

Woodgrange Estate

Conservation Area

Character Appraisal and Management Proposals



Approved by Cabinet 14th December 2006

London Borough of Newham

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1.1 INTRODUCTION

Woodgrange Conservation Area, in Forest Gate, is a distinctive Victorian residential estate. In 1976 it was designated a conservation area with the aim of preserving and enhancing its character. This appraisal defines those aspects that make the area special and those that threaten its character. It is followed by a management plan that defines the Council's strategy for conserving and enhancing the area. This plan is for review every five years.

The purpose of conservation areas

Historic areas have long been valued as a record of our local heritage, their engaging and distinctive character and their contribution to economic prosperity and sustainability. With this in mind, the Planning (Listed Buildings and Conservation Areas) Act requires local planning authorities to define those parts of its area which have a "special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance" and to designate them as conservation areas. Designation gives the Council greater planning controls in these areas and a duty to publish proposals for their preservation and enhancement. This document is required as part of the Council's role in fulfilling these duties and to promote an appreciation and understanding of the area.

Designation of Woodgrange Conservation Area

Newham Council designated the Woodgrange Estate a conservation area on 20th July 1976. The designated area was extended in December 1979 to include shops on Woodgrange Road built as part of the original development.

Local residents lobbied for and were thus instrumental in securing the designation. Their concern that the area was in decline was shared by Newham Council and the Greater London Council. Local residents formed the Woodgrange Residents Association which campaigned both for designation and for tighter planning controls (the "Article 4 Direction" served in 1977). Since then they have played an important role in supporting and promoting the preservation and enhancement of the area.

The purpose of these documents

The Council is required by the Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals for the preservation and enhancement of its conservation areas. These documents help fulfill that duty.

Their aim is to;

- *Set out in detail the factors that make the area special;*

- *Inform those whose decisions can affect its character;*
- *Encourage them to make decisions that will conserve the area's character and appearance. These include owners and residents, Central Government, the Council and other bodies such as residential social landlords.*

The documents follow the format set out in "Guidance on conservation area appraisals" (August 2005) and "Guidance on the management of conservation areas" (August 2005) produced by English Heritage. It is based on survey work and public consultation under-taken in 2005-6.

They supplement other national and local policies and guidance against which applications for development within the Woodgrange Conservation Area can be assessed. These other relevant policy and guidance documents are listed in the following section.

Planning Context

The Planning (Listed Buildings and Conservation Areas) Act 1990. S.69 – S72 defines conservation areas, places a duty on the Council for their designation, preservation and enhancement and to pay regard to this duty when determining planning applications. It is also the source of other relevant legal duties and powers.

The Planning Act 1990 and in particular the General Permitted Development Order which specifies the additional planning controls that apply in all conservation areas.

Planning Policy Guidance 15 "The Historic Environment" is published by Central Government and expands on these duties and provides guidance on how they should be performed.

The Adopted London Borough of Newham Unitary Development Plan. Adopted 2001. All policies in the plan are relevant to the development control process but of particular importance are those set out in Chapter 3 – Environmental Policy, Conservation of the Built Environment – policies EQ29-43 inclusive. These policies should be read in conjunction with other relevant Supplementary Planning Guidance/ Documents (SPG/SPD).

The London Borough of Newham Local Development Scheme, published in July 2005, following submission to the Secretary of State in March 2005. The LDS confirms that the Adopted UDP will be saved in its entirety until September 2007. After this date particular policies or proposals may be saved. The LDS sets out the Local Development Documents which the Council intends to produce.

The Woodgrange Design Guide produced by the London Borough of Newham is a suite of detailed design guidance on a comprehensive



range of issues, including: 'Conservation Aims and Advice', 'Doors and Doorways', 'Extensions and Conservatories', 'Roofs', 'Windows', 'Other Elements', 'Flat Conversions', 'Trees', 'Small Garden Trees', 'Front Gardens' and 'Rear Gardens'.

The leaflet titled the 'Woodgrange Estate Conservation Area' produced by the London Borough of Newham provides succinct advice for householders and developers and explains the additional statutory controls which apply in all conservation areas.

The "Article 4 Direction" The Woodgrange Estate Conservation Area is subject to a comprehensive Article 4 Direction, served in May 1977. The direction brings the following classes of development that would otherwise fall within the scope of 'permitted development' under the Town and Country Planning (Permitted Development) Order 1995, under planning control:

The enlargement, improvement or other alteration of a dwelling house (Class A, Part 1);

The construction of a porch outside any external door (Class D, Part 1);

The construction of a hardstanding (Class F);

The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure (Class A, Part 2);

The formation, laying out and construction of a means of access to a highway which is not a trunk road or a classified road (Class B, Part 2);

The painting of any exterior of any building or work (Class C, Part 2).

1.2 SUMMARY OF THE DISTINCTIVE CHARACTER OF THE WOODGRANGE CONSERVATION AREA

Woodgrange is a late Victorian speculative housing development with a character that clearly distinguishes it from other residential areas. Built by one developer, the Corbett family, it has a consistent theme of distinctive house styles set in a markedly spacious and green setting. The estate comprises four main east-west streets, several larger houses along the main through-route, Romford Road, to the south and two terraces of shops on Woodgrange Road to the west.

It was built as a desirable suburb for the middle-class city commuter. Over time, however, and particularly given its location within a dynamic city, there have been significant social, cultural, political and economic changes. Never the less the area still retains much of its original charm. However it is clear from works undertaken and public comment that not everyone who may affect the area understands and/or supports the aim of its conservation. The key challenge today is thus to encourage understanding and support for conservation and so also minimize the extent to which legal process and control must be used to prevent harm.

1.3 LOCATION AND SETTING

Location

Woodgrange Conservation Area is in the north-east of the borough. It lies adjacent to the local shopping centre of Forest Gate. Forest Gate is approximately 6 miles from the City of London and roughly equidistant between the main town centres of Ilford and Stratford. Road, rail and bus services make it fairly well connected to surrounding areas. The estate is adjacent to the local shopping centre. This is a fairly lively centre that has undergone considerable change. In recent years it has become the focus for many regeneration initiatives.

Boundaries

The boundaries of Woodgrange Conservation Area are closely defined to include the suburban estate developed by Thomas Corbett, and his successors, in the latter part of the nineteenth century. The parts demolished by war time bombing or redevelopment have mostly been excluded.

The northern boundary is set by the main line railway (once the Great Eastern Railway), here in a deep cutting; the eastern by a branch line curving south-east; to the south, only the properties developed as part of the estate, on the northern side of Romford Road, are included. The western boundary is along the perimeter of the remaining parts of the original estate including shop premises on Woodgrange Road. This boundary is considered not to warrant revision.

Topography and geology

The estate lies in the northern part of Newham away from the southern marshy areas of the natural floodplains of the rivers Thames, Lee and Roding. London clay outcrops here with some patches of

ferruginous gravels. This provided local building materials including the distinctive yellow London stock brick. These areas were higher, and drier, and in closer proximity to Epping Forest. As a result they were the preferred location for better quality middle-class housing seen in the area. The topography, being flat, save for artificial rises over railway lines, allows uninterrupted long views with a resulting feeling of openness.

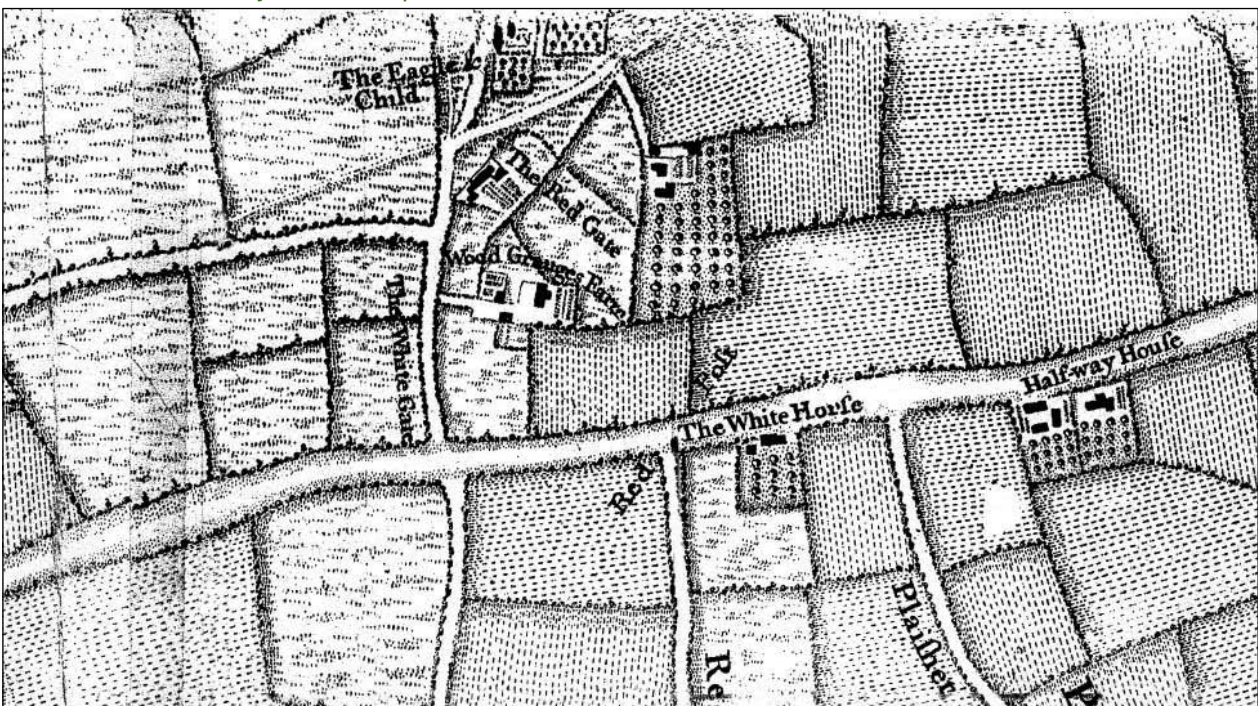
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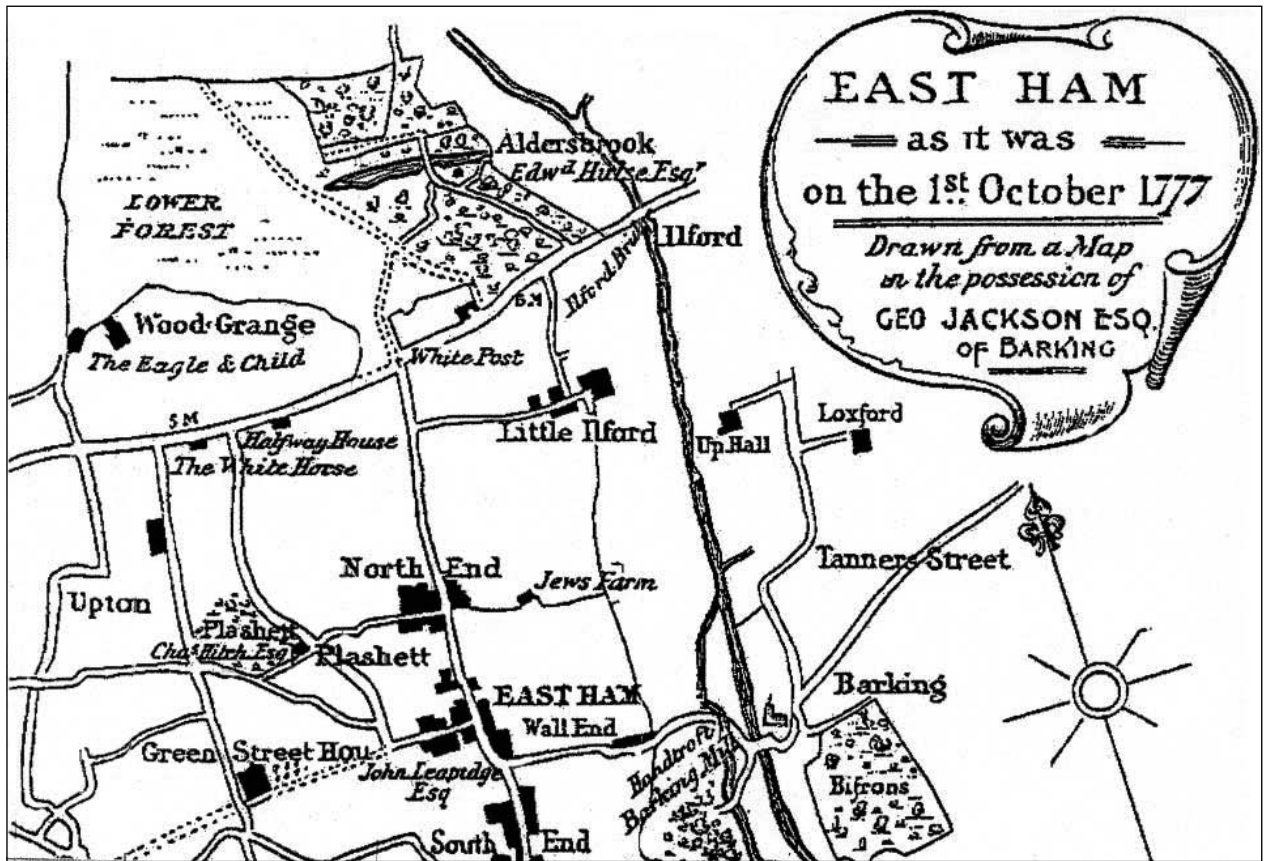
The conservation area is surrounded by later Victorian development and post war redevelopment associated with the Housing Acts and bomb damage. The immediate setting of the conservation area is thus entirely urban. The quieter domestic character of the estate contrasts with the bustling Romford and Woodgrange Roads that define its boundaries. The roads are heavily parked by residents, commuters and town centre users. They also provide routes that can avoid congestion on the main roads. These factors inevitably detract from the original character and appearance on the estate.

1.4 HISTORICAL DEVELOPMENT OF THE WOODGRANGE ESTATE

East and West Ham were known collectively as 'Ham' during the Norman period, literally referring to the low-lying pasture extending from Romford Road to Ham Creek on the Thames and divided by Green Street. 'Ham' was part of the administrative Hundred of Becontree. In the twelfth century, Woodgrange was a farm on the edge of Epping Forest and hence 'Forest Gate' is directly derived from its location. Woodgrange Farm was first recorded in 1189 as part of the Cistercian abbey estates at Stratford. A farmhouse had stood on the site of Woodgrange House since 1594.

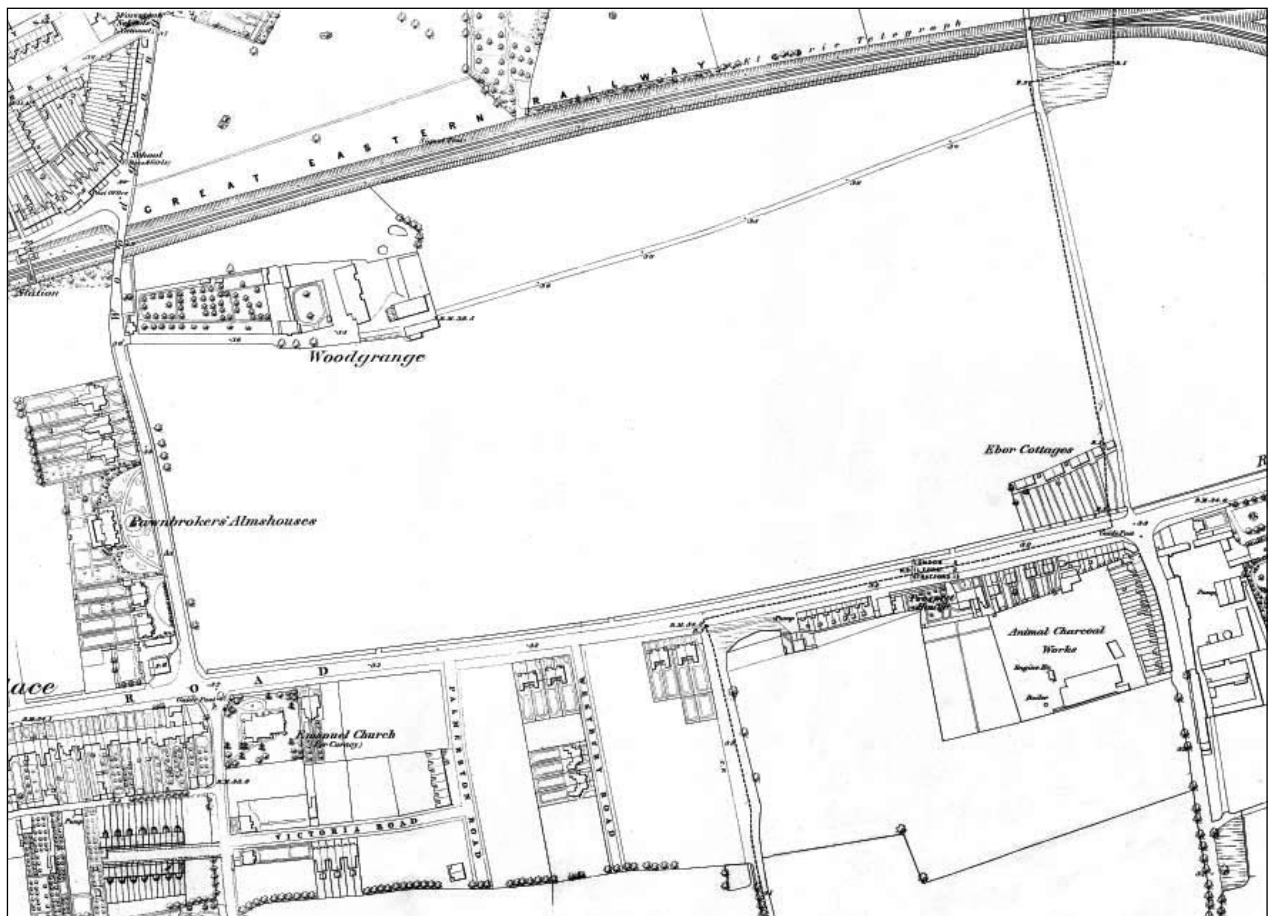
London in 1741 - 43 by John Rocque





East Ham in 1777 (Jackson)

First Edition Ordnance Survey 1869



The Romford Road was well established by the sixteenth century and followed the line of the old Roman Road leading to the City. Woodgrange Road first appears on the Rocque map of 1744. The first station serving Forest Gate opened in 1841 and provided an impetus for new housing, initially located to the north of the railway line. By the 1870s Forest Gate was developing a reputation as a superior suburb for the aspiring middle class commuters. Estates and new houses were built to the east and west of the Woodgrange Road by the Gurney and Woodgrange Estates. The First Edition Ordnance Survey map, published in 1869, confirms that the area between the Romford Road, Woodgrange Road and the Great Eastern rail line, serving Forest Gate Station, was undeveloped with the exception of Woodgrange House and ancillary outbuildings (in the north-west corner of the area), together with four pairs of small semi-detached agricultural workers houses, known as Ebor Cottages. These formerly stood on the north side of Romford Road close to the junction with Balmoral Road. The cottages were served by a farm track from Romford Road.



The Woodgrange Estate extended to approximately 110 acres and the land was sold in January 1877 by the owner, Mr. John Gurney, to Thomas Corbett for £44,000. Ebor Cottages were in separate ownership and acquired subsequently for incorporation into the estate development. Their site was redeveloped in the 1890s as a parade of shops.

Housing on the estate was developed on a leasehold basis with purchasers acquiring a 99 year interest in each property with annual ground rent also being payable to the Estate. Thomas Corbett died shortly after acquiring the estate in 1880 but, by this date housing on Romford, Windsor, Claremont, Osborne

and Hampton Roads was complete to the west of Richmond Road. Thomas Corbett's son, Cameron, then assumed responsibility for the development at the age of 24. Cameron later became a prolific developer in London, responsible for large new estates, both to the north and south of the river, during the closing years of the nineteenth century. Significantly, he retained control of the entire Woodgrange Estate until completion and this is reflected in the uniformity of house types which gives the estate its distinctive, unified character.

In 1883 a partnership was created between Cameron Corbett and Messrs. Strachan, Kydd and Donald who acted as managing agents for the estate,



allowing Cameron to pursue a career in politics. The housing between Richmond and Balmoral Roads was complete by 1885, and between 1877 and 1892, a total of 1,160 houses were built. Development activity on the estate had peaked in 1881 with the pace arrested by a property slump during the later 1880s reflecting a general recession in the national economy.

The Forest Gate Evening News (July 9, 1897) sentimentally reminisced about the change which had taken place during the preceding twenty years:

“... an effort of imagination is required to realize the Forest Gate of twenty years ago. A stranger emerging at that time into Woodgrange Road from the old wooden railway station would see market gardens in front of him as far as the eye would reach, and on his way towards Romford Road would have these same market gardens on his left hand and only a few private houses on his right.”

Corbett held strict Presbyterian beliefs and prevented the development of public houses on the estate. Nevertheless, whilst the majority of the estate was developed for housing, the commercial opportunities presented by the busy street frontage on Woodgrange Road were exploited by the development of shops. A series of parades of three storey buildings were developed along the street frontage to the north and south of a new Methodist Church, completed in 1890. New churches were erected in the area to serve the wider community of Forest Gate during the final quarter of the nineteenth century. All Saints Church, on the junction of Romford Road and Hampton Road, was built on land donated by T.C. Baring, the local Member of Parliament and completed in 1886. The Baptist Church, also on Romford Road, was constructed in 1881/2.

The area suffered significant damage from bombing during the Second World War. Most concentrated damage occurred at the western edge of the estate and is now reflected in the boundary of the conservation area. The nineteenth century development on the Woodgrange Road frontage, together with approximately half of the block of

housing on the approach to Richmond Road, to the south of Osborne Road, was entirely lost. This area was redeveloped, commencing in the mid 1950s, for social housing to the designs of T.E. North, Borough Architect and Planning Officer. It was the first estate in West Ham to incorporate a tower block of eleven storeys while the remainder was developed as a mixture of flats, maisonettes and houses. A new Methodist Church was erected on the same site from 1955-64, designed in a secular style by Paul Mauger with a distinctive sculpture of ‘The Preacher’. These redeveloped areas are excluded from the conservation area.

1.5 THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA

Current activities and uses

With the exception of Woodgrange and Romford Road, the area was built as exclusively residential in character and many of the houses remain in their original use as single family dwellings. Nevertheless, the area has a mixture of housing types and tenure, including some properties owned by the Council and Registered Social Landlords (RSL). There is a history of housing renewal. The London and Quadrant Housing Associations and more recently, the Council and Passmore Renewal have sought to improve the quality of housing in the area. This has also yielded substantive environmental enhancement with improvements to boundary treatments, landscaping and sympathetic building repair. The Woodgrange Road frontage is composed of shops and a variety of related commercial uses and services including a doctors’ surgery. Restoration has recently been undertaken to this terrace under English Heritage’s Heritage Regeneration Scheme. The Romford Road frontage also has a mixture of uses including residential, small hotels and places of worship.

Character areas

There are three ‘character areas’ within the conservation area, defined by the street pattern, buildings and landscape details:



(i) Grid pattern of suburban housing

This area includes Hampton, Osborne, Claremont, Windsor, Richmond and Balmoral Roads. The area is characterised by consistent linear development of terraced or linked two storey brick houses. Streets retain a relatively quiet, spacious, leafy quality.

(ii) Romford Road.

Romford Road is characterised by a mixture of former linked villas (now mostly converted to commercial uses) and places of worship. The area performs as a busy arterial route with a broad carriageway.

(iii) Woodgrange Road

Woodgrange Road is a bustling retail and service frontage of ambitious three storey scale forming part of both the Woodgrange Estate planned development and the retail centre, which developed around Forest Gate station during the 1870s. This is reflected in its inclusion in both the Forest Gate Conservation Area and The Woodgrange Conservation Area since the area is functionally and historically integral to both areas.

Townscape analysis

The conservation area derives its special character from the consistency of buildings both in terms of their scale, detailed design, materials and building lines. Surprisingly little change during the twentieth century has allowed the cohesive quality of the original development to remain clearly discernible throughout the area. It is this uniformity, with limited variety in house design, that is the signature of the



Woodgrange Estate. The consistency of eaves, ridges and building lines creates a strong rhythm along the streets with modulation created by the repeating bays of plate glass sash windows. The earlier house types are generally flat-fronted, but the introduction of canted bays in the later phases of the development serves to add further interest.

The streets are enclosed by terraced housing, composed of both single and double fronted houses, and linked villas. The continuous frontages result in a strong sense of enclosure. The frontages are punctuated by important spaces resulting from the lesser scale of the linking service annexes. These may be single storey or a subordinate two storey height. These spaces between villas allow enticing glimpses to be gained of the leafy gardens to their rear. Whilst the frontages are effectively continuous, they are 'read' as a series of detached villas, albeit linked by their service wings. These gaps are an essential part of the suburban spacious character which characterises the Estate. Interest is gained by changes in the facing brick from yellow London Stock bricks to Kent or Suffolk Whites (Gault clay) and soft terracotta bricks. Polychrome detailing is used sparingly. Canted and rectangular bays, glazed verandah canopies and porches all add interest to the street scene, and are applied to a shell of consistent form.

These regimented frontages are softened by the continuous bands of front gardens which give the streets a spacious and commodious character. The front garden boundaries were all originally defined by a dwarf brick front boundary walling carrying distinctive low cast iron railings and gates. Many of these survive or have been successfully reproduced. These serve both to effectively separate the public realm from private gardens and also make



a significant contribution to the Estate's special character. Unfortunately, there are examples of inappropriate, often flamboyant, railings which are discordant features in the streetscene. The railings are reinforced by hedges set immediately behind. Some of the privet and accuba hedging may survive from the original planting schemes. Attractive rope moulded or wavy clay path edging survives from the nineteenth century, together with coped coal - hole covers. Occasional groups of pollarded limes add sculptural interest and screening at a higher level and these limes are a distinctive feature of the area. They are particularly important where they define the front boundaries of corner plots, creating a feeling of seclusion for these exposed houses, most notably along Richmond Road.

The front gardens are enlivened by paths faced in encaustic and polychromatic tiling. These serve to enrich the street scene and are strongly evocative of the late Victorian period. Many of these paths are original but some are effective re introductions of this attractive feature using two tones of plain tiles (black and white or buff and terracotta being common). The loss of front boundary walling/railings and planting to allow the creation of extensive areas of hardstanding and forecourt parking is particularly harmful to both the setting of the houses and the character and appearance of the street scene generally. This is especially damaging across the frontage of the larger linked villas whose generous front gardens make an important contribution to the street scene. Furthermore, impermeable surfaces create surface water run off to mains drains which deprives the local ground water table and impoverishes local biodiversity.

The streets of this rectilinear estate are, for the most part, long and straight. Thus there are consistent long views, reinforced by the strict adherence to consistent building line, form, eaves, details and rooflines. These views are partially interrupted by the planted roundabouts at the street junctions with Richmond Road. These are important, visually,

both as focal points in the medium view and, as original features, the greenery of which, enhances the suburban character of the Estate. The most of the estate streets are lined by informal street tree planting which contrasts with the rigid formality of the terraced frontages and reinforces the suburban character of the Estate.

Views to the west along Windsor and Claremont roads are dominated by the 1950s redevelopment and the tower block of eleven storeys which intrudes into the comfortable domestic scale of the adjacent conservation area.

Views to the east are closed by development on the western limb of Hampton Road as it cranks in a south-westerly direction to rejoin Romford Road. This development is also squeezed between the western side of the road and the adjacent railway line which becomes elevated as it climbs northwards from Woodgrange Station to cross the City line, onward towards Waltham Forest. Mature trees help offset this feature.

Towards the southern end of Hampton Road there is an area of significant new development, which respects the scale and materials of the adjacent Victorian housing. It is elevated in an honest contemporary style which reflects features found in the surrounding Estate such as bays, set backs, low stock brick front boundary walling with railings and sympathetic facing materials (yellow facing brick, pale render and slate grey roofing). This development replaced an area of derelict garages and a long standing garage/workshop which had been an eyesore subject to abuse, fly-tipping and unauthorized uses. This also applied to a mews dwelling and vacant plot directly opposite. Redevelopment of this site has thus enhanced the conservation area with a development that, in itself, has a neutral impact on the character of the original estate.





To the south of this is a residential development set back from the road and suitably screened by a relatively recent red stock brick wall and trees.

All Saints Church serves as focal point and terminating landmark at the southern end of Hampton Road on the prominent corner with Romford Road. The slender bellcote is a landmark whilst the impressive scale of the aisled church and its simplicity of form are reminiscent of a Norfolk medieval tithe barn, clad in dark knapped flint which provides relief to the exclusively brick housing that surrounds it. Opposite the church on the western side of Hampton Road is a vacant site, located immediately outside the conservation area. This site detracts from this important gateway into the area and harms views into and from the conservation area.

The quieter suburban backwater of the rectilinear grid of streets is in stark contrast to the bustle of Woodgrange Road and Romford Road.

On Woodgrange Road, in the north west corner of the conservation area are tall three storey parades of shops of imposing scale. These define the eastern side of Woodgrange Road. These shops form part of the original planned estate but have a scale more appropriate to the inner city.

These properties were designed as shops with residential accommodation over. Over time harmful alterations to both the upper elevations and the replacement of traditional shopfronts with inappropriately detailed replacements; the use of external roller shutters and poorly designed signage detracts from their appearance. A recent

enhancement scheme part funded by the Council, English Heritage and Owners, has significantly improved the appearance of the northern parade of four shops. The original framework to shops has been reasserted with appropriately simple new shop frontages and signage. The southern parade retains much of the original framework, including, granite pilasters and corbels though out of scale and modern, prolific unattractive signs and shop-fronts have marred its original character. The generous footway in front of the shops is surfaced, like the remainder of Woodgrange Road, in modern artificial materials with tall lamp columns which challenge the scale of the adjacent shops.

The traditional mews to the rear of the shops has become developed, to the north of Hampton Road, by small scale business and extensions to the shops. The mews to the south remains more open with older garages, once stables, on one side adjacent to 2 Hampton Road. At times this mews can become unsightly. There are however shared rights of way and ownership onto this mews which complicate its potential for enhancement. A very large tree is adjacent and an important early landmark. 2 Hampton, once the estate agents office for the estate, has been severely compromised and is a poor introduction at this entrance to the estate.

The south western corner of the conservation area along Romford Road is composed of a mixture of two storey linked villas intermingled with Nonconformist churches. The two storey villas have wide frontages, similar in scale to those found throughout the estate. They are set back from the street frontage behind

spacious front gardens with screening lime trees set immediately behind the boundary walling. The trees give the villas an intimate setting despite the intrusive scale and heavy traffic of Romford Road.

At the extreme western end of the area, the Institute nestles behind outgrown lime pollards. It presents a domestic scaled brick gable to the street with Bathstone rose window and Gothic polychrome detailing. The adjacent villas also incorporate more flamboyant Gothic influenced detailing than is to be found within the Estate streets to the north and their fretted bargeboards and finials are a distinctive feature of this part of the area.

To the east the Baptist Church steps up in scale from the surrounding domestic properties with an emphatic plain brick gable, inset with a large rose window. A curious timber framed lantern sits astride the left hand shoulder of the gable and provides a focal point in the street scene.

To the east of the Baptist Church, the street scene is marred by extensive open areas of driveway and forecourt parking in front of the former villas. This is exacerbated by the absence of tree cover along the frontage to provide enclosure and screening. The lateral conversion of villas to hotel use has resulted in the erosion of their domestic character with intrusive lighting, forecourt parking and signage. The Romford Road frontage, at the western end of the conservation area, has standard design, closely spaced bollards which march across the frontage of the footway. The pavement is of varied artificial materials. Although a practical, utilitarian response, such materials do not enhance the distinctiveness of this area. A key building, on the junction of Romford Road with Richmond Road, is occupied by a hotel. This has been greatly downgraded in character by a rendered frontage, alterations and signs; the return along Richmond road by a monotonous, flat roofed, rendered extension.

Focal points, views and vistas

The long, straight roads of the Estate provide open views interrupted only by the trees set within the roundabouts on Richmond Road. These are important as medium distance focal points and landmarks. The uniformity of the houses and absence of flamboyant features leaves no other significant landmarks within this estate save for the towers of All Saints Church and the Baptist Church.

Bomb damage and post war redevelopment at the extreme south west edge of the area allows views out to the tower block, erected at the centre of the 1950s development, occupying the western ends of Windsor and Claremont Roads. Elsewhere properties on the western side of Woodgrange Road close the views westward. Whilst mostly in character and scale with the estate, redevelopment here has negatively affected that long view and the view as seen out from the far end of the estate.

Open spaces, landscape and trees

There are no areas of public open space or recreational areas within the conservation area. The area is entirely developed yet the generous width of the streets themselves and the flanking front gardens results in a perception of space. This is further enhanced by street trees and planting within front gardens. Original street tree planting by the Estate survives on Balmoral Road.

The streets have a strong sense of enclosure provided by the two storey frontages which frame the streets on both sides, in combination with the generous plots and tree planting. Together, these create a welcoming, peaceful suburban environment visually divorced from the surrounding urban area.

Public realm

The streets retain traditional granite kerbs but surfacing comprises a mixture of modern artificial materials. There is no surviving historic street furniture within the area. Lighting within the residential street grid is provided by simple late twentieth century columns of an appropriate scale which do not detract from the character of the area. Each has a cast plaque bearing the inscription "London Borough of Newham, 1877-1892, Woodgrange Estate". The informally planted street trees are an important part of the public realm. The landscaped roundabouts on Richmond Road are key focal points and would be enhanced by refreshment and replanting with appropriately 'Victorian' trees and shrubs. Traditionally detailed front boundary walls with distinctive cast iron railings and soft landscaping within private front gardens are an essential part of the contextual setting of the public thoroughfare. The footways on Woodgrange and Romford Roads are generous in width but marred by intrusive repetitive standard bollards on Romford Road and pedestrian guard railings, CCTV, and lighting columns on Woodgrange Road, even though they have a clearly practical, beneficial purpose.

Richmond Road is now closed to general traffic and whilst this has undoubtedly yielded substantial reductions in 'rat running', the traffic calming works are not as entirely sympathetic in appearance as might be now achieved.

1.6 THE BUILDINGS OF THE CONSERVATION AREA

Building types

There are three principal building types in the area; two storey houses, three storey parades of shops, and places of worship.

(i) Two storey houses

These are the most significant type in the area with consistent building, eaves and ridge lines. These buildings are arranged as double fronted villas linked by subordinate service wings of two

windows in width; terraced double fronted houses; or as terraced housing of a single window in width.

(ii) Three storey parades of shops

Three storey parades of shops with residential accommodation above are much less significant numerically, and are restricted to the north-west corner of the conservation area, on the Woodgrange Road frontage. These were developed as part of the original Estate and were once more numerous, extending along Woodgrange Road, from the rail line in the north to the Romford Road junction. Many of these parades were lost to war time bombing and hence these areas are now excluded from the conservation area.

(iii) Places of worship

Places of worship are restricted to the Romford Road frontage. Whilst there are only three in the area (including 'The Institute'), they make a considerable contribution to the character and appearance of the area, by virtue of their individuality and architectural presence in the street scene. A considerable variation is seen in the scale of these buildings, from the impressive barn-like massing of the aisled All Saints, which draws on mediaeval precedents, to the more innovative and playful form of the Baptist Church, and finally the completely different domestic scale of the Institute.

Architectural styles, materials and detailing

The domestic architecture of the Estate is neither innovative nor exceptional for its period (1877-1892). However, it has characteristics that are fairly

unusual, particularly the use of glazed canopies to front elevations, trimmed with valence evocative of the railways which facilitated the development. Certainly, in comparison with local Victorian housing, it is grander than the vast majority most and distinctively detailed throughout.

The designs generally follow established stylistic trends of the late Victorian period and it is an architectural conservatism and repetition of form, scale and detail which gives the area its distinctive character and cohesive townscape quality.

Variety is restricted to the applied detailing used in different phases of the Estate but also as a reflection of the 'battle of the styles' played out on neighbouring houses of the same phase. Adjacent houses may alternate between a pared-down classically derived style, where ornamentation is limited to plain stepped architraves and the more flamboyant window and door surrounds of painted cast stone with Gothic-derived capitols.

Of particular interest are the glazed verandah and porch canopies of cast iron construction with unusual decorative valence that provide a direct link with the railway architecture of the period. These features were originally more numerous. External timber blind boxes, set within the head of sash window openings and having the appearance of a timber pelmet, are occasionally encountered. These originally housed canvas roller blinds intended to keep out the sun and protect furnishings from damage. Cast iron 'pot guards' are also an occasional feature of first floor





sills and were intended to restrain window boxes or pots from falling.

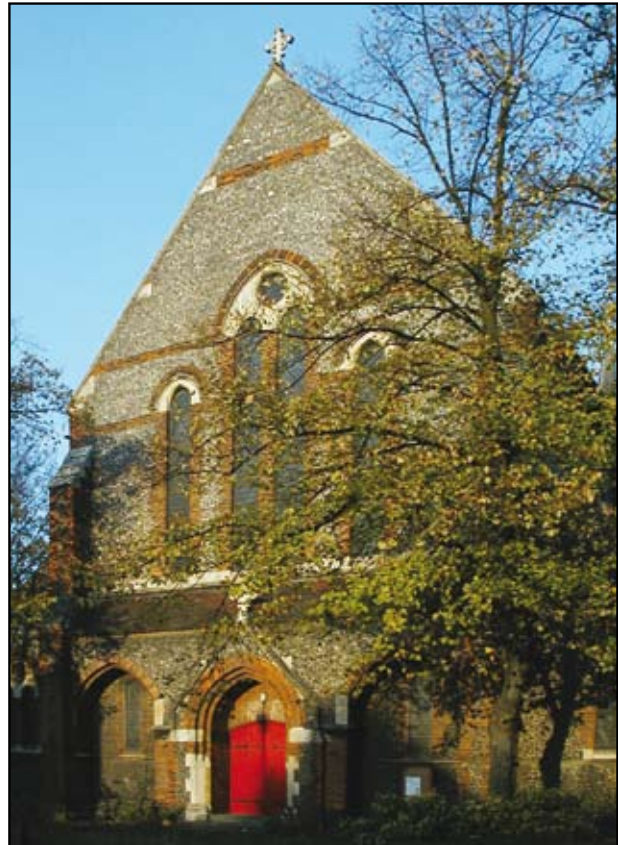
The earlier housing within the area is the simplest in character. Linked villas have a symmetrical façade of three windows in width with a central door, set beneath a hipped roof with four lateral stacks. To one side is a subordinate service wing which steps back from the front elevation of the villa. The service wing lacks the decorative detailing applied to the front elevation of the main house, such as the simple bracketed eaves that is reserved for the front elevation. A limited variety of alternative details is applied to this basic form at ground floor level, including casement doors or rectangular bays set beneath a verandah canopy. Originally simple door treatments were used with a plain rectangular fanlight, and these became increasingly elaborate with the application of cast composite stone door cases with flanking pilasters with 'stiff-leaf' capitols and a segmental or pedimented top. During the 1880s further cast details were introduced including paired or tripartite sashes with cast mullions and capitols and canted bays, which were initially restricted to the ground floor but in the later phases of the Estate, two storey bays became popular. Similarly, the plate glass, horned sash windows which are simply set in plain brick reveals in the earlier houses became replaced by larger paired windows, sometimes with arched heads and Gothic inspired foliate capitols. These elaborate details were also increasingly applied to first floor windows and displaced the simpler treatments of the earlier phases of the Estate. During the final phase of the Estate, arched dentil moulded hoods

across the heads of the ground floor windows and doors were increasingly used as an alternative for the now slightly dated Gothic capitols, popular in the early and mid 1880s.

During the final phase of the Estate around 1890, the classically inspired Queen Anne Revival style made a fleeting appearance. Gauged brick arches and window aprons in moulded brick beneath the window sills are the signature of this style which may be accompanied by moulded brick eaves cornices and brick door cases. The door cases may incorporate a keystone with a river god mask or a broken scrolled pediment with an inset panel of terracotta.

All of the houses in the Estate are built from brick, using both red and yellow stock bricks that are used as the facing material, both singly and more rarely in combination to create simple polychrome effects. White bricks made from Gault clay (variously types of Kentish Whites or Suffolk Whites) are also commonly found in the Estate. These must have been imported from North Kent or possibly from East Anglia, via the adjacent rail line serving Liverpool Street. Welsh slate is the original roofing material with 'Vee' section, butt-jointed ridges and hips. These are generally made of black clay. The hipped roofs of the canted bays have traditional lead roll details.

Places of worship in the area also follow contemporary national trends. All Saints Church is a typical Anglican church of the period. It is designed in a plain Early English style with simple lancet windows. It has an ambitious scale and is



faced in dark knapped flint with red brick dressings beneath a plain clay tiled roof. The Baptist Church is less conventional, with an asymmetric composition created by an octagonal lantern tower on the left hand side. The tall brick gable has a central rose window. The Institute at the west end of Romford Road has a more modest brick gable with central wheel window in a gothic derived style.

Listed and locally listed buildings.

There are no statutory listed buildings in the conservation area. However the following buildings of local interest that have been identified by the London Borough of Newham as being of special architectural or historic interest.

The Institute, Romford Road;
Woodgrange Baptist Church, Romford Road;
All Saints Church, Romford Road.

Buildings of townscape merit

The majority of houses and shops erected by the Woodgrange Estate during the period 1877-1892 have been identified on the Townscape Appraisal map as being "Buildings of Townscape Merit". Buildings identified as having "townscape merit" are good examples of relatively unaltered Victorian buildings whose style, detailing and building materials provides the streetscape with its special historic character and appearance. Most importantly, they make the most positive contribution to the special interest of the conservation area. Where a building has been heavily altered or is not part of the original development it has been omitted. However, even so, where the house is an original part of the estate it may still make a worthy contribution by retaining the pattern of original development, estate layout, plan and form, continuity of building line, street enclosure, setting and greenery. In assessing proposals for significant change it will be important to recognize the desirability of retaining these features. Restoration is therefore the preferable option as far as is practicable.

1.7 SUMMARY OF SPECIAL INTEREST

- Grid of Estate roads and suburban housing laid out by Thomas and Cameron Corbett between 1877 and 1892 as a series of straight, tree-lined avenues running parallel to Romford Road and the rail lines to the north;
- A rectilinear grid of straight streets of generous width aligned on an approximately east-west axis;
- Development is divided into three blocks by intervening cross roads (Richmond Road and Balmoral Road) providing a link to Romford Road;
- The rail line forming the northern boundary of the area becomes elevated and has street presence at the north west corner of Hampton Road;



- Consistent plots of variable width, dependant upon the house type. Higher status house types have unusually wide plots for inner London;
- Houses on corner plots are set back from both street frontages to maintain an open character;
- Deep rear gardens arranged back to back, without intervening rear access lane and exceptionally deep front gardens result in an unusually low density for the period and a spacious quality throughout the Estate;
- Original front boundary treatments consisting of a dwarf brick wall (six bricks high) with cast iron railings and gates of a single, simple design repeated throughout the Estate;
- Cohesive townscape of two storey houses including linked detached villas with semi-detached and terraced houses of repetitive design and detail, sharing a common eaves and building line;
- Three storey shops on the eastern side of Woodgrange Road form part of the original planned estate development;
- Similar linked two storey villas are interspersed by occasional churches on Romford Road;
- Late Victorian churches along Romford Road include the Institute (1882, Habershon & McDonall), Baptist Church (1881-2, J W Chapman), All Saints (1886, A W Blomfield);
- Churches provide the historic focal points, rising above surrounding domestic properties;

- Post war redevelopment at the west end of Estate has provided a new focal point in the form of an eleven storey tower;
- Within the rectilinear grid, straight streets of quiet suburban character are softened by informal street trees;
- The landscaped roundabouts on Richmond Road are distinctive and part of the original landscaping scheme implemented by the Estate;
- Original street trees planted by the Estate on Balmoral Road and elsewhere with pollarded limes in front gardens;
- Soft landscaping of front gardens (both original and recent) including low hedges set behind front boundaries and between gardens serves to reinforce the suburban character of the Estate;
- Granite kerbs define the carriageway.

1.8 NEGATIVE FEATURES AND ISSUES

Many of the negative issues/features of the area listed below are inherently inter-related and, often by addressing the underlying root problem, several issues may be resolved:

Weak gateways

Entrances or 'gateways' into the area are very important since they announce and reinforce the area's distinctive identity, emphasizing the transition from one area to another. Both Woodgrange Road and Romford Road are heavily trafficked main roads. Public realm works here undertaken to meet primary objectives, rather than conservation ones, and within certain financial constraints. In consequence, the gateways into the Estate are marred by a plethora of street clutter in, standard designs and materials. Woodgrange Road has pedestrian guard railings, bollards, traffic lights, intrusive CCTV and lighting columns. Romford Road is similarly blighted by bollards. The entrance into the Estate from Romford Road via Richmond Road is disfigured by traffic calming measures in the carriageway. Whilst all these measures are there for practical purposes and there has been



much attempt, on Woodgrange Road, to improve their standard, they remain visually dominant. There is also poorly maintained boundary walling. The side boundary walling exposed along Richmond and Balmoral Roads is in need of repair and maintenance. The rear of commercial properties on Woodgrange Road and the mews behind them are in many cases unsightly. The vacant site on the western side of Hampton Road immediately outside the conservation area detracts from this important entry point into the estate.

Public realm

Throughout the area a variety of modern artificial paving and finishes seriously detract from the appearance and environmental quality of the area. The public realm on the principal roads also suffers from an abundance of street clutter which detracts from the character and appearance of the area. Roundabouts have lost some trees and gained some unsightly signs.

Loss of trees

Deciduous trees, both in front gardens and in rear gardens, make a significant contribution to the leafy suburban character of the conservation area. Pollarded limes are a special feature with historical significance as part of the original planting plan. The unauthorised removal or failure to replace trees which have died is resulting in a less attractive, more open urban character.

Forecourt parking

Front gardens are an essential part of the special character and appearance of the conservation area. Loss of important soft landscaping and the introduction of busy artificial paving surfaces detract from the original softer green setting. Front garden parking introduces alien, modern and intrusive forms that can become overly dominant features that detract from the appearance of the area. Creation of access ways in for cars has also led to a disintegration of boundary enclosure and continuity; and replacement walls that have a fussy collection of piers and sections of walling. Removal of historic style railings and walls and



the introduction of unsympathetic side and front boundary walls is another detrimental result.

Loss of original front boundary railings and erection of inappropriate means of enclosure

Throughout the Woodgrange Estate, low stock brick walls and cast railings of a particular design are a distinctive feature that serves to enrich and unite the street scene. The removal of original or reproduction railing, or individual painting schemes (gold tips to finials etc.) produces disunity that dilutes the area's original character. The introduction of alternative railing and wall design, and walls not in yellow London stocks, serves to dilute this special character. Introduction of railings in a distinctly different style, such as tall spears with flamboyant finials, introduces a completely alien style that detracts from the original character of the estate.

On street parking

The demand for car parking can never be satisfied in urban areas. In the conservation area, high levels of car ownership and casual visitor parking is creating continuous lines of parking along the streets. This may serve a useful function as informal traffic calming, but detracts from the leafy qualities of the area as a suburban retreat. Additional controls, if applied to on street parking, could result in increased pressure for the creation of additional parking in sensitive front gardens.

Domestic waste bins

The conversion of properties to flats, the growing volume of waste generated by families, and the increase in size of the domestic waste bin has meant that bins have become an increasingly intrusive feature in front gardens. The roadside collection of refuse inevitably leads to large waste bins being temporarily left on the footway or immediately inside front gardens. They become particularly visually dominant in the smaller gardens and those without hedge screening and compensatory soft landscaping. This is a common problem in the area since there are no rear access lanes to facilitate rear servicing. Refuse from properties fronting Woodgrange Road is a particular problem where facilities for storage on site are inadequate. Bins



here can harm the quality of the environment and hinder safe and effective use of the footway by pedestrians. Changes of use and the provision of separate residential accommodation over shops can exacerbate this problem unless adequate in curtilage provision is made.

Erosion of architectural detail and the addition of unsympathetic features.

The Victorian architecture of the area is one of its principal assets. Some alterations, however well intentioned, serve to erode the special qualities which justified the original designation. These include the replacement of timber sash windows and original four panelled doors by other styles and materials; the removal of features including chimneys and associated pots; a limited number of replacement roofs using inappropriate materials or details; removal of verandah canopies and decorative valances; and the painting or rendering of brickwork. Additionally, many of the front doors were originally recessed to create open porches with richly tiled interiors. But the construction of porches and repositioning of front doors, forward of their original position, is another negative alteration. To the rear there have been some overly dominant structures erected in unsympathetic materials and designs. Satellite dishes have also multiplied and are particularly intrusive where large, grey and not hidden from view of the street.

Poorly designed replacement shop fronts and inappropriate signage

The shops on Woodgrange Road have an impressive scale. Wartime damage and other alterations led to loss of details- for example the cornice to the southern parade. Further, postwar replacement of period shop fronts with poorly proportioned and detailed alternatives has robbed these shops of their appeal. In many cases this has been exacerbated by the installation of poorly designed illuminated signage. Not only does this do harm to the appearance of the shops but also detracts from the image of the area by deterring potential customers. Conversion of upper floors to residential has also led to shop fronts lacking visual balance and harmony.



Changes of use and the erosion of the Estate's residential character

The eastern end of the Romford Road frontage has suffered a significant loss of historic character associated with the incursion of hotel uses. This has resulted in the loss of soft landscaping, traditional means of enclosure, intrusive forecourt parking and signage combined with inappropriate alterations to villas, including substantial extensions. Many of the large villas within the Estate are inevitably subject to development pressure for flat conversions. This may result in the loss of important garden areas and creates further pressure for on street parking and for infilling of spaces between villas and first floor annex extensions.

COMMUNITY ENGAGEMENT

Conservation areas are predicated on the assumption that there is value in the preservation and enhancement of these areas. However, it is evident from the on-going unauthorized and inappropriate works that this is not a view shared by all. Alternatively those undertaking works do not understand or do not know how to achieve what is desirable and/or understand the responsibilities and controls placed upon owners by designation. The issue is generally not one of neglect or under-investment because there is quite considerable investment made by owners in their properties. Rather it is one of values and vision. It is thus essential that this issue is tackled by engaging with those who affect physical outcomes in the area. Community support is essential to success. Enforcement and prosecution should be the last resort to achieving objectives.

2.1 PURPOSE

The Woodgrange Estate Conservation Area Appraisal defined the character of the area, looking at its strengths, weaknesses and threats posed. This document, the management plan, sets out the Council's proposals that are designed to assist in the preservation and enhancement of the area's special character.

The Council has a duty to do this. Section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 says:

"It shall be the duty of the local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas."

This document seeks to fulfill that duty.

2.2 ISSUES IDENTIFIED

In summary these included the need to;

- *protect the original character of properties on the estate from unsuitable alteration.*
- *encourage restoration of features of character where they have been lost*
- *oppose the loss of greenery from the area that makes a positive contribution to the area's character*
- *encourage re-greening of the estate to offset past losses*
- *ensure new development within the estate preserves or enhances the conservation area's character*
- *ensure development that is outside the estate but affects its setting and, views in and views out pays due regard to that need also.*
- *design public realm works and undertake traffic management schemes so with an objective of protecting and enhancing the qualities of the area.*
- *use funding opportunities that may arise either within Council budgets, other stakeholders or from outside grant funding to benefit the character of the area*
- *undertake engagement with the local community that will foster their understanding, respect and positive contribution toward conservation of their area.*

2.3 MANAGEMENT PROPOSALS

This management plan sets out below the action that the Council proposes to take over the next five years to deal with the issues identified above.

Legislative background

The designation and appraisal are not an end in themselves. This document, the management plan, is required to present proposals for the conservation of the estate and in particular to address the issues identified in the appraisal. It also has, in draft form, as a vehicle for public consultation on these matters. Once agreed in final form it will be available to the public. It will also be subject to monitoring and review on a regular basis.

The management plan satisfies the duty laid out in S.71 of the Planning (Listed Buildings Conservation Areas Act) 1990 namely;

"It shall be the duty of the local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any part of their area which are conservation areas"

The document reflects government guidance in PPG 15 "Planning and the Historic Environment", English Heritage guidance of August 2005, best practice guidelines, the Newham U.D.P. adopted 2001 together with emerging policies in the LDF and published planning guidance in the Woodgrange Design Guide. It is recognized that major redevelopment and investment is unlikely to occur in this area. The development control process will however be essential to opposing unsuitable changes and righting unauthorized works.

Statutory controls.

Designation as a conservation area brings a number of specific statutory provisions aimed at assisting the 'preservation and enhancement' of the area. These controls include requiring Conservation Area Consent for the demolition of any unlisted building, fewer permitted development rights for alterations and extensions, restrictions on advertisements and requiring notice for proposed tree works. These are outlined in the Council's detailed series of guidance notes titled "The Woodgrange Estate Conservation Area". The conservation area appraisal has identified the spacious, leafy quality of the estate as a key part of the area's significance. It is essential that new development serves to preserve these qualities by protecting spaces between and around houses from inappropriate forms of development.

ACTION: The Council will seek to ensure that new development within the conservation area or affecting its setting serves to preserve or enhance the character or appearance of the area in accordance with policy EQ30 of the Development Plan and other guidance.

Buildings of Local Architectural or Historic Interest and Townscape Merit

Buildings of townscape merit include those that were part of the original Corbett development. There are also individual buildings of local historic

or architectural interest. Some are currently included on the Council's Local List. The Council will seek to retain these buildings and ensure that new development does not harm the character, appearance or setting of the building. These buildings are marked on the Townscape Appraisal map as "positive buildings". There is a presumption that all such buildings will be retained. Policies EQ30, EQ31 and EQ36 of the Development Plan provide the criteria against which all such proposals for alterations will be assessed.

Any application for the demolition of Locally Listed Buildings and Buildings of Townscape Merit will need to be accompanied by a reasoned justification (similar to that required for a listed building) stating why the building should be demolished. The Council will expect the applicant to demonstrate that:

The building is beyond economic repair;

The building has been offered on the open market at a realistic price;

If vacant, that alternative uses have been sought.

The proposed replacement is of sufficient quality. A design statement setting out the case for the redevelopment will be required.

Furthermore, the Council will expect all applications for extensions and alterations to Buildings of Townscape Merit to be particularly carefully considered and only well detailed schemes, using the appropriate traditional materials, will be approved.

ACTION: The Council will ensure that all Locally Listed and Buildings of Townscape Merit are protected from inappropriate forms of development or unjustified demolition. Furthermore, there must be satisfactory proposals for the redevelopment of any site before consent will be granted for demolition in accordance with Development Plan and other guidance.

Erosion of character and additional planning control

The appraisal identified that the following alterations pose a threat to the special character of the area:

- *Loss of timber windows and doors;*
- *Alterations to window/door openings including infilling open porches;*
- *Removal of redundant chimney stacks;*
- *Alterations and additions to roofscape and form.*
- *Removal of verandah and porch canopies;*
- *Painting of brickwork or application of render;*
- *Removal/alteration of front boundary railings/walling;*
- *Creation of forecourt parking and hard surfaces, in place of front gardens or the*

resurfacing of existing forecourt hard surfaces in unsympathetic materials;

- *Installation of satellite dishes which are intrusive by virtue of their size, location, or number;*
- *Infilling of gaps between linked villas by additions to subordinate service wings.*
- *Loss of hedges and trees.*

Normally, certain minor works to unlisted buildings, which are in use as single family dwellings, can normally be carried out without planning permission from the Council. Development of this kind is called "Permitted Development" and falls into various classes which are listed in the Town and Country Planning (General Permitted Development) Order 1995. Whilst all houses in conservation areas have reduced permitted development rights, nevertheless, these minor alterations can cumulatively have an adverse effect on the character and appearance of a conservation area. Consequently, the houses in the area are subject to a comprehensive Article 4 direction which brings these alterations under planning control.

Regrettably, some unauthorised works have been carried out. The effect of such works, both individually and cumulatively, can result in a materially detrimental effect upon the townscape quality of the area. If left unchecked, such alterations can effectively erode the special qualities which justified the original designation. The Council will take enforcement action, where desirable and expedient, to require removal of unsuitable works. It will continue to review its enforcement procedures with the improving delivery of this service in the area and to effectively communicate its powers and achievements.

On a positive note, the Council has encouraged owners to undertake appropriate works by the provision of detailed design guidance and information regarding materials and suppliers.

ACTION: The Council will ensure that unauthorised development is subject to effective enforcement action to ensure that the special qualities of Locally Listed buildings, Buildings of Townscape Merit and the wider area generally are protected.

Shopfronts

The conservation area contains a number of commercial premises on Woodgrange Road with shopfronts, some of which are unsympathetic to the architectural character of the area. The Council will encourage their replacement through the development control process and, subject to resources, by the provision of grant assistance. The enhancement of retail frontages is central to proposals for the regeneration of the town centre. The facades of one terrace in the conservation area have already been subject to enhancement works. This was funded by the Council, owners and English Heritage under their Heritage Regeneration

Grants programme. It is anticipated that similar enhancement works to the other terrace within Woodgrange Conservation Area will be carried out in 2006-7 subject to resources.

ACTION: The Council will seek the retention of shop frontages which contribute to the character and appearance of the area. Proposals for new shopfronts will need to preserve or enhance the special character of the area in accordance with the Development Plan and other guidance. Grant assistance may be made available by the Council and its partners, subject to resources.

Advertisements

Advertisement consent is required from the Council for most illuminated signs, although many non-illuminated signs do not (subject to certain limitations). However where the Council does have powers it is important that these are strictly applied to preserve and enhance the appearance of the area.

***ACTION:** The Council will ensure that all signage proposals which require Council consent respect the character and appearance of the conservation area, in terms of siting, number, colours, materials and form of illumination, in accordance with the Development Plan and other guidance.*

The town centre manager will also continue to offer advice to owners on shopfronts, advertising and displays.

Trees

Trees bring many positive benefits to the environmental quality of the area including their visual impact, providing welcome shade, a home for wildlife and enhancing air quality.

The law requires that, within conservation areas, anyone intending to lop or fell a tree (subject to certain exceptions) must give the Council six weeks written notice before starting the work. This provides the Council with an opportunity of assessing the tree to see if it makes a positive contribution to the character or appearance of the conservation area, in which case a Tree Preservation Order may be served.

The appraisal identifies a number of significant trees. These should be retained. However this is not an exclusive list for all trees and soft landscaping will normally enhance the setting and appearance of the estate both at front and rear. Their value will be assessed at the time of application for removal or works. Replacement and additional planting may also be required either in relation to applications for works to trees or in connection with planning permissions.

Detailed guidance regarding appropriate types of trees for planting in the area is included within the existing guidance produced by the Council. Works to trees should not be undertaken in the nesting

season during spring or summer but between October and March, in order to protect wildlife. The Council also has an arboricultural officer who advises on trees

***ACTION:** The Council will serve Tree Preservation Orders in appropriate circumstances where a tree has significant amenity value and is considered to be under threat. This will include trees both within and outside the area, where these contribute to local amenity, the setting of the area or views identified in the appraisal. It will also seek to protect existing trees and greenery and to require additional planting when making decisions of planning applications. The Council will consider additional tree planting, where possible, as part of wider public realm improvements and enhancement schemes, subject to resources.*

Setting, gateways and views

The setting of the conservation area is very important and development which impacts in a detrimental way upon the immediate setting and longer views, into and from the conservation area, will be resisted. The important views are identified on the Townscape Analysis Map in the character appraisal. The Council will seek to ensure that all development serves to respect these important views.

The vacant site on the western side of Hampton Road at its junction with Romford Road harms this important gateway into the area and the preparation of a development brief would help secure the enhancement of the area's setting.

Whilst the western edge of the conservation area was redeveloped in the post war period, it is essential that new development serves to enhance the setting of the conservation area. Improvements to landscaping and boundary treatments in this area could yield substantive enhancement of the conservation area's setting.

Over the past five years the Local Strategic Partnership has undertaken a large-scale regeneration and renewal programme in the Forest Gate area. The main focus of this SRB funded scheme has been the improvement of private sector properties. Passmore Urban Renewal, a partnership between Newham and four leading RSLs, has acquired and refurbished over 100 properties for re-letting to key workers, and RSLs about 100 more for social renting and shared ownership. The Council has declared three housing renewal areas to focus reinvestment in owner occupied housing. In addition £2.26 m has been directed to environmental improvement and upgrading community facilities. This has included restoration and enhancement works to properties within Woodgrange Conservation Area.

The Council is now seeking funding via a Private Sector Finance Initiative to modernise Council rented dwellings to Decent Homes Plus standard by 2010 ; for high quality management, maintenance

and estate services for these dwellings for the next twenty years; reconversion of about 20 Victorian street properties currently let as flats and bedsits to provide large family houses; external refurbishment and assistance with the improvement of 420 RTB leasehold dwellings in the PFI blocks and estates. If these funds become available for works within the conservation area or affecting its setting, the Council will ensure they lead to appropriate enhancement.

ACTION: The Council will ensure that all development respects the important views within, into and from the conservation area, gateways and the setting of the area. The Council will ensure that these remain protected from inappropriate forms of development and that due regard is paid to these matters in the formulation of public realm works or enhancement schemes in accordance with the Development Plan and other guidance. The Council will also produce development briefs for significant sites, resources permitting.

The public realm and enhancement

The present road layout reflects the historic street pattern and this is unlikely to be vulnerable to future change. The appraisal also has identified small elements of remaining historic floorscape in the conservation area such as granite kerbs which should be retained and matching materials used in new work. But the area has generally been resurfaced using modern artificial materials. Unsympathetic highway signage, traffic calming measures and other structures on public land can all serve to detract from the quality of the public realm and character of the area. Thus any redundant, modern features should be removed. The style, height and colour of lighting can also have a significant impact on local ambience. The simple lighting installed soon after designation, is distinctive but might be enhanced by a repainting scheme. Any replacement should be to modern standards of historic street lighting and enhance the character of the area. The reinstatement of traditional flagged pavements would also significantly reinforce the identity of the area and the public realm. Road signs could also be adapted to raise awareness of the area's status. Gateways into the area are currently weakened by non-contextual furniture and finishes. A critical audit of the public realm should be undertaken to identify redundant features and opportunities for enhancement. This should include a survey to identify needs and opportunities for new or replacement trees. The implementation of any such works will be subject to resources.

***ACTION:** The Council will seek to ensure that any surviving historic streetscape features are retained, and that any future highway works will bring a positive improvement to the character or appearance of the conservation area, subject to resources. All works should accord with the spirit of English Heritage's Streets For All campaign.*

Engagement with the local community

The Woodgrange Residents Association was instrumental in securing the initial designation of the area and the Article 4 Direction. The Residents Association has played an active part in the management of the conservation area and is a valued partner of the Council, providing important observations regarding development and other proposals affecting the conservation area. Furthermore, the Residents Association has undertaken important survey work, e.g. photographic recording on a four yearly cycle, and works collaboratively with the Council and other stakeholders to promote the aims of the conservation area, by hosting public meetings and other events. It is also important that the Council engage with the wider community to foster understanding and commitment to conservation objectives.

***ACTION:** The Council will seek to maintain and promote close collaborative working with the Woodgrange Residents Association on all issues relevant to the management of the area, including proposals for development and enhancement, within and adjoining the conservation area. It will also improve dialogue with both the Resident's Association and the wider community. This will include the production and distribution of newsletters and information leaflets and attendance at local meetings subject to resources.*

2.4 MONITORING AND REVIEW

Public consultation

***ACTION:** The appraisal and management plan was subject to a period of public consultation ending 3rd February 2006. Consultation included placing the document on the Council's web site, in local libraries and service centres; consultation with the local residents' group, community forum and ward councillors; providing hard copies on request at or through the Council's Development Control reception where there was also a small display. A letter advising of these arrangements was delivered to all properties in the area by mail drop. The views expressed were taken into consideration in the final draft for adoption by the Council.*

Boundary review

The appraisal identified that the existing boundary was generally a good reflection of the area of special character. A small area on Woodgrange Road is included in both the Woodgrange and Forest Gate conservation area designations. This reflects the historic, functional and visual relationship of the area with the two designations, which it effectively bridges. This position reinforces the importance of this character area to both conservation areas.

***ACTION:** The Council will maintain the current boundary of the designated area as recommended in the appraisal document and thereafter continue to review the boundary of the conservation area in*

accordance with Best Practice and guidance on management of the historic environment.

Document review

This document and allied design guidance will be reviewed every five years in the light of the Local Development Framework and emerging government policy. A review should include the following:

A survey of the conservation area and boundaries;

An updated 'Heritage Count' comprising a comprehensive photographic building record; An assessment of whether the management proposals detailed in this document have been acted upon, including proposed enhancements;

A 'Buildings At Risk' survey to identify any buildings whose condition poses a threat to their integrity;

The production of a short report detailing the findings of the survey and proposed actions and amendments;

A review of the existing suite of Woodgrange Design Guides, in terms of scope and content, to ensure that emerging issues are addressed;

Public consultation on the review findings, any proposed changes fed into the final review.

3.1 ARTICLE 4 DIRECTION

Properties affected by the Article 4 direction include:

Nos 1-139 (odd) Hampton Road Nos 2-150 (even) Hampton Road

Nos 1-163 (odd) Osborne Road Nos 16220 (even) Osborne Road

Nos 23-151 (odd) Claremont Road Nos 26- 168 (even) Claremont Road

Nos 21-149 (odd) Windsor Road Nos 20-162 (even) Windsor Road

Nos 335-371 (odd) Romford Road Nos 40-66 (even) Woodgrange Road

For a full list, contact the Council's Conservation Officer

3.2 SOURCES OF FURTHER INFORMATION

London Borough of Newham

Regeneration and Development

Town Hall Annex 330-354 Barking Road

East Ham London E6 2RT

Telephone 020 8430 2000

For detailed design guidance and information regarding the conservation area

The Victorian Society

Priory Gardens

Bedford Park, London W4 1T

Tel: 020 8994 1019

www.victorian-society.org.uk

For the "Care for Victorian Houses" leaflet.

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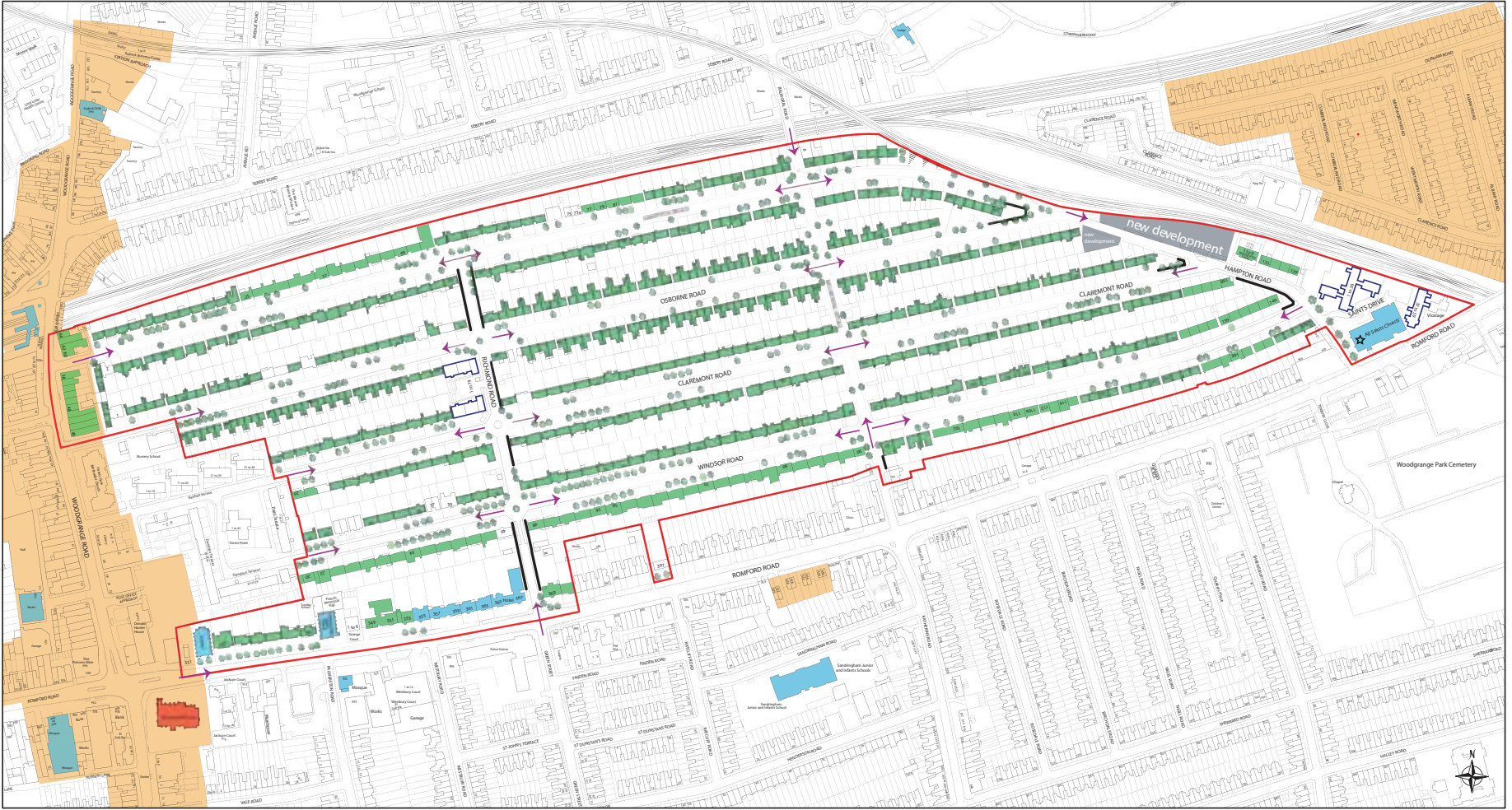
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Woodgrange Estate Conservation Area

- | | | |
|---|--|--|
|  Conservation Area |  Adjacent Conservation Area |  Key views |
|  Listed Building |  Buildings of Local Interest |  Significant boundary walls |
|  Positive Building |  Significant Trees |  Focal buildings |
|  Negative Building |  Embankment | |



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