

Wanstead Grove Conservation Area Appraisal and Management Plan

Client:
London Borough of
Redbridge

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Wanstead Grove Conservation Area Appraisal and Management Plan Consultation Draft

Project Details

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Wanstead Grove Conservation Area





1. Introduction

1.1 Summary of Special Interest

Wanstead Grove Conservation Area provides a well-preserved area of late Victorian and Edwardian suburban housing that represents an important stage in the development of Wanstead from a country village to a middle-class London suburb. The different periods of buildings and areas – as defined by the character areas – allows one to understand the historic development of the area, while the largely unchanged forms and details of the houses result in an attractive and verdant suburban area.

A number of architectural gems, including the large eighteenth century house of Applegarth, the 1890s Arts and Crafts almshouses at Roding Cottages, Nutter Lane and the Grade II listed Art Deco apartment complex of the Shrubbery, further raise the standard of the area's architectural interest. The well maintained public open space of the Nutter Recreation Ground contributes to the rural feel of the winding path of Nutter Lane, and the historic Nightingale Green is a reminder of the area's rural beginnings.

1.2 Purpose of the Appraisal

This document is to be used as a baseline to inform future change, development and design with regard to the sensitivities of the Conservation Area and its unique character.

The appraisal recognises designated and non-designated heritage assets within the area which contribute to its special interest, along with their setting. It will consider how the area developed, and its building styles, forms, materials, scale, density, roads, footpaths, alleys, streetscapes, open spaces, views, landscape, landmarks, and topography. These qualities will be used to assess the key characteristics of the area, highlighting potential impact future developments may have upon the significance of heritage assets and the character of Wanstead Grove Conservation Area. This assessment is based on information derived from documentary research and analysis of the individual character areas.

This appraisal will enhance understanding of Wanstead Grove Conservation Area and its development, informing future design. Applications that demonstrate an understanding of the character of a Conservation Area are more likely to produce appropriate designs and positive outcomes for agents and their clients.

It is expected that applications for planning permission will also consult and follow the best practice guidance outlined in the bibliography.



Figure 1 Selection of photographs taken throughout the Wanstead Conservation Area

1.3 Location

Wanstead Grove Conservation Area is located within the south-west part of the London Borough of Redbridge, which is located in the north-east of London. Wanstead Grove Conservation Area is approximately 40m east of Wanstead High Street and 408m to the south-east of Snaresbrook London Underground Station. On its west side it borders Wanstead Village Conservation Area. The Conservation Area includes all or part of the following roads:

- Grosvenor Road
- Rutland Road
- Grove Park
- Warwick Road
- The Avenue
- Hereford Road
- Stanstead Road
- Gloucester Road
- Leicester Road
- Buckingham Road
- Eastway
- Nutter Lane
- Preston Drive

The area has a planned street grid, and largely consists of Victorian and Edwardian suburban housing.



Figure 2 Rutland Road



2. Planning Policy Context

2.1 Planning Policy and Guidance

National Policy

The national legislative framework for the conservation and enhancement of Conservation Areas and Listed Buildings is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 (HMSO 1990). In particular, Section 69 of this act requires Local Planning Authorities to designate areas which they consider to be of architectural and historic interest as Conservation Areas, and Section 72 requires that special attention should be paid to ensuring that the character and appearance of these areas is preserved or enhanced. Section 71 also requires the Local Planning Authority to formulate and publish proposal for the preservation and enhancement of these areas.

National planning policy in relation to the conservation and enhancement of heritage assets is outlined in Chapter 16 of the Government's National Planning Policy Framework, or NPPF (2023). The NPPF highlights good design as one of twelve core principals of sustainable development. Sustainable development relies on sympathetic design, achieved through an understanding of context, along with the appreciation of the immediate and larger character of the area in which new development is sited.

Local Policy

Current Local Planning Policy is set out within Redbridge Local Plan (2015-2030). The policies relevant to heritage assets, good design and the Wanstead Grove area itself include:

- LP26 Promoting High Quality Design
- LP28 Advertising and Shopfronts
- LP30 Household Extensions
- LP32 Sustainable Design and Construction
- LP33 Heritage

The London Borough of Redbridge's 'Borough Wide Conservation Area Management Proposals Supplementary Planning Document' (2014) sets out a detailed management proposal for Redbridge's conservation areas, designed to both preserve and enhance their special character and appearance.



2.2 Designation of the Conservation Area

Wanstead Grove Conservation Area was designated in 2009. The boundary has remained the same since its designation. This is the first appraisal document to be completed for the Conservation Area, though an unadopted Character Appraisal of the area was made in January 2009 prior to designation.

Change has occurred since the Conservation Area was designated. This document has reviewed the Conservation Area's boundary and special interest to account for changes that have occurred since designation and provide an accurate account of the area as it is today.

2.3 Revisions to the Boundary

As part of this review, the Conservation Area boundary has been assessed. This review is in line with the NPPF guidance on Conservation Areas (paragraph 186). Following the assessment, no revisions to the boundary have been advised.



3. Heritage Assets

3.1 Designated Heritage Assets

There are five designated heritage assets within the Wanstead Grove Conservation Area boundary, including residential properties, a public house, and buildings originally associated with the grounds of the Wanstead Grove House and Estate. The five assets are:

- Garden Temple in back garden of Number 14 (Temple House) – Grade II* (Historic England Unique ID: 1357974) on Heritage at Risk Register
- Gazebo and Grotto below in back garden of Number 20 – Grade II* (Historic England Unique ID: 1081021)
- The Shubbery – Grade II (Historic England Unique ID: 1391815)
- The Nightingale Public House – Grade II (Historic England Unique ID: 1183569)
- Applegarth – Grade II (Historic England Unique ID: 1357969)

These buildings and structures have been listed due to their special historic and architectural interest under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Further information about the listing process can be found on the Historic England website <https://historicengland.org.uk/>

Listed buildings are protected by government legislation and there are policies in place to ensure that any alterations to a listed building will not adversely affect its

special interest. It is possible to alter, extend or demolish a listed building but this requires listed building consent and sometimes planning permission.

A full list of all the designated assets within the Conservation Area is included in Appendix 8.3. Prominent listed buildings are also highlighted in the description for each character area, as appropriate.

3.2 Non-Designated Heritage Assets

All buildings, features and planned landscapes within a conservation area make a contribution to its significance. These can be measured on a sliding scale of positive, to neutral, to negative contributors.

Heritage assets are defined in the NPPF as ‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.’

Not all heritage assets are designated, yet this does not mean they are of no heritage value. Buildings and other elements of the built environment such as fountains, railings, signs and landscaping can make a positive contribution to the appreciation of an area’s historic interest and its general appearance.

Local listing is an important tool for local planning authorities to identify non-listed buildings and heritage assets which make a positive contribution to the locality. Locally listed buildings within the Conservation Area are: Nos. 1-3 Grosvenor Road and Nos 57-63 Nutter Lane.



As part of the appraisal of the Conservation Area, this document has identified other heritage assets which make a positive contribution to the Conservation Area and should be considered for local listing in the future. These are identified in the descriptions of each character area outlined in Section 4 and are considered to be non-designated heritage assets.

As part of the appraisal of the Conservation Area, this document has identified heritage assets which make a positive contribution to the Conservation Area. These are identified in 3.4.

3.3 Heritage at Risk

The Grade II* Garden Temple is included on Historic England's Heritage At Risk Register, in a 'poor' condition. As a key, designated building of the Conservation Area, it is important that a solution is agreed to work towards taking this building off the register.

3.4 Positive, Neutral or Negative Elements

The map on page 12 should be read in conjunction with the key notes opposite. These outline the broad descriptions of positive, neutral and negative attributed to buildings within the Conservation Area. It should be noted that just because a building is positive it does not mean it cannot be enhanced. Some positive buildings may have intrusive features, but these are more widespread across the Conservation Area (such as inappropriate windows) and are addressed in the management plan. The buildings identified as 'Positive with opportunity for enhancement' tend to have more bespoke or fundamental issues that are not generally observed or widespread across the area.

Positive: these are buildings that have been identified as positive contributors to the character or appearance of the Conservation Area. Whist identified as positive there are likely to be improvements which can be made to better reveal the architectural interest of the building and enhance its contribution to the character and appearance of the Conservation Area. These general enhancements are noted in the management plan. One example for Wanstead Grove Conservation Area would be the replacement of windows. The buildings here have a vast quantity of UPVC and other inappropriate windows and doors, and the upgrade of these items would be beneficial as a general rule.

Positive with opportunity for enhancement: these are buildings which have been highlighted as they are positive contributors, however, their positive contribution has been compromised due to intrusive alterations or additions. These buildings can be enhanced through the removal, replacement or redesign of detracting or unsympathetic alterations. In the case of Wanstead Grove Conservation Area, buildings have been highlighted which require changes that go further than the widespread issues such as inappropriate windows and doors (UPVC), dormers and rooflights, and can include buildings with unsympathetic roof extensions, side extensions, and modern balconies.

Neutral: These buildings make no beneficial or adverse contribution to the character or appearance of the Conservation Area. It is important to ensure that neutral features do not become negative through poor design.

Negative: These buildings make an adverse or intrusive contribution to the character or appearance of the Conservation Area.

Wanstead Grove Conservation Area

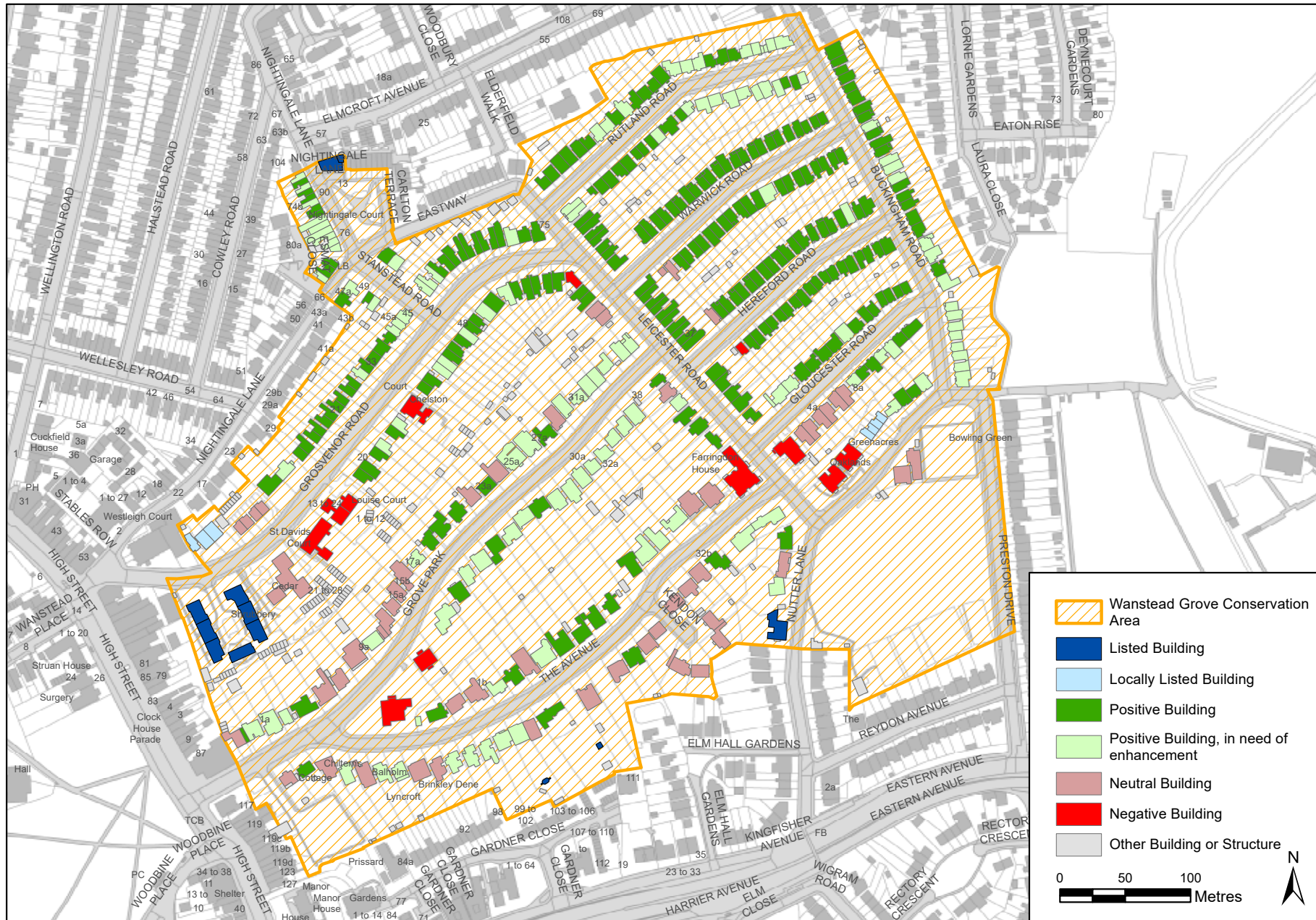


Figure 3 Map showing contribution of buildings within the Conservation Area

Wanstead Grove Conservation Area

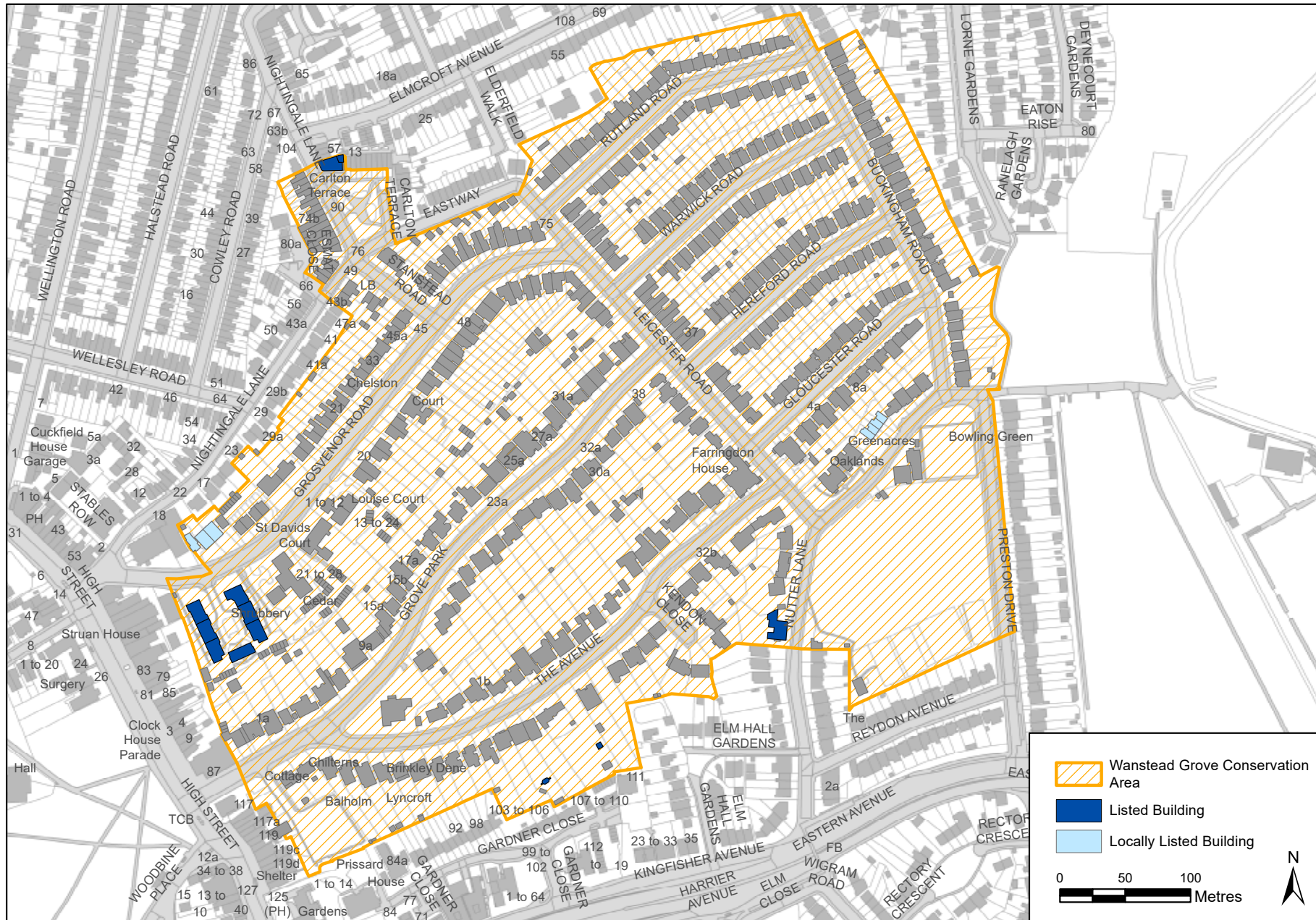


Figure 4 Map showing designated and non-designated heritage assets within the Conservation Area

4. Historical Development

The following section provides an overview of the history of Wanstead Grove Conservation Area and the surrounding area.

Medieval (1066 – 1540 AD)

The settlement of Wanstead is of medieval origin and appears in the Domesday Survey of 1086 as 'Wenesteda'. The manor was held by the Bishop of London during the eleventh century. In 1068 the total recorded population of the two manors which later comprised the parish was only 18.

Wanstead was a small, rural parish on the southern fringe of Epping Forest. Wanstead Flats, an area of heathland, also covered a large part of the parish. No buildings survive from Wanstead's medieval period, so there is little known about the settlement pattern. However, it is known that St Mary's Church replaced a pre-existing building in the 1790s located in a similar position and that Wanstead House was located not far from the church. A manor house was situated next to the church and the main centre of Wanstead's population became centred here and on Wanstead Lane (later George Lane), of which Nutter Lane, in the southern part of the Conservation Area, forms a surviving fragment. Mobs Hole, a forest side hamlet, was located where now Nightingale Green can be found. South Lane (now the Eastern Avenue), further to the south, crossed the River Roding via the Red Bridge or Hockley's Bridge, which gave the Borough of Redbridge its name.

Post-Medieval (1540 – 1901 AD)

Seventeenth/eighteenth centuries

Wanstead remained a sparsely populated area until the eighteenth century. The Chapman and Andre map (1777) shows Wanstead House which stood in extensive grounds with tree lined avenues, lakes, and woodland. Beyond the boundary of Wanstead House, the landscape was largely wooded which separates small clusters of development that line principal thoroughfares. The area attracted wealthy residents with many large dwellings. Wanstead Grove was constructed in 1609 by Sir Francis Dashwood and was thought to have been the second largest (after Wanstead House) in the area. The house was rebuilt in 1822 and had extensive formal grounds, including a long canal which partially survives as a Pond south of St David's Court on Grosvenor Road.

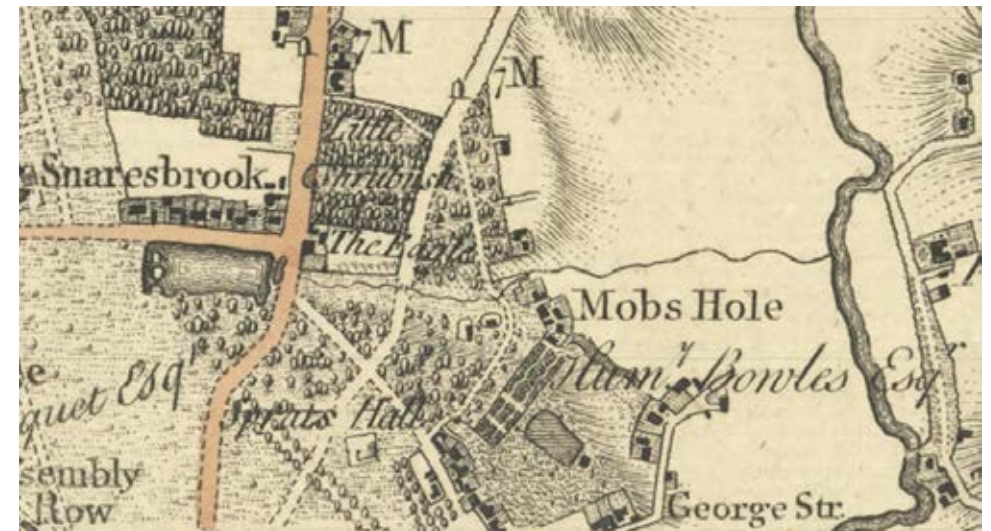


Figure 5 Chapman and Andre Map 1777

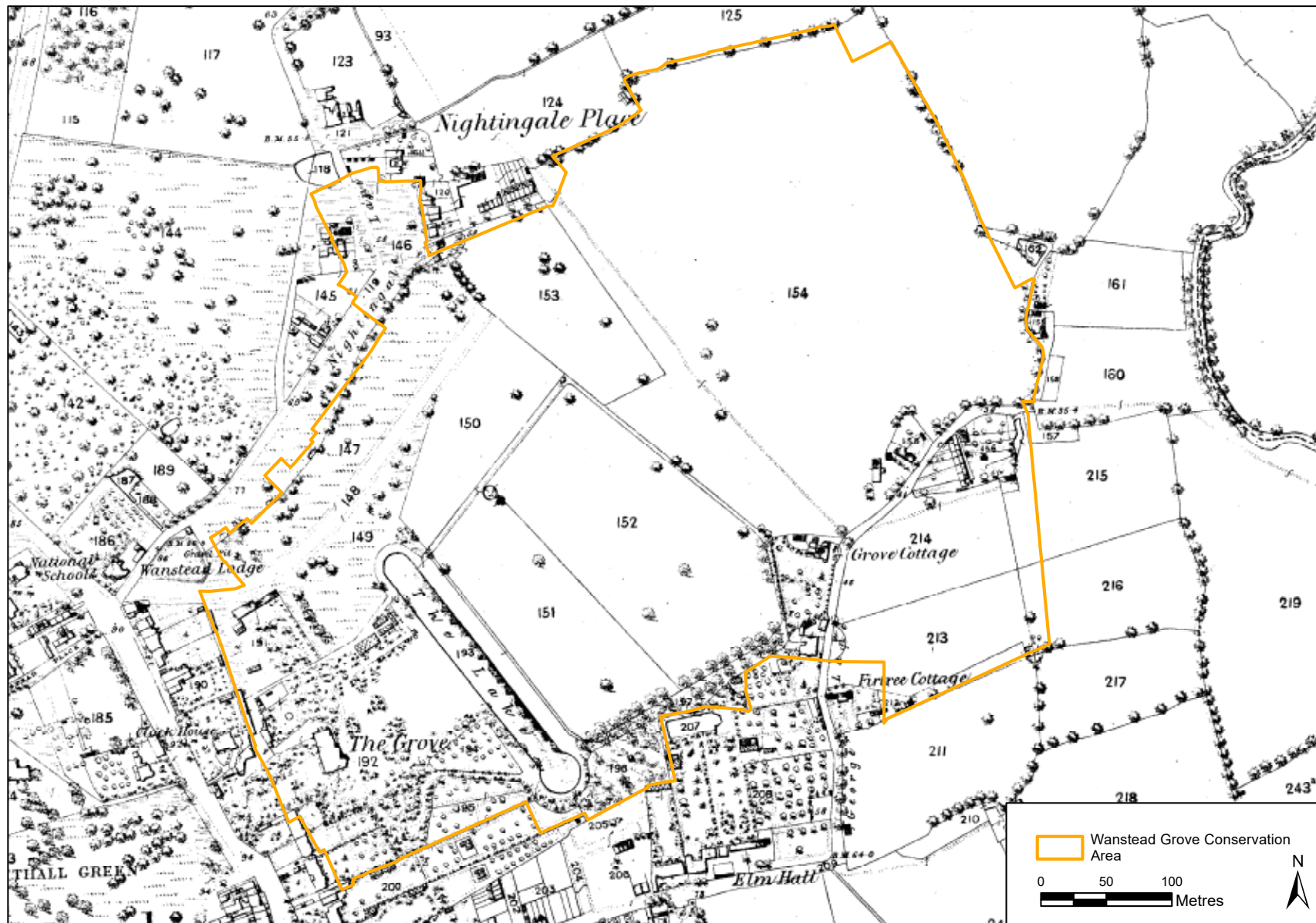


Figure 6 First Edition Ordnance Survey Map showing the Wanstead Grove Conservation Area boundary



Figure 7 Wanstead Grove House 1690

Nineteenth century

The Tithe maps of the 1840s depict a sparsely populated area with development predominantly concentrated around the High Street and George Lane (which is now Eastern Avenue). Wanstead Grove is located just east of the High Street with its substantial grounds extending to the north and east, including 'The Lake' of which remnants survive today in the back garden of No.26 The Avenue.

The first edition OS map of 1863 (Figure 6) shows a small increase in development around The Grove, particularly along the High Street. However, the surrounding areas were predominantly rural or agricultural land. The Grove and its grounds remained undeveloped.

Enclosure impacted the pace and type of development, and during the early nineteenth century development comprised of smaller cottages. However, Wanstead remained as a village until the arrival of the railway in 1856. Following the arrival of the railway new roads were laid out in Wanstead and the houses were typically larger. The population rose rapidly in the mid-late nineteenth century; in 1801 the population was 918, by 1891 it had grown to 26,292.

During the mid-late nineteenth century much of the land in Wanstead was sold for housing development. The residential dwellings that were constructed on the lands were predominantly well proportioned detached and semi-detached.

The Grove Estate was sold at auction in 1889 and the large country house was subsequently demolished. The house stood on the junction between Grove Park and The Avenue. The Grove estate was gradually developed after 1889, starting with houses in Grove Park and the Avenue. Pevsner notes the comfortably large houses by Potts, Sulman and Hennings.¹

Two eighteenth century garden buildings, formerly part of the formal gardens, remain in the rear gardens of properties at The Avenue. A gazebo remains in the garden of 20 The Avenue which is Grade II* listed (list entry: 1357974). A temple at 14 survives and is also Grade II* listed (list entry: 1081021).

The construction of the Grove Estate began in the early 1890s. Initial development on Grosvenor Road appears to have been rapid and by 1894 rows of semi-detached villas had been built along both sides providing continuous development for just over half its length. The sale of the land across both Estates was subject to

¹ Pevsner, Nikolaus, et al. Buildings of England Series: London: East (2005)



Figure 8 1829 Painting by Lady Anne Rushout of Grove House showing the Temple on the right

specific covenants that determined the nature of building that would be permitted on the land. These covenants stipulated that the buildings must be situated at least 20 feet from the road and conform to a specified plan and character being of either detached or semidetached form.

The 1897 second edition OS map (Figure 9) shows that the areas surrounding the Wanstead Grove Conservation Area were well established residential developments. Grosvenor Road is well established with semi-detached dwellings. Grove Park and The Avenue remain sparsely developed with only a few houses concentrated to the west, the east remains as open land. Rutland, Warwick and Hereford Road have not yet been laid out with the land still comprising of open field.

Modern (1902-Present)

By the early twentieth century the Estate was well established, and the development pattern was dense. As a result, there was land shortages for further residential development. This stimulated the construction of flats. The Shubbery, located on Grosvenor Road, was constructed in 1935 by Cockett, Henderson & Gillow for the North-East London Property Company Ltd. The apartment blocks are constructed in an Art Deco style and are now Grade II listed (list entry: 1391815).

The 1919 third edition OS map (Figure 10) shows that the Grove Estate was well established by the early twentieth century with most of the estate houses being

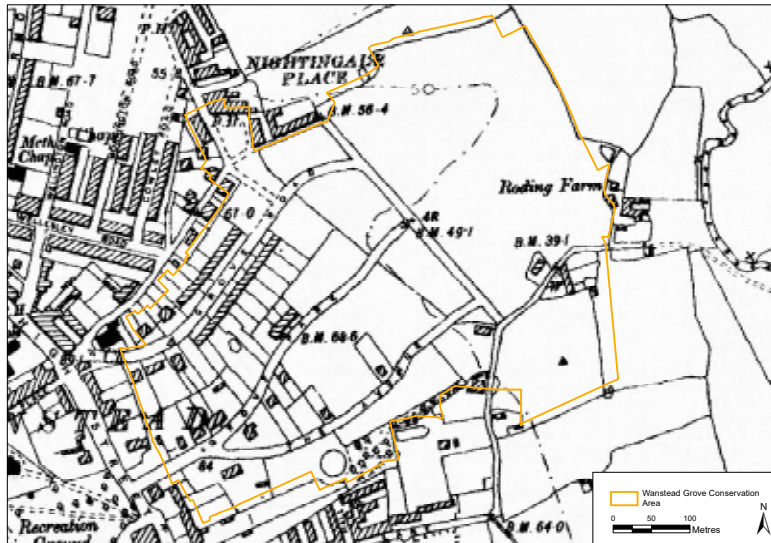


Figure 9 Second Edition Ordnance Survey Map showing the Conservation Area boundary

constructed. Rutland Road, Warwick Road and Hereford Road had been laid out and semi-detached villas constructed.

In 1921 Nutter Field was donated to the people of Wanstead by the Nutter sisters (daughters of a wealthy cheese merchant and who the lane is named after) for the purpose of leisure and recreational use.

The 1946 OS map shows the road layout of the area remaining largely unchanged from the 1919 map, with some infill development within The Grove Estate and new housing developments in the surrounding areas. The most notable developments in The Grove Estate area include the construction of The Shubbery and the establishment of Nutters Lane (formerly George Lane) and Nutters Field which is marked as a sports ground.

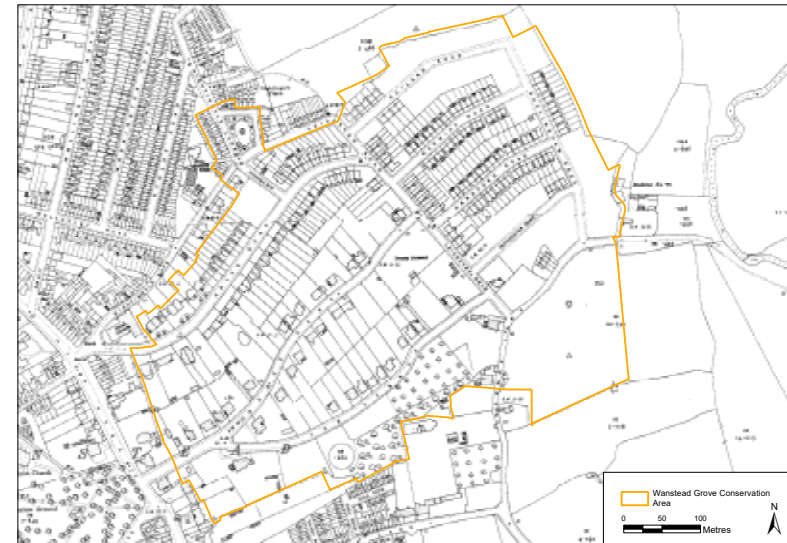


Figure 10 Third Edition Ordnance Survey Map showing the Conservation Area boundary

Many of Wanstead's houses were damaged during the war, although the majority of The Grove Estate houses have survived. Wanstead Underground Station opened in 1947 as an extension to the Central Line (the opening was delayed by the war). At this time construction was limited to repairing damaged houses. Later infill development of demolished premises included small blocks of flats. The Grove Estate has seen some mid-late twentieth century infill development which is predominantly residential.

Grove Cottage, which formerly stood on the corner of Nutter Lane and Leicester Road and was known to have been one of Wanstead's oldest buildings but was demolished in 1957.

5. Assessment of Significance

5.1 Architectural and Historic Interest

Wanstead Grove Conservation Area is of special historic and architectural interest as a well-preserved area of late Victorian and Edwardian suburban housing that represents an important stage in the development of Wanstead from a country village to a middle-class London suburb, which directly impacted the change in the type of housing built in the area. The juxtaposition between the different phases of nineteenth and early twentieth century development, shown in the different architectural and urban forms, is quite unique and adds historic and architectural interest.



Figure 11 Rutland Road

The intact layout and built form of the planned street grid, which includes Grosvenor Road, Grove Park and Leicester Road, as well as the other residential side streets, creates a significant contribution to the special interest of the Conservation Area in terms of architectural styles, materials and quality.

The Estate Counties covenants, which controlled the scale of development and proximity to the street frontage, have ensured that the building stock and its contribution to the spacious and verdant character of the area has largely been maintained. The materials and designs of these buildings were – and remain – broadly consistent due to the relative rapid development of the housing stock by a limited number of builders and the restricted set of ‘pattern book’ designs used. This – and the limited twentieth and twenty-first century infill development – has resulted in the historic and architectural interest of the area remaining largely intact. However, inappropriate additions and alterations, such as the replacement of original windows and doors with uPVC and the addition of excessive rooflights, have reduced the special interest of the Conservation Area.

The historic layout, largely evident to this day, is of importance. Development radiated out from Wanstead High Street (part of the setting of the Conservation Area) into the surrounding fields and parkland, during the development of Wanstead as a Victorian suburb. This original focus of development close to the High Street and Snaresbrook Station, including Wanstead Grove area, is still visible and intact. The juxtaposition of the earlier winding roads of Grosvenor Road, Grove Park and The Avenue – and the types of houses that were constructed - against the grid pattern of the road off Leicester Road is of historic interest as it allows one to understand the changing design, layouts and fashions of planned estates during the late-nineteenth and early-twentieth century.

The area is predominantly composed of historic buildings constructed between the 1880s and 1940s, and although many of these buildings have been altered and extended over time, sometimes unsympathetically, many retain their original features and their overall form and consistent designs are still evident and create an attractive suburb.

A number of architectural gems, including the large eighteenth century house of Applegarth; the 1890s Arts and Crafts almshouses at Roding Cottages, Nutter Lane; and the Grade II listed Art Deco apartment complex of the Shrubbery (Figure 7), further raise the standard of the area's architectural interest. The well maintained public open space of the Nutter Recreation Ground contributes to the rural feel of the character area, alongside the winding path of Nutter Lane. Its history as a historic philanthropic gesture by the Nutter sisters of Applegarth is of historic interest and it contributes to the settings of both Applegarth and Roding Cottages.

Nightingale Green and The Nightingale Public Houses are a tangible connection to Mobs Hole Hamlet, and the rural origins of the area.

Also, of national architectural and historic interest are the surviving parts of the Wanstead Grove Estate gardens and parkland. Not only are the grade II* Temple and Grotto & Gazebo (Figures 8 and 9) of significant architectural and aesthetic interest due to their high-quality overall design and individual features, but they are also of historic interest due to their association with the former estate; individuals such as Lady Anne Rushout; and their modern unique setting within the gardens of modern twentieth century and twenty-first century houses.



Figure 12 The Shrubbery



Figure 13 The Temple



Figure 14 The Grotto



5.2 Character Areas

As part of this appraisal, Wanstead Grove Conservation Area has been divided into five Character Areas:

Character Area One: Grosvenor Road (west)

Character Area Two: Grosvenor Road (east) and Counties Estate

Character Area Three: Nutter Lane

Character Area Four: Grove Park and The Avenue

Character Area Five: Nightingale Green

The areas have been determined by building typology, historical development, land use and appearance. However, many of the defining characteristics of each Character Area are present and repeated in other sections of the Conservation Area, which emphasises the homogenous character and architectural significance of the Conservation Area. The following descriptions are not exhaustive, aiming instead to provide accessible accounts of each Character Area.

Prevailing architectural styles, building materials, spatial planning, landscaping and boundary materials are detailed in the description of each Character Area to highlight the special architectural and historic value of the five zones.

Where appropriate, descriptions of specific house types are included within each description of a Character Area.

Designated buildings or structures which make a notable contribution to each Character Area are described in the following sections, however the omission of any buildings from the description does not mean they do not contribute to

the significance of the Conservation Area. An assessment of the significance of each listed building and the contribution it makes to the special interest of the Conservation Area should be made when development or alterations are proposed.

Non-designated buildings or features deemed to reflect and enhance the special interest of the Conservation Area are also identified in the descriptions of each Character Area. These may be suitable for local listing. As with the listed structures, not all buildings that contribute to, or reinforce the character of, the Conservation Area have been identified within this appraisal of the Conservation Area. Buildings which feature architectural detailing typical of the Conservation Area, for example, would also be considered to contribute to the significance of the Conservation Area, even if they are not highlighted in this document. Future development must be assessed on an individual basis, remaining considerate of Wanstead Grove's Conservation Area's special interest, with the aim to enhance or preserve those aspects which contribute to its significance.

Key views have been identified within each Character Area, and views from outside the Conservation Area from which its special interest can be recognised are also highlighted where appropriate. There may, nevertheless, be other views of significance within or beyond the Conservation Area's boundary which contribute to how it is appreciated and understood. Any proposals for development within the Conservation Area, or its environs, should thus not only consider the views identified within this document but also any others which may be relevant or highlighted as part of a bespoke assessment of that proposal.

Wanstead Grove Conservation Area

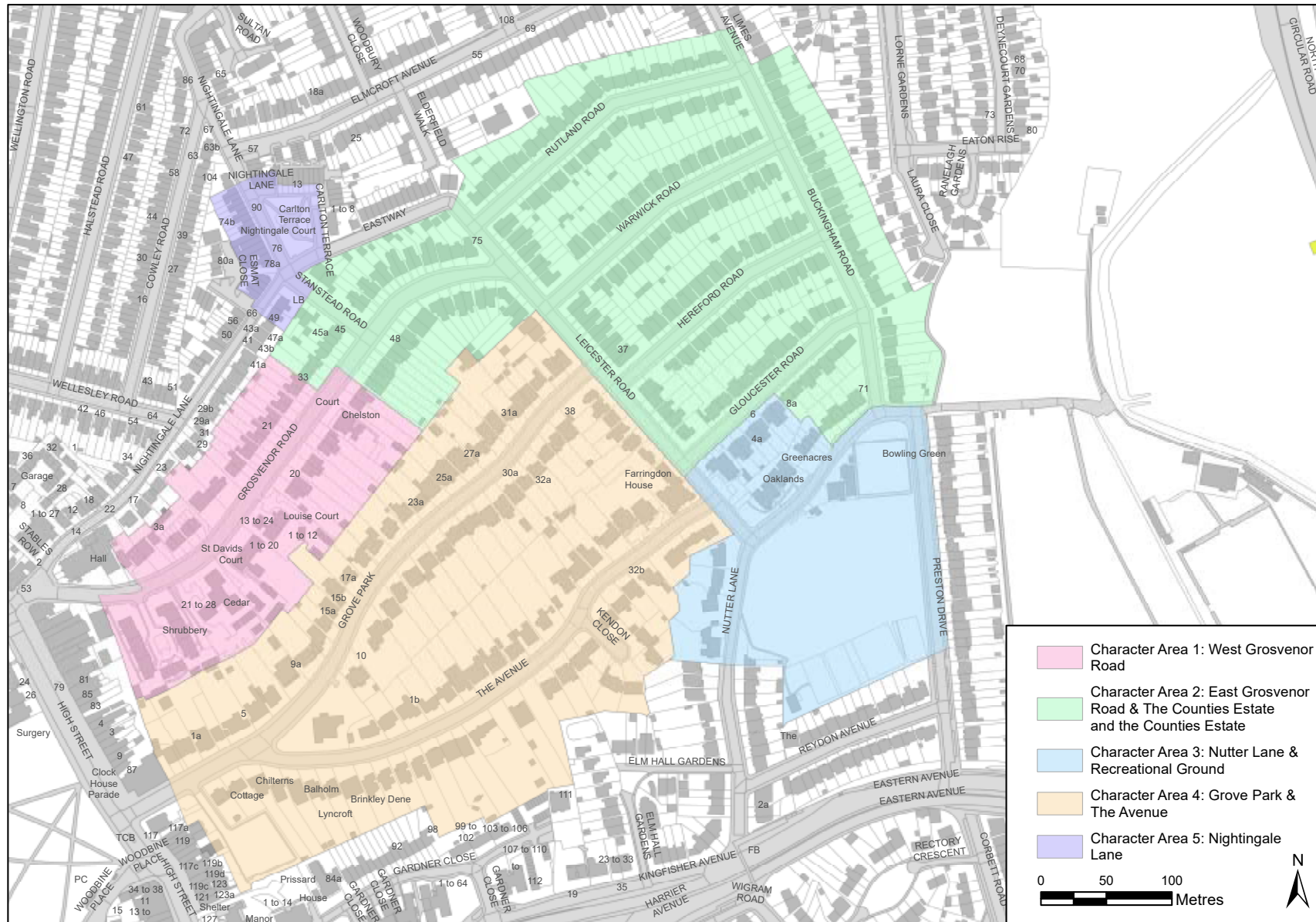


Figure 15 Map of Character Areas identified in the Wanstead Grove Conservation Area

Character Area One: Grosvenor Road (West)

Description

This area is characterised by the large scale of the buildings established initially by the Victorian villas, which are of three storeys plus basements. Their use of semi-detached plans with regular spaced plots and a standardised set-back from the kerb unites them with the later, Edwardian areas to the east. However, their taller frontages and use of London Stock Brick, hipped slate roofs and stucco Neo-Classical mouldings all distinguish them from the later housing at the east end of the road and in the Counties Estate beyond. Where they survive, historic front boundary walls in this area are of London Stock Brick to match the buildings. The scale of the later twentieth century blocks of flats, including Chelston Court, Louise Court, St. David's Court, Cedar Court and Grosvenor Court, maintains the scale of development and sense of enclosure, whilst helping to unite the Victorian buildings with the 1930s structure of The Shrubbery, although these modern buildings have little architectural or historic merit in themselves.



Figure 16 North side of Grosvenor Road (West)

The west part of Grosvenor Road largely consists of the three-storey villas. The two-storey and four-storey buildings are located at the far west end of the road and largely consist of late twentieth century residential blocks. The road itself is wide and gently winding with broad pavements. The road is the only significant public open space in this Character Area, though some properties are set within wide plots. The sense of spaciousness in the area emanates from the wide road, pavements and large plots and gardens. Aside from the Grade II listed Shrubbery the largest buildings are the modern blocks of flats which stand forward from the otherwise consistent building line (particularly Grosvenor Court, Louise Court and Cedar Court), meaning they encroach on the open space. Moving further east into the character area the predominant building style are three-storey, semi-detached, mid-late nineteenth century Victorian Villas.

Trees and vegetation are largely found within front and rear gardens, though some trees are located on the pavement.

Layout and Land Usage

This part of the road is residential. It is a linear road, with a largely consistent building line, that is only interrupted at the far west of the character area where early- and late- twentieth century residential buildings project forward. This west end of the road, particularly on the south side, consists of large blocks of flats within in wide plots. The east end of the Character Area and north side of the road largely consist of three-storey, semi-detached, Victorian villas within relatively large plots.

Landscaping and Open Spaces

Landscaping is restricted to the gardens of the blocks of flats and individual houses. Each block of flats has green areas that abut the road. These green areas have both trees and hedges within them, with hedges and low walls marking the front boundaries. Within the plot of the Grade II Shrubbery is a particularly fine single tall fir tree that stands in its central courtyard with small trees and attractive planting grouped around it.



Figure 17 Fir Tree at The Shrubbery

The front gardens of the Victorian Villas have largely been converted into driveways with hardstanding, though some have hedges marking their front boundaries. The boundary walls have either been removed or replaced, though a few have retained their original walls.

Public open space is limited to the road and broad pavement.

Key Buildings

Designated

The Shrubbery is a Grade II listed building designed by Cockett, Henderson & Gillow Ltd. It is a highly individualistic development using Art Deco and International Moderne inspirations. The three-storey scale is sympathetic to the surrounding Victorian buildings, whilst the bands of white painted render, which alternate with red brick, echo the stucco detailing of the older buildings. The majority of the flats retain their green painted Crittall windows, which have wide panels of glass that emphasise the horizontal banding of the building and gracefully wrap around its curved projections. It has been listed Grade II in recognition of its special architectural and historic interest.



Figure 18 The Shrubbery

Non-designated

Nos. 1 and 3 Grosvenor Road are the only locally listed buildings within the Character Area. They are a relatively intact, semi-detached Victorian Villa built in 1864. While the building retains its London Stock Brick, hipped slate roofs (No.1 has replacement slate) and stucco mouldings, it stands out from the other villas due to its large bay windows to the ground, first and second floor. It is a fine example of its type and is of local architectural and historic interest.



Figure 19 Nos. 1 and 3 Grosvenor Road

Roofs

The roofs of the Victorian Villas are hipped and would originally have had slate roof tiles. While some of the villas have retained their slate roofs (No.3), others have been replaced with tiles (No.1) or more commonly, and harmfully, concrete roof tiles.

The Shrubbery has a concrete flat roof, as does Cedar Court. The other late twentieth century residential buildings have pitched, concrete tiled roofs.

Walls

The Victorian Villas are constructed of London Stock Brick, with stucco at basement level. The surviving front walls are also London Stock Brick, though some have stuccoed or red brick walls.

The Shrubbery is constructed of red brick with significant areas rendered. This use of red brick can also be found on the modern residential buildings, though Cedar Court has used brown brick.

Windows and Doors

The Victorian Villas would originally have had timber sash bay windows at ground floor level, and timber sash windows on upper floors. Most would have had two-over-two lights. While properties such as No.11 have retained their original windows, most have been replaced either with sympathetic timber frames or unsympathetic UPVC. Most have either retained their wooden front doors with glass panels.

The Shrubbery has Crittal windows, while the modern blocks of flats have UPVC windows.

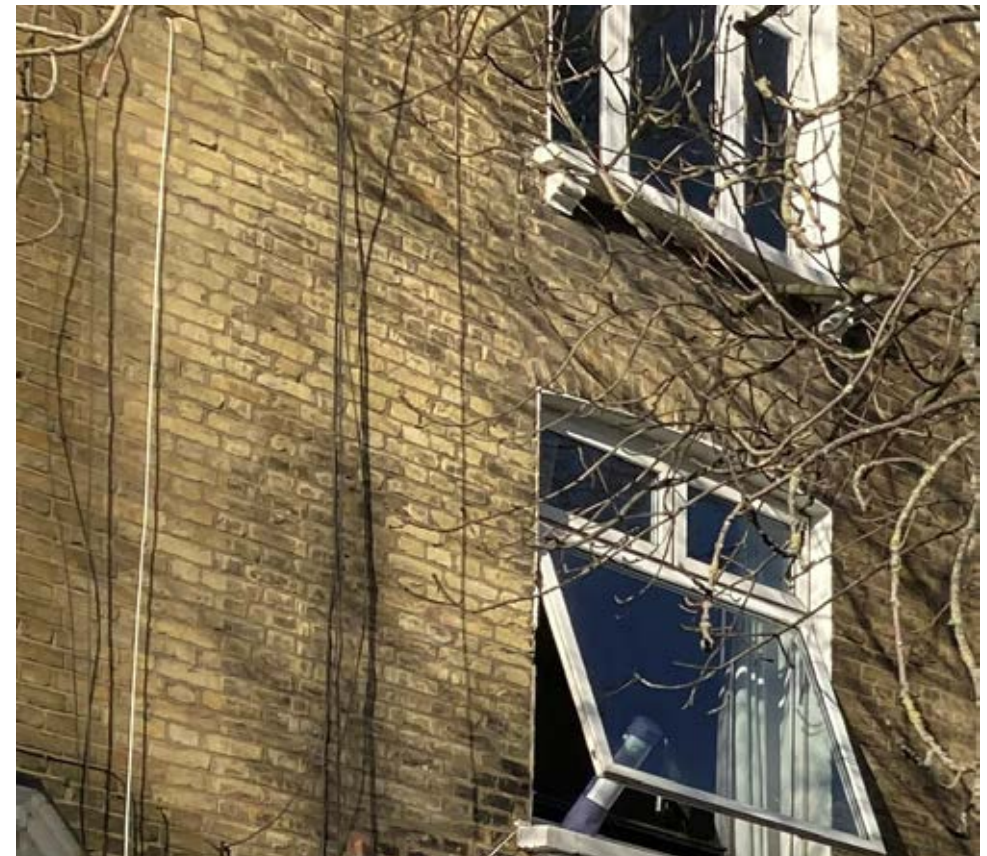


Figure 20 London Stock Brick alongside UPVC windows



Figure 21 Boundary treatments along Grosvenor Road (west)

Boundary Treatments

Boundary treatments are limited to hedges, hedges with low walls, or walls. Many of the Victorian Villas have removed their original boundary walls to accommodate for a driveway, though some retain their London Stock Brick front walls.

Public Realm

The public realm largely consists of the road. It is free from clutter aside from street lighting.

Views

There is a key view looking from east to west with the Victorian Villas on each side, allowing the individual to perceive the street scene largely as it was in the late-nineteenth and early-twentieth century. The view adds to the understanding of how the streets were planned and laid out during the mid-late nineteenth century.

Strengths and Weaknesses

Strengths	Weaknesses
Victorian Villas with hipped roofs and London Stock Brick walls, particularly those that have retained original features.	Loss of original windows.
Surviving original Victorian boundary walls.	Use of UPVC.
Sense of space due to wide road.	Loss of front gardens and boundary walls.
	Other insensitive additions or removals e.g. render on 26 Grosvenor place or lack of bay window.

Character Area Two: Grosvenor Road (East) and The Counties Estate

Description

This area is defined by the two-storey houses constructed in the early twentieth century. The houses are predominantly constructed of red brick, often with painted render covering the exterior at first floor level and above. The majority of these properties are semi-detached dwellings with decorative front porches. The houses tend to have relatively steeply pitched roofs, originally of fired clay tiles – though many properties have had hip-to gable alterations to accommodate roof extensions - with exposed gables and normally include a gabled return forming a full height (two-storey) canted or square bay-window. The gable of the return is often detailed with ornamental applied timber framing or moulded render detail. Although they vary in design, the designs tend to be consistent within groups or along one side of a street, with minor variations, reflecting the pattern of their construction.

Raised party and end walls emphasise the widths of individual properties and contribute to the vertical rhythm of each street, which is further enhanced by the exceptionally good survival of brick chimney stacks and pots. The building frontages are symmetrically arranged and normally include a tiled porch to the main entrance, often supported on a ‘hanging’ baluster or more intricate timber fretwork brackets. The buildings are relatively closely spaced on long, narrow plots of regular width and set back a standard distance from the pavement, forming a strong building line. Other ornamental features include stone or painted render dressings to window and door openings, carved bargeboards and decorative ridge tiles.



Figure 22 Transition from Grosvenor Road (west) to Grosvenor Road (east)



Figure 23 Houses along Warwick Road

Layout and Land Usage

A key townscape feature of the Counties Estate is its grid pattern of streets, laid out at approximately 45 degrees to Leicester Road. Two main north-south roads (Leicester Road and Buckingham Road) are connected by shorter intersecting roads (Rutland Road, Warwick Road, Hereford Road and Gloucester Road). Rutland Road, Warwick Road and Hereford Road were all laid out with a characteristic angled plan preventing the creation of views along the entire length of the street, which might otherwise give the area a regimented feeling. This creates a series of unfolding views, contributes to the sense of quiet and tranquillity and ensures a perception of enclosure within the street which is reinforced by the buildings, garden boundaries and street and garden planting (see below).

Land usage is entirely residential.

Landscaping and Open Spaces

Landscaping is restricted to the gardens of the individual houses. Although some of the front gardens of the houses have been converted into driveways with hardstanding, many retain their front gardens – or at least some greenery – especially along Rutland Road, Warwick Road, Hereford Road and Gloucester Road where the depth of the front gardens is not as great.

Public open space is limited to the road and pavement.

Key Buildings

Designated

There are no listed buildings within the Character Area.

Non-designated

This area does not contain any individual buildings of particular note, rather it is the general high quality of the architecture and the survival of historic architectural detailing that marks it out as being of special interest.



Figure 24 Leicester Road



Figure 25 Example roofscape in the area

Building Materials

Roofs

The houses tend to have relatively steeply pitched roofs, originally of fired clay tiles. The tiles on many of the properties have been replaced, most with suitable clay replacements though some now have concrete tiles that are not in keeping with the character and appearance of the Character Area. The majority of the roofs have been altered due to loft conversions with many having front rooflights and rear dormers. Front and side dormers are less common but do exist. The inconsistency in the number and location of front rooflights has led to many of the roofs appearing cluttered and have harmed the overall appearance and consistency of the roofscapes. Where they have been built side and front dormers – as well as hip to gable alterations - have an even greater negative impact on the roofscape of the area.

Chimney stacks are evident throughout the Character Area and contribute to the appearance of the roofscape and the special interest of the area.

Walls

The houses are predominantly constructed of red brick often with painted render covering the exterior at first floor level and above, although a small percentage have been completely rendered or have received ornamental applied timber frame (No. 60 Grosvenor Road is a notable example of this treatment).

Windows and Doors

Most houses have canted or square bay windows. Originally, these would have had timber frames, but most have been replaced, either with new timber frames or more harmful UPVC. The semi-detached houses also have a sash window at the front above the front door. Front doors vary in design but most common are timber panel doors with a large glass panel above and three lights at the top.

To the rear of the properties, windows tend to be sash, though many properties now have extensions with large glass windows and sliding doors. Dormer windows and rooflights are now common features.

Boundary Treatments

Boundary treatments are a mixture of hedges, hedges with low walls, walls, metal railings or wooden fences. Many of the houses have removed their original boundary walls to accommodate for a driveway, though some retain their red brick walls and front gardens particularly on Rutland Road, Warwick Road, Hereford Road and Gloucester Road where the less deep front gardens.

Public Realm

The public realm largely consists of the road. It is free from clutter aside from street lighting.

Views

Views along all of the roads in this area are important, as the original character and appearance of the area remain apparent within them. Rutland Road, Warwick Road and Hereford Road were all laid out with a characteristic angled plan which prevents the creation of views along the entire length of the street, which might otherwise give the area a regimented character. This creates a series of unfolding views, contributes to the sense of quiet and tranquillity and ensures a perception of enclosure within the street which is reinforced by the buildings, garden boundaries and street and garden planting.

Strengths and Weaknesses

Strengths	Weaknesses
Semi-detached houses with pitched roofs and red brick and render walls, particularly those that have had little alteration.	Loss of original windows and replacement with UPVC.
Surviving original Victorian boundary walls.	Inappropriate roof extensions including hip to gable alterations and excessive rooflights.
Square and canted bay windows.	Loss of front gardens and boundary walls.
	Infill developments and building extensions that fail to respect the predominant scale and detailing of the area's buildings e.g. roof extensions



Figure 26 Example of front gardens converted to driveways



Figure 27 View taken from east to west along Warwick Road



Figure 28 View along Nutter Lane

Character Area Three: Nutter Lane

Description

This Character Area includes three quarters of the historic route Nutter Lane – historically known as George Lane. Built form along this part of the road is located on the north-west side of the road, with the large green Nutter Field on the south-east side.

Nutter Lane has a more tranquil, rural feel than the suburban feel of the rest of the conservation area. This is due to a number of factors, which include its gently sinuous course, the rural feel of particular houses including Applegarth (Grade II listed; List UID: 1357969) and Nos. 57-63 Nutter Lane (Chepstow/Roding Cottages), the broad area of green open space of Nutter Field and particular groups of trees, including those in the garden of Chepstow. The rural feel has been somewhat lessened by the larger, modern residential buildings on the junction with Leicester Road, but is nevertheless still recognisable.

There is greater variation in the design and style of houses and other built form in this character area. This is due to the road being historic rather than being one of the planned late-nineteenth century roads.

Layout and Land Usage

Nutter Lane is located to the north and north-west of Nutter Field. Unlike the more formally laid out roads in the rest of the conservation area, Nutter Lane is more sinuous, which is reflective of the country road it once was. Houses are largely located on the north and north-west side of the road.

Nutter Field is a surviving part of the agricultural fields that once surrounded this part of Wanstead. Its borders still largely follow its historic field boundaries.

Land usage is largely residential, though Nutter Field is used for sport and leisure, which is reflected by the sports fields and buildings, and tennis courts now contained within the space.

Landscaping and Open Spaces

Nutter Field is the largest green, open space in the conservation area, and an important part of the character and appearance of the area, not only due to its verdant qualities as the setting for the listed Applegarth and a number of other historic buildings, but also its status as a gift to the community by the Philanthropic Nutter sisters of Applegarth in 1923 which contributes to the historic interest of the area.

The landscaping of Nutter Field is limited due to its sport and leisure usage. Therefore, landscaping is largely confined to the front and rear gardens along Nutter Lane.



Figure 29 Nutter Field



Key Buildings

Designated

Applegarth is a Grade II listed house originally built in the eighteenth century (a plaque at the front states 1715) which has been highly modernized. It is a wide structure of five bays with a shallow hipped roof behind a low, coped parapet. Its long, railing topped, front boundary wall, with hedge behind, emphasises the width of the plot, and is synonymous with these former country houses. Not only of national architectural interest due to its surviving architectural details and form, it is also of historic interest due to its association with the Nutter sisters (after whom the road was later named). The daughters of a wealthy wholesale cheese merchant in London, the sisters, Mary, Gertrude and Jessie are all buried within St. Mary's Churchyard (Grade I listed church within Wanstead Park Conservation Area; List UID: 1081008). The sisters donated Nutter Field in 1921 to the people of Wanstead for their recreation and leisure.



Figure 30 Applegarth

Unusually the pathway outside Applegarth is not part of the public highway, although it is generally only on Christmas Day that the chains prevent the use of the path by the public. One of the curb stones beneath the chains is larger and higher than the rest; this was to assist with the mounting and dismounting of horses when they were the primary means of transport in the eighteenth and nineteenth centuries. To this date there is a small semi-circular patch of ground opposite the entrance to Applegarth (not now part of its grounds) which was necessary, due to the narrowness of the lane, to provide a sufficient "turning circle" for the carriages.

Non-designated

While several buildings are positive contributors, Nos. 57-63 Nutter Lane are locally listed buildings (also known as Chepstow Cottages). The cottages, constructed in 1892, are a range of four cottages and are well recognised locally as providing a good representation of the Arts and Crafts movement; they include two jettied central bays, steeply pitched roofs of clay tiles with several tall chimney stacks at the gable ends, in the centre on the roof crest and to the rear of the roof and, apparently structural, exposed timber framework on the exposed gables of the central two bays.



Figure 31 Nos. 57-63 Nutter Lane

While not locally listed No. 31 Nutter Lane, a 1930s bungalow is also notable as a particularly unusual (and interesting) example of its type incorporating an 'eyebrow' dormer above a central front door and interesting stone detailing to the quoins, door and window openings, chimneys and the pillars supporting a porch.



Figure 32 No.31 Nutter Lane

Building Materials

Roofs

The roofscape in the area is varied. Most of the houses have hipped roofs, including Applegarth, while some have pitched roofs, such as Nos. 57-63 Nutter Lane. Most properties have clay tiled roofs, though some, regrettably, have



Figure 33 Modern Residential Buildings of north side of Nutter Lane

concrete replacements and No.53 – the modern three-storey residential building – has slate tiles. Rooflights and dormer windows – both to the front and rear – are common.

Walls

The houses are predominantly constructed of red brick often with painted render covering the exterior at first floor level and above of several of the properties. Applegarth is entirely rendered, while properties such as Nos.57-63 have ornamental applied timber frame.

Windows and Doors

Casement windows are common in the area particularly on the Arts and Crafts style buildings. Sash windows are also common with notable examples on Applegarth. Bay and dormer windows are also common and in keeping with the appearance of the character area.

UPVC windows are evident on several buildings – either as replacements for original timber frames or on the modern residential buildings (Nos. 53 and 55 Nutter Lane). These are not in keeping with the character and appearance of the character area or conservation area and have had negative impact on the special interest of the area.

Boundary Treatments

Boundary treatments are a mixture of hedges, hedges with low walls, walls and wooden fences. Many of the houses have removed their original boundary walls to accommodate for a driveway, though several retain their front gardens including Nos. 57-63.

Public Realm

The road is largely free from clutter aside from lighting. Nutter Field remains open although equipment linked to the sports use is scattered throughout the green space.

Views

Views across Nutter Field from Preston Drive and from within Nutter Field are significant as they not only allow for an appreciation of an historic view of the road but also allow one to view the green space and winding road in kinetic views.

Strengths and Weaknesses

Strengths	Weaknesses
The range of historic buildings of different periods and design.	Loss of original windows and replacement with UPVC.
The large green space Nutter Field.	Residential development that is out of scale with the rest of the character area.
The Grade II listed Applegarth.	Loss of front gardens and boundary walls



Figure 34 View across Nutter Field

Character Area Four: Grove Park and The Avenue

Description

This Character Area includes the roads Grove Park and The Avenue. This area developed as two residential streets relatively slowly, over a long period, commencing in the 1890s and continuing into the present century. Most of the houses are semi-detached and of two storeys, although a few bungalows survive. Many buildings survive from the early stages of this development on both sides of Grove Park and on the north side of The Avenue, which include attractive Victorian and Edwardian houses that make use of Arts and Crafts, Gothic, Italianate and Classical motifs. Between these lies a mixture of less distinguished interwar and post-war houses, later twentieth century houses and even some early twenty-first century houses and apartment blocks in various styles.

The area includes two Grade II* listed buildings which were once part of the parkland of the Wanstead Grove Estate but are now located within the gardens of twentieth and twenty-first century houses. These are the Gazebo and Grotto in the back garden of no.20 (List UID: 1081021) and Garden Temple in the back garden of No.14 (List UID: 1357974).



Figure 35 The Avenue

Layout and Land Usage

Grove Park and The Avenue have gently curving road alignments. The buildings, most of which are detached, stand back from the road in relatively wide, long plots running back from the road at ninety degrees. In several cases plots have been subdivided to allow infill development. Some larger hedgerows provide strong division between houses and the pavement, screening views of properties from the public way. Kendon Close creates a small gap on the south side of The Avenue leading into a cul-de-sac with properties set around it. The narrow entrance to the cul-de-sac reduces the impact of the back land development on the character of The Avenue. The front gardens along Grove Park and The Avenue create a sense of spaciousness. The junction of Grove Park and The Avenue forms a focal point that is highlighted by a curving property boundary marked by picturesque railings and tree planting in the garden that fills the angle.

Landscaping and Open Spaces

Landscaping is restricted to the gardens of the individual houses. One garden that particularly stands out and adds to the verdant appearance of the area is that of No.2 The Avenue, with its dense vegetation and trees. The front gardens of many of the other historic houses have been converted into driveways with hardstanding, though some retain their front gardens, and others have hedges and other planting adding to the suburban character of the area. The modern properties have front driveways in place of front gardens.

Public open space is limited to the road and broad pavement.

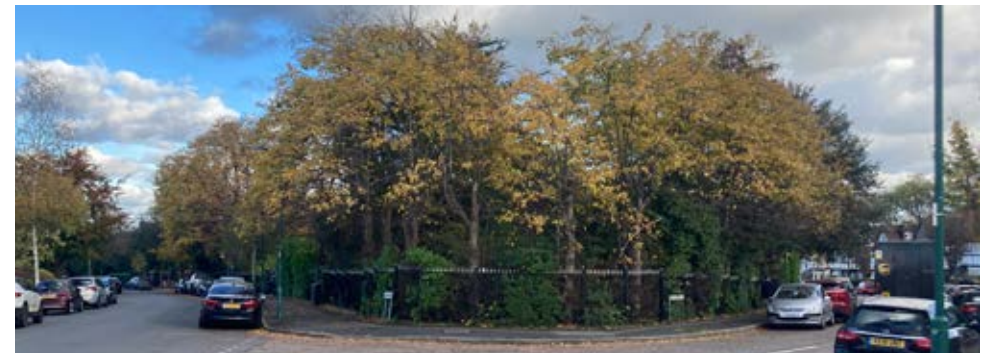


Figure 36 Garden of No.2 The Avenue

Key Buildings

Designated

Two garden buildings – the Grade II* Garden Temple and Gazebo & Grotto - represent survivors of the pleasure gardens of Wanstead Grove, probably constructed during an early-eighteenth century programme of enhancement. The Grotto stands in the back garden of No. 20 The Avenue and is a single room building of red brick lined with mortar set with iron slag and shells. The room stands over a cellar with a brick vaulted roof. The Temple, which stands in the back garden of No. 14 The Avenue, is of similar date to the Grotto. It comprises an Ionic pedimented portico in wood and plaster with a ‘pulvinated’ (or convex) frieze

and displays a blank shield of arms with foliage swags within the tympanum (the central triangle of the pediment). Both buildings are listed Grade II* and, as such, are considered the most important buildings in the Conservation Area from the national perspective. Both buildings are generally hidden from public view, but they contribute historic interest to the area as tangible reminders of the Wanstead Grove Estate.

Non-designated

This area does not contain any buildings of particular note, rather it is the general high quality of the architecture and the survival of historic architectural detailing that marks it out as being of special interest.

Building Materials

Roofs

The roofscape in the area is varied. Most of the houses have hipped roofs, while some have pitched roofs. Most properties have clay tiled roofs, though some have unfortunate concrete replacements or are modern buildings which have always had concrete tiles.

Walls

These buildings use a mixture of red brick, painted brick, painted and coloured render, timber cladding, red and brown tile hanging, modern yellow and brown brick, painted and applied half timbering as well as highly varied roofing style and materials.

Windows and Doors

There are a range of different windows within the Character Area. Casement windows are common in the area as are sash windows. Bay and dormer windows are also common, though dormers tend to be modern additions and sometimes have not been sympathetically placed, such as on the front or side of properties (see Figure 37).

UPVC windows are evident on several buildings – either as replacements for original timber frames or on the modern residential buildings. These are not in keeping with the character and appearance of the Character Area or Conservation Area and have had a negative impact on the special interest of the area.



Figure 37 Varying roof styles within the character area



Figure 38 View from west to east along The Avenue

Boundary Treatments

Boundary treatments are a mixture of hedges, hedges with low walls, walls and wooden fences. Many of the houses have removed their original boundary walls to accommodate for a driveway, though several retain their front gardens.

Public Realm

The road is largely free from clutter aside from street lighting.

Views

Views in both directions along The Avenue and Grove Park are important in understanding the development of the area, however, their significance has been somewhat reduced by inappropriate modern development and additions to historic houses.

Strengths and Weaknesses

Strengths	Weaknesses
The range of historic buildings of different periods and design.	Loss of original windows and replacement with UPVC.
The Grade II* Gazebo and Grotto, and Temple.	Residential development that is out of scale with the rest of the character area.
Street trees	Loss of front gardens and boundary walls.
	Infill developments and building extensions that fail to respect the predominant scale and detailing of the area's buildings e.g. roof extensions
	Poor quality of road surfacing

Character Area: Nightingale Green

Description

This Character Area is focused on Nightingale Green, but only the east line of buildings and the Grade II listed Nightingale Public House (List UID: 1183569) – to the north of the green - are included within the Conservation Area. Like Nutter Lane its origins stem from before the planned estate that comprises much of the rest of the Conservation Area.

It was originally known as Mobs Hole, a forest side hamlet. The Character Area includes the central green, which itself includes large trees, planting and pathways; the southern part of Nightingale Lane, with its late nineteenth century shops that are unique in the Conservation Area; the west part of Eastway; and the Nightingale Public House.

Layout and Land Usage

The Character Area is focused around the green, which is a verdant open space with pathways and benches. Nightingale Lane is on the west side, and Eastway to the south. The Nightingale Public House is located at the north-west corner of the green. Large modern residential buildings are located on the north and east side but are not included within the Conservation Area.

The ground floor of the southernmost buildings along Nightingale Lane are shops and used for commercial purposes, while the first floors are residential, as are the houses at the north end of the character area. The public house retains its original use, while the green is a public open space.



Figure 39 Nightingale Green

Landscaping and Open Spaces

Landscaping is largely limited to Nightingale Green, where large trees, grassy areas and planting beds are located. Aside from the roads the green is the only open space within the Character Area.

Key Buildings

Designated

The Nightingale Public House is a Grade II listed Public House originally built in the mid-nineteenth century on the site of an older inn that was said to be frequented by highway men including Dick Turpin. The pub is a two-storey building with its entrance located on canted corner. It is stuccoed, with segmental headed upper windows with architraves and entablatures. Over the corner a small semi-circular pediment inscribed “The Nightingale” is located. The public house is of national architectural and historic interest as a surviving mid-nineteenth century pub, and a reminder of the hamlet the area once was.



Figure 40 Nightingale on the Green Public House

Non-designated

This area does not contain any individual buildings of particular note, but the houses along Nightingale Lane are positive contributors.

Building Materials

Roofs

The roofs of the houses along Nightingale Lane are pitched and include chimney stacks. They would originally have had clay tiles, but many have been replaced with concrete roof tiles. The Nightingale Public House has a slate roof.

Walls

The walls of the houses are largely London Stock Brick with red brick used at ground floor level and banding. Some of the houses have been rendered in the twentieth century.

The Nightingale Public House is stuccoed at ground floor and rendered at first floor.

Windows and Doors

The houses along Nightingale Lane would originally have had sash windows and may still do, though some have had uncharacteristic UPVC replacement casement windows. 76-86 Nightingale Lane have shopfronts all of which – aside from No.82 – have retained their cills, pilasters and consoles.

The Nightingale Public House has segmental headed upper windows at first floor level.



Figure 41 View towards Wanstead Hospital

Boundary Treatments

Boundary treatments are restricted to the rear of properties and for the most part are wooden fences.

Public Realm

The roads are largely free from clutter aside from street lighting, which are modern. Nightingale Green contains both park benches and lighting that have been designed to be in keeping with the historic surroundings. For example, two top lantern street lights are located along the central path of the green, while the benches are metal and simply designed.

Views

A significant view is that taken north from Nightingale Lane, which includes the green, grade II listed pub and roofscape of the Grade II* listed Wanstead Hospital in the background (List UID: 1200737). While the hospital is not within the Conservation Area, its roofscape and tower can be seen from many positions within the Character Area.

Strengths and Weaknesses

Strengths	Weaknesses
The areas past as a historic hamlet and association with famous highwaymen.	Loss of original windows and replacement with UPVC.
The Grade II listed Nightingale Pub.	Residential development within its setting that is out of scale with the rest of the character area.
The historic shopfronts.	

5.3. Key Views

Key views are identified on Figure 42. Note the views included are a selection of views; this list is not exhaustive and there may be other views of significance. Any proposals for development within the conservation area, or its environs, should consider the views identified and any others which may be relevant or highlighted as part of a bespoke assessment of that proposal.



Figure 42 Key views identified within the Conservation Area



5.4. Setting of Wanstead Grove Conservation Area

The setting of the Conservation Area is a contributor to its significance, allowing for the Conservation Area to be understood and appreciated. Setting is defined within the NPPF as:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. (NPPF: Annex 2: Glossary).

The contribution the setting of Wanstead Grove Conservation Area makes to the significance of the area varies in different parts. On its west side Wanstead Grove Conservation Area borders Wanstead Village Conservation Area. Wanstead Village Conservation Area's special interest lies in its retention of its strong village character through the centuries, whilst expanding into a bustling, busy town centre. It contributes positively to Wanstead Grove Conservation Area as part of its historic context. The areas not only have strong historic connections but also considerable visual connections as there is much intervisibility between the areas.

To the south of Wanstead Grove Conservation Area is Gardner Close and the Eastern Avenue (A12). Gardner Close is the location of several modern residential buildings, including two high rise blocks of flats. These buildings have unsympathetic designs which – aside from the use of red brick – do not respect their historic surroundings. To Gardner Close's south is Eastern Avenue, a large multi lane road. Both of these elements are negative parts of the Conservation Area's setting as they are modern features that have not respected their historic surroundings.

On the east side of the Conservation Area are the houses of Preston Drive and then further east green areas such as Nutter Lane recreation ground. While the houses of Preston Drive are of less heritage significance than most within the conservation area, they are of a similar design and contribute as a backdrop to views of Nutter Field. The green areas further east positively contribute to the conservation area as surviving parts of the original rural backdrop of the area.

To the north of the Conservation Area are roads such as Wellesley Road and Elmcroft Avenue. Houses of the nineteenth and early-twentieth century periods do survive along these roads and make a contribution as part of the historical context. However, the houses along these roads tend to have undergone more extensive alterations and there is more modern infill development, which lessens its contribution.

6. Opportunities for Enhancement

6.1 Overview

The following key issues have been identified and are summarised below in brief. The list is in no way exhaustive, and neither are the issues identified unique to Wanstead Grove Conservation Area, with many being shared with other conservation areas.

6.2 Maintaining the Distinct Character Areas

It is key that the juxtaposition of the well-defined characters of the different character areas are maintained and enhanced to ensure that the different stages of development of Wanstead Grove remain apparent. Maintaining difference is key, and the loss of defining features of each phase - such as boundary treatments, plot sizes and building forms – should be prevented. Additions to the buildings and their plots that are generic should be avoided and instead it should be ensured that proposals directly address the character and appearance of the building or character area they are within.

6.3 Access and Integration

Wanstead Grove Conservation Area is relatively large and accessed through multiple routes, on foot or by vehicle. Entry to the Conservation Area is not discernible and better acknowledgment of the Conservation Area, either through signage, changes in streetscape features or markers would be beneficial.

6.4 Car Parking

Car parking is a particular issue throughout the Wanstead Grove Conservation Area and adversely affects the character. A reduction in car parking would enhance the street scene and improve how the area is experienced. Whilst parking is predominantly on-street, the issue of removing front gardens of houses for driveways is also problematic. With little options for further off-street parking, stricter parking restrictions may assist in limiting the impact.

Wanstead Grove Conservation Area includes roads that allow 'wheel-up' parking (parking with two wheels on the pavement). This may result in some of the issues above, and so this type of parking should be reviewed and potentially stopped within the Conservation Area.



Figure 43 Effect of car parking



6.5 Inappropriate and Unsympathetic Alterations

Throughout the Conservation Area there are examples of inappropriate and unsympathetic additions which can have a cumulative negative impact on the area. The addition of uncharacteristic and out of scale roof extensions, the replacement of windows and doors, as well as the installation of unsympathetic additions to buildings such as excessive rooflights and inappropriately large dormers, harm the historic character and qualities of the area. In some cases, unsympathetic fixings can affect the historic façade of buildings.

Care should be taken to ensure that unsympathetic additions do not erode the character and appearance of each character area and the buildings within them. Alterations that can seem quite minor or have minimal visual effect on the front elevation, can negatively alter the character of an area, through the loss of original building forms, consistent roofscape and common features, such as porches and chimney stacks. Whilst care should be taken to ensure that unsympathetic additions do not have an impact on views along historic streets, it is also important to ensure that the character of groups of historic buildings is preserved.

The agglomeration of structures through additional side developments between detached properties can have a detrimental impact to the historic grain of the area, and our appreciation of its development. Wanstead Grove is an historic settlement and has been subject to a considerable degree of infilling and building on larger gardens, particularly along The Avenue and Grove Park. Further development in this way would cause harm the character of the Conservation Area. The more substantial domestic properties within character areas are enhanced by the setting provided by their reasonable and proportioned gardens.

The installation of unsympathetic and piecemeal boundary treatments can harm the immediate setting of historic buildings and spaces and the use of inappropriate railings, walls, and fences cause cumulative harm to the streetscape and character of the area.

The introduction of an inappropriate colour palette and low-quality modern materials (cementitious render and roof tiles, or uPVC windows, for example) is also a concern within the Conservation Area. The residential areas are vulnerable to a diminishment of quality through the replacement of windows, doors and roof cladding. By using a palette or modern material which is out of keeping with the area, buildings can be visually domineering within a streetscape, and therefore have an impact on the character of the area and group value of a streetscene. The use of uPVC is a particular issue within the Conservation Area, as its use can greatly alter the original appearance and character of a property.

6.6 Demolition and Inappropriate Modern Development

In recent years Grove Park and The Avenue Character Area has faced significant challenges, including – but not restricted to – the demolition of historic dwellings and their replacement with modern dwellings. It should be recognised that the architectural and historic interest of this part of the Conservation Area is as important as that of the Counties Estate, notwithstanding the lack of consistency in the design and form of the houses. The historic buildings along these roads allow a greater understanding of the changing fashions and needs of the people moving to Wanstead in the nineteenth and twentieth centuries and offer a juxtaposition to the more consistent Counties Estate roads. The loss of buildings that date to the

early twentieth century and their replacement with modern dwellings that are not of a high enough design quality has harmed the Conservation Area's historic interest and further such changes should be resisted.

Modern developments should ensure that they are in scale with their surroundings and that their level of detail and ornamentation is befitting of the care and detail given to the existing historic housing stock.

6.7 Maintenance

Overall, maintenance in the area is good. However, the lack of maintenance on private dwellings is noticeable, and there is scope for better engagement with landowners to improve the appearance of properties. Regular maintenance, including painting, cleaning and the clearance of vegetation should be promoted as a key component of preserving the quality of the Conservation Area.

6.8 Neutral Contributors

A proportion of the buildings along The Avenue and Grove Park make a neutral contribution to the character and appearance of the Conservation Area. The dilution of positive buildings amongst those which are neutral leads to an underwhelming and indistinctive overall character. In many cases the use of better-quality materials that are in character with the conservation area could result in these properties becoming positive contributors.

6.9 Public Realm

Street Furniture (Lampposts, benches, signage, bins, bike stands, bollards etc.)

There is limited street furniture in the Conservation Area but what does exist is generally of an appropriate quality, although generic in appearance. Streetlights are modern in design and would be enhanced through replacement with traditional and consistent streetlights which respect the historic character of the area, such as those within Nightingale Green.

Hard Landscaping

While road surfacing is generally of average quality, there are some areas that would benefit from consistent maintenance, such as Character Area 4. Pavements are of varying quality throughout the Conservation Area.

Hard landscaping can have a particularly harmful impact on the character of the area where areas of private front gardens have been paved over in a piecemeal approach and are inconsistent with their neighbours and adjoining paving. This is a common issue within the Conservation Area.



Figure 44 Example of hard landscaping

Green/Open Spaces

The limited open and green spaces in the Conservation Area make a positive contribution and are integral to its character in many instances, particularly with Nutter Lane Character Area. The condition of these spaces is generally good and long-term maintenance needs of these spaces should continue to be met.

Trees and Planting

When the Counties Estate was first developed the houses had had low close-boarded fences and gates, privet hedges at the front and between each pair. Front and back gardens had grass lawns with fruit trees at the end. The road had chestnut trees planted along it. The reintroduction of privet hedges, grass lawns, fruit trees would significantly improve the appearance of the character area, whilst the maintenance of existing chestnut trees and reintroduction of them where they have been removed could help distinguish the character area boundaries.

Appropriate levels of maintenance need to be ensured and, where required, opportunities for enhancement sought to maintain and manage the trees within the Conservation Area.

Streetscape Design Guide

The development of a streetscape design guide for Redbridge, including a borough standard and a separate standard for conservation areas. This could be led by Highways, Planning Policy Design Team and Conservation.

This would help to ensure that all elements of street furniture in conservation areas are in keeping with the character and appearance of the area.



Figure 45 Green open space with park bench, Nightingale Green



Figure 46 Map identifying important green spaces within the Conservation Area



7. Management Proposals

There are a wide range of issues facing the Wanstead Grove Conservation Area, many of which share common themes. This section seeks to recommend management proposals which address these issues in both the short and long term.

7.1 Positive Management: Short Term

The first set of proposals relate to positive management and focus on good practice. These are generally low cost and can be implemented within a short timeframe, typically within one or two years.

Enforcement

Where the necessary permission has not been sought for alterations, such as building alterations which are not contained within the General Permitted Development Order (GPDO), the Local Planning Authority's powers of enforcement should be considered. This could assist in reinstating any lost character or architectural features whose loss may have a negative cumulative effect on the Conservation Area, as well as avoiding a precedence being set for similar, uncharacteristic works.

General Maintenance: Public Realm and Highways

Through the agreement of a standard good practice within the Conservation Area between relevant Local Authority teams and other landowners, long term goals can be set to promote good design within the public realm, such as avoiding excessive road markings or signage and agreeing a standard street furniture design within

Character Areas to ensure consistency over time as elements are introduced or replaced.

The maintenance of highways would ensure that they did not fall into disrepair and require patch work repairs.

Heritage Statements, Heritage Impact Assessments and Archaeological Assessments

In accordance with the NPPF (Para. 194), applicants must describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

The key views analysed within this document are in no way exhaustive. The impact of any addition, alteration or removal of buildings, structures, trees or highways on key views should be considered to aid decision making. This includes development outside the conservation area. Where appropriate, views must be considered within Design and Access or Heritage Statements. This should be in accordance with Historic England's *Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2019)*.

Neutral Elements

The dilution of positive buildings amongst those which are neutral leads to an underwhelming and indistinctive overall character.



Planning decisions must not allow for the quality of design to be ‘averaged down’ by the neutral and negative elements of the built environment. Schemes which enhance the built environment and look to conserve and reinstate historic features should be sought. It is also considered that poor-quality or unsympathetic schemes, within the Conservation Area and its setting, should be avoided.

New Development

There are few opportunity sites within the Conservation Area and its setting for new development. To be successful, any future development needs to be mindful of the local character and appearance of the Conservation Area, while at the same time addressing contemporary issues such as sustainability.

Successful new development will:

- Relate to the geography and history of the place and the lie of the land;
- Sit happily in the pattern of existing development and routes through and around it (including public footpaths);
- Respect important views;
- Respect the scale of neighbouring buildings;
- A level of detail and ornamentation befitting of the care and detail given to the existing historic housing stock;
- Use materials and building methods which as high in quality of those used in existing buildings; and

- Create new views and juxtapositions which add to the variety and texture of their setting.

New development will be guided in a positive manner by:

- Engaging with developers at an early stage through the Pre-Application Process to ensure modern development is high quality in design, detail and materials.
- Ensuring medium-large scale development schemes are referred to the Redbridge Design Review Panel to ensure that new buildings, additions and alterations are designed to be in sympathy with the established character of the area. The choice of materials and the detailed design of building features are important in making sure it’s appropriate to a conservation area.
- Seeking opportunities for developers to make a positive contribution to the wider historic environment through Section 106 Agreements.

Public Resources

The preservation and enhancement of private properties can be improved through the publishing of resources aimed to inform property owners and members of the public. An introductory summary of the Conservation Area Appraisal in the form of a leaflet or factsheet(s) is a simple way to communicate the significance of the area and ensure members of the public are aware of the implications of owning a property within a conservation area. In addition, a maintenance guide would assist property owners in caring for their property in an appropriate manner. A single Good



Practice Design Guide on standard alterations such as windows, doors, rainwater goods, boundaries and roof extensions will ensure inappropriate development does not continue to be the accepted norm. For Wanstead Grove Conservation Area, a design guide could:

- Provide guidance on appropriate design and materials for windows and doors and encouraging the retention or reinstatement of historic glazing patterns and door designs and the use of appropriate materials.
- Provide guidance on the traditional form of boundary treatments and encourage their reinstatement where they have been removed or compromised.
- Provide guidance on traditional roofing materials and encouraging the reinstatement of good quality clay tiles and the removal of unsympathetic modern materials such as interlocking concrete tiles.

Poor maintenance leads to the deterioration of the fabric of the built environment and results in a loss of architectural details. Improved awareness of simple maintenance and repair would be conducive with the preservation of Redbridge's built heritage.

Tree Management

In line with the Town and Country Planning Act, all trees in Conservation Areas are afforded the same protection as a Tree Preservation Order. Trees which have a trunk diameter of more than 75mm, at a height of 1.5m from the ground, may not be felled or lopped unless six weeks written notice has been given to the Council. Six weeks' notice has to be given to the council under S211 of the Act.

It is also considered that any prominent trees, street trees, and trees with amenity value on private land throughout the Conservation Area should be monitored and maintained appropriately. This will maintain the green character of the area. Any tree that makes a positive contribution to the area should be retained, maintained and, if felled (only if dead, dying or dangerous) replaced with an appropriate new tree.

Later Infill Development

There are some later infill developments which make a neutral or negative impact on the character of the Conservation Area. There is scope to enhance these sites and buildings through a considered design approach which can guide future improvements. Should opportunities for redevelopment arise in the future, high quality design should be pursued and encouraged through design guidance.

A survey of buildings within the Conservation Area, identifying areas and sites suitable for redevelopment, could be beneficial to pursue positive change. As part of the local authority's local plan, areas of development should be identified and it is therefore integral that a joined-up approach is adopted by the London Borough of Redbridge when creating new policies, acknowledging heritage constraints whilst encouraging positive growth.

7.2 Positive Management: Longer Term

The second set of proposals are also focussed on positive management but either take longer to implement or are better suited to a longer time frame.

Car Parking

This should begin with a car parking survey to establish the need for car parking. Once the level of necessary car parking has been established a landscape strategy should be created by The London Borough of Redbridge in conjunction with local stakeholders.

Character Appraisal and Management Plan

The Conservation Area Appraisal and Management Plan should be reviewed from time to time to monitor change and inform management proposals. Historic England guidance suggests that this should happen every 5 years or at times of substantial change.

Interpretation: Improved Understanding and Awareness

At present there are no interpretation boards and signs within the Conservation Area aimed at improving understanding and awareness. Introducing these would be an effective way to improve the awareness of Wanstead Grove Conservation Area's significance, particularly in the Nutter Lane Character Area where there is greater space to accommodate these.

Public Realm

Better maintenance of areas of public space, through the weeding of pavements, appropriate planting, the renewal of lighting and the maintenance of existing features through the creation of an integrated management plan, combined with developer, landowners and the Local Authority would be of benefit.



Figure 47 Public spaces make a contribution throughout the Conservation Area, and are important to maintain



7.3 Funding Opportunities

There are three main funding opportunities which would assist in the execution of these plans:

National Heritage Lottery Fund

The National Heritage Lottery Fund is the single largest dedicated funder of heritage in the UK and therefore is the most obvious potential source of funding. Funding is provided in specific circumstances and is often targeted at schemes which preserve, enhance and better reveal the special interest of the area whilst also improving public awareness and understanding.

Section 106 Agreements

Planning obligations, also known as Section 106 agreements, can be used by the local authority to ensure any future development has a positive impact upon the Conservation Area. These agreements could be used to fund public realm or site specific improvements.

Partnership Schemes in Conservation Areas (Historic England)

Partnership Schemes in Conservation Areas is a programme run by Historic England to target funding for the preservation and enhancement of conservation areas. As the name suggests, the scheme forms partnerships with local authorities (along with any additional funding partners) to facilitate the regeneration of an area through the conservation of its built heritage. The scheme makes funds available to individuals to enable them to carry out repairs or improvement works to their property to enhance the area. This would be suitable to preserve and enhance either the shop frontages or the architectural detailing.



8. Appendices

8.1 Bibliography

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8.2 Legislation, Policy and Guidance

LEGISLATION/POLICY/GUIDANCE	DOCUMENT	SECTION/POLICY
Primary Legislation	Planning (Listed Buildings and Conservation Areas) Act 1990	66: General duty as respects listed buildings in exercise of planning functions. 72: General duty as respects conservation areas in exercise of planning functions.
National Planning Policy	Ministry of Housing, Communities & Local Government. National Planning Policy Framework. London: UK Government, 2023.	Section 16; Annex 2
National Guidance	Ministry of Housing, Communities & Local Government. National Planning Practice Guidance. London: UK Government, 2023.	ID: 18a
National Guidance	Historic England, Conservation Area Appraisal, Designation and Management Historic England Advice Note 1. Second Edition. Swindon: Historic England, 2019.	
National Guidance	Historic England, The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3. Second Edition. Swindon: Historic England, 2017.	
Local Policy	Redbridge Local Plan 2015 – 2030	LP7 Back Gardens LP26 Promoting high quality design LP28 Advertising and shopfronts LP32 Sustainable design and construction LP33 Heritage LP38 Protecting trees and enhancing the landscape



8.3 List of All Designated Heritage Assets within the Conservation Area

List Entry Number	Name	Grade	Date of Designation
1391815	The Shrubbery	II	24-Nov-2006
1357974	Garden Temple, 14 The Avenue	II*	20-Dec-1954
1081021	Gazebo and Grotto, 20 The Avenue	II*	20-Dec-1954
1357969	Applegarth	II	22-Feb-1979
1183569	The Nightingale Public House	II	22-Feb-1979



8.4 Frequently Asked Questions

A selection of frequently asked questions are below. If you require further advice, please contact London Borough of Redbridge's planning department.

What is a conservation area?

Conservation areas are designated by the Local Planning Authority as areas of special architectural and historic interest. There are many different types of conservation area, which vary in size and character, and range from historic town centres to country houses set in historic parks. Conservation area designation introduces additional planning controls and considerations, which exist to protect an area's special character and appearance and the features that make it unique and distinctive. Although designation introduces controls over the way that owners can develop their properties, it is generally considered that these controls are beneficial as they sustain and/or enhance the value of properties within conservation areas.

The National Planning Policy Framework regards conservations areas as 'designated heritage assets'.

The 1990 Planning (Listed Buildings and Conservation Areas) Act specifies the general duty of Local Authorities, in the exercise of planning functions (Section 72). The 1990 Act states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

How are conservation areas designated and managed?

The designation process includes detailed analysis of the proposed conservation area and adoption by the local planning authority. A review process should be periodically undertaken, and the Conservation Area assessed to safeguard that it retains special architectural or historic interest. Threats can be identified, and the boundary reviewed, to ensure it is still relevant and appropriate.

This Conservation Area is supported by an appraisal and management plan. The appraisal describes the importance of an area in terms of its character, architecture, history, development form and landscaping. The management plan, included within the appraisal, sets out various positive proposals to improve, enhance and protect the character and appearance of the Conservation Area.

How can I find out if I live in a conservation area?

Boundary maps of all conservation areas in the district can be found on London Borough of Redbridge's website. The council also has an online interactive map search function, which allows you to search for a specific property. Full details, including contact details for the local authority, can be accessed via this link: <https://my.redbridge.gov.uk/map/conservation-areas>

What are the Council's duties regarding development in conservation areas?

The Local Authority must follow the guidance in the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG). These set out in clear terms how development proposals within Conservation Areas should be considered on the basis of whether they preserve and enhance



the character and appearance of the area. Applications which fail to preserve or enhance the character of the Conservation Area are likely to be refused as a result. An authorities Local Plan also typically includes a specific policy on Conservation Areas.

Do I need permission to alter a property in a conservation area?

Under the provisions of the Town and Country Planning (General Permitted Development) Order 2015, certain minor works and alterations are considered 'permitted development' and can be carried out without planning permission. However, some permitted developments rights do not apply in conservation areas, and some buildings may not have any permitted development rights at all, such as blocks of flats. Different rules also apply if a building is listed.

Permission is required for any external alterations which involve cladding, rendering, or adding pebble dash, artificial stone or tiles to the exterior of a dwelling within a conservation area. All alterations to the roof of a dwelling within a conservation area also require planning permission.

Extensions to the side of buildings in conservation areas will need planning permission, as will all two storey rear extensions. Porches, subject to size and relationship to the highway, may need planning permission. In all cases, the Local Planning Authority will be able to provide advice as to how to proceed.

Do I need to make an application for routine maintenance work?

If routine maintenance works are to be carried out using authentic materials and traditional craft techniques, on a like-for-like basis, it is unlikely that you will need to apply for permission from the local authority. However, it is strongly recommended that you contact the local planning authority for clarification before commencing any works. The use of a contractor with the necessary skills and experience of working on historic buildings is essential. Inappropriate maintenance works and the use of the wrong materials will cause damage to the fabric of a historic building.

Will I need to apply for permission for a new or replacement garage, fence, boundary wall or garden structure?

Any demolition, development or construction in conservation areas will generally need planning permission. A replacement boundary, garage, cartlodge or greenhouse will need to be designed with the special historic and architectural interest of the Conservation Area in mind. The Council will provide advice as to how to proceed with an application.

Can I demolish a building in a conservation area?

Demolition, or substantial removal of part of a building within a conservation area, will usually require permission from the local planning authority. It is important to speak to them before beginning any demolition works, to clarify if permission is required.



Can I remove a tree within a conservation area?

If you are thinking of cutting down a tree or doing any pruning work, the local planning authority must be notified six weeks before any work begins. This enables the authority to assess the contribution the tree makes to the character of the conservation area and, if necessary, create a specific Tree Preservation Order (TPO) to protect it.

The legislation relating to trees is included within Part VIII of the Town and Planning Act 1990 which is supplemented by The Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Further information on TPOs and trees in conservation areas can be found on Historic England's [website](#).

How do I find out more about a conservation area?

Historic England's website has information on conservation areas and their designation. Further information on the importance of conservation areas, and what it means to live in one, can also be accessed via their [website](#).

Historic England has also published an advice note called Conservation Area Designation, Appraisal and Management which sets out advice on the appraisal of conservation areas and managing change in conservation areas.

In addition, local planning authorities have information on the conservation areas within their boundaries available on their websites. They will have information pertaining to when the conservation area was designated, how far it extends and the reason for its designation.

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