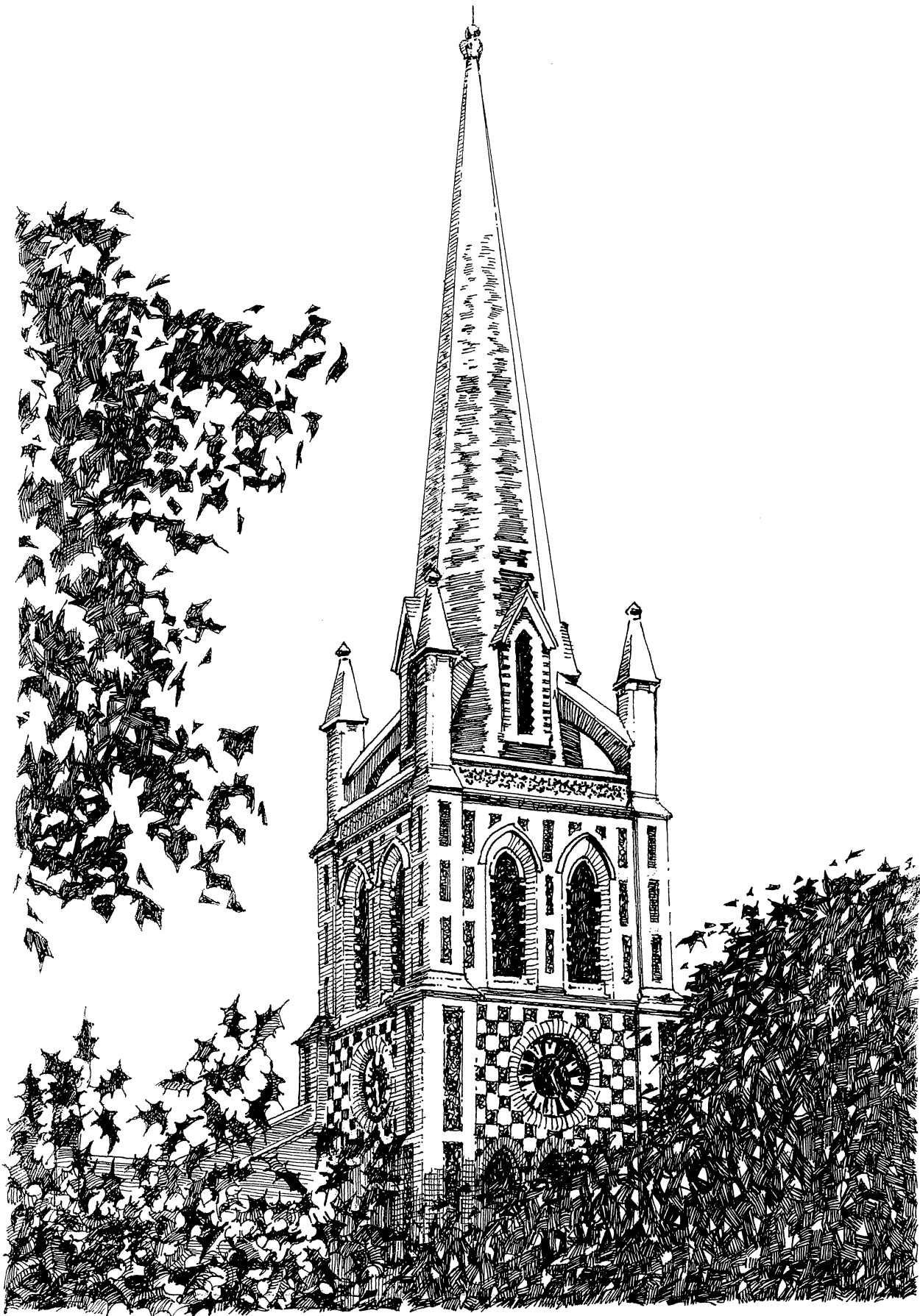


Chingford Green Conservation Area

- Appraisal & Management Plan



March 2010

Area Map



Key to Map

- 1** 73 Woodberry Way
- 2** The Kings Head
- 3** Kilgreana/The Lodge
- 4** St.Peter and St.Pauls Church
- 5** Carbis Cottage
- 6** Church of Our Lady of Grace and St.Teresa of Avila
- 7** The Bull and Crown



19th century Chingford remained an isolated rural parish, cut off by poor roads, the Lea Valley to the west and the surviving swathes of forest to the north and east. This situation persisted well into the 19th century, with the construction of the Epping New Road in the 1830's passing well to the east of Chingford, which at the time still had a population of less than 1000 people.

The settlement around Chingford Green however gained significant local importance in 1844 with the erection of a new parish church; St Peter & St Paul's, on the triangle of forest waste at its heart. Erected by Robert Boothby Heathcote, Rector of the parish and Lord of the manor of Chingford Earls, it replaced the original church on the top of Chingford Mount which had fallen into disrepair, and it confirmed the Chingford Green area as the heart of the parish.

By 1880 Chingford's long isolation was at an end, most notably as a result of the arrival of the steam railway line in 1873, the passing of the Epping Forest Act in 1878, the removal of tolls from the Chingford Mill bridge, and the planned new Rangers Road which would connect Chingford to the Epping New Road.

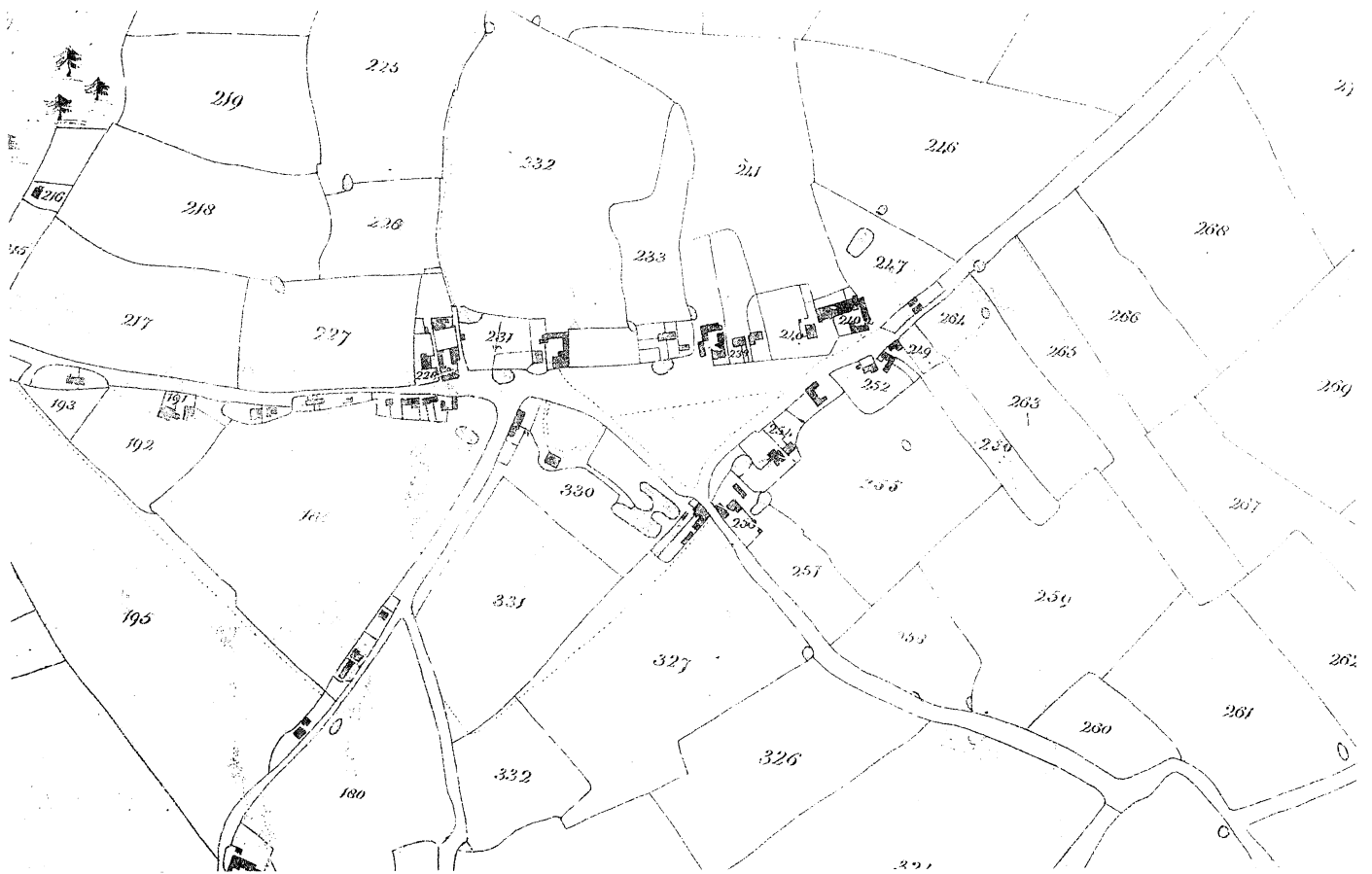
As London spilled over the Lea valley into southwest Essex residential development in Chingford was at first slow but inevitable. A small terrace of brick houses "Jubilee Villas" was erected on the north side of the Green in 1897 but generally development didn't occur until the first half of the 20th and was even then sporadic. By 1912 the Green Walk properties had been built on the site of Parkhill Farm, but Green Farm still occupied the site of the current Library/Assembly Hall, and the village blacksmith still existed on the modern site of Boots the chemist.

By the 1920's however Chingford's fields had largely given way to suburban houses, and Station Road had become the main shopping street of the area. Continuous development to the south meant that by 1934 Chingford was physically linked to Walthamstow by roads and new buildings, and in 1965 the incorporation of the municipal borough into the new London Borough of Waltham Forest finally severed it administratively from Essex with which it had been linked historically and geographically for over a thousand years.

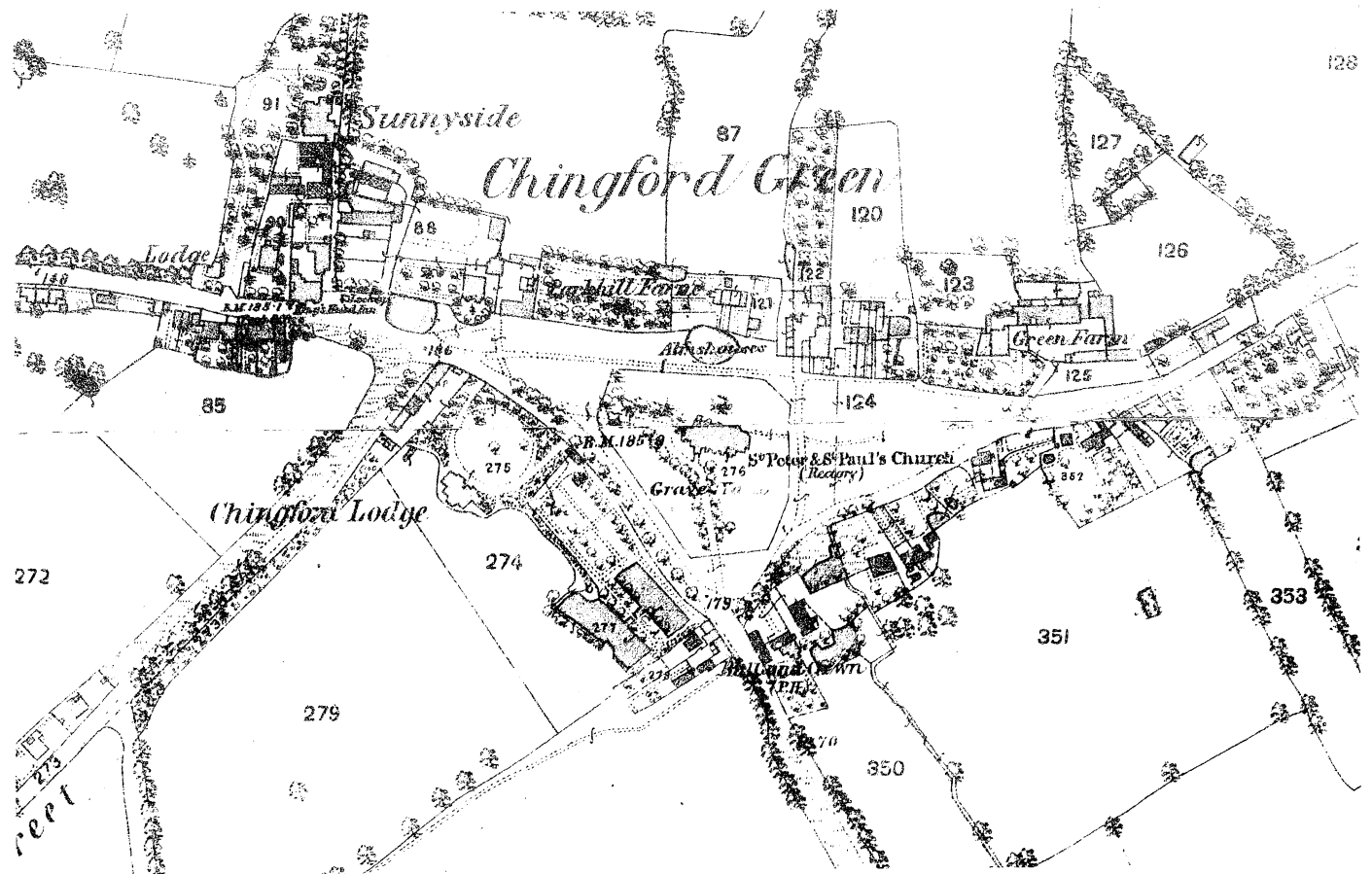
The development of Chingford from the 1880's onwards owed little to the early population centres, and only the area around Chingford Green is now recognisable as one of the former hamlets. The interesting diversity of buildings within the Conservation Area, spanning a period in excess of two hundred years, echoes the transformation of the area from a small rural community to a suburb of modern London.

(iii) The prevailing or former uses within the area and their historic patronage, and the influence of these on the plan form and building types:

As stated, until the late 19th/early 20th century Chingford was still largely a rural "village" community, and the area around Chingford Green contained most of the buildings traditionally associated with its village status; the parish church, two public



The Chingford Green area in 1839 (above) and 1870 (below), a small rural community that had changed little for centuries. The only notable difference is the erection of the new parish church at the heart of the Green itself. The arrival of the steam railway in 1873 was however very soon to transform the area into the modern suburb of London that we know today.



houses, a police station, a fire station, a blacksmiths, and an assortment of cottages and farm buildings etc.

Some of these early buildings survive today, whilst many others have been demolished to make way for more intensive developments over the years. The development of the area was however largely ad hoc; Parkhill Farm and its immediate site being redeveloped immediately before the first World War for the semi detached houses in The Green Walk, whilst the similar site of Green Farm nearby wasn't redeveloped until the 1950's when Chingford Library & Assembly Hall were built on the site. Across the Green on the south side of Station Road numerous timber cottages including Jones's forge, the village blacksmith's, survived until the 1930's when they were replaced by the neo-Tudor Co-operative store and the neo-Georgian shopping parade of 15 – 47 Station Road.

Overall the development of the area was slow and largely unplanned, and as a result it contains a considerable diversity of building types, and a variety of architectural styles and materials reflecting its ad hoc evolution. This development however had little to do with what had been there before, and the only consistent thread is that all the buildings face onto Chingford Green itself, which with the church at its centre remains the heart of the area.

(iv) The archaeological significance and potential of the area including identification of any scheduled ancient buildings:

The Conservation Area contains no scheduled ancient monuments, but as a known site of 12th/13th century settlement it is entirely within an Archaeological Priority Zone (APZ) as identified within the Council's Unitary Development Plan (first review) 2006.

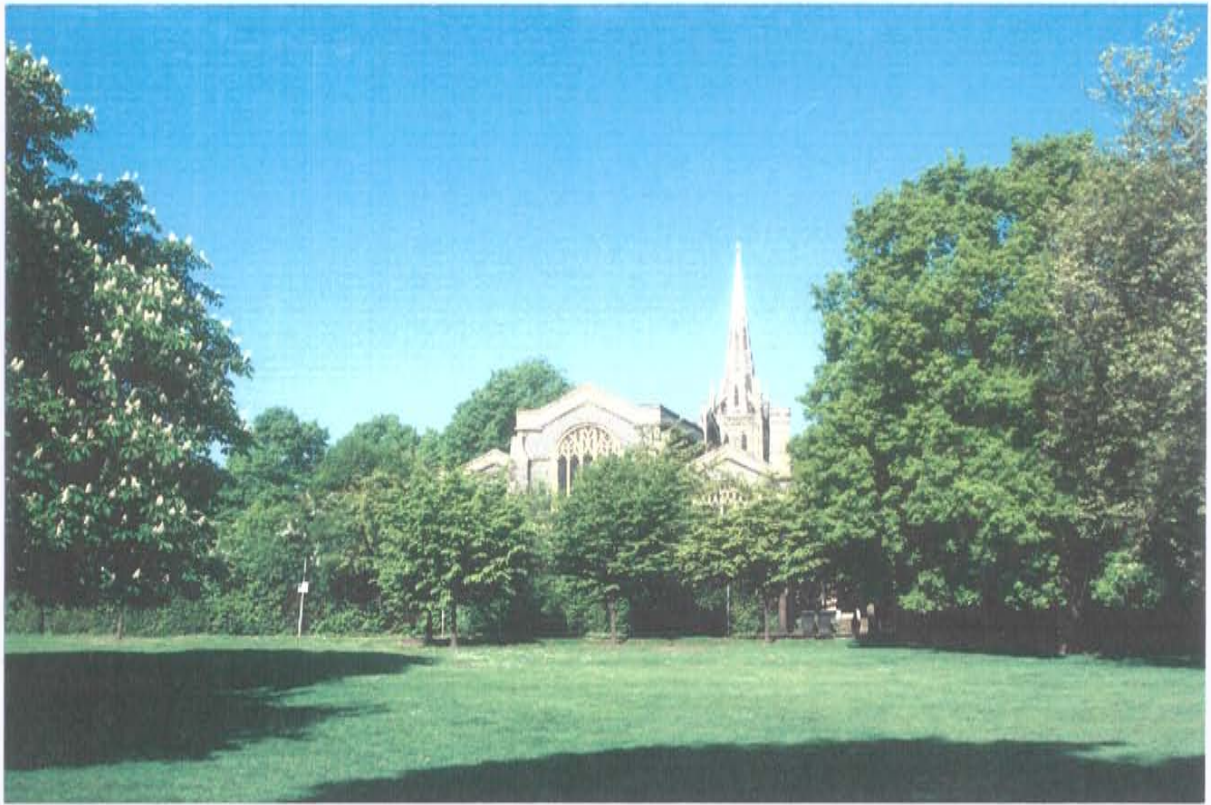
Development within the APZ is therefore subject to UDP Policy BHE17:

The Council will ensure the preservation, protection and where possible the enhancement of the archaeological heritage of the borough.

The Council recognises that archaeology is an important way in which greater knowledge about the history of the borough can be discovered, and recognises that opportunities to carry out archaeological excavations usually only arise during the course of new development.

The Council therefore seeks to encourage the conservation, protection and enhancement of the archaeological heritage of the borough, and when any development involving a site of 0.16 hectares or more is proposed within an APZ, or for any site identified by a recognised archaeological authority, the archaeological significance of the site will be considered. The Council may require a preliminary archaeological site evaluation before development proposals are considered.

The Council will seek to ensure that the most important archaeological remains and their settings are permanently preserved in situ, and if necessary are made available for public viewing.



The Green with its established mature tree cover still dominates the area as it has done for centuries, and at it's heart the distinctive parish church of St Peter & St Paul's.



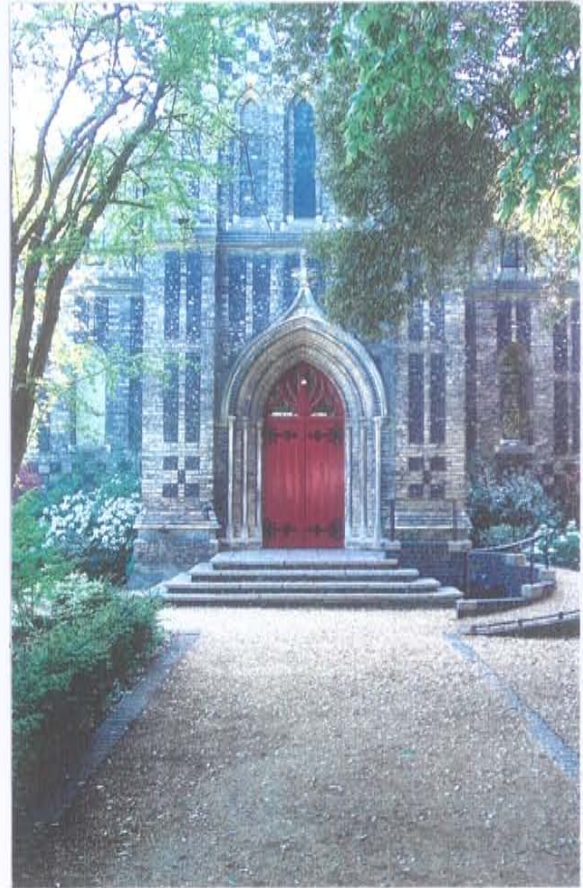
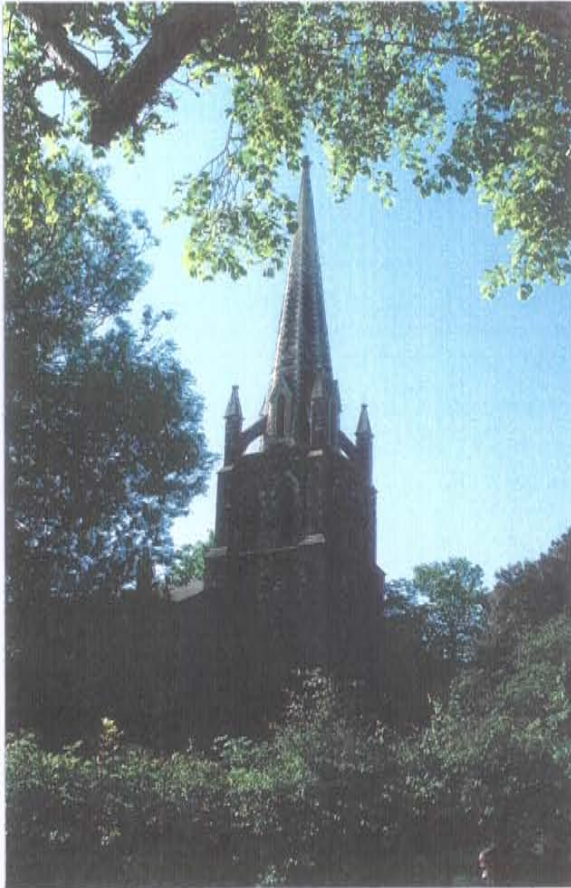
(v) **The architectural and historic qualities of the buildings and the contribution they make to the special interest of the Conservation Area:**

As mentioned above, the Conservation Area contains an eclectic mix of buildings including three churches, two pubs, and numerous houses, shops and Civic buildings built over a period in excess of two hundred years. These include four Listed buildings, fifteen locally listed buildings, and one proposed addition to the local list, which is currently under review.

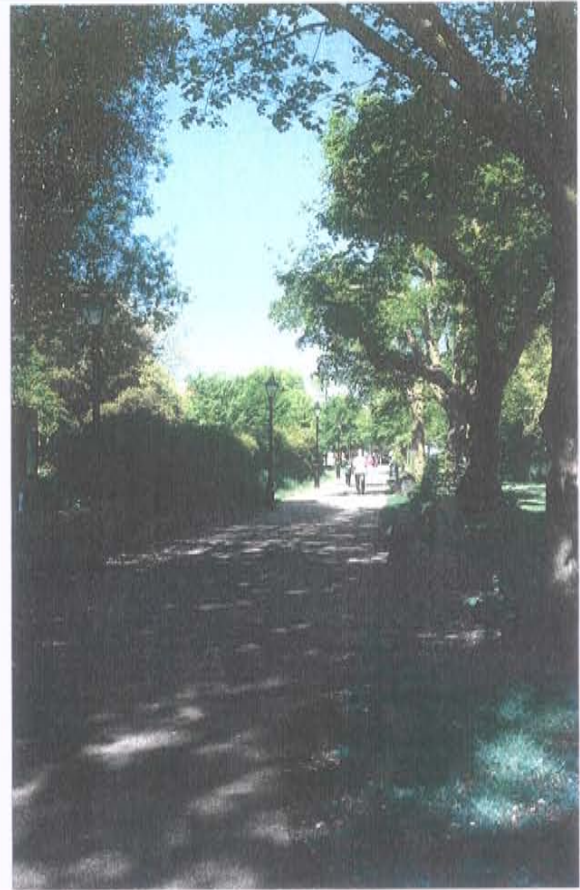
Historically the traditional building material of the area was timber, and modest timber-framed weather-boarded buildings would have been the most common building type for centuries. However very little of rural Chingford survived the late 19th and early 20th development of the area, and only a handful of timber buildings survive within the Conservation Area today; Carbis cottage, Creswick cottage, and 3, 5 & 7 Kings Head Hill. **Carbis cottage** is the most original and least altered of these surviving timber buildings and is a good example of the modest timber-framed cottages that once predominated in the area. Externally the cottage is clad in white-painted weatherboarding and has a plain clay tiled roof, both traditional features of the area. Whilst the front door, windows and window openings were altered sometime in the 20th the remainder of the building is largely original, and in recognition of its special interest it was Grade II Listed in 1982. The other timber buildings in the area, despite various levels of alteration & addition over the years, are also important as rare survivals with the potential for the restoration of original features.

Beyond these modest domestic buildings the oldest buildings in the Conservation Area are **Chingford Lodge** (now subdivided into Chingford Lodge/Kilgreana) and the **Kings Head public house** at the top of the hill. The former is a brick-built Regency villa and the sole surviving structure from the Chingford Stag hound kennels established here by Squire William Mellish between 1798 and 1806. Finished in brown facing bricks and with the low-pitched slate roof and deep eaves typical of buildings of the period it once occupied a far larger site with its own carriage sweep on the front. Set back from the road the building is now somewhat concealed by later 1920's/30's houses fronting the Green, erected in what was originally part of its front garden. Despite conversion into two properties the building remains externally largely original in appearance, albeit with plain glass timber sashes replacing the original multi-paned Georgian-style windows. It retains its elegant symmetrical elevation towards the Green but it's setting is inevitably compromised by the physical subdivision of the front garden, albeit by planting rather than a fence or wall.

The Kings Head is first recorded in 1782 and gave its name to the adjacent hill sometime between 1787 and 1812 when it is first recorded. The building itself has been much altered and extended over the years but has late 18th/early 19th century origins. Of brick construction the front facades are currently finished in painted stucco and with a parapet wall partially concealing the steeply pitched slate roof behind. Along with the multi-paned Georgian-style timber sash windows however, these features are 20th century alterations designed to give the pub a more old fashioned look. The oldest part of the building actually appears to be immediately to the rear of



The sylvan heart of Chingford Green: (**above left**) the distinctive silhouette of Lewis Vulliamy's church steeple of 1844, (**above right**) the tree lined gravel path leading to the church door, (**below**) the gravel-dressed footpath across the Green, with Victorian-style seating & lighting adding to the quality of the scene.



the frontage block, with a lower and shallower-pitched slate roof than the former. Internally however little original fabric has survived the numerous internal alterations, extensions, refurbishments etc which have taken place to the building over the years.

Two of the most important buildings within the Conservation Area are undoubtedly the Grade II* Listed church of St Peter & St Paul and the Grade II Listed Catholic church of Our Lady of Grace & St Teresa of Avilla. The former is prominently sited at the heart of Chingford Green itself and the latter at the junction of Station Road and Kings Road.

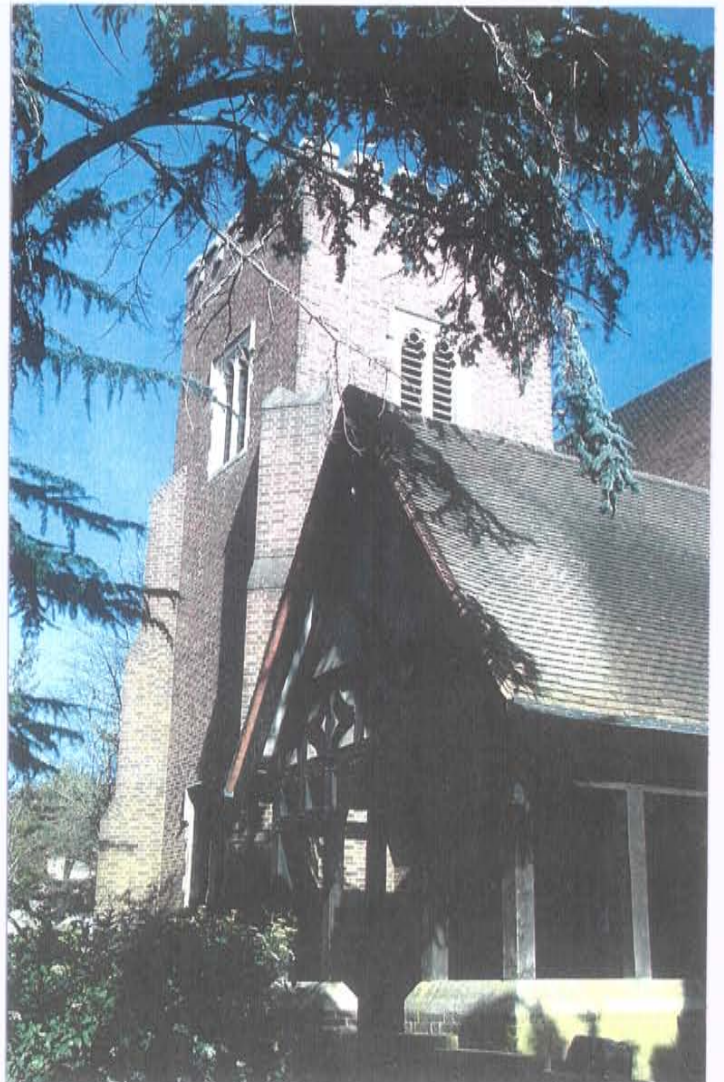
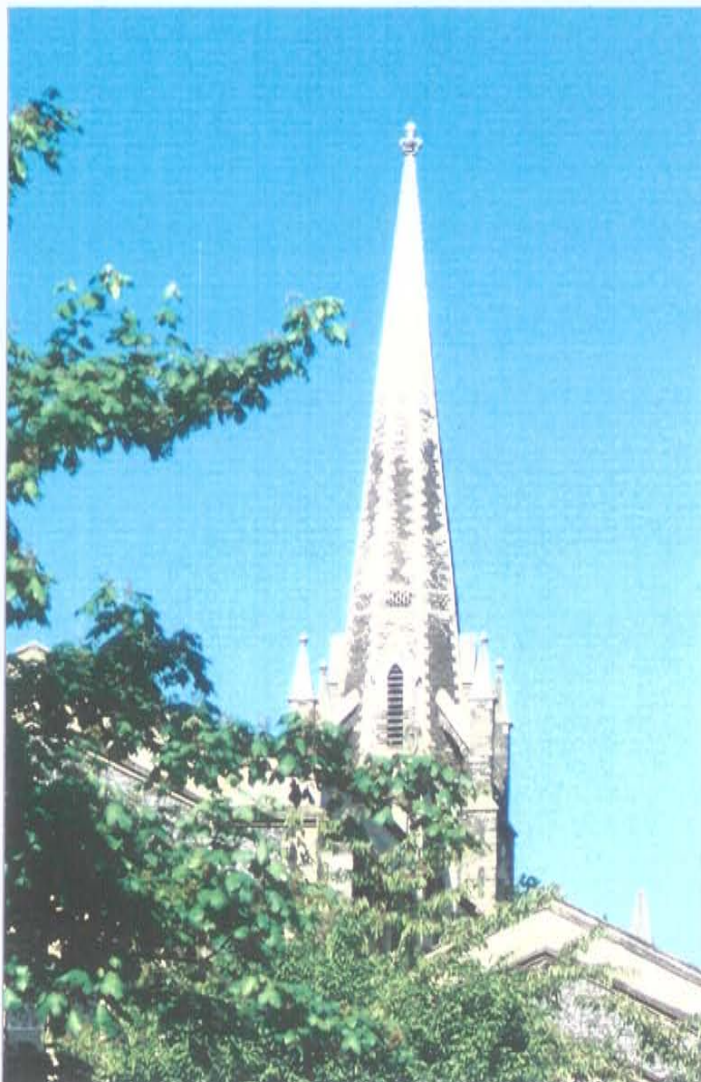
St Peter & St Paul's Church – Designed by Lewis Vulliamy and erected in 1844 the new church was built as a replacement for the old church on Chingford Mount, which at that time had fallen into serious disrepair. Designed by Lewis Vulliamy in a decorated Gothic style and built of gault bricks with flint flushwork, the church with its surrounding churchyard dominates the Green, and with its elegant brick spire and tree-lined approach it is the focal point of the area. By 1902 it was necessary to enlarge the church to cope with the vastly increased population of the area, and a substantial extension to the east end which doubled the footprint of the building was subsequently built to the designs of Sir Arthur Blomfield in a contrasting Perpendicular style, but using matching materials. A single storey Vestry hall was subsequently added in 1970 on the north side of Blomfield's extension, but this is an uncompromising contemporary brick-built structure of the period with a flat roof. The church sits within a low walled churchyard full of mature trees and gravestones, providing an attractive and spacious setting for the building, although the later bulky additions to the church have inevitably eaten into the original site and the setting is considerably more cramped at the eastern end.

Our Lady of Grace & St Teresa of Avila – Occupying a prominent corner plot at the junction of Station Road & Kings Road stands the most modern of the three churches within the Conservation Area, the Catholic church of Our Lady of Grace and St Theresa of Avila. Designed and built by G W Martyn, construction began in 1931, although the church tower was not completed until 1955. Of brown brick construction with Ketton stone dressings and a clay tiled roof the church has unusually fine materials and carving for the period with a particularly noteworthy south porch, and the choice of Gothic Revival style is most unusual for a Roman Catholic church. The church shares the overall site with St Mary's Catholic primary school and the adjacent church/school hall building which fronts onto Station Road. As a result the attractive landscaped setting the church enjoys along Kings Rd and on the corner with Station Road is abruptly replaced further along Station Road by an open tarmaced car parking area and accessway serving all three buildings.

Across the busy Kings Rd/Station Rd junction from the Catholic church stands the hugely impressive albeit somewhat anachronistic **Bull & Crown public house** of 1898, designed in what Pevsner described as "the wildest Loire style". The building replaced a much more modest 18thc public house which for years had been the hub of the village, being known locally as "the old town hall". With the arrival of the railway and the successful preservation of the nearby forest in the latter 19thc Chingford had become a major destination for day trippers from the East end, and numerous new public houses as well as non-alcoholic "Retreats" were erected to cater for the massively increased demand. Among these was the Bull & Crown hotel, which



The three churches that contribute so much to the character and appearance of the area: (**above**) the Methodist church of 1927 by George Baines & son in Perpendicular style, (**below left**) the parish church of St Peter & St Paul erected in 1844 by Robert Boothby Heathcote to replace the original church on Chingford Mount, (**below right**) the Catholic church of Our Lady of Grace & St Teresa of Avila in Gothic Revival style, erected in 1931 with the tower being added in 1955.



originally featured a billiard hall, and an attached stable where trippers could hire a pony and trap for rides into the forest. It is a substantial and imposing structure in French Second Empire style, built with red brick and buff terracotta, and with a tall slated mansard roof pierced by numerous decorative terracotta dormers capped by elaborately decorated entablatures and huge urn finials. Whilst the original extensive front curtilage of the building has been much reduced over the years by road widening schemes, it still provides a suitable setting for this impressive and iconic Grade II Listed building. The stables are long gone, transformed for many years into Crown Garage, and more recently into a sympathetically designed gable fronted commercial/residential block which sits along the northern flank of the pub.

On a completely different scale, at the junction of Kings Head Hill and Woodberry Way sits a modest single storey red brick & slate-roofed cottage, now **73 Woodberry Way**, which for years was the Gatekeepers Lodge to “Sunnyside”, a substantial house which stood in extensive grounds at the rear of the Kings Head. Originally a simple two roomed building the Lodge was sympathetically restored and extended in the early 1990’s and is a surprising survival from the first half of the 19thc.

Despite becoming a borough in 1938 north Chingford had no permanent Library or public hall until 1960 when the new **Library & Assembly Hall** was opened on the site of Green Farm on the north side of Station Road. Designed for Chingford Council by Tooley Foster Architects this 2/3 storey brick-built building is typical of the Festival of Britain-inspired architecture of the period and a worthy, more modern addition to the backdrop of the Green. Alongside the main entrance doors to the Hall is an attractive full height mural depicting famous events and characters in Chingford’s history, erected to celebrate the Millenium.

Architecturally less significant but nonetheless of local historic interest is **Mornington Hall**, a modest but attractive single storey building situated at the end of the Green Walk immediately north of St Peter & St Paul’s church. Constructed of red brick and rendered blockwork, with an artificial slate roof and timber casement windows, the hall was built in 1924 as a private school by Misses Hunt & Nix. A modest schoolhouse was subsequently built next door in 1930 which also still survives today. Used as a British Restaurant during World War II, and later as a public hall, it is now the home of Chingford Amateur Dramatic & Operatic Society and is a continuing local resource.

The third church within the Conservation Area is the **North Chingford Methodist church** between 47 and 49 Station Road, an attractive Perpendicular style building by George Baines & Son erected in 1927. It is constructed of warm brown brick, with stone dressings and window tracery, and a clay tiled roof with decorative copper-clad fleche. Whilst not of sufficient special interest to merit statutory Listing the building is nevertheless included on the Council’s local list, and it’s location in what is otherwise a continuous retail parade gives it an added interest in the streetscene.

(vi) Prevalent and traditional building materials, textures and colours:

The diverse collection of buildings that exists within the Conservation Area means that there is a similar diversity in the building materials and finishes to be found.



Historic residential buildings: (above) Carbis cottage, a surviving timber framed and weatherboarded cottage of a type once typical in the area. (below) Chingford Lodge, the only surviving structure from the Chingford Stag hound establishment of the early 19thc, now subdivided into Kilgreana & Chingford Lodge.



Whilst a small amount of traditional white-painted weatherboarding has survived on the handful of timber buildings remaining these are very much in a minority, and by far the most common facing building material is brick, but in almost the full range of colours available; cream, yellow, brown, buff, red and orange. White-painted “Arts & Crafts” inspired roughcast render is also in evidence as an original “half” finish on the Edwardian terrace 1-10 The Green Walk, and unpainted roughcast render also features on the substantial pair of semis at the junction of The Ridgeway and the Green. Sadly large areas on the latter have been replaced at some time by less appropriate modern spar dash.

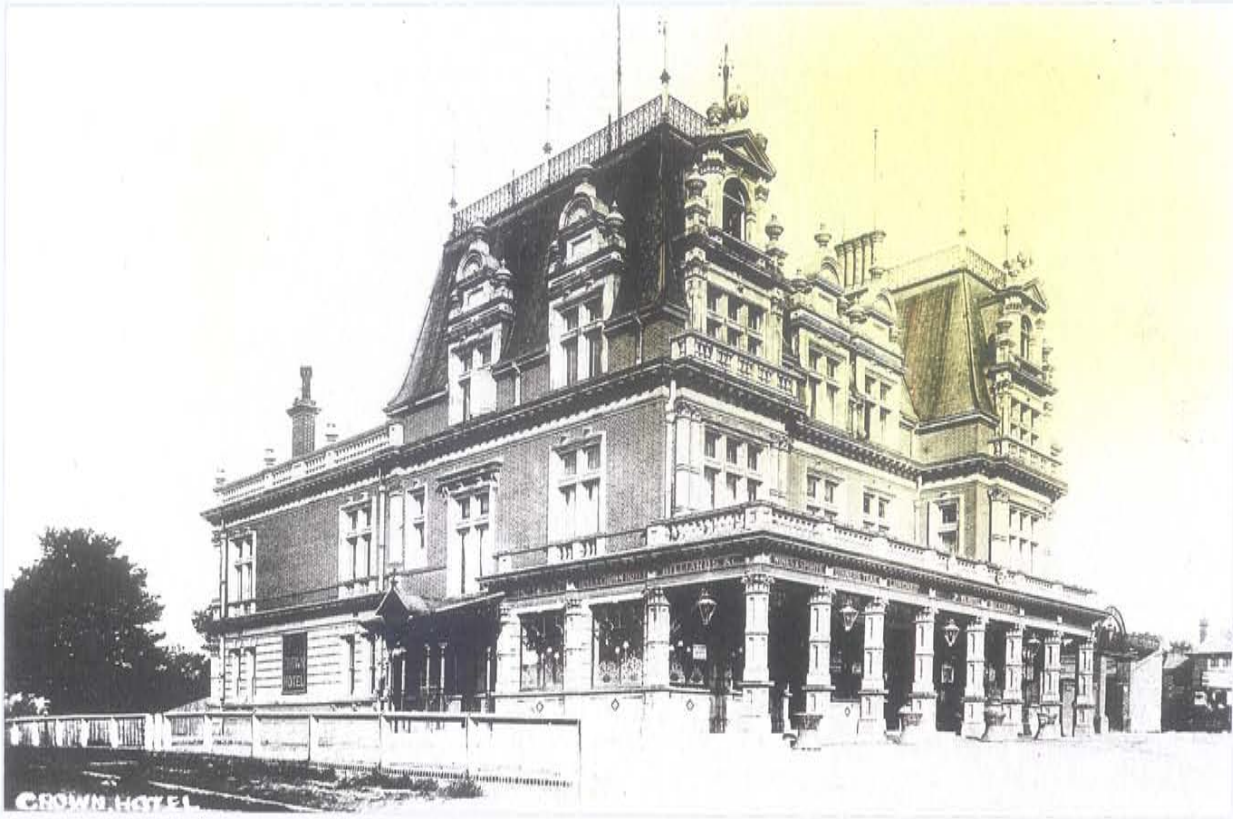
Roofing materials were traditionally grey Welsh slate for most early 19th and Victorian properties, and machine-made plain clay tiles for most Edwardian and inter War buildings and these finishes still predominate within the area. The odd exceptions can however be found in the hand-made plain clay roof tiles surviving on Carbis cottage, asbestos cement slates which can be found on Mornington Hall, and unfortunately the occasional use of inappropriate concrete tiles which have replaced the original finish. All original roofs have lead flashings/soakers etc and painted cast-iron rainwater goods as traditional features. Much of the latter still survives today, although plastic replacements are now a common feature of the area. Black is the most common finish, although historically there would have been a greater diversity, reflecting the colour schemes of the various houses themselves. Chimney stacks, typically topped with either yellow clay or terracotta chimney pots, were and remain characteristic features of the roofscape, although many have regrettably been lost over the years.

Painted timber doors in a variety of styles, and timber windows, whether box sashes or casements, are the original features for all domestic buildings within the area, with metal Crittall-type windows being used on the post-War Assembly Hall/Library and on St Mary’s Hall opposite, and in a few other lesser instances. A white or off-white painted finish for windows now predominates, although in most cases this is simply a modern trend rather than a traditional finish.

(vii) Local Details:

The numerous properties within the area are generally representative examples of their particular building type and style, and whilst many fine examples survive of original joinery, leaded-glass etc, few features of note are exclusive to this particular area, being on the whole generic in style. The three churches and the Bull and Crown pub are particular exceptions however, and exhibit a variety of the most elaborate and fascinating details.

The Gothic Revival-style church of our Lady of Grace is particularly noteworthy for the fine stone carving in the tracery of the windows and the quality of its timberwork, both internal and external. The main roof is of Austrian Oak and is an unusual amalgamation of arched braces and crownpost on elaborately carved corbels. The West choir gallery has limed and gilded linenfold panelling and a staircase with finely carved animals to the gallery front and newel posts. Externally the building has a fine English Oak south porch with elaborate carvings by Don Potter, a noted local



The historic pubs in Chingford Green Conservation Area: **(above)** The Bull & Crown, an elaborate Second Empire style building of 1899 built to cater for the influx of forest visitors of the period. It replaced the original modest village local, called simply "The Bull". **(Below)** The Kings Head, now much altered & extended, but the earliest surviving pub in the area dating in part from the late 18thc.



sculptor, woodcarver and close friend of Baden Powell, and who was also responsible for carvings at Gilwell Park which is situated just north of Chingford.

The church of St Peter & St Paul on the Green was designed by Lewis Vulliamy a prolific and eclectic Victorian architect who worked in most of the “revival” styles during his lifetime. Built of gault bricks with extensive knapped flint flushwork St Peter's is a good example of Vulliamy's “Decorated Perpendicular Gothic style”, and features distinctive crenellated parapets, pinnacles, and flying buttresses to the brick spire, a common Vulliamy feature. Whilst sharing materials, the later substantial additions to the rear do not unfortunately share this lightness of touch.

As discussed previously the Bull & Crown is a riot of terracotta ornament including ballustrading, decorative cornices, window surrounds, entablatures, and the whole is capped by huge urn finials which make a dramatic skyline.

Most of the residential buildings within the Conservation Area reflect the style and design conventions of the time in which they were built, and few features of note are exclusive to this particular area. The original timber porches of the Edwardian houses along the Green Walk and the terracotta ridge tiles and finials reflect the high aspirations of the developers, who were seeking to attract more wealthy residents to the area.

Very little early or original hard surfacing or street furniture survives within the area, although the street lighting, seating, interpretation boards, and gravelled footpath across the Green are nevertheless distinctive and attractive local features. The lighting and seating used on the Green is in retro Victorian-style, reflecting the design of surviving examples within the churchyard. They are finished in black for ease of redecoration, and whilst not original features, by general consensus they nevertheless add to the character and appearance of the area. On the main roads (Station Rd, The Green) taller contemporary lamp columns are used, and which again not original features are a distinct improvement over the standard streetlights commonly used. With the exception of the path across the Green which is finished in resin-bonded gravel, footpaths are finished in either tarmac, modular concrete paving flags, concrete blockwork, or modern granite setts.

(viii) The contribution made by green spaces, hedges and other natural or cultivated elements to the character of the area:

By far the most important space within the Conservation Area is the remnant of forest land at its heart, Chingford Green itself. The original settlement had developed around this large “village green” long before the new church and churchyard was built at its heart in 1844, and the relationship between the open space and the surrounding buildings is the most enduring feature of the Conservation Area. Today the surviving areas of the Green outside of the extensive churchyard are owned by the Corporation of the City of London as Conservators of Epping Forest, but vested in the Highway and maintained by the Council. It is characterised by clipped grass and numerous mature trees, largely around the periphery, and is traversed east-west by a gravelled public footpath enabling pedestrians to cross the Green away from the noise and fumes of nearby traffic.



Distinctive local features: **(above left)** The Chingford War Memorial of 1921 at the Kings Head Hill/Ridgeway junction, **(above right)** the Millenium mosaic on Chingford Assembly Hall highlighting the historic associations of the area, **(below right)** a surviving post office pillar box on the corner of The Green Walk, and **(below left)** the elaborately carved porch of the Catholic church by Don Potter.



Second only to the Green in importance is the churchyard of St Peter & St Paul's, which whilst originally part of the Green itself now has a character all of its own. Enclosed by a low wall and thorn hedge, and traversed by gravelled paths, the churchyard contains not only a wealth of graves and memorials but also a large number of mature trees, including a formal avenue leading to the main doors and a number of Holm Oaks. The hedges and trees are a valuable feature of the churchyard, providing not only a sylvan, almost rural setting for the Church, but also a haven for wildlife.

Substantially smaller in scale but also of considerable importance are the well maintained landscaped grounds of the Catholic church of Our Lady of Grace. These contain a large number of trees & shrubs, many of which are evergreen, and provide a more intimate and delightful setting for the building just yards from the noisy Station Rd/Kings Road junction.

Other spaces of importance, albeit substantially smaller, exist at the junction of the Ridgeway/Kings Head Hill, outside the Police Station opposite, and on the Station Rd frontage immediately to the east of the Library. The first comprises bedding plants, clipped grass and a backcloth of mature trees, and provides a suitably dignified landscaped setting for the Chingford War Memorial, unveiled in 1921 by Lord Lambourne. The space outside the Police Station is similar in character, and includes a number of particularly valuable mature trees which provide a welcome degree of softening for the uncompromising architecture of the building beyond. The last of these three sites, now unfortunately enclosed by a chain link fence and poorly maintained, was for many years the landscaped "garden" for the adjacent Electricity showroom and depot and still contains a number of attractive trees which add to the greenery of the area.

A traditional feature of the larger houses in the area were enclosed front gardens with assorted planting, which where they have survived creates a soft green edge between public and private land. Only fragments of front garden planting survive today unfortunately, and the front gardens generally are much more open to public view and more likely to have higher levels of hard-paving. Where planting does survive the original character is better preserved, but it no longer provides the original unifying green link that it once did and its reintroduction would have considerable beneficial effects.

In the footpaths the council continues to plant street trees where space permits, although the size and dominance of the Green with its high number of mature "forest-type" trees tends to make this less important than in other more urban areas forming as it does a green oasis at the heart of the area.

Trees on private land do however contribute significantly to the greenery of the area, most importantly within the curtilages of St Peter & St Paul's church and the church of Our Lady of Grace, but at a smaller scale within the gardens of some of the larger residential plots within the area.



Some examples of the spacious detached and semi detached houses erected during the early period of suburbanisation following the arrival of the railway and World War I, featuring clay tiled roofs, roughcast render, timber windows & orange/red bricks.

(ix) The setting of the Conservation Area and its relationship with the landscape or open countryside, including definition of significant landmarks, vistas and panoramas, where appropriate:

The Conservation Area is located on the high ground at the eastern edge of the Lea Valley and there are extensive long views across the reservoirs to the west from the top of Kings Head Hill and from the western end of the Green. Coming up the hill from the valley floor the first landmark of note is the Kings Head pub at the summit, followed shortly afterwards by the landmark gothic spire of St Peter & St Paul's church rising above the canopies of the numerous mature trees that surround it, and the avenue of trees which lead to the door. The tree cover on the Green is equally significant when approached from the southeast and northeast, (Kings Road and Station Road) to the extent that in summertime the spire of the church is largely concealed from these directions by the density of their canopies.

The key landmark building from these latter directions is the richly decorated Bull & Crown pub, the scale and flamboyance of which dominates what is now a very busy junction. The nearby Catholic church is almost totally concealed from Kings Road by attractive greenery, and whilst visible from Station Road is set back and dwarfed by comparison.

(x) The extent of loss, intrusion or damage, i.e. the negative factors:

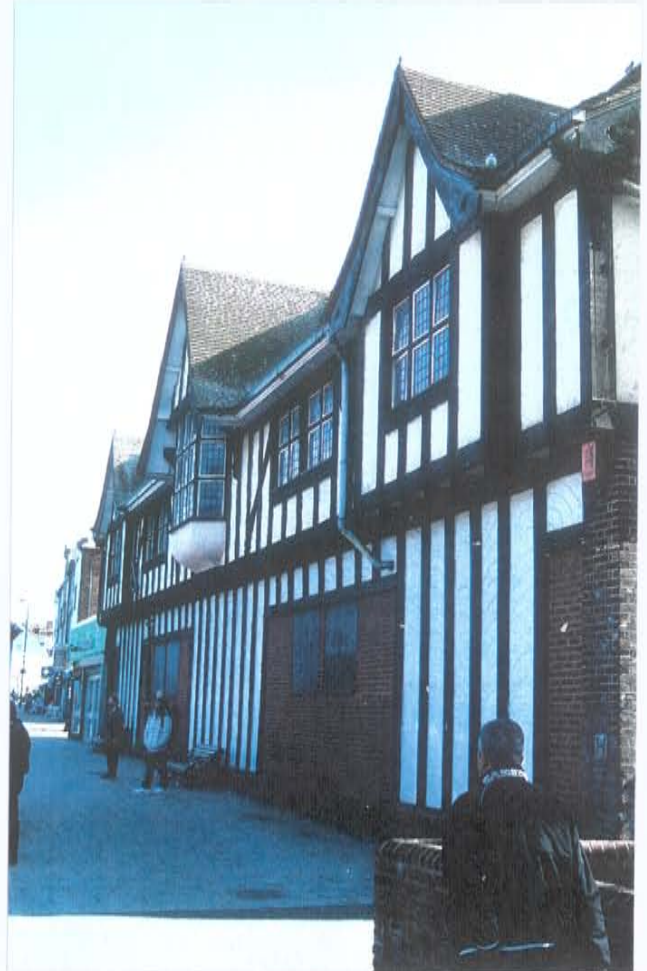
The Conservation Area has almost inevitably suffered to some extent from misinformed and unsympathetic alterations to numerous buildings both before and after designation in 1990. Since 2004 however external changes to dwelling houses have largely been controlled by an Article 4(2) Direction, so to a large extent the gradual erosion of the special character of the area has been arrested, and in many cases original features are now being reinstated, often with a financial contribution from the council.

Two of the most common and harmful changes carried out over the years have been to original roofs and windows, with inappropriate concrete tiles replacing the original natural slate or clay tile coverings in several cases, and crudely detailed picture windows or casements in UPVC, timber or aluminium being used to replace original timber sash or casement windows.

To a lesser extent inappropriate front doors, usually mass-produced hardwood examples of dubious style, have also replaced the original Victorian & Edwardian examples in a small number of cases.

Unsightly satellite dishes are however only a minor problem in the area, as enforcement action has generally kept pace with the limited number of transgressions. White plastic gas meter boxes are a similarly unattractive and inappropriate modern intrusion into the area, and whilst now controlled by the Article 4 Direction a number have already been installed.

Beyond the scope of planning powers to control but nevertheless a visual problem are the large and ungainly plastic Wheely bins and Eurobins which clutter up the front curtilage of a small number of commercial businesses in the area. Their harmful visual impact is particularly pronounced in Richmond Road where prominently sited Council recycling bins and commercial bins vie for prominence on the edge of the public footpaths. Domestic Wheely bins are generally less of a visual problem except



Some of the more negative elements within the Conservation Area which need improvement: **(above left)** unsightly recycling and trade refuse bins left out on the pavement in Richmond Road, **(above right)** the “dead” frontage of the otherwise attractive neo-Tudor Co-op building fronting Station Road, **(below)** the scruffy and unattractive Richmond Road car park elevation of the Station Road shops.



in the front gardens of the smaller properties, where they are harder to conceal and where their use is particularly inappropriate.

Increased levels of traffic has inevitably had an adverse impact on the special character or appearance of the area, the Kings Head Hill/Ridgeway and Station Road/Kings Rd junctions being particularly badly affected by constant high levels of through traffic and the associated signage/road markings/crossings etc required to control it.

The gradual loss of front garden walls and planting, and the paving over of some of the larger front gardens for off-street parking has inevitably contributed to the loss of front garden greenery and the erosion of the traditional division between private garden and public street, although this is now controlled under the Article 4 Direction. In the public realm the footpaths are generally in good condition, although the modular concrete paving stones and blockwork used in Station Road are typical of many commercial areas and have no special local significance.

The numerous commercial units within the area have not been immune from ill considered alterations over the years, with the majority of original shopfronts having been replaced at some time with modern aluminium examples. Numerous poor quality external security grilles are also in evidence, and there are a number of examples of crude and gaudy fascias/shop signs. All these unsympathetic changes detract from the originality of the shopping parades and their special character and appearance. The loss of the original shopfront at the Co op some years ago is particularly regrettable, as the street frontage now consists of a largely blank and sterile "Tudorised" wall finished in painted plaster with fake timber framing, a popular site for graffiti. This blank frontage contributes little to the otherwise lively streetscene, and is particularly unfortunate given the attractive appearance of the upper floor of the building.

Properties within the Conservation Area are on the whole well maintained, particularly the street frontages, and there is little concern in this respect. The physical condition and appearance of the rear of the shopping parade 15 – 47 Station Road is however a cause for concern, particularly given that it is openly visible from the public car park at the rear. Satellite dishes, bins, graffiti and a scruffy appearance are at odds with the well-kept public face of the buildings. The poorly maintained and unlandscaped car parks are themselves currently unattractive features, and in combination with the rear of the shops present a run down neglected appearance in need of upgrading.

Properties both within and outside the Conservation Area can also impact on the quality of the area, whether positively or negatively. The 1970's police station next to the Kings Head is unfortunately a particularly prominent example of the latter, a bulky and bland example of 1970's architecture, out of scale and out of keeping with its surroundings. Another poor example of 1970's design within the area is "The Beeches" on the corner of Woodland Rd and The Green, a fairly typical example of a late 70's block of flats but out of character with the area in terms of scale, design and materials.

- (xi) The existence of any neutral areas (those areas which neither enhance nor detract but where there might be potential for enhancement):**

The Conservation Area is almost totally developed, and there are few buildings or spaces within it that could be considered to neither enhance nor detract from the special character or appearance of the area.

Guy Osborne
CONSERVATION OFFICER

MANAGEMENT PROPOSALS

Chingford Green Conservation Area

(i) Legislative background

The designation of a Conservation Area and the production of an Appraisal document is not an end in itself. The Appraisal provides the basis for developing management proposals for the Conservation Area that fulfil the general duty placed on the local authority under the Planning (Listed Buildings and Conservation Areas) Act 1990, now formalised in BV 219c, to draw up and publish such proposals. The purpose of this document is to present draft proposals which seek to achieve the preservation and enhancement of the special character of the Conservation Area, informed by the Appraisal, for consultation. The special qualities of the Conservation Area have been identified as part of the appraisal process in the first part of this document, and both will be subject to monitoring and review. This guidance draws on the themes identified in the Appraisal, and satisfies the statutory requirement of section 71(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, namely:

“It shall be the duty of the local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas”.

This document reflects Government guidance set out in Planning Policy Guidance Note 15 “Planning and the Historic Environment” and its recent successor PPS5 “Planning for the Historic Environment”, English Heritage guidance set out in “Guidance on the Management of Conservation Areas”, policies within the Waltham Forest Unitary Development Plan 2006, and guidance contained in the published Conservation Area leaflet for the Chingford Green Conservation Area.

(ii) Statutory controls

Designation as a Conservation Area brings with it a degree of additional statutory protection under planning legislation aimed at assisting the “preservation or enhancement” of the area. These controls include the need for Conservation Area consent for the demolition of any unlisted buildings, the need for Listed Building consent for most works to Listed buildings in the area, planning consent for the installation of satellite dishes visible from the street, significantly reduced “permitted

development rights” for alterations or extensions of dwelling houses, and the need for 6 weeks written notice of works to trees not already protected by Tree Preservation Orders. In 2004 an Article 4(2) Direction was made on the area which removed certain additional “permitted development rights” normally enjoyed by householders, and as a result planning permission is also now required for nearly all works which affect the external appearance of dwelling houses within the area. These restrictions are outlined in more detail in the Council’s guidance leaflet “Chingford Green Conservation Area” and the relevant Article 4 Direction. It should be noted that flats do not enjoy “permitted development rights”, and nearly all external works which would materially affect the appearance of flats within the area require planning permission.

Action: The Council will ensure that new development within the Conservation Area preserves or enhances the character or appearance of the area in accordance with policy BHE13 of the adopted Unitary Development Plan 2006, the Chingford Green Conservation Area leaflet, and other published guidance.

(iii) Erosion of character and additional planning control

The Conservation Area Appraisal identified the following as issues which pose a threat to, or detract from, the special character of the Conservation Area:

- The loss of front garden planting in favour of off street car parking provision.
- The unattractive and poorly maintained nature of the shoppers car parks off Richmond Road.
- The inappropriate upvc windows which have replaced original features in a number of instances.
- The graffiti and vandalism that regularly defaces features of the area, particularly the Station Rd frontage of the Co-op, the interpretation boards on the Green and the shoppers car parks off Richmond Road.
- The plastic Wheely bins left outside some properties within the area
- The unsightly recycling centre on the footpath outside the Co-op in Richmond Road.

Fortunately there are relatively few examples of unauthorised works having been carried out, which could detract from the special character or appearance of the area. Where such works do occur however the Council will continue to take appropriate enforcement action, where it is expedient, to remove them or seek a retrospective application where appropriate.

The Council has a published Conservation Area Guidance leaflet for residents and businesses within the Chingford Green Conservation Area, and subject to resources provides financial assistance towards the cost of repair or restoration of original features to buildings in the area by means of Historic Buildings Grants. It also made an Article 4(2) Direction on the area in 2004 to ensure that all future external alterations to dwelling houses within the area were brought under planning control.

Action: The Council will ensure that unauthorised development is subject to effective enforcement action wherever practicable, to protect the special character or appearance of the Conservation Area.

Action: Within budgetary limits the Council will continue to offer Historic Buildings Grants for the repair or restoration of buildings of architectural or historic interest within the Conservation Area, and will target those properties that have been unsympathetically altered to try to secure the desired improvements raised in the Appraisal.

Action: The Council should review the refuse collection arrangements for some buildings within the area to minimise the visual harm caused by Wheely bins.

Action: The Council should review the recycling arrangements for the area with a view to finding a more appropriate location for the recycling centre currently near the Station Rd/Richmond Rd junction..

(iv) Advertisements and signage

There are a numerous commercial uses within the Conservation Area that have or require various degrees of signage & advertisement to promote their activities. It is important that strict controls are maintained over the design, size and siting of signage and advertising in order to ensure that the special character or appearance of the Conservation Area is not adversely affected.

Action: The Council will ensure that all advertising and signage proposals that require planning consent will respect the character and appearance of the Conservation Area in terms of siting, size, number, materials, colours, illumination etc in accordance with UDP policy BHE8 and other best practice guidance. Wherever possible the Council will take enforcement action against unauthorised advertising and signage which does not preserve or enhance the character or appearance of the area.

(v) Trees

Trees have been identified in the Appraisal as a major contributory factor to the special character & appearance of the Conservation Area. If not already protected by a Tree Preservation Order, anyone intending to lop or fell a tree within the Conservation Area greater than 100mm in diameter at 1.5 metres above ground level, is required to give the Council 6 weeks written notice before starting work. This provides the Council with an opportunity of assessing the tree to see if it makes a positive contribution to the character or appearance of the Conservation Area, in which case a Tree Preservation Order may be served to ensure its protection. Free professional advice on all tree issues, whether the pruning of existing trees or advice on suitable species for planting, is always available from the Council's Trees and Nature Conservation Officer 0208 496 2819.

Action: The Council will consider serving a Tree Preservation Order in appropriate cases where a tree of high amenity value is considered to be under threat. These will include trees both within and outside the area where they contribute to the setting of

the Conservation Area or views identified in the Appraisal. The Council will maintain and replace as necessary the street trees within the Conservation Area, and continue to provide free professional advice on all tree matters as and when required.

(vi) Setting and views

The largely sylvan context of the Conservation Area; it's "setting", is very important, and development which would not preserve or enhance the character or appearance of the area or its setting, or which would impact detrimentally on views into and out of the area will be resisted. The important views are identified in the Character Appraisal, and the Council will seek to ensure that all new development respects these views.

Action: The Council will seek to ensure that all development respects the setting of the Conservation Area and important views within, into, and out of the area identified in the Appraisal. These will be protected from inappropriate forms of development.

(vii) The public realm and enhancement

The Appraisal has identified nothing in the way of surviving original floorscape within the Conservation Area, and most of the roads within the area and some of the footpaths have generally been surfaced using either tarmac or modern "modular" paving slabs. The reinstatement of traditional paving flags or resin-bonded gravel dressing for some of the footpaths within the area would enhance the character and appearance of the area and reinforce its special identity. Reference will be made to both the Council's Streetscape Manual and English Heritage guidance "Street improvements in historic areas" before any proposals are finalised.

Lighting within the Conservation Area is provided by replica "Victorian pattern" streetlights and contemporary fittings on the main roads, all installed and maintained by the Council. These are considered to be attractive and generally held to make a positive contribution to the special character of the area.

The Appraisal did however raise a number of issues relating to the public realm which pose a threat to, or detract from, the special character and appearance of the Conservation Area:

- The high levels of through traffic, associated road markings, signage & noise.
- The unattractive and poorly maintained nature of the shoppers car parks off Richmond Road.
- The graffiti and vandalism that regularly affects features of the area, particularly the Station Road frontage of the Co-op, the interpretation boards on the Green and the car parks off Richmond Road.
- The prominent and unsightly recycling centre on the footpath outside the Co-op in Richmond Road.

- The plastic refuse bins left outside some commercial properties within the area.

An audit of the public realm should be undertaken to identify any redundant features, opportunities for enhancement etc, subject to resources.

Action: The Council should seek to ensure that any surviving historic streetscape features are retained, and that any future highway works will bring a positive improvement to the character and appearance of the Conservation Area in accordance with the spirit of the English Heritage “Streets for all” campaign.

Action: The Council should review the traffic management scheme currently in place within the Conservation Area and the extent of associated road markings and signage, to see whether improvements can be made to address the issues raised in the Appraisal.

Action: The Councils should review the recycling arrangements for the area and a more appropriate location found for the recycling centre currently on the footpath at the Richmond Rd/Station Rd junction.

Action: The Council should review refuse collection arrangements for some commercial properties within the area to ensure wheeled bins are not left in the public environment.

(viii) Monitoring and review

The following actions are taken to ensure that the Appraisal and Management plan are accepted and acted upon:

- **Public Consultation:** The Appraisal and Management plan was the subject of a period of public consultation and views expressed as part of the process were considered when preparing the final draft for Council adoption. Consultation included placing the documents on the Council’s website and in Council offices, consultation with local residents, residents associations and amenity groups, and providing hard copies on request. A letter advising of these arrangements was delivered to all properties in the area by mail shot.
- **Boundary review:** Subject to the results of the public consultation the Council will maintain the current boundary of the Conservation Area and continue to review it over time in accordance with current Best Practice and guidance on the management of the historic environment produced by English Heritage.
- **Document review:** This document will be reviewed every five years in the light of the Local Development Framework and emerging government policy. A review will include the following:
 - (i) A resurvey of the Conservation Area and its boundaries
 - (ii) An updated “heritage count” comprising a comprehensive photographic record.
 - (iii) An assessment of whether the management proposals detailed in this document have been acted upon, including proposed enhancements.

- (iv) The production of a short report detailing the findings of the survey and proposed actions and amendments.
- (v) Public consultation on the review findings, any proposed changes, and input into the final review.

Guy Osborne
CONSERVATION OFFICER