

WOODFORD GREEN AND WOODFORD WELLS CONSERVATION AREAS

CONSERVATION AREA ENHANCEMENT SCHEME

ADOPTED 22.04.1993

STUDY REPORT FOR WOODFORD GREEN AND WOODFORD WELLS CONSERVATION AREAS

1. Introduction

- 1.1 In this report the character of the two Conservation Areas as they exist today is analysed and measures are described which have as their aim the Conservation and enhancement of this character.

2. Definition of Area

- 2.1 The area for which draft enhancement proposals have been prepared constitutes two designated areas:-
- i) Woodford Green – designated in October 1970 and extended in December 1981.
 - ii) Woodford Wells – designated in October 1970.
- 2.2 Both Conservation Areas are located along the A104, and Woodford Wells is in effect a continuation of Woodford Green Conservation Area. Both areas together cover some 90.5ha. and are shown on Map 1 & Map 1A. The two areas marked X & Y to the west of Woodford Green are within the London Borough of Waltham Forest and have also been designated by that Council to interlock with the area designated by Redbridge. Thus there are Conservation Areas on both sides of the borough boundary, administered by two separate authorities. The changes to the boundary proposed by the Local Government Boundary Commission in this part of the borough will realign the boundary along a line through part of Epping Forest and the eastern curtilage of Highams Park. This will have the effect of uniting not only the Conservation Areas but also a single community of Woodford Green divided by the existing boundary. The proposed new boundary is shown on Map M..

3. Proposals (Woodford Green and Woodford Wells)

- 3.1 The current economic situation imposes severe restrictions on what the Council and other bodies are able to do.. The Council has strictly limited amounts of money at its disposal and itself will not be able to meet all

desirable enhancement measures for the Conservation Areas. The draft proposals will therefore suggest small improvements. The emphasis will be on pursuing proposals which can be implemented in the short term.

- 3.2 For brevity and convenience the main proposals largely concerned with the High Road are described below. The remaining parts of the Conservation Areas are of residential nature which appear to be well maintained barring a few exceptions; or open spaces, ponds, and wooded areas which should not change in character in the foreseeable future.
- 3.3 The High Road could benefit from a comprehensive treatment but this could be expensive and much will depend upon the private property owner, statutory authorities and Epping Forest Conservators. It would be beneficial to improve the appearance of bollards which at present are in various sizes, shapes and materials. A slim cast iron type of bollard would be more appropriate in the urban areas of the Conservation Areas, such as the type that has been used at The Square. In the grassed areas a wooden post type is more appropriate such as those which have been used at Inmans Row.
- 3.4 The metallic appearance of the safety barriers could be softened with some soft landscaping where this is possible. Currently the Council is investigating an appropriate planting scheme on the central reservation of the High Road between Whitehall Road and Epping New Road.

Alternative designs for pedestrian barriers can be investigated to ascertain whether there are designs to harmonise with the special quality of the Conservation Areas. If these are available they could be used should further erection or replacement of barriers in the Conservation Areas be called for.

- 3.5 The pedestrian ways could be renewed using traditional materials, such as Yorkstone, granite setts, as and where opportunities would arise, and where this would be beneficial and appropriate. In the absence of natural materials, large random jointed concrete account of any original surviving paving in the immediate area. This treatment should also be considered for use in new developments.
- 3.6 There are several dreary expanses of concrete areas of privately owned forecourts which detract from the semi-rural and leafy character of the Conservation Areas. Various suggestions could be made on the layout of the forecourts in use for parking, servicing etc. Use of planting hard surface finishes will lessen the effects of the uses of the forecourt and consequently in the street scene.

- 3.7 Along an improvement to the street scene, it would be important to recognise the role of the local shopping facilities as part of the Conservation Areas. As such, any policy for shop fronts and advertisement should make a reasonable provision for the continuing business life of the area. Nevertheless, alterations to shop fronts in the street will be required to preserve and enhance townscape and architectural character of the shopping parades. A set of draft guidelines for shop fronts and advertisement has been prepared and annexed to the report as Appendix A.
- 3.8 The Square is situated to the rear of the local shopping parades in High Road. The area is a mixture of houses, flats, shops and commercial premises. There is very little private off-street parking space and The Square has its share of on-street parking. Following claims by local residents that on-street parking in The Square was a safety hazard, the Council investigated in 1991 the parking and traffic situation in and around The Square. The measures approved by the Council and recently implemented are the provision of 'Keep Clear' marking in the narrow sector of The Square; and the installation of decorative cast iron bollards outside nos.5 to 7A, The Square. The effect of such measures is being monitored by the Council. The Square would benefit from comprehensive scheme of improvement and enhancement. Such a scheme obviously would be expensive but The Square should be examined further if measures are called for in the future, and finance is available.
- 3.9 Generally soft landscaping could be used in abundance to ensure a major qualitative improvement alongside the High Road. In this sense the dense planting achieves two things; shielding nearby residents and pedestrians from the effects of main road traffic while at the same time masking the less attractive aspects of the High Road, in particular, the privately owned forecourts, from the passing motorist, especially visitors with commercial interest in the locality.
- 3.10 The Horse Chestnut avenues of Woodford Green and Woodford Wells form a significant townscape element of the High Road and the Conservation Areas. The avenues were created early this century and some investigation would be required to determine the best management policy in order to maintain and continue the consistency of the treescape of the avenues in the future.
- 3.11 The way in which homeowners care for and alter their houses in the Conservation Areas has a major impact on the architectural and environmental quality of the area. Woodford Green for example has a considerable development pressure – 54% of the total number of applications for development received in 1991 for all the Borough's

Conservation Areas were for the Woodford Green Conservation Area. Insensitive changes to property along with maintenance and repair work could have significant adverse impact on the character of the Borough. The most effective means of promoting good design standards in the Conservation areas, reducing the need for special controls such as Article 4 Direction, is by measures aimed at informing the public about the benefits of good design practice. A draft leaflet 'Conservation begins at home' has been prepared to inform householders of the conservation legislation and guidance on repairs and maintenance, and additions and alteration to the property. The leaflet (Appendix B) is based on public information article recently produced by English Heritage for publication in the borough's newspapers.

- 3.12 The Council will pay full regard to the draft enhancement and conservation proposals in the exercise of their various powers and duties, especially under the Planning Acts. But a successful policy of conservation also depends, in large measure, on the participation and support of all owners and occupiers of properties in the two Conservation Areas, of all other authorities who have statutory responsibilities within the Areas, and of the public generally. The Council hopes, therefore, that the publication of the draft proposals will help to awaken and kindle interest and support which are so necessary if any area is to be successfully conserved.

4. Policies

- 4.1 Woodford Green and Woodford Wells Conservation Areas and their surrounding area are included in a number of policies in the Deposited Unitary Development Plan. When adopted by the Council, the Plan will constitute the statutory planning basis for the area. It also represents a summary and end-product of an extended period of study and consultation on the part of the Council.
- 4.2 Within the boundaries of two Conservation Areas Policies LP.RT.26. SP.EN.18, LP.EN.19, 20, 21 & 22 of the Plan apply.
- 4.3 At the southern end of Woodford Green Conservation Area and the northern of Woodford Wells Conservation Area there are areas which lie within close proximity of the Epping Forest site of special scientific interest where Policy SP.EN.11 applied.
- 4.4 Much of the Green itself is designated as Green Belt where Policies SP.EN.1,2,3& LP.EN17 (Special Advertisement Control) apply.
- 4.5 The Green is also designated as an area of Heitage Land because of its special quality and where Policy LP.EN.4 applies.

- 4.6 The extent of forest land and tree cover is a significant feature of both Conservation Areas. This and landscaping of individual sites are referred to in Policies LP.EN. 6,7,8 & 9.
- 4.7 At the northern end of Woodford Wells Conservation Area there is a part of Epping Forest designated as an area of Nature Conservation Importance where Policy SP.EN.10 applies.
- 4.8 In both Conservation areas there are a number of statutory and Locally Listed Buildings which are referred to in Policies SPn.EN.23, LP.EN.24, 25 & 26.
- 4.9 Woodford Green and Woodford Wells are in an area where Policy SP.EN.31 (high buildings) applies. In addition restrictions on high buildings correspond with Policy LP.EN.4 (areas of Heritage Land).
- 4.10 The Woodford Green shopping area is defined by Policy SP.RT.2 as a local centre where Policies LP.RT.19 & 29 apply to control changes of use from retail to non-retail uses and Policy LP.RT.31 (ii) A & B controls the development of late night restaurants and take-aways
- 4.11 The west side of the main road in the shopping centre is defined as a min road frontage where traffic noise is excessive within which Policy SP.Ho.3 93) and Policy LP.CS.7 (A) allow changes of use which involves the loss of residential accommodation and/or the development of non-residential community services facilities such as surgeries and day care facilities including day nurseries.
- 4.12 To the north-east of Woodford Green Conservation Area lies the Monkams residential precinct where development is additionally controlled by Policy LP.EN.27.
- 4.13 In Monkams Lane itself is an area of local open space where Policy LP.EN.5 applies.
- 4.14 The above policies provide a general set of criteria for the preservation and enhancement of many Conservation Areas of the borough. The draft proposals set out in paragraphs 8.1 – 8.12 of this report are designed to give a more detailed approach to the preservation and enhancement of Woodford Green and Woodford Wells Conservation Areas.

5. Appraisal

- 4.15 The area covered by both conservation Areas is unquestionably of historic interest, and the important aspect of this is the way that the influence of history on the physical form and the character of the area has in many

examples lasted until the present time and is still visible. Thus the old A11 (now the A104) running through the length of the area is lined with small pockets of green and woodland – vestiges of the latter day Epping Forest and Waltham Forest before 1800 AD. The presence of many buildings of differing dates going back in history imparts a feeling of historical continuity.

4.16 Natural features – Much of the character of the area is dependent on the extensive number of trees, in particular the long avenues of Horse Chestnuts, the Green and ponds. Along much of the western side of Woodford is a ridge about 200ft. now marked by the High Road. From this point the area gently slopes eastwards down to the River Roding.. the soil is mainly London Clay, with patches of gravel on the higher parts, and originally supported forests over much of its area.

5. Townscape analysis (photographs and maps will be on display at the meeting)

- 5.1 The special quality of the two Conservation Areas resides in a jigsaw of different elements which coalesce to form a distinctive harmonious whole. The most obvious elements are the open green areas and ponds contained within them; wooded areas and avenues of trees; architectural styles composition, details and uses of the buildings; and High Road, Woodford green.
- 5.2 The 'High Road' element is worth describing at the beginning as it stands out most noticeably as an area of considerable character and architectural quality owing to the presence of the other major elements in the High Road.
- 5.3 The modern traffic conditions have turned the historic High Road into a physical barrier that divides the Conservation Areas. In spite of a general linear form of the High Road and the considerable amount of traffic which uses this important north-south route, it is easy to appreciate the various architectural and townscape qualities of the High Road.
- 5.4 The High Road presents, basically, two different prospects of the Conservation Areas; one is the view along the High Road, downhill from north to south; and the other is the opposite view uphill from south to north. They are similar in as much as the main feature in both views is north. Of the High Road entering at one end through the wooded area to the north of the High Road entering at one end through the wooded area to the north of Woodford Wells; passing along the tree lined central part of the two Conservation Areas, and leaving from another wooded area to the south of Woodford Green.

- 5.5 There are various other features which give the High Road aesthetic quality. Firstly, the road is on a ridge with a gentle slope from north to south. Secondly, the road is essentially a gently curving avenue of trees interspersed with developments of various periods. The canopies of trees create a 'tunnel' effect in contrast to the spacious view, at street level, of the open greens beyond the avenue of trees. Thirdly, the buildings on opposite sides of the High Road at its junctions with Broadmead Road and Johnston road, close in towards each other at a point roughly in the centre of Woodford Green Conservation Area. There is a roughly in the centre of Woodford Green Conservation Area. There is a change in the frontage line at this point on the west side, where the building (nos. 427-475) line steps backward. With the change in the frontage line on the west side, it helps to accentuate the change in building spacing and road width. Within this space, on the west side of the High Road lies the Castle Hotel, a Grade II listed building. It is a fine late 19th Century, three storey building with an interesting wrought iron balcony on the second floor. It is also a local landmark of considerable townscape value. This area is the most sensitive part of the character and townscape quality of the High Road and offers the most potential for the enhancement of the Woodford Green Conservation Area. Equally perhaps it offers the most difficulties in achieving enhancement due to the multiplicity of land uses and ownership. (see photograph no.. 5.5)
- 5.6 Whilst the function of the High Road as a north-south traffic route is well established over the centuries, much could be done to improve and enhance the street scene. At present the High Road suffers visually from somewhat un-coordinated street furniture, such as bollards (e.g. concrete, tubular steel, wooden), sometimes unattractive pavement surfaces, and the long lengths of galvanised safety barriers.. (see photograph no. 5.6)
- 5.7 As briefly described above, there are areas of considerable character and townscape value continuously along the entire length of the High Road. These areas, divided for convenience into 'zones', are fully described together with other 'zones' of the Conservation Areas in paragraphs 6.1 – 7.23 below. Map 1 shows the zones in Woodford Green Conservation Area, and Map 1A in Woodford Wells Conservation Area. Many of the judgements on the quality within each zone are subjective, but they do provide, together with suggestions for improvement, a basis for discussion.

6. Woodford Green Conservation Area

6.1 General description

A tightly defined area was initially designated in 1970 which was designed to help protect the historic area of open land known as Woodford Green. In 1981 the boundaries were extended but the Conservation Area

remained basically linear in shape with the Green running almost uninterrupted through its centre. As a consequence the outstanding feature of the area is its spacious, leafy character.

- 6.2 The Green is designated as an area of Heritage Land and is within the Metropolitan Green Belt. This feature has been the major influence on the historic pattern of development in the Conservation Area and its influence on the built environment is reflected in the location of the Statutory and Locally Listed structures which concentrate along the fringes of the Green.

Zone 1

- 6.3 Open Space
Open space is the predominant land use in this zone which comprises the southern part of the Conservation Area.
- 6.4 The Green itself is enclosed behind mature Horse Chestnut trees which provide screening along its fringes from the heavy volumes of traffic that use Woodford Green High Road, Woodford New Road and Broadmead Road.
- 6.5 At the southern end of the main body of the Green there are two small detached areas of open land. On the second of these adjacent to Broomhill Walk is a small Portland stone obelisk set on an incised base surrounded by four concrete balls. The obelisk dates from the 19th Century and was deemed worthy of Grade II listing in 1973. The monument was restored in 1977 but weathering has since taken place. (see photograph no. 6.5).
- 6.6 Just to the north of the obelisk located on the southern tip of the main body of the Green is a bronze statue of Winston Churchill. This locally listed monument was sculpted by Brian Macfall in 1959 as a tribute to the work of the local MP. The statue has been sited in a very prominent position on the Green and has subsequently been used as the focal point of a fine avenue of trees that was replanted in the 1970s. It is therefore a very important feature on this section of the Green. (see photograph no. 6.6).
- 6.7 At the opposite end of the Green is the Woodford Green Cricket Club. The ground is reputed to be the second oldest cricket ground in the country. The playing area is protected from the cattle which graze the common land during the summer months by a small fence.
- 6.8 Within this zone there are several other areas of open space within which distinctive mature trees also exist which contribute to the overall character of this zone. Of particular significance is the strip of land flanking the west

side of Woodford New Road and the triangle of land sandwiched between the New Road and the High Road.

6.9 Residential

275 – 323 Woodford Green High Road.

The western side of the High Road contains a number of locally listed buildings dating from the early 19th Century.

6.10 307 – 315 are a series of two storey cottages built with low pitched slate roofs.

6.11 317 – 319 are a pair of cottages built from yellow stocks with a low pitched slate roof. These two properties however are empty and boarded up with overgrown gardens. These are within the same curtilage as the St.Aubyns School stables and entrance lodge which are also in need of renovation work. Action is required to ensure the preservation of these attractive local buildings and to enhance the appearance of this area.

Permissions have been recently granted for a change of use of these buildings for use as day nursery or offices. This would include renovation of those buildings and efforts will be made to press for this work to be undertaken. (see photograph no. 6.11).

6.12 Bunces Lane

On the northern side of this rustic lane are eight blocks of flats called 'The Roses' which are centred on an area of communal open space. The three storey blocks are in good condition.

6.13 Broomhill Walk

No. 1 – Hurst House was built in 1714. It is a two storey property with a white painted stucco exterior, hipped pantile roof and sash windows with cambered heads. Despite its position, slightly set back from the Green, this impressive building is the prominent feature within the townscape at this point. It was Grade II* listed in 1954. (see photograph 6.13).

6.14 Generally the rest of the dwellings along Broomhill Walk are large detached, relatively modern houses which benefit from large gardens and open views across the Green. These properties are well maintained.

6.15 Chartwell Court

A modern flatted development in red brick and flat roof. Although the design is one of quality, its roof form and materials are alien to the character of the rest of the Conservation Area. (see photograph no. 6.15)

6.16 New Jubilee Court

The site of the old hospital has been developed during the 1980's to provide retirement flats. The design of the development is attractive with

attention given to detail and the sympathetic use of materials. (see photograph no. 6.16).

6.17 Broomhill Road

Mostly large Victorian properties set back from the Green behind a well established hedgerow. The dwellings are generally well maintained but further improvements, i.e. tidying front gardens or soft landscaping to lessen the effects of large expanse of tarmac surfaces in the front garden, will further enhance this part of the Conservation Area.

One house of note is no. 19 which was built in 1980 in the Queen Anne style. It is a large three storey detached property and has been locally listed.

6.18 Broomhill Court

This development comprises a large, four storey 1960s block of flats centred on an area of communal open space. Their general appearance could be enhanced by replacing the present fencing fronting Snakes Lane, which does not serve the purpose of enclosure, with some trees or shrubs which would also soften the impact of this rather bland 1960s development.

6.19 2 – 11 Broadmead Road (also The Terrace)

Mainly two storey semi-detached properties (mid 19th Century) with good views across the Green. These have rather distinctive iron work porches, hipped slate roofs and recessed dormers. All are in the Local List.

6.20 Woodford Green High Road

Immediately adjacent to Chingford Lane is Churchill Lodge, comprising a four storey, 1980's, flatted development. Although a minimal amount of landscaping has been undertaken at the edges of this site its appearance could be enhanced by some additional planting which would also provide some privacy for residents.

6.21 To the north of the flats a row of large distinctive properties emerge:-

6.22 No. 375 this two storey detached building has been converted into a doctors surgery. The forecourt is therefore open plan to provide space for car parking.

6.23 No. 377 a detached property set in an attractive and well maintained garden. The two gateposts in yellow and red brick with flat stone caps date from the 18th Century and are Grade II Listed. (see photograph No. 6.23). The gateposts would require careful and sensitive repairs and restoration.

- 6.24 Nos. 383 & 385 are a pair of semi-detached properties built in the late 18th century. They comprise two stores with an attic and basement and have been Grade II listed since 1973. At present both properties appear somewhat neglected and would benefit from a face lift and general tidying of the grounds. (see photograph no. 6.24).
- 6.25 Nos. 387 & 389 are a pair of 18th Century Grade II listed pair of 18th century red brick cottages. Both are in a good state of repair but the setting of no. 389 is spoilt by the close proximity of Castle Garage. (see photograph no. 6.25).
- 6.26 No.391 Castle Garage in its present form is intrusive within the street scene but there is considerable potential for improvements to the building and its forecourt. The Council would be happy to advise on how improvements could be done, but implementation of these will depend upon the co-operation of the owner(s).
- 6.27 There are two other commercial uses in the zone.
- 6.28 The Cricketers Public House on Salway Hill is an attractive building enhanced by colourful flower boxes along its front and side elevations. The display of advertisements on the building does however detract from its overall appearance. (see photograph no. 6.28).
- 6.29 Physicals Health and Fitness Club is extremely unattractive along its High Road frontage. The fencing has been covered in graffiti, the vegetation on the site appears to be overgrown and an advertisement sign has been insensitively sited. This corner of Salway hill would benefit from the removal of the sign, new fencing and the clearance of some of the vegetation. (see photograph no. 6.29).
- 6.30 Non Residential Institutions
- 6.31 St. Aubyns School is located on the southern side of Bunces Lane. The main school building, built in the mid 19th Century, is locally listed and is set in large grounds which encompass other school buildings and facilities.
- 6.32 A small section of Woodford Green County High School is included in the zone which is comprised mainly of the school lawns, the entrance lodge and part of the tennis courts.
- 6.33 Hawkey Hall has a rather plain appearance which is not helped by the expanse of concrete that surrounds the front and side elevations of the building. The area could be enhanced from some sympathetic landscaping

to maintain continuity with the upper part of Broadmead Road, break up the monotony of the car parking area and generally soften the appearance of the building. (see photograph no. 6.32).

Zone 2

- 6.34 This zone corresponds with the area defined in the UDP as Woodford Green Town Centre. This busy local centre runs along both sides of the High Road. It has a good mixture of business uses with a1, A2 and A3 uses dominating the High Road frontage. (see photograph no. 6.33).
- 6.35 Open Space
This zone includes only a small area of open space which is located just to the south of High Elms. The green in this locality would be enhanced by better maintenance of the verges and some additional planting to screen the rear of the retail and light industrial units. (see photograph no. 6.34).
- 6.36 Residential
Residential accommodation in this zone is limited. There is a block of flats located to the rear of The Castle Public House accessed from Saville Row but the majority of dwellings in this area are concentrated around the Square. The Square is situated to the rear of the local shopping parades on the west side of the High Road. The area is a mixture of houses, flats, shops and commercial premises. There is very little private off-street parking space and The Square has its share of on-street parking. (see photograph no. 6.35)
- 6.37 Commercial
393-395 High Road, The Castle public house.
Originally this Grade II listed building was built in the early 19th century but has been much altered with the addition of a third storey and balcony. The building would benefit from a face lift and consideration of ways to improve its setting. At present the south side and rear of the building are adjoined by an untidy car parking area. This area together with the car parking at the front of the property would be enhanced by the introduction of some sympathetic landscaping to break up the tarmac.
- 6.38 The display of adverts on the building's front elevation is generally unsympathetic to the listed building and detract from its appearance.
- 6.39 397 – 401 High Road
To the north of the Castle Public House are three small shops set back slightly from the main building line. The shop frontages are a muddle of different styles and appearances. Consideration should be given to developing guidance on sympathetic shop front designs appropriate to Conservation Areas. (see photograph no. 6.38)

- 6.40 403 High Road, 'Lanehurst'
This building is set at an angle which affords interesting views across the Green. Built during the 18th Century the building has been Grade II Listed since 1972. As with the Castle Public House the setting of the building would be enhanced by improvements to the adjacent shop fronts and the car parking area immediately in front of the building. (see photograph no. 6.39).
- 6.41 405 – 475 High Road
Small commercial properties, predominately two storeys, running along the High Road. A programme to co-ordinate a face lift for this part of the Conservation Area was organised in the 1970's but the standard of shop front design still varies considerably today. Consideration should be given to creating a leaflet for shopkeepers giving advice and guidance on the type of shopfront that would enhance the appearance of the parade. (see photograph no. 6.40).
- 6.42 Mill Lane
Mill Lane has a mixture of small commercial units. The properties are generally well maintained on this narrow street but the area would also benefit from general guidance on shopfront design.
- 6.43 The Square (northern part)
On the approach to High Elms from The Square there are a number of light industrial units which lie at the rear of the shops fronting the High Road. These units have an area of car parking in front which is poorly maintained. The combination of the car parking area together with the open views of the units creates an unsightly scene which is out of character with the rest of the Conservation Area. Consideration should therefore be given to upgrading the car parking area and the provision of screening along the rear and side elevations of the units to reduce their undesirable visual impact. (see photograph no. 6.42)
- 6.44 384 – 352 High Road
This parade of shop units accommodates a variety of A1, A2, and A3 uses. As with the opposite side of the parade shop front designs are of varying quality. Guidance on future designs would be beneficial. (see photograph no. 6.43).
- 6.45 The Midland Bank building is the most distinctive feature along this parade and is situated in a prominent location on the corner of the junction with Broadmead Road. (see photograph no. 644).

6.46 1 – 12 Johnston Road

The Johnston Road frontage is predominately within A2 usage. No. 8 is a Grade II listed building dating from the late 18th century. Today only the shopfront is original. (see photograph no. 6.45).

- 6.47 To the rear of no.1, the Post Office building, is a new office development which is generally sympathetic to the Conservation Area and its immediate setting.

Zone 3

Much of this area was included in the Conservation Area when the boundaries were redefined in 1981. The area is primarily residential in character and possesses a wide variety of dwelling units.

6.48 Open Space

Although the zone has a spacious, leafy feel to it there are only two small areas of open space. The first area of Green is located in front of the Woodford Green United Free Church. This area has several fine trees along its boundaries and a pond centrally positioned on the High Road side. A tarmaced path runs diagonally across the Green which encourages people to use the area purely as an access route. The provision of extra benches and tidying the pond may persuade people to stop and enjoy the open space rather than pass straight across the Green when going to and from the shopping parade.

- 6.49 The second area of open space is situated outside the Police Station on the corner of Chestnut Walk. It is fairly well used and has a seating area with views across a small pond. The area needs to be tidied and the pond cleared in order to encourage its use.
Abuse of grass areas, particularly at the verges of the open spaces, by cars could be discouraged by the introduction of bollards or simply the placement of large rocks with soft landscaping.

6.50 Residential

This is the dominant land use within the area. There is a variety of residential units concentrated in this locality ranging from small terraced properties along Links Road to large four storey blocks of flats on Sunset Avenue. Despite this variety in styles the area has a quiet, peaceful feel which is created by the large number of trees concentrated in this locality.

6.51 Non Residential Institutions

The area contains three school sites – Trinity Catholic High School Upper and Lower sections and St. Anthony's Primary School which are concentrated around Mornington Road and Sydney Road.

- 6.52 Woodford Green Working Mens Club, a locally listed building, occupies a prominent corner site on the northern corner of the junction of Links Road and High Road. The building is in poor condition and would benefit from refurbishment. (see photograph no. 6.52).
- 6.53 Further along the main road frontage is the Roman Catholic Church – St. Thomas of Canterbury, which is a prominent feature along this stretch of the High Road. The red brick church is an attractive building but the addition of the Friary to the south and the close proximity of the relatively new residential development to the north detract from its setting. (see photograph 5.53).
- 6.54 The Police Station on the southern corner of Chestnut Walk and the High Road would benefit from some additional screening along the main road frontage with perhaps an extension of the mature trees which already exists.

Zone 4

The zone forms the north eastern portion of the Conservation Area and its character is dominated by the Green.

6.55 Open Space

The main feature of this zone is the northern section of Woodford Green. As with the southern portion the Green, it is flanked by mature trees on either side. The pond at the southern end adjacent to Johnston Road would benefit from a thinning of the water plants which are fairly dense in places and possibly some planting to screen the unattractive wall on the High Road side. At present both these problems detract from the view across the pond from the benches provided. (see photograph no. 6.56).

- 7.56 Moving north along the Green the spire of All Saints Church attracts the eye in the distance. The church itself however is not clearly visible until the old entrance to Harts Hospital is reached and from this point onwards it dominates the view across the Green. The Church was designed by F.E.C. Streatfield in the early English Gothic style and is Grade II listed. It is a focal point of this part of the Woodford Green Conservation Area. (see photograph no. 6.57).

Situated off Monkams Lane is an area of private open space, Woodford Wells Cricket and Tennis Club. This is an attractive sports ground with many fine trees lining the boundaries of the site. Although set back from the road the new pavilion is rather out of scale and character with the rest of the ground.

- 7.57 Residential
Barclay Oval and The Boltons
A quiet residential backwater with mainly two storey Victorian semi-detached properties.
- 7.58 Churchwood Gardens
A new residential development located off Barclay oval with well designed two storey properties.
- 7.59 High Road
Residential properties are interspersed among commercial and educational uses. Most were built around the early 19th Century which gives the area an historic feel to it.
- 7.60 Monkhams Lane
A pleasant leafy road in Monkhams Residential precinct flanked on one side by Woodford Wells Cricket Club. There is a great variety of properties and styles along the road.
- 7.61 The Green
Dominated by large detached properties which run along the eastern side of the Green. These properties are attractive and well maintained. This area is also within the area designated as Monkhams Residential Precinct.
- 7.62 Inman's Row
The properties either side of the Church help to provide an attractive setting. No. 1, which is a locally listed late 18th century three storey dwelling house, has been very recently replaced by a development of similar size, proportion and character.
- 7.63 Harts Hospital
Initial outline consent was granted for residential development on the Harts Hospital site in 1988. Full permission has now been granted for a total of 44 luxury dwellings. Phase 3 of this development has now been completed. The site has extensive tree cover and efforts have been taken in the layout of the housing to maintain the areas leafy character through the retention of mature trees.
- 7.64 The site contains three structures which are Grade II listed:-
The building is in need of extensive refurbishment both internally and externally. (see photograph no. 6.65).
- The South Lodge has planning permission for conversion into a dwelling unit and this permission is being implemented at this time. (see photograph no. 6.66).

The third listed structure consists of a Portland stone commemorative monument and ruins of a late 18th Century chapel.

7.65 Commercial

508 – 536 High Road

This frontage is designated as a Key Shopping Parade in the UDP.

7.66 508-512 are locally listed units which are used for A1 and A2 uses. The frontage of 508 is untidy and would benefit from work to improve its appearance. The shop frontages of both properties appear unsympathetic to their Conservation Area setting. Shop front design guidance from the Council would be beneficial to this part of the High Road. (see photograph no. 6.68).

7.67 The run of retail outlets is broken by a number of residential units but resume at no. 526 (a newsagents). Both 528 and 530 are empty and appear to have been so for some time. (see photograph no. 6.69).

7.68 Nos. 532 – 536 is allocated in the UDP as a proposal site suitable for residential development. It is currently used at ground floor level for the display of motor vehicles. The unit is in urgent need of renovation works if more comprehensive development is not undertaken. There may be scope for a logical extension of the UDP site further along the parade given the condition of the properties along this parade and the fact that only no.526 is currently occupied. Given the size of the site and its location on the noisy High Road it might be that a development comprising a mix of small office units for uses similar to that at nos. 508 – 512 may be appropriate. (see photograph 6.70).

7.69 496 – 498 High Road

The Travellers Friend is a popular local public house. The three storey building is in fact a locally listed building which was built in the early 19th Century. (see photograph 6.71).

7.70 Non Residential Institutions

No. 490 High Road has been converted into Avon School. This property along with no. 488 is locally listed. The exterior of no. 490 is painted white with black trim. This colour theme is retained for the rest of the school premises which extend to the rear of nos. 490- 494.

8. **Woodford Wells Conservation Area**

8.1 GENERAL DESCRIPTION:

Woodford Wells Conservation Area was originally designated in 1970. The site is located immediately to the north of Woodford Green Conservation Area and is effectively a continuation of the open space that intermittently flanks the old A11 (now A104) which runs thorough both of these areas.

8.2 The designated area is essentially linear in shape stretching for approximately half a mile along the main road and is no more than a few hundred yards wide at its widest point.

8.3 Although the main characteristics of the area are the open space and the vestiges of Epping Forest, it does contain a few buildings of architectural quality. The most notable of these is Bancroft's School, a Grade II listed building designed by Sir Arthur Blomfield.

ZONE 1

8.4 This area located in the south western corner of the Conservation Area is predominately residential in character. It extends from Mornington Road in the south to Whitehall Road in the north, running along the western side of the old A11 to include all properties fronting this road.

8.5 The Shell garage located at the junction of Mornington Road and the main road in the south western corner of this zone is an exception to the dominating land use. Although the garage is slightly set back from the High Road, its flat roof and brightly coloured fascia signs intrude within the street scene. Some landscaping will not only help to soften and break up the vast expanse of the forecourts, but will also improve visually a rather bare and generally harsh appearance of the filling station. (see photograph no. 7.5).

8.6 Immediately adjacent to the Shell garage the pattern of residential development begins and runs parallel to the A104 until the junction with Whitehall Road. The properties are a mixture of styles, ages and size.

8.7 Nos. 581 – 587 are set back from the main road and are separated by a well established hedgerow and grass verge lined with mature horse chestnut trees. Outside no. 587 is a Grade II listed anti-Abysinnian War memorial consisting of a small stone bomb set on a square plinth with inscriptions on all four sides. The memorial was listed in 1979 for its historic value. (see photograph no. 7.7).

- 8.8 Nos. 589 – 597 front directly onto the High Road. The distinctive properties along this stretch are nos. 595 and 597 both of which are locally listed. These two storey, semi detached properties were built around 1830. No. 597 is empty at present and has its leasehold for sale. Consequently, the ground has become overgrown and the building requires a permanent use. A Planning Brief was agreed for this property at the Planning and Development Committee on the 27th May 1992. This recommends that the site is suitable for residential use of some kind either as flats or as a residential institution, or for a non residential institutional use. A prospective buyer has made an application for its use for residential purposes. The proposals are now submitted to your Committee for comment. (see photograph no. 7.8).
- 8.9 Nos. 599 – 609 comprise a mix of semi-detached and detached properties. Nos. 605 – 609 are set slightly further back from the road than the adjacent properties.

The zone includes 201 and 203 Whitehall Road and a pair of detached dwellings opposite Bancroft's School.

ZONE 2

- 8.10 This zone incorporate Bancroft's School and its grounds which are situated on the north western corner of the junction of Whitehall Road. The red brick Tudor style school was designed by Sir Arthur Blomfield and built in 1870. In 1979 the main quadrangle of the school together with the library and chapel were deemed to be worthy of a Grade II listing. (see photograph no. 7.10).
- 8.11 Despite the fairly extensive screening provided by well established shrubs and trees, which extend along the majority of the front elevation of the school, the four storey gate tower with its octagonal corner turrets dominates the built environment within the Conservation Area. A programme of general maintenance which included the thinning of untidy shrubs and more regular maintenance of the grass verge immediately in front of the school would enhance the setting of the listed building and the appearance of the Conservation Area.
- 8.12 A similar programme of maintenance would also be beneficial along its Whitehall Road frontage and would help to enhance the setting of the listed buildings.

ZONE 3

- 8.14 This zone is situated at the northern end of the Conservation Area and is dominated by Reed's Forest (part of Epping Forest). The area is split into three sections as the A104 forks at this point, with one prong continuing onto Epping and the other towards Buckhurst Hill. It does not include any built form.

ZONE 4

- 8.15 This zone runs to the east of the A104. It is characterised predominately by open space similar to that in the Woodford Green Conservation Area. Immediately adjacent to the main road the open space is flanked by mature horse chestnut trees which run for some distance along this road.
- 8.16 This area located in the south eastern corner of the Conservation Area contains the greatest diversity of uses within the area. Along certain parts of the main road frontage, vestiges of open space exist which are punctuated by access roads to properties set back from the High Road
- 8.17 Nos. 600, 598 and 596 are small cottage type properties which have converted for A2 office use (financial and professional services) with car parking space to the rear.
- 8.18 Adjacent to these small business premises is an area of car parking reserved for Hills garage fronted by a small brick wall. The appearance of the area is out of character with the Conservation Area and detracts from the setting of the adjacent locally listed building. The site could be improved by removing the prevalent weeds, the provision of plants or shrubs to screen the bland rear wall and the removal of the threatening barbed wire from that wall. Such enhancement was required in connection with a recent renewal of permission for temporary car parking on the site. (see photograph no. 7.17).
- 8.19 Behind the obtrusive wall on this site is a vacant plot of land which is currently used for the storage of car wrecks. The use itself is undesirable in this Conservation Area and threatening and unsightly barbed wire and overbearing brick walls which enclosed the site have recently been the subject of enforcement action so as to improve its appearance. (see photograph no. 7.18).
- 8.20 The Horse and Well public house is a locally listed building built around the turn of the century. The setting of the public house could be improved and consideration should be given to dealing with the problem of car parking in the immediate vicinity, and possible tree planting to screen the

adjacent Hills Garage which adjoins the building and detracts significantly from its overall setting. (see photograph 7.19.).

8.21 Nos. 536 – 564 comprise Hill Garage. This is a substantial garage complex occupying a prominent location in the High Road and stands out as a strident feature in this part of the Conservation Area. The access to service and repair facilities of the garage is from Barclay Oval an otherwise predominantly residential cul-de-sac. Its location has inevitably meant a conflict between the need to maintain the commercial life of the garage and the need to preserve and enhance the character of the locality. Following the Council's recent initiatives, some improvements have been made i.e. removal of an internally illuminated sign, reduction in the height of the boundary wall etc. However much needs to be done to reduce the overall impact of the garage and this could include, in the short term, landscaping. Discussions have taken place with the garage operators with a view to initiating further improvements through reorganisation of the garage activities. (see photograph 7.20).

APPENDIX A

POLICIES FOR SHOP FRONTS AND ADVERTISEMENTS

WOODFORD GREEN AND WOODFORD WELLS CONSERVATION AREA

The Conservation Area contains many old buildings with shopfronts as integral part of the buildings. The Council recognises their role as important shopping facilities in the Conservation Area. As such any policy for shopfronts and advertisements should make reasonable provision for the continuing business life of the Conservation Area and should not be so restrictive as to endanger the commercial attraction of the shopping facilities. Nevertheless, alterations to shop fronts in the shopping streets will be required to preserve and enhance the townscape and architectural characteristics of the street.

Planning permissions and consents

Alterations to shopfronts will normally require consent under the Planning Acts or Advertisement Regulations (or both).

Planning Permission is required for any material change in the external appearance of a shop. This could include altering the glazing, changing facing materials, installing blinds or shutters or enlarging the size of the fascia.

Advertisement consent is required for the display of most signs, but there are some exceptions. Legislation concerning Advertisement Controls is very complex. It will always be good idea to consult with the Borough Planning Officer before any works are commenced.

Conservation Area consent is required for any demolition or partial demolition of any building in the Conservation Area. This includes the removal of shopfronts or of any features that give character to the building.

Listed building consent is required for any alterations affecting the character of a listed building. This can include such details as repainting a shop front in a different colour, installing a security alarm or extractor fan, altering the shop interior, or installing shutters, blinds and advertisements.

THE FOLLOWING POLICIES WILL APPLY WHEN THE COUNCIL CONSIDERS APPLICATIONS FOR PERMISSIONS AND CONSENTS.

- 1) The identify of individual traditional buildings should be conserved by the retention of original pilasters, frieze and cornice where possible. Within the architectural framework, a greater freedom in shop front design is allowable. Arbitrary sub-divisions of the shopfront panels should however be avoided.

- 2) Large areas of plate glass are generally out of scale and character, particularly when part of a traditional building.
- 3) A fascia which extends, uninterrupted across more than one unit will be unacceptable. Each unit should have a separate fascia.

Generally, the Council will refuse consent for the installation of a fascia which is inappropriate in terms of length, depth or material, to the building, in particular a traditional one, of which it will form a part.

- 4) The Council will normally resist the loss of independent access to upper floors.
- 5) New shopfronts should be designed to allow access for people with disabilities. It will be a good idea to discuss with the Council's Building Control Officer at an early stage in the design of a new shopfront.
- 6) The number of signs on a building should normally be limited to one fascia sign and one projecting sign. Traditionally fascia signs were either hand painted or had individual applied letters, or other decorative techniques. This type of sign complements most buildings. As far as possible the frieze should be used for its original purpose of carrying non-illuminated signs made up of individual letters.
- 7) Fascia signs should not extend above or below the original fascia panel and not conceal or damage architectural features and should clearly indicate the street number of the property.
- 8) Projecting or hanging signs should not normally be below fascia level or above the first floor cill level. Signs should not conceal or damage any original architectural features.
- 9) Internal illumination of either fascia signs or projecting signs is normally unacceptable. Any form of external illumination whether it be for a fascia sign or projecting or hanging sign should not be out of character or obtrusive. The size and level of illumination should be discreet and number of lamp kept to a minimum.
- 10) Traditional awning type blinds are normally more acceptable than 'Dutch' blinds; the existing blind boxes above the fascia should be re-used wherever possible; metal roller shutters are normally unacceptable – consideration may be given to traditional wooden roller shutters if necessary. In all cases, they will be required to relate satisfactorily with the building façade as a whole.

APPENDIX B

CONSERVATION BEGINS AT HOME

This leaflet is for information of owners and occupiers of properties in Conservation Areas.

If this leaflet has been delivered to your address, then your property is in one of the 13 Conservation Areas in Redbridge. If you have recently acquired the property, your Official Search of the Local Land Charges Register will reveal the Conservation Area Status of your property. If you are a tenant please consult with your landlord or contact the Council's Borough Planning Officer.

Please read this leaflet carefully and retain it for future reference when you may consider proposals for change to your property.

This leaflet contains general advice on alterations and additions to buildings in the Conservation Areas. It also explains additional restrictions which apply within Conservation Areas.

The restrictions are:-

1) Demolition of buildings:

It is illegal to demolish any buildings or structure, or remove any significant part of the building (e.g. a roof or a chimney stack) without the permission of the Council. There are only minor exceptions to this restriction. It always a good idea to discuss with the Borough Planning Officer or his staff your proposal for demolition of a building or a structure or part of it, and whether you should apply for a 'Conservation Area Consent' before carrying out the demolition work. Please note that a planning permission for redevelopment in a Conservation Area does not give consent for demolition, unless the planning permission states that a consent is included.

2) Alterations and additions to buildings:

Building works of additions and alterations which can be carried out with out the Council's consent are known as "permitted development". The size limited for extending your house without a planning permission is 50 cubic metres or 10% of the house's original volume, up to a maximum of 115 cubic metre. (The cubic limit for an extension to a semi-detached or detached house, but not a terraced house, is slightly less than what is permitted outside the Conservation Areas).

Whilst a wide variety of developments including extensions, porches, fences, walls garages etc., may, in certain circumstances, be carried out as permitted developments, their cumulative effect over time, if carried out in an unsympathetic manner, could prejudice the character and appearance of Conservation Areas. This leaflet sets out ten golden rules to bear in mind when considering changes to your property.

Please bear in mind that in Conservation Areas, cladding of any part of the exterior of property with stone, artificial stone, timber, plastic or tiles requires consent.

3) Trees in Conservation Areas:

Trees make a significant contribution to the character and appearance of a Conservation Area and their alteration or removal is controlled. It becomes an offence to undertake works on or fell trees with a trunk diameter of more than 75mm (3") at a height of 1.5 metres (4' .10") without first having given six weeks notice to the Council. When the notice is received (forms are available from the Borough Planning Officer) the Council will send an officer to inspect the tree(s) and if necessary discuss the works you intend to carry out. If complete removal of a tree is found to be necessary, replacement, with a new tree of a species and size to be agreed, will be an automatic requirement in most cases. There are heavy penalties for those who fail to comply with these requirements: Tree Preservation Orders can be made where the Council does not agree with what is proposed.

4) Satellite 'dishes':

In a number of circumstances the Council's consent will be required to install a satellite dish. Legislation concerning satellite dishes is very complex. You are therefore well advised to consult with the Borough Planning Officer before installing a satellite dish (or dishes). A free information leaflet on this subject has been produced by the Council which is available from the Borough Planning Officer.

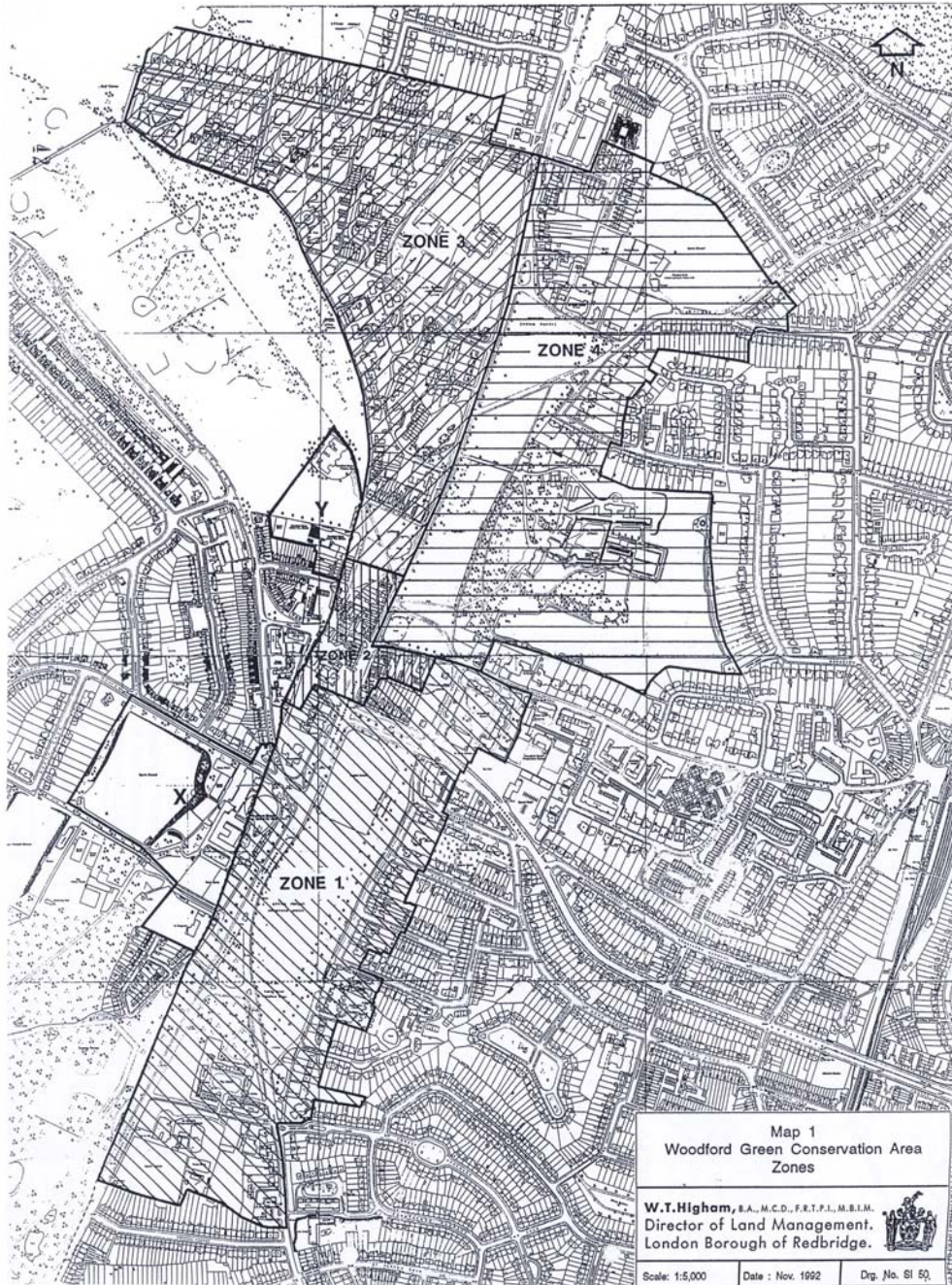
Listed below are ten golden rules to bear in mind when thinking about carrying out home improvements. You are however well advised to consult with the Borough Planning Officer or his staff to ascertain whether the work you intend to carry out will require the Council's consent.

- 1) Wherever possible, repair rather than replace. It is almost always a better investment to repair original windows, doors and other architectural features than to replace them. In so doing you will not only be preserving the character and appearance of your house, but also its value. If replacement is unavoidable, then the original details should be matched exactly using the correct materials and finishes.
- 2) Materials. Original materials such as roof tiles and bricks should be retained and re-used and matching materials used where necessary. This helps to keep the traditional character of the building. Usually they last much longer than modern alternatives.
- 3) Details. Ornamental details add to the value and character of your house. Original design features such as chimney stacks, moulded bricks, porches and tiles are often the most attractive and distinctive elements, and they help to interest potential purchasers. If removed, they can be difficult or expensive to replace, so they should always be retained and repaired. Internally, cornices, panelled doors and chimney pieces are important domestic features which enrich the house and help to sustain its value.
- 4) Windows and Doors. Nothing detracts from the appearance and value of a house more than the loss of its original windows and doors. Any replacement should copy the original designs for the house exactly using traditional materials and finishes. Avoid unpainted hardwood and UPVC windows and doors as they always look phoney. Keep the original size and proportions of openings, as un-considered changes can destroy the design of a whole frontage.
- 5) Roughcast and render. Do not cover the walls of your house with render, pebbledash or paint unless it was part of the original design. They can detract considerably from its character and appearance and, if incorrectly applied, they can trap dampness and lead to serious problems in the future.
- 6) Boundary treatments, walls and gardens. Often gardens, fences, walls and hedges are part of the co-ordinated design of older streets and houses and they provide a pleasant domestic setting. Avoid removing original fences, walls and hedges and always think twice before paving over gardens for car parking. If you decide to proceed, reinstate an

original boundary treatment to mitigate the visual impact. The Council has already published a leaflet 'Parking in Front Gardens' to give advice on how to lessen the effects of car parking in the front garden. The leaflet gives detailed suggestions on the layout, use of the planting, hard surface finishes, and the location of refuse bins.

- 7) Brickwork. Poor repointing ruins houses and can cause dampness. Pointing should always be done by a skilled specialist. The original mortar probably included lime; the style of the pointing should match the original; 'weatherstruck' is almost always inconsistent with the traditional appearance of older houses.
- 8) Extensions. Extensions should generally reflect the style, proportions, materials and details of the house itself and should not be so large or prominent as to dominate or compete with the house. In a street of individual houses side extensions should not cause a 'terrace' effect. The spaces between the houses are important.
- 9) Loft conversions. Care should be taken to ensure that the overall roof space remains unaltered. Generally dormers should not be built on the front of the house, particularly in a group of uniform design, unless they are hardly visible as a whole. Dormers should be placed away from the eaves, flank and party walls and below the ridge. Traditional flush-fitting roof lights may often be less obtrusive and cheaper than dormers on side and rear elevations. More modern roof lights are not so discreet.
- 10) Minor additions. New additions always require careful thought. Porches and garages should be designed to blend in with the original house.

Regular maintenance can dramatically cut the cost of repairing your house. Gutters and roofs should be checked frequently and small leaks mended as soon as possible.



Map 1
Woodford Green Conservation Area
Zones

W.T.Higham, B.A., M.C.D., F.R.T.P.I., M.B.L.M.
Director of Land Management,
London Borough of Redbridge.



Scale: 1:5,000 Date: Nov. 1992 Dwg. No. SI 60

7.24 Nos.383 & 385 are a pair of semi-detached properties built in the late 18th century. They comprise two stories with an attic and basement and have been Grade II listed since 1973. At present both properties appear somewhat neglected and would benefit from a face lift and general tidying of the grounds. (see photograph no.6.24)

7.23 No.377 a detached property set in an attractive and well maintained garden. The two storeys in yellow and red brick with flat stone caps date from the 18th Century and are Grade II listed. (see photograph no.6.23) The grounds would require careful and sensitive repairs and restoration.

7.20 Woodford Green High Road
Immediately adjacent to Chagford Lane is Church Hill Lodge, comprising a four storey, 1960's, fluted development. Although a minimal amount of landscaping has been undertaken at the edges of this site its appearance could be enhanced by some additional planting which would also provide some privacy for residents.

7.19 Physicals Health and Fitness Club is extremely attractive along its High Road frontage. The fencing has been covered in graffiti, the vegetation on the site appears to be overgrown and a subvertisement sign has been immediately stand. The corner of Salway Hill would benefit from the removal of the sign, new fencing and the clearance of some of the vegetation. (see photograph no.6.19)

7.11 317 - 319 are a pair of cottages built from yellow stocks with a low pitched slate roof. These two properties however are empty and boarded up with overgrown gardens. These are within the same curtilage as the St. Adolphs School, Stables and Entrance Lodge which are also in need of renovation work. Action is required to ensure the preservation of these attractive local buildings and to enhance the appearance of this area. Permissions recently granted for a change of use of these buildings for use as day nursery and offices. This would include renovation of these buildings and efforts will be made to press for this work to be undertaken. (see photograph no.6.11)

43



7.18 Broomhill Court

This development comprises a large, four storey 1960's block of flats centred on an area of conventional open space. Their general appearance could be enhanced by replacing the present fencing fronting Sallet Lane, which does not serve the purpose of enclosure, with some trees or shrubs which would also soften the impact of this rather bland 1960's development.

7.22 Hawley Hall has a rather plain appearance which is not aided by the expanse of concrete that surrounds the front and side elevations of the building. The area could be enhanced from some sympathetic landscaping to maintain continuity with the upper part of Broadwood Road, break up the monotony of the car parking area and generally soften the appearance of the building. (see photograph no.6.22)

7.17 Broomhill Road

Mostly large Victorian properties set back from the Green behind a well established hedge-row. The dwellings are generally well maintained but further improvements, i.e. tidying front gardens or soft landscaping to lessen the effects of large expanses of tarmac surfaces in the front garden, will further enhance this part of the Conservation Area. One house of note is no.19 which was built in 1890 in the Queen Anne style. It is a large three storey detached property and has been locally listed.

Statutory Listed Buildings/Structures	⊙
Local Listed Buildings/Structures	⊙
PROPOSALS	
Map 3 Woodford Green Conservation Area Zone 1	
W.T.Higham, B.A., M.C.B., F.R.I.C., M.B.M. Director of Land Management, London Borough of Redbridge.	
Scale 1:5,000	Date : Nov. 1992
	Dp. No. 52 43

7.42 The Square (northern part)
On the approach to High Elms from The Square there are a number of light industrial units which lie at the rear of the shops fronting the High Road. These units have an area of car parking in front which is poorly maintained. The combination of the car parking area together with the open views of the units creates an unsightly scene which is out of character with the rest of the Conservation Area. Consideration should therefore be given to upgrading the car parking area and the provision of screening along the rear and side elevations of the units to reduce their undesirable visual impact. (see photograph no.6.42)

7.41 Mill Lane
158 Mill Lane has a mixture of small commercial units. The properties are generally well maintained on this narrow street but the area would also benefit from general guidance on shopfront design.

7.39 403 High Road, "Laneshurst"
This building is set at an angle which affords interesting views across the Green. Built during the 18th Century the building has been Grade II listed since 1972. As with the Castle Public House the setting of the building would be enhanced by improvements to the adjacent shop fronts and the car parking area immediately in front of the building (see photograph no.6.39)

7.28 397 - 401 High Road.
To the north of the Castle Public House are three small shops set back slightly from the main building line. The shop frontages are a mixture of different styles and appearances. Consideration should be given to developing guidance on sympathetic shop front design appropriate to Conservation Areas. (see photograph no.6.28)

7.34 Commercial
293 - 295 High Road, The Castle Public House.
Originally this Grade II listed building was built in the early 19th Century but has been much altered with the addition of a third storey and balcony. The building would benefit from a face lift and consideration of ways to improve its setting. At present the south side and rear of the building are defined by an unattractive car parking area. This area together with the car parking at the front of the property would be enhanced by the introduction of some sympathetic landscaping to break up the tarmac.

7.43 384 - 382 High Road
This parade of shop units accommodates a variety of A1, A2, and A3 uses. As with the opposite side of the parade shop front designs are of varying quality. Guidance on future design would be beneficial. (see photograph no.6.43)

44



7.34 Open Space
This zone includes only a small area of open space which is located just to the south of High Elms. The Green in this locality would be enhanced by better maintenance of the verges and some additional planting to screen the rear of the retail and light industrial units. (see photograph no.6.34)

7.40 405 - 475 High Road
Small commercial properties, predominantly two storeys, running along the High Road. A programme to co-ordinate a face lift for this part of the Conservation Area was organised in the 1970's but the standard of shop front design still varies considerably today. Consideration should be given to creating a booklet for shopkeepers giving advice and guidance on the type of shopfront that would enhance the appearance of the parade. (see photograph no. 6.40)

Statutory Listed Buildings/Structures	⊙
Local Listed Buildings/Structures	⊙
PROPOSALS	
Map 3 Woodford Green Conservation Area Zone 2	
W.T.Higham, B.A., M.C.B., F.R.I.C., M.B.M. Director of Land Management, London Borough of Redbridge.	
Scale N.T.S.	Date : Nov. 1992
	Dp. No. 52 47

7.52 Woodford Green Working Mens Club, a locally listed building, occupies a prominent corner site on the northern corner of the junction of Links Road and High Road. The building is in poor condition and would benefit from refurbishment. (see photograph no.6.52)

7.48 Open Space
Although the zone has a spacious, leafy feel to it there are only two small areas of open space. The first area of Green is located in front of the Woodford Green United Free Church. This area has several fine trees along its boundaries and a pond centrally positioned on the High Road side. A terraced path runs diagonally across the Green which encourages people to use the area purely as an access route. The provision of extra benches and tidying of the pond may persuade people to stop and enjoy the open space rather than pass straight across the Green when going to and from the shopping parade. (see photograph no.6.54)



7.49 The second area of open space is situated outside the Police Station on the corner of Chestnut Walk. It is fairly well used and has a seating area with views across a small road. The area needs to be tidied and the pond cleared in order to encourage its use.
Plots of grass areas, particularly at the verges of the open spaces, by cars could be discouraged by the introduction of bollards or simply the placement of large rocks with soft landscaping.

7.54 The Police Station on the southern corner of Chestnut Walk and the High Road would benefit from some additional screening along the main road frontage with perhaps an extension of the mature trees which already exist. (see photograph no.6.54)

Statutory Listed Buildings/Structures	⊙
Local Listed Buildings/Structures	⊙
PROPOSALS	
Map 3 Woodford Green Conservation Area Zone 3	
W.T.Higham, B.A., M.C.D., F.R.I.P.I., M.A.I.M. Director of Land Management, London Borough of Redbridge.	
Scale: 1:5,000	Date: Nov. 1992
Dp. No. 51 48	

7.70 Nos. 532 - 534 is allocated in the UDP as a proposal site suitable for residential development. It is currently used as ground floor level for the display of motor vehicles. The site is in urgent need of renovation works if more comprehensive development is not undertaken. There may be scope for a logical extension of the UDP site further along the parade given the condition of the properties along this parade and the fact that only no.534 is currently occupied. Given the size of the site and its location on the noisy High Road it might be that a development comprising a mix of small office units for use similar to that at nos.508 - 512 may be appropriate. (see photograph 6.70)

7.69 The run of retail outlets is broken by a number of residential units but none at no.526 (a newspaper). Both 528 and 530 are empty and appear to have been so for some time. (see photograph no.6.69)

7.68 Nos. 508 - 512 are locally listed units which are used for A1 and A2 uses. The frontage of 508 is untidy and would benefit from work to improve its appearance. The shop frontages of both properties appear unsympathetic to their Conservation Area setting. Shop front design guidance from the Council would be beneficial to this part of the High Road. (see photograph no.6.68)



7.65 Harts Hospital
Initial outline consent was granted for residential development on the Harts Hospital site in 1988. Full permission has now been granted for a total of 44 luxury dwellings. Phase 3 of this development has now been completed. The site has extensive tree cover and efforts have been taken in the layout of the housing to maintain the street leafy character through the retention of mature trees.

7.66 The site contains three structures which are Grade II listed.
Hart House is vacant at present but was previously a hospital. The building is in need of extensive refurbishment both internally and externally. (see photograph no.6.65)

The South Lodge has planning permission for conversion into a dwelling unit and this permission is being implemented at this time. (see photograph no.6.64)

7.54 Open Space
The main feature of this zone is the northern section of Woodford Green. As with the southern portion the Green, it is flanked by mature trees on either side. The pond at the southern end adjacent to Johnson Road would benefit from a clearing of the water plants which are fairly dense in places and possibly some planting to screen the unattractive wall on the High Road side. At present both these problems detract from the view across the pond from the benches provided. (see photograph no.6.54)

Statutory Listed Buildings/Structures	⊙
Local Listed Buildings/Structures	⊙
PROPOSALS	
Map 3 Woodford Green Conservation Area Zone 4	
W.T.Higham, B.A., M.C.D., F.R.I.P.I., M.A.I.M. Director of Land Management, London Borough of Redbridge.	
Scale: 1:5,000	Date: Nov. 1992
Dp. No. 52 48	