

Appendix C: Local Heritage List

Buildings Removed from Local Heritage List

**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

Issue:	1
Date:	20/03/2023
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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.

Entries Removed from Local Heritage List

Buildings and Structures Removed from the Local Heritage List

As part of the review process, some entries have been removed from the Local Heritage List because they have been demolished, unsympathetically altered in a way which has removed their heritage value, or statutory listed at Grade II. The below table lists the entries to be removed. The details and assessments of the heavily altered buildings are below. It was not possible to assess the demolished buildings, and no assessment was made of the statutory listed buildings as these can be found on the Historic England website.

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

17-18 Broomhill Rd, Woodford	Broomhill Rd, 17 - 18	IG8 9EZ	Woodford Green
185 Whitehall Road	Whitehall Road, 185	IG8 0RH	Woodford Green

Proforma: 42-44 High Street (East side)

Section A: General Information

1. Name	42-44 High Street (East side)		
2. UID	N/A		
3. Address	High Street (East side), 42 - 44		
4. Postcode	E11 2RJ		
5. Grid Ref	E 540570 N 188357		
6a. Conservation Area	Yes	X	No
6b. If yes, which CA	Wanstead Village		

7. Description
Previous description: C18 late. Three storeys. Two windows wide. Yellow stock brick. Double pitch slate roof. Double hung sash windows under gauged flat arches. C19. Shopfronts. No.44 has replacement 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						
	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 property has been significantly altered. The original form and original features including windows and shop fronts have been lost. Number 44 has a mansard roof and Number 42 recently permitted works (2020) including alterations to fenestration with part rebuilding of front elevation and roof alterations. Externally only historic fabric that remains it's the stock brick façade. Number 42 was under development at the time of assessment, however, as a result on the 2020 permitted scheme it is likely that only the shop remains which is of low architectural and aesthetic interest.							
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		Fair	X	Poor		Very Poor	
Unknown		Notes:	The property has been heavily altered and therefore does not meet criteria for locally list.				
17. Recommended for inclusion				Yes		No	X
18. Date of assessment				22/12/2022			

Proforma: 42-44 High Street (East side)

Section A: General Information

1. Name	Former F. Harris Butchers Shop			
2. UID	N/A			
3. Address	High Road (west side), 449			
4. Postcode	IG8 0XE			
5. Grid Ref	E 40091 N 92067			
6a. Conservation Area	Yes	X	No	
6b. If yes, which CA	Woodford Green			

7. Description
<p>Mid to late 19th Century. Formerly 'F. Harris' butchers' shop that had Victorian origins. A three-story building with shopfront at ground floor. Historic shopfront was removed c.2005. Modern shopfront includes consoles, plinths, fascia, mullions, transom and stallriser. Interior has also largely been removed.</p> <p>Previous Description: C19 mid to late. Victorian butchers' shop. 'F. Harris' in original condition. Full width double hung sash with brass handles flanked by doors and having marble stallriser, high level meat rail, blind etc. Interior with floor to ceiling white glazed tiles set diagonally, decorated cash desk, meat rails etc. A rare survivor and veritable museum piece.</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							
The original shopfront was of a high standard of craftsmanship, but this has now been lost. Whilst the modern shopfront is of a good design, it is of little architectural or aesthetic value. The rest of the exterior is of minor architectural value as a recognisable Victorian building.							
11. Historic Value							
The building is of historic value as the former 'F.Harris' butchers, which had Victorian. However, this historic value has been considerable reduced by the end of its use as a butchers and, more significantly, by the loss of the historic shopfront and interior.							



Shopfront of 449 High Road in the 1980s.

12. Social / Communal Value

N/A

13. Group Value

Of group value with the neighbouring Victorian buildings, especially its neighbour No.453 which were originally symmetrical.

14. Landmark / Townscape Value

N/A

15. Archaeological Value

Limited archaeological value

16. Overall Condition

Good		Fair	X	Poor		Very Poor	
Unknown		Notes:					

17. Recommended for inclusion

Yes

No

X

18. Date of assessment

04/11/2022

Proforma: 48 Fullers Road

Section A: General Information

1. Name	48 Fullers Road			
2. UID	N/A			
3. Address	Fullers Road, 48			
4. Postcode	E18 2QA			
5. Grid Ref	E 539791 N 190987			
6a. Conservation Area	Yes		No	x
6b. If yes, which CA				

7. Description
Thought to be C18 early/mid. Altered. Originally a detached house with front to Stanley Road. Two storeys with roof extension. Roof with valley gutter, raised parapet with urn and Victorian porch with gable and barge boards, and double hung sashes have all been removed. Extensive alterations in the 1980s.

Section B – Assessment

8. Age (X)							
Pre-1840	X	1840-1913		1914-1947		Post 1947	
Exact date (if known):							1903
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 property is of negligible architectural and aesthetic interest due to the major alterations to the use. Externally, very little of the original form and design survive.							
11. Historic Value							
The property's historic value has been greatly reduced due to the significant alterations. Originally, of value as a 18th century house, it is now more of a late twentieth century house. For comparison a photo taken in 1978 can be found on the London Metropolitan Archive website.							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							

15. Archaeological Value							
There is a limited amount of archaeological potential as internally historic fabric may survive.							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:	Interior not inspected				
17. Recommended for inclusion				Yes		No	X
18. Date of assessment				09/12/2022			

Proforma: 17-18 Broomhill Road

Section A: General Information

1. Name	17-18 Broomhill Road		
2. UID	N/A		
3. Address	17-18 Broomhill Road, Woodford		
4. Postcode	IG8 9EZ		
5. Grid Ref	E 540164 N 191753		
6a. Conservation Area	Yes	X	No
6b. If yes, which CA	Woodford Green		

7. Description
Built circa 1882. A semi-detached pair set over two storeys with attic and basement level. Constructed from red brick with some render. Full height canted bay windows to front. Hipped roof with gable elements to front with decorative barge boards. Number 17 has entrance off Fairfield Road. Gable canopy with decorative timber to both entrances.

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 a typical late nineteenth century residential dwelling by virtue of its scale, form and materials. Its overall architectural detailing is simple. The property has been heavily extended including an infill roof extension, undermining its form. Number 18 has a large side extension eroding the pair's original character and appearance. Windows and roof appear to be modern replacements. There are better examples of late nineteenth century dwellings within the locale.							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
Some group value with the other late nineteenth century dwellings along Broomhill Road. However, the semi-detached pair are of a smaller scale and simpler design.							
14. Landmark / Townscape Value							
N/A							

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		No	X
18. Date of assessment				11/01/23			

Proforma: 185 Whitehall Road

Section A: General Information

1. Name	185 Whitehall Road			
2. UID	N/A			
3. Address	Whitehall Road, 185			
4. Postcode	IG8 0RH			
5. Grid Ref	E 540267 N 193116			
6a. Conservation Area	Yes		No	x
6b. If yes, which CA				

7. Description
Previous description states: C19 early. Two storeys. Two windows wide. Brick ground floor rendered first floor. Low pitch hipped roof now renewed in concrete interlocking tiles. Double hung sash windows with glazing bars. Central entrance with round head now clipped by planted timber fascia. Number 85 is the lefthand property.

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							
The property has been altered including roof, door, and window replacement as well as large flat roof rear extension and modern render to the upper floor. As a result, the original character of the property has been lost. It is unclear on the extent of fabric loss from the public domain.							
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		No	X
18. Date of assessment				15/03/23			

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