

**Chingford Station Road
Proposed Conservation Area Appraisal and Management
Plan - Assessment against Legislation and Guidance
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Contents

1.0	Assessment Against Legislation and Guidance	04
1.1	Legislation, Planning Policy and Best Practice Guidance	04
1.2	Approach to the Assessment	04
1.3	Recommendations	08

Section 1.0: Assessment Against Legislation and Guidance



1.1 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.

1.2 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.

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.

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 a 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.

1.3 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.

