Chingford Station Road
DRAFT Conservation Area Appraisal and Management Plan

Issue 03

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Waltham Forest

PURCELL

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Chingford Station Road: Draft Conservation Area Appraisal and Management Plan

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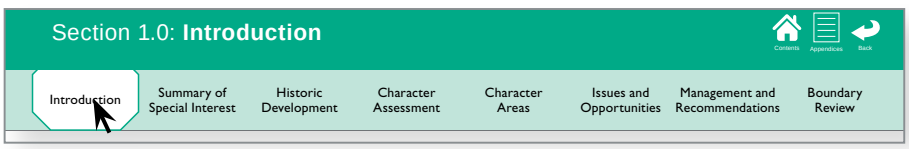
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Queen Elizabeth's Hunting Lodge

1.1 What is a Conservation Area?

A Conservation Area is defined as an *"area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance."*[01]

Designation of a Conservation Area recognises the unique quality of the heritage of that area as a whole. This quality comes not only from individual buildings but also other features, including (but not limited to) topography, materials, thoroughfares, street furniture, open spaces and landscaping. These all contribute to the historic character and appearance of an area, resulting in a distinctive local identity and sense of place.

The extent to which a building, or group of buildings / structures, positively shape the character of a Conservation Area is derived from their exteriors, principally those elevations which are street-facing but also side and rear elevations, the integrity of their historic fabric, overall scale and massing, detailing and materials. Open spaces can be public or private, green or hard-landscaped and still contribute to the special interest of an area. Furthermore, the spaces between buildings, such as alleys, streets and paths all contribute to appearance and character.

1.2 What does Conservation Area designation mean?

Conservation area designation aims to preserve or enhance the character and appearance of an area which is of special architectural or historic interest. In order to ensure this, in the Conservation Area changes to the external appearance of a building may require planning permission from the Council that is not required elsewhere as some permitted development rights are curtailed through Article 4 directions. For example, demolition or substantial demolition of a building will require planning permission and planned work to a tree must be notified to the Council six weeks in advance.

Under the *National Planning Policy Framework* (NPPF) Conservation Areas are designated heritage assets and their conservation is to be given great weight in planning permission decisions. Further details can be found in Section 7.0.

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01 Section 69 (1), *Planning (Listed Buildings and Conservation Areas) Act* 1990

1.3 North Chingford study area

Understanding the character and significance of Conservation Areas is essential for managing change within them. It is therefore a requirement under the *Planning (Listed Buildings and Conservation Areas) Act* 1990 that all Councils "formulate and publish proposals for the preservation and enhancement" of conservations areas within their jurisdiction, and to ensure that they are periodically reviewed.[02]

North Chingford is not currently designated as a Conservation Area. The area was proposed for designation following a 2021 review of the neighbouring Conservation Area at Chingford Green and in response to considerable local interest. An initial study area, from which to assess the potential designation, has been identified around the historic centre of North Chingford. This document therefore provides an evidence base for a potential future designation as a conservation area, and could form the basis of a draft CAAMP.

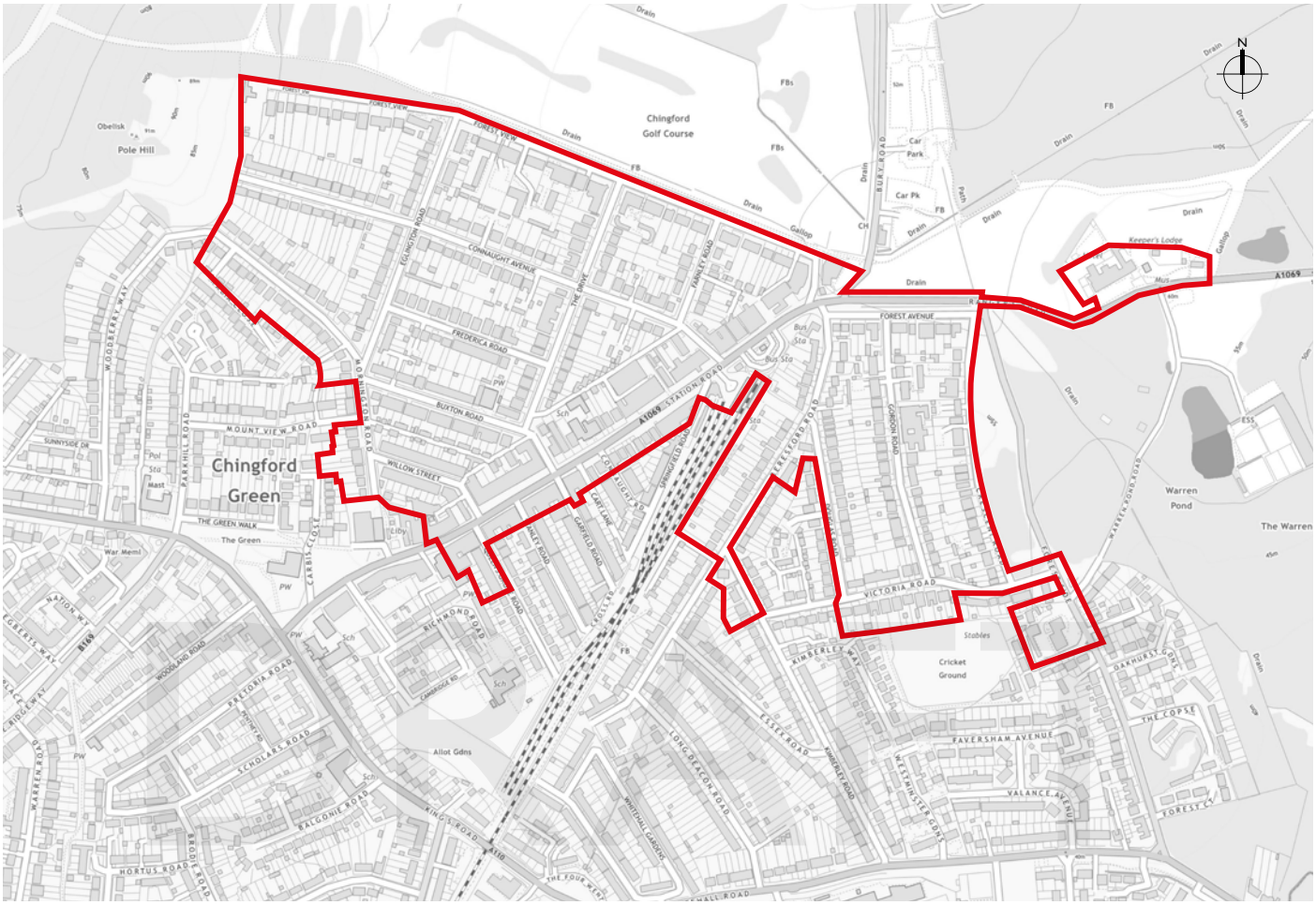
The study area centres on Station Road and the residential streets to the north and the south. These streets include five short, terraced streets between Station Road and the railway line to the south and a larger grid of terraced streets between Station Road and Chingford Golf Course.

The east part of the study area comprises Forest Avenue, which joins the east end of Station Road, and residential streets to the south, as well as a small cluster of historic buildings to the north-east of the main development overlooking Epping Forest including the 16th century Hunting Lodge.

Following a review of the study area, certain areas, which contribute to the special character and appearance of the place, are proposed for addition. Other areas, which detract from this special interest, are proposed for removal. The Boundary Review section, which sets out the rationale behind these proposed additions and removals, forms an appendix to the draft CAAMP.

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02 Section 71 (2) and (3), *Planning (Listed Buildings and Conservation Areas) Act* 1990



Plan showing the proposed Conservation Area boundary'

1.4 Purpose and scope of the draft Conservation Area Appraisal

This information is normally presented in the form of a Conservation Area Appraisal and Management Plan (CAAMP), which defines and records the special interest of a Conservation Area, (see Section 2.0), analyses the characteristics that make it special (see Sections 4.0 and 5.0), as well as setting out a plan for managing change to ensure its on-going protection and enhancement (see Section 7.0).

This draft CAAMP has been prepared in line with current best practice guidance published by Historic England, the public body who manage the care and protection of the historic environment. The document is intended to be comprehensive, however, omission of any building, structure, feature or space does not imply that the element is not significant or does not positively contribute to the character and special interest of the potential Conservation Area. Where there is uncertainty property owners and residents should contact the council for further advice. The protocols and guidance provided in Section 5.0 are applicable in every instance.

The assessments which provide the baseline information for this draft CAAMP have been carried out utilising publicly available resources and thorough on-site analysis from the publicly accessible parts of the study area.

1.5 Consultation and engagement

It is a statutory requirement under the *Planning (Listed Buildings and Conservation Areas) Act* 1990 for Conservation Area guidance produced by or on behalf of the Council to be subject to public consultation, including a public meeting, and for the local authority to have regard of the views expressed by consultees.[03]

Whilst this document is not at this stage a full CAAMP, meaning statutory consultation is not a requirement, informal consultation was carried out with key stakeholders at the beginning of the report drafting process. In addition, public and stakeholder consultation will be carried out when the first draft of the CAAMP has been prepared. This engagement is intended to raise awareness of the potential Conservation Area designation, utilise local knowledge of the area's special interest and gather feedback on the opportunities for enhancing this special interest and changes proposed to the Conservation Area boundary. The results of this consultation will inform the preparation of this document.

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03 Section 71 (1), *Planning (Listed Buildings and Conservation Areas) Act* 1990



No. 33 The Drive.

Introduction

This section provides a summary of North Chingford's special interest, justifying why it is considered to merit designation as a conservation area.

- Chingford draws special interest from its early origins, first referenced in the 11th century, when `Cingefort' was listed in the Domesday Book of 1086.

- Chingford derives considerable special interest from its royal associations, which are still tangible today. Henry VIII acquired the manors of Chingford Earls and Chingford St Paul's in the 1540s and built a hunting lodge on the summit of present day Rangers Road, which remains as a rare example of a timber-framed, royal standing for hunting. The structure, which was popular with Elizabeth I in the 16th century, hence the name 'Queen Elizabeth's Hunting Lodge', still overlooks an open landscape setting and Epping Forest beyond.

- The special interest of the place stems from North Chingford's location at the north-eastern edge of London. The historic settlement was characterised by its historic landscape setting to the north and east, which provided a pleasant view for the grand villas on Forest Avenue, Crescent Road and Forest View. This setting remains undeveloped today and forms a fundamental element of the character of the place.

- The arrival of the railway in the 1870s was a key contributor to the late 19th century development of North Chingford, transforming the area which was historically isolated owing to its poor roads. Better access brought tourists from London who arrived for entertainments such as donkey rides, funfairs and fortune telling. The Butler's Retreat, which served refreshments, and the Royal Forest Hotel, next to the Hunting Lodge, represent the popularity of North Chingford as an `inland tourist resort'.

- North Chingford's enhanced connectivity attracted a stream of wealthy middle-class buyers who fed the suburbanisation and rapid expansion of North Chingford, which represents a key phase in the settlement's development in the Victorian and Edwardian periods.

- North Chingford draws interest from its historic association with the Liberator Building Society and one of their principal architects, Edmond Egan, who began the first major development, the Chingford (or Forest) Rise Estate, in 1884. Owing to mismanagement by the founder, Spencer Jabez Balfour, the company collapsed in 1892, however, not before a number of streets were developed including The Drive and Buxton Road, which represent a distinctive Queen Anne style.

- Grand semi-detached or detached villas remaining today, including those on The Drive and Crescent Road, feature an eclectic architectural style reflecting the status of their occupants with Italian-style campanile; Gothic oriel windows, jettying and tall chimney stacks; and Queen Anne Revival hipped roofs and Dutch gables.

- Aside from the eclectic architectural and decorative features, the buildings across the study area employ varied materials and finishes, which contribute to the character of the area. These include red or yellow/brown brick, render, hung tiles, half-timbered motifs and terracotta.

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- Today North Chingford remains an important residential settlement, retains the bustling character of its Victorian shopping Parade on Station Road and retains a strong relationship with Epping Forest, visually and by providing easy access to the forest.



Chingford United Reformed Church, Buxton Road.

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Queen Elizabeth Hunting Lodge in the late 19th century

Situated between the River Lea and Buckhurst Hill, about 17 kilometres northeast of central London, the parish and borough of Chingford boasts a long history, at first remote, with the land resources for agriculture and rural industry as well as accommodation for leisured pursuits like hunting. The area was transformed in the late nineteenth century when its poor roads were supplemented by the railway. With better access to London, visitors from the home counties and interested buyers from the middle-class housing market both flooded in and have especially defined what is now North Chingford.[01]

Surviving maps of North Chingford do not show much development between the eighteenth and mid-nineteenth centuries; several enclosed plots of land, likely ploughed or used as pasture, are featured north of Chingford Green and Green Farm, while Maddox Lane (what later becomes Station Road) remains bare and only a tentative link between Chingford Green and the Hunting Lodge.[02]



Extract of the Map of Essex 1777.[03]

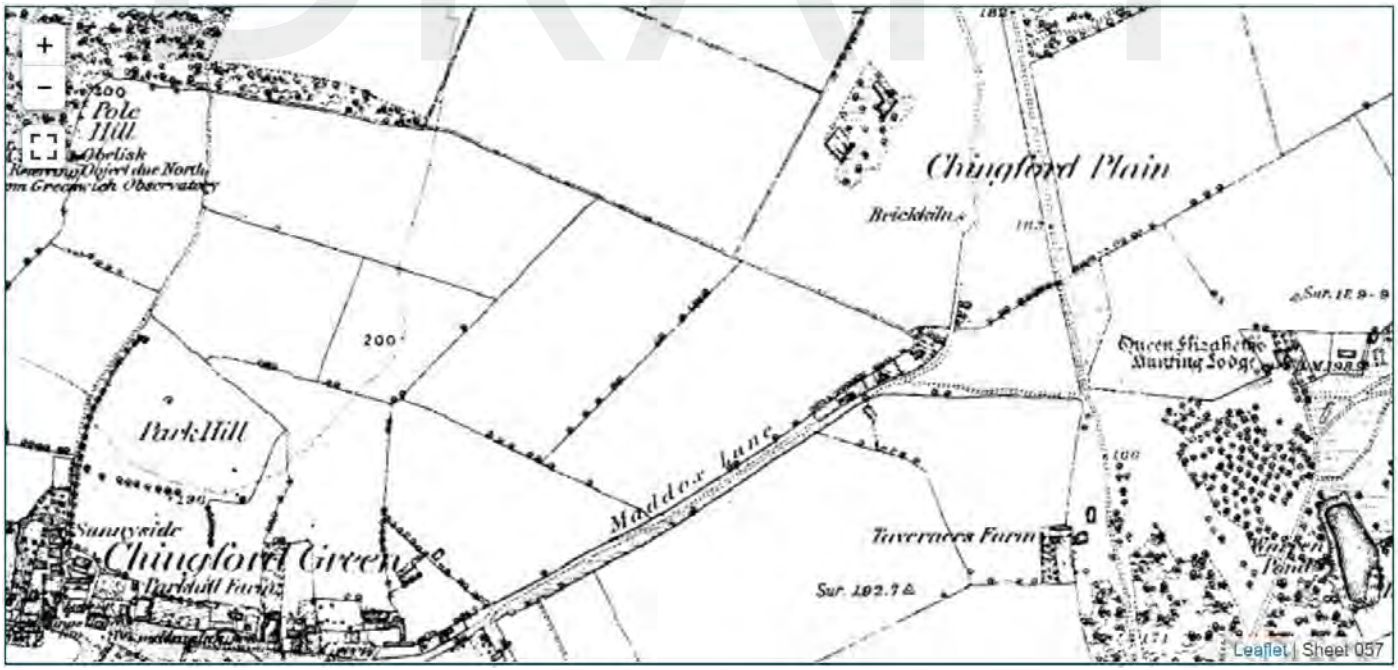
01 The brief analysis here of the area's later history will focus on the northern boundary that passes through Epping Forest, with Pole Hill to the west and Elizabeth I's Hunting Lodge to the east, following Station Road and its residential branches from the Chingford Golf Course south to the designated conservation area of Chingford Green.

02 All Ordnance Survey maps here were consulted at the Waltham Forest Archive.

03 Fransen, "Digital Map of Essex 1777 by John Chapman & Peter André."



1868 Ordnance Survey map,[04]



1872-90 Ordnance Survey map.[05]

04 Law and Barry, *The Forest in Walthamstow and Chingford*, xi.

05 "Sheet 057 | British History Online."

When its interest in Epping Forest began to wane by the nineteenth century, the Crown sold forest rights, wherein the land's new owners (including Richard Hodgson and Robert Boothby Heathcote) thereafter enclosed hundreds of acres.[06] In response to these enclosures, the Commons Preservation Society was established in 1865 to help protect public rights of way and common land. In 1878 the Epping Forest Act was passed (and is still in effect today), and the City of London purchased the manorial rights to the land, which ceased to be a Royal Forest.

The arrival of the railway only a few years earlier in 1873 had a decided impact, and the first station (which was wooden) was situated in Bull Lane. In 1878 the terminus was moved further north to Maddox Lane (Station Road) while the older structure continued to be used as a goods station instead.[07] Queen Victoria famously visited on the 6 May 1882 to ceremonially dedicate Epping Forest to the people and, by association, recognize North Chingford's convenient position between the land and its many new visitors. Even more symbolically, the Chingford Vestry gave way to Chingford Urban District Council in 1895 and marked the area's transformation throughout the following century into "*a suburb of the metropolis.*"[08]

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06 Many thanks to the Epping Forest Visitor Centre at Chingford for their informational displays.

07 Davis, *Chingford in 1891*, 30.

08 Neale, *Chingford in History*, 20.



Station Road in the late 19th or early 20th century.[09]



The first Chingford Station.



Chingford Train Station in 1966.[10]



This triumphal arch was erected at Chingford Station for Queen Victoria's visit to the Forest in 1882. Apparently it survived until 1909 when it almost fell down!

Train Station Triumphal Arch.[11]

Thanks to the train line, thousands of Londoners considered Chingford an "*inland tourist resort*" and would arrive at Chingford Plain for various entertainments, such as donkey rides, fortune telling, funfairs, and side-shows. Just next door to the Hunting Lodge still stands one of the last remaining Victorian retreats at the border Epping Forest: Butler's Retreat was an old barley barn that was leased by John Butler in 1891, who had formerly operated a kiosk nearby.[12]



Butler's Retreat.[13]

09 Station Road, Chingford.

10 Pond, The Chingford Line and the Suburban Development of Walthamstow and Chingford, ix.

11 Tonkin, *Victorian and Edwardian Waltham Forest*, 33.

12 Davis, Chingford in 1891, 27.

13 Photo by Amanda Westcott, 12 March 2022.

In order to accommodate for the influx of visitors, the Royal Forest Hotel was opened in 1880 adjacent to the Hunting Lodge. The building was designed by Edmond Egan, the architect also responsible for some of the decorative houses along The Drive and Crescent Road.[14] The very large collection of Chingford guidebooks stored in the Waltham Forest Archive is a testament to the increasingly marketed interest and exploration of the area bordering Epping Forest.



Royal Forest Hotel

14 North Chingford Booklet and trail – draft redux.pdf.

The 1896 Ordnance Survey reveals the obvious impact of the railway. The Drive, crossed with Connaught Avenue, formed a central intersection to the west of Station Road, while Crescent Road held the principal housing development in the east. Garfield and Stanley Roads were also in existence by 1881; Willow Street and Buxton Road were first occupied by 1888. By the 1890s, there were nine "*villas*" listed along The Drive and a dozen in Station Road.[15] Mornington Road, Willow Street, and Forest Road were likewise additions to what was known as the Chingford, or Forest, Rise Estate.[16]



1896 OS Map.

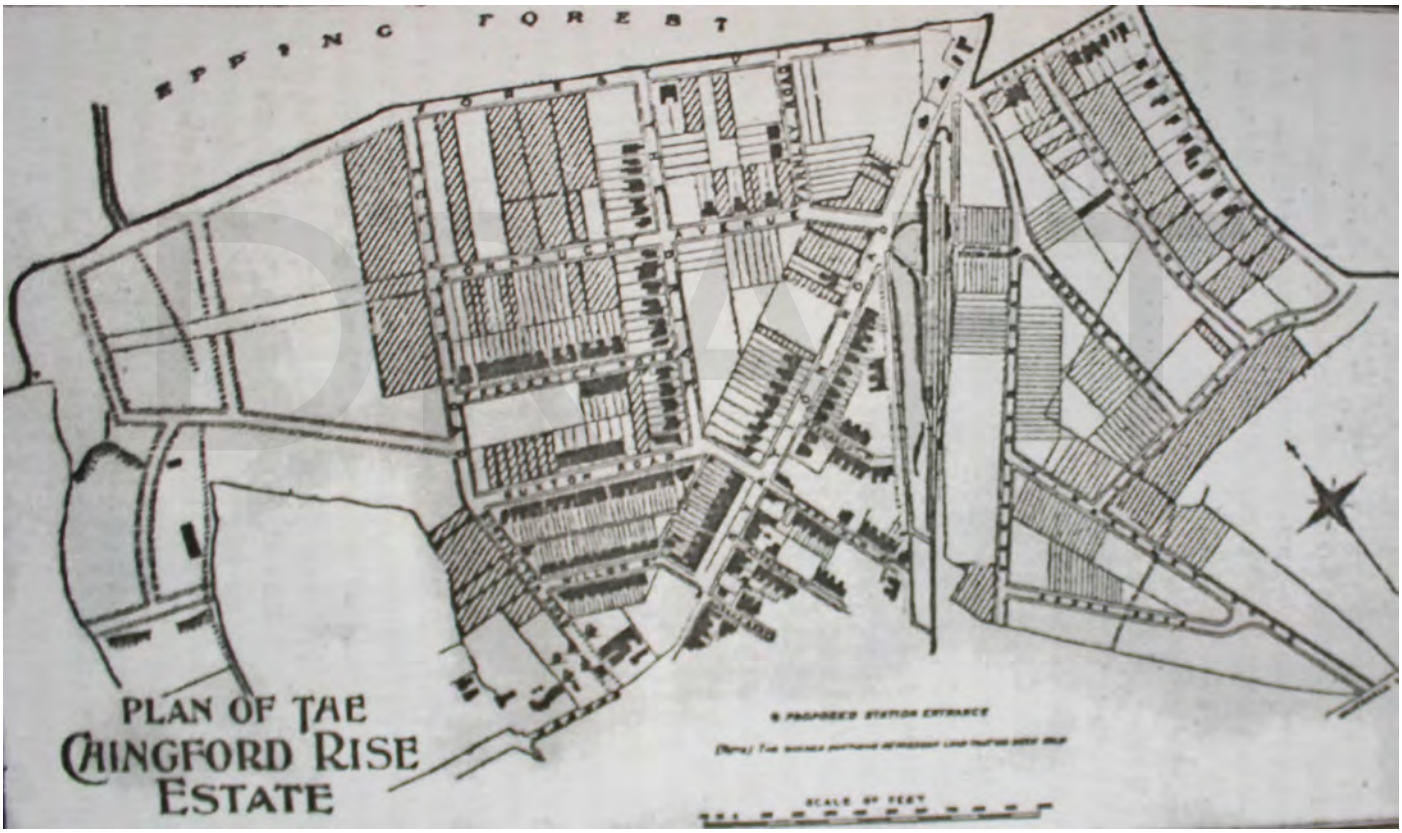


1920 OS Map.

15 Daniels, Chingford Rise Estate, 6–7, 13, 24.

16 Ordnance Maps confirm the development described above, but there remained a few areas in North Chingford – along Buxton Road, Frederica Road, and Eglington Road – that had not yet filled all available plots with housing.

The first major development in north Chingford was the Chingford (or Forest) Rise Estate centred around the new train station, begun by the Liberator Building Society in 1884. Spencer Jabez Balfour, the company's founder, purchased 47 acres of land for £15,000 from George Vacher of Surbiton, which sat on both sides of Station Road, bordering Epping Forest in the east. Balfour then sold divided plots to speculative builders.[17]



Chingford Rise Estate.[18]

17 Daniels, *Chingford Rise Estate*, 8.

18 Daniels, 23.



Station Road Aerial.[19]

Balfour would go on to fraudulently mismanage his company's finances and by 1892, creditors would begin to foreclose the complex web of companies riddled with corruption.[20] After the collapse of the Liberator in 1892, the Chingford Rise Estate was put on the market again five years later but only Willow Street had been developed.

One of the principal architects for the Chingford Rise Estate was Edmond Egan (1840-1899). Born in Killarney, Ireland, and after completing his architectural education in a surveyor's office, he later moved to Loughton, Essex.[21]



A spired building in Loughton designed by Egan, demolished in 1970 to make way for a car park.[22]

Egan was responsible for the early layout of Buxton Road and The Drive under Spencer Jabez Balfour, founder of the Liberator Building Society. He preferred the decorative Queen Anne style, known for its Dutch gables as well as panels of terracotta detail set into the brickwork.[23] He was likewise contracted to design the Royal Forest Hotel, which opened in 1880, and perhaps due to its proximity to the Queen Elizabeth Hunting Lodge, indulged in the Tudor Revival style that is echoed in many other houses on the estate.



Photos comparing the Royal Forest Hotel before and after a serious fire in 1912. The first image, c. 1900, captures Egan's original design. [24]

19 "An Aerial View of Station Road."

20 Citation unknown; found in "The_Drive_1-49" file sent via email on 7 March 2022.

21 "Egan, Edmond."

22 Matthews, "Then & Now."

23 Daniels, *Chingford Rise Estate*, 12.

24 hingford Historical Society [@ChingfordHist], "First Known as the Forest Hotel When It Opened in 1880. Renamed Royal Forest Hotel in 1882 after Queen Victoria's Visit to Epping Forest. This Photo from C1900 Shows the Detailed Design by Architect Edmond Egan. A Serious Fire in 1912 Resulted in the Hotel Being Re-Built."

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Crescent Road and Forest Side are also known for their grand villas, and there sits another large gabled pub (formerly a hotel), the Queen Elizabeth, also designed by Egan.[25]



The Queen Elizabeth Hotel, a gabled design by Egan, in 1911.[26]

Because Epping Forest was by this time protected land, industrial pursuits developed further southwest during the mid- to late-twentieth century, including factories that produced cork, wood and rubber products, as well as typewriter platens.[27] On April 1, 1965, Chingford was incorporated into the new London Borough of Waltham Forest alongside Walthamstow and Leyton, which officially severed (at least administratively) its millennium-old relationship with the County of Essex.

In order to cater for the growing population and the development described above, Chingford likewise adapted to more diverse spiritual needs: in addition to All Saints, the nineteenth century in Chingford saw the arrival of Wesleyans, Baptists, and Congregationalists.[28] The North Chingford United Reformed Church was built from an earlier congregational chapel on Buxton Road in 1910 and the Catholic church Our Lady of Grace and St. Teresa, designed in the Arts and Crafts style, was situated on the corner of Station Road and King's Road and completed by 1931.[29]

The twentieth century of course brought about further changes, and not even the early protections installed at Epping Forest could exempt North Chingford. During World War II, Chingford Plain was the site of a gun battery and prisoner of war camp, including a church built by captured German soldiers.[30]

The combination of a residential Chingford with its enterprising qualities which began to emerge in this period can still be seen today in the bustling parade along Station Road, with its endless storefronts and easy access to the amusements of Epping Forest. North Chingford remains a vital piece in the area's relationship with the Forest and its connections to Victorian development as well as past rural life.

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25 Cherry, O'Brien, and Pevsner, *London*, 719.
26 Matthews, "Then & Now," May 8, 2021.
27 Powell, "The Parish and Borough of Chingford."
28 Neale, *Chingford in History*, 14.
29 "Chingford United Reformed Church List Entry 1334924"; "About Page."
30 Matthews, "Then & Now."



Spicer Hall, Buxton Road.

4.1 Introduction

This section provides an overview of the character and appearance of the conservation area and the way in which this contributes to its special interest. It considers the character of the conservation area as a whole, covering different elements of character including spatial analysis, material and architectural details, public realm, important views and setting.

4.2 Building Types and Uses

The proposed Chingford Station Road Conservation Area is bisected by Station Road, the main arterial route which runs through the heart of the area and is largely retail in use at ground floor with residential and office space above. The streets that comprise the hinterland either side are almost entirely residential in type and function with the notable exception of the Chingford United Reform Church on Buxton Road.



The Parade, Station Road



Crescent Road



The Drive



Gordon Road



Connaught Avenue

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4.3 Architectural Styles

The North Chingford area contains a number of architectural styles including the Arts and Crafts influenced properties lining the north end of Forest View and the mid-century apartment blocks dotted throughout the area. The dominant architectural style though is the Tudoresque, or Tudor Revival, with its half-timbering and heavy window mullions which provide the area with an overall sense of cohesion.

The Chingford Rise Estate was laid out at the end of the 19th century. One of the key players was the architect Edmond Egan who designed the Royal Forest Hotel and many of the villas on The Drive and Crescent Road.

Early photographs show the Queen Elizabeth Hunting Lodge (1543) with blackened exposed timber framing, unlike the stark white limewashed appearance it adopts today. Clearly Egan took cues from the building when designing the Tudor Revival hotel next door and this hybrid Tudor character can been seen influencing much of the building stock across the remainder of the estate, from the smallest dwelling up to the grandest park villa. Exposed half timbering is therefore a common feature of the area, as are heavy mullioned windows, street-facing gables with carved barge boards, canted full height and single storey windows, soaring brick chimneys and on the grandest properties, corner towers supporting cupolas and weathervanes.



Villas on the north side of The Drive



No. 33 The Drive



Beresford Road

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4.4 Scale and Massing

The North Chingford area includes a relatively small number of scale and massing types including the grand detached villas on Forest View and The Drive, the modestly scaled terraces and semi-detached properties lining the secondary thoroughfares and the diminutively scaled tightly grained terraces on Willow Street. There are several large scale apartment blocks peppered throughout, but these are exceptions within an otherwise more domestically scaled area.

The west end of Station Road was always envisaged as a commercial centre and so the properties here adopt a fine urban grain with narrow frontages built hard up against the back of the pavements. To the east the street broadens, and properties are set back behind shallow front gardens. Properties here are typically 2-3 storeys in height.

The principal thoroughfares are The Drive, which runs roughly north to south, and Connaught Avenue which crosses the estate from east to west. The grandest houses are found on these principal streets - and originally on Forest View overlooking Chingford Golf Course – and are of a larger scale rising over 3 storeys. Great gabled elevations, corner turrets, cupolas and Gothic arches further reinforce scale and vertical emphasis.

The secondary streets adopt a more modest residential scale comprising houses rising over two storeys. Notable exceptions include the worker like cottages on Willow Street which are also two storeys, but are of a more diminutive scale and character.



Mornington Road



The Drive



Victoria Road



Willow Street

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4.5 Materials and Architectural Details

The dominant construction material is red and brown handmade brick with red and brown roof tiles. The brickwork is typically left exposed but there is extensive usage of tile hanging, render, pebbledash and some use of timber weatherboarding. Blackened exposed half timbering is a feature of the gabled elevations, as are decorative or plain timber barge boards.

There is some use of decorative terracotta ridge tiles and terracotta finials above the grandest properties. Canted and flush windows generally adopt a heavy Tudoresque appearance - where they haven't been replaced by inappropriate uPVC units - with stout stone mullions, stone dressed openings and stone cills supported on projecting corbels.



Palette of materials and architectural details across the Conservation Area

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4.6 Relationship of Spaces and Key Views

The Chingford Rise Estate was conceived at the end of the 19th century on open virgin fields. Other than the pre-existing Maddox Lane (Station Road) which ran from east to west, there were no substantial trackways or thoroughfares. The estate was ordered around two principal roads – The Drive running roughly north to south and Connaught Avenue running roughly east to west. A network of smaller secondary streets was laid out perpendicular to the principal roads, so the estate takes on a carefully planned and gridded structure with tightly framed linear views.

There is a strong visual and physical relationship between the estate and the former forested land now comprising Chingford Golf Course, and this is best experienced along Forest View and in north easterly views along Eglington Road, The Drive and Farnley Road where the forest trees terminate framed views. Within the main body of the Conservation Area there are few, if any dedicated green spaces, but tree-lined roads and gardens help to soften the built environment.

Building plots are on the whole well preserved but there has been considerable loss of front boundary walls to accommodate off street parking. Consequently, there is lack of definition where front gardens leach out into the public realm and where significant enhancements could be introduced.



The junction of Farnley Road and Forest View



View along The Drive



Frederica Road

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Typical detail on Beresford Road

5.1 Introduction

The proposed Chingford Station Road Conservation Area includes Station Road, the residential streets to the north and south, and the group of historic buildings to the north-east of the main settlement around the Hunting Lodge. Despite the fact that architectural features and materials recur across the study area, each character area has its own distinct set of characteristics.

This section identifies and provides analysis of the different character areas within the study area, as shown on the plan below.

The contribution made by specific buildings or sites is described in the legends associated with each of the character areas. A description of the legend categories is given below:

Statutorily Listed Buildings: are buildings that are recognised by central government for their special architectural and historic interest and so provided statutory protection under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Locally Listed Buildings: are designated at Local Authority level for the positive contribution they make to local character and sense of place. They are not offered the same protection as nationally designated listed buildings but are material considerations in planning applications.

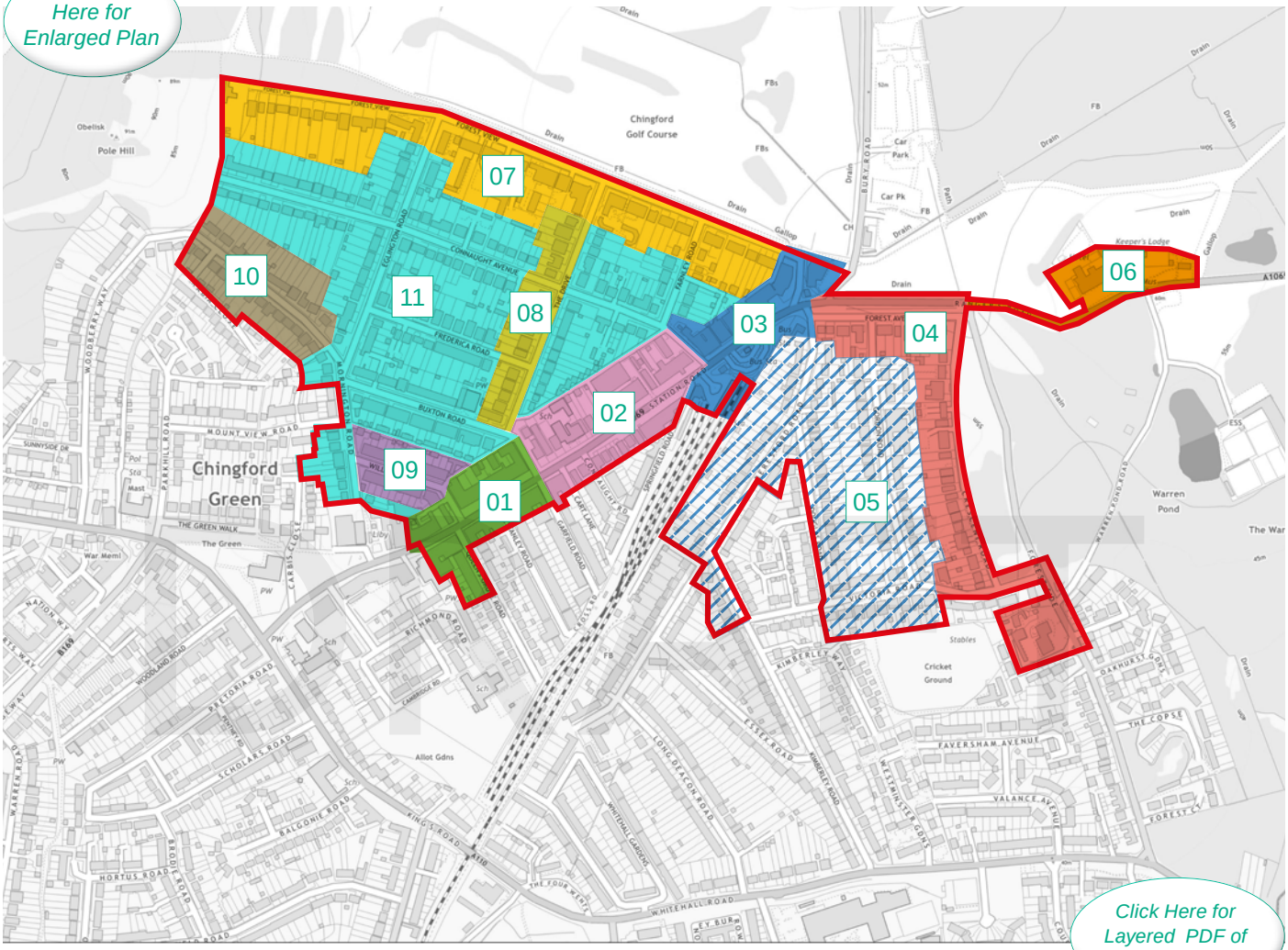
Positive Buildings: are buildings that are not statutorily listed, nor are they locally listed or haven't yet been added to the local list or do not meet the criteria, but nevertheless make a positive contribution to historic townscape. They may merit consideration in planning applications that affect them directly or indirectly.

Negative Contributors: are buildings or sites that make a negative contribution to the historic public realm. Their removal and replacement are to be encouraged.

Unsympathetic Buildings: are buildings that do not warrant 'Negative Contributor' status, but which fail to respond to the distinctive or unique character of the area in which they stand and can appear anomalous when seen within this context.

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Click Here for Enlarged Plan



Click Here for Layered PDF of Plans

Character Areas Plan

Character Areas Plan

- 01: Station Road West
- 02: Station Road Central
- 03: Station Road East
- 04: Forest Avenue and Crescent Road
- 05: Residential Streets to the South-East of Railway (the larger part of this character area is proposed for addition to the study area)
- 06: Forest Hotel and Hunting Lodge
- 07: Forest View
- 08: The Drive
- 09: Willow Street
- 10: Mornington Road
- 11: Mixed Residential

This plan is not to scale

Character Area 01: Station Road West



Character Areas Plan

- Proposed Conservation Area
- Statutorily Listed Buildings
- Locally Listed Buildings
- Tree Preservation Orders
- Positive Buildings
- Negative Contributor
- Unsympathetic
- Key Representative Views
- Key Representative Panoramas
- Key Fixed Views

This plan is not to scale

Character Area 01: Station Road West

Station Road West includes the west end of Station Road and the terraced row at the north end of Queen's Grove Road (east), Nos. 2-24.



Street and Plot Pattern

- Station Road was laid out from west to east to link Chingford Green to the newly built station; this character area was the earliest part of the street to be built along the former Maddox Lane.
- The character area forms North Chingford's historic shopping centre meaning the plot pattern is fine-grained with closely-knit terraced rows positioned hard up against the pavement in order to maximise space.
- The buildings along Station Road West have very limited or no yards to the rear, except the plots to the Parade (Nos. 26-60) which are deeper.
- The western end of Station Road West is narrow, whilst the eastern end is broader and more spacious owing to the step back of the buildings along the Parade and the generous pavements, designed to allow plenty of space for shop canopies and shoppers.
- The Queen's Grove Road dwellings (Nos.2-24) are terraced houses in deep plots containing rear gardens.

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The broad pavement in front of the former shopping Parade on Station Road

Character Area 01: Station Road West



Building Types and Uses

- The character area was the retail heart of North Chingford and the buildings at 26 to 60 Station Road were designed specifically as a shopping Parade.
- Station Road West is still characterised by a retail function at ground level featuring a mix of cafes, beauty salons and barbers, dry cleaners, supermarkets and a bank. The upper floors contain a mix of residential accommodation, office or commercial use.
- The former bank, which occupies a prominent corner spot at the junction of Station Road and Willow Street, has been converted to residential use but remains a landmark building.
- Queen's Grove Road forms part of the residential development to the south of Station Road and has a quieter, suburban feel.

Building Scale and Massing

- Buildings in this character area are typically two or three storeys, some with accommodation at attic level.
- The former bank is three storeys with an attic level and occupies a larger plot with wider street frontages both to Station Road and Willow Street.

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The former bank on the corner of Station Road and Willow Street comprising three storeys and attic level

Character Area 01: Station Road West

Building Materials and Architectural Details



- Red brick is the dominant material although yellow/brown brick is used (including at 49-63 Station Road and 2-24 Queen's Grove Road). Some brickwork is rendered. The historic roofing materials are grey slate or red tiles.
- Upper levels of certain buildings, particularly those along the Parade, feature hung tile cladding or mock timber-framing.
- As a higher status building, the ground floor of the bank (24 Station Road) is clad in stone, featuring pilasters, a cornice and an ornamental door case, and the upper levels feature stone decorative finishes including window surrounds and bracketed eaves.
- The character area does not feature a uniform character owing to its piecemeal development from west to east. The upper levels are characterised by a range of architectural and decorative features including first-floor bay windows, window surrounds, stuccoed banding and quoining and decorative bargeboards.
- Many historic windows have been replaced, however, 42 and 44 Station Road retain leaded lights with coloured glass.
- At ground level, most historic shopfronts have been lost, however, shopfront features including pilasters and consoles remain at intervals. 97 Station Road, the bakery, retains a characterful historic shopfront including historic signage.
- The character area is characterised by a varied skyline featuring an assortment of different gable ends, half-hipped gables and dormer windows.



Historic bakery shopfront at 97 Station Road



Historic stained glass remaining in first floor windows at 42 Station Road



Decorative stone portal to the former bank, 24 Station Road

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Character Area 01: Station Road West



Boundary Treatments

- The buildings on Station Road West are positioned hard up against the pavements with no boundary treatments.
- The terraced houses at 2-24 Queen's Grove Road feature small front gardens bounded by modern brick boundary treatments. Some of these gardens features greenery and planting, others have been converted to hardstanding.

Public Realm, Open Spaces and Trees

- Owing to its location at the heart of North Chingford's historic shopping centre, there is limited open space in this character area.
- The narrow western end of Station Road West has no open space, street trees or greenery.
- The east part of Station Road West features a much broader pavement, in front of the Parade, with trees lining the shopfronts and planters which add further greenery.
- Queen's Grove Road has a more suburban character and features street trees.

Key Views

- Kinetic views from the west end of the character area looking towards Chingford Methodist Church and the neighbouring Chingford Green Conservation Area.
- Kinetic views along the Parade.

Audit of Heritage Assets

- There are no Listed Buildings in the character area.
- There are no locally listed buildings however 24 Station Road (the former Barclays Bank) is recognised as a non-designated heritage asset.
- There are a number of positive contributors in this character area including: the buildings along the Parade, the bakery at 97 Station Road and 2-24 Queen's Grove Road.
- There is one negative contributor in the character area: 65 Station Road (Anton House), which occupies a prominent corner spot and features inappropriate cladding and fenestration.



Terraced houses along Queen's Grove Road which feature front gardens

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Character Area 01: Station Road West

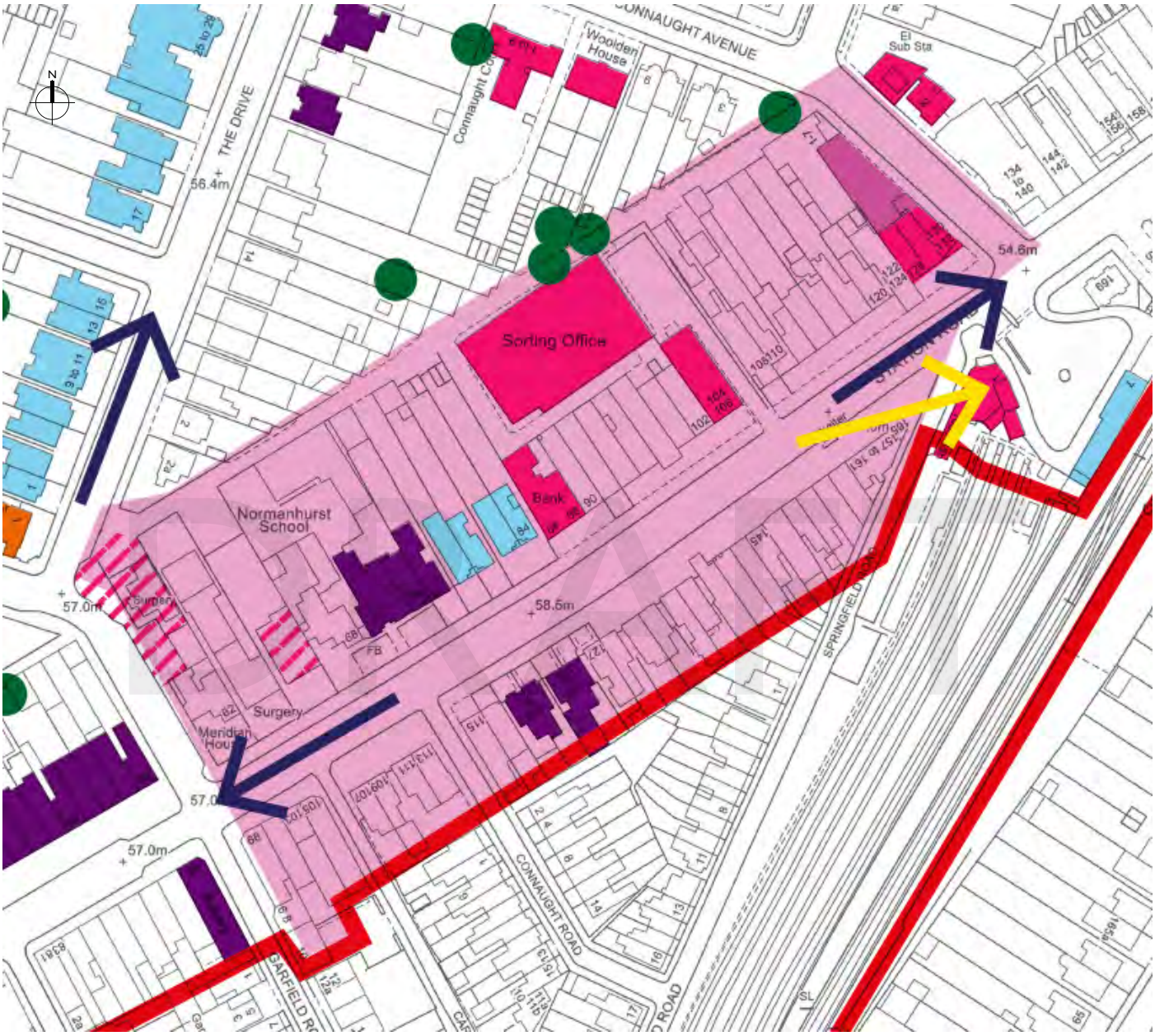
Issues and Opportunities



- Historic shopfronts have been lost and, where they remain, historic shopfront features have been damaged or eroded. There is an opportunity to work with local business owners to encourage the reinstatement of more traditional style shopfronts.
- The character area features modern shop signage that is inappropriate in scale and materiality. Where opportunities arise to reinstate more traditional versions these should be taken.
- Many of the historic sash windows have been replaced with modern uPVC units and the character area would be enhanced by the reinstatement of more traditional style windows.
- Detracting modern accretions to the visible front elevations of buildings include redundant timber slats for estate agents' signs, surface wiring, satellite dishes and tv aerials, pigeon deterrent netting and cluttered plastic drainage goods; there are opportunities to remove these, especially where redundant.
- There are some maintenance issues, particularly foliage and moss growth and rotting timber windows, there are opportunities to raise awareness of the importance and benefits of regular maintenance of building fabric.
- There is an opportunity to reinstate consistent, high quality, traditional surface treatments.
- There are opportunities to improve the pedestrian experience through the character area, which features broad stretches of wide pavement that are not used to their full potential. An improved public realm strategy should consider a cohesive and consistent public realm strategy, with benches, bins and lampposts that are appropriate to their historic setting.

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Character Area 02: Station Road Central

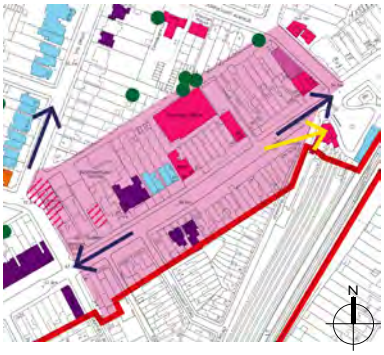


Character Areas Plan

- Proposed Conservation Area
- Statutorily Listed Buildings
- Locally Listed Buildings
- Tree Preservation Orders
- Positive Buildings
- Negative Contributor
- Unsympathetic
- Key Representative Views
- Key Representative Panoramas
- Key Fixed Views

This plan is not to scale

Character Area 02: Station Road Central



Street and Plot Pattern

- Station Road was laid out from west to east to link Chingford Green to the newly built station to the east.
- The west end of this character area, which was laid out first, adopts a relatively uniform plot pattern comprising semi-detached villas in generous plots, set at intervals with space between each pair, and long gardens to the rear.



Terraced buildings at the east end of the character area featuring retail units and restaurants.

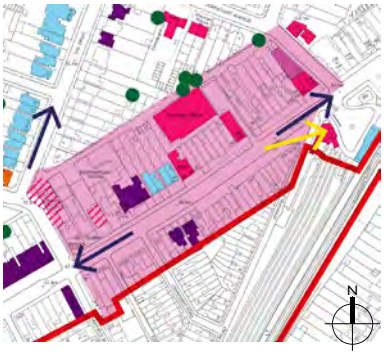
- The east end of the character area which, was developed in phases over the course of the 20th century, comprises wider frontages, shorter plots and no space between buildings. The buildings feature small yards to the rear, except Nos. 108-132 on the north side, which retain long plots behind although their front gardens have been replaced with hardstanding or extensions.

Building Types and Uses

- The semi-detached villas at the west end of the character area were historically residential, whilst the larger scale, terraced buildings at the east end of the character area were historically in retail/ commercial use at ground floor level.
- Today the area is characterised by mixed use comprising residential, retail and commercial uses.
- Certain villas (for example Nos. 78-84 on the north side of the road) remain in full residential use, however, most villas' ground floors have been converted and are typically the premises of solicitors, insurance brokers or schools.
- The terraced buildings to the east are retail units, restaurants and services including dry cleaners and nail salons. There is also a bank, a post office and an associated large sorting office to the rear.

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Character Area 02: Station Road Central



Building Scale and Massing

- The buildings are generally semi-detached and of a smaller (two-storey) scale to the buildings in Character Area 01. However, the buildings closest to the boundary of Character Area 01 and the retail centre are taller, reaching three storeys.
- The southern run of terraced buildings to the east (Nos. 139-165) is characterised by slightly larger proportions, featured a third floor at attic level.
- The northern side of buildings to the east (Nos. 86-106) features 20th century, infill buildings of squat proportions featuring a lower, single/ two storey height and broader frontages.
- The modern building at Nos. 126-132 adopts a heavier massing that is inappropriate to its setting.
- The modern infill building at No. 66 is of a smaller scale than the other detached and semi-detached villas at the west end (north) of the character area.

Building Materials and Architectural Details

- The predominant building material is red brick, although some buildings have later been rendered, and the original roofing material is grey slate (often replaced by concrete tiles).
- The buildings typically feature a double-height canted or square bay window and employ a range of detail including timber porches with slate roofs, stuccoed bands or string coursing, terracotta detailing, bracketed window sills and timber-framed gables.
- Roofs are pitched and typically feature gabled fronts or turrets above bay windows, except the short terrace at Nos. 99 to 105 where the roofs are concealed behind a parapet. Further ornament to the roofline is brought by terracotta ridge tiles, finials and decorative bargeboards.
- The villas at Nos. 74-84 feature unique detailing including cast iron loggias and sash windows with multi-paned upper sections.
- Whilst most historic shopfronts have been replaced, historic features or fragments do remain including consoles and cornices.



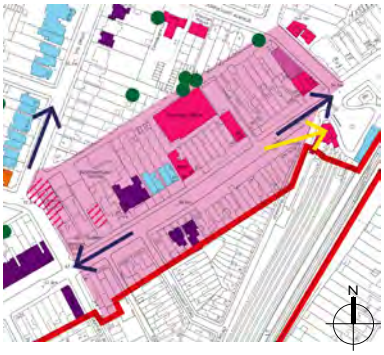
Smaller scale later 20th century buildings on the north side of the road (at the east end of the street)



A semi-detached pair of villas (Nos. 82-84, locally listed)

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Character Area 02: Station Road Central



Boundary Treatments

- Historically the semi-detached villas sat within generous plots, featuring spacious front gardens. Some front gardens feature shrubbery and greenery, particularly along the northern stretch (Nos. 62-84) however, many front gardens have been lost. Few historic boundary treatments survive, having been replaced by modern brick walls.
- The terraced buildings at the east end were not designed to have front gardens, except for some of those in the terraced range to the north (Nos. 108-132), which now feature hardstanding instead of front gardens.



Leafy gardens at the west end of the character area (north side of the road)

Public Realm, Open Spaces and Trees

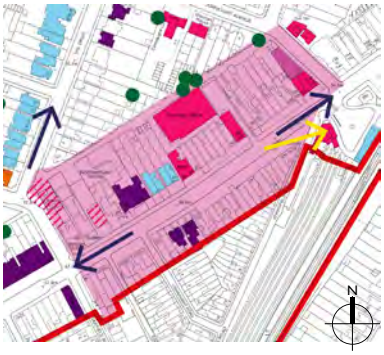
- The pavements are lined with street trees.
- The development to the west has a more spacious feel owing to the intervals between each pair of houses.
- The villas at the west end typically feature front gardens with shrubbery, trees and greenery, however, to the east the area takes on a more urban character with limited greenery.
- There is more public realm in the east part of the character area as former shop stalls and front gardens have been replaced by broader pavements.
- The street furniture is not cohesive in arrangement or style and comprises modern lampposts, bins, bike racks, signposts, service boxes and bollards.
- The surface treatments are varied but typically comprise concrete paving stones or setts and curbs. There are some sections of granite curbs remaining.

Key Views

- Kinetic views looking along Station Road to the east towards the open and wooded landscape of Epping Forest and its setting.
- Views from the east end of the character area looking towards the station building.

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Character Area 02: Station Road Central



Audit of Heritage Assets

- There are no Listed Buildings in the character area.
- Nos. 78-84 are locally listed.
- There are a number of positive contributors in this character area including: Nos.70, 74 and 76 and Nos.119, 121, 123 and 125.
- There are several negative contributors in this character area:
  - The modern infill building at No. 66 is a negative contributor as it does not reference the architectural features and materials of the adjacent villas.
  - Nos. 86-88 (NatWest) is a negative contributor as a poorly detailed 20th century infill building with a low-quality shopfront and a rear first-floor extension disrupting the single-storey character of the terrace.
  - Chingford Post Office (Nos. 104-106) and the Depot to the rear are negative contributors as poorly detailed 20th century infill buildings which do not reference the scale and architectural character of the buildings within their setting.
  - The modern building at Nos. 126-130 is a negative contributor as it fails to reference the scale, massing and style of the historic buildings on the street.
  - The rear car park to Nos. 126-130 is a negative contributor as the car parking is not screened and forms a poor contribution to the street scene.
- No.27 Apolline House Dental Practice, 2a Buxton Road, and its associated parking are identified as Unsympathetic. The late 20th century building is low-quality and poorly articulated but does reference the broad character of its surroundings through its scale, use of brick and pitched roof.
- The modern infill at No.66 is identified as Unsympathetic as whilst it adopts certain features that draw on the architectural language of nearby villas, including bay windows and a porch, it is of a much smaller scale and lacks the same level of articulation.



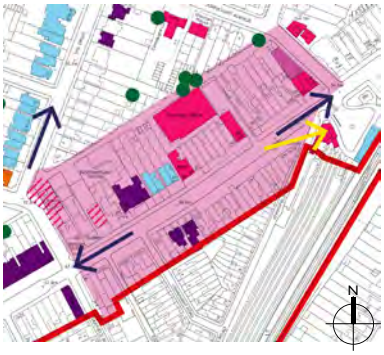
Nos. 126-130 (a negative contributor owing to inappropriate massing and style)

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Character Area 02: Station Road Central

Issues and Opportunities

- Many traditional sash windows have been replaced with inappropriate uPVC units; returning windows back to their historic appearance would be beneficial.
- There are issues relating to public realm – which features both broad stretches of underused pavement and cluttered street furniture as found towards the east end of the character area. The character area would be enhanced by a more considered, cohesive scheme of benches, bins, signage and bollards, adopting an appropriate, traditional design.
- There are opportunities to reinstate traditional surface treatments in this character area which features a mix of surface finishes.
- Some of the shop frontages and retail signage are of lower quality and there are opportunities for the installation of more appropriate features, drawing on historic precedents.
- Certain buildings are in poor condition featuring signs of damp, vegetative growth and peeling paintwork.



- Historic slate roofs and boundary treatments have been lost eroding the character of the area.
- Where gardens have been lost or replaced with hardstanding these could be reinstated to enhance historic character and to soften the urban feel of the character area.
- The removal of unsympathetic features such as pigeon deterrent spikes and redundant surface wiring would enhance the character area.



A gable in disrepair and showing signs of water ingress and vegetative growth

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Character Area 03: Station Road East



Character Areas Plan

- Proposed Conservation Area
- Statutorily Listed Buildings
- Locally Listed Buildings
- Tree Preservation Orders
- Positive Buildings
- Negative Contributor
- Unsympathetic
- Key Representative Views
- Key Representative Panoramas
- Key Fixed Views

This plan is not to scale

Character Area 03: Station Road East



Street and Plot Pattern

- The east end of Station Road was the last section to be developed and features an irregular plot pattern with open space between buildings.
- Nos.142 – 175 are fine-grained terrace buildings occupying narrow plots featuring small back gardens or yards to the rear.
- Other plots are much broader and contain large, detached buildings including the car garage and the Masonic Hall.
- The bus station and railway station both occupy large forecourts on the south side of Station Road



Terraced development to the north of the character area



The bus station which occupies a large plot within this character area

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Character Area 03: Station Road East



Building Types and Uses

- The character area comprises a range of building types, including restaurants, a car showroom, bus station and train station.
- The Masonic Hall was built at the east end of the character area in the 1930s.



The Masonic Hall at the east end of the character area

Building Scale and Massing

- The character area feels less densely developed with more spacing between buildings than the other Station Road character areas.
- The terraced buildings are two to three-storeys.
- The Masonic Hall and car garage are single-storey buildings but occupy large footprints.

Building Materials and Architectural Details

- There is relatively limited cohesive building materiality or architectural detailing in this character area except for the terraced buildings on the north side of the street, which feature a combination of brick and stuccoed finishes and details including bay windows, timber-framing, gable ends and decorative pediments.
- The railway station is a characterful red brick building with a hipped roof featuring brick round-arched windows with brick aprons below.
- The Masonic Hall is a brick building featuring minimal articulation besides a stuccoed string course, round-arched windows and Diocletian windows.

Boundary Treatments

- There are limited boundary treatments in this character area.
- The Masonic Hall is set behind a low hedge and tarmac forecourt.
- There is metal chain link fencing around the DVLA car park.

Public Realm, Open Spaces and Trees

- Despite large hard-surfaced forecourts, there is no green space in the character area.
- The pavements are lined with street trees.
- The character area sits on the edge of the green space to the east of North Chingford.

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Character Area 03: Station Road East

Key Views

- Kinetic Views towards Chingford Plain, the open green space to the east of North Chingford.





View looking from the eastern edge of the character area towards its open landscape setting

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Audit of Heritage Assets

- There are no Listed Buildings in the character area.
- The Masonic Hall and main Station building are locally listed.
- Aside from the locally listed buildings above, there are no positive contributors in the character area.
- There are several negative contributors in this character area:
    - No.2 Connaught Avenue (the rear extension to Nos. 134-140) is a negative contributor as its massing, architectural features and materials do not reference buildings within its setting. It is also bounded by low-quality fencing and features an unscreened surface car park.
    - The triangular block in the Station forecourt is identified as a negative contributor as it clutters the station forecourt and detracts from views of the Station building.
    - The DVLA car park is a negative contributor as the site, comprising an unsightly car park surrounded by chain link fencing, forms the entry into the main part of North Chingford and the study area.
    - North City Motors is a negative contributor as a modern garage building at the entry into North Chingford that does not reflect the architectural style or materials present in the study area.

Character Area 03: Station Road East



Issues and Opportunities

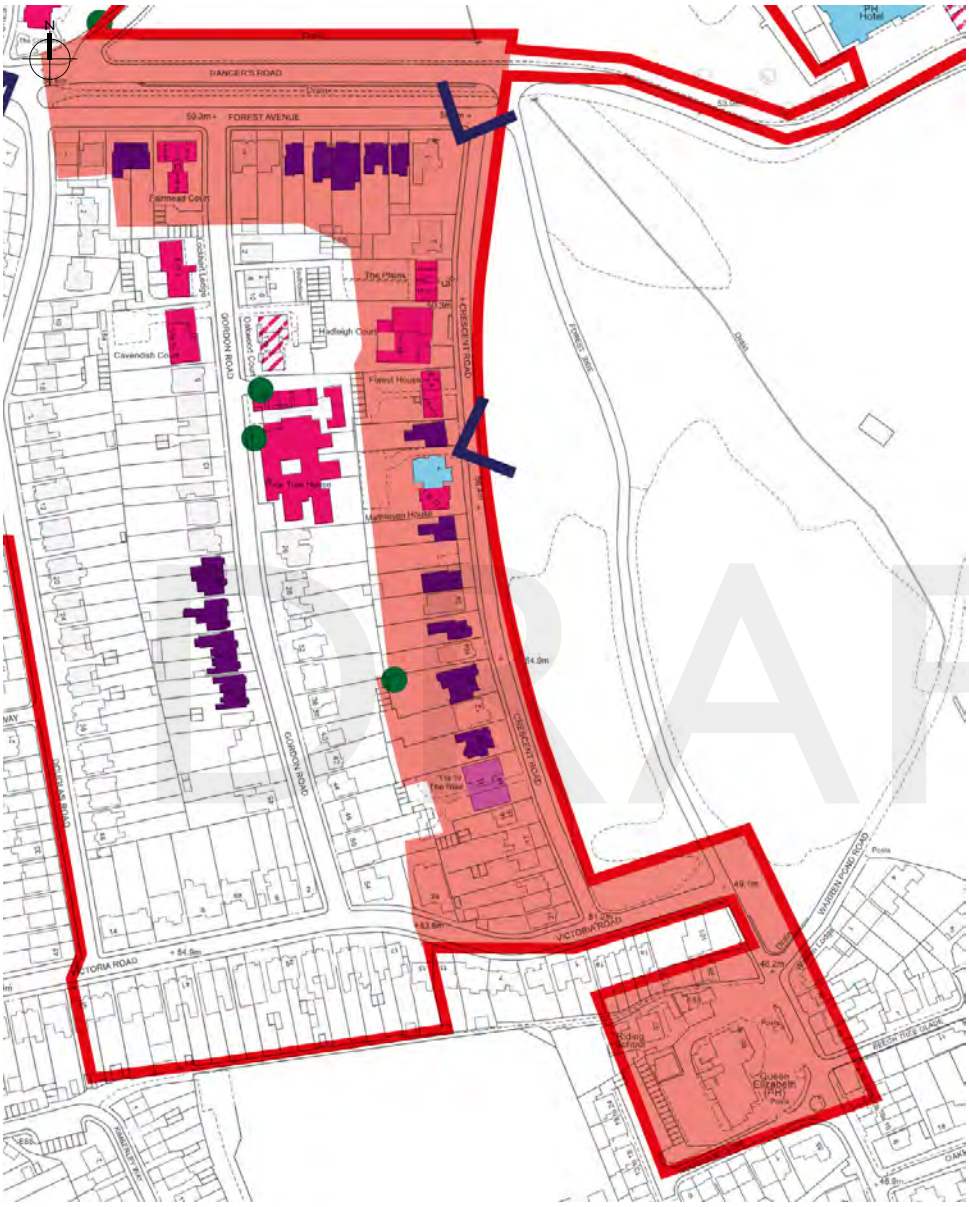
- The area forms the gateway into the proposed Conservation Area from the east but feels fragmented owing to the irregular plot pattern and contains several detracting buildings and sites, which dilute its character and special interest. Some of these sites, which are not representative of the heritage within the proposed Conservation Area, may form opportunity areas in the future for sensitive redevelopment at such an important location within the settlement.
- There is poor connectivity and visibility between this character area and the character area around the Hunting Lodge – owing to distance, poor pedestrian access and lack of signage. The introduction of interpretation and signage, as well as some consideration to improved access between the area, could help enhance this relationship.
- Shop frontages, restaurant extensions and retail signage are of lower quality and there are opportunities for the installation of more appropriate features.
- Many traditional sash windows to the terraced buildings have been replaced with inappropriate uPVC units. Returning windows back to their historic appearance would be beneficial.

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Low quality restaurant front extensions

Character Area 04: Forest Avenue and Crescent Road



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The area around the Queen Elizabeth Public House and Stables is proposed for inclusion within the future Conservation Area. This area will form part of Character Area 4. A thorough assessment of this area, drawing on site inspection and historical research, will be incorporated into the next draft of the Conservation Area Appraisal and Management Plan following the public consultation.

Character Areas Plan

- Proposed Conservation Area
- Statutorily Listed Buildings
- Locally Listed Buildings
- Tree Preservation Orders
- Positive Buildings
- Negative Contributor
- Unsympathetic
- Key Representative Views
- Key Representative Panoramas
- Key Fixed Views

This plan is not to scale

Character Area 04: Forest Avenue and Crescent Road



Street and Plot Pattern

- Both streets in this character area look onto open landscape and are therefore developed only on one side, Forest Avenue on the south overlooking Chingford Plain and Epping Forest, and Crescent Road on the west, enjoying views of Whitehall Plain and Epping Forrest.
- The plots in this character area are wider than those in the town centre where the development is denser, accommodating large, detached houses and spacious rear gardens. The plots on Crescent Road are particularly generous and feature the largest houses, whilst Forest Avenue contains a mix of detached and semi-detached houses.
- Whilst spaces between buildings do remain, these have been partially eroded owing to infill development, side extensions and car parking.

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Detached villas on Crescent Road

Character Area 04: Forest Avenue and Crescent Road



Building Types and Uses

- The character area was one of the earliest parts of the development in North Chingford with grand, detached villas built to enjoy views of Epping Forest, Chingford Plain, Whitehall Plain and Warren Pond.
- The character area remains dominantly residential.
- Certain villas including No. 7 (Mathieson House) have been converted from single occupancy to flats.

Building Scale and Massing

- Most of the buildings are two to three storeys high and detached, however, certain modern infill buildings are taller in height and characterised by larger massing and grain.
- The villas on Crescent Road are of slightly bigger scale and massing than those on Forest Avenue.

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Building Materials and Architectural Details

- The villas combine red brick, timber-framing, render and hung tile finishes. Roofs are finished with clay tiles.
- The grandest villas employ decorative stonework for relief panels, gable ends, window surrounds and chimney flaunching.
- The villas are characterised by their eclectic late Victorian style, with Gothic features (towers and turrets, resembling Italian campanile, oriel windows, tall chimney stacks, jettying and steeply pitched gables) and Queen Anne Revival elements (red brickwork with white joinery, hipped roofs and Dutch gables). The dwellings also reflect Arts and Crafts principles in their use of domestic, vernacular styles and materials, and the use of naturalistic ornament.
- The villas are articulated and enlivened by bay windows, including broad, square bays commonly found on Forest Avenue, which was developed in the Edwardian period once Crescent Road had been laid out.
- Other decorative features include stuccoed quoins, terracotta dressings and gabled, bracketed door canopies.
- Historic windows survive featuring timber sash windows that are multi-paned at upper level, some with ornamental stained glass.
- The variation of hipped, half-hipped, gable-ended and pitched roofs, as well as turrets, towers, tall chimneys and ridge tiles, create a lively, picturesque skyline.



Characterful architectural features on Forest Avenue including campanile*-style towers, tall chimneys, jettying, varied gables and a combination of materials.*

Character Area 04: Forest Avenue and Crescent Road



Boundary Treatments

- Due to the location beyond the town centre and the residential nature of the character area, most buildings are set back from the pavement and feature front gardens.
- Certain historic boundaries survive, particularly stone or brick gate piers like those remaining at 7 Crescent Road (Mathieson House) as well as Nos.8a and 9.
- Most boundary treatments are modern, comprising low brick walls with railings or hedges or lower quality timber fencing. Many boundaries have been eroded to accommodate off-street parking.
- A few of the gardens feature shrubbery and trees, however, lawn and greenery have been lost to hard-surfacing for car parking in most of the gardens.

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Public Realm, Open Spaces and Trees

- Both streets overlook green space: Forest Avenue looks across the busy south-easterly approach into Chingford (Ranger's Road) to Chingford Plain with Epping Forest in the distance, and Crescent Road looks onto Whitehall Plain, again with Epping Forest in the background.
- Chingford Plain is open grassland, whilst Whitehall Plain features dense tree coverage particularly at its southern end.
- There is some greenery in private gardens giving the character area a leafy, suburban character.
- The character area features tarmac surface and pavement treatments. Crescent Road has modern concrete curbs, whilst Forest Avenue has more characterful granite curb treatments and cobbled sections lining the road.
- The character area has limited street furniture apart from modern streetlamps.

Key Views

- Panoramic views across Chingford and Whitehall Plains to Epping Forest in the distance.
- Views towards the Hunting Lodge and Hotel from the northern end of Crescent Road.



Historic brick and stone gate pier on Crescent Road

Character Area 04: Forest Avenue and Crescent Road

Audit of Heritage Assets

- There are no Listed Buildings in the Character Area.
- No.7 Crescent Road (Mathieson House) is locally listed.
- Nos.6, 8, 9 and 10 Crescent Road and 2, 3, 7, 8, 9, 10, 11 Forest Avenue are currently recognised as non-designated heritage assets or positive contributors.
- The character area contains several negative contributors:
    - Forest House, Crescent Road, which does not respond to the built heritage in this character area in terms of building proportions, architectural features and materiality.
    - Hadleigh Court, Crescent Road, which does not respond to the built heritage in this character area in terms of height, building line, architectural features and materiality.
    - Nos.1-6 The Plains, Crescent Road, which does not respond to the built heritage in this character area in terms of building line, architectural features and materiality.
    - Fairmead Court, Forest Avenue, which does not respond to the built heritage in this character area in terms of building proportions, architectural features and materiality.



Issues and Opportunities

- As an edge of settlement location, there has been some pressure for new and infill development that does not respond to the built heritage of this character area. These sites may offer future opportunity areas for sensitive redevelopment, drawing on the historic context of the character area.
- Loss or erosion of boundary treatments has taken place, owing to the need to accommodate off street car parking over former gardens. This detracts from the historic plan form of individual building plots and the character of the area. When the opportunity arises, boundary treatments should be retained or reinstated.
- Certain villas are in poor condition, for example where historic windows remain but feature peeling paintwork.
- There has been some replacement of historic timber sash windows with inappropriate uPVC units. This is particularly noticeable at Mathieson House.

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Character Area 04: Forest Avenue and Crescent Road



- The relationship of these streets with their open landscape setting has been compromised. The formerly open landscape comprising Whitehall Plain on the opposite side of Crescent Road has become overgrown, limiting important views out towards Epping Forest and the Hunting Lodge from the south end of the street. Forest Avenue's relationship with the open space to the north has been impacted by the later Ranger's Road, running parallel, which forms the main approach to Chingford from the south-east. This landscape setting would therefore benefit from being protected by the Conservation Area designation.
- There is scope for some public realm improvement. The pavement and road surfaces are pot-holed, patched and in poor condition. The street lighting is utilitarian and does not reflect its heritage context. There are opportunities to reinstate more traditional surface treatments and street furniture, in particular street lighting, in this area.



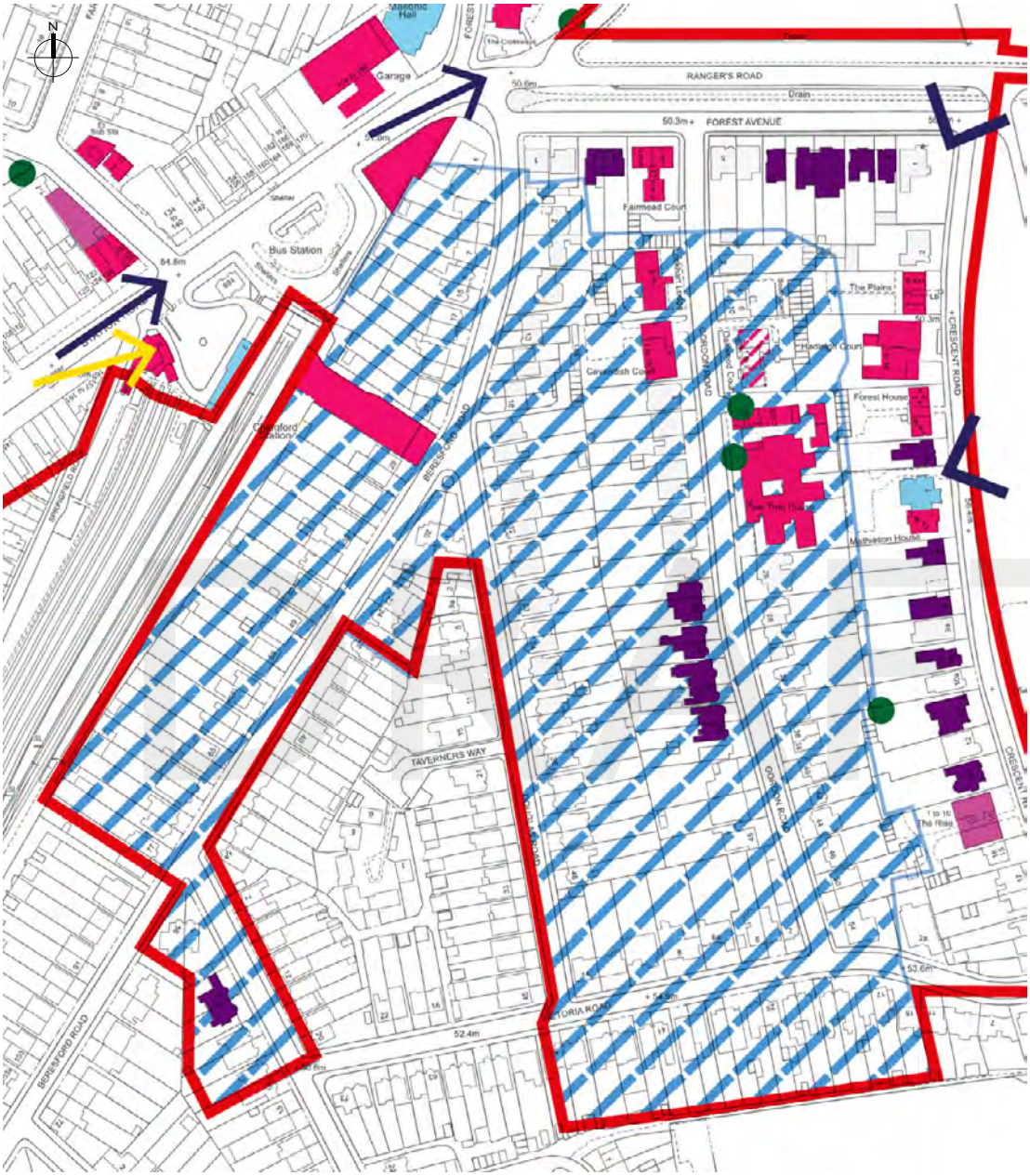
Wholesale uPVC window replacements at Mathieson House



Trees on Whitehall Plain blocking views from Crescent Road towards the Hunting Lodge

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Character Area 05: Residential Streets to the South-East of Railway



Character Areas Plan

- Proposed Conservation Area
- Statutorily Listed Buildings
- Locally Listed Buildings
- Tree Preservation Orders
- Positive Buildings
- Negative Contributor
- Unsympathetic
- Key Representative Views
- Key Representative Panoramas
- Key Fixed Views

This plan is not to scale

Character Area 05: Residential Streets to the South-East of Railway



The larger part of this character area is not currently included in the study area and is proposed for addition. Character Area 5 includes: Gordon Road; Victoria Road (southern side); Douglas Road (east side); Beresford Road (northern parts); and Kimberley Road (north-west side)



Residential development on Gordon Road

Street and Plot Pattern

- The residential streets in this character area were laid out to the east of the railway lines in the early 20th century and feature relatively uniform, long narrow plots with generous gardens to the rear.
- The gardens along the west side of Beresford Road back onto the railway line, whilst those along the east of Douglas Road back onto the gardens of the west side of Douglas Road. The gardens to Victoria Road historically backed onto an athletic ground and remain overlooking a cricket ground today.
- The north end of both Beresford and Gordon Road features 20th century infill buildings, which occupy larger plots than the historic plots to the south and often adopt a more set-back building line.
- The modern Pear Tree House on Gordon Road has merged historic plot boundaries to create a single, larger plot.

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Character Area 05: Residential Streets to the South-East of Railway

Building Types and Uses

- The semi-detached villas in this character area were built roughly contemporaneously in the early 20th century as part of the suburban development of North Chingford.
- The character area remains dominantly residential.





Paired villas on the south side of Victoria Road

Building Scale and Massing

- The historic villas are relatively uniform in scale and massing, typically two storeys and characterised by a fine grain comprising paired villas with narrow spaces between.
- The modern infill development at the north end of the character area particularly on Gordon Road adopts larger scale and massing, creating a coarser grain of development that does not respond to the fine grain of the historic paired villas.
- Pear Tree House which occupies an enormous footprint on Gordon Road is particularly anomalous within its setting.



Two-storey villas on Beresford Road

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Character Area 05: Residential Streets to the South-East of Railway



Building Materials and Architectural Details

- Buildings are typically brick with rendered upper storeys, although some have been fully rendered. Roofs are finished with slate or clay tiles, often with terracotta details including ridge tiles and finials.
- The buildings on the west side of Gordon Road and the east side of Douglas Road feature a range of bay windows and porches or verandas, some united under the same tiled roof bay; historic doors with coloured, leaded glass panels; gables featuring timber bargeboards and hung tiles or half-timbered motifs; and roof finials and ridge tiles. Some properties feature oriel windows at first-floor level or retain their original chequered porch tiling.
- The buildings on the east side of Gordon Road are later 20th century buildings which reference the typical materialities and features of the historic villas on the west side but are much more stripped back in their ornament and articulation.
- The dwellings included on the south side of Victoria Road are characterised by broad, double-height bay windows with decorative half-timbered motifs. Certain doors and windows retain original leaded lights with coloured glazing.
- The villas on Beresford Road, and to a lesser extent the buildings included on Kimberley Road, are distinctive owing to their good survival of ornament to oriel windows, bay windows and gables in the form of decorative pargeting and half-timbered motifs.

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Good survival of timber porch with tiled flooring and original doors featuring leaded glass at 23 Gordon Road



Decorative pargeting on Kimberley Road to gables, bay windows and oriel windows

Character Area 05: Residential Streets to the South-East of Railway

Boundary Treatments

- Many boundaries have been eroded entirely or partially to accommodate off-street parking, particularly those on Beresford Road.
- Most boundary treatments are modern and range from low brick walls with railings or hedges to lower quality timber fencing.
- Certain gardens feature shrubbery and trees including at the north end of Douglas Road and at intervals on Gordon Road, however, many of the gardens' lawn and greenery have been lost to hard-surfacing for car parking.



Erosion of boundary treatments and front gardens on Beresford Road

Public Realm, Open Spaces and Trees

- All of the streets have street trees giving the character area an attractive, suburban character, these are particularly characterful on Douglas Road.
- There is no public green space in the character area.
- The character area has limited street furniture apart from modern streetlamps.
- The character area features tarmac surface and pavement treatments, with granite curbs.



Views

- No Key Views.

Audit of Heritage Assets

- There are no Listed Buildings in this character area.
- There are no locally listed buildings in this character area.
- The positive contributors in this character area are: Nos.21, 23, 25, 29, 31 and 35 Gordon Road and Nos.3 and 5 Kimberley Road.
- The character area contains several detracting buildings:
    - The apartment blocks at the north end of Gordon Road (Lockhart Lodge, Cavendish Court, Oakwood Court and Pear Tree House) are detracting buildings as they do not reference the typical scale and massing or architectural features of the built heritage within the character area.
- Oakwood Court is identified as Unsympathetic as whilst it does not draw on the style or character of Gordon Street, it features better detailing than the other modern apartments blocks at the north end of the street.

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Character Area 05: Residential Streets to the South-East of Railway



Issues and Opportunities

- The area features several modern infill sites, which feature inappropriate development, and dilute the character and special interest of the area. These sites therefore have potential for sensitive redevelopment in the future.
- There has been considerable loss or erosion of boundary treatments, front gardens and greenery, to accommodate off-street car parking. Opportunities for the reinstatement of traditional boundaries should be taken when they arise.
- Many traditional sash windows have been replaced with uPVC units. Returning windows back to their historic appearance would be beneficial.

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Street trees lining Douglas Road



Modern infill development at the north end of Gordon Road

Character Area 06: Forest Hotel and Hunting Lodge



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Character Areas Plan

- Proposed Conservation Area
- Statutorily Listed Buildings
- Locally Listed Buildings
- Tree Preservation Orders
- Positive Buildings
- Negative Contributor
- Unsympathetic
- Key Representative Views
- Key Representative Panoramas
- Key Fixed Views

This plan is not to scale

Character Area 06: Forest Hotel and Hunting Lodge



Street and Plot Pattern

- The hunting lodge was built in the 1540s, for King Henry VIII, and was located on raised ground on the edge of the ancient woodland of Epping Forest and was built to facilitate views of the deer chase below.
- In the early 19th century, a barn was erected to the east of the lodge, later known as Butler's Retreat, which was set back from the road alongside an entrance trackway into the forest.
- In the late 19th century, the Royal Forest Hotel was built to the west of the lodge, at the brow of the hill overlooking Chingford and was set back behind an entrance forecourt fronting Rangers Road.
- The three principal buildings forming this character area have little planned spatial relationship to one another, but the gaps that separate them are an important contributor to their isolated settings.

Building Types and Uses

- The hunting lodge was built primarily to entertain, and to enjoy views of the hunt from its upper storeys. It has since been converted to museum and retail use.
- Butlers Retreat is a former agricultural building named after the 1890s occupier John Butler and offered non-alcoholic beverages to late 19th century visitors. After a short period of closure, the retreat reopened as a café in 2012.
- Originally known as the Forest Hotel when it opened in 1880, it was later renamed the Royal Forest Hotel and was built to accommodate increased visitor numbers following the opening of the Chingford Station. It has since been converted to a hotel, bar and restaurant.



Butlers Retreat

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Character Area 06: Forest Hotel and Hunting Lodge

Building Scale and Massing

- The hunting lodge rises over three storeys and is a compact building adopting an L-shaped plan.
- Butlers Retreat is a modestly scaled 2+ storey property with a small outshot to the east.
- The sprawling Royal Forest Hotel is three storeys in height and is arranged along a linear plan with a frontage that addresses the Rangers Road to the south.

Building Materials and Architectural Details

- The hunting lodge is timber framed with plaster infill panels, a pitched tiled roof, leaded windows and decorative barge boards. Early photos show the timber framing picked out in contrasting black, thought to have been carried out as part of a Victorian restoration. The building has since been limewashed and takes on a stark white appearance.
- Butler's Retreat is white weatherboarded, under a red tiled roof.
- The Royal Forest Hotel is of mock Tudor design referencing the detailing of the adjacent hunting lodge. It is brick built, with rendered and half-timbered facades, heavy mullioned windows, red tiled roofs and soaring brick chimneys.





The Forest View Hotel, now a modern chain hotel with bar and restaurant.



Historic view of the hunting lodge, showing its timber framing picked out in black.



The hunting lodge today, limewashed white.

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Character Area 06: Forest Hotel and Hunting Lodge





Undated late 19th or early 20th century photograph showing the treelined entrance to the Royal Forest Hotel.

Boundary Treatments

- The hunting lodge is set back from the main road behind a low hedgerow. Historic photos suggest the building was previously more enclosed behind mature trees which have since been removed. The adjacent carpark defines the approach to the lodge from the Rangers Road and does little to enhance the setting of an important Grade II* listed building.
- Butler's Retreat is similarly set back behind a low hedgerow and timber fence.
- Historic images show the Royal Forest Hotel set back from the road behind an in out forecourt with a small island of trees and shrubs at its centre. The island of trees has since disappeared, and the forecourt is now a particularly hard, urbanised environment.



The Royal Forest Hotel today - minus its entrance trees.

Public Realm, Open Spaces and Trees

- The public realm is poor to the south of the lodge and hotel due to existing carpark, hardstanding and lack of greenery generally. Historic images show a far less urban environment, certainly around the Grade II* listed hunting lodge which was set within a wooded enclosure.



The hunting lodge in 1833, when it was surrounded by mature trees – since felled.

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Character Area 06: Forest Hotel and Hunting Lodge

Views

- Situated at the top of a hill, the hunting lodge and hotel are both highly visible in a range of views from the north and in local views from the Rangers Road.
- The hotel was built to the west of the lodge and so obstructs long views of the latter from the Rangers Road. The hotel is prominent in a range of kinetic views from the west but is largely experienced as glimpses through the dense screen of intervening trees.



Glimpsed views of the hotel as seen from the Rangers Road.

Audit of Heritage Assets

- There are two Listed Buildings in the character area.
  - Grade II* listed former hunting lodge
  - Grade II listed Butler's Retreat
- There are two Locally Listed Buildings in the character area.
  - The Royal Forest Hotel
  - Drinking water fountain adjacent to Butlers Retreat
- Other designated heritage assets in the character area.
  - Queen Elizabeth's Hunting Lodge Archaeological Priority Area



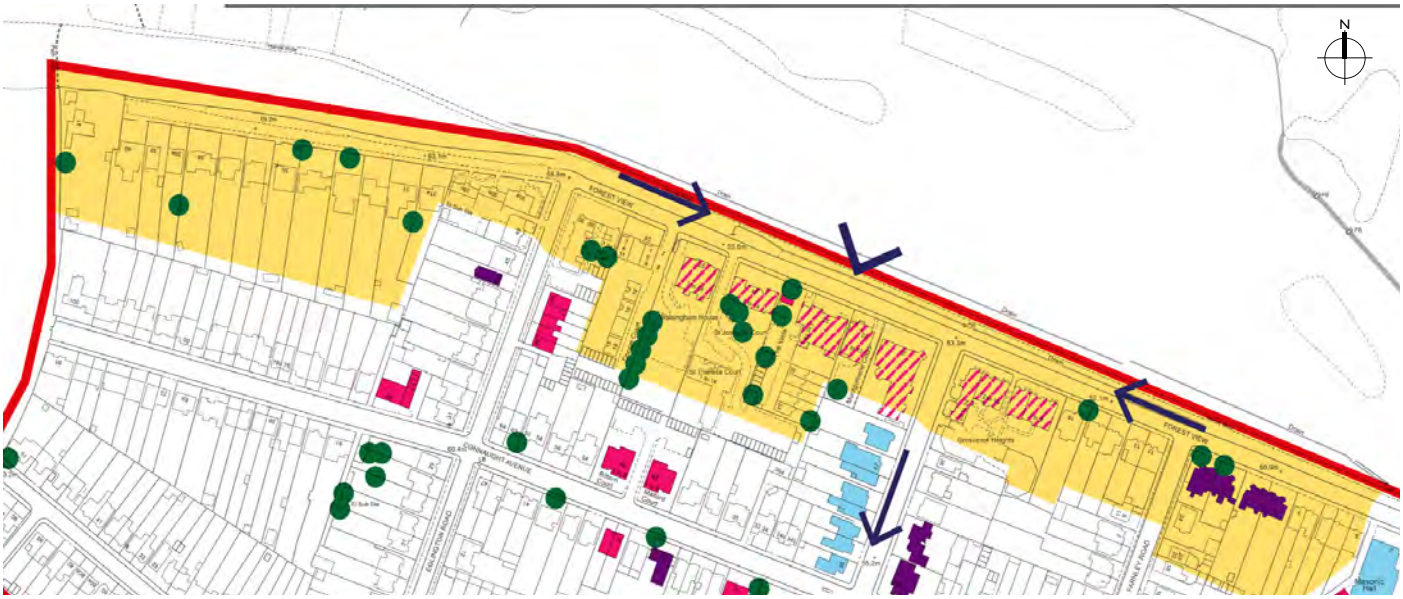
- Aside from the locally listed buildings above, there are no positive contributors in the character area.
- Negative contributors – not applicable.
- The car park to the Hunting Lodge is identified as Unsympathetic as it detracts from the arrival to, and first impressions of, the historic building.

Issues and Opportunities

- Loss of the historic in and out entrance and tree island to the Royal Forest Hotel.
- Car park now forming the front forecourt of the above former hotel, which is of limited visual interest and fails to enhance the setting of the locally listed building. Opportunities to enhance the setting of building.
- Car park adjacent to the former hunting lodge fails to enhance the setting of an important Grade II* listed building. Opportunities to enhance the setting of building.
- Loss of tree coverage around the hotel and hunting lodge.
- Poor quality surface finishes to parking areas. Opportunities to reinstate consistent, high quality, traditional surface treatments.

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Character Area 07: Forest View



Character Areas Plan

- Proposed Conservation Area
- Statutorily Listed Buildings
- Locally Listed Buildings
- Tree Preservation Orders
- Positive Buildings
- Negative Contributor
- Unsympathetic
- Key Representative Views
- Key Representative Panoramas
- Key Fixed Views

This plan is not to scale

Street and Plot Pattern

- Forest View was laid out piecemeal at the end of the 19th century, turn of the 20th century and runs in an east to west direction following the historic boundary to the royal hunting park.
- Only the south side of the street was developed to allow views of the parkland to the north.
- The street was originally laid out with grand detached villas set back at the centre of generous garden plots and continues to adopt a coarse urban grain.
- The west end of the street beyond Eglington Road was laid out in the early 20th century and adopts a finer urban grain and enclosed character due in part to the screening effect of the trees that line the east side of the road.

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Character Area 07: Forest View



Building Types and Uses

- The street was originally laid out with grand villas for the middle classes. These were later interspersed with early 20th century semi detached properties, and several have been demolished and replaced by modern mid to late 20th century apartment blocks.
- The street retains its residential use despite the subdivision of the single occupant villas to flatted accommodation.

Building Scale and Massing

- Nos.3-7 at the east end of the street consist of two storey semi detached properties. Nos.8-11 are all that remain of the original late 19th century villas and are of a far grander scale rising over three-storeys in height.
- Buildings between Farnley Road and Eglington Road consist of large footprint modern apartment blocks typically over four-storeys in height.
- The west end of the street is characterised by smaller scale two storey detached properties.

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Original Tudor Revival villa from the late 19th century.



St Joseph's Court – typical late 20th century apartment block.

Character Area 07: Forest View



Building Materials and Architectural Details

- Red and brown brick is the dominant wall material with red and brown tiled roofing.
- Half-timbering is a feature of the surviving late 19th and early 20th century properties.
- Projecting gabled frontages are a common feature of both old and new properties.
- Nos.10 and 11 has its corners emphasised by octagonal turrets.
- Late 20th century apartment blocks generally adopt the same materiality of red or brown brick, with park facing gables, balconies and dormered roofscapes.
- Mid-20th century blocks are typically alternating brown brick and white facias, string courses and parapets concealing flat roofs.
- Properties to the west end adopt a more Arts and Crafts appearance with gables set in low catslide roofs, tile hung elevations, timber boarding and rendering.

Boundary Treatments

- Buildings are generally set back behind frontages but many of the original boundary walls have been lost due to lack of maintenance or to allow off street parking.



Loss of original boundary wall to accommodate off street parking.

Public Realm, Open Spaces and Trees

- There is a real sense of openness as the street was only developed along its south side to exploit parkland views.
- Trees of the Chingford Golf Club are a prominent feature of easterly views.
- A dense belt of trees encloses the north west end of the street abutting Epping Forest.
- Several Tree Preservation Orders are in place along the south side of the street adjacent to nos. 11, 16, 33 and 34 and to the rears of The Vista, St. Josephs Court and Walsingham House.

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Character Area 07: Forest View

Views

- Long uninterrupted views north and south along Forest View as far north as Eglington Road.
- Tightly framed linear views towards the north west end of the street owing to the dense tree coverage of the adjacent forest.
- Panoramic easterly views over parkland as far north as Eglington Road.



View looking west on Forest View.



Framed view from the west end of Forest View.



Audit of Heritage Assets

- There are no listed buildings in the character area.
- There are no locally listed buildings in the character area.
- Positive contributors – what remains of the original villas at Nos.10, 11, 12 and 13 and the later dwelling No.41.
- There are no Negative Contributors in the character area, however, the contemporary blocks on Forest View have been identified as Unsympathetic (Grosvenor Heights, The Spinney Care Home, Montgomerie Court, The Vista, No. 24 Forest View, Walsingham House). Whilst these are generally of a much larger scale and massing relative to the historic villas remaining and those they have replaced, they do reflect elements of local character with gabled roofs and the use of brick meaning they are not wholly negative.

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Character Area 07: Forest View



Issues and Opportunities

- Many of the historic windows have been replaced with modern uPVC units and the character area would be enhanced by the reinstatement of traditional style windows.
- Lack of managed parking particularly towards the east end of the street.
- Poor quality road finish towards the east end of the privately owned, unadopted street. An opportunity to reinstate consistent, high quality, traditional surface treatments.
- Lack of access points over the ditch separating the street from the park side path.
- Loss of historic boundaries to many of the properties towards the south east end of the street. Opportunities to retain what remains and reinstate where missing.
- Loss of original buildings and loss of original villa character. Opportunities for new development to take cues from the local historic built environment.
- Uninspired apartment block design.

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Lack of manged parking and poor surface treatment at the east end of Forest View.

Character Area 08: The Drive



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Character Areas Plan

- Proposed Conservation Area
- Statutorily Listed Buildings
- Locally Listed Buildings
- Tree Preservation Orders
- Positive Buildings
- Negative Contributor
- Unsympathetic
- Key Representative Views
- Key Representative Panoramas
- Key Fixed Views

This plan is not to scale

Character Area 08: The Drive



Street and Plot Pattern

- The Drive was one of the first streets laid out on the new Chingford Rise Estate along a roughly north east/south west orientation to connect Buxton Road with Forest View.
- The north side of the street was developed first with substantial villas set in narrow deep plots with houses set back from front boundaries.
- The south side of the street was laid out piecemeal at the turn of the 20th century and this is reflected in the irregular plot pattern. Buildings are set back behind shallow front gardens/areas of hardstanding.

Building Types and Uses

- The street was laid out for residential use and remains in the same use today.

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North side of The Drive.



South side of The Drive.

Character Area 08: The Drive

Building Scale and Massing

- The Drive is a street of two halves. The north side retains its original grand 2-3 storey late 19th century villas. The south side was laid out later with more modestly scaled, two storey detached and semi detached dwellings.
- The large scale flatted development at the east end of the street overlooking the golf course extends back along both sides of The Drive.



Building Materials and Architectural Details

- Red and brown brick is the dominant wall material with red and brown tiled roofing.
- North side villas – extensive use of half timbering, tile hung elevations, decorative ridge tiles, projecting gables, canted bays, timber balconies, verandas and soaring brick chimneys.
- Nos.17, 33 and 35 are notable for their square towered corners topped by cupolas and weather vanes.
- Red and brown brick is also the dominant building material on the south side of the street, as are sections of pebble dash, tile hanging, canted full height windows, decorative porch canopies and some half timbering. The south side has a more eclectic, less architecturally homogenous character and appearance.



View highlighting the difference in scale between both sides of The Drive.



Property on the corner of Frederica Road and The Drive.

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Character Area 08: The Drive



Boundary Treatments

- Properties on both sides of the street were originally set back behind brick boundary walls and entrance gates.
- Sections of original boundary walls survive, but many have been opened up to provide off street parking and many of the original gardens and trees replaced by hardstanding.



Loss of front boundary wall to off street parking.

Character Area 08: The Drive



Public Realm, Open Spaces and Trees

- The pavements are lined with street trees at irregular intervals.
- There are no dedicated public open spaces.
- Despite the conversion to parking spaces, many of the front gardens feature trees, shrubbery and greenery helping to soften the otherwise urban interventions.
- There is limited street furniture other than the modern, off the shelf lampposts which contribute limited to no visual interest.

Views

- Long uninterrupted views looking north/ south framed and reinforced by the mature trees than line the pavement edge.
- 360 degree views from the intersection with The Drive and Connaught Avenue and to a lesser degree with Frederica Road.

Audit of Heritage Assets

- There are no listed buildings in the character area.
- The entire north side villas (Nos.1-49) are locally listed.
- Aside from the locally listed buildings above, there are no positive contributors in the character area.
- Negative contributors: not applicable.

Issues and Opportunities

- Many of the historic windows have been replaced with modern uPVC units and the character area would be enhanced by the reinstatement of traditional style windows.
- Loss of historic front boundaries to accommodate off street parking. Opportunities to reinstate original front enclosures.

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Character Area 09: Willow Street



Character Areas Plan

- Proposed Conservation Area
- Statutorily Listed Buildings
- Locally Listed Buildings
- Tree Preservation Orders
- Positive Buildings
- Negative Contributor
- Unsympathetic
- Key Representative Views
- Key Representative Panoramas
- Key Fixed Views

This plan is not to scale

Character Area 09: Willow Street

Street and Plot Pattern

- Willow Street was laid out in the late 19th century to link Station Road and Mornington Road.
- The street pattern is fine-grained consisting of terraces occupying long narrow plots featuring small gardens to the front. The terrace ends are picked out by gabled elevations.



Building Types and Uses

- The street was laid out for residential use and remains in the same use today.

Building Scale and Massing

- The terraces adopt a worker housing scale and are two storeys in height with few attic extensions interrupting the continuous roof line.

Building Materials and Architectural Details

- Red brick is the dominant wall material with red and brown tiled roofing. Several properties have since been rendered, painted or pebbled dashed creating a pleasing patchwork appearance.

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Willow Street



A mix of exposed brick, render, paint and pebbledash.

Character Area 09: Willow Street



Boundary Treatments

- The shallow set back has ensured that none of the front gardens have been converted to off street parking but many of the original boundary walls have been replaced by railings, fences and hedgerows which collectively lack any sense of cohesion.

Public Realm, Open Spaces and Trees

- There is no green space in the character area.
- The south pavement is lined with street trees at irregular intervals. A lone tree survives on the north side.

Views

- Views east and west, reinforced by the consistent building height and roofscape.

Audit of Heritage Assets

- There are no listed buildings in the character area.
- There are no locally listed buildings in the character area.
- Positive contributors: not applicable.
- Negative contributors: not applicable.

Issues and Opportunities

- Many of the historic timber windows have been replaced with modern uPVC units and the character area would be enhanced by the reinstatement of traditional style windows.
- Some loss of original fenestration, in particular the first floor windows at no. 4. Future opportunities to address.
- Front elevation rooflights to a limited number of properties which visually interrupt the consistent roofscape. Opportunities to ensure further erosion does not occur.
- Loss of historic boundaries to many of the properties. Their reinstatement will repair and reinforce the historic sense of enclosure and containment.



Loss of original windows and fenestration

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Character Area 10: Mornington Road

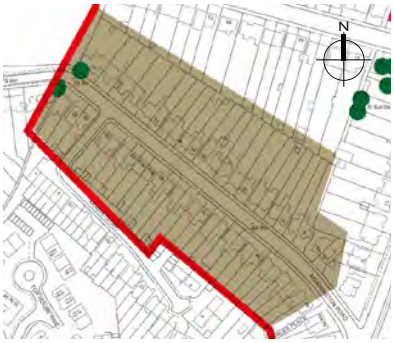


Character Areas Plan

- Proposed Conservation Area
- Statutorily Listed Buildings
- Locally Listed Buildings
- Tree Preservation Orders
- Positive Buildings
- Negative Contributor
- Unsympathetic
- Key Representative Views
- Key Representative Panoramas
- Key Fixed Views

This plan is not to scale

Character Area 10: Mornington Road



Street and Plot Pattern

- The north end of Mornington Road was laid out at the end of the 19th century, turn of the 20th century along a north west/south east orientation.
- The south side properties adopt a consistent building line, set back behind street boundaries within deep narrow plots.
- The north side adopts a similar grain of semi detached properties in deep narrow plots but the piecemeal nature of the north side has allowed some irregular infill plots of varying widths.

Building Types and Uses

- The street was laid out for residential use and remains in the same use today.

Building Scale and Massing

- Properties on both sides of the street are modest in scale and are typically two storeys in height. Some have had their attics converted to habitable space, evidenced by the oversized dormers above front elevations.

Building Materials and Architectural Details

- Red and brown brick is the dominant wall material with red and brown tiled roofing. Rendering and pebble dash are common at first floor level.
- Virtually all of the buildings lining the south side of the street adopt a similar design of canted ground floor window beneath a projecting continuous tiled porch, with major and minor canted bay first floor windows beneath deep projecting eaves, supported on stepped brick corbels.
- The same design is adopted on the north side of the street but there is more architectural variety here owing to the piecemeal nature of development. Half-timbered gables are a feature of many properties, as are half hipped roof forms and tile hung elevations at the extreme north end of the street.

Boundary Treatments

- Buildings are generally set back behind frontages but many of the original boundary walls have been removed and the front gardens converted to off street parking.

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Typical Mornington Road property



Loss of front gardens to off street parking

Character Area 10: Mornington Road

Public Realm, Open Spaces and Trees

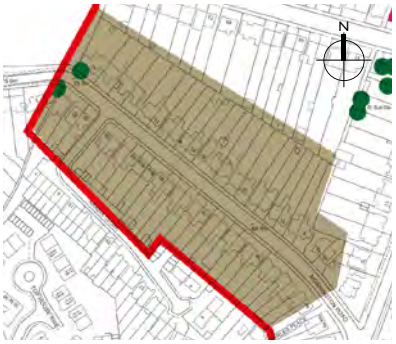
- There is no green space in the character area.
- Pavement trees are a feature of the north end of the street, at the interface to the Epping Forest and Pole Hill. Several are protected by Tree Preservation Orders.
- Despite the conversion to off street parking, many of the properties retain their front gardens trees and shrubs which soften the otherwise urban interventions.

Views

- Other than the framed views looking north, there are no key views from the character area.

Audit of Heritage Assets

- There are no listed buildings in the character area.
- There are no locally listed buildings in the character area.
- Positive contributors: not applicable.
- Negative contributors: not applicable.



Issues and Opportunities

- Some loss of historic windows and uPVC replacement. Opportunities to reinstate more sympathetic traditional window types.
- Some loss of historic front boundary walls to allow for off street parking. Opportunities to reinstate original boundary walls.
- Front elevation rooflights to a limited number of properties which visually interrupt the consistent roofscape. Opportunities to ensure further erosion does not occur.
- Over-scaled street facing roof extensions disrupting an otherwise consistent roofscape. Opportunities to ensure similar future extensions are located towards the rear of the properties.

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Rooflights to several Mornington Road properties



Unsympathetic roof extensions

Character Area 11: Mixed Residential



Character Areas Plan

- Proposed Conservation Area
- Statutorily Listed Buildings
- Locally Listed Buildings
- Tree Preservation Orders
- Positive Buildings
- Negative Contributor
- Unsympathetic
- Key Representative Views
- Key Representative Panoramas
- Key Fixed Views

This plan is not to scale

Character Area 11: Mixed Residential



Street and Plot Pattern

- Buxton Road
  - Laid out east/west to connect The Drive with Eglington Road.
  - South side - short terraces of six properties set back within narrow deep plots.
  - North side – short terraces of four properties and interconnected paired villas set back within wide deep plots.
- Frederica Road
  - Laid out east/west to connect The Drive with Eglington Road.
  - Generally, semi detached properties set back behind boundary walls and shallow gardens within deep plots.
- Connaught Avenue
  - Laid out as a principal east/west artery connecting Station Road with Farnley Street, The Drive and Eglington Road.
  - Adopts a wide boulevard scale.
  - Typically generous wide and deep plots containing detached and semi detached properties set back from boundary edges.
- Eglington Road
  - Laid out north to south to connect Forest View with Mornington Road.
  - The west side of the street generally adopts a consistent rhythm and originally comprised semi detached villas with detached properties marking the corner plots. Some later infilling has eroded the overall sense of cohesion. Properties are generally set back in deep plots behind modest front gardens.
  - The east side of the street has little of the regular plot rhythm found on the west side of the street and its layout is largely comprised of the exposed north elevations and gardens of Frederica Road and Connaught Avenue. Modern infilling adds to the irregular plot pattern.

Building Types and Uses

- With the exception of the United Reformed Church on Buxton Road, the area retains its original residential use.

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Character Area 11: Mixed Residential



Building Scale and Massing

- The area was developed piecemeal but there are distinct groups of buildings which were clearly executed by the same hand or in accordance with the same template. Despite the variety of designs, the prevailing scale is of two to three storeys in height. Notable exceptions include the mid-century apartment blocks on Connaught Avenue which occupy larger footprints and are of a larger scale and massing rising anywhere between three to four storeys in height.

Building Materials and Architectural Details

- Buxton Road
  - South side: residential properties are laid out as short terraces comprising six properties bookended by gabled elevations. The central properties are plainly detailed with continuous tiled porches. The end properties are more architecturally embellished with second floor half timbering and timber bargeboards and canted ground floor windows supporting first floor timber balconies with bracketed canopies over.
  - Red and brown brick is the dominant wall material with red and brown tiled roofing. Many of the mid-section properties have been painted or rendered over.
  - North side: the north side of the street is of mixed architectural style. The west end properties (nos. 26-38) comprise short terraces of four properties, red and brown brick constructed with rendered first floors, tiled roofs, projecting entrance canopies and full height bowed frontages.
  - The Mid section properties (Nos.2-18) are of a far grander appearance with arcaded front porches and rendered first floor gables containing paired arch headed windows flanking an arched recess containing a relief moudling of a flower emblem beneath a shield.

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66 Connaught Avenue.



61-67 Buxton Road.

Character Area 11: Mixed Residential

- The north side – east end is dominated by the Chingford United Reformed Church (1910) and the former Congregational Chapel (1890). The church is red brick with stone dressings, triple entrance doors under a five light west window and an offset five + storey square tower with a copper clad spire. The neighbouring former chapel is also of red brick construction with a buttressed south wall containing multi light windows set within gothic arched openings. The gabled west end, the galleried tower and the principal roof are finished in brown tile.



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Chingford United Reformed Church.



2-14 Buxton Road.



49-59 Buxton Road.



Chingford United Reformed Church and Spicer Hall.

Character Area 11: Mixed Residential



- Frederica Road
    - Frederica Road contains a mix of property styles, but all largely adopt the Tudor Revival style seen across the majority of the Chingford Rise Estate. Red and brown brick is the dominant construction material, and several properties feature white painted and rendered upper storeys and tile hanging. Half-timbered gables are common throughout, as are canted bay windows with heavy window mullions and tile hung gables.
- Connaught Avenue and Eglington Road
    - As with Frederica Road, the original properties on Connaught Avenue and Eglington Road contain a range of subtle variations on the Tudor Revival theme.

Boundary Treatments

- Buildings are generally set back behind boundary walls and small front gardens but many of the original boundary walls have been lost to accommodate off street parking.

Public Realm, Open Spaces and Trees

- The area is largely built up with no public open spaces.
- Treelined pavements are common

Views

- Much of character area is laid out along a rigid grid of streets which by their nature allows long uninterrupted framed views. There are few, if any, key views.

Audit of Heritage Assets

- There is one listed building in the character area.
    - Chingford United Reformed Church - Grade II (includes the Spicer Hall which falls within the curtilage of the listed building).
- There are no locally listed buildings in the character area.
- Positive contributors: Nos.2-18 Buxton Road, No.45a Eglington Road, No.25 Connaught Avenue and Nos.22 and 26 and 30-32 The Drive.
- Negative contributors: The mid-century apartment blocks on Connaught Avenue are of some limited architectural merit in their own right, and are redolent of the era in which they were built, but they fail to respond to the prevailing architectural character of their immediate neighbours or the wider study area. Notable examples include Woolden House, Connaught Court, No. 66 Connaught Avenue, Bittern Court, Mallard Court and Hazelwood House.

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Character Area 11: Mixed Residential



Issues and Opportunities

- Many of the historic windows have been replaced with modern uPVC units and the character area would be enhanced by the reinstatement of traditional style windows.
- Loss of historic front boundary walls to allow for off street parking. Opportunities to reinstate original boundary walls.
- Front elevation rooflights and satellite dishes which cause visual harm. Opportunities to ensure further erosion does not occur.
- Over-scaled street facing roof extensions. Opportunities to ensure such extensions are located towards the rear of the properties.

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40 Buxton Road.



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Typical modern shopfront interventions Station Road

6.1 Introduction

This part of the document provides analysis of the current issues and opportunities facing the Study Area and is compiled following detailed site survey and internal stakeholder consultation. The section will be reviewed and updated following public consultation to ensure holistic coverage.

The section is ordered around number of themes which together encompass the issues and opportunities demonstrated across the Chingford Station Road Conservation Area Study Area.

The themes covered comprise:

6.2 Detracting Features and Buildings
6.3 Public Realm
6.4 Shopfronts and Advertising
6.5 Interpretation and Raising Awareness
6.6 Maintenance and Repair of Buildings
6.7 Sustainable Development and Climate Change
6.8 Traffic, Parking and Connectivity
6.9 Development Opportunity
6.10 Landscape setting and views

6.2 Detracting Features and Buildings

The overall appearance and quality of buildings in the proposed Conservation Area is variable. The residential properties to the north of Station Road and around The Drive, Forest Side, Gordon Road and Crescent Road are generally retained in good condition, however there are a number of detracting features and buildings which it would be beneficial to alter or replace to enhance the special interest in these areas. These range from whole buildings, such as a number of post-war infill buildings, to small scale features within individual buildings. Condition along Station Road is highly variable with the buildings and shops to the centre of the street generally of higher quality and condition than those to the east and west for example.

6.2.1 Detracting Buildings

The majority of buildings in the Study Area originate from the 19th century with the exception of the Hunting Lodge and Butler's Retreat at the eastern extremity of the Study Area, some are listed and many more make a positive contribution to its historic character and appearance. However, there are several post-war buildings within the Study Area which detract from the historic character due to their massing, materiality or detailing. These are discussed in Section 5 and identified on the thumbnail maps accompanying each character area.

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If the opportunity to alter or replace these buildings becomes available, there is the potential to enhance the Study Area by ensuring proposals are of high quality, sensitively designed and respond better to the character and appearance of the townscape. There are also buildings within the close setting of the Conservation Area which are detracting particularly between Station Road and the Railway to the south. There are opportunities to enhance the immediate setting of the potential Conservation Area through the sensitive alteration or replacement of such buildings. Any development within the setting of a Conservation Area should take into consideration its special interest and be of high-quality and sensitive design.



North City Motors, a major detractor at the gateway to Station Road.

6.2.2 Unsympathetic Buildings

Certain buildings in the Study Area, which whilst not wholly inappropriate and not considered Negative Contributors, are identified as Unsympathetic Buildings. These buildings are not entirely dislocated from their context or anomalous but are either of a different scale to their surroundings or are poorly articulated. In some incidents, if the opportunity arises, these could be enhanced through alterations to better reflect their surroundings. In other cases, these sites represent potential sites for sensitive redevelopment in the future.

6.2.3 Windows, Doors And Rainwater Goods

Across the Conservation Area, there has unfortunately been some unsympathetic replacement of traditional timber windows in historic buildings with uPVC units. uPVC doors and plastic gutters and drainpipes also appear within some historic buildings in the Conservation Area. This not only has a detrimental impact on the appearance of the Conservation Area as plastic features are modern, alien additions to the historic environment but also often constitutes loss of original or historic fabric. Furthermore, the use of plastic windows and doors reduces the breathability of traditionally constructed buildings, by preventing evaporation of moisture from the building. There are opportunities to return windows back to their traditional material and appearance where they have been altered and there is potential for an Article 4 Direction to be implemented, if the study area is designated, to better control these types of change in the future.

Roof windows (Dormers and sky lights) have been installed in the front elevations of many residential buildings in the Conservation Area particularly to the residential properties north and south of Station Road, these detract from the historic appearance and character of the buildings and streets in which they are present. New openings including dormers and skylights require planning permission. New roof windows could be acceptable on rear roof pitches where not visible from the public realm.



Crudely executed dormer and uPVC window



Street facing rooflights significantly alter the appearance of buildings and the wider streetscape.

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6.2.4 Unsympathetic Features

Unsympathetic modern features have been added to buildings across the Conservation Area and detract from its historic character and appearance. Pigeon deterrents including spikes over doors and windows and areas of netting are present on several buildings, particularly along Station Road. These have a detrimental visual impact and there are opportunities to investigate alternative forms of deterrent.

Satellite dishes, television aerials, burglar alarms and associated cabling are modern, alien features within a historic streetscape and therefore cause a significant visual intrusion. There are opportunities to remove redundant dishes and consider relocating others to more discreet locations. It is recommended that installation of any new devices is to the rear of buildings rather than front and side elevations to reduce visibility from the public realm. Planning permission is required for the installation of telecoms equipment on walls and roofs visible from the public domain.



Pigeon deterrent spikes



Satellite dishes and aerials



Face fixed plant and cabling

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Overhead wires are highly visible in some streets, particularly along Station Road and to the streets (Within the Study Area but excluded from the proposed Conservation Area Boundary) between Station Road and the railway line. These are modern features and distract from views along historic streets. If opportunities arise to relocate cables below ground this would be beneficial to the appearance of the Conservation Area and historic street scene.

Along Station Road, there is a concentration of detracting modern accretions to the visible front elevations of buildings including redundant timber slats for estate agent's signs, surface wiring, satellite dishes and tv aerials, pigeon deterrent spikes and cluttered plastic drainage goods. There are opportunities to remove these, especially where redundant

6.2.5 Boundary Treatments

Boundary treatments across the Conservation Area would historically have been brick walls or railings, sometimes combined with hedges in less dense areas such as the residential area south-east of Station Road (Character Area 5). However, over time traditional boundary treatments have been eroded, unsympathetically replaced or lost-for example to facilitate off street parking. This erosion negatively affects the historic appearance and rhythm of the street scene. Boundaries have been replaced with timber fencing, railings have been removed with just plinths surviving and brick walls have been reduced in height or rebuilt to a different design. Where opportunities arise, returning boundary treatments back to their traditional material and appearance where they have been altered, lost or replaced would be of benefit to the special interest of the Conservation Area.

The southern edge of the study area is defined by the railway line which is delineated by a high impermeable fence. This fence is visually intrusive and represents an abrupt termination to the residential streets south of Station Road. While these streets are currently excluded from the proposed Conservation Area boundary, the fence line is visible at the termination point of views south-eastwards from Station Road for example along Queen's Grove Road and Springfield Road and represents a detracting feature to the setting of the core settlement and proposed Conservation Area. There are opportunities here to screen the railway fencing with a more traditional material or planting.



Railway fencing along the north side of the railway tracks.

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6.3 Public Realm

The public realm within the Conservation Area is mixed reflecting the variety of uses and density across the study area ranging from residential streets, to vibrant commercial centre (Zones for day and night time economies) and connecting routes through green bordered landscapes. The public realm in the more generous residential areas is generally of good quality and in fair condition.

Along Station Road, the public realm has evolved through piecemeal intervention featuring bollards to the shop fronts to the west and bicycle stands and rolling poster displays on the wider pavements to the centre of the Conservation Area. There are some inconsistencies in the quality and materiality of surface treatments across the Study Area. Pavements and road surfaces are pot-holed, patched and in poor condition in some areas. The street lighting is utilitarian-with exceptions such as along Forest Avenue-and does not reflect its heritage context. There is a significant opportunity offered to reinstate consistent, high-quality traditional surface treatments and lighting to improve pedestrian experience.



Substantial potholes along Forest View, a private unadopted road.



Poor quality and randomly placed street furniture.



Advertising boards obstructing views.



Over scaled redundant phone boxes.

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Along Station Road, the pedestrian experience which features broad stretches of wide pavement are not used to their full potential, this area offers the opportunity for a cohesive and consistent public realm strategy, with benches, bins and lampposts that are appropriate to their historic setting.

There are a number of aspirational opportunities which could be taken to further improve the public parts of the Conservation Area and enhance the contribution they make to its special interest. These include:

- Improving the public realm, in particular surface treatments, in particular along Station Road to be more visually appealing and accessible.
- Street furniture (public seating, lighting, planters, highways signage etc.) and replace unsympathetic items with more appropriate and complimentary versions.
- Consider a cohesive and unified public realm strategy including street furniture and surface treatments, ensuring proposals are sympathetic to the character of the area and are durable.
- Increasing soft screening around surface car parking as this is successful where already in place.
- Provision of, or increasing, soft screening (trees and shrubs) along Station Road as a connection to the wider open landscape setting and maintenance of existing evenly spaced trees along Station Road.
- Increase provision of public seating towards the centre of Station Road to enhance the sense of place and accentuate the ‘town centre’ feel.
- Review of pedestrian crossing points and measures to manage traffic flow along Station Road.

The public realm around the former Hunting Lodge and Butler’s Retreat is generally in a good state of repair and the palette of materials used is sympathetic to both listed buildings. A general lack of clutter, including excessive signage and street furniture, has helped to preserve the settings of two important listed buildings. There are a number of possible enhancements to the setting of the Hunting Lodge, discussed below:

- The trees that once enclosed and framed the hunting lodge have since been removed and in limited number of local views the lodge appears marooned and devoid of context. This is particularly so in views from the Rangers Road. Carefully considered evidence-based replanting may help to anchor the lodge and re-establish lost physical and spatial links to enhance its setting.
- The hardstanding around the entrance to the lodge comprises a sympathetic muted colour palette which allows the grade II* listed building to remain the dominant form. It is however in need of repair and contains excessive cracking and vegetative growth which collectively take on a tired appearance.
- A small carpark is positioned between the lodge and the Rangers Road containing painted car bays and parked cars which introduces an unwelcome hard urban environment which fails to preserve or enhance the otherwise rural setting of the lodge. There is considerable scope here to enhance the public realm around the lodge and to consider relocating the carpark to a less prominent and visible location.

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6.4 Shopfronts and Advertising

Retail trade has long been an important part of Station Road's economy and vibrant character and remains so today. Although many historic shopfront features and some full shopfronts survive, many have undergone alteration or replacement with modern styles and materials.

Further loss of historic shop front features should be avoided and opportunities to reinstate lost features, or whole shopfronts would be of considerable benefit to the special interest of the proposed Conservation Area. Reinstatement of more sympathetic shopfront can encourage increased retail activity and may assist with reducing shop vacancy. Oversized, poorly positioned, plastic fascia signs are an issue in the Conservation Area and there are some examples of signage being internally lit which is not appropriate within a historic area. A further issue relates to redundant timber slats left at upper levels following the removal of estate agents' signs. This form of advertising is not consistent with the historic character of the Conservation Area and detracts from its special interest. The colour, design and corporate branding of some signage and advertising does not respect the character of either the building in which they are located or the character of the historic townscape as a whole. Whenever opportunities arise, shopfronts and their signage should be returned to a more traditional appearance or utilise design features or patterns that are in keeping with historic shopfront design and materiality.



Low grade plastic shop signage.



Visually intrusive shop signage.



Extensive signage and sense of clutter.



Extensive signage and sense of clutter.

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Oversized, poorly positioned and internally lit fascia signs and the use of metal or plastic materials are particular issues. Shopfronts have also had their traditional glazing and stall riser arrangements replaced with larger windows which have no subdivision or their traditional stall risers replaced with squat brick versions. The colour, design and corporate branding of some shop signage does not respect the character of either the building in which they are located or the character of the historic street scene as a whole.

Also of note is the gradual spill of commercial activity (café seating and external display of goods) onto the pavement. This is particularly pronounced towards the eastern extent of Station Road where businesses have built out awnings and more permanent structures onto building frontages. While this activity increases the vibrancy of the streetscape, it has the potential to mask historic building features and distort the character of the historic street scene.



Loss of original frontage.



Encroachment on to pavements.

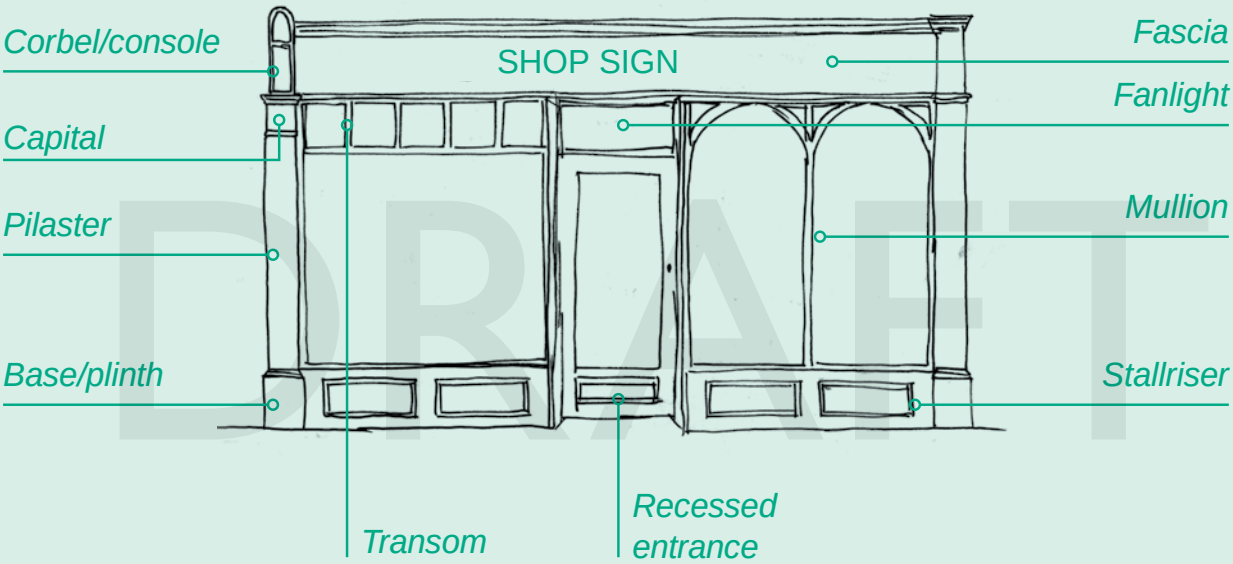


Encroachment on to pavements.

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Whenever opportunities arise, shopfronts and shop signage should be returned to a more traditional appearance (for example through the re-instatement of wall brackets, stall risers and original shop entrances or utilise design features or patterns that are in keeping with historic shopfront design and materiality.

COMPONENTS OF A TRADITIONAL SHOPFRONT



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6.5 Interpretation and Raising Awareness

The Conservation Area contains a number of significant heritage assets, buildings and landscapes, which tell the story of Chingford through their fabric. Of particular importance are Queen Elizabeth's Hunting Lodge and Butlers Retreat which form an enclave at the eastern edge of the Study Area and the aesthetic quality and historic significance of the wider Epping Forest as a backdrop to the Conservation Area. Together these assets tell the story of the early history of the area.

There is a lack of information boards, plaques and pieces of public art within the Study Area which all give information about its history and buildings and signpost visitors across the area in particular to the hunting lodge . There are opportunities, however, to improve the dissemination and awareness of the town's history and special interest. Innovative techniques for disseminating information could be explored such as the use of digital media, as well as traditional forms of interpretation.

Whilst there is a good level of appreciation for the historic character of North Chingford amongst local residents, there are opportunities to increase awareness of the special interest of the Conservation Area, of the responsibilities and benefits of owning a building in the Conservation Area and the implications when proposing changes to buildings. There are also opportunities to raise awareness of the importance of building maintenance to prevent degradation amongst local owners and occupiers.

6.6 Maintenance and Repair of Buildings

The condition of buildings within the Conservation Area, particularly in residential areas is generally good, however there are a number of buildings which are suffering from lack of maintenance or are in need of repair, these are focussed in particular towards the western extent of Station Road. Issues include foliage growth, broken rainwater goods, peeling paintwork, guano and other bird detritus and masonry which requires cleaning. It is critical that the causes of these issues are resolved to prevent reoccurrence and further damage to the building itself and the character of the proposed Conservation Area. There are opportunities to improve the special interest of the proposed Conservation Area by undertaking the necessary repairs to buildings and raising awareness of the importance of building maintenance to prevent degradation amongst local owners and occupiers.



Overall state of disrepair to certain properties.



Lack of effective maintenance.

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6.7 Sustainable Development and Climate Change

Maintenance and continued use of historic buildings and townscapes is inherently sustainable. However, there is likely to be pressure over the coming decades to improve the energy efficiency of North Chingford's historic building stock in order to reduce carbon emissions, particularly from heating which uses fossil fuel sources. This may include the addition of solar panels to roof pitches not visible from the public realm, for which planning permission would need to be sought. Alterations to buildings themselves may include installation of secondary or double glazing and internal insulation of walls, floors and roofs. Within the public realm, it may be necessary to accommodate charging points for electric vehicles. Physical changes to buildings in this context need to be carefully considered so as to mitigate against harm to the significance of both individual buildings and the Conservation Area. This might include improvements to thermal efficiency and changing sources of heating.

The climate emergency interacts with the Conservation Area in a number of ways including changes to buildings and the way people move around the area. Changes to buildings whilst maintaining and continued use of historic buildings is inherently sustainable, there is likely to be both a desire amongst residents and pressure from government over the coming decades to improve the energy efficiency and reduce the carbon footprint of North Chingford's historic building stock. Reducing heating requirements combined with using more sustainable sources of heat and power are the two main aspects to be considered.

There are many opportunities to improve the energy efficiency and reduce the carbon footprint of historic buildings which will have no impact on the character and appearance of the Conservation Area. These include improving the thermal performance of the building stock through insulating lofts and suspended ground floors, draught exclusion and the considered introduction of secondary glazing. Historic and traditionally constructed buildings were designed to be breathable, allowing moisture to naturally exit building fabric. Care needs to be taken to make sure historic buildings remain breathable, rather than air-tight, through choosing appropriate materials that avoid water retention. Care also needs to be taken if external changes are proposed to ensure these are sensitive to their historic context. This could include the addition of solar photovoltaic panels on south or east/west facing roofs as an additional heating or hot water source. However, these must not detract from the historic character of the building and are likely to be only acceptable when positioned on rear roof slopes and not visible from the public realm.

Reducing petrol and diesel car use is critical to reducing carbon emissions and there is government commitment to phasing out their sale over the next decade. Petrol and diesel car use will be replaced by a combination of electric (or other carbon free) vehicles and active, car less travel. Both will require infrastructure changes that will need to be considered in the context of the Conservation Area designation to ensure they are implemented appropriately. Electric vehicles require e-charging points which can be installed within existing car parks and adjacent to street parking bays. Although these are relatively unobtrusive, they are likely

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to increase visual street clutter to a degree and should therefore be considered alongside other reductions in street furniture clutter. Charging electric vehicles in resident parking areas, on the street outside of dwellings, presents a greater challenge with the current technology as personal charging points are expensive and could add considerable additional clutter to the Conservation Area. However, lamp post charging points and wireless charging may become viable in the future and are likely to be more compatible with a Conservation Area environment. If the study area is designated and Article 4s introduced, planning permission may be required on changes to boundary treatments associated with private charging points.

Encouraging active travel, cycling, walking and the use of e-scooters is also vital to reducing carbon emissions. Reducing or calming vehicle movement in the Conservation Area will improve air quality and make active travel more pleasant and safer. The creation of cycle routes and signposting for cycling and walking routes whilst taking care not to add to visual clutter could enhance visitor experience to the area. There are some cycle stands in the study area along station road, new additions should be simple Sheffield hoops as these are most sympathetic to the character of the Conservation Area.

6.8 Traffic, Parking and Connectivity

Closely associated with the climate emergency issue and also of detrimental impact on the experience of the Conservation Area is the amount and flow of parked and kinetic traffic in North Chingford, particularly along Station Road. It is acknowledged that some larger vehicle movement is required to service the retail premises in the town centre, however there are opportunities to remove large vehicles that are just passing through and restrict deliveries to certain times of the day or to certain vehicle sizes. Priority is given to traffic along Station Road with limited pedestrian crossing points. In the residential streets to the south, parking bays are allocated on and off pavements and to the north, boundary walls have been removed to allow for off street parking in response to parking pressures in an area not originally designed for mass car ownership. Traffic calming measures, such as new surface treatments to slow traffic could also be considered and would have the benefit of allowing traditional surfaces to be reintroduced.

Improving general movement to reduce congestion and enhancing the pedestrian experience would also be beneficial as this would improve the experience of the Conservation Area's special interest. Particular areas of compromise include the lack of pedestrian crossings along the length of Station Road and the poor pedestrian experience and access along both sides of Ranger's Road on the approach to Queen Elizabeth's Hunting Lodge.

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The transition from Station Road into Rangers Road forms the gateway into the main part of the proposed Conservation Area from the east but feels fragmented owing to the irregular plot pattern and contains several detracting buildings and sites, which dilute its character and special interest. This transition contributes to poor connectivity and visibility between the core urban settlement and the character area around the Hunting Lodge – owing to distance, pedestrian access (noisy road with narrow pavements), lack of signage. This poses an opportunity to enhance this relationship through better signage, interpretation and some consideration to improve the journey and transition between the two areas for pedestrians and vehicles.



The test centre parking at the gateway to Station Road.



The poor quality public realm around the bus station.

6.9 Development Opportunity

North Chingford is an attractive area with key transportation links, good housing stock and easy access to the wide-open spaces of Epping Forest and is therefore a desirable place to live and work. This means that there is an inevitable desire for new development in the settlement, both within the study area and its setting.
In addition, there is a nationwide housing shortage with local authorities under pressure to permit new residential developments. There are a limited number of sites which have been identified for future development opportunity, particularly along the eastern extent of Station Road for example the site of the current coach station and in the longer-term modern infill sites along Forest View. There are opportunities for infill and back-land development where this ensures historic plot patterns can be protected. The green setting of the Conservation Area makes a significant contribution to understanding and appreciation of the special interest of the study area.

There are opportunities both within and in the setting of the Conservation Area for carefully considered and well-designed new development that either preserves of enhances the character and appearance of the area. Buildings and sites identified as negative or detracting have significant enhancement potential through sensitive redevelopment.

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Peartree House, an opportunity site on Gordon Road.

6.10 Landscape Setting and Views

One of the most important characteristics of the Study Area is the relationship between the built environment with the surrounding Epping Forest. The grand villas along Forest Avenue, Forest View and Crescent View were strategically placed in generous plots to take advantage of open views across the Forest. In the present day, this relationship has been eroded by dense tree growth along Crescent Avenue limiting eastward views across Whitehall Plain and towards the hunting lodge. Traffic to the front of Forest Avenue along the later Ranger's Road has impacted the relationship between Villas and landscape setting and at Forest View, the occurrence of and relationship with the golf course has diminished this relationship. This limitation of important views and physical permeability between built environment and landscape has a significant impact on the character of the conservation and offers significant potential for reinstatement and enhancement.

Future erosion of the landscape setting and its relationship with the historic built environment could be protected by a Conservation Area designation.

Maintaining existing trees and replacing lost or dying trees are an important part of the strategy to tackle climate change and trees also contribute considerably to the special interest of the Conservation Area. Street trees are a recent characteristic of Station Road and these combined with trees in private gardens and the surrounding forest contribute significantly to the sense of place. Permission is needed for any works to trees above a certain size in a Conservation Area and justification is required for the loss of any street trees, which should also be replaced with new trees. A succession planting strategy would be beneficial to ensure existing tree coverage is maintained into the future along with key views through tree lines and opportunities for new trees should also be considered particular given the study area's appraisal at the threshold of Epping Forest.



Views of the Forest Hotel obscured by dense middle ground trees and foliage.

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Bank on the corner of Willow Street and Station Road.

7.1 Introduction

If the study area is designated as a Conservation Area, the overarching ambition for the Conservation Area will be to preserve and enhance what is special about it and it is the statutory duty of the Council to ensure this happens. Preserving and enhancing the special interest of the proposed Conservation Area will be achieved by ensuring that change and development take place in a considered and sympathetic way and raising awareness and promoting shared responsibility for looking after the Conservation Area.

The long-term objectives will be to phase out ill-considered change and additions and ensure new development is of high quality and responds to the special character of the Conservation Area. This applies from very small changes such as reinstating lost historic features to proposals for new buildings both within the Conservation Area and within its setting. In addition, regular maintenance of buildings is a vital part of ensuring the special interest is preserved as well as the physical fabric of individual buildings. Repairs can often be necessary, ensuring that these are done in the most sensitive and least impactful ways possible is an important part of looking after historic buildings and the proposed Conservation Area as a whole.

The following sections set out the controls in place to manage change within the Conservation Area, if it is designated, provide guidance on aspects such as maintenance, repair, alteration and new development. This includes specific guidance in relation to shopfronts and changes to buildings to tackle climate change and a set of recommendations to manage and enhance the proposed Conservation Area.

7.2 Planning Legislation, Policy and Guidance

Planning legislation, policy and guidance will be utilised when considering development or other changes within the Conservation Area, if designated. This is to ensure that proposals seek to preserve or enhance the areas special interest including the contribution made by its setting. The primary legislation governing Conservation Areas is the *Planning (Listed Buildings and Conservation Areas) Act* 1990. This is the key tool for the Council to fulfil its duty to manage its Conservation Areas and ensuring that proposals for change preserve and enhance their special interest. Below this national-level legislation lies national and local planning policy which support this legislation in the protection and enhancement of Conservation Areas. See the Council's website for details of current national and local Waltham Forest planning policy.

In addition to legislative and policy requirements there is a wealth of best practice guidance and advice available from Historic England and other heritage organisations. When changes are being considered to buildings in the proposed Conservation Area, or perhaps where new development is proposed, it is often helpful to use the Council's Pre- Application Advice service to gain early guidance on proposals and highlight any constraints or opportunities; details can be found on the Council's website.

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7.3 Control Measures Brought About By Conservation Area Designation

7.3.1 Restrictions On Permitted Development

If North Chingford is designated as a Conservation Area, in order to protect and enhance its special interest, any changes that take place must conserve, respect or contribute to its character and appearance. Permitted Development Rights, as defined by The Town and Country Planning (General Permitted Development) (England) Order 2015, are works which can be undertaken without the need to gain planning permission. Permitted Development Rights are different in a Conservation Area, meaning that planning permission is needed for works which materially affect the external appearance of a building.

This includes, but is not restricted to:

- The total or substantial demolition of buildings or structures (including walls of over 1m in height, gate piers and chimneys);
- Other partial demolition including new openings in external elevations;
- Works to trees with a diameter of 75mm or greater, measured at 1.5m from soil level;
- Changes to the external finish of a building (including rendering, pebble dash or other cladding);
- Changes to the roof shape including installation of new dormer windows and chimneys;
- Any extension other than a single-storey rear extension of 4 metres or less (3 metres or less if the house is detached or semi-detached);
- Extensions to the side of buildings;
- Any two-storey extensions;
- Erection of an outbuilding to the side of a property;
- Aerials and satellite dishes on chimneys or elevations visible from the street;
- Putting up advertisements and other commercial signage (Advertising Consent may also be required);
- Changing the use of a building (e.g. from residential to commercial); and
- Installing solar panels that are wall- mounted on a wall or roof facing the highway.

For further information and advice about when planning permission is required within a Conservation Area, see the guidance on the Government's Planning Portal or contact the Council's Planning Department. It should be noted that proposals which affect Listed Buildings, including changes to their setting, may also require Listed Building Consent.

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7.3.2 Article 4 Directions

The Council can develop bespoke controls to ensure that specific elements of a Conservation Area are protected from harmful change. This is done through the application of an Article 4 Direction. These provide additional control by specifically revoking certain permitted development rights meaning that Planning Permission needs to be sought before work can be undertaken. Typical examples of development that would require approval include:

- The enlargement, improvement or other alteration of a dwelling house which fronts a relevant location.
- The alteration to the roof of a dwelling house where the alteration would be to a roof slope which fronts a relevant location.
- The erection or construction of a porch outside any external door of a dwelling house which fronts a relevant location.
- The provision within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house as such where the hard surface would front a relevant location.
- The installation, alteration or replacement of a satellite antenna on a dwelling house or within its curtilage which would front a relevant location.
- The erection, alteration or removal of a chimney on a dwelling house or on a building within the curtilage of a dwelling house.
- The erection, improvement or alteration of a gate, fence, wall or other means of enclosure within the curtilage of a dwelling house which fronts a relevant location.
- The painting of a dwelling house or a building or enclosure within the curtilage of a dwelling house which fronts a relevant location.
- The demolition of all or part of a gate, fence, wall, or other means of enclosure within the curtilage of a dwelling house which fronts relevant location.

In this schedule “relevant location” means a highway, waterway or open space.

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7.4 Advice On Conservation and Repair of Buildings

All buildings require maintenance and repair regardless of their age, designation (or lack therefore) or significance. In Conservation Areas, it is important that such works are carried out sensitively to protect the historic fabric of buildings and respect and preserve the established character of the wider area. The following sections provide a summary of best practice advice on maintenance and repair, which should be used as guidance if the study area is designated. Historic England, and other heritage bodies such as the Society for the Protection of Ancient Building (SPAB), provide a wide range of advice and guidance on how to care for and protect historic places, including advice on the maintenance and repair.

7.4.1 Maintenance

Maintenance is defined as routine work necessary to keep the fabric of a place in good order. It differs from repair in that it is a pre-planned, regular activity intended to reduce the instances where remedial or unforeseen work is needed. Regular maintenance ensures that small problems do not escalate into larger issues, lessening the need for repairs and is therefore cost effective in the long-term. In general maintenance work does not require consent from the Council, however some maintenance works may require consent.

Regular inspection of building fabric and services will help identify specific maintained tasks relevant to each building. These could include but are not limited to:

- Regularly clearing gutters and drain grilles of debris, particularly leaves;
- Clearing any blockages in downpipes;
- Sweeping of chimneys;
- Removal of vegetation growth on or abutting a building; and
- Repainting or treating timber windows and other external timberwork.

7.4.2 Repair

Repair is defined as work that is beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving alteration or restoration. Identification of repairs may arise during regular inspection of buildings or following extreme weather events and could include repairing damage to roof coverings, repointing of brickwork or repairs to windows. It is important to understand the cause of the damage or defect both to ensure that the repair is successful and to limit the work that is required. It is also important to understand the significance of the built fabric affected in order to minimise harm when enacting a repair. As with maintenance, consent may be required for some types of repair work, it is advisable to discuss with the Council before any work is undertaken.

The following should be considered when planning repair works:

- Repairs should always be considered on a case-by-case basis. A method of repair which is suitable for one building may not be suitable for another.
- Use materials and construction techniques to match the existing to maintain the appearance and character of the building. The exception to this is when existing materials or techniques are detrimental to the built fabric, e.g. cement pointing on a historic brick building.

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- Repair is always preferable over the wholesale replacement of a historic feature.

- If replacement of a historic feature is required, as it has degraded beyond repair, the replacement should be carried out on a like-for-like basis using the same materials and construction techniques. The replaced element should be the same as the original in terms of material, dimensions, method of construction and finish (condition notwithstanding) in order to be classed as like-for-like.

- Like-for-like replacement should not be applied in cases where a historic feature has previously been repaired using inappropriate materials or techniques. Where seeking to improve failing modern features or past unsuitable repairs, a traditionally-designed alternative using appropriate materials is preferable such as breathable, lime-based renders and paints. In such cases planning permission and, if a listed building, Listed Building Consent, may be required.

- Only undertaking the minimum intervention required for any given repair.

- Repairs, should, where possible, be reversible as better alternatives may become available in the future.

- Repointing should always be carried out using a lime-based mortar. Within historic and traditionally constructed buildings, cement-based pointing is damaging to brickwork and stonework as it is an impermeable material. Periodic renewal of pointing will extend the lifetime of building fabric.

7.5 Advice on Making Changes to Buildings and New Development

7.5.1 Alteration, Extension and Demolition

The appropriateness of demolition, alteration or extension will be considered on a case-by-case basis, as what is appropriate in one location will not necessarily be acceptable in another. In all cases it is vital to consider the impact of the proposed change on the special interest of the conservation area ensuring that this is preserved or enhanced.

Demolition of buildings that detract from the conservation area may be beneficial. However, gap sites can also detract from the character of the conservation area and therefore demolition of whole buildings will only be permitted where rebuilding is guaranteed, or the site was historically open, and this remains appropriate.

Alterations should preserve or enhance the character of the conservation area. This means that changes should be respectful of the prevailing architectural and visual character of the conservation area and the specific character area in which it is located. Alterations may comprise of the removal of detracting features, such as uPVC windows, and, where appropriate their replacement with more historically appropriate versions. Alterations must therefore use appropriate materials and details for their context, often those that are typically found within the conservation area. This may include timber for windows and doors and brickwork for structural elements such as external walls. New materials may be appropriate as long as they are complementary to the appearance of the area.

Extensions should be subordinate to the existing buildings in their scale, massing and design. Extension to the side and front of buildings is unlikely to be appropriate as this would change the visual appearance

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of the streetscape, whereas extension to the rear is likely to be more acceptable. All extensions should be of high-quality design and construction. Whilst the design may use materials and finishes which are characteristic to the conservation area, including local brick, there may be scope for use of a wider, less traditional material palette where these are part of a high quality, sensitively-designed extension that complements or enhances the appearance of the original building.

7.5.2 Alterations in Response To Climate Change

There are many opportunities to make changes to historic buildings in the conservation area which will assist in tackling climate change. For unlisted buildings, internal works will not require planning permission, however for any works which affect the character and appearance of the building's exterior within the context of the conservation area will be required. Any works to listed buildings, both internal and external, will require listed building consent and those to the exterior may also require planning permission.

Internally, adding insulation to lofts and below suspended ground floors will improve thermal efficiency and draft exclusion around windows, doors and vents will also be beneficial. Installing secondary glazing, thick curtains and internal shutters (if appropriate to the period of the property) will also improve thermal performance. Care should be taken to ensure that traditionally constructed buildings remain sufficiently breathable so as to not cause harm to the fabric of the building. Externally, solar panels could be installed on rear roof slopes and not visible from the public realm. Where solar panels are proposed to be installed to listed buildings, even on rear roof slopes, Listed Building Consent will be required. Other renewable energy sources could be considered, such as ground, air or water sourced heat pumps long as they do not detract from the appearance of the conservation area.

7.5.3 Boundary Treatments

Many residential buildings in the conservation area are set back behind front gardens or areas of hardstanding. Loss, alteration and replacement of historic boundary treatments, in particular those demarcating front gardens, has been identified and this has caused harm to the appearance and character of the conservation area. Where historic boundary treatments have been lost or altered, their reintroduction will be encouraged where the proposed materials and design are appropriate to the character of the conservation area. Historically front boundaries would have comprised brick boundary walls or occasionally metal railings on low plinths. These features are often accompanied by hedges or other soft landscaping. Unsympathetic boundary treatments will be discouraged, and such existing boundary treatments should be replaced when opportunities arise. Further detrimental alteration and loss of historic boundary treatments will be discouraged.



Inappropriate boundary treatments.

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7.5.4 Unsympathetic Modern Additions

Addition of modern features to buildings should be carefully considered to ensure they are both necessary and appropriate to the character and appearance of the conservation area. Removal of unsympathetic features such as pigeon deterrents and redundant wiring, satellite dishes and television aerials should be undertaken pro-actively as this will enhance the conservation area. The installation of new television aerials and satellite dishes on a wall, chimney or roof slope that faces onto, and is visible from, the public realm (principally front and side elevations) of the conservation area requires planning permission and is discouraged. The visibility of such features harms the appearance of the conservation area and therefore care should be taken to locate these items discreetly, ideally to the rear of buildings.

7.5.5 Windows, Doors and Drainage Goods

Many of the buildings in the conservation area have seen their original windows replaced by modern uPVC equivalents. There are also instances of plastic rainwater goods and doors. Plastic features within historic buildings are not in-keeping with their historic appearance and detract from the special interest of the conservation area. Therefore, replacement of historic or traditional windows, doors and rainwater goods is strongly discouraged unless they are damaged beyond repair. Where such replacement is necessary this should be in traditional and appropriate materials and styles. Where inappropriate replacement has already been undertaken, returning these features back to their traditional appearance is encouraged. The proportions and type of window will be dependant on the age and style of individual buildings.

Timber doors and windows should be painted in appropriate colours. Changes in colour beyond a shade lighter or darker of the existing colours is likely to need consent with decisions based on the surrounding context and appropriate historic precedent. Rainwater goods would have historically been painted cast iron or lead; however other metals may be appropriate subject to their detailed design.



Bulky and visually intrusive roof extensions.



Original timber windows and stained glass.

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7.5.6 Shopfronts and Signage

Retail is an important part of the conservation area, specifically along the entirety of Station Road. The design and appearance of shop fronts is therefore an important consideration in preserving and enhancing the appearance of the conservation area. Whilst some historic shopfront features survive, many original features have been lost and the shopfronts unsympathetically replaced or altered.

Changes to shop fronts will require planning permission, and, if part of a listed building, Listed Building Consent. Changes to signage and advertising will require Advertisement Consent.

A shopfront is part of a building as a whole, rather than being a separate entity. The design of shopfronts therefore needs to reflect the style, proportions, vertical or horizontal emphasis and detailing of the rest of the building, particularly the principal elevation. A shopfront needs to sit within the original building framework set by structural and decorative features within the elevation; columns for example should be carried down to ground floor. This is the case for both building which historically contained retail at ground floor and where one has been inserted in a building designed for residential use.

Where historic shopfronts survive or existing shopfronts contribute to the character and appearance of the conservation area, these should be retained and enhanced where possible. Any historic shopfront features which survive should be retained, repaired as necessary, and incorporated into new schemes, rather than being replaced. It would be desirable to reinstate historic features, such as corbels and pilasters where these have been lost and the placement of them, or vestiges of their original design, remain.

Where it is appropriate to replace all or parts of a shopfront, traditional styles (or designs that retain the same proportions and materiality) are likely to be most appropriate in historic buildings, but non-traditional, sympathetically designed shopfronts would be appropriate in modern and new buildings. The replacement of inappropriate modern alterations to shopfronts with suitably- designed traditional alternatives is encouraged.

Traditional and characteristic materials, specifically painted timber and glazing, best enhance the historic character of the buildings. It is expected that proposals to alter signage and shop frontages will use these materials. The use of plastic and metal is not considered to be appropriate in historic contexts.

Pilasters, corbels, cornice, fascia and stall risers are all important elements in traditional shopfronts which create the visual proportions of the shopfront. Sadly many of these features have been lost or harmed due to unsympathetic changes. Fascias are of notable importance and should be in proportion to the rest of the shopfront and not overly large. Fascias should not extend above cornice level (or, where there is no such feature, should be well below the sill of the window above), or beyond the corbels on either side. Full height glazing is a modern feature and does not reflect the character of historic buildings. Smaller windows with stall risers (a plinth under the window), transoms and mullions are typical traditional features and more appropriate in historic contexts.

The design and detailing of advertising and signage content, both on fascias, hanging signs and any free-standing signage, are also important in the conservation area. The signage should complement the design of the shopfront and building, conveying a sense of permanence and quality. Colour palettes, lettering style

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and illumination need to be considered in the design of a complementary shopfront. With regards to illumination, internally lit signage is inappropriate within the conservation area, with subtle external lighting being more appropriate. Careful consideration needs to be given to the appropriateness of free-standing signage such as A-boards as these can cause visual clutter and physical impediment to pedestrian movement.

Historic photos show many of the shopfront properties on Station Road beneath fabric canopies. Sadly, many of these have been lost over time and such features can add interest to the street scene if of an appropriate design suitable for use in the conservation area. Canopies should avoid obscuring historic features, should be retractable and made of canvas. Canopies would have traditionally been positioned above fascia signage and this is therefore the most appropriate position for replacement or new canopies; projecting hanging signage will allow the shop name and advertising to remain visible when the canopy is down. Installation of canopies will require consent from the Council.



Station Road in the 1960s before many of the original frontages and fabric canopies were removed.

7.5.7 New Development Within the Conservation Area

There are some sites with development potential within the conservation area, including a small number of detracting or neutral buildings and site allocations identified by the council as part of local plan related work. The sensitive replacement or redevelopment of these sites could enhance the conservation area.

Any new and replacement development must be of the highest quality of design, construction and detailing, and will need to take special account of, and be sensitive to, the following:

- The architectural or historic interest of any building proposed to be removed;
- The historic significance of any relationship between any building to be removed and any adjacent structures and spaces;
- The potential to draw inspiration from the historic use and character of a site;
- The historic significance of any gap site (i.e. is it an historic or intentional gap within the street frontage or does it detract from its surroundings);
- The potential for a new design to impact the setting of any neighbouring heritage asset(s);
- The materials and architectural detailing characteristic of the area, which should be a key point of reference to inform the choice of materials and detailing of the new design;
- The grain of the surrounding area, including, where possible, historic plot boundaries;
- The potential impact on local views and prominence of landmark buildings; and,
- The potential impact of a new design on known or potential archaeological remains.

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This list is not exhaustive; each location will present its own unique requirements for a sensitive and appropriate new design. In all cases, new development must be of the highest quality of design, construction and detailing. The principal aim of new development should be to preserve and enhance the character of their immediate surroundings and the conservation area as a whole.



High quality new design on Eglington Road

7.5.8 New Development in The Setting Of The Conservation Area

The wider setting of the conservation area contributes considerably to its special interest, and new development within this setting should be sensitive to any potential impacts, for example in relation to longer views. Development within the setting of the conservation area should be of the highest quality design and execution, and, where relevant, help phase out unsympathetic interventions from the past.

7.6 Public Realm

The public realm, namely publicly accessible streets and open spaces, is the area from which the majority of people will experience the conservation area, preserving and enhancing its character and appearance is therefore of considerable importance for maintaining the special interest of the area. The public realm consists not only of the surfaces but the street furniture, street signs and interpretation.

A sensitive and holistic approach needs to be taken to changes and improvements to the public realm within an overarching strategy, including changes to road infrastructure to encourage cycling and walking. Any additions or amendments to the public realm will also need to take account of highways and other relevant regulations and reflect the varying character of the conservation area.

There are areas where surface finishes are in a poor condition and others which could benefit from replacement with more sympathetic and durable surface treatments. Care should be taken to ensure future public realm works are considered for the longer term and materials both for the street furniture and surface treatments are durable and high quality. Where historic items of street furniture and surface finishes do survive, these should be retained and repaired in situ.

In addition to street furniture, road signage, free-standing shop-signage, broadband cabinets and items such as inappropriately located café extensions encroaching into the public realm can collectively cause excessive clutter and detract physically and visually from the pedestrian experience of the conservation area. Applications associated with features within the public realm will be carefully considered to ensure that the public streets remain pleasant and attractive places to be whilst ensuring that commercial activities can continue successfully.

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7.7 Specific Management Principles

The following principles have been developed in response to the issues and opportunities identified and the guidance on managing change provided over the previous pages. They are intended to ensure the preservation and enhancement of the Chingford Station Road Conservation Area, if it is designated.

01 The historic environment of North Chingford, in particular that which contributes to the character and appearance of the Conservation Area, should be maintained to ensure the area remains a desirable place to live, work and visit.

02 Proposals for extension, alteration and new development within the conservation area should preserve or enhance the significance of the Conservation Area.

03 The design, construction and materials of any new development, extension, alteration or repair should be of the highest quality and be appropriate for their local context.

04 Development within the setting of the Conservation Area should preserve and enhance its significance, giving consideration to scale, massing, proportions, materials and detailing.

05 Development within the setting of the Conservation Area should ensure its green and natural character, which contributes to its significance, is maintained.

06 Trees which contribute to the character of the Conservation Area should be retained and opportunities for new tree planting and green landscaping should be taken, where appropriate.

07 Changes to buildings in response to climate change are encouraged but should take into consideration the character and appearance of the Conservation Area.

08 Removal of inappropriate and unsympathetic additions to buildings and the street scene is encouraged.

09 Reinstatement of lost historic features, such as timber sash windows or corbels on traditional shop fronts, is encouraged.

10 The replacement of inappropriate modern alterations to shopfronts with suitably designed alternatives is encouraged.

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2-18 Buxton Road.

8.1 Legislation, Planning Policy and Best Practice Guidance

The following legislation, policy documents and guidance have been utilised in undertaking the review and preparing this report.

- *Planning (Listed Buildings and Conservation Areas) Act* 1990
- *National Planning Policy Framework* (2021) (specifically Section 16 Conserving and Enhancing the Historic Environment)
- Planning Practice Guidance (PPG)
- *Conservation Area Appraisal, Designation and Management Historic England Advice Note 1 (Second Edition)*
- *Conservation Principles, Policies and Guidance* (2008)
- *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2nd Edition)*

Expanded policy frameworks and guidance documents are included in Appendix A.

8.2 Approach to the Assessment

If the area is designated as a Conservation Area and this document is adopted as a Conservation Area Appraisal and Management Plan, this part of the document, assessing whether the study area should be designation as Conservation Area, will become redundant and will be removed.

The assessment is informed by the analysis within the previous section and consideration against existing policy and guidance relating to Conservation Areas, particularly the sections outlined in section 1.0 within the Planning (Listed Buildings and Conservation Areas) Act (1990), the National Planning Policy Framework, the Planning Practice Guidance and Historic England's guidance (Advice Note 1), Conservation Area Designation, Appraisal and Management.

The assessment follows the three questions within Historic England's Advice Note 1 for the assessment of a new area for designation, drawing in the other guidance and legislation where relevant.

Consider whether the area has:

a sufficient architectural or historic interest for the area to be considered 'special'?

b whether this is experienced through its character or appearance? and

c whether it is desirable for that character or appearance to be preserved or enhanced, and what problems designation could help to solve.

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A: summary of Special Interest

- Chingford draws special interest from its early origins, first referenced in the 11th century, when `Cingefort' was listed in the Domesday Book of 1086.
- Chingford derives considerable special interest from its royal associations, which are still tangible today. Henry VIII acquired the manors of Chingford Earls and Chingford St Paul's in the 1540s and built the Queen Elizabeth Hunting Lodge, which remains as a rare example of a timber-framed, royal standing for hunting. The structure, which was popular with Elizabeth I in the 16th century, still overlooks an open landscape setting and Epping Forest beyond.
- The special interest of the place stems from North Chingford's location at the north-eastern edge of London. The historic settlement was characterised by its historic landscape setting to the north and east, which provided a pleasant view for the grand villas on Forest Avenue, Crescent Road and Forest View. This setting remains undeveloped today and forms a fundamental element of the character of the place.
- The arrival of the railway in 1870s was a key contributor to the late 19th century development of North Chingford, transforming the area which was historically isolated owing to its poor roads. Better access to London brought tourists from London who arrived for entertainments such as donkey rides, funfairs and fortune telling. The Butler's Retreat, which served refreshments, and the Royal Forest Hotel, next to the Hunting Lodge, represent the popularity of North Chingford as an `inland tourist resort'.
- North Chingford's enhanced connectivity attracted a stream of wealthy middle-class buyers who fed the suburbanisation and rapid expansion of North Chingford, which represents a key phase in the settlement's development in the Victorian and Edwardian periods.
- North Chingford draws interest from its historic association with the Liberator Building Society and one of their principal architects, Edmond Egan, who began the first major development, the Chingford (or Forest) Rise Estate, in 1884. Owing to mismanagement by the founder, Spencer Jabez Balfour, the company collapsed in 1892, however, not before a number of streets were developed including The Drive and Buxton Road, which represent a distinctive Queen Anne style.
- Grand semi-detached or detached villas remaining today, including those on The Drive and Crescent Road, feature an eclectic architectural style reflecting the status of their occupants with Italian-style campanile; Gothic oriel windows, jettying and tall chimney stacks; and Queen Anne Revival hipped roofs and Dutch gables.
- Aside from the eclectic architectural and decorative features, the buildings across the study area employ varied materials and finishes, which contribute to the character of the area. These include red or yellow/ brown brick, render, hung tiles, half-timbered motifs and terracotta.
- Today North Chingford remains an important residential settlement, retains the bustling character of its Victorian shopping Parade on Station Road and retains a strong relationship with Epping Forest, visually and by providing easy access to the forest.

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B: is this special interest experienced through its character or appearance?

- The survival of a rare Henrician Hunting Lodge in London forms a key part of the settlement's character and appeal, however, the visibility of this lodge from North Chingford could be enhanced, as well as the legibility and interpretation of the important early history of the development.

- There remains a tangible link to the settlement's landscape setting, namely Epping Forrest, Chingford Plain and Whitehall Plain, particularly from the north and east sides of the study area. There is scope for views towards this open landscape setting to be enhanced from more central streets in the study area.

- North Chingford's status as as wealthy Victorian/ Edwardian residential suburb is still evident today, as reflected by the good survival of villas on roads including The Drive and Forest Avenue. However, this status has been eroded by some unfortunate losses, including many of the grand villas on Forest View, now given way to less sympathetic developments, as well as the gradual erosion of historic features such as windows, doors, boundary treatments, roof finishes and shopfronts.

- Station Road remains a busy high street centred around the Victorian shopping Parade, despite the loss of many historic shopfront features.

C: should the character be preserved through CA designation?

- North Chingford has considerable historic character and special interest; however, lack of protection poses an increased risk of erosion to what makes the area special.

- Conservation area designation would provide much-needed protection for the development's built heritage, townscape and setting, particularly against multi-dwelling developments of an inappropriate scale, low quality extensions and demolition of historic buildings, as well as smaller changes including alterations to roofs and building finish, and the introduction of visible satellite dishes and aerials.

- There are a number of positive contributors or undesignated heritage assets that are not currently protected statutorily and designation would ensure that there are controls in place to protect these non-designated heritage assets from inappropriate change and to ensure that any new development is designed to be in-keeping with the surrounding built heritage.

- Conservation Area designation could be used in conjunction with Article 4 Directions, as employed in all Waltham Forest Conservation Areas, which would provide additional control by specifically revoking certain permitted development rights meaning that Planning Permission would be needed, for example, for changes to windows, boundary treatments or roofs.

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8.3 Recommendations

North Chingford has a distinct historic character and special interest, as set out in previous sections, and would benefit from protection, as indicated by the erosion of character in certain areas owing to insensitive change. Conservation Area designation is therefore recommended.

It is recommended that the findings of this report are carefully considered by stakeholders. Should Conservation Area designation be taken forward for North Chingford then a full CAAMP of the area, based on this draft, would need to be undertaken. The CAAMP along with the formalised boundary of the area would need to be approved by the London Borough of Waltham Forest's planning committee following a period of statutory consultation.

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The Parade

A.1 Introduction

Situated between the River Lea and Buckhurst Hill, about 17 kilometres north-east of central London, the parish and borough of Chingford boasts a long history, at first remote, with the land resources for agriculture and rural industry as well as accommodation for leisured pursuits like hunting. The area was transformed in the late nineteenth century when its historically poor roads were supplemented by the railway. With better access to London, visitors from the home counties and interested buyers from the middle-class housing market both flooded in and have since defined the area, especially north Chingford.

A.2 Early history

Archaeological excavation that took place in the 1990s, in an area southeast of the Girling Reservoir, found evidence of occupation during the pre-middle Iron Age, including two disturbed cremation urns.[01] The Victoria County History of Chingford, however, states that these finds are insufficient to draw more conclusions on the nature of a pre-historic or Roman settlement in the area. It has been suggested that the original Saxon settlement was near Cook's Ferry in the south-west corner of the parish.[02]

A.3 Medieval history

Listed as "*Cingefort*" in the 1086 Domesday Book, the wider area has been known by several different spellings over the centuries: from "*Chingeford*" in 1181, to "*Chingelford*" in 1242, and "*Chyngleford*" in 1440, in reference to the Old English "*cingle*" and "*ford*," referring to gravel or small pebbles. The River Ching, which is a tributary of the River Lea originating from Epping Forest, was in the sixteenth century simply called "*the Boorne*" or "*the Brook*" and reportedly derived its name from the area.[03]

Due to the poor state of the roads, Chingford remained isolated and its development stagnant, especially at its wooded, northern border with Epping Forest. Below is a brief description of the surviving early history in Chingford's southern areas, from which urban development gradually sidled northward but did not notably transform until the nineteenth century. Since 1990, Chingford Green has been designated the fourteenth Conservation Area within the London borough of Waltham Forest, and previous reports have thus aided in the review of its early history.

There are a few medieval manors often associated with this area: *Chingford St Paul's* (or Chingford Hall) in the west of the parish, *Chingford Earls* (also called Chingford Comitis, held in 1086 by Robert Gurnon) situated to the south-east, and *Gowers and Buckerells* (or Pimps) further in the east, near Friday Hill.[04]

01 "Newham Museum Service: Manor House, Chingford."

02 Powell, "The Parish and Borough of Chingford"; "Newham Museum Service: Manor House, Chingford."

03 Mills, "Chingford."

04 Powell, "The Parish and Borough of Chingford."

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The manor of *Chingford St Paul's* was once owned by the canons of St Paul's Cathedral as early as 998. It remained one of several manors that helped to support the canons' household through agriculture, and the land was leased to farmers well into the sixteenth century. Henry VIII acquired the manor in 1544, granting it in addition to the manor of *Chingford Earls* (which had since passed through many different hands since Robert Gurnon in 1086) to Thomas Darcy (d. 1558).[05]

Associated with the various manors were several manor houses built in the Middle Ages and thereafter modified or demolished, including Chingford Hall (within *Chingford St Paul's*, described in a lease from c.1265) and another, unnamed structure in *Chingford* Earls, referenced in a statement from the seventeenth century, though its exact location is not known.[06]

The forest, marsh, and surrounding farmland were all important features of the early parish landscape. Though it wasn't yet developed as habitable land, north Chingford was an essential piece in the agrarian economy. Aside from providing timber and game, the wooded area to the north was also used for feeding pigs. The marshes adjacent to the River Lea were sheep pasture, and the river itself an excellent source of fish.[07]

Additional rural industries were present here, and though agriculture dominated most labouring activity, the area's clay soil was a natural material for tile and brick production, as well as other forms of pottery. There is reported to have been a tile house as early as 1476.[08]

On top of Chingford Mount, overlooking the reservoirs of the Lea Valley, stands the medieval All Saints Church (or Chingford Old Church), which serviced the parish for several centuries.[09]

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05 Powell

06 Archaeological excavation funded by Tarmac Homes (Southern) Ltd in the 1990s attempted to pinpoint the site of a manor house in an area that was preparing to be developed just southeast of the Girling Reservoir. This might have been the structure associated with *Chingford Earls*, though no correlation could be established, and the house might have been further south. "Newham Museum Service: Manor House, Chingford"; Powell, "The Parish and Borough of Chingford."

07 Pewsey, *Chingford: Pocket Images*, 7–8.

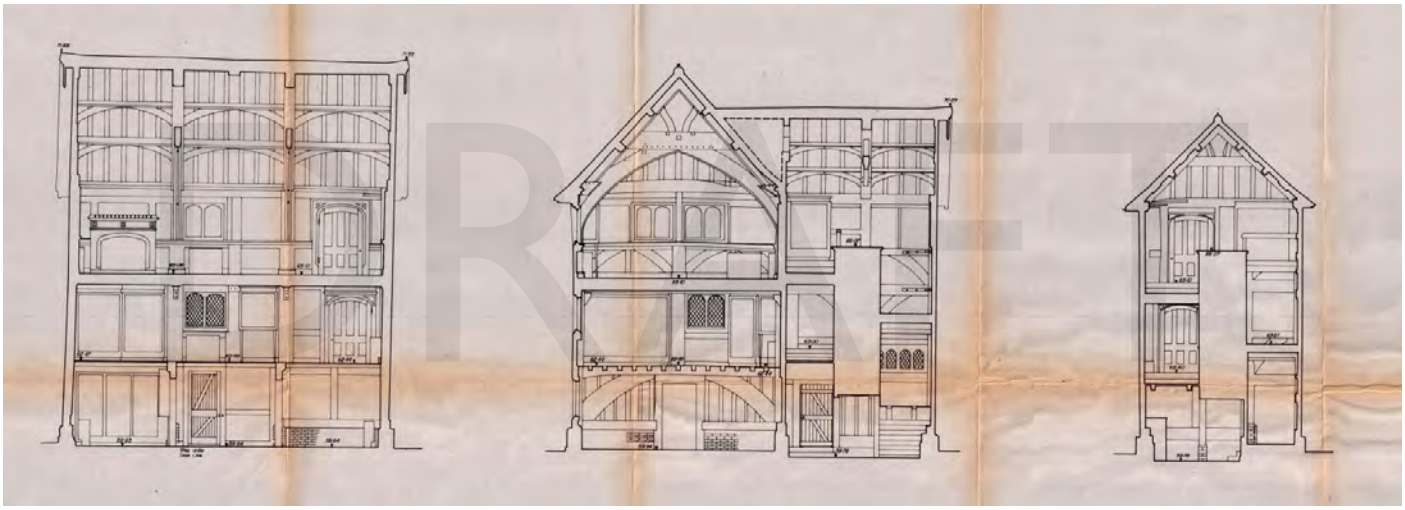
08 Pewsey, 7–8; Powell, "The Parish and Borough of Chingford."

09 Fox and Husain, "Chingford Green Conservation Area Appraisal and Management Plan," 10.

A.4 Sixteenth and seventeenth centuries

The development of North Chingford benefited chiefly from royal interest. In 1542-3, shortly after he acquired the manors of *Chingford Earls* and *Chingford St Paul's*, Henry VIII commissioned what is now known as Queen Elizabeth's Hunting Lodge as a part of his larger plan for a royal house at Waltham Abbey, which he dissolved in 1540. Though an Abbey House was never realised, this lodge survives as an early – and rare – example of a timber-framed royal standing.

The structure is also called a grandstand, or pavilion, and boasts a three-bay open roof, with spaces between the upper-floor studs left open at breast height for spectators. The first floor was designed as a shooting gallery. The lodge was built during her father's lifetime, but Elizabeth I is most strongly associated with its continued use and maintenance in the sixteenth century. As she aged, the Queen preferred this less demanding form of sport, wherein she and her attendants could target the quarry driven toward the structure from the shooting gallery, or simply observe the hunt from above.[10]



Queen Elizabeth Hunting Lodge Plowman Craven and Associates.

It is assumed that James I continued to use his predecessor's hunting lodge but afterwards the land surrounding it was sold to Sir Thomas Boothby (c. 1666) and the building was maintained as a keeper's lodge with its openings filled or glazed. The top floor was said to be a courtroom for *Chingford St Pauls* from 1608 to 1851.[11]



Queen Elizabeth Hunting Lodge. Source: Amanda Westcott, 12 March 2022.

10 Cherry, O'Brien, and Pevsner, *London*, 719; "Queen Elizabeth's Hunting Lodge List Entry 1293481."

11 Cherry, O'Brien, and Pevsner, *London*, 719–20. See also the PDF document "Queen_Elizabeth's_ Hunting_Lodge" provided by Waltham Forest Council.

A.5 Eighteenth century

Throughout the eighteenth century, the parish contained a few small villages at Chingford Green, Chingford Hatch, and Low Street, grouped around the church of All Saints. A map of Essex from 1777 gives precedence to the royal Hunting Lodge in the north and the scattered country homes of the gentry, including Pimps Hall, White Hall, and Hawke Hill (presumably Hawkwood). This map also indicates the boundary of the medieval hunting ground, which it labels "*Chingford Fairmaid Bottom*."

Maddox Lane (renamed Station Road with the arrival of the railway) remains a key feature of the early topography, but little is known of its history before the eighteenth century, when it appears to have connected Low Street with Chingford Green and the Hunting Lodge further east.



Map of Essex and Chingford Green in 1777. Source: Fransen, "Digital Map of Essex 1777 by John Chapman & Peter André.

During this period, the Snells were a prominent family in the area and at the time when the antiquarian and topographer Daniel Lysons was writing about Chingford in 1796, John Snell of Brill in Buckinghamshire had inherited the manor of *Chingford St Paul's* from his uncle Robert. Lysons chiefly depicts the gentry, though he does review the parish register to gauge of a sense of total population size throughout the century. The average number of baptisms in the parish, for example, only showed a marginal increase from 1730 to 1794. Wealthier inhabitants, however, Lysons records by name: Chingford Hall was said to have been in the possession of Lieutenant John Temple, and Friday Hill was likewise occupied by a naval officer, Captain Charles Hughes.[12]

One of the principal roads to London ran south from Waltham Abbey through to London, via Low Street and Church Road. Another road that provided access to London connected Chingford Hall to Higham Hill in Walthamstow, and in the early eighteenth century, Robert Snell reportedly attempted to enforce its repair and maintenance without much success.[13]

The Essex map of 1777 (shown on previous page), still indicates a largely undeveloped area north of Chingford Green, save for the settlements along what is now Station Road and its intersection with Kings Head Hill to the south and with Low Street (Sewardstone Road) to the north-west. Interestingly, this same expanse of land retains almost exact boundaries from the eighteenth century until the late nineteenth, when it was eventually developed as a residential area.

DRAFT

12 Lysons, "Chingford."

13 Powell, "The Parish and Borough of Chingford."

A.6 Nineteenth century

For much of the nineteenth century Chingford was dominated by pasture, still centred around the parish church of All Saints.[14] In a study of the 1851 census, Kenneth Neale discusses how the community at Chingford was *"sustained by the productivity of rather less than twenty relatively small farms,"* and more than half the number of employed residents were engaged in agriculture.[15]



Rural Village Postcard (Source: Pewsey, Chingford: Pocket Images, 10.)



Interior of Barn (Source: Interior of (Sir George Monoux's) Barn, Chingford.)



1805 Ordnance Survey map of Chingford Green. (Source: GB Historical GIS, University of Portsmouth, "History of Chingford, in Waltham Forest and Essex | Map and Description")

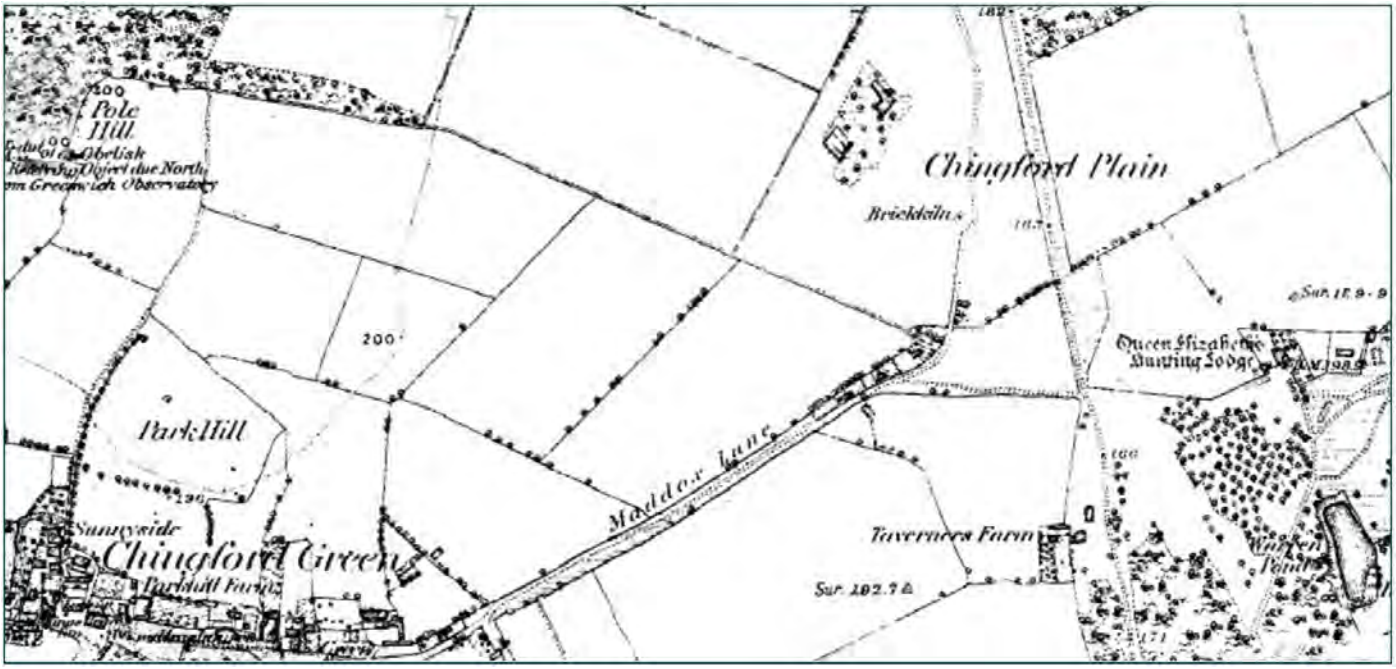
14 Powell.

15 Neale, "Chingford Enumerated: The Village Community at the Census of 1851."

Even a century later, the 1870 Ordnance Survey was not a radical departure from the aforementioned 1777 map: several enclosed plots of land, likely ploughed or used as pasture, are featured north of Chingford Green and Green Farm, while Maddox Lane (what later becomes Station Road) remains bare and only a tentative link between Chingford Green and the Hunting Lodge. The emphasis instead is on the grandeur of the Hawkwood and Pole Hill estates north of the Green.[16]



1868 map of Chingford (Source: Law and Barry, The Forest in Walthamstow and Chingford*, xi.)*

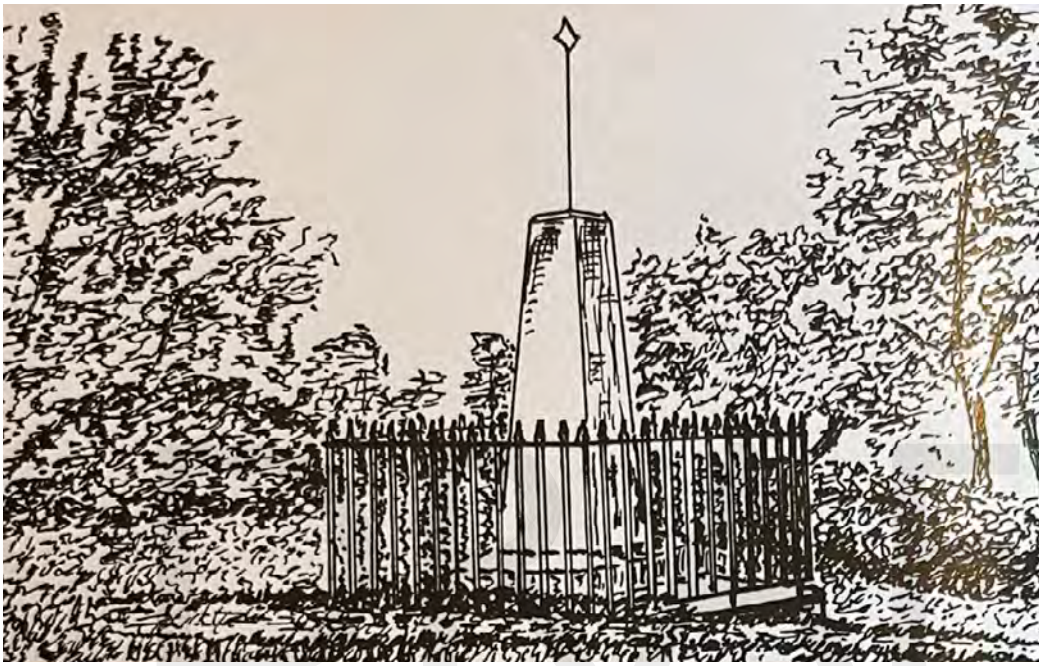


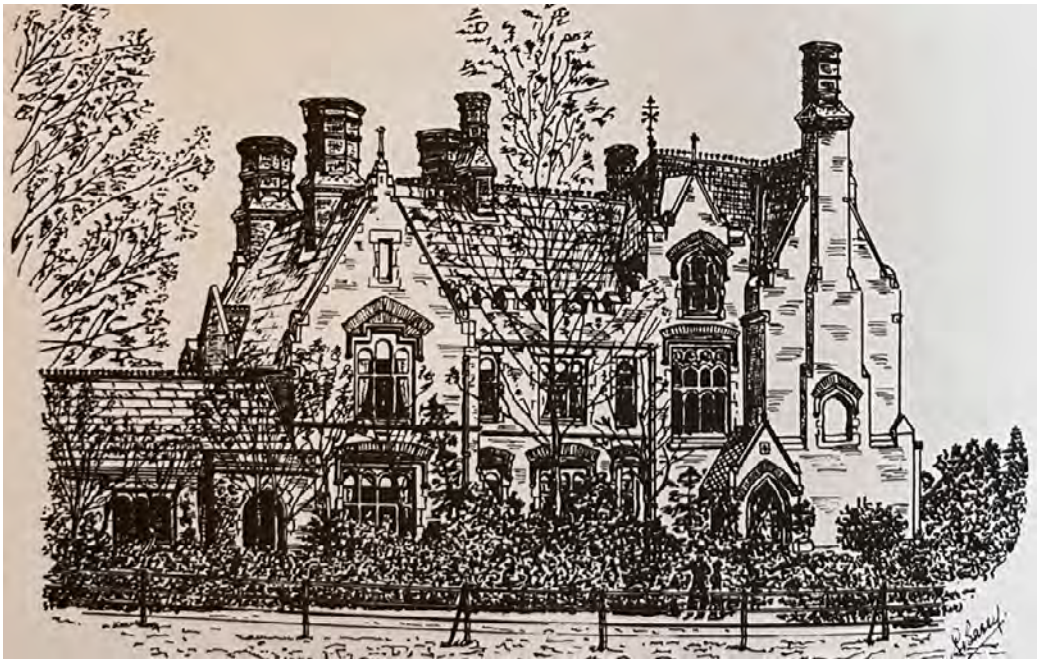
1872-90 Ordnance Survey (Source: "Sheet 057 | British History Online.")

16 All Ordnance Survey maps here were consulted at the Waltham Forest Archive.

Included on the Ordnance Survey of 1870, but often overlooked, is an early nineteenth-century landmark in North Chingford: a granite obelisk erected on Pole Hill, dating from 1824.

It was originally used as an additional northern meridian mark when using the Troughton 10-foot Transit Telescope, indicating true north from Greenwich Observatory.[17]





Pole Hill Obelisk and Hawkwood House (Source: Law and Barry, The Forest in Walthamstow and Chingford*, xvi)*

17 "The Chingford Obelisk"; "Ordnance Survey Obelisk List Entry 1065598."

Since the Crown's interest for Epping Forest began to wane by the nineteenth century, it sold Forest rights to the lords of manors and in turn, to discourage the older practices of "*lopping*" and common use of the land, these new owners (including Hodgson and Heathcote) enclosed hundreds of acres.[18]

In response to the larger trends of enclosure, and particularly to aid in the circumstance of Epping Forest, the Commons Preservation Society was established in 1865 to help protect public rights of way and common land. In 1878 the Epping Forest Act was passed (and is still in effect today), and the City of London purchased the manorial rights to the land, which ceased to be a Royal Forest.

The arrival of the railway only a few years earlier in 1873 had a decided impact, and the first station (which was wooden) was situated in Bull Lane. In 1878 the terminus was moved further north to Maddox Lane (Station Road) while the older structure continued to be used as a goods station instead.[19] Queen Victoria famously visited on the 6 May 1882 in order to ceremonially dedicate Epping Forest to the people and, by association, recognize North Chingford's convenient position between the land and its many new visitors.

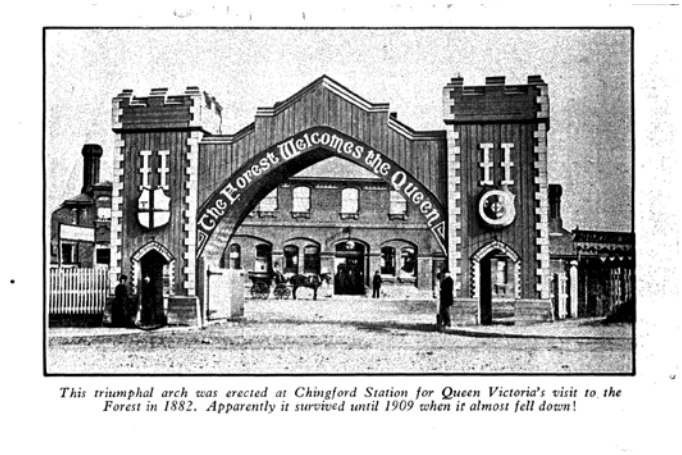
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The Station Building at Station Road, Chingford



The first Chingford Station.



This triumphal arch was erected at Chingford Station for Queen Victoria's visit to the Forest in 1882. Apparently it survived until 1909 when it almost fell down!

Train Station Triumphal Arch (Source: Tonkin, Victorian and Edwardian Waltham Forest*, 33)*



Chingford Train Stations (Source: Pond, The Chingford Line and the Suburban Development of Walthamstow and Chingford*, ix.)*

18 Many thanks to the Epping Forest Visitor Centre at Chingford for their informational displays.

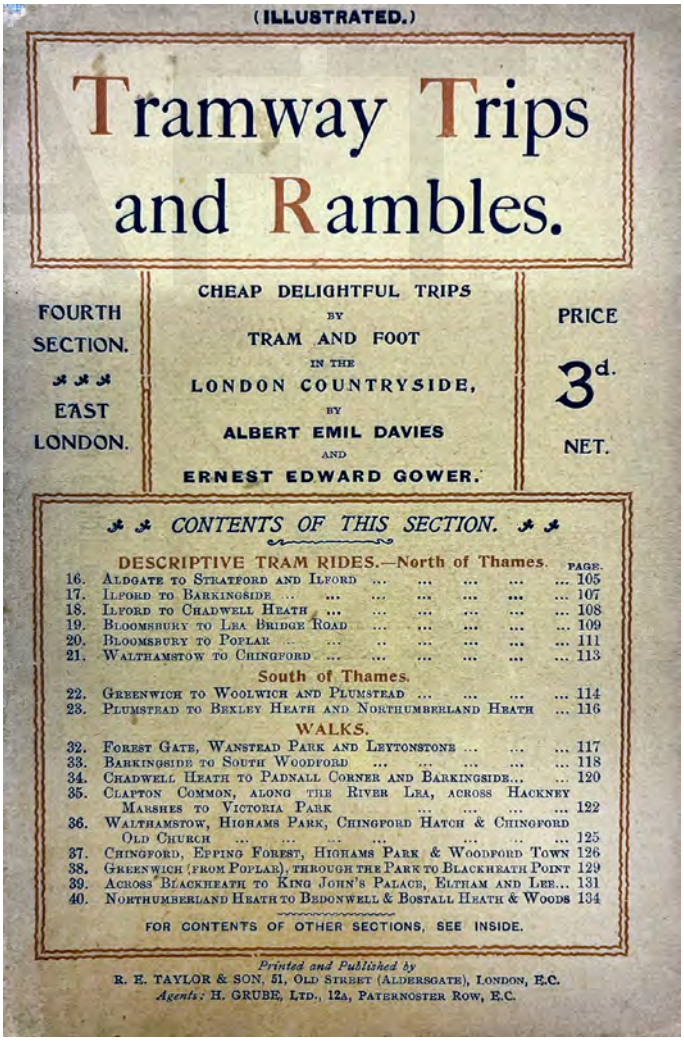
19 Davis, *Chingford in 1891*, 30.

Thanks to the train line, thousands of Londoners considered Chingford an "*inland tourist resort*" and would arrive at Chingford Plain for its varied entertainments, such as donkey rides, fortune telling, funfairs, and side-shows. One family, the Riggs, built a wooden pavilion known as the Riggs Retreat, which served alcoholic refreshments and became a popular attraction.[20] Just next door to the Hunting Lodge still stands one of the last remaining Victorian retreats at the border Epping Forest: Butler's Retreat was an old barley barn that was leased by John Butler in 1891, who had formerly operated a kiosk nearby.[21] Close by a drinking fountain was erected in 1899 on Rangers Road, made of polished red granite, for the use of forest visitors. It is inscribed with the words: "*The gift of Sir Edwin Durning-Lawrence Bart MP.*"[22]

In order to accommodate for the influx of visitors, the Royal Forest Hotel was opened in 1880 adjacent to the Hunting Lodge. The building was designed by Edmond Egan, the architect also responsible for some of the decorative houses along The Drive and Crescent Road (described in greater detail below).[23]



Butler's Retreat. (Source: Photo by Amanda Westcott, 12 March 2022.)



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Tramway Trips and Rambles.

20 Many thanks to the Epping Forest Visitor Centre at Chingford for their informational displays.

21 Davis, *Chingford in 1891*, 27.

22 North Chingford Booklet and trail – draft redux.pdf.

23 North Chingford Booklet and trail – draft redux.pdf.

One of the principal architects for the Chingford Rise Estate was Edmond Egan (1840-1899). Born in Killarney, Ireland, and after completing his architectural education in a surveyor's office, he later moved to Loughton, Essex.[24]



A spired building in Loughton designed by Egan, demolished in 1970 to make way for a car park.[25]

Egan was responsible for the early layout of Buxton Road and The Drive under Spencer Jabez Balfour, founder of the Liberator Building Society. He preferred the decorative Queen Anne style, known for its Dutch gables as well as panels of terracotta detail set into the brickwork.[26] He was likewise contracted to design the Royal Forest Hotel, which opened in 1880, and perhaps due to its proximity to the Queen Elizabeth Hunting Lodge, indulged in the Tudor Revival style that is echoed in many other houses on the estate.



Photos comparing the Royal Forest Hotel before and after a serious fire in 1912. The first image, c. 1900, captures Egan's original design. [27]

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24 "Egan, Edmond."

25 Matthews, "Then & Now."

26 Daniels, *Chingford Rise Estate*, 12.

27 hingford Historical Society [@ChingfordHist], "First Known as the Forest Hotel When It Opened in 1880. Renamed Royal Forest Hotel in 1882 after Queen Victoria's Visit to Epping Forest. This Photo from C1900 Shows the Detailed Design by Architect Edmond Egan. A Serious Fire in 1912 Resulted in the Hotel Being Re-Built."

Crescent Road and Forest Side are also known for their grand villas, and there sits another large gabled pub (formerly a hotel), the Queen Elizabeth, also designed by Egan.[28]



The Queen Elizabeth Hotel, a gabled design by Egan, in 1911. [29]

The British textile designer and artist William Morris famously toured Elizabeth I's Hunting Lodge as a boy in this period and was struck by its "*impression of romance*."[30] His visit is an early example of the kind of tourism Chingford began to generate during the nineteenth century. The very large collection of Chingford guidebooks stored in the Waltham Forest Archive is a testament to the increasingly marketed interest and exploration of the area bordering Epping Forest.

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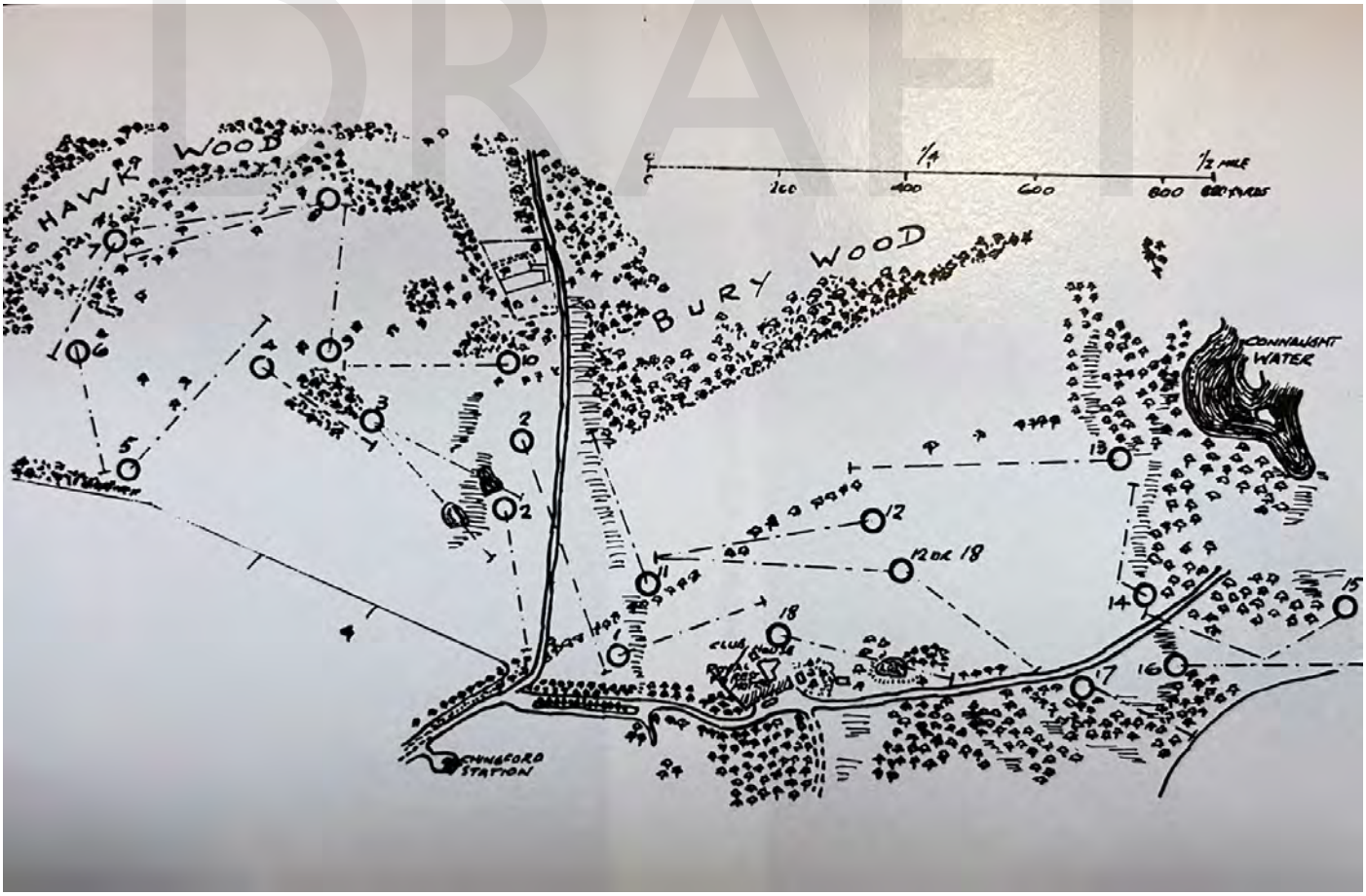
28 Cherry, O'Brien, and Pevsner, *London*, 719.

29 Matthews, "Then & Now," May 8, 2021.

30 Cherry, O'Brien, and Pevsner, *London*, 719–20.

Aside from the popular Victorian funfairs, North Chingford Epping Forest later began to entertain leisure pursuits for the wealthier classes, such as golfing. According to Leonard Davis, in 1888 *"a meeting chaired by Mr Edward North Buxton at the Royal Forest Hotel resolved that a golf club be formed at Chingford and that it be called the Epping Forest Golf Club."* By 1891 there were two professional golf players recorded in the census at Chingford.[31] Around this same period, the Great Eastern Railway Company refused to sell cheap workmen's tickets to Chingford, which steered its development to accommodate for wealthier visitors and inhabitants, as well as more expensive housing, which in turn likely helped to generate the type of leisure activities described above.[32]

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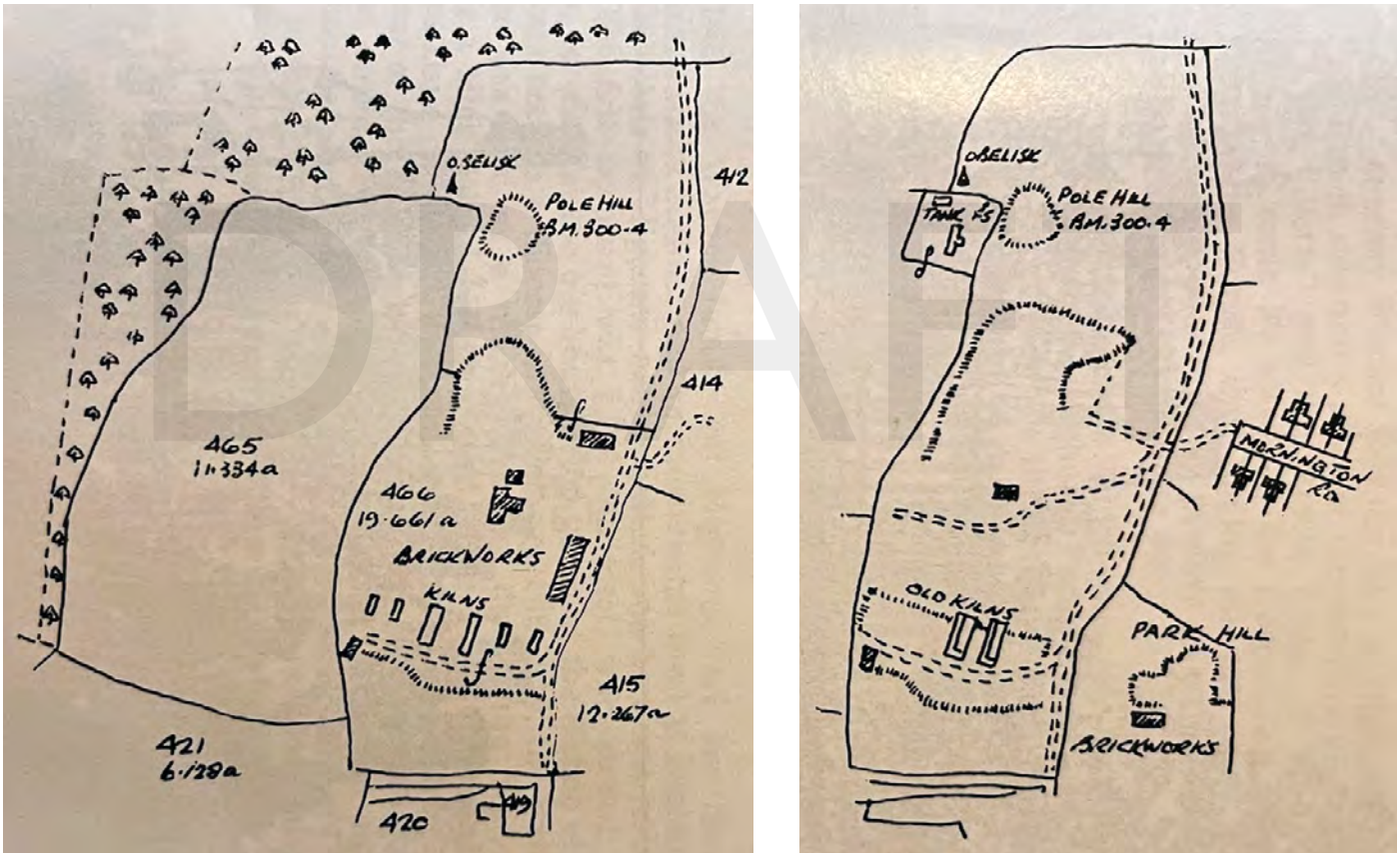


Epping Forest Golf Club 1893. (Source: Law and Barry, The Forest in Walthamstow and Chingford*, xiv.*

31 Davis, *Chingford in 1891*, 39.

32 Daniels, *Chingford Rise Estate*, 6.

The area's rural industries both continued and transformed during the nineteenth century. In 1841, the census recorded a range of specialised labourers, from blacksmiths to silk winders and throwers. Aside from agriculture and forestry, which continued to thrive, elements of manufactory were also introduced. In north Chingford, for example, a brickfield was established at Pole Hill and used the natural clay soil to quarry brick earth.[33]



Pole Hill Brick Works (Source: Law and Barry, The Forest in Walthamstow and Chingford*, xv.)*

33 "Brick Works" and kilns appear in the area on the 1896 Ordnance Survey Map. Davis, *Chingford in 1891*, 22–23.

A.7 Turn of the century development and the Chingford Rise Estate

The 1896 Ordnance Survey reveals the obvious impact of the railway. Compared to 1870, there is suddenly much more development radiating from the new station: The Drive, crossed with Connaught Avenue, formed a central intersection to the west of Station Road, while Crescent Road held the principal housing development in the east. Garfield and Stanley Roads were also in existence by 1881; Willow Street and Buxton Road were first occupied by 1888. By the 1890s, there were nine "*villas*" listed along The Drive and a dozen in Station Road.[34] Mornington Road, Willow Street, and Forest Road were likewise additions to what was known as the Chingford, or Forest, Rise Estate.



1896 Ordnance Survey map showing the first houses on The Drive, Buxton Road and Willow Street.

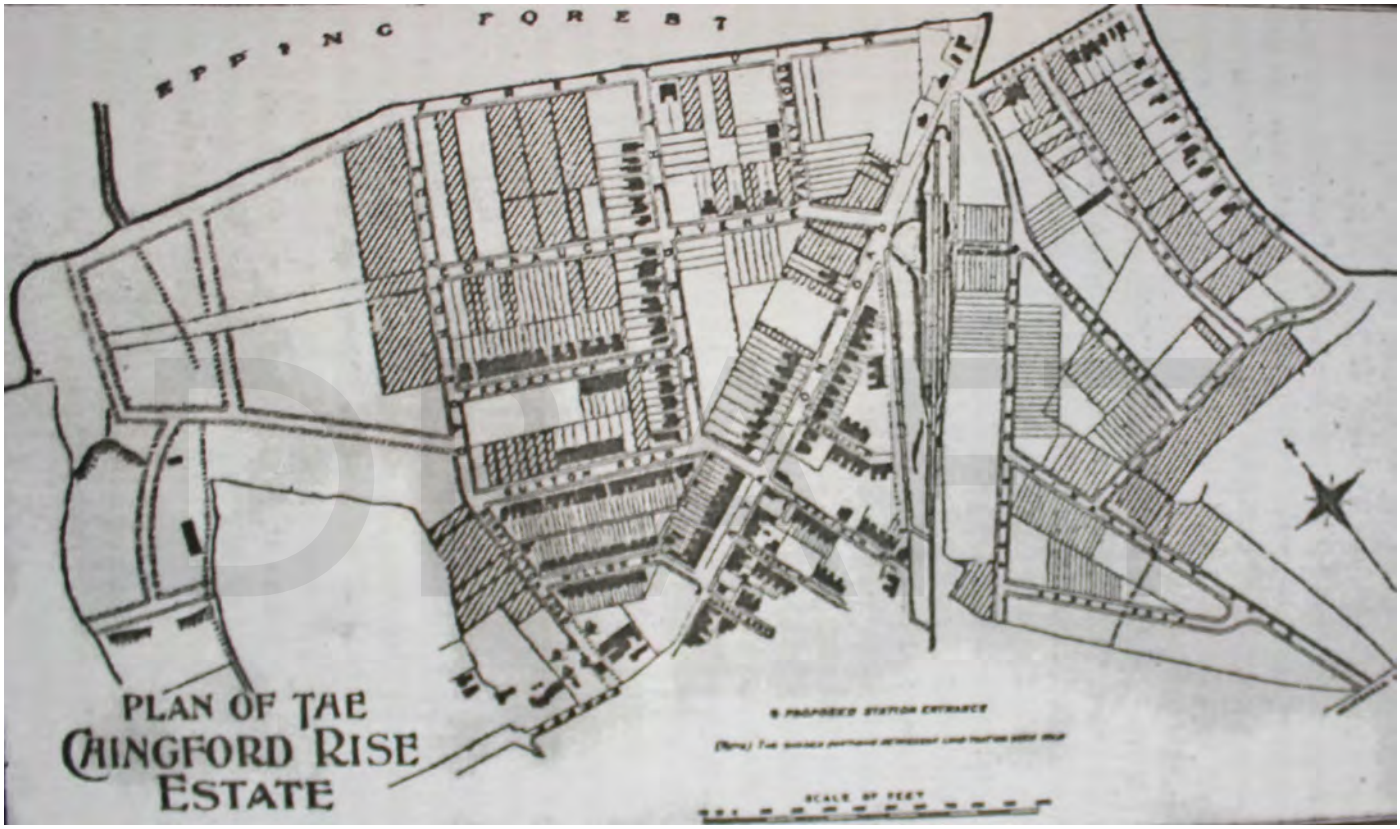
34 Daniels, *Chingford Rise Estate*, 6–7, 13, 24.

Ordnance Maps confirm the development described above, but there remained a few areas in North Chingford – along Buxton Road, Frederica Road, and Eglington Road – that had not yet filled all available plots with housing.



1920 Ordnance Survey map showing further development of the Chingford Rise Estate.

According to J.M. Hayworth, the first major development in north Chingford was the Chingford (or Forest) Rise Estate centred around the new train station, begun by the Liberator Building Society in 1884. Spencer Jabez Balfour, the company's founder, purchased 47 acres of land for £15,000 from George Vacher of Surbiton, which comprised of the estate at Green Farm and Herne's (Heron's) Nest Farm. This land sat on both sides of Station Road, bordering Epping Forest in the east and property owned by a Miss Mores and a Reverend Brown to the southwest. Balfour then sold divided plots to speculative builders.[35]



Chingford Rise Estate. (Source: Daniels, Chingford Rise Estate*, 23.*

35 Daniels, 8.

Green Farm, for example, which dated from as early as 1678, was purchased in 1897 by Henry Hart, a manager of the Chingford Rise Estate. T.E. Lawrence (better known as Lawrence of Arabia) later purchased part of this farm's land at Pole Hill in 1920, but by the 1950s, when it was surrounded by housing development, the farm was demolished to make room for the Assembly Hall and library that stand today.[36]



An Aerial View of Station Road, c.1920, sourced from "Old Chingford" [37]

36 "Chingford Then & Now."

37 Facebook page: https://www.facebook.com/oldchingford/posts/here-is-an-aerial-view-of-station-road-chingford-right-center-circa-1920-colouri/2925874050822435/

Balfour would go on to fraudulently mismanage his company's finances and by 1892, creditors would begin to foreclose the complex web of companies riddled with corruption.[38] After the collapse of the Liberator in 1892, the Chingford Rise Estate was put on the market again five years later but only Willow Street had been developed. The Victoria County History describes this situation in greater detail:

"There were houses on the south side of Buxton Road, some in Station Road and the streets between it and the railway, and a few in the Drive, Forest Avenue, and Crescent Road. Most of these houses had already been sold by 1897, but the estate, as then offered for sale, included 27 houses in the Drive, Forest Avenue, and Crescent Road. These were villas with 4–7 bedrooms, letting at £50–£80 a year. It is clear from these particulars that building had been slow and piecemeal, and that at least some of it was intended for residents with substantial incomes."[39]

One of the principal architects for the Chingford Rise Estate was Edmond Egan (1840-1899), an Irish-born resident of nearby Loughton, who was responsible for the early layout of Buxton Road and The Drive under Balfour. Egan preferred the decorative Queen Anne style, known for its Dutch gables as well as panels of terracotta detail set into the brickwork.[40] He was likewise contracted to design the Royal Forest Hotel, which opened in 1880, and perhaps due to its proximity to the Queen Elizabeth Hunting Lodge, indulged in the Tudor Revival style that is echoed in many other houses on the estate. Crescent Road and Forest Side are also known for their grand villas, and there sits another large gabled pub (formerly a hotel), the Queen Elizabeth, also designed by Egan.[41]

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Queen Elizabeth Hotel (Source: Matthews, "Then & Now."

38 Citation unknown; found in "The_Drive_1-49" file sent via email on 7 March 2022.

39 Powell, "The Parish and Borough of Chingford."

40 Daniels, *Chingford Rise Estate*, 12.

41 Cherry, O'Brien, and Pevsner, *London*, 719.

A.8 Twentieth Century and Today

More symbolically, the Chingford Vestry gave way to Chingford Urban District Council in 1895 and marked the area's transformation throughout the following century into *"a suburb of the metropolis."*[42] Moreover, Chingford gained status of municipal borough in 1938, and after the Second World War, the London Country Council acquired Friday Hill to develop a housing estate, officially marking the conclusion of the Heathcote's manorial role there.

Because Epping Forest was by this time protected land, industrial pursuits developed further southwest during the mid- to late-twentieth century, including factories that produced cork, wood and rubber products, as well as typewriter platens.[43] The latest manor house within *Chingford St Pauls* – a small, plain structure of yellow brick, built in the earlier nineteenth century – was demolished in the 1940s and its moat (which was allegedly still visible before World War II) backfilled. Factories were built on this site, one of which was called the Cork Manufacturing Co. and aided in submarine production. In 1987, according to Newham Museum Archaeology Project Archives, these factories were in turn demolished. When Tarmac Homes South Ltd wished to develop the northern part of the moated area and build terraces of flats in the 1990s, an archaeological investigation of the site was commissioned (see above).[44]

On 1 April 1965, Chingford was incorporated into the new London Borough of Waltham Forest alongside Walthamstow and Leyton, which officially severed (at least administratively) its millennium-old relationship with the County of Essex.

In order to cater for the growing population and the development described above, Chingford likewise adapted to more diverse spiritual needs: in addition to All Saints, the nineteenth century in Chingford saw the arrival of Wesleyans, Baptists, and Congregationalists.[45] The North Chingford United Reformed Church was built from an earlier congregational chapel on Buxton Road in 1910 and the Catholic church Our Lady of Grace and St. Teresa, designed in the Arts and Crafts style, was situated on the corner of Station Road and King's Road and completed by 1931.[46] The Pevsner guide to buildings in East London lists several pages worth of churches located in Chingford, and further study would benefit from an extended analysis on the various faith groups to settle there throughout the twentieth century and today.

The combination of a residential Chingford with its enterprising qualities which began to emerge in the late nineteenth century can still be seen today in the bustling parade along Station Road, with its endless storefronts and easy access to the many amusements of Epping Forest. The remote agricultural parish was indeed transformed to suit the tourist retreats of the Victorian period, and a review of its history has provided insight into these changes over the centuries. North Chingford remains a vital piece in the area's relationship with the Forest and its connections to past rural life.

42 Neale, *Chingford in History*, 20.

43 Powell, "The Parish and Borough of Chingford."

44 "Newham Museum Service: Manor House, Chingford."

45 Neale, *Chingford in History*, 14

46 "Chingford United Reformed Church List Entry 1334924"; "About Page."

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B.1 Legislation, Planning Policy and Best Practice Guidance

The following legislation, policy documents and guidance have been utilised in undertaking the review and preparing this report.

- *Planning (Listed Buildings and Conservation Areas) Act* 1990
- *National Planning Policy Framework* (2021) (specifically Section 16 Conserving and Enhancing the Historic Environment)
- Planning Practice Guidance (PPG)
- Conservation Area Appraisal, Designation and Management Historic England Advice Note 1 (Second Edition)
- *Conservation Principles, Policies and Guidance* (2008)
- *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2nd Edition)*

B.1.1 Planning (Listed Buildings and Conservation Areas) Act 1990

Listed buildings and Conservation Areas are designated under the Planning (Listed Buildings and Conservation Areas) Act 1990 for their special architectural or historic interest. Designation gives Conservation Areas protection as alterations, additions or demolitions are controlled by the need for Planning Permission, which is required by local planning authorities when change is proposed. Section 69 of the Act details the protection of Conservation Areas and is reproduced below, of specific reference is section (1):

"Section 69 Designation of Conservation Areas

(1) Every local planning authority:

(a) shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and

(b) shall designate those areas as Conservation Areas.

(2) It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as Conservation Areas; and, if they so determine, they shall designate those parts accordingly.

(3) The Secretary of State may from time to time determine that any part of a local planning authority's area which is not for the time being designated as a Conservation Area is an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance; and, if he so determines, he may designate that part as a Conservation Area.

(4) The designation of any area as a Conservation Area shall be a local land charge."

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B.1.2 National Planning Policy Framework (2021)

The *National Planning Policy Framework* (NPPF) sets out the government's planning policies for new development within England and how these are expected to be applied. At the heart of the NPPF *'is a presumption in favour of sustainable development'*. The most recent version of was published in 2021 and of relevance to the current review is Section 16 – 'Conserving and enhancing the historic environment', in particular paragraph 191:

"When considering the designation of Conservation Areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest."

B1.3 Planning Practice Guidance

In 2014 the government launched the Planning Practice Guidance website (https://www.gov.uk/government/collections/planning-practice-guidance). The guidance is a live document intended to provide further detailed information with regard to the implementation of the NPPF. It includes the section 'Historic environment', which advises on enhancing and conserving the historic environment.

The most relevant section of this guidance is reproduced below:

What do local planning authorities need to consider before designating new Conservation Areas?

Local planning authorities need to ensure that the area has sufficient special architectural or historic interest to justify its designation as a Conservation Area. Undertaking a Conservation Area appraisal may help a local planning authority to make this judgment.

Further advice on Conservation Area designation, appraisal and management can be found on Historic England's website.

Paragraph: 024 Reference ID: 18a-024-20190723

Revision date: 23 07 2019

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B.1.4 Conservation Area Designation, Appraisal And Management Historic England Advice Note 1 (Second Edition)

This Historic England advice note, published in 2019, supports the management of change in a way that conserves and enhances the character and appearance of historic areas through Conservation Area appraisal, designation and management. Of relevance to the review of Harpsden for consideration as a Conservation Area are the following paragraphs:

"10 Conservation area designation is undertaken to recognise the historic character of an area and/or in answer to the impact of development, neglect and other threats, on areas which are considered to have special architectural or historic interest. The appraisal is the vehicle for understanding both the significance of an area and the effect of those impacts bearing negatively on its significance. It will form part of the local planning authority's Historic Environment Record and will be part of the evidence base for the local plan and a material consideration in planning decisions."

"11 However, prior to appraisal, there is likely to be a stage when a decision would need to be taken as to the significance of an area and the likelihood of Conservation Area designation addressing relevant problems within the area. This is unlikely to be a lengthy process, the purpose being to consider whether an area has:

a) sufficient architectural or historic interest for the area to be considered 'special'?

b) whether this is experienced through its character or appearance? and

c) whether it is desirable for that character or appearance to be preserved or enhanced, and what problems designation could help to solve."

"14 New Conservation Areas or areas that might be suitable as extensions to an existing designated area may be identified in a number of ways, including:

- *historic characterisation studies for master-planning and as part of evidence collection for the local development plan*
- *local communities working on neighbourhood plans identifying areas which have a special interest and character or appearance possibly meriting consideration for designation by the local planning authority*
- *Stand-alone studies of particular areas in response to development proposals, pressures for change or new awareness of significance through processes such as local listing"*

"15 The NPPF cautions local planning authorities to ensure that an area justifies designation as a Conservation Area because of its special architectural or historic interest, so that the concept of conservation is not devalued through the designation of areas that lack special interest."

"16 Having determined that an area may meet the definition in the Act, it is good practice to prepare a designation assessment to formally assess the special historic or architectural interest it may have and whether it is desirable to preserve or enhance its character or appearance. It is helpful to consider these as separate criteria (see paragraph 11 above). This often follows a similar format to a Conservation Area appraisal and, indeed where this leads to designation it will inform future decision-making. Nevertheless, where a rapid designation is necessary to prevent harm and where proportionate consideration is given in decision-

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making, the special interest is relatively clear or the area has an easily defined boundary, it may be expedient to prepare a shorter report setting out how the area meets the statutory definition and how the appropriate boundary has been determined, thus ensuring the area's designation is robust."

B.1.5 Conservation Principles, Policies And Guidance

Conservation Principles was published by English Heritage (now Historic England) in 2008. It provides a comprehensive framework for the sustainable management of the historic environment, wherein ''*Conservation' is defined as the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations'*. The guidance also provides a set of four heritage values, which are used to assess significance. The values are evidential, historical, aesthetic and communal.

B1.6 Historic Environment Good Practice Advice In Planning Note 3: The Setting Of Heritage Assets (2nd Edition)

The significance of a heritage asset is not only derived from its physical presence but also from its setting and the surroundings in which it is experienced. *The Setting of Heritage Assets (2nd Edition)* published in 2017 by Historic England provides guidance on managing change within the setting of a heritage asset. It recommends a staged approach to assessment of proposals during design evolution, of relevance to the current review are the is step 2, understanding the setting of the study area.

Step 1: identify which heritage assets and their settings are affected.

Step 2: the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

Step 4: explore ways to maximise enhancement and avoid or minimise harm

Step 5: make and document the decision and monitor outcomes.

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This part of the document provides details of the review of the boundary of the North Chingford study area and identifies proposed changes.

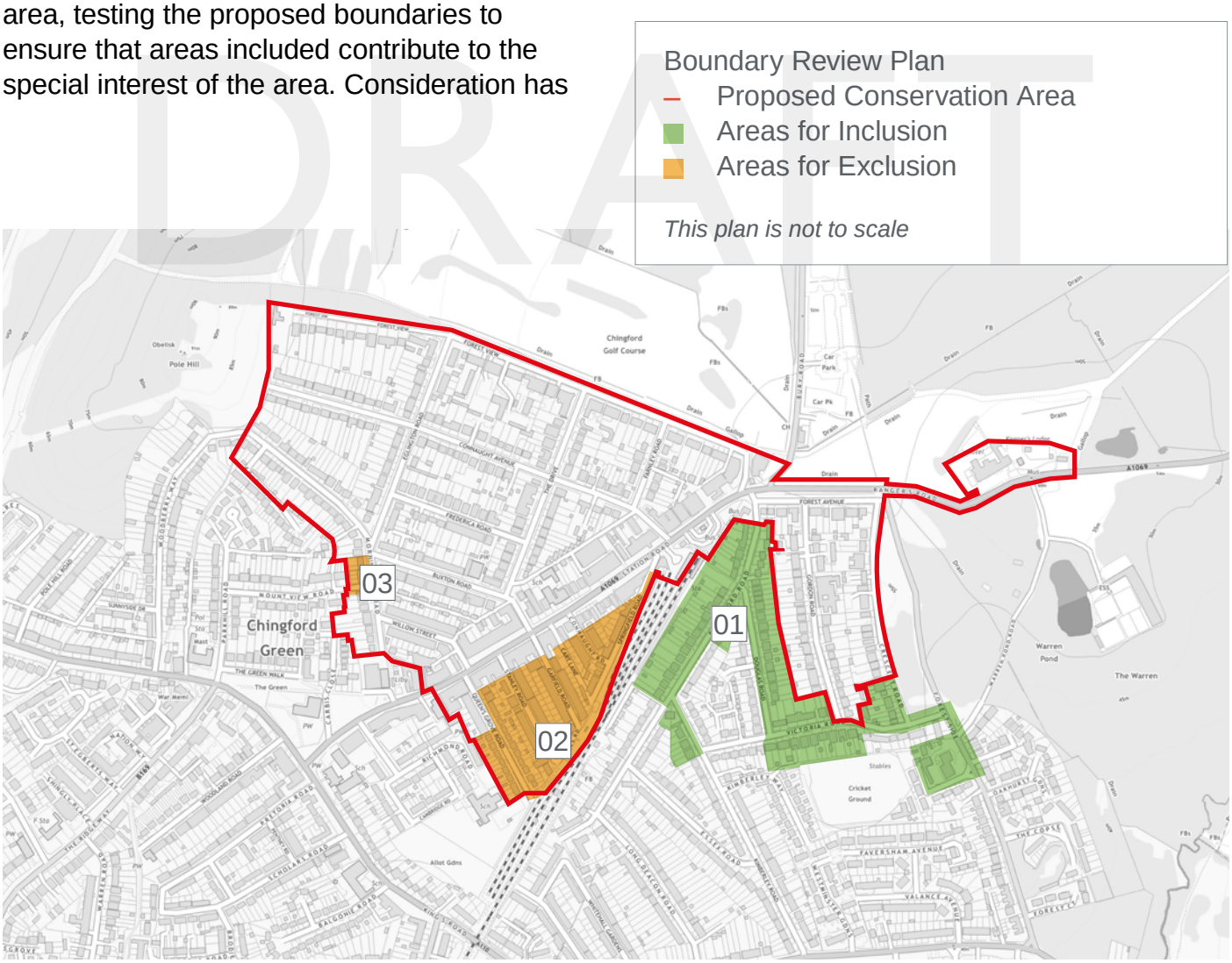
C.1 Introduction to the Boundary Review

North Chingford, which is not currently designated as a Conservation Area, was proposed for designation following a 2021 review of the neighbouring Chingford Green Conservation Area. An initial study area was proposed by Waltham Forest Borough Council, from which to assess the potential designation.

Purcell have carried out a review of the study area, testing the proposed boundaries to ensure that areas included contribute to the special interest of the area. Consideration has also been given to the inclusion of additional areas where they also contribute to the historic character and special interest.

If the area is designated as a Conservation Area and this document is adopted as a Conservation Area Appraisal and Management Plan, this part of the document will be removed from the appraisal.

The proposed amendments to the study area boundary are listed over the following pages, along with justification, and shown on the plan below.



Proposed amendments to the North Chingford Study Area

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C.2 Proposed Additions to the Study Area

01 *Inclusion of additional areas to the south-east of Station Road. These would form a character area with Gordon Road and would include:*

- The east side of Douglas Road.
- The south side of Victoria Road (the section between Douglas and Gordon Road only).
- Northern parts of Beresford Road (mainly west side).
- The northern end of Kimberley Road (west side only).



Justification:

These terraces form part of the same development phase as the west side of Gordon Road (included in the study area) dating to the early 20th century. Whilst subject to some unfortunate changes, these terraces are characterful owing to their fine-grained plot pattern, domestic scale and lively architectural style. Characterful features, reflecting similar elements on Gordon Road, include original doors with leaded, coloured glass; covered porches or verandas; painted white joinery; oriel windows and bay windows or gables with decorative panels, timber-framed motifs or hung tiles. The terraces feature a picturesque skyline with varying gables, terracotta ridge tiles and finials. The streets are well-treed and some gardens with planting survive giving a similarly tranquil and suburban feel to Gordon Road.

A number of boundary treatments have been removed to accommodate car parking and many windows have been replaced to uPVC. However, these early 20th century streets are of some architectural and historic interest, forming part of the historic suburban development of North Chingford. Their inclusion in the study area and proposed Conservation Area, would provide protection against further inappropriate alteration and ensure that changes made constitute preservation or enhancement.

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C.3 Proposed Removals from the Study Area

02 *Exclusion of Connaught Road, Cart Lane, Garfield Road, Stanley Road, Queen's Grove Road (except Nos. 2-24) and Springfield Road.*

Justification:

These streets had an important historic relationship to the railway owing to their proximity to the railway lines to the south, however, this relationship is barely perceptible today owing to limited views towards the railway line, which is screened by impenetrable fencing. The buildings have undergone significant change, which has eroded their historic and architectural character. Historic features such as boundary treatments, windows and doors have been lost or eroded. Porches have been infilled to extend properties, disrupting the rhythm of the streetscape, and pebble dash rendering has been applied concealing original brickwork. Modern accretions contribute to the cluttered street scene, namely satellite dishes, uPVC windows, concrete roof tiles and redundant surface wiring. The area contains a number of 20th century infill buildings, including much of Queen's Grove Road, which features interwar 20th century buildings of limited historic significance. The streets do not contribute to the special interest of the study area.



The proposed exclusion from the study area does not discount the historic terraced villas at the north-west end of Queen's Grove Road (Nos. 2-24). It is recommended that these remain as they form a good example of the late 19th century residential development to the south of Station Road. They also date to the same phase of development as the buildings immediately to the north on Station Road (Nos. 49-63), featuring shared materiality and features, including decorative timber bargeboards and original window surrounds. The Queen's Grove Road buildings in fact represent a better survival of these features, as well as additional characterful features such as ornamental door surrounds and leafy front gardens, owing to their location away from the dense development and pressures of the high street.

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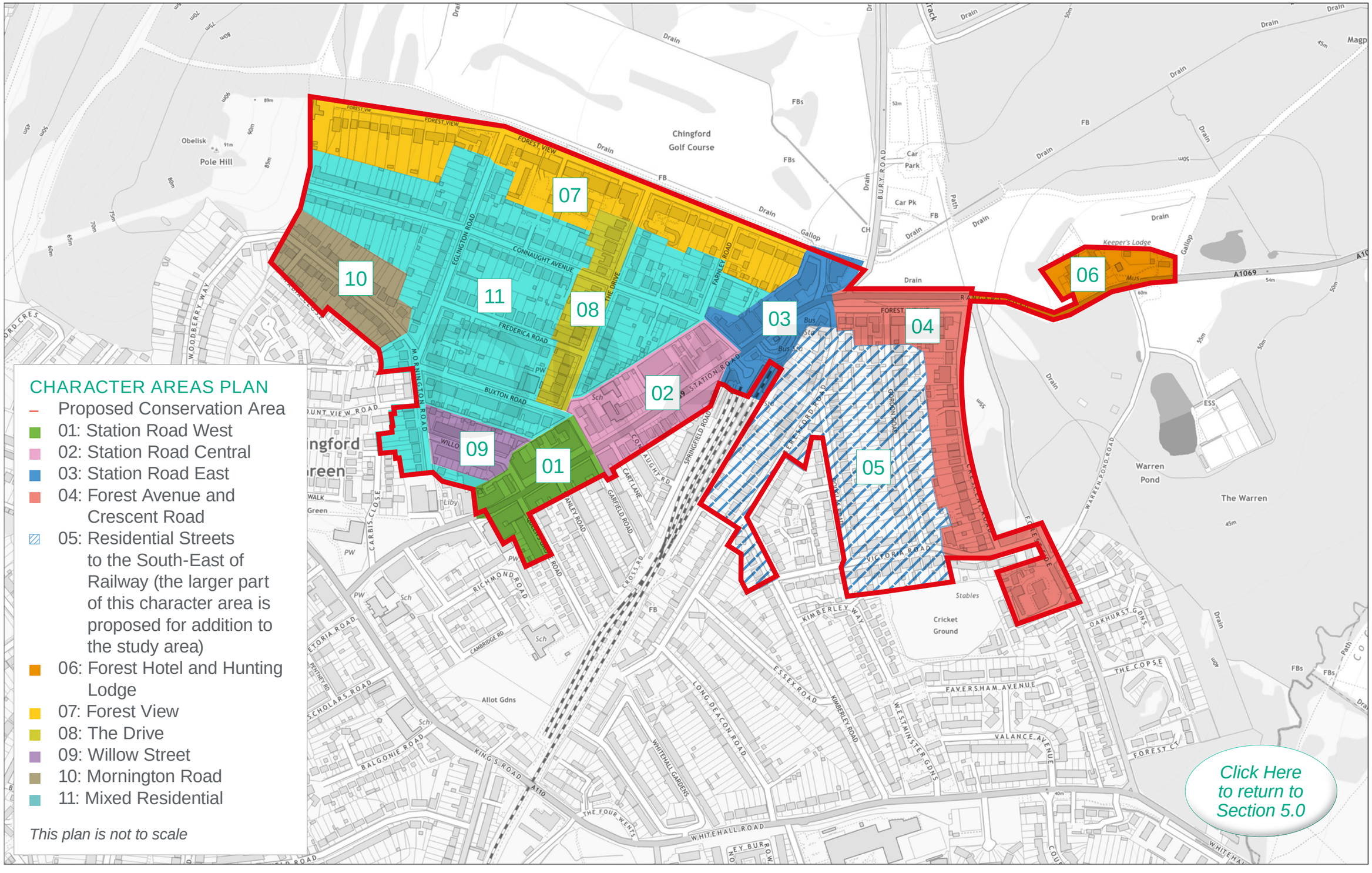
03 *Buildings on the west side of Mornington Road (Nos. 30, 32, 32a, 32b, 34, 34a & 34b).*



Justification:

These interwar houses are proposed for exclusion as a group of low-quality buildings that have been much altered. The buildings feature very limited architectural features, owing to changes to fenestration, gables, roofs and porches, as well as the loss of boundary treatments and front gardens. The buildings have little relation to other buildings on Mornington Road, also within the study area, and more in common with the buildings on Mount View Road, which are not included. The buildings are of no architectural or historic interest and do not contribute to the special interest of the study area.

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CHARACTER AREAS PLAN

- Proposed Conservation Area
- 01: Station Road West
- 02: Station Road Central
- 03: Station Road East
- 04: Forest Avenue and Crescent Road
- 05: Residential Streets to the South-East of Railway (the larger part of this character area is proposed for addition to the study area)
- 06: Forest Hotel and Hunting Lodge
- 07: Forest View
- 08: The Drive
- 09: Willow Street
- 10: Mornington Road
- 11: Mixed Residential

This plan is not to scale

Click Here to return to Section 5.0

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