

5.14 WOODFORD BROADWAY CONSERVATION AREA MANAGEMENT PROPOSALS Pt. 2



SUPPLEMENTARY PLANNING DOCUMENT

9 September 2014

5.14 THE WOODFORD BROADWAY CONSERVATION AREA MANAGEMENT PROPOSALS - Part 2.

This Part 2 should be read alongside the generic Part 1 document. Together they form the Woodford Broadway Conservation Area Management Proposals.

5.14.1 Summary of special interest

The key factors that give the Woodford Broadway Conservation Area (hereafter the Conservation Area) its special interest are summarised in **Section 3.0 (page 5) of the Woodford Broadway Conservation Area Character Appraisal**. These factors constitute the distinguishing characteristics which make Woodford Broadway Conservation Area unique and which underpin the character and appearance of the area “which it is desirable to preserve and enhance” through management action.

5.14.2 Conservation Area boundaries

The Character Appraisal identified the earlier phases of the Monkams Estate to the north of The Broadway as an area worthy of designation. The original Woodford Broadway Conservation Area was thus extended on 18 November 2013 to include this area. In addition, a related area within the Woodford Green Conservation Area, part of the Monkams Estate, was ‘transferred’ into this enlarged Woodford Broadway Conservation Area at the same time. Conservation Area boundaries have therefore been amended in the recent past and are considered logical and defensible. No further changes to the Woodford Broadway Conservation Area are deemed necessary.

5.14.3 Summary of issues

Threats: The particular issues affecting the Conservation Area and which need to be addressed are set out in **Section 6.0 (page 36) of the Character Appraisal**. These are summarised as:

- 1/ The decline in the traditional shop fronts in the Edwardian parades due to poor quality and unsympathetic replacements.
- 2/ Some of the buildings along The Broadway – particularly at the upper floors – are showing signs of deterioration.
- 3/ The subway at Woodford Station is an unsightly welcome to the Conservation Area and the car park in front of the subway and the currently disused building fronting Charteris Road are unattractive features.
- 4/ A number of extensions and new developments have distorted the original appearance of the houses or constitute unsightly intrusions, particularly where they are prominent on the front elevation.

5/ There are numerous excessively large and obtrusive attic conversions and roof extensions of poor design and materials.

6/ Poorly designed garages, particularly where they are accommodated within the existing house, often at the loss of bays and windows and the symmetry of semi-detached pairs.

7/ Later infill development is of notably poorer architectural quality in their detailing and materials.

8/ Loss of traditional boundaries such as low walls, hedging, greenery and fences, and replacement with inappropriately large brick walls and ornate railings.

9/ The loss of original windows, leaded lights, decorative glazing bars and stained glass to houses and shops and the use of PVCu and similar poor replacements to provide double glazing.

10/ Traffic speeds along roads into The Broadway, particularly Kings Avenue leading to intrusive traffic management measures.

11/ The loss of many front gardens to hard landscaping and the intrusion of cars parked on frontages together with the installation of inappropriate boundary treatments such as elaborate gates and metal fences all of which are out of keeping with the garden suburbs character of the area.

12/ The loss of some street trees.

Opportunities: In addition, the Character Appraisal identifies a number of Enhancement Opportunities in **section 7.0 (page 38)**. These can be summarised as:

13/ Houses at the southern end of the Character Area 1 (the residential area towards Woodford Broadway) that have been converted into flats should, if circumstances allow, be reverted to family dwellings and the subdivision of further properties should be discouraged unless proposals can adequately demonstrate that they will not harm the character and appearance of the area.

14/ The modernist building that is the Woodford Wells Club is not sympathetic to the predominant vernacular or Edwardian architectural style of the Conservation Area and is a major opportunity for enhancement, as is the boundary treatment along Monkams Lane. Pending this, the tree belt that screens the site should be maintained.

15/ A small number of negative buildings are identified in the Character Appraisal, for example the row of shops facing Snakes Lane and the modern tower to the rear which forms an unsightly backdrop to many views within the Conservation Area. As and when opportunities arise, the chance to improve the contribution of these properties make to the setting of the conservation area should be taken.

16/ The open spaces within the south-western half of Character Area 2 (the commercial area) could be enhanced by improving surrounding fencing around the western-most green and the Library.

17/ The Edwardian shopfronts along The Broadway have undergone considerable degrees of change, particularly to fascia boards, which could benefit from a unified approach to upgrading the entirety of each parade. Furthermore some residential units above the shop fronts are in a state of disrepair which should be addressed.

18/ The area in front of the station and subway would benefit from redevelopment that enlivened the space, or removed the disused building and reinstated the historic treed open space on the junction between Charteris Road and Station Approach.

19/ Superfluous street furniture and paraphernalia could be removed to de-clutter public spaces, especially in front of the station.

20/ Public realm features could be enhanced particularly within the commercial area (Character Area 2) where they are widespread. A coherent public realm strategy could unite the commercial services area (The Broadway), with the more open western section of the character area (around the library).

21/ The loss of original windows (and other original features) throughout the Conservation Area has already been noted at 9/ above and the loss of significance caused by this incremental change is great. The authentic restoration of windows etc. in more appropriate materials and style therefore constitutes a major opportunity for enhancement.

Direction: Many of the above issues can be improved through the better exercise of the planning system, mindful of the Council's statutory duty to preserve or enhance the Conservation Area's character or appearance. 'Minor development' and 'permitted development' issues (e.g. 8/, 9/, 11/ and 21/) can be brought under planning control with an up-to-date and rigorously applied Article 4 direction. Other matters (e.g. 2, 3/, 16/, 17/ and 18/) will require negotiation with and the cooperation of individual land owners. Steps to seek the restoration of lost vernacular features may also be sought through local policy, grants (if and when available), persuasion and the implementation of these Conservation Area Management Proposals which are designed to both 'preserve and enhance' the Conservation Area and facilitate the restoration of lost features.

5.14.4 Management Proposals

1. Need for action

Based on the detailed assessment provided by the Woodford Broadway Conservation Area Character Appraisal and the problems and pressures identified by it, the following management action is proposed for the Conservation Area in order to preserve and enhance its special interest:

2. Planning policy and the duty to 'preserve and enhance'

The combined Part 1 and this Part 2 Woodford Broadway Conservation Area Management Proposals satisfy the statutory requirements of s.71 of the Planning (Listed Buildings and Conservation Areas) Act 1990. They are now adopted as a Supplementary Planning Document within the Local Development Plan. The

Council will address through the implementation of its local planning policies and these Conservation Area Management Proposals the issues exposed by the *Wirksworth* case (see Appendix 1 of Part 1 of these Conservation Area Management Proposals); that the unfortunate damage done over recent years to the character and appearance of the Conservation Area shall not provide any precedent that might allow further damage, nor be an obstacle to the restoration of lost features. The Article 4 Direction detailed at 4.0 below will bring all such 'minor development' matters within the Council's control.

The Council's planning policies and this SPD are the necessary policy framework that will empower the Council to arrest and reverse the erosion of the character and appearance of the Conservation Area and to seek to work with owners to restore the lost architectural details and tradition materials of the properties, frontages and boundaries. In this way the issues detailed within sections 6.0 and 7.0 of the Woodford Broadway Conservation Area Character Appraisal and at 5.6.3 above will be addressed and, over time, the special interest of the Conservation Area will be incrementally restored. Further comment on the duty to 'preserve and enhance' can be found at Appendix 1 of the Part 1 Conservation Area Management Proposals document.

These policies and this SPD will not be used to prevent appropriate development and good well-designed solutions will be sought that seek to deliver the best possible level of owner's expectation that is compatible with the duty to preserve and enhance the character and appearance of the Conservation Area. An example might be that future insulation of windows should be through secondary glazing or, where original windows have already been lost, through double glazed timber windows that match the original pattern and the reuse or, where necessary, authentic replication of leaded lights and stained glass. Similarly, off-street parking shall not occupy more than 40% of the frontage and be in traditional and where possible, permeable materials and that the remaining frontage should be restored as front garden.

3. Conservation area boundary changes

As discussed under 5.6.2 above, The Woodford Broadway Conservation Area was enlarged on the 18 November 2013. The new boundaries are considered logical and defensible and no further changes are deemed necessary.

4. Article 4 Direction

The evidence presented within the Character Appraisal shows that the special character and appearance of Character Area 1 the Conservation Area (the houses) has been severely eroded in recent years by the exercise of permitted development rights. In order to prevent the further erosion of the special interest of the Conservation Area a strengthened management regime is required. Consequently, and as part of that improved regime, it is proposed that a new, comprehensive Article 4 Direction is made for the whole Conservation Area. This will help prevent the further loss of original detail on buildings, properties and shopfronts the conversion of front gardens into hard standing and the loss or inappropriate replacement of original front boundary walls or fences. The Direction will require planning permission to be sought for most alterations to buildings and frontages including to change windows, shopfronts, doors, roofs and roof coverings, to pave frontages or front gardens, to erect, alter or demolish a boundary fence or wall on

frontages of dwelling houses that face a highway, footpath or public open space and to erect solar and PV panels.

5. Design guidance

The quality of shopfront replacement, commercial units and residential extension, attic conversion, provision of garaging and the loss of front gardens to hardstanding for frontage car parking all point towards an overly utilitarian approach by some property owners and a want of appreciation of the special interest of the Conservation Area. An advisory leaflet has already been sent to each property owner directing them in that appreciation and towards the Character Appraisal and other information on the Council's website. As noted in Part 1 to these Management Proposals, guidance on shopfront design in conservation areas already exists and should be used as the basis for negotiating appropriate development. Should resources allow the opportunity will be sought to refresh the guidance and produce further guidance in the form of specific Design Guidance for the Conservation Area.

Areas of particular concern detailed within the Character Appraisal include the use of modern materials to replace traditional ones, loss of windows and other architectural features, the loss of front gardens and extensive modern paving to facilitate parking and inappropriate boundaries and railings. Any new Design Guide would address these and other issues and also include appropriate guidance to inform residents of the particular importance of traditional vernacular architecture and features and the best ways of caring for their properties. The Council will consider how it can best resource and deliver this Design Guidance.

6. Highways management

The Council has approved a Streetscape Guidance manual that sets a strategic design approach to works to highways and footways in conservation areas together with other streetscape issues. (See section 3.7 in Part 1). Adherence to the Street Guidance manual in any new works will help promote the maintenance of the key characteristics of the Woodford Broadway Conservation Area, and avoid unnecessary street clutter, signage and road markings.

7. Care and management of street trees and verges

Street trees are an important element of the character of the Conservation Area. The Council follows its Tree Planting and Maintenance Policy (October 1996) in relation to all public trees within the Borough. This has established the principle that any necessary future replanting will be with species that accord with the prevailing species in that locale and the character. (Section 3.9 in Part 1 of these Management Proposals gives further details).

Of particular importance to the suburban character of the Conservation Area are the street trees and trees and planting within front gardens. The proper maintenance and, where necessary, renewal of these would greatly enhance the area.

5.14.5 Management Strategy

Over the next five years, the Council will undertake the following management actions:

Year 1

- Make a blanket Article 4 Direction that will, inter alia, prevent further loss of original architectural details, help facilitate the restoration of lost architectural details, prevent loss of front boundaries and their replacement with inappropriate designs and materials and the excessive conversion of front gardens into hard standing for cars, etc.
- Working with the Conservation Advisory Panel and local groups, investigate new ways of monitoring and recording the Conservation Area within available resources.
- Introduce a requirement that applications for Planning Permission within the Woodford Broadway Conservation Area should include a Conservation Statement or Plan that justifies the impact of the proposals on the affected heritage asset and the character or appearance of the Conservation Area.
- Develop any future programmed highways maintenance or traffic works within the Conservation Area in accordance with the Redbridge Streetscape Guidance and the Character Appraisal document.
- Consider carefully whether any notified trees should be covered by a Tree Preservation Order.
- Ensure any replacement trees are in accordance with the Tree Planting and Maintenance Policy and of a species that is compatible with the immediate environment and in accordance with the prevailing character or appearance.

Year 2

- Survey, review and monitor works and development within the Woodford Broadway Conservation Area.
- Review and monitor the design quality of proposals with planning permission.
- Review appeal decisions.
- Consider all relevant planning applications against up-dated or existing guidance on shopfronts within conservation areas.

Year 3

- Survey, review and monitor works and development within the Woodford Broadway Conservation Area.
- Review the effectiveness of the Article 4 Direction.
- Review and monitor the design quality of proposals with planning permission.
- Review appeal decisions.
- Investigate ways of publishing design guidance for the Conservation Area that informs landlords and residents of the best ways of caring for their properties.
- Investigate possibilities for producing with other partners an enhancement scheme for the commercial area of Woodford Broadway Conservation Area that improves shopfront designs and the upper floors of The Broadway.
- Review overall effectiveness of Management Proposals in the maintenance and safeguarding of highways and other trees and greenery within the Conservation Area.

Year 4

- Survey, review and monitor works and development within the Woodford Broadway Conservation Area.
- Review and monitor the design quality of proposals with planning permission.
- Review appeal decisions.
- Promote appropriate redevelopment of the Network Rail Station Car Park (a Housing Development Opportunity site in the Local Development Framework) with associated public realm enhancements in the vicinity of the station.

Year 5

- Survey, review and monitor works and development within the Woodford Broadway Conservation Area.
- Review and monitor the design quality of proposals with planning permission.
- Review appeal decisions.
- Review overall effectiveness of Management Proposals in the implementation of highways works and the public realm.
- Review overall effectiveness of Management Proposals in the maintenance and safeguarding of highways and other trees and greenery within the Conservation Area.

Consultation Statement

The Borough-wide Conservation Area Management Proposals (Part 1), and the Area-specific Woodford Broadway Conservation Area Management Proposals (Part 2), were put to extensive public consultation between 3 February and 28 March 2014, in line with the requirements of s.71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Borough's Statement of Community Involvement. The required statutory public meeting happened on the 4 March 2014 within the Conservation Area.

The consultation responses, which were very positive, together with the finalised Conservation Area Management Proposals, were considered by the Neighbourhoods and Communities Service Committee on the 3 September 2014 and the recommendations agreed. The Conservation Area Management Proposals were then formally approved by the Cabinet Member for Planning & Regeneration on the 9 September 2014.

The Borough-wide Management Proposals (Part 1) and the Area-specific Management Proposals (Part 2s) for The Bungalow Estate, Woodford Bridge and Woodford Broadway Conservation Areas are now a Supplementary Planning Document within the Local Plan.