

The Aldersbrook Conservation Area and Lake House Estate Appraisal

London Borough of Redbridge
October 2020



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“The character and appearance of the Aldersbrook Conservation Area and Lake House Estate is defined by the collective contribution of Edwardian architectural details drawn from a common design palette, shared across houses of a similar date, form and scale and the experience of those houses within a green and verdant setting.”

1.0 Introduction

Policy context

The Aldersbrook Conservation Area was initially designated by the London Borough of Redbridge in 2002. Conservation areas are defined as:

areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance (Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990) (The Act).

Following the designation, the Act requires local planning authorities to periodically review the Conservation Area and its boundaries as well as to formulate and publish proposals for its preservation and enhancement. This document fulfils these statutory obligations.

The designation of the Aldersbrook Conservation Area and Lake House Estate is not intended to stifle or prevent change and evolution, but to guide it in such a way as to preserve and enhance the Conservation Area's character and appearance.

Structure of this report

This report is split into four chapters following this introduction:

Chapter 2.0: Architectural Character

Chapter 3.0: Heritage Assets

Chapter 4.0: Views

Chapter 5.0: Other Considerations

Chapter 6.0: Boundary Review

Chapter 7.0: Management Recommendations

Appendices

Accompanying Design Guide

This report is accompanied by the Aldersbrook Conservation Area and Lake House Estate Design Guide which seeks to offer residents, builders/ developers, decision-makers and those who care for buildings within the Conservation Area advice and practical guidance for the continued maintenance of their homes.

Methodology

This document follows Historic England guidance on conservation areas set out in *Heritage Advice Note 1: Conservation Area Designation, Appraisal and Management* (2019).

In addition, it also reviews and updates the information contained in the previous documents produced for the *Aldersbrook Conservation Area: a Character Appraisal* when it was designated in 2002 and detailed *Design Guidance* in 2005.

Consultation

This appraisal has undergone both informal and formal public consultation. An initial workshop during the drafting stage was held on 24 October 2019. This was followed by a 6-week period of formal consultation (from 13 January 2020 to 24 February 2020), including a consultation drop-in session held on 12 February 2020.

Location

The Aldersbrook Conservation Area and Lake House Estate lies in east London, about seven miles (10 km) to the north-east of the City of London. It forms part of the suburban edge of Wanstead in the London Borough of Redbridge and lies to the south of Wanstead Park which is both a Conservation Area and a Grade II* Registered Landscape. On the south-western edge it abuts Wanstead Flats, an open landscaped area. The boundary to the east is the Grade I Registered Landscape of the City of London Cemetery.



The Aldersbrook Conservation Area

Architectural
character

2.0 Architectural character

The Aldersbrook Conservation Area and Lake House Estate is a classic Edwardian suburb (see boxes opposite); its architectural character exemplifies the blending of mass-produced, pattern book housing and artisanal craftsmanship typical of middle-class homes during this period. Individual design features – such as decorative porches, front gardens and wall finishes – vary from house to house but collectively contribute to a distinctive character.

Because the Conservation Area's character derives from the cumulative contribution of small details, it is particularly vulnerable to change. Small losses of architectural detail from single houses can result in the gradual degradation of the defined character of the Conservation Area. In some cases, the loss of distinctive elements of character, such as boundary walls and clay ridge tiles has been widespread with limited historic features surviving. In such cases, further losses of surviving features would detract significantly from the character of the Conservation Area.

A description of the variety of architectural features that contribute to the Aldersbrook Conservation Area and Lake House Estate's character and appearance are set out on the following pages, along with a discussion of their pattern and nature of survival across the Conservation Area.

The Typical Edwardian House

When were they built?

Edwardian suburban houses are an evolution of the late-Victorian suburban house, which evolved between 1880 and 1914.

Who built them?

Edwardian suburban houses were built largely by speculative builders, whose key consideration was to sell quickly and make a profit. This translated into a standard house-type (based on the standardised designs or 'pattern-books', that reflected contemporary architect-designed houses). These could be varied with superficial detailing to meet the architectural fashion of the time which favoured a revival in Arts and Craft detailing and the ideas of the skilled worker as a craftsman. Because these fashions changed so quickly, many Edwardian suburban houses have an eclectic mix of elements from different styles.

Who were they built for?

Edwardian suburban houses were built for the new 'middle classes' who wanted to express their status through their homes. As they were usually not wealthy enough to afford an architect, they were reliant on mass-produced housing. With improvements to rail, new middle-class suburbs sprang up on the open outskirts of London, allowing tasteful 'city' homes with large 'countryside' gardens in easy travelling distance of the capital.

How they were built?

The amount and diverse range of enrichment on Edwardian suburban houses reflects a period of change from small-scale artisan builders to increasing industrialisation (the standardisation of components, decreasing prices and greater availability of materials). However, the work was carried out by men who remained skilled artisans, giving a distinctive quality to Edwardian design and finishes.

Roofs

Architectural character

- Roofs are generally duo-pitched with gable ends
- Individual roofs are distinguished by the treatment of projecting bays which are either hipped (earlier examples) or gabled (later)
- The gable ends of later examples are usually covered with roughcast (cement and coarse sand), with or without half-timber infilling, or are tile-hung
- They are also often elaborated with moulded or carved bargeboards and finials.
- Roofs are covered with either slates or clay plain tiles, often laid in a double-lapped pattern (where two upper slates overlie a slate beneath) with lead flashing
- Additional decoration is provided by clay ridge tiles and finials
- Party walls and associated brick chimney stacks (with clay pots) are also a distinctive feature of the roofscape

Continuity and change

In some cases, decorative features have been lost through later alterations. Many roof coverings have also been replaced. However, the most substantial change to roofs across the Conservation Area is the introduction of new windows as part of loft conversions and extensions. These take the form of either rooflights on the front roof slope, small windows high up in gable (side) elevations or dormer including box dormer windows on the rear elevation. All types have a visual impact on the Conservation Area but the impact of dormers, particularly box dormers, is the most substantial, particularly where they are visible from the street. If their size is out of proportion with the historic façade they can unbalance the overall sense of proportion of both individual and rows of houses.

The removal of or substantial alteration to chimneys can have a similarly negative effect, which can be particularly noticeable in long, sweeping streetscape views within the Conservation Area. Chimneys articulate the roofs of the Conservation Area and are a characteristic element of an Edwardian house. Their removal significantly detracts from the visual unity of the houses and the character of the Conservation Area as a whole.



Examples of the variety of roof types, coverings and details within the Conservation Area

Walls

Architectural character

- The majority of houses are faced with machine-made bricks of a rich, orange-red colour
- Earlier examples use yellow-brown, London stock bricks with red brick dressings for window lintels and door arches
- Some houses are also faced with roughcast or stucco render, either partially or completely
- Stucco and roughcast render is also used as a decorative device, to enrich the gap between the ground and first floor of the projecting bay window. This ornamentation generally takes the form of one of two types: decorative plastering (known as 'pargetting') or Mock Tudor roughcast panels and timber
- Painted artificial stone with moulded detailing is often used for window surrounds and door heads

Continuity and change

A number of houses around the estate have had their exposed brickwork painted over. This undermines individual houses' character and appearance and, cumulatively, the Conservation Area's as a whole.

Across the estate other elements of the façade including window and doors surrounds are also painted. However, in the majority of cases, this compliments rather than dominates the historic design and offers an opportunity for residents to express their individuality and personal style.

A number of modern fixtures and fittings, such as from larger satellite dishes and TV aerials to smaller burglar alarms and lights, have also been fitted to many front elevations within the Conservation Area.



Examples of exposed brick and roughcast wall coverings within the Conservation Area

Windows

Architectural character

- Projecting bay windows are an archetypal feature of the Conservation Area. They are either canted (earlier), square or curved (later)
- Vertical sliding sashes are the most common window type, often with smaller casement windows positioned above
- Later properties have casement windows with mullions (vertical bars) and transoms (horizontal bars)
- Glazing generally falls into one of two types: plain top and bottom lights or those incorporating the later fashion for multi-pane (four or six) smaller panes or 'lights', sometimes coloured, in the top part of the window

Continuity and change

The variation in windows across the Conservation Area is one of its most visually interesting and charming elements.

Many properties across the Conservation Area have replaced their historic timber-framed windows with modern, uPVC double-glazed replacements, inevitably to try and improve energy efficiency or as timber has rotted and needed replacement.

Unfortunately, many uPVC windows do not successfully replicate the individual and intricate designs of some original windows. Where an attempt at replication has occurred, thicker glazing bars, false leading and plastic surrounds retain an appearance of uPVC that does not respond positively to the character and proportions of the individual houses. As each timber window frame is lost, the Aldersbrook Conservation Area and Lake House Estate loses an important and characterful contribution to its unique appearance.

As double glazing technology improves, it is hoped that timber-framed double glazing will be a more widespread choice for those seeking to improve thermal efficiency. Please see the accompanying Design Guide for further advice on improving the thermal efficiency of timber-framed windows.



Examples of different window and glazing types within the Conservation Area

Porches and doors

Architectural character

Porches contain some of the most individual design detailing within the Conservation Area with common features such as:

- Fret-cut timber
- Wrought iron detailing
- Glazed or tiled roofs
- Recessed porches with decorative pediments and glazed tiling to dado level

Doors are typically timber with two, three or four panels beneath a glazed upper element

Frequently, fanlights (the glazed panel above the door) contain etched or stained glass incorporating the name of the property

Continuity and change

External porches and characterful timber doors are a notable feature of the Conservation Area and make a major contribution to its architectural character. Similarly, although they don't have as strong a presence in the streetscape, recessed porches create depth and interest in the façade, with occasional glimpses of the attractive decorative tiling to dado level.

Across the Conservation Area, many external porches have been replaced or enclosed. Similarly, a number of recessed porches have been 'filled in' with the insertion of a second exterior set of doors, obscuring the historic front door and decorative tiling. In addition, a number of doors have also been replaced with modern, double-glazed alternatives.

Although the reasons for some of these changes may be to improve insulation, they can undermine the major contribution that porches and doorways make to the special interest of both individual houses and the Conservation Area as a whole.



Examples of external and recessed porches, doors and fanlights within the Conservation Area

Other decorative details

Architectural character

Several additional decorative details are present in the Conservation Area including:

- Terracotta or shaped brick house name plaques
- Date markers
- Decorative wrought iron balconies

Cast iron rainwater goods generally have a circular profile, are painted black and are located either on the side elevations of semi-detached houses or either centrally or on either side of the front elevations of houses

Continuity and change

The Aldersbrook Conservation Area and Lake House Estate display a wide range of decorative details, many of which survive and make a substantial contribution to both the special interest of individual houses and the Conservation Area as a whole.

Most houses have also installed modern fittings, such as external lights, burglar alarms and satellite dishes. Where these have been installed in locations that respect the architecture of the façade they have a limited visual impact. However, in some cases, particularly with the installation of larger items such as satellite dishes, these elements can distract from or disrupt the historic façade.



Historic rainwater goods and name plaques within the Conservation Area

Front and rear gardens

Architectural character

Front gardens

All houses in the Conservation Area, even the most modest, historically had a small front garden, designed to secure privacy from onlookers and to provide a sense of both countryside and urbanism

Boundaries between the street and front garden are generally marked by a brick wall and sometimes a fence or hedge

Straight or curved paths of ceramic tiles lead to the front door. These are usually laid in geometric patterns and can be coloured or monochrome

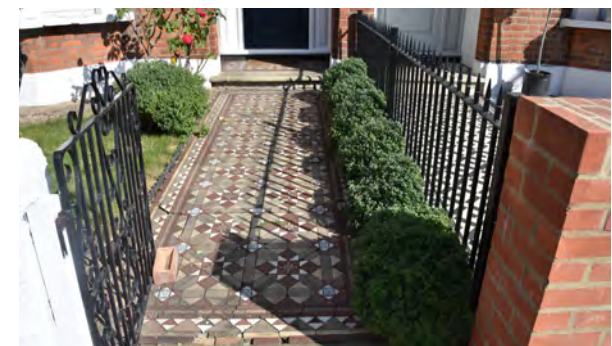
Rear gardens

The large back gardens in the Conservation Area reflect an Edwardian focus on privacy as well as health. It is an important element of the Conservation Area, designed with recreation in mind as much as decorative planting

Continuity and change

Greenery in front gardens makes a major contribution to the feeling of spaciousness and harmony with the natural environment which is fundamental to the Conservation Area's overall character. However, due to the desire for off-road parking, many of these historic front gardens have had their boundaries with the street demolished and been covered with hard standing. Only very few houses within the Conservation Area were built with garages.

The plan on the following page shows the extent of alteration and loss of these features across the Aldersbrook Conservation Area and Lake House Estate. The green plots are those that retain their historic form with a boundary treatment, usually a wall, a garden path and a high percentage of vegetation in their front garden. The orange plots are those that have lost their boundary treatment and have been completely covered with hard standing. The yellow plots are those which fall somewhere in between, encompassing everything from those plots where only a gate pier survives to those where boundary wall and path survive but the majority of the garden has been covered by gravel or hard standing. The cumulative result of these changes is a substantial increase in a sense of urbanisation; a loss of the Conservation Area's green and verdant character, and negative impact on the character and appearance of the Conservation Area as a whole.



Examples of different boundary treatments and tiled garden paths in the Conservation Area



Front boundary treatments

Heritage Assets

3.0 Heritage assets

The character and appearance of the Conservation Area derives from the collective contribution of surviving late-Victorian/ Edwardian houses. However, a number of buildings have special historic and architectural interest in their own right. Two have been formally designated:

- St Gabriel's Church, Aldersbrook Road (c. 1914 by architect Charles Spooner), statutorily listed at Grade II
- Aldersbrook Primary School, Ingatestone Road (1907 by architect C. H. Brassey) and the Infant School, Harpenden Road (1910 by Brassey), a locally listed building

In addition, this report identifies seven other buildings which have sufficient special architectural and historic interest to merit local listing (shown on the following page).



St Gabriel's Church



Aldersbrook Primary School

1 Baptist Church (1908)

This contemporary church has a strong architectural presence in the Conservation Area

2 Children's Home Wards (1910)

These buildings are all that remains of the historic Children's Home on this site

3 Library

Although of little architectural interest, this building has historic interest as the former dairy building which supplied milk to the Estate

4 Parade of shops (1904)

These shops, the only commercial buildings in the Aldersbrook Estate, have high group value

5 Community Hall (1930s)

Although not located within the Conservation Area, this attractive later building complements the overarching style of the Conservation Area

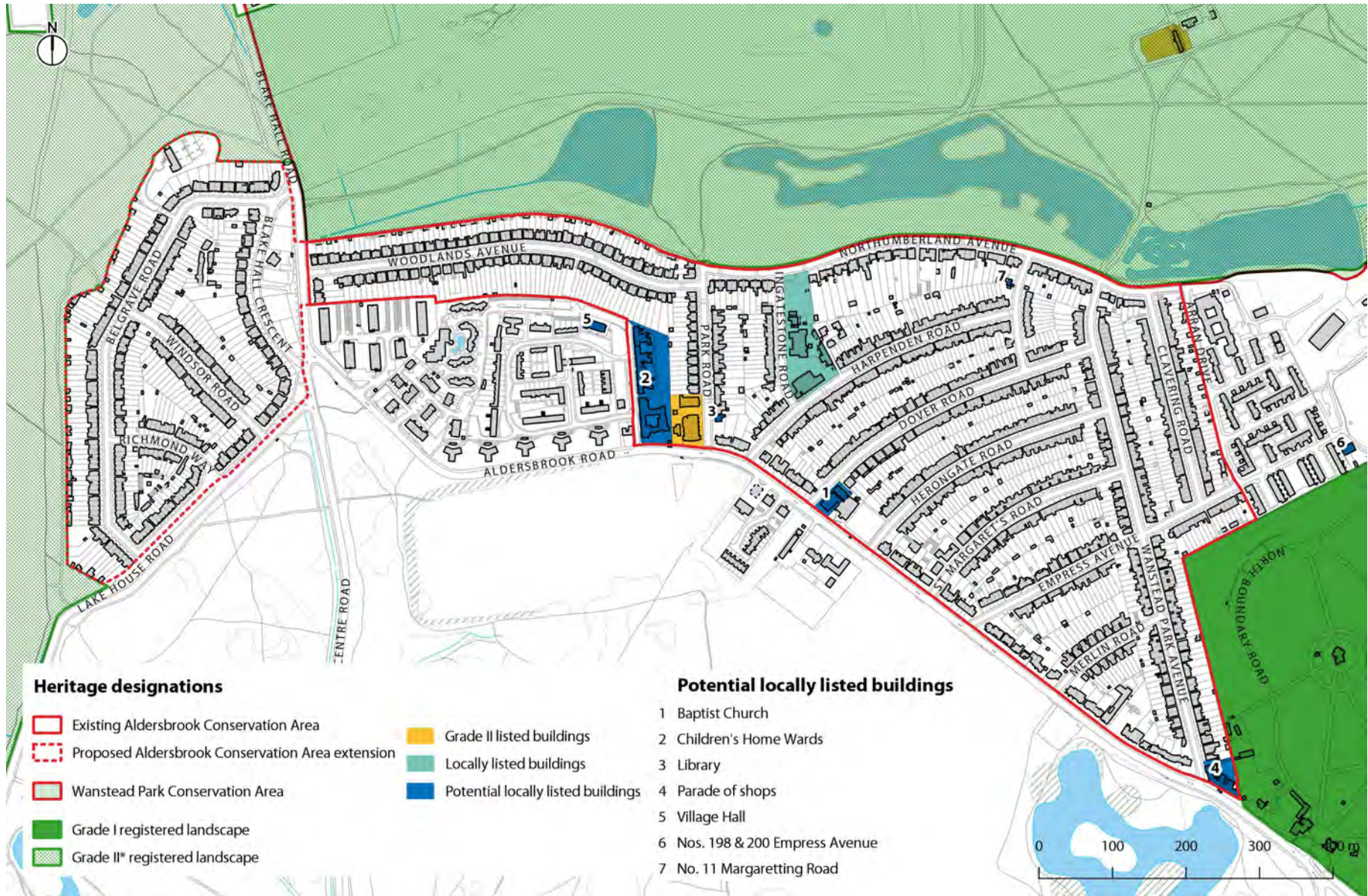
6 Nos. 198 and 200 Empress Avenue (1890s)

This pair are the sole survivor of pre-twentieth century development of the area

7 Mews House

The only large, contemporary mews house within the Conservation Area





Designations

Other buildings within the Conservation Area

Within the Aldersbrook Conservation Area and Lake House Estate there a small number of buildings which do not embody its defined Edwardian character, having been part of the redevelopment of certain plots after the Second World War or later infill.

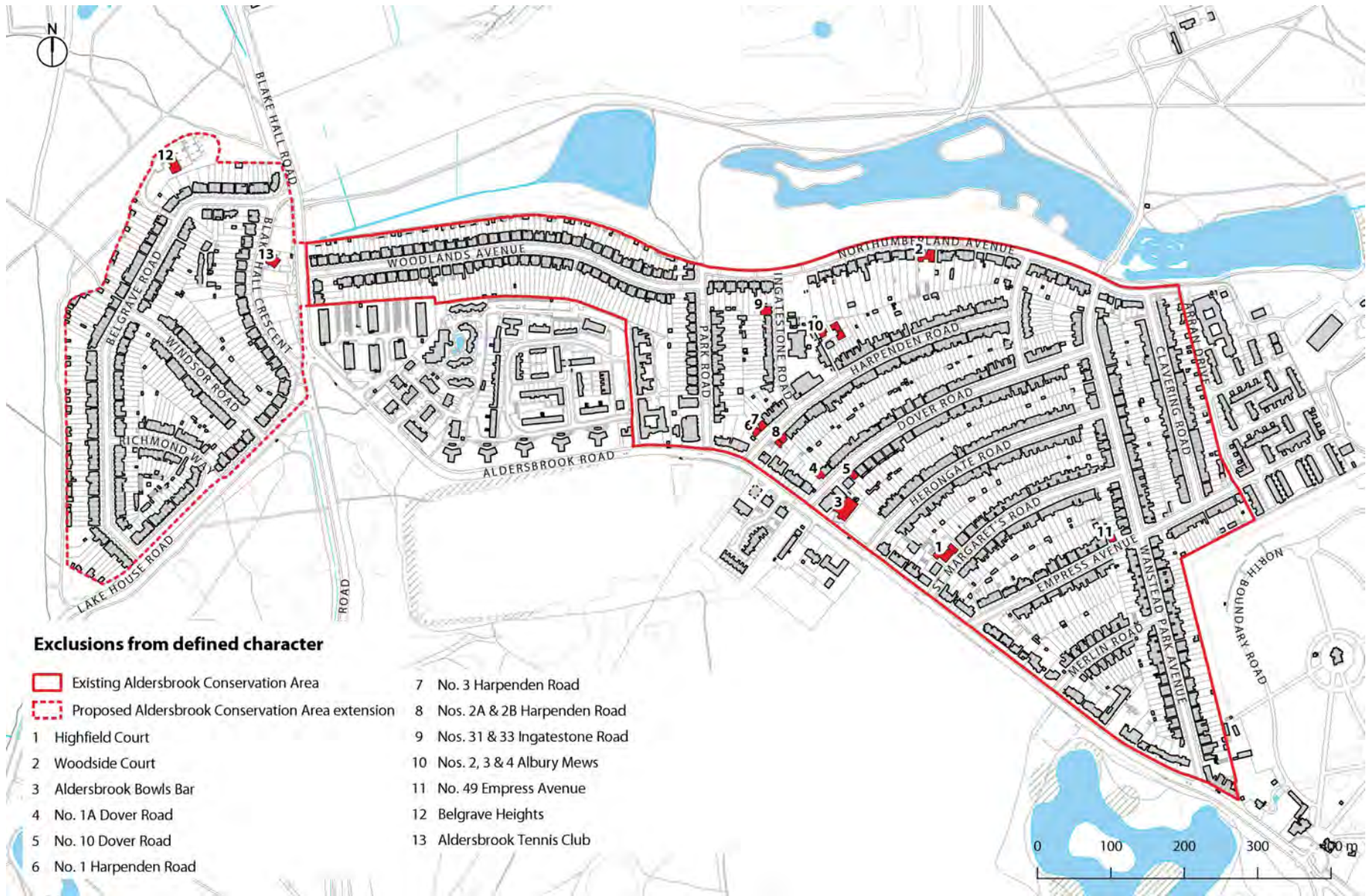
This is not to say that these buildings detract from the Conservation Area's character and appearance, simply that they do not demonstrate the features or architectural style that contribute to the defined character.

- 1 Highfield Court, St Margaret's Road
- 2 Woodside Court, Northumberland Avenue
- 3 Aldersbrook Bowls Bar, Aldersbrook Road
- 4 No. 1A Dover Road
- 5 No. 10 Dover Road
- 6 No. 1 Harpenden Road
- 7 No. 3 Harpenden Road
- 8 Nos. 2A and 2B Harpenden Road
- 9 Nos. 31 and 33 Ingatestone Road
- 10 Nos. 2, 3 and 4 Albury Mews
- 11 No. 49 Empress Avenue

For 12 and 13 see [Exclusions from defined character on page 26](#).







Exclusions from defined character

- Existing Aldersbrook Conservation Area
- Proposed Aldersbrook Conservation Area extension
- 1 Highfield Court
- 2 Woodside Court
- 3 Aldersbrook Bowls Bar
- 4 No. 1A Dover Road
- 5 No. 10 Dover Road
- 6 No. 1 Harpenden Road
- 7 No. 3 Harpenden Road
- 8 Nos. 2A & 2B Harpenden Road
- 9 Nos. 31 & 33 Ingatestone Road
- 10 Nos. 2, 3 & 4 Albury Mews
- 11 No. 49 Empress Avenue
- 12 Belgrave Heights
- 13 Aldersbrook Tennis Club

Exclusions from defined character

Views

4.0 Views

Views are fundamental to the way in which we experience places. Within the Aldersbrook Conservation Area and Lake House Estate two types of views are important to how its character and appearance are experienced:

- views along and from the ends of streets
- views out of the Conservation Area

Any development outside the Conservation Area should take account of these views and their impact on the Conservation Area's character and appearance.

Views along and from the ends of streets

The views seen whilst moving along, across and between streets in the Conservation Area are fundamental to the way in which its character and appearance is experienced. They are the best way through which individual historic details, as well as their cumulative effect within the wider streetscape, can be appreciated. Where even one or two elements have been lost (such as the missing gable finial in the photo opposite) it can have a disproportionate impact on the experience of character and appearance.

These views also emphasise the importance of greenery, particularly of street trees and front garden vegetation, in breaking up and contrasting with the built environment.

Views out of the Conservation Area

The Aldersbrook Conservation Area and Lake House Estate is located between three large open spaces: Wanstead Park, Wanstead Flats and the City of London Cemetery. Views from the ends of streets in the Conservation Area towards and across these spaces are fundamental to the experience of the Conservation Area as a self-contained urban development in an otherwise open, green and undeveloped area.

Secondary views

These views are those within the Conservation Area that do not fundamentally contribute to an appreciation of its character and appearance. They are more private views, often from the rear facade or garden of properties to others.



View west along Harpenden Road from its eastern end showing the negative impact on collective character arising from individual missing architectural details (such as a missing gable finial)



Examples of dynamic views within the streets of the Conservation Area (top left, top right and middle right), views out of the Conservation Area (bottom left, middle and right)

Other Considerations

5.0 Other considerations

Although not part of the defined character of the Conservation Area, ecology and archaeology are nonetheless important elements of its fabric and history. These are discussed in the following sections.

Ecology

The large number of rear gardens, trees in front gardens, street trees and open recreational spaces (i.e. Wanstead Park, City of London Cemetery, Wanstead Flats and the Aldersbrook Lawn Tennis Club) contribute to a good ecological habitat for bird and insect populations. Consideration must also be given to both bats and house sparrows that may be roosting in the fabric of older buildings. The house sparrow is an iconic bird of the borough but it is in decline, their roosts and foraging areas are vital for their survival.

Any opportunities to increase biodiversity opportunities for insects, mammals, reptiles or birds within the Conservation Area will generally be considered favourably. Tree and other planting is encouraged and residents should discuss appropriate options with Tree Officers.

Archaeology

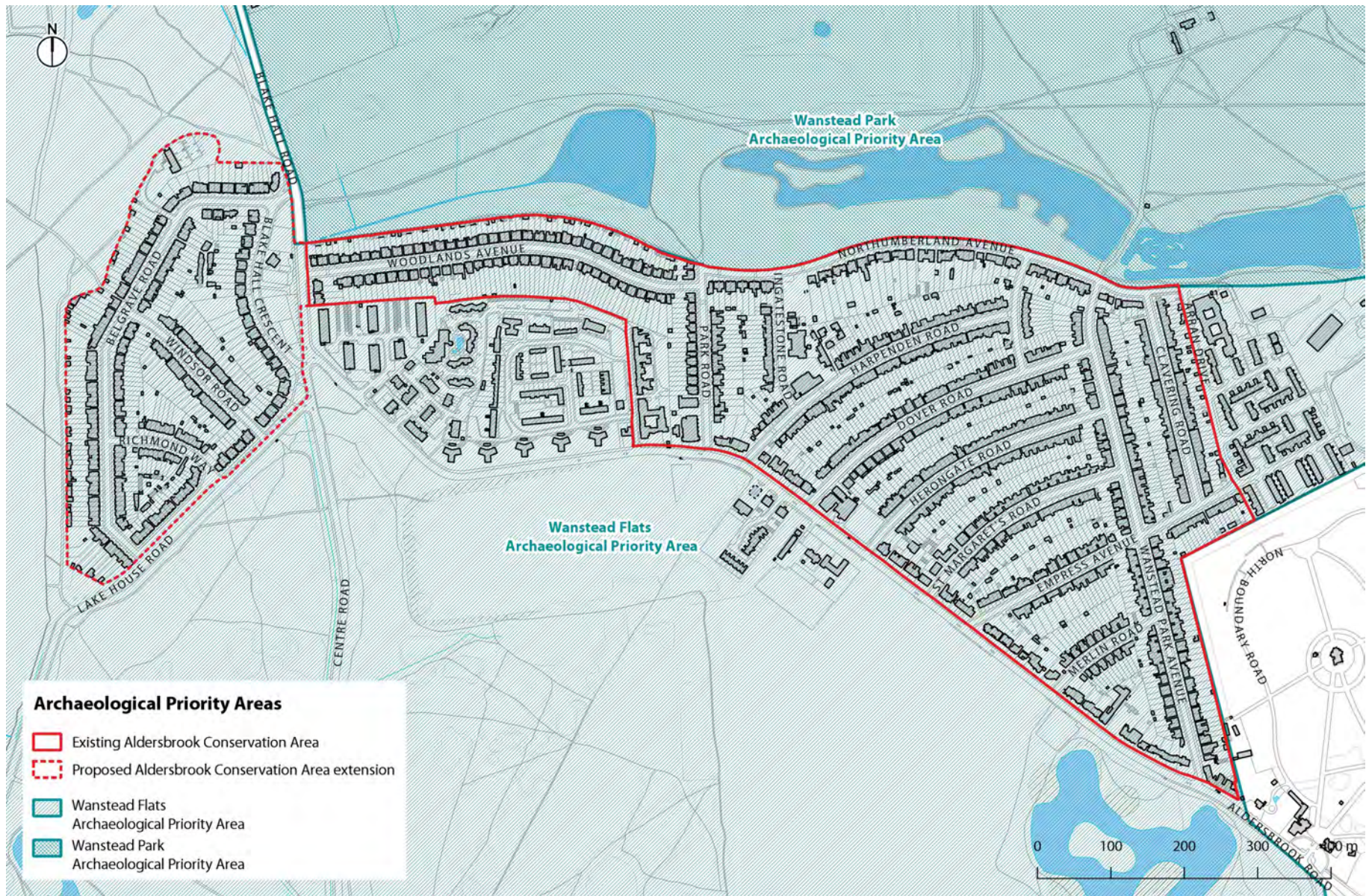
The Aldersbrook Conservation Area and Lake House Estate lies within the Wanstead Flats Archaeological Priority Area (APA) which is:

a defined area where, according to existing information, there is significant known archaeological interest of potential for new discoveries (Historic England, Greater London Archaeological Priority Area Guidelines, 2016).

A 2016 report London Borough of Redbridge Archaeological Priority Areas Appraisal sets out more in depth understanding of the archaeological interest of Wanstead Flats APA which derives primarily from the fact that:

- The area has potential for both early prehistoric remains and evidence of Roman occupation to be identified
- The area was formerly part of the post-medieval Wanstead Park, including an area that is designated as part of a Grade II* Registered Park
- A Second World War Anti-Aircraft battery was also located within the area

The Aldersbrook Conservation Area and Lake House Estate also lies adjacent to the Wanstead Park APA.



Archaeological Priority Areas

Boundary review

6.0

Boundary review

Introduction

Section 69(2) of The Planning (Listed Buildings and Conservation Areas Act) 1990 states that local planning authorities should periodically review a conservation area's boundary and extend it if necessary. This review concludes that the Aldersbrook Conservation Area's boundary should be extended to include the historic Lake House Estate including the following roads:

- Blake Hall Crescent
- Belgrave Road
- Windsor Road
- Richmond Way
- Lake House Road

Evidence for inclusion – character and appearance

The Lake House Estate was built between 1907 and 1911, contemporaneous with the Aldersbrook Estate (the existing Conservation Area). It displays many of the same architectural features – such as projecting bays and entrance porches – as well as a similar range of eclectic detailing. The distinctive character identified for the Aldersbrook Estate applies as well to the Lake House Estate. The surviving character and appearance of Edwardian detailing in these five adjacent roads is worthy of conservation in the same way as similar surviving features within the existing Conservation Area.

The Council may seek to retain the existing name of the Conservation Area or incorporate the Lake House Estate into the name.

Exclusions from defined character

Within the proposed extension to the Aldersbrook Conservation Area there are two buildings which do not demonstrate the area's defined Edwardian character:

- Belgrave Heights
- Aldersbrook Lawn Tennis Club

Belgrave Heights dominates the houses on the north side of Belgrave Road and therefore actively detracts from its Edwardian character, scale and appearance. Aldersbrook Lawn Tennis Club is a single-storey building located discreetly in a shallow depression on the edge of the Lake House Estate. It has a neutral impact on the area's character and appearance.



The Aldersbrook Conservation Area and proposed extension

Management recommendations

7.0 Management recommendations

The Aldersbrook Conservation Area and Lake House Estate has a defined character based on the cumulative contribution of individual decorative details and Edwardian features. Recent alterations have resulted in the loss of some of these features and the gradual attrition of character. These changes may themselves be relatively small when viewed against the context of adapting an individual house but have a major impact on the character and appearance of the Conservation Area as a whole.

Permitted development

Many of these alterations – such as converting front gardens into off-street parking – are currently Permitted Development (i.e. can be undertaken without planning permission). However, due to the negative effect this and other alterations is having on the Conservation Area's character and appearance, it is the conclusion of this report that a number of these potential alterations should come under the control of the planning system (see table on the following page). Instead of being carried out as Permitted Development they would be considered against adopted planning policy.

This process would be facilitated by a mechanism called an 'Article 4 Direction' (thus called as it is described in Section 4 (1) of The Town and Country Planning (General Permitted Development Order) 2015) where changes possible without planning permission can be restricted. Implementing an Article 4 Direction will not prevent development but will help to better manage change within the Conservation Area.

The table on the following page contains some common alterations, whether these are Permitted Development as well as instances where this report suggests an Article 4 Direction should be implemented. Design advice on these types of alterations can be found in the separate *Design Guide*.

Enforcement

Appropriate enforcement, with the support of the community, is essential to protect the area's character. The Council will take prompt action against those who carry out unauthorised works to listed buildings, or substantial or complete demolition of buildings within a Conservation Area. Unauthorised work to a listed building is a criminal offence and could result in a fine and/or imprisonment. Likewise, unauthorised substantial or complete demolition of a building within a Conservation Area is also illegal. It is therefore essential to obtain Conservation Area or Listed Building Consent before works begin.

Planning applications for alterations that would not preserve or enhance the character or appearance of the Conservation Area will normally be recommended for refusal.

Type of alteration	Currently Permitted Development in a Conservation Area?	Article 4 Direction required?	
		Yes/No	Justification
Replacing roof covering	Yes	✓	May affect the character and appearance of the Conservation Area
Blocking or removing chimneystacks	No	✗	Not required, already requires planning permission
Installing rooflights	Yes	✓	May affect the character and appearance of the Conservation Area
Installing solar panels	Yes (on roofs)	✓	May affect the character and appearance of the Conservation Area
Installing of exterior fittings such as lights, burglar alarms and satellite dishes	Yes Satellite dishes subject to conditions	✗	Not likely to affect the character and appearance of the Conservation Area Already adequately controlled through conditions to Permitted Development
Repointing brickwork on front façade	Yes	✗	Not likely to affect the character and appearance of the Conservation Area
Painting and/or rendering front façade	Yes	✓	May affect the character and appearance of the Conservation Area
Replacing windows	Yes	✓	May affect the character and appearance of the Conservation Area
New porches, demolition of external porches and infilling of recessed porches	Yes	✓	May affect the character and appearance of the Conservation Area
Removing boundary walls	Yes	✓	May affect the character and appearance of the Conservation Area
Hard standing and dropped kerbs	Yes	✓	May affect the character and appearance of the Conservation Area
Roof extensions	No	✗	Not required, already requires planning permission
Extensions and outbuildings	Yes, subject to conditions	✗	Already adequately controlled through conditions to Permitted Development
Conversion and subdivision	No	✗	Not required, already requires planning permission
New build	No	✗	Not required, already requires planning permission

Historical development of the Aldersbrook Conservation Area

Appendix A: Historical development of the Aldersbrook Conservation Area

Introduction

This summary of the Aldersbrook Conservation Area's historic development brings together a number of sources including Morrison and Robey's 1999 pamphlet *One Hundred Years of Suburbia: The Aldersbrook Estate in Wanstead 1899–1999* as well as the previous Conservation Area Appraisal (2002) and Design Guide (2005).

Early history

Until the end of the nineteenth century the Aldersbrook Conservation Area largely consisted of undeveloped fields – labelled as part of 'The Lower Forest' (i.e. Wanstead Flats) in Rocque's 1766 map of London – which were cultivated by Aldersbrook Manor to the south-east.

At the end of the eighteenth century this was sold to the owner of the Wanstead Park Estate (to the north) and the manor demolished. However, the farmland was retained. In 1854, the site of the historic manor house was sold to the City of London to be used as a cemetery.

Maps from the first half of the nineteenth century show only limited development in the area, along what is now Aldersbrook Road, including a plant nursery, brick fields as well as Park Cottage and a line of houses, called Mornington Villas, situated where, today, Aldersbrook Road meets Blake Hall Road. None of these features now survive. In the 1890s, immediately preceding the laying out of the estate, historic maps show a new Aldersbrook Farm to the south of Aldersbrook Road (on the site of the existing garage) and a pair of houses, which survive today, at the eastern end of what is now Empress Avenue, north of the City of London Cemetery.

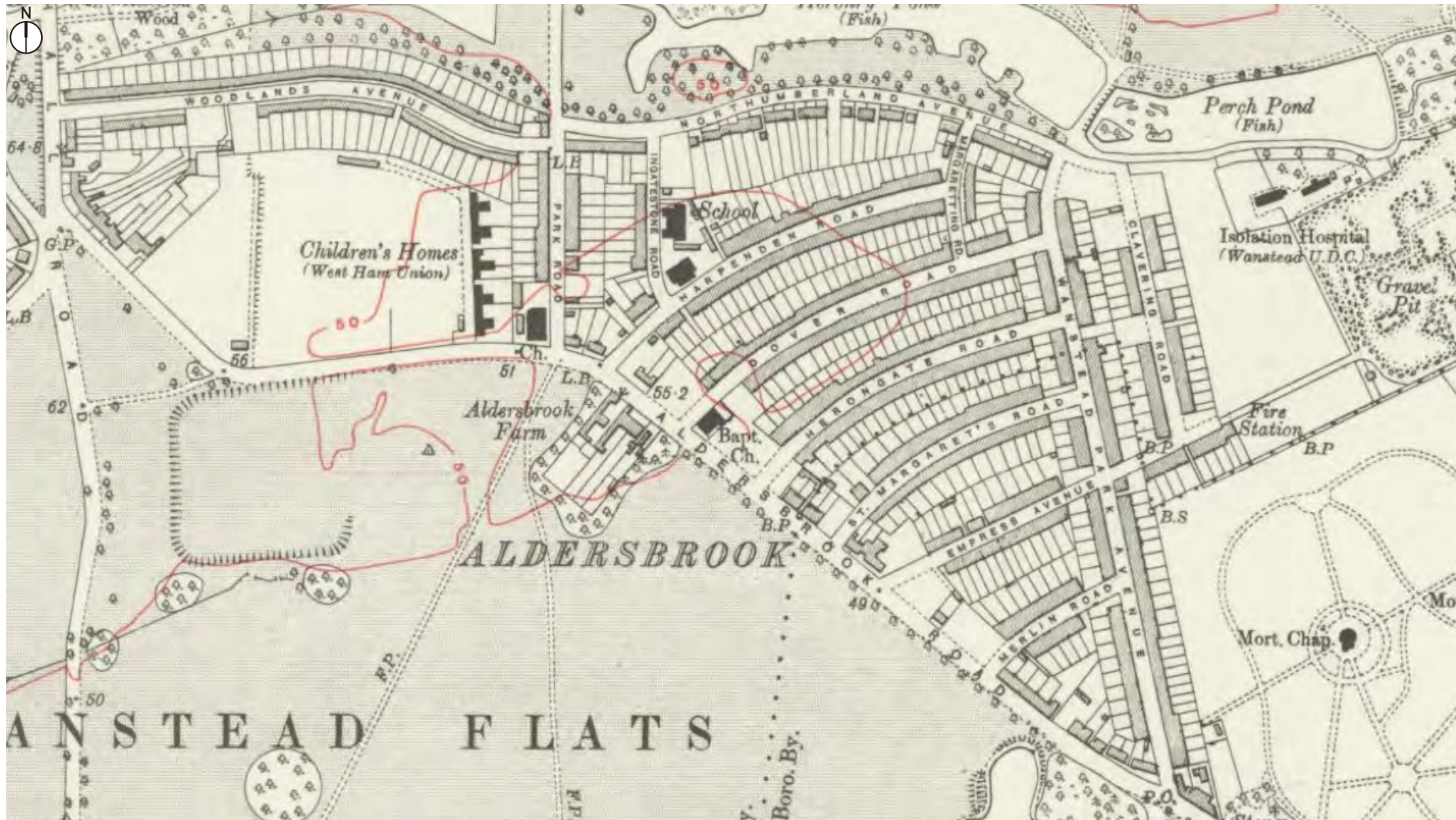
Building boom at the end of the nineteenth century

The Aldersbrook Estate was created between 1899 and 1914, a time characterised by a huge boom in house building. Between 1898 and 1903 an average of 150,000 houses were built every year (Morrison and Robey, 1999). Many of these, as in the Aldersbrook Conservation Area, were built on the outskirts of towns and cities.

For the lower and middle middle classes these new developments were attractive for being geographically separate from the city – offering an escape from its congestion, dirt and poor housing – whilst still being economically linked. Other incentives included new transport links (Manor Park station was established in 1872 and built 1893–94), the provision of more private, respectable, single-occupancy houses and neighbours of the same social class.



1893-94 OS Map



1914-15 OS Map

Laying out the Aldersbrook Estate

The Aldersbrook Conservation Area began to be developed in 1899 by the Earl of Mornington, who acquired part of the site from the Wanstead Park Estate in 1861 and part from the Corporation of London, which obtained control over Wanstead Flats as a result of the Epping Forest Acts in 1882. After the roads had been laid out, individual plots began to be auctioned off.

Although the land was sold freehold (meaning the landowner effectively relinquished formal ownership) it came with many stipulations to influence the nature of the development. These included requirements to erect fencing of set heights along the sides and front of the plots, a set distance for the line of the front façade of the building relative to the kerb, restrictions on use (residential) and a minimum construction value.

Plots were bought mainly by local speculative builders who designed the houses themselves using a combination of their own experience, other examples and contemporary publications as a reference. The end of the nineteenth century was a period of fast-moving fluctuations in architectural taste and as a result the Aldersbrook Estate development displays an eclectic range of styles. However, these are usually confined to the detailing of common features, for example a projecting bay, in order to suit the more conservative tastes of the middle-classes. Architects were often used on major buildings or on the larger and more prominent corner site buildings.

The new estate required a number of public community buildings as well as houses and St Gabriel's Parish Church, Aldersbrook Baptist Church and Aldersbrook Primary School were built as an integral part of the development, which was described in 1907 as 'a compact, detached, self-contained colony' (Morrison and Robey, 1999). A small parade of local shops (which survive at the south-east corner of the development) were also built. In 1912 one of these included a tea room, which was the first place of refreshment on the estate. No public houses were built due to a clause in the head-lease banning the sale of alcohol, reflecting the middle-classes enthusiasm for the temperance movement.

Two other developments were contemporary with the laying out the estate: a field to the north-east was chosen as the site for an Isolation Hospital by East Ham Urban District Council and in 1910 the Aldersbrook Children's Homes or Receiving Houses were built to the south of Woodlands Avenue by the West Ham Board of Guardians.

Later development

Most of the buildings on the estate were completed by 1914. However, historic maps from around 1920 show that a few plots, particularly on Clavinging Road and Aldersbrook Road were still to be developed. These were filled in prior to the start of the Second World War.

A number of bombs damaged the estate during the Second World War. However, houses rebuilt in 1946–47 replicated what had been lost. A number of sites for example on Northumberland Avenue and St Margaret's Road, were also subsequently redeveloped.

The Isolation Hospital suffered bomb damage during the Second World War and was demolished c. 1950. Development of the land associated with the hospital to the south-west was undertaken in the 1960s.

Similarly, the Children's Homes to the west ceased functioning in 1955 and the following year Wanstead and Woodford Council approved the development of the site. The main house was subsequently demolished and in the 1960s houses and flats were erected in the grounds. As part of this development, Park Cottage and Mornington Villas were also demolished. However, the wards of the Children's Homes, located on the east of the plot, survive.

The Lake House Estate

The area west of Blake Hall Road was historically part of the Wanstead Park Estate. Between 1715 and 1740 a large lake –the Great Lake – was created to provide vistas to and from the rebuilt Wanstead House. This lake was the first in a chain of lakes in the park. A banqueting house was constructed on a peninsula which extended out into the lake.

By the early-nineteenth century the Great Lake had been largely abandoned (it was reportedly very shallow) and turned over to grazing. However, Lake House (the historic banqueting house) survived and its immediate boundary broadly corresponds with those of the development today.

Following the sale and demolition of Wanstead House in 1823, Lake House was rented out. It was the home of poet and author Thomas Hood (1799–1845) between 1832 and 1835, and was the birthplace of his son, Tom Hood (1835–1874), another well-known author and playwright. During the late-nineteenth century the building was used as a sports pavilion by local clubs.

Around 1907 Earl Cowley's (a descendent of the owners of Wanstead Park) trustees sold the Lake House Estate, which was one of the last surviving remnants of the historic park. Following the sale, a local campaign was launched to save the historic house from demolition. However, this failed and the Lake House Estate was laid out between 1907–1911.

In the 1960s a small, timber-framed Victorian cottage to the north of the estate (called Swiss Cottage on OS maps) was demolished to make way for the Metropolitan Police Cadet Training Centre (now Belgrave Heights).



1893–94 OS Map



1914–15 OS Map

Sources

Appendix B: Sources

Books

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Long, H. 1993. *The Edwardian House*. Manchester: Manchester University Press

Victoria County History. 1973 *A History of the County of Essex: Volume 6*. <https://www.british-history.ac.uk/vch/essex/vol6/pp317-322>

Guidance

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Oxford Archaeology. 2016. *London Borough of Redbridge Archaeological Priority Areas Appraisal*

Planning policy

Appendix C: Planning policy

National legislation and policy

Planning (Listed Building & Conservation Areas) Act 1990 and Planning Act 1990 (As Amended)

The overarching legislation governing the consideration of applications for planning consent that affect heritage assets is contained in the Planning (Listed Buildings and Conservation) Areas Act 1990.

Sections 16(2) and 66(1) of the Act require local planning authorities, in considering whether to grant listed building consent, to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Act requires local planning authorities, in considering whether to grant planning permission with respect to any buildings or other land in a conservation area, to pay 'special attention [...] to the desirability of preserving or enhancing the character or appearance of that area.'

National Planning Policy Framework (NPPF) (2019)

The NPPF was adopted in February 2019. Section 16, entitled *Conserving and Enhancing the Historic Environment*, contains guidance on heritage assets, which include listed buildings and conservation areas. The following paragraphs are relevant to the present design guidance:

- **Paragraph 189** requires an applicant to give a summary of significance of the building or area affected, proportionate to its importance.
 - **Paragraph 190** advises local authorities to take account of that significance in assessing proposals to avoid or minimise conflict between the proposals and conservation of the asset.
 - **Paragraph 192** emphasises the desirability of sustaining and enhancing the significance of individual assets and wider, local distinctiveness, and the desirability of viable and fitting uses for a building being found or continued.
 - **Paragraph 193** states that great weight should be given to the asset's conservation when considering the impact of a proposed development on the significance of a designated heritage asset.
- **Paragraph 195** states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
 - **Paragraph 196** states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
 - **Paragraph 200** advises local planning authorities to look for opportunities for new development within Conservation Areas, and within the setting of other heritage assets, to enhance or better reveal their significance.
 - **Paragraph 201** explains that not all elements of a Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate.

Additional guidance to help local authorities implement NPPF is set out in:

- the Planning Practice Guidance on the government's website which provides practical advice on applying the NPPF to the planning process and guidance on interpreting the language of the NPPF.
- the Good Practice Advice in Planning Note 2 entitled 'Managing Significance in Decision Taking in the Historic Environment'. This is the most relevant to this application of a number of guidance documents by Historic England.

Regional policy

London Plan (2016)

In July 2011, the Mayor published an updated spatial strategy for London, the London Plan. Subsequent amendments to this plan include: Early Minor Alterations, to bring the 2011 London Plan up to date with changes to government policy; Revised Early Minor Alterations (2012); the Further Alterations to the London Plan (2015) which was published as the updated 2015 London Plan in March 2015; and the Minor Alterations (MALP), which came into effect on 1 October 2015.

Policy 7.8: Heritage assets and archaeology states:

A) London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

For planning decisions, it states:

C) Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

The final version of a new London Plan, which it is anticipated will be adopted in late 2020, is a material consideration in planning decisions. **Policy HC1 'Heritage conservation and growth'**, includes:

D) Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings [...]

Local policy

LB Redbridge Local Plan (2018)

LB Redbridge's Local Plan was adopted in March 2018. It replaced a suite of documents, including the Core Strategy and Borough Wide Primary Policies.

Policy LP33: Heritage states:

The Council will ensure that the borough's heritage assets and other properties of special character in the borough are conserved, protected and enhanced in a manner appropriate to their special interest, character or appearance and significance. In the following areas, the Council will protect the borough's heritage assets by:

1. Conservation Areas

(a) Supporting development proposals within Conservation Areas which preserve or enhance the character or appearance of the area;

(b) Supporting development proposals within Residential Precincts, that respect their intrinsic character;

(c) Prioritising the conservation of heritage assets when considering the overall impact of development proposals upon their significance and importance;

(d) Resisting development that does not preserve or enhance the character of designated heritage assets and refusing planning permission for development proposals that will result in harm to or the loss of the significance of a designated heritage asset, unless the developer can demonstrate that the proposal achieves public benefit that outweighs any harm to or loss of the heritage asset in accordance with paragraphs 133 and 134 of the NPPF; and

(e) Requiring development proposals affecting heritage assets or their setting to provide a Conservation Statement containing a detailed understanding of their significance, demonstrating how the proposal will not harm the special interest or significance of the asset and, where possible, takes opportunities to enhance the asset or its setting.

Implementation

1. The Council will implement national and regional policies, (in particular section 12 of the NPPF) and work with partners (including land owners, agencies, public organisations and the community) to proactively protect, preserve and enhance all of the borough's heritage assets;
2. The Council may also consider the use of Article 4 Directions in order to protect heritage assets from inappropriate development or their

setting, that may cause damage to or demolition of the heritage asset, whether it is a designated area of special character, or an individual or group of statutory or locally listed buildings;

3. Develop criteria for the designation of Conservation Areas in the borough, directed by advice and guidance from Historic England and the heritage sector. Proposals for new conservation areas and reviews of existing areas and their boundaries where appropriate will be judged against the criteria;
4. Produce Conservation Area Character Appraisals that identify the special character or appearance of areas. Conservation Area Management Proposals will also be produced that address the threats and opportunities identified within the Character Appraisals and contain proposals that will seek to preserve and enhance the character and appearance of each area. Where considered appropriate, these documents will be prepared and adopted as supplementary planning documents;
5. Develop criteria for the designation of non-statutory local lists and non-statutory designations including The Local List of Buildings of Special Architectural or Historic Interest in the borough and Residential Precincts. Proposals for new additions and designations and reviews of existing ones will be judged against the criteria;

6. Where appropriate, produce area-specific standards, such as design guidance, to address issues identified in Conservation Area Character Appraisals and Management Proposals and the Characterisation Study (2014);
7. [Not relevant to Conservation Area]
8. [Not relevant to Conservation Area]
9. [Not relevant to Conservation Area]
10. Consider and respond to the significance of heritage assets in any delivery plans prepared and adopted as Supplementary Planning Documents (SPDs) in support of this Local Plan or any Area Action Plans.

Local guidance

LB Redbridge, Borough-wide Conservation Area Management Proposals (SPD; 2014)
This Supplementary Planning Document outlines a detailed set of management proposals for Redbridge's conservation areas, designed to both preserve and enhance their special character and appearance.'

LB Redbridge, Housing Design (SPD; 2019)
This Supplementary Planning Document provides further guidance and information on the adopted Redbridge Local Plan (2018) policies in relation to housing development, including advice on alterations and extensions.

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Draft issued July 2020

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