

Appendix B: Local Heritage List Local Character Areas

**Client**

London Borough of
Redbridge

Date:

August 2023



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Project Details

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

Quality Assurance – Approval Status

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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 7. 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 8. 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 15. 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 16. Recommend for Inclusion**

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

Empress Avenue

Section A: General Information

1. Name	Empress Avenue	
2. UID		
3. Address	Empress Avenue	
4. Postcode	E12 5EU	
5. Grid Ref	E 541631 N 186761	




6. Description

The area covers a single road that was laid out circa 1901 to the north of the larger Woodford Hall Estate. The road stretches west to east from Woodford New Road to the High Road. The street is located on a hill rising towards the western end. The properties are predominantly Edwardian semi-detached dwellings with some terraced dwellings.



Figure 1: Empress Avenue

Section B: Assessment

7. Age (X)							
Pre-1840		1840-1913	x	1914-1947		Post 1947	
Exact date (if known):							
8. 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						
9. Aesthetic / Architectural Interest							
<p>The architectural interest of the area largely derives from the similarity of the Edwardian style houses, as well as the well-established trees and gardens that give a unity of character distinguishing it from the parallel roads to the south. Common features include pitched roofs, bay windows, render, brick porches and half timbering effect. The dwellings are typical of early twentieth century vernacular. Most properties within the area have had some alteration which has detracted from their original character. Alterations include replacement uPVC windows, replacement roof coverings, and in a few cases the loss of or truncation of chimneys. The loss of front gardens to hardstanding is also a common but negative alteration. However, the properties remain recognisable as early twentieth century houses, and the consistent appearance of the road still holds. One particularly pleasant feature are reptile figures located on the ridge of the gable. Overall, the area is of local architectural and aesthetic value.</p>							
							
Figure 2: Reptile figures on gable							
10. Historic Interest							
<p>The estate was built on land formerly owned by Thomas Forbes Bentley. The west end of Empress Avenue was once an Archer's Piece and the east end a Well Hoppit. The road was developed after the Woodford Hall Estate, to the south, which is evident in the different design of the dwellings.</p>							

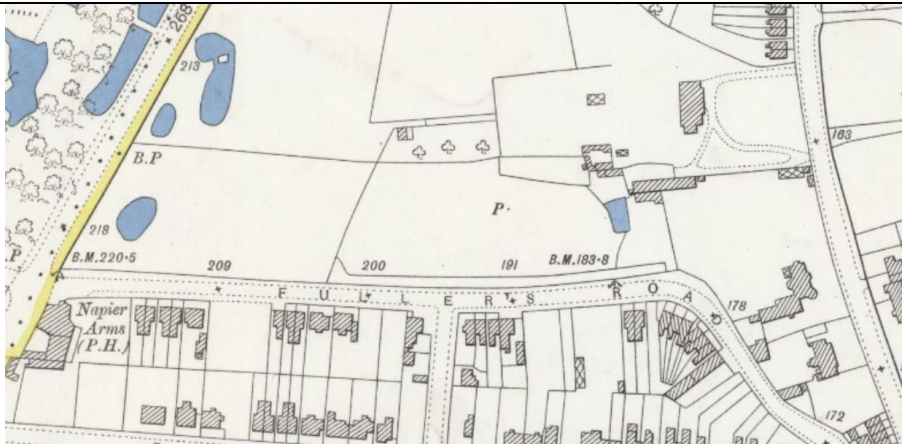



Figure 3: Area prior to development. OS first edition 1897



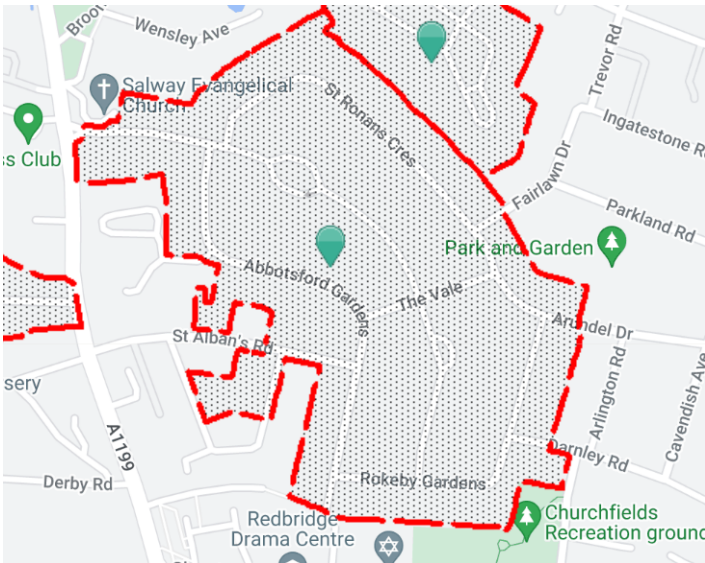
Figure 4: Empress Avenue. OS Map 1920

11. Social / Communal Interest
N/A
12. Group Value (Sites with a strong group value with other heritage assets)
The road has a strong group value due to the consistent design.

Figure 5: Houses on south side

13. Landmark / Townscape Status							
N/A							
14. Archaeological Interest							
Low archaeological value as examples of earlier twentieth century vernacular.							
15. Overall Condition							
Good	x	Fair		Poor		Very Poor	
Unknown		Notes:					
16. Recommended for inclusion				Yes	x	No	
17. Date of assessment				09/12/2022			

Laing Estate

Section A: General Information

1. Name	Laing Estate	
2. UID		
3. Address	The Vale	
4. Postcode	IG8 9BX	
5. Grid Ref	E 540335 N 191138	
		
6. Description		
<p>The residential precinct covers the area of the planned development by John Laing and Sons. The estate was laid out and constructed in the 1930s. The area comprises of two-storey, detached and semi-detached dwellings set along a series of long, curved roads. The properties are neo-Georgian in style that mirror in design; typically, red/brown brick in stretcher bond, under a clay tiled hipped roof with chimneys, full height canted bays with hanging tiles and entrances recessed behind storm porches. The dwellings are set back from the roads which are lined with trees.</p>		

Section B: Assessment

7. Age (X)								
Pre-1840		1840-1913		1914-1947	x	Post 1947		
							Exact date (if known):	
8. 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							
9. Aesthetic / Architectural Interest								
<p>The area's architectural and aesthetic value derives from the dwellings dating from the 1930s, that are of a coherent design. The architectural design of the dwellings is indicative of early-mid twentieth century local and national housing styles. The consistency in character and long sweeping roads that are lined by trees are verdant landscaping are intrinsic to the areas suburban character.</p>								
<p>Some of the architectural/ aesthetic value of the area has been impacted by loss of original details and extensions. Loss of original material details; chimneys; verdant frontages; front, and large side extensions and roof form alterations have had the most notable effect of the area's original appearance.</p>								



Figure 1: St Albans Road

10. Historic Interest

The 1920s Ordnance Survey map shows the area between Salways Hill (now the A1199) railway line and above Churchfields as predominantly undeveloped farmland. The 1946 Ordnance survey map shows the Laing Estate fully developed as well as surrounding infill development.

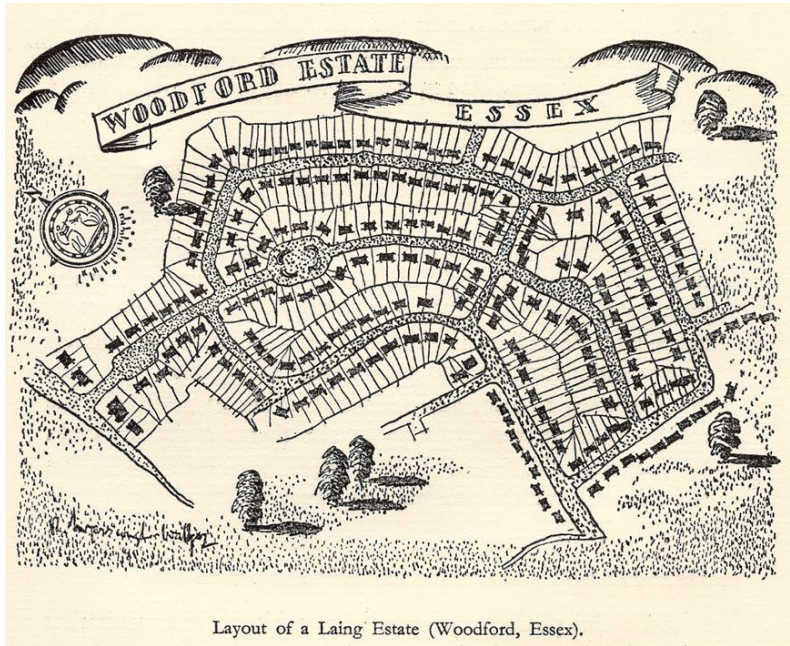
The Laing Estate was constructed by John Laing and Sons which became one of the largest civil engineering and construction companies of the twentieth century. They are responsible for several planned interwar and post-war housing developments across Britain.



Figure 2: Ordnance Survey map 1920 (scale 1:2500)



Figure 3: Ordnance Survey map 1946 (scale 1:2500)



Layout of a Laing Estate (Woodford, Essex).

Figure 4: Laing Estate Brochure c.1930s

The Laing Estate is representative of the area’s interwar expansion and is also representative of national movements responding to social changes (raising standards of housing, an expanding working and middle class and promotions of home ownership) and to provide more housing for the rapidly growing population, and particularly outer London expansion.

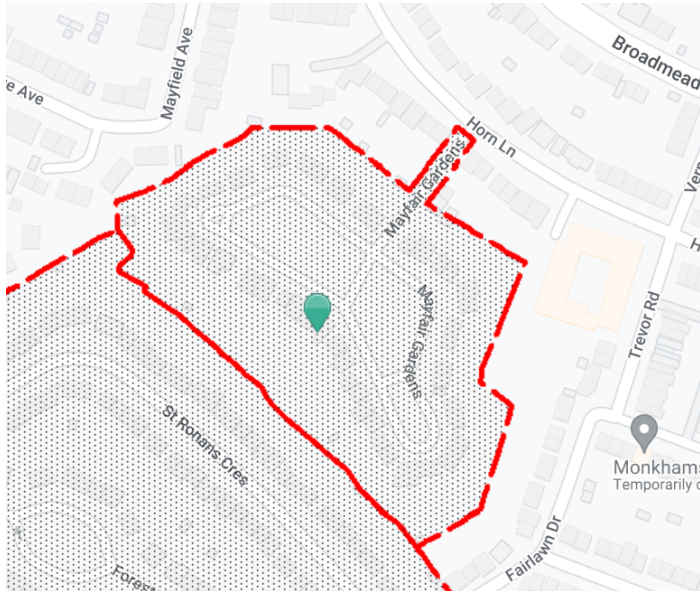
11. Social / Communal Interest

N/A

12. Group Value (Sites with a strong group value with other heritage assets)							
The area has group value due to the many houses which are of a coherent design forming a planned development. The consistency in design, rhythm of the streetscene and spaciousness of the development has been eroded by later additions and extensions.							
13. Landmark / Townscape Status							
The area's character and appearance largely derive from its building stock dating from the early 1930s that is of a coherent design with verdant landscaping presenting a suburban character. The Laing Estate therefore has some townscape merit.							
14. Archaeological Interest							
Some archaeological value as the area provides evidence of the area interwar construction methods and use of materials.							
15. Overall Condition							
Good	x	Fair		Poor		Very Poor	
Unknown		Notes:					
16. Recommended for inclusion				Yes	x	No	
17. Date of assessment				09/12/2022			

Mayfair Gardens

Section A: General Information

1. Name	Mayfair Gardens
2. UID	
3. Address	Mayfair Gardens
4. Postcode	IG8 9AB
5. Grid Ref	E 540310 N 191356
	

6. Description

A small a cul-de-sac of mainly 1930s housing overlooking centrally landscaped islands. Accessed via Horn Lane which is north-east of the cul-de-sac. St Ronan Crescent is to the south-west.



Figure 1: Mayfair Gardens

Section B: Assessment

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

9. Aesthetic / Architectural Interest

The architectural interest of the area largely derives from the architectural and landscaping charm of the 1930s residential development. Common features include hipped roofs, circular bay windows, gables, render, brick and half timbering effect. However, their architectural and aesthetic value is low; the dwellings are typical of early twentieth century vernacular. The aesthetic interest of the area really stems from the landscaped islands which result in the cul-de-sac having a garden character. The area almost feels isolated from the surrounding development, due to its position set back from the road, the fact that it is a cul-de-sac and the green islands that allow the area to have a suburban feel.

Most properties within the area have been altered which has detracted from their original character and the character of the area. Alterations include replacement uPVC windows, and replacement roof coverings. Side, roof, and front infill extensions have also undermined their original scale and form.

The loss of front gardens and replacement for driveways has also adversely impacted the garden character of the area.



Figure 2: Landscaped islands

10. Historic Interest

Mayfair Gardens was built on land formerly owned James Bridger, a landowner who owned a 100 acre estate in the area of Woodford and Chigwell including Belmont Park.



Figure 3: OS Map 1920 showing area that would become Mayfair Gardens

11. Social / Communal Interest

For over 50 years residents of the area have planted and maintained rose beds on the landscaped islands.

12. Group Value (Sites with a strong group value with other heritage assets)

While the modern alterations to houses has resulted in some inconsistency of appearance, most of the properties original form remain recognisable. Therefore, the properties are of group value.



Figure 4: Mayfair Gardens

13. Landmark / Townscape Status

N/A

14. Archaeological Interest

Low archaeological value as examples of earlier twentieth century vernacular.

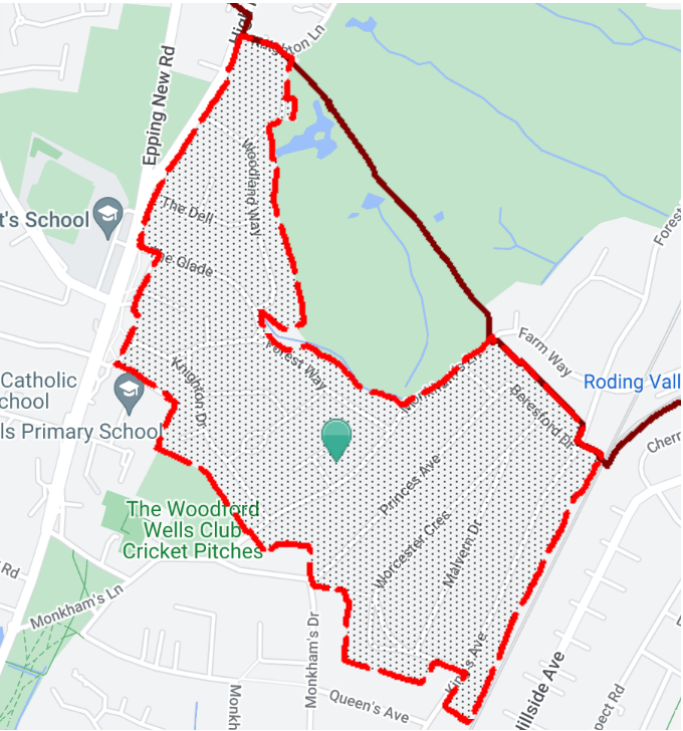
15. Overall Condition

Good		Fair	x	Poor		Very Poor	
Unknown		Notes:					
16. Recommended for inclusion				Yes	x	No	
17. Date of assessment				09/12/2022			

Monkhams

Section A: General Information

1. Name	Monkhams
2. UID	
3. Address	Princes Avenue
4. Postcode	IG8 0LW
5. Grid Ref	E 541068 N 192777

A map of the Monkhams area. The map shows a network of roads including Epping New Rd, Woodland Way, Farm Way, Roding Vall, Cherr, Millside Ave, Queen's Ave, Monkham's Dr, Worcester Cres, Malvern Dr, Princes Ave, and Monkham's Ln. Key locations marked include 't's School, Catholic school, Is Primary School, The Woodford Wells Club Cricket Pitches, The Dell, The Glade, and Woodland Way. The area is outlined in red.


6. Description
<p>The area covers the northern part of the planned Monkhams Estate. The estate was laid out and constructed from the early 1900s to the 1930s. The area is comprised of several roads, including the northern part of Kings Avenue, Malvern Drive, Princes Avenue, part of Monkham's Lane, and Woodland Way which is at the far north/north-east of the area. To the south is the southern area of the Monkhams Estate which is within Woodford Broadway Conservation Area. The estate is characterised by large single dwellings built on spacious plots with generous spaces between buildings.</p>  A photograph of Worcester Crescent, showing large single dwellings with red roofs and white walls, set back from the road with generous spaces between buildings. The road is paved and has a white dashed line. There are trees and a blue sky in the background.

Figure 1: Worcester Crescent

Section B: Assessment


7. Age (X)							
Pre-1840		1840-1913	x	1914-1947	x	Post 1947	
Exact date (if known):							
8. 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						
9. Aesthetic / Architectural Interest							
<p>The quality of the housing stock in this area is high, dominated by large houses that display a variety of different details. The area is largely defined by its chronological development. Though the houses in the northern part of the Monkams Estate have less ornamentation than those in the southern part, they are – for the most part - an attractive group of houses. Architectural value lies in the architectural unity of the properties and the contrasting greenery provided by gardens and surviving elements of Epping Forest. Though many properties have had alteration – much of which has had a negative effect such as inappropriate hip to gable roof extensions and use of UPVC – the architectural unity is still apparent.</p>							
							
Figure 2: Green, suburban appearance of Monkams Estate.							
10. Historic Interest							
<p>Monkams origins date back as far back as the twelfth century and for most of its history it was a country estate in what was then rural Essex. However, it is the area's twentieth century development that contributes the greatest amount of historic value. In 1903 the estate was owned by Arnold Hills – founder of West Ham United. Due to his debts, he sold the estate to James Robert Twentyman, who bought it for the sum of £60,300 having made his fortune in China. Twentyman had seemingly little interest in the house, and quickly began to sell the land as building plots. The southern section was built first (now part of Woodford Broadway Conservation Area). From the mid 1910s the rest of the estate was developed. Several builders were involved in constructing this part of the estate, including applications by Barclay, Lee, Edmondson, Clare, Sheppard, Osborn, Flaxman & Wright, Starke, Young, Peachey and Twentyman himself. After Twentyman's death in 1928, his trustees sold the remaining plots for development. Monkams House survived until 1930 when it was demolished to make way for Park Avenue.</p>							



Figure 3: OS Map 1920; early development in the north section of the Monkham's Estate

The Monkham's Estate is representative of the area's interwar expansion and is also representative of national movements responding to social changes (raising standards of housing, an expanding working and middle class and promotions of home ownership) and to provide more housing for the rapidly growing population, and particularly outer London expansion.

11. Social / Communal Interest

N/A

12. Group Value (Sites with a strong group value with other heritage assets)

Though many of the properties are altered, architectural unity is still apparent. Therefore, the early twentieth century properties are of group value.



Figure 4: House with later additions

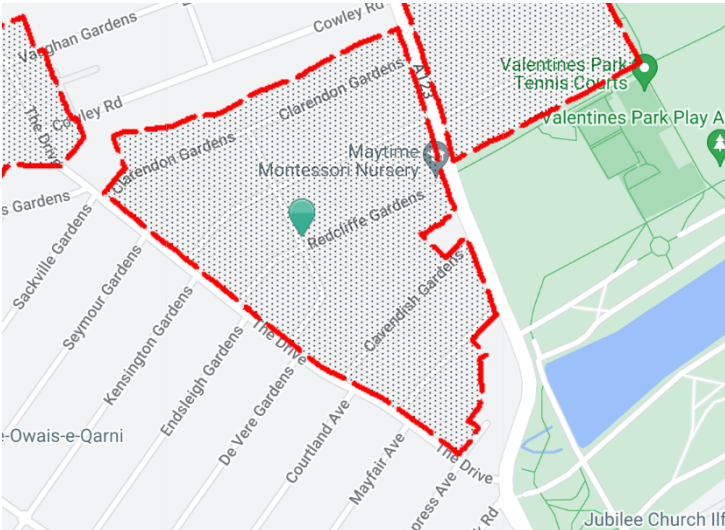
13. Landmark / Townscape Status

N/A

14. Archaeological Interest							
Low archaeological value as examples of earlier twentieth century vernacular.							
15. Overall Condition							
Good	x	Fair		Poor		Very Poor	
Unknown		Notes:					
16. Recommended for inclusion				Yes	x	No	
17. Date of assessment				09/12/2022			

North Cranbrook Park

Section A: General Information

1. Name	North Cranbrook Park	
2. UID		
3. Address	Cavendish Gardens	
4. Postcode	IG1 3EA	
5. Grid Ref	E 543166 N 187366	
		

6. Description

The area is located to the west of Valentines Park, occupying a roughly triangle shape. It is bounded by The Drive to the west and Cranbrook Road to the east. The area includes Clarendon Gardens and extends south to Beaufort Gardens. The area's development dates from the early twentieth century and is predominantly two-storey, semi-detached and terraced dwellings of similar designs.

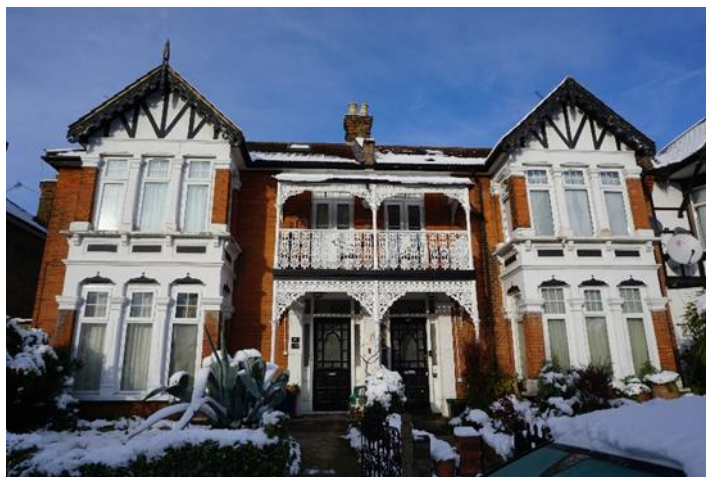


Figure 1: Clarendon Gardens

Section B: Assessment

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

9. Aesthetic / Architectural Interest

The architectural and aesthetic value of the area derives from the Edwardian dwellings which are of similar scale, form, and appearance.

Clarendon Gardens & Ranelagh Gardens

Roads are set on an east-west axis. The dwellings present an attractive Edwardian character. Their roof form is typically hipped with double height bays under gable fronted roofs. Elevation materials include red brick to front, stock brick to flanks and pebble dash render.

Notable features include decorative barge boards and finials, elaborate metal balconies and verandas to the front elevation, half timbering effect, oriel windows and stone window dressing. Some properties appear to retain original front doors. Chimneys have largely been retained although some are without chimney pots.

Redcliffe Gardens (north side)

Set on an east-west axis, dwellings along the north side of Redcliffe Gardens are two-storey semi-detached dwellings that mirror in design. They properties well set back from the road; the set back positioning and the gaps between the semi-detached pairs affords a more spacious feeling. Features include double height bays under gabled roofs with half timbering, decorative barge boards and finials. Windows have stone dressing some with timber sash windows. Some appear to retain original porches with leaded windows. Typically constructed from red brick with redbrick chimneys, although few examples of render.

Redcliffe Gardens (south side), Arlington Gardens, Cavendish Gardens and Beaufort Gardens

Two-storey terraced dwellings of an Edwardian appearance. The dwellings are the same in design with a central entrance flanked by double height bays with either gabled or hipped roofs. Their decoration is simpler compared to the dwellings along Clarendon Gardens, Ranelagh Gardens and Redcliffe Gardens (north side). This type of dwelling is more prevalent throughout Redbridge and therefore more typical in their character and appearance. Many dwellings have been rendered, have modern windows, doors and roof coverings, and lost front gardens.

The Drive and Cranbrook Road

Two-storey detached, semi-detached and terraced dwellings as well as some commercial properties. Some dating from the early twentieth century with some modern infill dwellings. Early twentieth century properties have mostly been altered or extended.

A late nineteenth century semi-detached pair (297-299 Cranbrook Road) and detached dwelling (6 The Drive), were the first dwellings constructed within this precinct. 297-299 Cranbrook Road were formerly part of a row which has since been demolished and replaced with later development.

Many properties throughout the area have replaced original roof coverings and uPVC windows. The loss of front gardens and trees lining the roads is also unfortunate as this erodes the suburban character. This presents an opportunity for enhancement.



Figure 2: Cavendish Gardens

10. Historic Interest

No known notable associations at present.

11. Social / Communal Interest

N/A

12. Group Value (Sites with a strong group value with other heritage assets)

The dwellings have group value due to their consistent design with similar features.

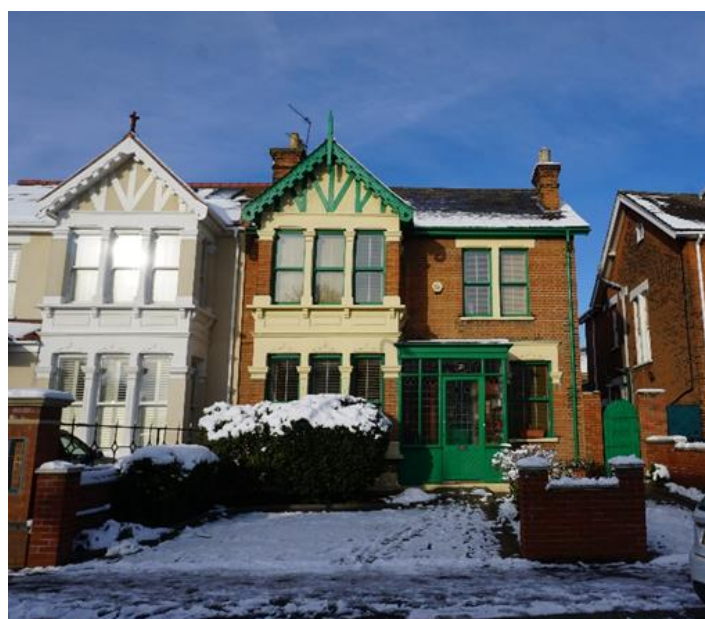


Figure 3: Redcliffe Gardens (north side)

13. Landmark / Townscape Status

Clarendon Gardens, Ranelagh Gardens & Redcliffe Gardens (north side) have some townscape value. They have a character and appearance that positively contributes to local character and distinctiveness. There is differentiation in character from the surrounding area.

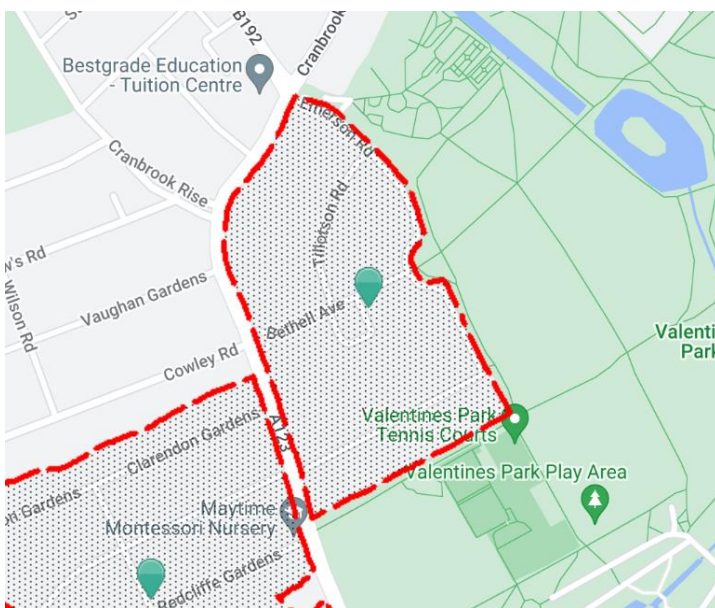
14. Archaeological Interest

Some archaeological value as examples of Edwardian vernacular architecture and buildings techniques.

15. Overall Condition						
Good	x	Fair		Poor		Very Poor
Unknown		Notes:	<p>It is recommended that the boundary of the area is reduced to include Clarendon Gardens, Ranelagh Gardens, and the north side of Redcliffe Gardens. Dwellings have better retained their original character and are good examples of the area's early twentieth century residential development.</p> <p>297-299 Cranbrook Road and 6 The Drive are located too far from the above roads to be drawn into the residential precinct but may be considered for inclusion on the local list.</p>			
16. Recommended for inclusion			Yes	x	No	

Valentines

Section A: General Information

1. Name	Valentines
2. UID	
3. Address	Bethell Avenue
4. Postcode	IG1 4UU
5. Grid Ref	E 543210 N 187748
 <p>The map shows the Valentines area, a roughly square-shaped development. It is bounded by Cranbrook Road to the north and west, and Valentines Park to the east and south. The area includes streets such as Cranbrook Rise, Vaughan Gardens, Cowley Rd, Bethell Ave, Tiffleton Rd, and Clarendon Gardens. Landmarks include Bestgrade Education - Tuition Centre, Valentines Park Tennis Courts, Valentines Park Play Area, Maytime Montessori Nursery, and Redcliffe Gardens. The area is shaded in green and outlined with a red dashed line.</p>	
6. Description	<p>Valentines is roughly square in shape and is bounded by Valentines Park to the east and south and to the north and west by Cranbrook Road. The development dates from the early twentieth century and comprises of detached and semi-detached dwelling of varying designs.</p>

Section B: Assessment

7. Age (X)							
Pre-1840		1840-1913	x	1914-1947	x	Post 1947	
							Exact date (if known):
8. 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						
9. Aesthetic / Architectural Interest							
<p>The area includes good examples of early twentieth century vernacular architecture of differing designs. Typically, two-storeys and of a larger scale compared to surrounding area.</p> <p>Features include canted and bow bay windows, oriel windows, red brick, clay hanging and roof tiles, half timbering, prominent chimneys, decorative barge boards and porches, finials. The area also includes some good examples of Arts and Crafts Vernacular along Holcombe Road which are note and greatly contribute to the area's historic building stock.</p> <p>Some properties appear to retain original features which has preserved the area's character.</p> <p>Whilst there are examples front gardens being replaced with hardstanding for driveways, the area maintains a verdant appearance due to the tree lined streets and The Square. Properties that have soft landscaping to the front are positive.</p>							



Figure 1: Holcombe Road

10. Historic Interest

A planned development, constructed on land formerly part of the Valentines Estate. The last owners were the Ingleby family who sold the land to the council. The residential precinct was a scheme for seventy houses laid out by H. C. Lander for the Town Planning and Garden City Co. Ltd around 1910. Pevsner notes the larger than average individual dwellings.

The residential development benefits from a visual relationship with the Valentines Mansion and its remaining parkland; There are views of the parkland and mansion from several aspects within the residential precinct. There are also pedestrian accesses to the park from Emerson Road. Valentines Park is a Grade II listed Park and Garden (list entry: 1000843, with several listed structures within the site including the Grade II* Valentines Mansion (list entry: 1081014).



Figure 2: Bethell Avenue

11. Social / Communal Interest

N/A

12. Group Value (Sites with a strong group value with other heritage assets)

The mix of good quality Edwardian and Arts and Crafts houses, that were constructed as part of a planned development, make use of similar materials and architectural details ensure the dwellings have a clear design relationship.



Figure 3: Emerson Road

13. Landmark / Townscape Status

Rows of dwellings that are good example of early twentieth century vernacular combined with the tree lined roads and verdant landscaping ensures the area has townscape value.

14. Archaeological Interest

Some archaeological value as evidence of early twentieth century construction methods and architectural styles.

15. Overall Condition

15. Overall Condition						
Good	x	Fair		Poor		Very Poor
Unknown		Notes:	Due to the character and appearance of the area and its architectural interest as well as its relationship with the listed Valentines Park the area could be considered for designation as a Conservation Area.			
16. Recommended for inclusion				Yes	x	No
17. Date of assessment				03/12/2022		

Place Services

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