Post 1947	
							Exact date (if known):
9. Authenticity (X)							
A single significant phase and which is largely intact							
A single significant phase with some alterations and/or extensions							
A single significant phase with significant alterations and/or extensions							
The asset is of multiple significant phases							
10. Aesthetic / Architectural Value							
Unable to access							
11. Historic Value							
<p>Large numbers of different anti-invasion structures were designed and constructed during World War Two in anticipation of an invading army equipped with armour and artillery. Tank traps are large, durable, reinforced concrete blocks. Their function was either to deter a tank from crossing an area or to tear its tracks and expose its vulnerable hull. These blocks come in a variety of different forms. They formed part of the anti-invasion defences constructed during World War Two; they are often in a better state of repair than other contemporary defensive monuments. Anti-tank blocks are often associated with coastal defences and inland stop lines, some have been moved from their original location. These tank traps form part of the Outer London Stop Line A, which was constructed to defend the City of London, which was considered a vulnerable and important target.</p> <p>In general terms, these types of monuments are associated with the anti-invasion works undertaken during World War Two. Specifically, these tank traps are associated with the defence of London.</p>							
12. Social / Communal Value							
N/A							
13. Group Value							
These tank traps are associated with other World War Two structures in the area: pillboxes, embankments, and air raid shelters. In particular, there is a strong association with the pillboxes, which also formed part of the Outer London Stop Line.							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
Unable to access							


16. Overall Condition							
Good		Fair		Poor		Very Poor	
Unknown		Notes:	Unable to access				
17. Recommended for inclusion				Yes		No	
18. Date of assessment							

Proforma H01

Section A: General Information

1. Name	Barns at Hainault Country Park			
2. UID	H01			
3. Address	Fox Burrow Road			
4. Postcode	IG7 4QN			
5. Grid Ref	TQ 47955 92922			
6a. Conservation Area	Yes		No	x
6b. If yes, which CA				



		
<b>7. Description</b>		
A small group of mid-nineteenth century barns. They are constructed from stock brick with -pantile roofs. The barns have red brick semi-circular arched window openings some with timber louvres and dog toothed corbelled eaves.		

## Section B – Assessment


8. Age (X)							
Pre-1840		1840-1913	x	1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The barns (now converted) present a strong nineteenth century agricultural character. They are good example of mid-nineteenth agricultural buildings that are representative of traditional building methods. Their scale and form also representative of the former use and wealth of the farm. All of which significantly contribute to local character and distinctiveness. Their largely undeveloped setting also enhances their significance.							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
The barns have group value with the nearby workers cottages (Numbers 1-4 Fox Burrow Road. The barns and cottages have a historic functional relationship due to their former use association with Fox Burrow Farm. Together the heritage assets enhance our understanding and provide legibility of former land use. The assets also have a design relationship due to their use of stock brick and red brick lintels and eaves corbelling. This is indicative of local styles and construction methods.							
There is also a former agricultural building of a smaller scale, located immediately west of the two-storey barns which appears to be present on the late nineteenth century Ordnance Survey maps.							
14. Landmark / Townscape Value							
N/A							

15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:	Access to the site was limited and views of the asset partially blocked due to the ongoing refurbishment works.				
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				16/12/22			



## Proforma H02

### Section A: General Information

1. Name	Hainault Country Park – Cottages and golf club Entrance		
2. UID	H02		
3. Address	Romford Road		
4. Postcode	IG6 3HP		
5. Grid Ref	TQ 47865 91783		
6a. Conservation Area	Yes	No	x
6b. If yes, which CA			
			
7. Description			
A pair of semi-detached cottages built in 1857. The property is constructed from brown stocks with red brick window dressing and quoining under a gabled pantile roof.			

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	x	1914-1947		Post 1947	
Exact date (if known):							1857
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The scale and use of materials, including stock brick, red brick dressing and pantiles, are intrinsic to the area's rural nineteenth century building stock. The cottages contribute to local character and distinctiveness. Their form and scale remain unaltered. The windows appear to be replacement uPVC.							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							



16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				16/12/22			

## Proforma IT01

### Section A: General Information

1. Name	Ilford County Court			
2. UID	IT01			
3. Address	Buckingham Road			
4. Postcode	IG1 1TP			
5. Grid Ref				
6a. Conservation Area	Yes		No	X
6b. If yes, which CA				

7. Description
<p>Built circa 1937, the County Court is constructed in an Art Deco style. Constructed from red brick laid in Flemish bond set on a rough cast concrete plinth, under a plain tiled hipped roof with central louvered cupola. The principal elevation faces east with L-shape wing extensions set down from the central range. Portland stone detail to cornice, above plinth and door surrounds with geometric keystones. Projecting central entrance with deep recessed soffit. Large semi-circular arch with brick blockwork rustication. Metal railings to boundary with brick piers with concrete plinth and finial cap</p>

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913		1914-1947	X	Post 1947	
Exact date (if known):						c.1937	
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
X	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>The property is a good example of early-mid twentieth century municipal architecture. The building retains its original character relating to local and national styles. The building makes an important contribution to local character and distinctiveness. The building has been heavily extended to the rear and the original steel windows have been replaced. Nevertheless, the building's original scale, form, appearance and distinctive architectural detailing can still be appreciated.</p>							
11. Historic Value							
The building has some historic value as a purpose-built courthouse.							
12. Social / Communal Value							
The building has some social value as part of the local justice system.							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
<p>The building has townscape and landmark value; it is located on a prominent corner plot, opposite the St Mary' Church. The building is notable in the streetscene due to its design and use of materials which contrasts with surrounding development.</p>							

15. Archaeological Value							
Some archaeological value as evidence of interwar municipal architecture, building techniques and use of materials.							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				13/01/22			

## Proforma IT02

### Section A: General Information

1. Name	Telephone Exchange		
2. UID	IT02		
3. Address	2 Chadwick Road		
4. Postcode	IG1 1BX		
5. Grid Ref	543786 , 186430		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA			

7. Description
Built 1911 and designed by Edward Cropper OBE. Constructed in the domestic neo-Georgian style with segmental hood over the door on console brackets. Pale red brick dressed with rubbed, red brick quoins, aprons and surrounds to the windows. Prominent dentilled cornice and keystones above six-over-six sash windows.

### Section B – Assessment

8. Age (X)				
Pre-1840	1840-1913	X	1914-1947	Post 1947
Exact date (if known):				1911
9. Authenticity (X)				
	A single significant phase and which is largely intact			
	A single significant phase with some alterations and/or extensions			
X	A single significant phase with significant alterations and/or extensions			
	The asset is of multiple significant phases			
10. Aesthetic / Architectural Value				
The building has a high architectural quality due to its striking symmetrical neo-Georgian style. Its original character and appearance have been well preserved with many original architectural features retained. The building has been extended but the original scale and detailing remains legible. The building makes an important contribution to the area's historic building stock and relates to local and national styles.				
11. Historic Value				
The building is indicative of the early twentieth century development of the area and technology advancements; Pevsner (Buildings of England Series) notes that this is a ' <i>rare survival of a small and very early telephone exchange</i> '. Its historic value is enhanced due to its design by a known architect who was employed by H.M. Office of Works and is responsible for other telephone exchanges in London.				
12. Social / Communal Value				
N/A				
13. Group Value				
N/A				

14. Landmark / Townscape Value							
The building has townscape value due to its architectural detail and contrasting derivation and appearance to the surrounding development.							
15. Archaeological Value							
Some archaeological value as evidence of early twentieth century industrial architecture and building techniques.							
16. Overall Condition							
Good		Fair		Poor	X	Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				13/01/23			

## Proforma IT03

### Section A: General Information

1. Name	6-14 Clements Road			
2. UID	IT03			
3. Address	6-14 Clements Road, Ilford			
4. Postcode	IG1 1BA			
5. Grid Ref	E 543708 N186367			
6a. Conservation Area	Yes		No	x
6b. If yes, which CA				

7. Description				
1930s Art Deco row of shops. Flat roof building of four bays. Two storeys. Shop fronts at ground floor. Two front bays project slightly forward with four long metal casement decorative windows at first floor level with vertical banding above – only two windows survive on the north central bay. Two side bays have horizontal banding. Façade consists of Monks Park Bath Stone. Highly altered; only two original windows survive, and the shopfronts are largely modern. Clock face which was once located on the north central bay has been removed.				

### Section B – Assessment


8. Age (X)							
Pre-1840		1840-1913		1914-1947	x	Post 1947	
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
x	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
Whilst the building has several modern additions and is not in the best condition the surviving windows and Art Deco detailing, such as the horizontal banding, remain attractive features that are of local aesthetic value.							
11. Historic Value							
The 1939 Register records that 6-14 Clement Road was a Fishmongers and Poulterers. And while the building is no longer in that use it is of local historic value as early twentieth century shops that remain in commercial use.							
12. Social / Communal Value							
Aside from being local shops the building is of limited social/communal value.							
13. Group Value							
None							

14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
The building is of limited archaeological value other than that inherent in its historic building fabric.							
16. Overall Condition							
Good		Fair		Poor	x	Very Poor	
Unknown		Notes:	Interior not inspected. Poor quality alterations to fenestration, shopfronts and signage but an opportunity to enhance the building through sympathetic alterations.				
17. Recommended for inclusion				Yes	x	No	
18. Date of assessment				14/11/2022			



## Proforma IT04

### Section A: General Information

1. Name	National Westminster Bank			
2. UID	IT04			
3. Address	Cranbrook Road, 28 – 32			
4. Postcode	IG1 4NE			
5. Grid Ref	E 543603 N 186573			
6a. Conservation Area	Yes		No	x
6b. If yes, which CA				
				
7. Description				
Circa 1900. Three storeys with attic. Stone ground floor with engaged fluted Doric columns. Yellow stock brick upper floors. Slate roof with dormers. The main feature is a full height octagonal bay window with ogee copper cupola on the corner of the site.				

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	x	1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (X)							
x	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
A handsome and well sited late Victorian corner bank of eclectic design, whose architectural competence outweighs the loss of the principal interior. In the style of Edwardian 'Neo-Baroque' architectural style, it was a precursor to the more elaborate National Westminster Bank on Ilford Hill (Grade II listed). The building is of local architectural and aesthetic value.							
11. Historic Value							
Its former use as a bank, and the building's place in the development of Ilford, mean that it is of local historic value.							
12. Social / Communal Value							
As a former bank the building is of limited communal and social value.							
13. Group Value							
The building is of group value with National Westminster Bank on Ilford Hill (Grade II listed), due to historic ownership and use of the buildings. There is also an interesting stylistic comparison with the contemporary Town Hall (Grade II listed) further east on Ilford High Road							
14. Landmark / Townscape Value							
The former bank is prominently sited corner bank, though its landmark status is diminished by the large Wilko building on the opposite side of Balfour Road.							

15. Archaeological Value							
Limited archaeological value inherent in its building fabric.							
16. Overall Condition							
Good		Fair	x	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	x	No	
18. Date of assessment				14/12/2022			

## Proforma IT05

### Section A: General Information

1. Name	52-96 Cranbrook Road (evens)			
2. UID	IT05			
3. Address	Cranbrook Road (evens), 52-96			
4. Postcode	IG1 4NF			
5. Grid Ref	E 543566 N 186687			
6a. Conservation Area	Yes		No	x
6b. If yes, which CA				

7. Description
Built c.1900. Former 1-59 (odd) Cranbrook Road. Three storey terrace. Grey brick with slate roof. Each house three bays wide. Bungalow shopfronts separated by red polished granite pilasters with heavy decorated capitals, though several are missing. Windows with stuccoed faced segmental arched openings and string course. Double hung sashes without glazed bars. Largely unspoilt except for four units, replacement of windows and modern shopfronts.

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	x	1914-1947		Post 1947	
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
x	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The terrace is of local architectural and aesthetic value. The building has an interesting architectural design, with the symmetry of the upper floors standing out in the streetscene, whilst features such as the pilasters and segmental arched openings are of a good quality. The value has been reduced by later alterations particularly to the shopfronts.							
11. Historic Value							
The terrace is of historic value as part of the Ilford Lodge Estate development. In 1883 the estate was acquired by the Jabez Balfour, and his Liberator Building Society, Ilford's first developer and infamous financial fraudster (the building society collapsed in 1892, and Balfour imprisoned for embezzlement). A few months later Balfour sold the estate to J. W. Hobbs a speculative builder. In 1895 Hobbs was also imprisoned for fraud and the estate put up for sale. It was following this sale that 52-96 Cranbrook Road was constructed.							
12. Social / Communal Value							
As a row of shops the terrace is of minor communal importance.							
13. Group Value							
The terrace itself is of group value.							

14. Landmark / Townscape Value							
The large terrace is an important part of the visual appearance of the area and is prominent in views of the streetscene due to its scale and uniform appearance.							
15. Archaeological Value							
Some limited archaeological value inherent in the building fabric providing evidence of Edwardian construction techniques and materials.							
16. Overall Condition							
Good		Fair	x	Poor		Very Poor	
Unknown		Notes:	Interiors not inspected				
17. Recommended for inclusion				Yes	x	No	
18. Date of assessment				08/12/2022			

## Proforma IT06

### Section A: General Information

1. Name	101-105 High Road (North Side)			
2. UID	IT06			
3. Address	High Road (North Side), Ilford. Nos. 101-105 (odd)			
4. Postcode	IG1 1DE			
5. Grid Ref	TQ 43644 86444			
6a. Conservation Area	Yes		No	x
6b. If yes, which CA				

7. Description
Circa 1930. Three storey, yellow stocks, four windows side. Stone string at second floor, sill and parapet with prominent stone balustrade. Double hung sash windows with glazing bars under flat gauged brick arches. Modern shopfront.

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913		1914-1947	x	Post 1947	
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
x	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
A simple building in the late eighteenth/early nineteenth style the loss of its original shopfront has reduced its architectural value. However, its upper floors remain largely intact and features such as the balustrade are pleasant addition. Overall, it is of local architectural value.							
11. Historic Value							
Originally a shoe shop, the property is of limited historic value. The interest that it does have is of its historic commercial use and its place in the development of the High Road.							
12. Social / Communal Value							
N/A							

13. Group Value							
N/A							
14. Landmark / Townscape Value							
As a good quality building it is of townscape value.							
15. Archaeological Value							
Limited archaeological value as evidence of early twentieth century construction techniques and use of materials.							
16. Overall Condition							
Good		Fair	x	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	x	No	
18. Date of assessment				14/11/2022			

## Proforma IT07

### Section A: General Information

1. Name	Angel P.H (Now O'Neill's)			
2. UID	IT07			
3. Address	High Road (North Side), 109			
4. Postcode	IG1 1DE			
5. Grid Ref	TQ 43665 86448			
6a. Conservation Area	Yes		No	x
6b. If yes, which CA				

7. Description
<p>Circa 1900. Art Nouveau/Jacobean pub. Three storeys and attic in red brick with stone dressings. Four windows wide. Mansard slate roof largely concealed by two Dutch gables – which have been altered - each with paired attic windows. Tall chimneys with moulded caps. Two asymmetrically placed oriel windows with rounded ends supported on moulded slab on decorative brackets with figures at springing running through first and second floors. Ground floor had pub front with polished black granite columns and stallrisers since altered. “Coach” entrance arch to left hand side. Metal casement windows with leaded lights and stone mullions. Splayed recessed side entrance through arch with single Corinthian column in highly coloured faience. Rear of building in yellow stocks with timber casements and sashes.</p>

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	x	1914-1947		Post 1947	
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
x	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>An attractive, purpose-built public house. The decorative details present a strong Edwardian character, indicative of local and national style. The property retains its original character and most of its original features and is a good example of the area's early twentieth century development.</p>							





The Angel Public House in the 1960's

11. Historic Value

N/A

12. Social / Communal Value

Some communal value as a place where the community can socially interact, though the value is lessened by its current partial use as a clothes shop.

13. Group Value

N/A

14. Landmark / Townscape Value

The building is set over three-storeys with attic and has many attractive architectural details that make it a prominent building within the streetscene.

15. Archaeological Value

Some archaeological value as evidence of late Victorian construction techniques and use of materials.

16. Overall Condition

Good		Fair	x	Poor		Very Poor	
Unknown		Notes:					

17. Recommended for inclusion


Yes	x	No	
-----	---	----	--

18. Date of assessment

08/12/2022

## Proforma IT08

### Section A: General Information

1. Name	Church of St. Peters and St. Paul			
2. UID	IT08			
3. Address	High Road, 342 Ilford			
4. Postcode	IG1 1QP			
5. Grid Ref	E 544491 N 186700			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	X
6b. If yes, which CA				
				
7. Description				
<p>Constructed in 1898 by builders Messrs Gregar &amp; Son and designed by Robert Leabon Curtis in a Perpendicular Gothic style. Front elevation built in Portland stone dressed with Kentish ragstone from the Medway Valley with prominent tower at north side of west front added 1906-7. The rest of the building constructed from stock brick with red brick banding and dressings laid in Flemish bond. High nave with five-sided splayed apse at east end. Low lean-to north and south aisles added 1904-12. The roof is covered in clay plain tiles. The tower has corner buttresses, false gargoyles and small stepped buttresses to aisles. Aisle windows are narrow lancets with trefoil heads and stained glass. Clerestory windows have four similar lancets under segmental arches. Large perpendicular window with stained glass to west front.</p>				


### Section B – Assessment

8. Age (X)							
Pre-1840	<input type="checkbox"/>	1840-1913	X	1914-1947	<input type="checkbox"/>	Post 1947	<input type="checkbox"/>
Exact date (if known):							1898
9. Authenticity (X)							
X	A single significant phase and which is largely intact						
<input type="checkbox"/>	A single significant phase with some alterations and/or extensions						
<input type="checkbox"/>	A single significant phase with significant alterations and/or extensions						
<input type="checkbox"/>	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>The building is a good example of late nineteenth century churches. The building retains its original features and detail which preserves its character. The church is constructed on a north-south axis employing the conventional liturgical orientation. The church is reflective of local and national styles and makes an important contribution to the area's character and appearance.</p>							
11. Historic Value							
<p>The church has historic value as a repository of local history and the focal point for the community. The church's historic value is enhanced by its association with known architects and builder.</p>							
12. Social / Communal Value							
<p>The church has communal and social value as a place of worship for the local community and a central hub for community interaction/ engagement</p>							
13. Group Value							
N/A							

14. Landmark / Townscape Value							
The church has landmark value due to its dominant scale and architectural detailing. Churches are designed to be prominent features and the church tower is visible in long views along the High Road.							
15. Archaeological Value							
The building is a good example of late nineteenth century religious architecture and provides evidence of building techniques, styles and material dating from this period.							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:	Interior not inspected as part of this assessment. Previous list entry notes; <i>Internally five bay pointed arch arcade on stone columns. Timber ceiling. Gallery below west window. Ribbed vaulted ceiling to apse.</i>				
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				09/01/23			

## Proforma IT09

### Section A: General Information

1. Name	Church of St. Mary			
2. UID	IT09			
3. Address	High Road, 426			
4. Postcode	IG1 1TW			
5. Grid Ref	E 544824 N 186815			
6a. Conservation Area	Yes		No	x
6b. If yes, which CA				
				
7. Description				
Built 1831 by James Savage. Commissioners Gothic in style. Grey/white brick. Low pitch slate roof and plain parapet. Tall, thin tower at west end (constructed 1865 by Arthur Ashpitel) with prominent pinnacles, flanked by modern flat roofed two storey wings in yellow stocks. High chancel with steep pitch tiled roof (constructed 1920 by Edwin Dunn). Windows with fanciful tracery.				

### Section B – Assessment

8. Age (X)							
Pre-1840	x	1840-1913		1914-1947		Post 1947	
Exact date (if known):							1831
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
x	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
Pevsner describes the appearance of the church as ‘...curious...’ due to the uncompleted rebuild in the 1920s. Whilst the unfinished rebuild has reduced the aesthetic value of the church, it has also created an unusual structure that, alongside the high quality of its nineteenth century construction, means it is of regional architectural value.							
11. Historic Value							
The church has historic value as a repository of local history and the focal point for the community. The church's historic value is enhanced by its association with known architects.							
12. Social / Communal Value							
The church has communal and social value as a place of worship for the local community and a central hub for community interaction/ engagement.							
13. Group Value							
N/A							

14. Landmark / Townscape Value							
The church has landmark value due to dominant scale and architectural detailing. Churches are designed to be prominent feature within the community. The church's landmark status is enhanced by its unusual appearance.							
15. Archaeological Value							
The building is a good example of nineteenth and twentieth century religious architecture and provides evidence of building techniques, styles and material dating from this period.							
16. Overall Condition							
Good	x	Fair		Poor		Very Poor	
Unknown		Notes:	Interior not inspected				
17. Recommended for inclusion				Yes	x	No	
18. Date of assessment				14/11/2022			

## Proforma IT10

### Section A: General Information

1. Name	84-86 High Road		
2. UID	IT10		
3. Address	High Road, 84-86		
4. Postcode	IG1 1DL		
5. Grid Ref	E 543703 N 186427		
6a. Conservation Area	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
6b. If yes, which CA			

7. Description			
<p>Built c.1911. Now a Halifax Bank, the property appears to have originally been two separate buildings with two separate shop fronts. The Art Deco façade originally extended to the ground floor. Three storeys, with the Art Deco façade extending over the first and second floors. Three large central windows to both floors with vertical banding on the outside and central vertical element above. Much altered particularly at ground floor level.</p> <p>Property cannot be found in Kelly Street Directory until 1933 despite references to properties either side. This suggests existing facade possibly built between 1931 - 1933. Local papers refers to Burneys Ladies Wear' in July 1935. Records show building built 1911. Interesting Art Deco appearance but much modernised facade. Added to list April 1998.</p>			

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	x	1914-1947		Post 1947	
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
x	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>Whilst the building has several modern alterations and is not in the best condition the surviving windows and Art Deco detailing, such as the vertical banding, remain attractive features that are of local architectural and aesthetic value.</p>							
11. Historic Value							
<p>The original shop was occupied by Burneys Ladies Wear. While the building is no longer in that use it is of local historic value as an early 20th century shop that remains in commercial use.</p>							





84-86 High Road can be seen on the right-hand side c.1916

12. Social / Communal Value

N/A

13. Group Value

N/A

14. Landmark / Townscape Value

As an interesting part of the streetscene it has townscape value.

15. Archaeological Value

Some archaeological value as evidence of early twentieth century architecture, building techniques and use of materials.

16. Overall Condition

Good		Fair	x	Poor		Very Poor	
------	--	------	---	------	--	-----------	--

Unknown		Notes:	
---------	--	--------	--

17. Recommended for inclusion	Yes	x	No	
-------------------------------	-----	---	----	--


18. Date of assessment	14/11/2022
------------------------	------------



## Proforma IT11

### Section A: General Information

1. Name	Police Admin Offices			
2. UID	IT11			
3. Address	Ilford Hill, 40 (Formerly Police Station, High road (South Side))			
4. Postcode	IG1 2AT			
5. Grid Ref	E 543480 N 186342			
6a. Conservation Area	Yes		No	X
6b. If yes, which CA				



7. Description
Constructed in 1906 and designed by John Dixon Butler. Neo-Georgian two storey building with attic. Red brick with stone dressings. Medium pitch graded slate gabled roof with four dormers, two gabled and two hipped. First floor has twelve narrow windows under segmental arches and stone keystones. Entrance with semi-circular arched hood on tall Art Nouveau consoles. Flanking canted bay windows on ground floor. Third bay on right hand. Windows double hung sashes with glazing bars.

### Section B – Assessment


8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
Exact date (if known):							1906
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
X	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
A good example of a purpose-built Police Station constructed in the early twentieth century which is indicative of local and national styles. The building maintains its original character and architectural detailing. The property has large extensions to the rear, but the form and scale of the original building is still legible. Pevsner notes that the building is a recognizable Butler design (an architect and surveyor to London's Metropolitan Police).							
11. Historic Value							
Some historic value as a purpose-built police station by a known architect (John Dixon Butler)							
12. Social / Communal Value							
N/A							

13. Group Value							
Some group with other historic buildings along Ilford Hill, including Conservative Club (IT12) and the Rose and Crown (L02)							
14. Landmark / Townscape Value							
The building has townscape value as an attractive and characterful early twentieth century architecture.							
15. Archaeological Value							
Some archaeological as an example of a purpose built police station and early twentieth architecture.							
16. Overall Condition							
Good		Fair		Poor		Very Poor	
Unknown		Notes:	The property was vacant at the time of assessment.				
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				16/12/22			

## Proforma IT12

### Section A: General Information

1. Name	Conservative Club		
2. UID	IT12		
3. Address	Ilford Hill, 42 (Formerly High Road south side)		
4. Postcode	IG1 2AT		
5. Grid Ref	E 543515 N 186346		
6a. Conservation Area	Yes	No	x
6b. If yes, which CA			



7. Description
The property is set over two storeys in a red brown brick. It has a plain tile roof with high parapet. Details include a band across the first-floor window heads and red brick flat gauged lintels. The entrance has a decorative fanlight and a projecting flat moulded hood on decorative brackets flanked by full height canted bays. Wing extension to the on right consisting of five bays with ground floor projection with parapet. Windows are predominantly six over six double hung sashes and twelve over twelve sash windows to single storey front projection. The property's front boundary consists of metal railings on a rendered brick plinth, entrance gates have lamp supported on arched iron railing.


### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913		1914-1947	X	Post 1947	
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
To the front elevation the property appears to be largely unaltered retaining historic windows and architectural details which contribute to its significance.							
11. Historic Value							
A meeting space for local political party members.							
12. Social / Communal Value							
N/A							
13. Group Value							
The property forms a group of other historic buildings along Ilford Hill including several listed buildings which make a positive contribution to the streetscene and area's historic building stock.							
14. Landmark / Townscape Value							
N/A							

15. Archaeological Value							
Some archaeological value as evidence for early twentieth century construction methods and use of materials.							
16. Overall Condition							
Good		Fair		Poor	X	Very Poor	
Unknown		Notes:	At the time of assessment, the property was vacant.				
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				16/2212			

## Proforma IT13

### Section A: General Information

1. Name	Blah Blah's (formerly Rat and Carrot)			
2. UID	IT13			
3. Address	Ilford Hill, 71			
4. Postcode	IG1 2AT			
5. Grid Ref	E 543539 N 186414			
6a. Conservation Area	Yes		No	x
6b. If yes, which CA				
				
7. Description				
C18 late/C19 early. Three storeys. White stucco with parapet concealing hipped slate roofs. Five windows wide. one and two storey rear extensions and c20 bungalow front. Projecting quoins and moulded architraves to windows, including steep pediments to first floor front windows. Double hung sashes, no glazing bars. Originally a building of some distinction.				

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	x	1914-1947		Post 1947	
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
x	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
Local architectural value as a good example of a former 19 <sup>th</sup> century public house.							
11. Historic Value							
Of local historic value as the former Mainstreet and Rat and Carrot Public House.							
12. Social / Communal Value							
Its history as public house means that it is of communal value.							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
Limited archaeological interest as a 19 <sup>th</sup> century public house.							
16. Overall Condition							
Good		Fair		Poor	x	Very Poor	
Unknown		Notes:	At time of assessment premises was vacant.				
17. Recommended for inclusion				Yes	x	No	
18. Date of assessment				04/11/2022			

## Proforma L01

### Section A: General Information

1. Name	St Luke's Church and Church Hall			
2. UID	L01			
3. Address	14 Baxter Road			
4. Postcode	IG1 2HN			
5. Grid Ref	543757 , 185379			
6a. Conservation Area	Yes		No	X
6b. If yes, which CA				

7. Description
<p>Constructed circa 1909, the Church of St Luke's was consecrated 1915. The building was designed by Edwin T. Dunn in the Perpendicular /Gothic Revival style and is set on an east-west axis. Constructed in red brick laid in a Flemish bond with prominent angled buttresses and parapet. Surrounds and tracery of the windows and doors of Wealden sandstone. The principal roof is covered in clay plain tiles with aisles and porch covered in copper. Stained glass window to the east wall of the church is by Sir William Reynolds-Stephens.</p> <p><u>St Luke's Church Hall</u></p> <p>Built circa 1903-4 becoming the church hall in 1915 when the principal building was consecrated. The church hall is constructed in a Tudor style from stock brick laid in English bond. Set on a north-south axis, it is smaller in scale to St Luke's, with two-stage buttresses to a long steep roof covered in clay tiles with low eaves and shingled turret. Stone window surrounds, flat headed with untraceryed segment headed lights except those to the north and south gables, which feature panel tracery of perpendicular design beneath Tudor arches. All of the gable windows have simple hood moulds.</p>

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
Exact date (if known):							1908-9
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>The church is a good example of the area's early twentieth century church architecture, relating to local and national styles. The building retains its original character and appearance which contributes positively to the area's historic building stock.</p> <p>St Luke's was bomb damaged in 1940 and restored in 1954 but retains a strong character. The original building was originally designed to have a cruciform plan but never completed and the chancel has remained unbuilt.</p>							



<b>11. Historic Value</b>							
The church has historic value as a repository of local history and the focal point for the community. The Church's historic value is enhanced by its association with known architects and builders as well as the stained-glass window by Sir William Reynolds-Stephens.							
<b>12. Social / Communal Value</b>							
The church has communal and social value as a place of worship for the local community and a central hub for community interaction/ engagement.							
<b>13. Group Value</b>							
The church and hall together have strong group value due to their interconnected uses and architectural forms.							
<b>14. Landmark / Townscape Value</b>							
The church and church hall have landmark and townscape value due to their prominent corner position. Their scale and architectural detailing make them notable within the streetscene. Churches are design to be prominent feature within the community							
<b>15. Archaeological Value</b>							
Some archaeological value as evidence of early twentieth century religious architecture, building techniques and use of materials							
<b>16. Overall Condition</b>							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:	There is potential to separate this entry into two: one to cover the Church of St Luke's and another for the church hall. Their group value is important, but the buildings are of significance in their own right.				
<b>17. Recommended for inclusion</b>				Yes	X	No	
<b>18. Date of assessment</b>				10/01/23			



## Proforma L02

### Section A: General Information

1. Name	The Rose and Crown Public House			
2. UID	L02			
3. Address	Ilford Hill, 16			
4. Postcode	IG1 2DA			
5. Grid Ref	E 543390 N 186265			
6a. Conservation Area	Yes		No	x
6b. If yes, which CA				

7. Description
Early twentieth in architectural style with possible earlier origins. Former public house constructed from stock brick with red brick window dressing, quoining and dentil eaves. Parapet Dutch gables with terracotta decorative tiles, oculus window to righthand gable. Ground floor has a projecting canted bay with a central entrance, the bay is flanked by entrance doors, service entrance to the righthand side.

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913		1914-1947	X	Post 1947	
Exact date (if known):							

9. Authenticity (X)		
	A single significant phase and which is largely intact	
X	A single significant phase with some alterations and/or extensions	
	A single significant phase with significant alterations and/or extensions	
	The asset is of multiple significant phases	

10. Aesthetic / Architectural Value
A good example of early twentieth century commercial architecture with many characterful and high-quality details.
The building positively contrasts with the scale and appearance of the surrounding development which is predominantly high-rise twenty first century buildings.

11. Historic Value
The building positively contributes to the streetscene and is indicative of Ilford's early twentieth century development. Exact age of the current building is unknown but the 'Rose and Crown PH' is first labelled on the 1919 Ordnance Survey maps. The current building likely replaced or partially incorporates an earlier early nineteenth century inn, although this is not labelled on earlier OS maps.
Below is a watercolour painting of the earlier building known as the Rose and Crown c.1870 by Joseph T Wilson (1808-82). The Rose and Crown was a stop for stagecoaches along with the Coach and Horses (now demolished) and Red Lion both also on Ilford Hill.



## 12. Social / Communal Value

N/A

## 13. Group Value

Former Red Lion (formerly Rat & Carrot) on Ilford Hill is also locally listed and has group value with the Rose and Crown as another former inn on a main coaching route through Ilford.

## 14. Landmark / Townscape Value

Some townscape value as a historic building surrounded by predominantly high rise modern buildings

## 15. Archaeological Value

Some archaeological value as evidence of early twentieth century (and possibly earlier) architecture, building techniques and use of materials.

## 16. Overall Condition

Good	Fair	Poor	Very Poor
Unknown	Notes:	The ground floor and windows have been painted grey; this is a modern paint colour and obscures some of the architectural detailing and materials.	
17. Recommended for inclusion	Yes	X	No
18. Date of assessment	20/12/22		

## Proforma L03

### Section A: General Information

1. Name	Loxford Hall		
2. UID	L03		
3. Address	Loxford Lane, 38		
4. Postcode	IG1 2PJ		
5. Grid Ref	E 544372 N 185147		
			
6a. Conservation Area	Yes		No X
6b. If yes, which CA			
7. Description			
<p>A detached two-storey property, constructed circa 1840 in yellow stock brick under a low-pitched slate roof. Eaves have paired console brackets. Windows are six over six sash windows under gauged flat brick arches. Off-centre entrance up steps with historic door and semi-circular fanlight over. Projecting porch on Doric columns.</p>			

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
X	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>The central/ original brick-built building is an attractive early mid-nineteenth century property. Loxford Hall faces onto Loxford Park, the land formerly associated with the nineteenth century house.</p> <p>The property has large twenty-first century wing extensions that are out of keeping with the architectural character of the property. The original scale and character of Loxford Hall is legible and its architectural interest can still be appreciated.</p>							
11. Historic Value							
Some historic value as a former country house and relationship with Loxford Park that once formed the grounds of Loxford Hall.							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							

15. Archaeological Value							
Some archaeological value as evidence of mid-nineteenth century building techniques and construction methods.							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				20/12/22			

## Proforma L04

### Section A: General Information

1. Name	The Papermakers Arms P.H			
2. UID	L04			
3. Address	Roden Street, 57			
4. Postcode	IG1 2AA			
5. Grid Ref	E 543457 N 186206			
6a. Conservation Area	Yes		No	x
6b. If yes, which CA				

7. Description
Early twentieth century public house, under a hipped plain tile roof with three chimneys. Wide eaves on decorative wrought iron brackets. Ground floor has glazed pub front with stucco columns and stallrisers. Splayed entrances on two corners. First floor in red brick with double hung sash or casement windows and curved corner windows over entrances. Roughcast second floor with prominent square corner windows under bracketed eaves. Rear elevation all red brick.

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	x	1914-1947		Post 1947	
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
An attractive, purpose-built public house. The decorative details present a strong Edwardian character, indicative of local and national style. The property retains its original character and most of its original features and is a good example of the area's early twentieth century development.							
11. Historic Value							
N/A							
12. Social / Communal Value							
Some communal value as a place where the community can socially interact.							
13. Group Value							
N/A							


14. Landmark / Townscape Value							
The building occupies a corner plot, is set over three-storey and has many attractive architectural details that make it a prominent building within the streetscene.							
15. Archaeological Value							
Some archaeological significance as evidence of early twentieth century architecture.							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				20/12/22			



## Proforma L05

### Section A: General Information

1. Name	2 Twyford Road		
2. UID	L05		
3. Address	Twyford Road, 2		
4. Postcode	IG1 2UG		
5. Grid Ref	E 544228 N 185499		
6a. Conservation Area	Yes	No	x
6b. If yes, which CA			



7. Description
Corner shop built in 1905. Two storeys, one bay wide. Rendered elevations under slate roof. Gabled roof form with parapet to front elevation topped with decorative stone finial. Entrance on splayed corner flanked by Ionic pilasters and striped brick and stonework with elliptical arch beneath broken curved pediment. Green glazed brick stallrisers (shopfront not visible). Oriel window at first floor level with crenellated parapet.

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	x	1914-1947		Post 1947	
						Exact date (if known):	1905
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The architectural and aesthetic value of the property derives from its distinctive architectural features. The property contributes to local character. The original windows have been replaced with uPVC, entrance door appears to be original.							
11. Historic Value							
N/A							
12. Social / Communal Value							
Some communal value as a shop that served the local community.							
13. Group Value							
N/A							
14. Landmark / Townscape Value							



15. Archaeological Value							
Some value in permitting an understanding of early twentieth century building techniques/technology.							
16. Overall Condition							
Good		Fair		Poor		Very Poor	
Unknown		Notes:	Vacant at the time of assessment. Shopfront boarded over.				
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				04/11/2022			

## Proforma L06

### Section A: General Information

1. Name	Uphall Primary School		
2. UID	L06		
3. Address	Uphall Road		
4. Postcode	IG1 2JD		
5. Grid Ref	E 543782 N 185262		
6a. Conservation Area	Yes	No	x
6b. If yes, which CA			

7. Description
<p>Circa 1900 (opened 1906) built in a Flemish style set over three storeys. Materials include yellow stock brick with terracotta dressings and clay tile roof with copper dome belfry and weathervane. Simple rectangle planform of seven bays with Dutch gables which have striped brickwork and faience to the upper floor. Series of hips at rear with large round arched windows. The second-floor windows sit under semi-circular arches and segmental arches on the ground and first floors.</p> <p>A single storey annexe constructed in 1930 located to the north of the site. A Modernist building with smooth white render, flat roof and circular ended glazed penthouse. The annexe building was statutory listed in 1997 (list entry number: 1245133).</p>

### Section B – Assessment


8. Age (X)						
Pre-1840		1840-1913	x	1914-1947		Post 1947
Exact date (if known):						1906
9. Authenticity (X)						
	A single significant phase and which is largely intact					
X	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						
A decorative purpose-built school, strong Edwardian character. The building is a good example of early twentieth century educational architecture which is intrinsic to local and national styles.						
11. Historic Value						
N/A						
12. Social / Communal Value						
The school will have communal value as a place where people are educated and work.						
13. Group Value						
Uphall School is similar in design to Highlands, Cleveland and Christchurch schools also included on the local list. As a group, they are indicative of the area's rapid population growth of the late nineteenth and early twentieth century and the growing demand for education (locally and nationally).						

14. Landmark / Townscape Value							
The scale and architectural detail make in a notable building within the streetscene.							
15. Archaeological Value							
Some archaeological value as an example of early twentieth century educational architecture and building techniques.							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				20/12/22			

## Proforma MF01

### Section A: General Information

1. Name	South Park Junior School			
2. UID	MF01			
3. Address	Water Lane			
4. Postcode	IG3 9HF			
5. Grid Ref	E 545505 N 186425			
6a. Conservation Area	Yes		No	x
6b. If yes, which CA				



7. Description
Built in 1913, the purpose-built school comprises of two formerly detached blocks. Both are set over two and three storeys in red brick under hipped plain tile roofs with a domed copper cupola bell tower. The building has Dutch gables with terracotta chequer pattern and terracotta dressings. Large double hung sash windows with glazing bars. Original boundary railings with new gates. School keeper's house located to the west of the school constructed of red brick with gabled roof, catslide over entrance door and prominent chimneys.

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	x	1914-1947		Post 1947	
						Exact date (if known):	1913
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The building is an architecturally distinguishable early twentieth century school building with attractive decorative features. The windows have been replaced with uPVC, however, the building still has a strong architectural character.							
The school keepers dwelling is an attractive typically early twentieth century vernacular building in the Arts and Crafts style.							
11. Historic Value							
N/A							
12. Social / Communal Value							
Some communal value as a place where people are educated and work.							
13. Group Value							
N/A							

14. Landmark / Townscape Value							
The building is of a substantial scale, set on a corner plot and raised from street level. The scale and design make it a notable building within the streetscene.							
15. Archaeological Value							
Some archaeological value as an example of early twentieth century educational architectural and construction methods							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				16/12/22			

## Proforma MH01

### Section A: General Information

1. Name	Ice House (former Harts Hospital site)		
2. UID	MH01		
3. Address	Harts Grove		
4. Postcode	IG8 0BF		
5. Grid Ref	E 540612 N 192236		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/> x	No
6b. If yes, which CA	Woodford Green		
Unable to access			
7. Description			
Circa 1780s. Ice House predates the present Harts House and was part of the grounds of the original house known also as Harts. Ice House is in poor condition but there is sufficient structure left in the ground to show its form and to be considered important enough for some protection. Added to list 14.10.98			


### Section B – Assessment

8. Age (X)							
Pre-1840	<input checked="" type="checkbox"/> x	1840-1913	<input type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947	<input type="checkbox"/>
							Exact date (if known):
9. Authenticity (X)							
<input type="checkbox"/> A single significant phase and which is largely intact							
<input type="checkbox"/> A single significant phase with some alterations and/or extensions							
<input type="checkbox"/> A single significant phase with significant alterations and/or extensions							
<input type="checkbox"/> The asset is of multiple significant phases							
10. Aesthetic / Architectural Value							
11. Historic Value							
12. Social / Communal Value							
13. Group Value							
14. Landmark / Townscape Value							
15. Archaeological Value							
16. Overall Condition							
Good	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Poor	<input type="checkbox"/>	Very Poor	<input type="checkbox"/>
Unknown	<input type="checkbox"/>	Notes:	Unable to access				
17. Recommended for inclusion				Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
18. Date of assessment							

## Proforma MH02

### Section A: General Information

1. Name	Avon House		
2. UID	MH02		
3. Address	High Road (East Side), 488 - 490		
4. Postcode	IG8 0PN		
5. Grid Ref	TQ403925		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/> x	No
6b. If yes, which CA	Woodford Green		



7. Description
Late eighteenth century. Pair of houses. Three storeys, two windows wide. No.488 front rebuilt inaccurately in red facing brick with modern windows. Hipped tile (Marley) roof. No.490 white render. Dentilled cornice and hipped slate roof. Projecting flat roof entrance porch on Doric columns flanked by projecting canted bay to ground and first floor. Both altered and modernised.

### Section B – Assessment

8. Age (X)							
Pre-1840	<input checked="" type="checkbox"/> x	1840-1913	<input type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947	<input type="checkbox"/>
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
<input checked="" type="checkbox"/> x	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>The semi-detached houses (now school) are a good surviving example of early suburb dwellings and although the brickwork to No.488 is inaccurate and the windows have been replaced, when viewed from the public realm the building appears to have remained largely unaltered.</p> <p>When built, development along the High Road was far less extensive, prior to the construction of the nineteenth century. It was built in the late-Georgian townhouse style.</p>							
11. Historic Value							
<p>The building provides evidence of some of the earliest suburban houses of the late eighteenth century. good surviving examples of English domestic architecture of this period.</p> <p>From the early 20<sup>th</sup> century, the houses have been used as a school, originally it was Essex House Preparatory School, and then later from 1965 it became part of Avon House Preparatory School.</p>							
12. Social / Communal Value							
As a school the building is of social and communal value, as the location in which many children from the region would have been taught.							



13. Group Value							
The building is of group value alongside the locally listed 1 Inmans Row, which is of a similar period.							
14. Landmark / Townscape Value							
Three storey buildings are common along this part of the road, evidence of the late eighteenth and early nineteenth century development.							
15. Archaeological Value							
It is of limited archaeological value, aside from the building providing evidence of building techniques and use of building materials in the eighteenth century.							
16. Overall Condition							
Good		Fair	x	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	x	No	
18. Date of assessment				04/11/2022			

## Proforma MH03

### Section A: General Information

1. Name	Travellers Friend P.H.		
2. UID	MH03		
3. Address	High Road (East Side), 496 - 498		
4. Postcode	IG8 0PN		
5. Grid Ref	TQ 40338 92636		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/> x	No
6b. If yes, which CA	Woodford Green		

7. Description
Early-mid nineteenth century public house. Three storeys and three bays wide. Stucco facade and flank walls with high parapet having scalloped flashing below coping. Parapet conceals low pitch slate roof with central valley. Moulded cornice above first floor. Ground floor pub front with square pilasters, cornice and full width fascia. Single door on left hand and double doors on right hand. Blind "front" on the flank (south) return. Windows, double hung sash with vertical glazing bars and moulded architraves. Large hanging lamp on decorative iron bracket.

### Section B – Assessment

8. Age (X)							
Pre-1840	<input checked="" type="checkbox"/> x	1840-1913		1914-1947		Post 1947	
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
<input checked="" type="checkbox"/> x	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The Travellers Friend is a characterful, early/mid-nineteenth century building. The form of the historic exterior is largely unaltered and remains recognisable as a nineteenth century public house.							
Features such as the scalloped flashing and moulded cornice add the aesthetic value of the public house.							
11. Historic Value							
It has been licensed for beer and port sales since 1832 <sup>1</sup> , but the pub started out as a beer shop owned by local Edward Mansell, as recorded in the 1841 census <sup>2</sup> .							
By 1900 the pub was owned by City of London Brewery of the Hour Glass Brewery, with the license installed named Thomas Noseworthy, who was licensee of several pubs in London including the Essex Arms in Walthamstow.							

<sup>1</sup> <https://pubheritage.camra.org.uk/pubs/2119>

<sup>2</sup> <https://www.thegenealogist.co.uk/>

The public house is of regional historic interest due to its long history as a public house, which stretches to over 150 years. Its association with the City of London Brewery of the Hour Glass Brewery is also of interest. It provides a tangible link with Woodford Green and Woodford Well's social, cultural and functional past.							
<b>12. Social / Communal Value</b>							
The Travellers Friend has clear social/communal value as a long-established public house and has been a focal-point for the local community throughout its history.							
<b>13. Group Value</b>							
Its former ancillary buildings have been demolished, but it holds a low level of group value with the other surviving pubs of the period along the High Road.							
<b>14. Landmark / Townscape Value</b>							
It is a notable public house situated on The High Road, with a prominent, landmark presence in the street scene. The public house makes a positive contribution to the character and distinctiveness of the local area.							
<b>15. Archaeological Value</b>							
The Travellers Friend provides evidence about past human activity in the locality, and the development and use of the site and the past culture of the people of Woodford.							
<b>16. Overall Condition</b>							
Good	x	Fair		Poor		Very Poor	
Unknown		Notes:	Interior appears to have recently been renovated.				
<b>17. Recommended for inclusion</b>				Yes	x	No	
<b>18. Date of assessment</b>				04/11/2022			

## Proforma MH04

### Section A: General Information

1. Name	500-502 High Road (East Side)		
2. UID	MH04		
3. Address	High Road (East Side), 500 - 502		
4. Postcode	IG8 0PN		
5. Grid Ref	TQ 40341 92650		
6a. Conservation Area	Yes	X	No
6b. If yes, which CA	Woodford Green		

7. Description
Early/mid nineteenth century. Two storey pair. Yellow stocks. Low pitch hipped slate roofs and curved metal canopy hoods to ground floor.

### Section B – Assessment

8. Age (X)							
Pre-1840	x	1840-1913		1914-1947		Post 1947	
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
x	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The building is of local architectural value as largely intact early nineteenth century houses, with aesthetic flourishes such as the curved canopy hoods.							
11. Historic Value							
The building is of local historic value as good examples of the nineteenth century houses of the area, they contribute to understanding the historic development of the area, and the type of housing that was built as more people from London moved the area in the early and mid-nineteenth century.							
12. Social / Communal Value							
N/A							
13. Group Value							
Of group value alongside Nos.504 and 506 (MH05).							
14. Landmark / Townscape Value							
Limited landmark value due to its modest scale. Yet the building makes a positive contribution to local character.							
15. Archaeological Value							
Nos. 500-502 has some archaeological value in enhancing our understanding of the past development and building techniques of the area.							

16. Overall Condition							
Good	x	Fair		Poor		Very Poor	
Unknown		Notes:	Small extension at rear of No.502.				
17. Recommended for inclusion				Yes	x	No	
18. Date of assessment				04/11/2022			

## Proforma MH05

### Section A: General Information

1. Name	504-506 High Road (East Side)		
2. UID	MH05		
3. Address	High Road (East Side), 504 - 506		
4. Postcode	IG8 0PN		
5. Grid Ref	TQ 40342 92663		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/> x	No
6b. If yes, which CA	Woodford Green		

7. Description
Early/mid. Two storey pair. Yellow stocks. Low pitch hipped slate roofs and curved metal canopy hoods to ground floor.

### Section B – Assessment

8. Age (X)							
Pre-1840	<input checked="" type="checkbox"/> x	1840-1913		1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
<input checked="" type="checkbox"/> x	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The building is of local architectural value as largely intact early nineteenth century houses, with aesthetic flourishes such as the curved canopy hoods, that although altered still contribute architectural interest to the building.							
11. Historic Value							
The building is of local historic value as good examples of the nineteenth century houses of the area, they contribute to understanding the historic development of the area, and the type of housing that was built as more people from London moved the area in the early and mid-nineteenth century.							
12. Social / Communal Value							
N/A							
13. Group Value							
Of group value alongside Nos.504 and 506, and No.508 (MH04 and MH06).							
14. Landmark / Townscape Value							
Limited landmark value due to its modest scale. Yet the building makes a positive contribution to local character.							

15. Archaeological Value							
Nos. 504-506 High Road has some archaeological value in enhancing our understanding of the past development and building techniques of the area.							
16. Overall Condition							
Good	x	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				04/11/2022			



## Proforma MH06

### Section A: General Information

1. Name	508-514 High Road (East Side)		
2. UID	MH06		
3. Address	High Road (East Side), 508 - 514		
4. Postcode	IG8 0PN		
5. Grid Ref	TQ 40341 92678		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/> x	No
6b. If yes, which CA	Woodford Green		

7. Description
C19 Early/mid. Two storey. Yellow stock brick. Low pitch slate roofs. With brick band below first floor windows and dentils at eaves level. Windows have been replaced and modern side extension added.
Nos.510-514 were demolished in 2011.

### Section B – Assessment

8. Age (X)							
Pre-1840	<input checked="" type="checkbox"/> x	1840-1913		1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
<input checked="" type="checkbox"/> x	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
No.508 is of local architectural value as largely intact – though altered – and recently restored early nineteenth century house, with aesthetic flourishes such as the brick band dentils.							
Nos 510-514 have been demolished.							
11. Historic Value							
No.508 is of local historic value as a good example of a nineteenth century house. It contributes to understanding the historic development of the area, and the type of housing that was built as more people arrived from central London to the area in the early and mid-nineteenth century.							
12. Social / Communal Value							
N/A							
13. Group Value							
Of group value alongside Nos.504 and 506, and No.508 (MH04 and MH05).							
14. Landmark / Townscape Value							
Limited landmark value due to its modest scale. Yet the building makes a positive contribution to local character.							

15. Archaeological Value							
No.508 High Road has some archaeological value in enhancing our understanding of the past history of the area.							
16. Overall Condition							
Good		Fair	x	Poor		Very Poor	
Unknown		Notes:	Nos.510-514 have been demolished, hence 'Fair' rating. No.508 is considered to be in a good condition. No.508 should be included in the local list.				
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				04/11/2022			

## Proforma MH07

### Section A: General Information

1. Name	Horse & Wells P.H		
2. UID	MH07		
3. Address	High Road (East Side), 566 - 568		
4. Postcode	IG8 0PS		
5. Grid Ref	TQ 40404 92847		
6a. Conservation Area	Yes	x	No
6b. If yes, which CA	Woodford Green		

7. Description
Late eighteenth century/early nineteenth century. Two storey. Four windows with slightly projecting three window wing on right hand side. Colour wash brick with moulded quoins and high parapet. Double hung sash windows with glazing bars to ground floor including full width bow on right hand. Much renovated and marred by signs.

### Section B – Assessment

8. Age (X)							
Pre-1840	x	1840-1913		1914-1947		Post 1947	
Exact date (if known):							

9. Authenticity (X)		
	A single significant phase and which is largely intact	
	A single significant phase with some alterations and/or extensions	
x	A single significant phase with significant alterations and/or extensions	
	The asset is of multiple significant phases	

10. Aesthetic / Architectural Value
While it has been altered The Horse and Wells Public House's exterior form remains recognisable from the nineteenth century. The surviving historic features of the front elevation – such as the quoins, four central sash windows (though frames have been altered) and side extension – are the most significant features and add to the aesthetic value. And while the ground floor windows are twentieth century additions they do contribute to the aesthetic value of the front of the building.

Horse and Wells Public House (<https://www.sylviapankhurst.com/life-in-woodford>)



Horse and Wells Public House 1973 (<https://www.guardian-series.co.uk/news/16112932.now-remember-double-diamond/>)

#### 11. Historic Value

The present Horse and Well at Woodford Wells existed as the Horse and Groom Public House in the early 1770s and became licensed as the Horse and Wells in about 1784, when the nearby Old Wells Public House ceased trading. The Horse and Wells was also known as the Woodford Wells in 1838. The well-known huntsman, Tom Rounding, was the landlord for nearly fifty years from 1792.<sup>3</sup> Sylvia Pankhurst lived opposite the public house in the 1920's and is likely to have frequented it.<sup>4</sup>

The public house is of historic interest as a surviving coaching inn. Its association with Tom Rounding and Sylvia Pankhurst is also of historic interest.



Thomas Rounding Master of the Essex Forest Hunt 1820 (<https://artuk.org/discover/artworks/mr-thomas-rounding-master-of-the-essex-forest-hunt-98975>)

#### 12. Social / Communal Value

The Horse and Wells Public House has clear social/communal value as a long-established public house and has been a focal-point for the local community throughout its history.

#### 13. Group Value

The public house's ancillary buildings have long been demolished, so the building does not hold significant group value, aside from with other similar period public houses along the road out of London.

#### 14. Landmark / Townscape Value

It is a notable public house situated on The High Road, with a prominent, landmark presence in the street scene, though this is diminished by the garages on either side. The public house makes a positive contribution to the character and distinctiveness of the local area.

<sup>3</sup> V.C.H. Essex, ii. 567, 583; E.R. vi. 77–9, vii. 226.

<sup>4</sup> <https://www.sylviapankhurst.com/life-in-woodford>

15. Archaeological Value							
The Horse and Wells provides evidence about past human activity in the locality, and the development and use of the site and the past culture of the people of Woodford.							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				04/11/2022			

## Proforma MH08

### Section A: General Information

1. Name	British Region Hall (Originally 1869 Wesleyan Methodist Church)		
2. UID	MH08		
3. Address	High Road (west side), 499 - 501		
4. Postcode	IG8 0SR		
5. Grid Ref	TQ 40155 92223		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/> x	No
6b. If yes, which CA	Woodford Green		

7. Description
<p>1869. Originally a Wesleyan Methodist Chapel. Remodelled in 1904 at behest of local benefactor Sir J. R. Roberts. Two storey. Pink brick with rough cast upper part. Medium pitch slate roof with gable to east. South elevation has three semi-circular arches at ground floor with open stairs from central arch and a high level recessed balcony over. Prominent clock tower at south-east corner with entrance on ground floor facing elaborate large semi-circular projecting shell hood on brackets. Plaque records that the building was presented by J. R. Roberts 'for the benefit of the inhabitants of the neighbourhood'. A second plaque records members of the Woodford Green Men's Club who died during World War 1. The building has now been converted into flats, which has led to features such as the historic balconies being replaced with modern equivalents.</p>

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	<input checked="" type="checkbox"/> x	1914-1947		Post 1947	
						Exact date (if known):	1869

9. Authenticity (X)		
	A single significant phase and which is largely intact	
	A single significant phase with some alterations and/or extensions	
	A single significant phase with significant alterations and/or extensions	
<input checked="" type="checkbox"/> x	The asset is of multiple significant phases	

10. Aesthetic / Architectural Value
<p>The building is of regional architectural value and has several features that are aesthetically interesting including clock tower, shell hood – which includes a monogram: "WMC" for Wesleyan Methodists Chapel - and commemorative plaques.</p> <p>The building is of architectural interest in part because of the alterations made to the church once it was remodelled by Sir J. R. Roberts. Originally, it appeared very much like a traditional Union type church and after more as an athletic and social club for the area. It is an unusual building that stands out in the streetscape of the High Road.</p>





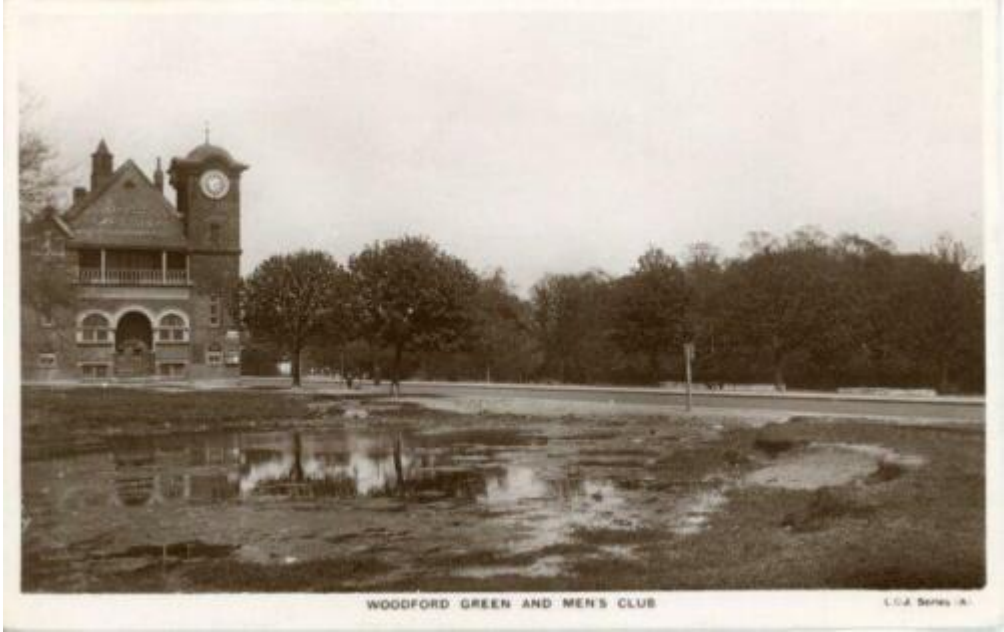
As a church in the late nineteenth century.

11. Historic Value

The building is of regional historic interest. It was originally built as a Wesleyan Methodist Chapel. The Wesleyan Methodist Church (also named the Wesleyan Methodist Connexion) was the majority Methodist movement in England following its split from the Church of England after the death of John Wesley.

Sir John Reynold Roberts remodelled the chapel in 1904. Born in Camberwell Sir Roberts originally worked as a draper. In 1870 he opened a store in Stratford initially as a drapers, which later developed into a department store. He was known for his philanthropy which included acquiring the old Union/Wesleyan Church on the High Road which he converted to a working man's club, in 1904. The buildings association with Sir Roberts is of historic interest and the external appearance of the building is still largely as it was following the remodelling.

The building was used by the Woodford Green Men's Club from 1904 until the late twentieth century.



After 1904 remodelling

12. Social / Communal Value

The building is of regional social and communal value due to its former uses as a Methodist chapel, Union Church and Woodford Green Men's Club.

13. Group Value

Is of group value alongside South Woodford Memorial Hall due to their association with Sir J. R. Roberts.



14. Landmark / Townscape Value							
The building is a landmark in the area, due to its design and features such as the clock tower. It prominent corner positions and views from the green mean that it is well done landmark.							
15. Archaeological Value							
Is of limited archaeological interest.							
16. Overall Condition							
Good	x	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	x	No	
18. Date of assessment				04/11/2022			

## Proforma MH09

### Section A: General Information

1. Name	595-597 High Road (west side)		
2. UID	MH09		
3. Address	High Road (west side), 595 - 597		
4. Postcode	IG8 0RD		
5. Grid Ref	TQ 40346 92915		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/> x	No
6b. If yes, which CA	Woodford Wells		

7. Description
<p>Circa 1830. Semi-detached pair. Two storeys and basement. Two bays wide. London yellow stock brick with stucco quoins, strings, dressings and window architraves. Low pitch hipped slate roof with bracketed eaves. Canted one storey bay windows flanking entrance steps. Slightly recessed one window side extension (that to no.595 spoiled by alteration) and various additions, particularly at the rear.</p>

### Section B – Assessment

8. Age (X)								
<table border="1"> <tr> <td>Pre-1840</td> <td><input checked="" type="checkbox"/> x</td> <td>1840-1913</td> <td><input type="checkbox"/></td> <td>1914-1947</td> <td><input type="checkbox"/></td> <td>Post 1947</td> <td><input type="checkbox"/></td> </tr> </table>	Pre-1840	<input checked="" type="checkbox"/> x	1840-1913	<input type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947	<input type="checkbox"/>
Pre-1840	<input checked="" type="checkbox"/> x	1840-1913	<input type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947	<input type="checkbox"/>	
Exact date (if known):								
9. Authenticity (X)								
<table border="1"> <tr> <td><input type="checkbox"/></td> <td>A single significant phase and which is largely intact</td> </tr> <tr> <td><input checked="" type="checkbox"/> x</td> <td>A single significant phase with some alterations and/or extensions</td> </tr> <tr> <td><input type="checkbox"/></td> <td>A single significant phase with significant alterations and/or extensions</td> </tr> <tr> <td><input type="checkbox"/></td> <td>The asset is of multiple significant phases</td> </tr> </table>	<input type="checkbox"/>	A single significant phase and which is largely intact	<input checked="" type="checkbox"/> x	A single significant phase with some alterations and/or extensions	<input type="checkbox"/>	A single significant phase with significant alterations and/or extensions	<input type="checkbox"/>	The asset is of multiple significant phases
<input type="checkbox"/>	A single significant phase and which is largely intact							
<input checked="" type="checkbox"/> x	A single significant phase with some alterations and/or extensions							
<input type="checkbox"/>	A single significant phase with significant alterations and/or extensions							
<input type="checkbox"/>	The asset is of multiple significant phases							
10. Aesthetic / Architectural Value								
<p>The building is a well-preserved example of early nineteenth century vernacular architecture, using bricks made of London clay, timber sashes (many of which survive), and slate roof. Originally built as two modestly sized country dwellings – known as Greenfield Villas – by the late nineteenth century No.595 had been divided in two and No.597 had been enlarged.</p>								
11. Historic Value								
<p>The building provides evidence of the suburban houses of the early nineteenth century, and how the needs of the owners changes and evolved over the course of the next 150 years. The houses are good surviving examples of English domestic architecture of this period. Notably how it placed as much emphasis on architectural design as it did on planning, new technology and setting.</p>								
12. Social / Communal Value								
N/A								
13. Group Value								
<p>While it has no group value in terms of directly associated buildings, it is one of a group of distinct nineteenth century buildings in the area.</p>								

14. Landmark / Townscape Value							
The early nineteenth-century suburban villa, especially in its later semi-detached form, had a huge impact on the subsequent shape of English housing. The suburb, with its smaller individual houses created the lower-density appearance of so much of England's townscape, including Woodford.							
15. Archaeological Value							
The buildings has some limited archaeological value due to its development from two early nineteenth century villas and subsequent conversion to multiple dwellings.							
16. Overall Condition							
Good	x	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	x	No	
18. Date of assessment				04/11/2022			

## Proforma MH10

### Section A: General Information

1. Name	1 Inmans Rows			
2. UID	MH10			
3. Address	Inmans Rows, 1			
4. Postcode	IG8 0NH			
5. Grid Ref	E 540351 N 192574			
6a. Conservation Area	Yes	x	No	X
6b. If yes, which CA	Woodford Green			

7. Description
Late eighteenth-century dwelling, altered in the nineteenth century. It is constructed from light brick, set over three storeys under a hipped slate roof with stone parapet. Three windows wide and has a Stucco frieze defaced cornice and pedimental blocking. Double hung sash windows with glazing bars and plain stucco architraves. Projecting one storey ground floor front extension with low pitch tiled roof and flat roofed enclosed porch, all rendered.


### Section B – Assessment

8. Age (X)							
Pre-1840	X	1840-1913		1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
An attractive eighteenth-century property of a notable scale. The property is well set back from the road but contributes positively to the streetscene due to its prominent scale. The property has undergone some alterations including a single storey front extension and window replacement but retains its character.							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
Some townscape value due to the scale and positioning of the property.							

15. Archaeological Value							
Some archaeological value as evidence of eighteenth and nineteenth century construction methods and architecture.							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				16/12/22			

## Proforma MH11

### Section A: General Information

1. Name	Site of the former stables			
2. UID	MH11			
3. Address	Norman Court, 78 Monkhams Avenue			
4. Postcode	IG8 0ET			
5. Grid Ref	E 540521 N 192363			
6a. Conservation Area	Yes		No	X
6b. If yes, which CA				
				
7. Description				
<p>Early nineteenth century, former stable block constructed in light brick with a C-shaped planform. Now converted to residential units. The main block set on a north south axis is two storeys in height under a hipped slate roof; first floor windows are set in recessed semi-circular panels. The wing extensions (east west axis) are one and a half storeys under a mansard roof with sash windows. To the ground floor are seven entrance doors to residential units under small canopies.</p>				

### Section B – Assessment


8. Age (X)							
Pre-1840	X	1840-1913		1914-1947		Post 1947	
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>The former stable block has been heavily altered as a result of the residential conversion. The upper floors of the main two-storey block set on a north south axis retains some features which are indicative of the former use. The wing extensions and ground floor of the main block now present a residential character.</p>							
11. Historic Value							
<p>The significance of the property largely derives from its historic interest as a property formerly associated with Monkhams Mansion. The stable block is indicative of the area's earlier development and former land use.</p>							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							

14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
Limited archaeological value due to the residential conversion.							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				22/12/22			



## Proforma MH12

### Section A: General Information

1. Name	Orchard Cottage			
2. UID	MH12			
3. Address	Monkhams Lane, 145			
4. Postcode	IG8 0NJ			
5. Grid Ref	E 541079 N 192875			
6a. Conservation Area	Yes		No	x
6b. If yes, which CA				
				
7. Description				
Constructed circa 1870-90. The property is a model estate cottage. Set over two-storeys, rendered with half timbering. The roof is of a gabled form covered in decorative scalloped and straight clay tiles with small flat roof dormers. Corbelled red brick chimneys and louvered cupola. Decorative barge boards and timber casement windows.				

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	x	1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
x	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The property presents a strong nineteenth century cottage character, with attractive decorative detail that intrinsic to local character and distinctiveness. The property makes a positive contribution to the streetscene.							
11. Historic Value							
Formerly part of the Monkhams Estate, the property was surrounded by an orchard. The land of the Monkhams Estate was sold in the late nineteenth century to prospective developers who built large dwellings. As a surviving part of the former Estate, the building is of historic value.							

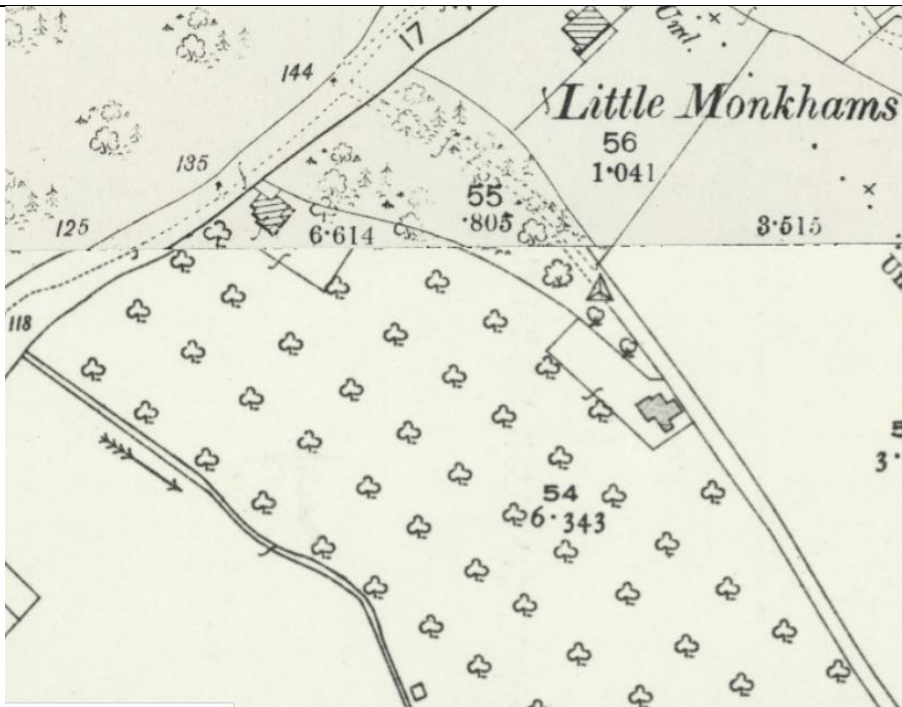



Figure 2: First Edition Ordnance Survey Map, 1897

12. Social / Communal Value							
N/A							
13. Group Value							
Some group value with 85-97 Monkham Lane (MH14), which were also formerly part of the Monkham Estate.							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
Some archaeological interest as a source of primary evidence for late nineteenth century construction techniques and building materials.							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				15/03/23			

## Proforma MH13

### Section A: General Information

1. Name	85-97 Monkham Lane			
2. UID	MH13			
3. Address	Monkham Lane, 85-97			
4. Postcode	IG8 0NJ			
5. Grid Ref	E 540904 N 192681			
6a. Conservation Area	Yes		No	x
6b. If yes, which CA				
				
7. Description				
<p>Built circa 1870-90, a terrace of five model cottages with a detached dwelling each end. Set over two-storeys, ground floor is of red brick and upper floors with half timbering effect as well as scalloped and straight hanging tiles with decorative bargeboards. Terrace has half hipped ends with gabled front and rear projections, detached dwellings are of a gable form; all with plain clay tiles. All properties have tall, angled chimneys. Some with original timber casements with diamond leaded lights and some replaced by plain glazing.</p>				


### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	x	1914-1947		Post 1947	
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
x	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
Good examples of late nineteenth century model cottages. They have a distinct architectural character and their original appearance remains appreciable.							
11. Historic Value							
Originally part of the Monkham Estate. The land of the Monkham Estate was sold in the late nineteenth century to prospective developers who built large dwellings.							
12. Social / Communal Value							
N/A							
13. Group Value							
Some group value with Orchard Cottage, Number 145 Monkham Lane (MH12) which was also part of the Monkham Estate. They have clear design relationships including the use of scalloped and straight clay tiles and half timbering.							
14. Landmark / Townscape Value							
Some townscape value due to their more elaborate detailing compared to the surrounding residential properties. They make an important contribution to local character and distinctiveness.							

15. Archaeological Value							
Some archaeological value as a primary source of evidence of later nineteenth century construction techniques and building materials.							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				15/03/23			

## Proforma MH14

### Section A: General Information

1. Name	South Lodge		
2. UID	MH14		
3. Address	The Glade, 1		
4. Postcode	IG8 0QA		
5. Grid Ref	E 540474 N 193149		
6a. Conservation Area	Yes		No x
6b. If yes, which CA			
			
7. Description			
Circa 1880 old English Revival. Part one storey and part two storey. Red brick with half timbered gable. Thatch roof. Angled chimneys. Latticed casements. Formerly an entrance lodge to Knighton House.			

### Section B – Assessment


8. Age (X)							
Pre-1840		1840-1913	x	1914-1947		Post 1947	
							Exact date (if known):
9. Authenticity (X)							
x	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
South Lodge is a fine example of English Revival architecture. As a lodge to a large estate it was built in high quality materials, with a high level of craftsmanship. Of particular note are its Victorian chimney stacks, thatched roof and half-timbered gable. A building of regional architectural and aesthetic significance.							
11. Historic Value							
The building is of local historic value due to it originally being the south lodge to Knighton Estate. In the late nineteenth century, the estate was owned by British Conservationist and Liberal Party politician Edward North Buxton (1840-1924) who played a major role in saving Epping Forest from clearing. The estate was sold in the 1930's and became part of the Monkham's Estate.							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
Some townscape value as a historic building surrounded by predominantly twentieth century housing.							

15. Archaeological Value							
Some archaeological value as evidence of late nineteenth century architecture, building techniques and use of materials.							
16. Overall Condition							
Good	x	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	x	No	
18. Date of assessment				04/11/2022			



## Proforma MH15

### Section A: General Information

1. Name	2-11 The Terrace			
2. UID	MH15			
3. Address	The Terrace, 2 - 11 (consecutive)			
4. Postcode	IG8 0XS			
5. Grid Ref	E 540108 N 191918			
6a. Conservation Area	Yes	x	No	
6b. If yes, which CA	Woodford Green			
				
7. Description				
A row of five mid-nineteenth century, semi-detached villas. The central property (Numbers 6-7) is set over three storeys, the flanking properties (Number 2-4 and 8-11) are set over two storeys with attic level. They are constructed from yellow stock brick and sit under hipped slate roofs with brick dentils at the eaves. Numbers 2-3 have been rendered. Each pair have large and prominent chimney stacks. Canted bay windows to ground				



floor, Numbers 8-9, 10-11 have canted bays to upper floor also. Double hung sash windows under flat gauged brick arches without glazing bars. Ground floor canopies with curved hoods on decorative cast iron supports.


## Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	x	1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
x	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The row is a good example of mid-nineteenth century villas which present a strong character. The properties have been extended to the rear however, the original form, scale and material/ architectural detailing appear largely unaltered which contributes significantly to their architectural value. The dwellings are reflective of local and national styles.							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
The properties derive from the same construction period with a clear visual design by virtue of their materiality and form. Their significance is enhanced by their group value.							
14. Landmark / Townscape Value							
The five properties are of a generous scale and separated from the road by a wide pavement and grass verge. The row face onto Woodford Green and are notable within the streetscene. They make a positive contribution to local character and distinctiveness.							
15. Archaeological Value							
The properties have some archaeological value as a source of primary evidence for mid-nineteenth century building techniques and use of materials.							
16. Overall Condition							
Good		Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				27/01/23			

## Proforma MH16

### Section A: General Information

1. Name	155 Whitehall Road		
2. UID	MH16		
3. Address	Whitehall Road, 155		
4. Postcode	IG8 0RH		
5. Grid Ref	E 540196 N 193213		
6a. Conservation Area	Yes		No x
6b. If yes, which CA			



7. Description
Built circa 1830-40. The early nineteenth century property is detached, two-stores, 3 bays wide with a central entrance and stuccoed elevations. It sits under a low-pitched, hipped roof covered in slate flanked by chimneys. The central entrance has a projecting flat canopy on decorative timber brackets which appear to be mid-nineteenth in derivation. Windows are double hung six over six sashes with horns.

### Section B – Assessment

8. Age (X)							
Pre-1840	x	1840-1913		1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
x	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The property is a good example of the area's mid nineteenth century vernacular architecture, with a well-preserved character. The and the original scale, form and appearance is still legible which enhances its architectural and aesthetic value. The property relates to both local and national styles, making an important contribution to local character and distinctiveness.							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
The property has townscape value due its scale, form and well-preserved character; typically surrounding by later nineteenth century and twentieth century terraced and semi-detached properties.							

15. Archaeological Value							
Some archaeological value as a primary source of evidence for mid-nineteenth century architectural styles, building techniques and use of materials.							
16. Overall Condition							
Good	x	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	x	No	
18. Date of assessment				02/12/2022			

## Proforma N01

### Section A: General Information

1. Name	St John's Church			
2. UID	N01			
3. Address	St John's Church Centre, St Johns Rd, Seven Kings, Ilford			
4. Postcode	IG2 7BB			
5. Grid Ref	TQ452879			
6a. Conservation Area	Yes		No	X
6b. If yes, which CA				

7. Description
Constructed 1902, designed by J.E.K. & J.P. Cutts. West part of nave added 1906. Aisles finished by Cutts, Davis and Boddy 1913-14. The church has a simple rectangular plan and is constructed from yellow stocks with red dressings. Nave and chancel have steep pitched plain tile roof and small belfry. Side aisles have stepped buttress and medium pitch lean-to. Large east and west windows with stone mullions in Perpendicular Gothic style. Windows to aisles and clerestory are simpler in detailing.

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
						Exact date (if known):	1902
9. Authenticity (X)							
X	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The church has a strong architectural and aesthetic value as a good example of early twentieth century religious architecture. The church appears to retain many original features and detail. The church is reflective of local and national styles and makes an important contribution to the area's character and appearance.							
11. Historic Value							
The church has historic value as a repository of local history and the focal point for the community. The Church's historic value is enhanced by its association with known architects.							
12. Social / Communal Value							
The church has communal and social value as a place of worship for the local community and a central hub for community interaction/ engagement.							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
The church has landmark value due to its prominent corner position, scale and architectural detailing. Churches are design to be prominent feature within the community.							

15. Archaeological Value							
Some archaeological value as evidence of early twentieth century religious architecture, building techniques and use of materials.							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:	Interior not inspected as part of this assessment. Previous list entry notes: <i>Interior has five bay nave and three bay chancel. Pointed brick arches on octagonal columns, red brick bands and cream stone. First floor brick walls and exposed timber roof.</i>				
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				09/01/23			

## Proforma SK01

### Section A: General Information

1. Name	Goodmayes Hospital and Peripheral Buildings			
2. UID	SK01			
3. Address	157, Barley Lane			
4. Postcode	IG3 8XJ			
5. Grid Ref	546336, 188687			
6a. Conservation Area	Yes		No	X
6b. If yes, which CA				

7. Description
<p>Built circa 1901 and designed by Lewis Angell and built by Leslie and Co. Principal buildings have an echelon plan (the main buildings linked with large corridors) and include the main hall and water tower, the laundry and workshop blocks, the superintendents lodge and the line of houses and cottages on Barley Lane.</p> <p>Buildings are in the domestic Baroque design and predominantly constructed in red smooth brick and range from one to three storeys in height. The main ward buildings are embellished with decorative cornices, Portland stone dressings at the drip course and chimney breasts. Roofs are mostly hipped, covered in Welsh slate with contrasting clay ridge tiles. The main entrance has a central entrance in stone with pedimented and pilastered doorway in classical style, coat of arms and cupola. Projecting end bays with ground floor canted bay windows and oeil de boeuf (small round windows) to the attic. Principal wards are arranged in strong geometric shape on site with ancillary buildings workshops and main hall contained within.</p> <p>Decorative and architectural features include, bow and canted bays, expressed chimneys, louvred ventilation housings and lanterns in white timber, vertically hung red tiles, pier cappings, bricks in chevron pattern at eaves, contrasting banding to walls in stone, chimney breasts capped in matching stone.</p> <p>Lodge has large bay windows, rendered gables and vertical tiling.</p>

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
						Exact date (if known):	c.1901
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
X	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>The complex includes good examples of Edwardian buildings with attractive and characterful architectural details that are consistent throughout the site. The layout reflects an emerging typology of the time that was considered to maximise a south facing aspect by setting the buildings in a chevron layout. The echelon plan of main buildings linked by large corridors was an important change in the design and layout of hospitals and</p>							

asylums and this layout can still be appreciated. The buildings make an important contribution to the area's historic building stock and is reflective of local and national architectural styles.

Some buildings have been extended and new buildings have been constructed on the site, however, the buildings present a strong nineteenth century character. The architectural interest and the original layout of the buildings can still be appreciated.

#### 11. Historic Value

Historic value of the hospital is enhanced by known architect Lewis Angell, West Ham Borough Engineer. The legibility of the original echelon plan also adds to its historic value in illustrating the evolution of hospital and asylum design as approaches to treatment and the use of buildings changed over time.

#### 12. Social / Communal Value

There is some social and communal value as an long-standing institution and healthcare facility in the locality.

#### 13. Group Value

The site includes several buildings that were constructed as part of the purpose-built hospital. All of which have a clear design relationship.

#### 14. Landmark / Townscape Value

Due to the legibility of the original layout and the dominance of the historic buildings on a large, green site, the hospital is of townscape value.

#### 15. Archaeological Value

The building's archaeological value derives from it being a good example of nineteenth century purpose-built hospital. It has evidence of turn of the century construction methods and how materials were used.

#### 16. Overall Condition


Good	X	Fair		Poor		Very Poor	
Unknown		Notes:	Interior not inspected.				
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				10/01/23			



## Proforma SK02

### Section A: General Information

1. Name	Stable blocks (entrance to Downshall Infant School)			
2. UID	SK02			
3. Address	Farnham Road			
4. Postcode	IG3 8UJ			
5. Grid Ref	E 546005 N 187877			
6a. Conservation Area	Yes		No	x
6b. If yes, which CA				



7. Description
Mid nineteenth century. Two storey, 13 bay stable block. Yellow stocks with red brick segmental window arches and dressing courses, now painted black. Blue brick window surrounds. Medium pitch hipped slate roof. First floor has three hoist openings and ground floor has various double doors. Most doors and windows are now UPVC. Formerly associated with Downshall Farm.


### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	x	1914-1947		Post 1947	
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
x	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The stable blocks were originally an ancillary building to Downshall Farm. Therefore, it was designed for practical purposes with few architectural flourishes. As an ancillary farm building it is of low aesthetic value, and the addition of UPVC windows and InPost drop off box has further reduced its value. However, it is a rare example of a surviving nineteenth century stable building in the area and is therefore of local architectural value.							
11. Historic Value							
As discussed above the stable blocks were originally part of Downshall Farm (sometimes known as Dunshall in the nineteenth century), owned by James Edmonds in the nineteenth century. In 1897 the farm and its land were acquired by Archibald Cameron Corbett (1856-1933) one of the principal developers of the eastern suburbs of London. On the land Corbett built two storey houses aimed at the newly-emerging white-collar workers. It is unclear why the stable block survived but it may have been the home of the agent who lived on the site during the works.							
Overall, the stable block is of local historic value due to its original association with Downshall Farm and its association with Archibald Cameron Corbett and the Downshall Estate development.							

12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
As a nineteenth century building it is of local archaeological value.							
16. Overall Condition							
Good		Fair	x	Poor		Very Poor	
Unknown		Notes:	Interior not inspected				
17. Recommended for inclusion				Yes	x	No	
18. Date of assessment				08/12/2022			

## Proforma SK03

### Section A: General Information

1. Name	Seven Kings Station		
2. UID	SK03		
3. Address	High Road, 617		
4. Postcode	IG3 8RE		
5. Grid Ref	TQ 45463 87093		
6a. Conservation Area	Yes	No	x
6b. If yes, which CA			
			
7. Description			
Built 1899. One storey. Red brick with stone dressings. Tile roof with pedimented gables. Shallow segmental pediment over the entrance.			

### Section B – Assessment


8. Age (X)							
Pre-1840		1840-1913	x	1914-1947		Post 1947	
						Exact date (if known):	1899
9. Authenticity (X)							
	A single significant phase and which is largely intact						
x	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
An architecturally distinct building and a good example of late nineteenth century tube station by virtue of its form and appearance. The building makes an important contribution to local character and style. Of local architectural and aesthetic value.							
11. Historic Value							
The building is indicative of the area's nineteenth century expansion. Before the London Underground's Central line was extended from Stratford via Gants Hill to Newbury Park in 1947, Seven Kings was one of two junctions for the Fairlop Loop to Woodford via Hainault. Of local historic value.							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
The station has a good aesthetic value, located at the junction of the High Road and Cameron Road which make it notable within the streetscene.							

15. Archaeological Value							
Some archaeological value as it is representative of late nineteenth century building techniques and use of materials which reflects architectural fashions of the time.							
16. Overall Condition							
Good	x	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	x	No	
18. Date of assessment				14/12/2022			

## Proforma SK04

### Section A: General Information

1. Name	Carnegie Library, Public Hall and Library Lodge			
2. UID	SK04			
3. Address	High Road, 785			
4. Postcode	IG3 8RW			
5. Grid Ref	TQ 46107 87347			
6a. Conservation Area	Yes		No	x
6b. If yes, which CA				



7. Description
Built 1908 by Henry Shaw. A Carnegie Library. Altered 1968. Library is two storeys. Public Hall one storey and basement. Red brick with cream stone dressings. Slate roof with dentils at eaves. Cantled corner entrance with moulded stone canopy on large projecting curved stone brackets. Plaque over inscribed 'Carnegie Public Library'. Crowning parapet and cupola. Recessed arched entrance with flat moulded stone canopy to Public Hall. Library interior has numerous freestanding Corinthian columns and staircase with decorative balustrade. Public Hall interior has shallow barrel vaulted ceiling. Curved fronted rear balcony on deep decorative brackets. Interiors of both are not of special interest. Library lodge. Two storeys. Three storeys. Three windows with ground floor projecting splayed bay. Modest house of group value only.

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	x	1914-1947		Post 1947	
Exact date (if known):							1908
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
x	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
An impressive building of high quality in both design, craftsmanship and materials. It is a fine example of a Carnegie library that is of both regional aesthetic and architectural value at the very least.							
11. Historic Value							
The building has had several uses during its history. Of most historic value is its original use as a library and its association with Andrew Carnegie (his donated money paid for the construction of the library) and the architect Henry Shaw. Its later uses include dance hall in the 1960s and school in the 1990s. Overall, it is of regional historic value.							
12. Social / Communal Value							
A history that includes use as a library, dance hall and school mean that it is of social and communal value as a place of education and a place where people would meet.							


13. Group Value							
The buildings within the group, including the house, are of group value.							
14. Landmark / Townscape Value							
As a high quality building constructed of red brick it stands out in the street scene.							
15. Archaeological Value							
Some archaeological value as evidence of early twentieth century architecture, building techniques and use of materials.							
16. Overall Condition							
Good	x	Fair		Poor		Very Poor	
Unknown		Notes:	Interior not inspected; if interior of high quality should be considered for statutory listing.				
17. Recommended for inclusion				Yes	x	No	
18. Date of assessment				14/12/2022			



## Proforma SW01

### Section A: General Information

1. Name	1-2 and 7-8 Grove Crescent			
2. UID	SW01			
3. Address	Grove Crescent, 1 - 8			
4. Postcode	E18 2JR			
5. Grid Ref	E 539935 N 190295			
6a. Conservation Area	Yes		No	x
6b. If yes, which CA				



#### 7. Description

Circa 1840. The vestiges of a continuous terrace of linked pairs. Two storeys with semi-basement and attic. Yellow stock brick. Stucco basement and first floor sill strings. Hipped slate roof with wide eaves (console brackets at 7/8) and small dormers. Entrances with shallow moulded hoods on large console brackets. Double hung sash windows, some with glazing bars and rendered reveals. The links each side were lower two storey with ground floor spayed bays, dentils at heads, however, the link only survives at No.1.



Nos 1 and 2 Grove Crescent

### Section B – Assessment


8. Age (X)							
Pre-1840		1840-1913	x	1914-1947		Post 1947	
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
x	A single significant phase with some alterations and/or extensions						



	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The houses are of local architectural value. Though altered, enough of the original character and appearance of the villas survive, allowing one to understand the design and style of the houses on one of the earliest suburban streets in the area. The value is reduced by the fact that much of the original terrace has been demolished.							
11. Historic Value							
As some of the earliest surviving suburban properties in South Woodford they are of historic value, as evidence of the type of houses that were first built as South Woodford expanded.							
12. Social / Communal Value							
N/A							
13. Group Value							
As a group they are of value.							
14. Landmark / Townscape Value							
Some townscape value as early nineteenth century housing surrounded by early twentieth century housing.							
15. Archaeological Value							
Some archaeological value as evidence of mid nineteenth century architecture, building techniques and use of materials.							
16. Overall Condition							
Good		Fair	x	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	x	No	
18. Date of assessment				08/12/2022			

## Proforma SW02

### Section A: General Information

1. Name	Church of Holy Trinity			
2. UID	SW02			
3. Address	Hermon Hill, 185			
4. Postcode	E18 1QQ			
5. Grid Ref	E 540748 N 189776			
6a. Conservation Area	Yes		No	x
6b. If yes, which CA				
				
7. Description				
<p>1887/90. J.Fowler of Louth. Twelfth century transitional style nave and aisles. Semi-circular east apse and square tower at north-west corner. Tower and south aisle never completed. Yellow stone with red stone shafts. Steep pitch red tile roof. Round headed and lancet windows. West front has two tiers of three lancet windows. Round arched door with dog tooth carving to base of tower. Interior has round columns, pointed arches and a timber roof.</p>				


### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	x	1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (X)							
x	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>The church is of regional architectural value, as a fine – but old fashioned - example of late nineteenth century church built for an expanding suburban area. Pevsner describes the church as being ‘<i>an ambitious, plain limestone building for the new middle class suburb...rather old fashioned for the time</i>’. He goes onto state that the church was an ‘<i>...unusual, rather gaunt exercise in Transitional Gothic...</i>’</p>							
11. Historic Value							
<p>The Church of Holy Trinity was originally an iron building constructed in 1882. The permanent church was designed by J. Fowler – known as Fowler of Louth - and constructed in 1890. The church was paid for by the Nutter sisters (after which Nutter Lane was named after), who also contributed to several other local churches. The church’s historic use as a place of worship, and associations with J. Fowler and the Nutter sisters mean that it is of regional historic interest.</p>							
12. Social / Communal Value							
<p>The church is of social and communal value as a historic place of worship where people come to meet, worship and celebrate.</p>							
13. Group Value							
N/A							

14. Landmark / Townscape Value							
Due to the scale, architectural design and prominent location, the building is of landmark quality. Its former setting has been eroded due to the surrounding mid-late twentieth century residential developments but remains notable within the streetscene.							
15. Archaeological Value							
Some archaeological value as evidence of late nineteenth century ecclesiastical architecture and building techniques.							
16. Overall Condition							
Good	x	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	x	No	
18. Date of assessment				18/11/2022			

## Proforma SW03

### Section A: General Information

1. Name	37, 39, 41 High Road (West Side)			
2. UID	SW03			
3. Address	High Road (West Side), 37, 39, 41			
4. Postcode	E18 2QP			
5. Grid Ref	TQ401901			
6a. Conservation Area	Yes		No	x
6b. If yes, which CA				
				
7. Description				
<p>Circa 1840/60. Terrace of three. Three storey houses. Yellow stock bricks. Low pitch hipped slate roof with wide eaves. Each house has one window with flanking narrow lights separated by brick mullions. Double hung sash windows under flat gauged brick arches some with vertical glazing bars. Ground floor windows form canted bays. Enclosed entrance porches with rusticated channelled quoins. Brick string course between first and second floors. Cast iron Trafalgar balconies on the first floor oversailing bay and porch. No.41 (now a shop) greatly altered but included for group value.</p>				

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	x	1914-1947		Post 1947	
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
x	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The building is of local architectural value as largely intact early/mid nineteenth century houses, with aesthetic flourishes such as the cast iron balconies.							
11. Historic Value							
The building is of local historic value as good examples of the nineteenth century houses of the area, they contribute to understanding the historic development of the area, and the type of housing that was built as more people from London moved the area in the early and mid-nineteenth century.							
12. Social / Communal Value							
N/A							
13. Group Value							
As a group they are of value.							

14. Landmark / Townscape Value							
The houses are notable in the streetscene due to their forward positioning and layout resulting in it being detached from the surrounding built form.							
15. Archaeological Value							
Some archaeological value as evidence of nineteenth century construction techniques and use of materials.							
16. Overall Condition							
Good		Fair	x	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	x	No	
18. Date of assessment				14/11/2022			

## Proforma SW04

### Section A: General Information

1. Name	52-54 Victoria Road			
2. UID	SW04			
3. Address	Victoria Road, 52 - 54			
4. Postcode	E18 1LG			
5. Grid Ref	E 540722 N 190011			
6a. Conservation Area	Yes		No	x
6b. If yes, which CA				

7. Description
Mid nineteenth century pair of semi-detached cottages set over two storeys and weather boarded. Each house has one window to first floor, entrance door and window to ground floor all under single large gable. Medium pitch pantile roof. Double hung sash windows with glazing bars, those to no. 52 forming margin lights. Original entrance doors with diagonal planking and small decorative timber and trellis porch. Small one storey rear outbuilding in weatherboard with tile roof.

### Section B – Assessment


8. Age (X)							
Pre-1840		1840-1913	x	1914-1947		Post 1947	
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
A semi-detached property, white weatherboarded under a gable pitched roof. The windows and roof covering have been replaced and no. 54 has uPVC windows, but the original form, scale and character of the house are legible. The property contributes positively to the streetscene and historic building stock of the wider area. A rare example of the mid-nineteenth century development in the immediate vicinity.							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							

14. Landmark / Townscape Value							
The property is architecturally and materially unique within the streetscene. It is surrounded by later nineteenth and early twentieth century terraces, as well as modern flat roof buildings.							
15. Archaeological Value							
Some limited archaeological value inherent in its building fabric.							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				16/12/22			



## Proforma V01

### Section A: General Information

1. Name	Cecil Hall			
2. UID	V01			
3. Address	Granville Road, 14			
4. Postcode	IG1 4JY			
5. Grid Ref	E 543605 N 187113			
6a. Conservation Area	Yes		No	x
6b. If yes, which CA				
				
7. Description				
1907/08. C.J. Dawson. Arts and Crafts style. Two storeys. Nine windows in flank. Oriel window over main entrance. Steep pitch red tile roof. Copper clad central cupola. Red brick, stone dressings. Windows with timber mullions, some with transoms, small leaded panes. Stone hood on brackets over entrance.				


### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
Exact date (if known):							1907-08
9. Authenticity (X)							
A single significant phase and which is largely intact							
A single significant phase with some alterations and/or extensions							
A single significant phase with significant alterations and/or extensions							
The asset is of multiple significant phases							
10. Aesthetic / Architectural Value							
The building is of local architectural value as a good example of early twentieth century ecclesiastical architecture. The craftsmanship is of a high quality and details such as the central cupola make it stand out. Pevsner describes the building: <i>'Vaguely Arts and Crafts, with dormers breaking the eaves...The entrance front has been reconstructed to some degree and window bays inserted'</i>							
11. Historic Value							
The hall was originally the church hall to St Clement's Church. It was laid out with classrooms, games rooms and a first-floor hall. In 1977 the church was demolished and moved to the hall. Was designed by Charles James Dawson (1850-1933) who is most known for the Grade II* listed Barking Public Offices.							
It is not known who the hall was named after.							
12. Social / Communal Value							
As a church hall and later church the building is of local communal and social value, as a location where the Christian local community would meet and worship.							
13. Group Value							
Of group value with the much altered, former vicarage opposite.							

14. Landmark / Townscape Value							
Although there are two three storey, late twentieth century residential buildings to the north, Cecil Hall remains the tallest building in the area, and due to its prominent corner location it is considered to be a landmark.							
15. Archaeological Value							
Some archaeological value as evidence of early twentieth century architecture, building techniques and use of materials.							
16. Overall Condition							
Good	x	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	x	No	
18. Date of assessment				14/11/2022			

## Proforma V02

### Section A: General Information

1. Name	12-14 Park Avenue			
2. UID	V02			
3. Address	Park Avenue, 12-14			
4. Postcode	IG1 4RS			
5. Grid Ref	E 543495 N 187039			
6a. Conservation Area	Yes		No	x
6b. If yes, which CA				
				
7. Description				
C19 early to mid. Pair of semi-detached villas. Two storeys over basement. Each house two windows wide. Yellow stock brick. Stucco to basement architraves. Stucco string course between first and second floors. Hipped slate roof on bracketed eaves. Cantled bay windows on ground floor. Entrances up steps with heavy Grecian surrounds. No.14 has been altered - upper windows and tiled roof.				

### Section B – Assessment

8. Age (X)							
Pre-1840	x	1840-1913		1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (X)							
A single significant phase and which is largely intact							
A single significant phase with some alterations and/or extensions							
A single significant phase with significant alterations and/or extensions							
The asset is of multiple significant phases							
10. Aesthetic / Architectural Value							
The semi-detached pair are typical examples of early-mid nineteenth century vernacular architecture by virtue of their scale, form and materials. They contribute to local style and character.							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							

13. Group Value							
The semi-detached pair have group value with Numbers 8-10 Park Avenue which are a similar design. Numbers 8-10 (V05) have canted bays to basement and ground floor. Also, with Numbers 4-6 (V04) which are of a similar derivation but differ in design.							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
Some archaeological value in permitting an understanding of nineteenth century building techniques/technology and use of materials.							
16. Overall Condition							
Good	x	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	x	No	

## Proforma V03

### Section A: General Information

1. Name	16-18 Park Avenue			
2. UID	V03			
3. Address	Park Avenue, 16 - 18			
4. Postcode	IG1 4RS			
5. Grid Ref	E 543503 N 187049			
6a. Conservation Area	Yes		No	x
6b. If yes, which CA				

7. Description
C19 early to mid. Semi-detached pair of ~Tudor villas'. Three storeys. Each one window wide. Entrances in recessed sidepiece. Red brick with stucco details. Steep pitch slate roof with gables and decorative bargeboards. Casement windows under flat gauged brick arches with stucco dripstones. Stucco architraves and entablatures to ground floor windows.

### Section B – Assessment

8. Age (X)							
Pre-1840	x	1840-1913		1914-1947		Post 1947	
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The semi-detached pair are typical examples of early-mid nineteenth century vernacular architecture by virtue of their scale, form and materials. They contribute to local style and character.							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							


14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
Some archaeological value in permitting an understanding of nineteenth century building techniques/technology and use of materials.							
16. Overall Condition							
Good	x	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	x	No	
18. Date of assessment				16/03/2023			



## Proforma V04

### Section A: General Information

1. Name	4-6 Park Avenue			
2. UID	V04			
3. Address	Park Avenue, 4 - 6			
4. Postcode	IG1 4RS			
5. Grid Ref	E 543465 N 187018			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA				



7. Description
Early to mid-nineteenth century semi-detached villas. Set over two storeys. Each two bays with entrances in recessed end bay. Constructed from yellow stock brick under a slate roof with a large central chimney. Double hung sash windows with glazing bars, arranged six-over-six with the ground floor bay window of no. 6 in a four-over-four arrangement. Narrow canted bay windows to ground floor. Projecting porches supported by thin Doric columns.

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
							Exact date (if known):
9. Authenticity (X)							
X	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
Architectural and aesthetic value derives from its form, scale and appearance which present a strong mid-nineteenth century character. The semi-detached pair are architecturally unique within the streetscene and appear to retain original features, including windows. The pair contribute to local character and distinctiveness.							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
The semi-detached pair have group value with Numbers 8-10 and 12-14 which are of similar derivations, using similar materials but in a different design. (V02 and V05)							
14. Landmark / Townscape Value							
N/A							




15. Archaeological Value							
Some archaeological value in permitting an understanding of nineteenth century building techniques/technology and use of materials.							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				20/12/22			

## Proforma V05

### Section A: General Information

1. Name	8-10 Park Avenue		
2. UID	V05		
3. Address	Park Avenue, 8 - 10		
4. Postcode	IG1 4RS		
5. Grid Ref	E 543478 N 187027		
6a. Conservation Area	Yes	No	x
6b. If yes, which CA			



7. Description
Early to mid-nineteenth century. Pair of semi-detached villas. Two storeys over basement. Each house is two bays under a hipped slate roofs with large central chimney. Stucco entablatures to ground floor windows and string course. Entrances accessed by steps from street level. Recessed entrance doors with heavy Grecian doorcases.

### Section B – Assessment



8. Age (X)							
Pre-1840	x	1840-1913		1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The semi-detached pair are typical examples of early-mid nineteenth century vernacular architecture by virtue of their scale, form and materials. They contribute to local style and character.							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
The semi-detached pair have group value with Numbers 12-14 Park Avenue which are a similar design. Numbers 12-14 (V02) have canted bays to basement and ground floor. Also, with Numbers 4-6 (V04) which are of a similar derivation but differ in design.							
14. Landmark / Townscape Value							
N/A							

15. Archaeological Value							
Some archaeological value in permitting an understanding of nineteenth century building techniques/technology and use of materials.							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				21/12/2022			

## Proforma V06

### Section A: General Information

1. Name	Clock tower		
2. UID	V06		
3. Address	Valentines Park, Cranbrook Road		
4. Postcode	IG1 4UA		
5. Grid Ref	E 543344 N 187238		
6a. Conservation Area	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
6b. If yes, which CA			

7. Description
<p>Small square tower, erected 1899. Lower part red brick above black painted plinth with tiled canopy on timber brackets. Upper part rendered with painted decorative strapwork and clock face and '1899' date on the east side. Tiled spire with overhang on timber brackets. Plaque reads; "This clock and tower presented by W.P. Griggs Esq ., Cranbrook Park 1899". The clock is thought to be eighteenth century in derivation that comes from the stables of Cranbrook Hall.</p>


**Section B – Assessment**

8. Age (X)							
Pre-1840		1840-1913	x	1914-1947		Post 1947	
Exact date (if known):							1899
9. Authenticity (X)							
X	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
A freestanding structure with attractive features that are nineteenth century in character. Its design is reflective of the status of the park.							
11. Historic Value							
The structure has some historic value due to its relationship to Cranbrook Park.							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
A notable structure with Valentines Park (formerly Cranbrook Park) centrally positioned at the western edge of the water, making it visible from many views within the park. It is an important parkland feature as part of the original designed landscape.							
15. Archaeological Value							
Some archaeological value as evidence of late nineteenth century parkland features within the public realm.							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				20/12/22			

## Proforma WP01

### Section A: General Information

1. Name	Wanstead London Transport Station			
2. UID	WP01			
3. Address	Eastern Avenue			
4. Postcode	E11 2NT			
5. Grid Ref	E 540682 N 188261			
6a. Conservation Area	Yes	x	No	
6b. If yes, which CA	Wanstead Village			



7. Description
Designed by Charles Holden 1937-38. The station is a concrete structure with a rectilinear form. The station is two-storeys with a prominent tower to the western elevation displaying the Underground roundel on each face. The north elevation has large windows with vertical emphasis and concrete mullions. The entrance is single storey with curved wall clad in glazed tiles.

### Section B – Assessment


8. Age (X)							
Pre-1840		1840-1913		1914-1947	x	Post 1947	
Exact date (if known):							1937-38
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
An architecturally distinct building and is a good example of interwar tube stations by virtue of it's scale, form and appearance. The building makes an important contribution to local character and style. Internally, original features are retained including original tiling.							

<b>11. Historic Value</b>							
Charles Holden was an architect renowned for designed several London Underground stations. The building is indicative of the area's twentieth century expansion and was built for the Central Line extension.							
<b>12. Social / Communal Value</b>							
N/A							
<b>13. Group Value</b>							
The station has group value with other mid-twentieth stations constructed as part of the central line extension which are now statutory listed as Grade II including Redbridge Station (list entry: 1401101) and Newbury Park Station (list entry: 1081019).							
<b>14. Landmark / Townscape Value</b>							
The station has a striking aesthetic value, located at the end of the High Street which make it notable within the streetscene.							
<b>15. Archaeological Value</b>							
Some archaeological value as it is representative of interwar building techniques and use of materials which reflects architectural fashions of inter-war Britain.							
<b>16. Overall Condition</b>							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
<b>17. Recommended for inclusion</b>				Yes	X	No	
<b>18. Date of assessment</b>				22/12/22			



## Proforma WP02

### Section A: General Information

1. Name	Eastern Avenue Pumping Station			
2. UID	WP02			
3. Address	Eastern Avenue (adj. Redbridge Roundabout)			
4. Postcode	IG4 5BD			
5. Grid Ref	E 541512 N 188220			
6a. Conservation Area	Yes		No	X
6b. If yes, which CA				
				
7. Description				
<p>Circa 1900. Jacobean style. Large rectangular machine hall with square tower on east. Hard red brick with stone dressings. Plain tile roof with gables, parapets and finials. Tower has parapet with raised corners, finials and large semi-circular arched ground floor entrance. North gable of machine hall has arched entrance at head of curved flight of steps. Timber windows with semi-circular heads. Two storey caretakers house in domestic Tudor style. Within extensive grounds.</p>				

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
							Exact date (if known):
9. Authenticity (X)							
X	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>An architecturally impressive purpose-built pumping station. The building has a distinct industrial character and makes a significant contribution to the area's historic building stock.</p> <p>The free neo-Tudor style that is reflective of stylistic fashions of the early twentieth century.</p> <p>The building appears to retain many original features aside from the boiler room and chimney which have demolished; however, the building presents a strong industrial character.</p>							
11. Historic Value							
<p>Bernard W. Bryan architect (1877-1962) Chief Engineer to the East London Waterworks Company from 1894-1904. From 1904 until 1940 he was Chief Engineer to the South Essex Waterworks Company.</p> <p>The building is of local and national note as it is representative Britain's waterwork's architecture. The decades between 1860 and 1930 were the most active years of waterworks' architecture; they were public symbols of the investment of both local authorities and private companies. They also are representative of the national public health initiatives to provide access to water.</p>							

12. Social / Communal Value							
N/A							
13. Group Value							
Has group value with the Rodin Lane Pumping Station (CH01) which was also designed by Bernard W. Bryan. Both are good examples of the area's industrial architecture.							
14. Landmark / Townscape Value							
Due to the scale and architectural detailing this building has a striking aesthetic interest which makes it a prominent structure within the area.							
15. Archaeological Value							
The building has some archaeological value as primary source for early twentieth century construction methods of industrial architecture and in providing evidence of advances in pumping technology.							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:	Interior not inspected				
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				08/12/2022			

## Proforma WP03

### Section A: General Information

1. Name	Aldersbrook Primary School			
2. UID	WP03			
3. Address	Ingatestone Road			
4. Postcode	E12 5HL			
5. Grid Ref	E 541123 N 187010			
6a. Conservation Area	Yes	x	No	
6b. If yes, which CA	Aldersbrook and Lake House			

7. Description
<p>Built in 1908 in the Queen Anne Revival Style by C. H. Brassey.</p> <p>Large symmetrical two-storey structure of yellow stock with red brick details under a hipped and gables roof behind Flemish-style Dutch gables. There are prominent chimneys with red brick corbelling. Some interesting architectural features include string course, keystones, brick pilasters with horizontal banding and terracotta caps, cupola on roof apex, cast iron rainwater goods.</p> <p>Nursery: A detached building to the east of the main school building; single storey in height but of a similar design to the principal school building.</p> <p>Detached building south of main school building: A more substantial single storey building located south of the main school building. Stock and red brick under a hipped roof with cupola. Large twelve over twelve sash windows. Stone plaque to southeast elevation.</p> <p>Former Caretakers house, now Aldersbrook Children's Centre, to the north, typical two-storey dwelling L-shape plan form under a gabled roof. Constructed from stock brick with red brick detailing (string course, dentilld eaves and lintels).</p>

### Section B – Assessment


8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
Exact date (if known):							1908
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>The building is a good example of the area's early twentieth century development and educational architecture. Its architectural detailing is distinctly early twentieth century and reflective local and national styles. Extensions dating from the mid-twentieth century and some windows appear to be replaced with uPVC but the building retains its original character.</p>							

<b>11. Historic Value</b>							
Constructed as part of the Aldersbrook estate which was developed between 1899-1910 (now a Conservation Area and a designated heritage asset). The school building was constructed to serve this development. The building was also constructed following a national movement to provide/ improve education for children during the late nineteenth century and early twentieth century following several Education Reforms.							
<b>12. Social / Communal Value</b>							
Some communal value as a place where people within the community are educated and work.							
<b>13. Group Value</b>							
The site comprises of several buildings that have a functional link and also have clear design relationships.							
<b>14. Landmark / Townscape Value</b>							
Substantial scale and notable features make it a notable building within the streetscene.							
<b>15. Archaeological Value</b>							
Some archaeological value as an example of early twentieth century construction methods and architectural fashions of educational buildings.							
<b>16. Overall Condition</b>							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
<b>17. Recommended for inclusion</b>				Yes	X	No	
<b>18. Date of assessment</b>				22/12/22			



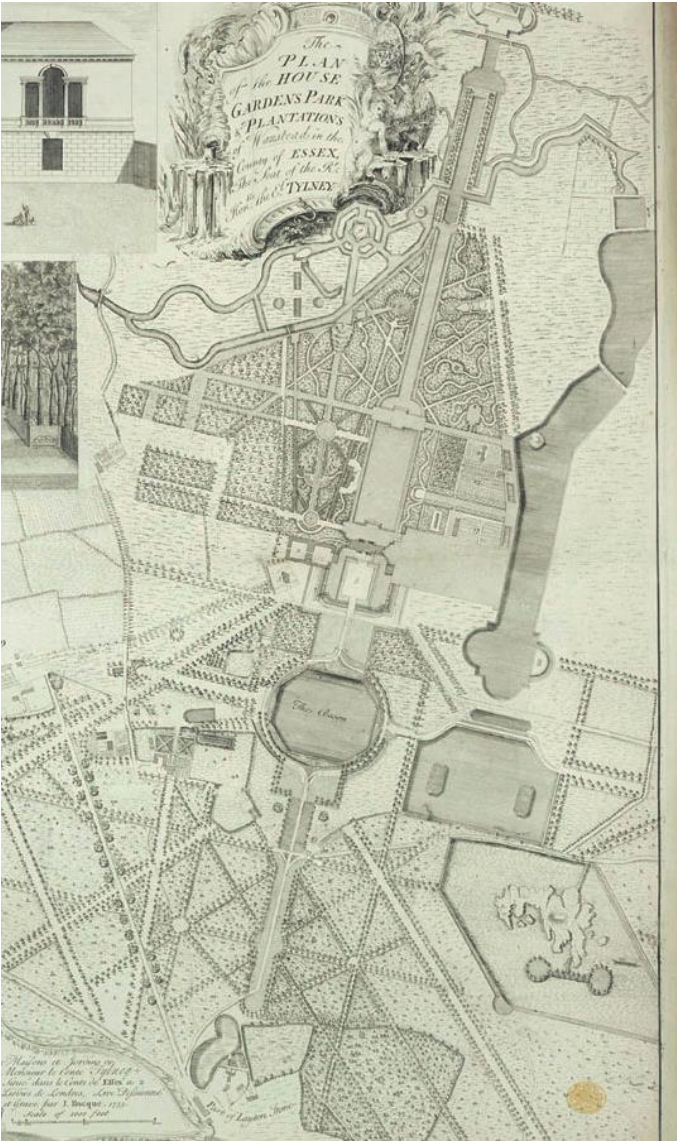
## Proforma WP04

### Section A: General Information

1. Name	The Fortification			
2. UID	WP04			
3. Address	Wanstead Park			
4. Postcode	E11 2LT			
5. Grid Ref	E 541809 N 187785			
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No	
6b. If yes, which CA	Wanstead Park			
				
7. Description				
An eighteenth-century model fortress on the Vaubun principle set in lake known as the 'Ornamental Water'. The Fortification comprises an octagonal moat and pentagonal centre with five bastions, constructed from earth.				

### Section B – Assessment

8. Age (X)							
Pre-1840	<input checked="" type="checkbox"/>	1840-1913	<input type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947	<input type="checkbox"/>
							Exact date (if known):
9. Authenticity (X)							
<input checked="" type="checkbox"/>	A single significant phase and which is largely intact						
<input type="checkbox"/>	A single significant phase with some alterations and/or extensions						
<input type="checkbox"/>	A single significant phase with significant alterations and/or extensions						
<input type="checkbox"/>	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
N/A							

11. Historic Value
<p>The fortification was formerly part of the planned landscape of Wanstead House. Pevsner notes that mock battles and entertainment were held at the 'fortification' in the lake, added for the first Earl, Sir Richard Child possibly by George London. Other landscape features, including an amphitheatre and chains of informal lakes were also added at this time. Such features can be seen on John Roques Survey 1735.</p>

<p>Wanstead Park, John Roque's survey 1735</p>
12. Social / Communal Value
<p>N/A</p>
13. Group Value
<p>The Fortification has some group value with the surviving landscape features within Wanstead Park.</p>
14. Landmark / Townscape Value
<p>N/A</p>
15. Archaeological Value
<p>Some archaeological value as a remnant of the eighteenth-century designed landscape of Wanstead Park, showing the construction techniques and materials used in the creation of designed landscape features of this time.</p>


16. Overall Condition							
Good		Fair		Poor		Very Poor	
Unknown		Notes:	Unable to access				
17. Recommended for inclusion				Yes		No	
18. Date of assessment							



## Proforma WV01

### Section A: General Information

1. Name	Former Fire Station 12 Fitzgerald Road		
2. UID	WV01		
3. Address	12 Fitzgerald Road		
4. Postcode	E11 2ST		
5. Grid Ref	TQ402885		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/> x	No
6b. If yes, which CA	Wanstead Village Conservation Area		



7. Description
Built 1913. Two storey with chimney flue on east side and one storey engine shed. Yellow brick construction with red brick lintels and quoins to window. Chimney flue and is marked by decorative corbelling and diapered brickwork and engine shed has pilasters constructed of limestone and parapet constructed of red brick with limestone top. Slate roof with two small dormers at front and chimney stack on west side. Engine shed doors have been replaced.

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	<input checked="" type="checkbox"/> x	1914-1947		Post 1947	
						Exact date (if known):	1913
9. Authenticity (X)							
	A single significant phase and which is largely intact						
<input checked="" type="checkbox"/> x	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
An attractive and unusual building within the context of the conservation area. The scale, materials and form of the building present a strong early twentieth century character which greatly contributes to local character and distinctiveness. The building retains original and characterful features. There are modern alterations, but the original scale and form of the building remains legible.							

11. Historic Value							
The former fire station is of interest due to its former use. Prior to its construction the fire engine was housed in the George and Dragon Public House.							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
It is a landmark building in the area due to its large chimney flue and unusual appearance.							
15. Archaeological Value							
Some archaeological value as primary evidence of early twentieth century building techniques and its typology as a former fire station.							
16. Overall Condition							
Good	x	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	x	No	
18. Date of assessment				08/12/2022			

## Proforma WV02

### Section A: General Information

1. Name	1-3 Grosvenor Road			
2. UID	WV02			
3. Address	Grosvenor Road, 1-3			
4. Postcode	E11 2EW			
5. Grid Ref	E 540553 N 188641			
6a. Conservation Area	Yes	x	No	
6b. If yes, which CA	Wanstead Grove Conservation Area			

7. Description
<p>Built in 1864. Semi-detached villa property in the Italianate classical style. Symmetrical with modelling and ornamentation concentrated on the front elevation. Four storeys: semi-basement, raised ground, first and second. Main roof hipped with slate covering. Lead flat roofs to bays. Bracketed eaves to front elevation. Tall, rendered chimneystacks to party wall and flanks. Main walls of stock brick with render to parts of front elevation emphasising the basement, canted full height bays and architraves to windows and band courses. Entrance porches with columns and entablature of Tuscan order approached by straight flights of steps. Window heights in descending hierarchy from ground to second floor. Timber sliding sash windows with centre glazing bar. The rear and flank elevations are similar but plainer without render or ornament. Generally, well preserved though metal fire escape stairs have been added to the flank elevations as part of the conversion to flats. Interior retains original features including skirtings, window shutters and chimneypieces. Panelled stock brick boundary wall with piers to front.</p>

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	x	1914-1947		Post 1947	
						Exact date (if known):	1864
9. Authenticity (X)							
x	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>Part of the development to the east of the High Street, which took place following the breakup of the Grove estate after 1860. In the period since 1918 many of the original villas at this end of the road have been replaced leaving 1 &amp; 3 Grosvenor Road as perhaps the most distinguished survivor and therefore of local architectural value.</p>							
11. Historic Value							
<p>Architect likely to be Thomas Edward Knightley (1823-1905). Knightly was the architect of London's former pre-eminent concert venue until World War II and the birthplace of The Proms, the Queen's Hall (now demolished due to being bombed during the blitz) and St Paul's Presbyterian Church, Westferry Road, Millwall.</p>							

The author Charles Dickens is recorded as one of several mortgagees of the property in 1864. It is thought that Dickens made the investment for financial reasons. No personal connection with the property or area has been established.

The associations above and the properties place in the development of the Grove Estate mean that it is of local historic value.

#### 12. Social / Communal Value

N/A

#### 13. Group Value

Group value with other surviving Victorian Villas at the west end of Grosvenor Road.

#### 14. Landmark / Townscape Value

Due to its separation from the other Victorian Villas and its position near the west end of Grosvenor Road it stands out in views of the road.

#### 15. Archaeological Value

The property has some archaeological value in providing evidence of nineteenth century construction techniques and use of materials.


#### 16. Overall Condition

Good	x	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	x	No	
18. Date of assessment				08/09/2022			

## Proforma WV03

### Section A: General Information

1. Name	56 Hermon Hill		
2. UID	WV03		
3. Address	Hermon Hill, 56		
4. Postcode	E11 1PB		
5. Grid Ref	E 540378 N 189093		
6a. Conservation Area	Yes	No	x
6b. If yes, which CA			



7. Description
1887 Tudor villa. Two storeys. L-plan. Steep pitch slate roof, gabled without bargeboards. Yellow stock with diamond patterns in contrast brick. Tall chimneys. Wooden mullion and transom windows with casements. Small bay window to ground floor.

### Section B – Assessment

8. Age (X)				
Pre-1840	1840-1913	x	1914-1947	Post 1947
Exact date (if known):				1887
9. Authenticity (X)				
x	A single significant phase and which is largely intact			
	A single significant phase with some alterations and/or extensions			
	A single significant phase with significant alterations and/or extensions			
	The asset is of multiple significant phases			
10. Aesthetic / Architectural Value				
56 Hermon Hill (also known as Cambridge Lodge) is a fine example of an Arts and Crafts home, that is largely unaltered. Its features such as its gabled bargeboards, finials and steep pitched slate roof make it stand out in the street scene. Due to its high quality of craftsmanship it is of regional architectural and aesthetic value.				
11. Historic Value				
Its name – Cambridge Lodge – position at a slight angle, design and quality of craftsmanship, all suggest that the house may have been originally a lodge to one of the larger houses. However, historic maps have proven inclusive. Therefore, 56 Hermon Hill is of local historic interest as one of the earliest surviving suburban properties in Snaresbrook.				
12. Social / Communal Value				
N/A				
13. Group Value				
N/A				


14. Landmark / Townscape Value							
The house is notable in the streetscene due to its positioning and layout resulting in it being detached from the surrounding built form.							
15. Archaeological Value							
Some archaeological value as evidence of nineteenth century construction techniques and use of materials.							
16. Overall Condition							
Good	x	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	x	No	
18. Date of assessment				18/11/2022			



## Proforma WV04

### Section A: General Information

1. Name	The George Hotel			
2. UID	WV04			
3. Address	High Street (East side), 159			
4. Postcode	E11 2RL			
5. Grid Ref	E 540646 N 188298			
6a. Conservation Area	Yes	x	No	
6b. If yes, which CA	Wanstead Village			



7. Description
Built in 1904 and designed by A.J Bywater, the building is set over three storeys on rectangular plan. Orange-red brick with parapet and steep pitch tile roof. On each of the three visible corners is a five-sided turret bay rising through all three storeys, culminating in a copper ogee cupola. Each elevation includes a central shallow two storey bay with Dutch gable pediment and two storey brick pilasters with stone Ionic capitals. Ground floor has engaged columns and extensive glazing.

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	x	1914-1947		Post 1947	
						Exact date (if known):	1904
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
A good example of an early twentieth century public house. The building has a highly decorative façade; the building is reflective of early twentieth century design ambitions (locally and nationally) retaining its original features and character.							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
Located on a corner plot, the public house is visible from several views within the locale. Its decorative design and scale make it visually prominent building within the streetscene. It marks the start of the High Street and is located opposite Wanstead Station.							



15. Archaeological Value							
The building is reflective of early twentieth century building techniques and is demonstrative of how materials and architectural features were used within public house architecture.							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				22/12/22			

## Proforma WV05

### Section A: General Information

1. Name	31 High Street (west side) and 11-15 Woodbine Place			
2. UID	WV05			
3. Address	High Street (west side), 32 and Woodbine Place, 11-15			
4. Postcode	E11 2RH			
5. Grid Ref	E 540555 N 188382			
6a. Conservation Area	Yes	x	No	
6b. If yes, which CA	Wanstead Village			



#### 7. Description

Exact date of construction unknown. However, it is present on the Tithe Map (1840) with possibly earlier origins. The ground floor comprises of shops which appear to derive from the twentieth century. The first-floor elevation is in a mock Tudor style with half timbering. The building has a hipped roof covered in clay tiles and small pitched dormers with half timbering effect to gable fronts. The roof has a substantial chimney.

To the rear 11-15 Woodbine Place is a single storey linear range occupied by shops. Roof is hipped with pantiles.



The above image is a view looking south down Wanstead High Street with Woodbine Place to the right. It is believed the building on the corner is Number 31 with the prominent chimney stack. At present, the date of the image is unknown but possibly nineteenth century prior to the alterations. Found online via <https://pubshistory.com/EssexPubs/Wanstead/index.shtml>. Image is owned by Redbridge Museum.


**Section B – Assessment**

8. Age (X)							
Pre-1840	X	1840-1913		1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
X	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
Architectural and aesthetic interest predominantly derive from its scale, appearance and use of materials which are atypical within the streetscene. First floor windows appear to be of eighteenth-century derivation.							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
Building is located on a corner site opposite Wanstead Park, its scale and appearance contrasts with neighbouring commercial development which highlights its presence within the streetscene.							
15. Archaeological Value							
The building has archaeological value as an asset of multiple phases which is indicative of construction methods of various periods and changing architectural fashions and commercial requirements over time.							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				22/12/22			

## Proforma WV06

### Section A: General Information

1. Name	16 New Wanstead			
2. UID	WV06			
3. Address	16 New Wanstead			
4. Postcode	E11 2SN			
5. Grid Ref	E 540160 N 188487			
6a. Conservation Area	Yes		No	x
6b. If yes, which CA				



7. Description
A mid-nineteenth century dwelling of two storeys with basement and three bays. Constructed from stock brick under a low pitch hipped slate roof with wide eaves on console brackets. Tall slender chimneys; two to the southern roof slope and one to the northern. The property has a central entrance flanked by shallow canted bay windows in stucco with lead roofs. Enclosed porch with round arched stucco architrave. Timber sash windows with central glazing bars. Cast iron rainwater goods and Frets to first floor sills.

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	x	1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The property is an architecturally distinct, mid-nineteenth century dwelling retaining its original character. It is reflective of local and national domestic architecture and is a good example of the area's mid-nineteenth century development. The property is surrounded by twentieth century development which emphasises its aesthetic value and is more pronounced within the streetscene.							
Later rear extension does not affect the architectural value of the property; the scale, form and character can still be appreciated.							
11. Historic Value							
N/A							

12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
Has some townscape value as a large mid-nineteenth century dwelling surrounded by twentieth century development.							
15. Archaeological Value							
Some archaeological value as an example of mid-nineteenth century construction methods and use of materials.							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				22/12/22			

## Proforma WV07

### Section A: General Information

1. Name	57-63 Nutter Lane (odd)			
2. UID	WV07			
3. Address	Nutter Lane (odd), 57 - 63			
4. Postcode	E11 2JA			
5. Grid Ref	E 541060 N 188723			
6a. Conservation Area	Yes	x	No	
6b. If yes, which CA	Wanstead Grove Conservation Area			



7. Description
1892. Terrace of estate cottages in simple Tudorbethan style. Two storeys. Red brick ground floor rendered first floor. Plain tile gabled roof. Gables with applied half timbering slightly projecting over ground floor canted bow windows. Windows single hung sashes with leaded lights. windows on first floor in shallow projecting timber surrounds on miniature brackets. Tall decorative chimneys. No.57 has a modern rear extension.

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	x	1914-1947		Post 1947	
Exact date (if known):							1892
9. Authenticity (X)							
x	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The buildings are fine examples of the Tudorbethan style that was popular during the late 19 <sup>th</sup> and early 20 <sup>th</sup> centuries. The cottages have retained the symmetrical appearance of their front elevations and their original, historic form remains recognisable. Therefore, the buildings are of local architectural interest.							
11. Historic Value							
These types of cottages are rare within the area, due to the fact that they were built before the Counties Estate was developed in the late 19 <sup>th</sup> and early 20 <sup>th</sup> century. Their historic connection to the area prior to its large scale development mean that they are of historic value.							
12. Social / Communal Value							
N/A							
13. Group Value							
The row of cottages hold group value together.							
14. Landmark / Townscape Value							
N/A							


15. Archaeological Value							
The surviving historic fabric is of some archaeological interest in illustrating late nineteenth century construction techniques and building materials.							
16. Overall Condition							
Good	x	Fair		Poor		Very Poor	
Unknown		Notes:	Interior not inspected				
17. Recommended for inclusion				Yes	x	No	
18. Date of assessment				09/12/2022			



## Proforma WV08

### Section A: General Information

1. Name	Spratt Hall Police Station			
2. UID	WV08			
3. Address	Spratt Hall Road, 42			
4. Postcode	E11 2RQ			
5. Grid Ref	E 540258 N 188382			
6a. Conservation Area	Yes	x	No	
6b. If yes, which CA	Wanstead Village			



7. Description
<p>Built in 1886, designed by John Butler. The purpose-built police station with an L-shape planform is constructed from red brick under a hipped slate roof with large, corbelled chimneys. Set over three storeys with string course moulded brick detail. Timber sash windows with segmental arched lintels to ground and first floor, some with key stones and flat gauged arched lintels to second floor. Metal guttering with decorative brackets to downpipes. The entrance is in a single storey porch with parapet in the return of the "L" plan; it has a painted stone surround, and the keystone bears the date 1886.</p> <p>To the rear of the site is a two-storey dwelling with attached stables. Both are constructed in the same style as the station. The house was used for married constables.</p>

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	x	1914-1947		Post 1947	
Exact date (if known):						1886	
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The scale, materials and form of the building present a strong nineteenth century character which greatly contribute to local character and distinctiveness. The building retains original and characterful features. There are modern extensions to the rear, but the original scale and form of the building remains legible.							
11. Historic Value							
This station replaced an earlier station at 1 Tenterden Terrace (1864-86). Built to the design of John Butler (1828-1900) who was a Surveyor to the Metropolitan Police from 1881-95. Wanstead is the oldest surviving police station in Redbridge.							
12. Social / Communal Value							
N/A							

13. Group Value							
The police station has group value with the detached constable house and stables to the rear. Due to the historic and functional relationship.							
14. Landmark / Townscape Value							
Located on a corner plot, the building is of a large scale than surrounding residential development and constructed from red brick which contrasts with the materiality of the neighbouring dwellings. This emphasises its presence within the streetscene							
15. Archaeological Value							
Some archaeological value as primary evidence of late nineteenth century building techniques and its typology as a former police station.							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				22/12/22			

## Proforma WV09

### Section A: General Information

1. Name	Clinic (Former Council Offices)			
2. UID	WV09			
3. Address	Wanstead Place, 35			
4. Postcode	E11 2SW			
5. Grid Ref	E 540319 N 188530			
6a. Conservation Area	Yes	x	No	
6b. If yes, which CA	Wanstead Village			

7. Description
Built in 1881 and designed by J. T. Bressey. Constructed from grey stock brick, under a double piled hipped roof covered in slate with three prominent chimneys. The building is set over two-storeys and is four bays wide. Entrance door recessed behind Doric portico. Windows are slim sash windows with stone surrounds flanked by engaged Doric columns to ground floor and Ionic columns to the first floor. String course with egg-and-dart detail.

### Section B – Assessment


8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
Exact date (if known):							1881
9. Authenticity (X)							
X	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
A good example of late nineteenth century of Wanstead's civic architecture. The building retains its original features and character, appearing relatively unaltered. The building makes a positive contribution to local character and distinctiveness.							
11. Historic Value							
First built as the local Board of Health offices on the site of the former Spratt Hall. Designed by J. T. Bressey, the local board's surveyor.							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
A large building, located on a prominent corner plot opposite Christchurch Green. Due to its scale and appearance, it is a notable building within the streetscene.							

15. Archaeological Value							
Some archaeological value as evidence of late nineteenth century building techniques and use of materials.							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				13/01/23			

## Proforma WV10

### Section A: General Information

1. Name	39-41 Wanstead Place			
2. UID	WV10			
3. Address	Wanstead Place, 39-41			
4. Postcode	E11 2SW			
5. Grid Ref	E 540377 N 188548			
6a. Conservation Area	Yes	x	No	
6b. If yes, which CA	Wanstead Village			



7. Description
A semi-detached pair of dwellings constructed c.1840 in yellow stock brick. The pair is set over two-storeys under a gable ended slate roof and a central chimney. To the principal elevation each pair has a large, eight over eight sash window to ground floor and two six over six sash windows to the first floor; windows sit under flat gauged arches. Two storey, set back side extensions to both flanks.

### Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
X	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
An attractive pair of early-mid nineteenth century dwellings which have a well-preserved character. They are indicative of mid-nineteenth century domestic architecture that relates to both local and national style.							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
Constructed as a pair, Numbers 39 and 41 present a strong group value due to their mirroring design. Modern side extensions do not mirror in design which partially erodes the appearance of the pair, but their subservient scale permits an understanding of the pair's original scale and appearance.							
14. Landmark / Townscape Value							
N/A							


15. Archaeological Value							
Some archaeological value in the pair as provide evidence of early-mid nineteenth century building techniques and use of materials.							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				13/01/23			



## Proforma WV11

### Section A: General Information

1. Name	16 -19 Woodbine Place			
2. UID	WV11			
3. Address	Woodbine Place, 16			
4. Postcode	E11 2RH			
5. Grid Ref	E 540507 N 188328			
6a. Conservation Area	Yes	x	No	
6b. If yes, which CA	Wanstead Village			



7. Description
Early to mid-nineteenth century terrace of cottages. The row are two storeys in height, constructed from brown stocks under a low pitch hipped slate roof with chimneys. Numbers 16 and 17 have sash windows with red brick arched lintels. Numbers 18 and 19 project at an angle.

### Section B – Assessment

8. Age (X)							
Pre-1840	x	1840-1913		1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
x	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The dwellings retain a strong nineteenth century cottage character due to their scale and appearance, which contribute to local character and distinctiveness. The dwellings have undergone some modern alterations which has resulted in the loss of original features but overall, remain an attractive row of cottages which are indicative of the area's early-mid nineteenth century development.							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
Numbers 16 and 17 mirror in design, with oriel windows at ground floor flanked by the entrance door under a hipped slate roof with a central chimney. Numbers 18 and 19 are of the same design but differ to Numbers 16 and 17. They have a small lean-to porch under slate roof with a central entrance and four sash windows with margin lights. Number 19 has been rendered which dilutes the material coherence of the row. Their use of materials, scale, and positioning within the streetscene presents a strong group value.							



14. Landmark / Townscape Value							
The cottages are notable in the streetscene due to their positioning opposite Wanstead Park and the road layout result in them being detached from the surrounding built form.							
15. Archaeological Value							
Some archaeological value as evidence of nineteenth century construction techniques and use of materials.							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				13/01/23			

**Place Services**

County Hall, Essex CM1 1QH

**T:** +44 (0)3330 136 844

**E:** [enquiries@placeservices.co.uk](mailto:enquiries@placeservices.co.uk)

**[www.placeservices.co.uk](http://www.placeservices.co.uk)**

 [@PlaceServices](https://twitter.com/PlaceServices)

