

Durham Road

Conservation Area

Character Appraisal and Management Proposals



Approved by Cabinet 14th December 2006
London Borough of Newham

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PART 1 CONSERVATION AREA CHARACTER APPRAISAL

1.1 INTRODUCTION

The Durham Road Conservation Area was designated in 1984 by the London Borough of Newham. The houses in the area were brought under the control of a comprehensive Article 4(2) Direction in 1998. Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. 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”.

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Section 72 also specifies that, in making a decision on an application for development in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

In response to these statutory requirements, this document defines and records the special architectural and historic interest of the conservation area and identifies opportunities for enhancement. It is in conformity with English Heritage guidance as set out in “Guidance on conservation area appraisals” (August 2005) and “Guidance on the management of conservation areas” (August 2005). Additional government guidance regarding the management of historic buildings and conservation areas is set out within “Planning Policy Guidance 15: Planning and the Historic Environment” (PPG15).

This document seeks to:

- *Define the special interest of the conservation area and identify the issues which threaten the special qualities of the conservation area (in the form of the “Appraisal”)*
- *Provide guidelines to prevent harm and achieve enhancement (in the form of a “Management Plan”)*

This document therefore provides a firm basis on which applications for development within the Durham Road Conservation Area can be assessed. It should be read in conjunction with the wider adopted development plan policy framework produced by the London Borough of Newham. These documents include:

- i) The Adopted London Borough of Newham Unitary Development Plan. Adopted 2001. Specifically Chapter 3 – Environmental Policy, Conservation of the Built Environment – policies EQ2943 inclusive;
- ii) 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;

- iii) The Durham Road Design Guide published in December 2001 by the London Borough of Newham provides detailed design guidance regarding appropriate alterations to houses and further information regarding the Article 4(2) Direction.

Direction under Article 4(2) of the Town and Country Planning (General Permitted Development) Order 1995

The Durham Road Conservation Area is subject to a comprehensive Article 4(2) direction, served on 23rd July 1998 and confirmed in October 1998. This extends planning controls in the area shown on the map to this document. The direction means that certain building works may no longer be carried out without planning permission. This additional planning control only affects works that would face the highway (road or path) or an open space. The classes of development to which this applies are summarised below. Full details are found in the Town and Country Planning (General Permitted Development) Order 1995, Part 1 Schedule 2 Classes A ,C, D, E,F, H, Part 2 Class A,C, Part 31 Class B and under Article 4(2) of that Order.

- The enlargement, improvement or other alteration of a dwelling house (Class A, Part 1);
- Alteration of the roof (Class C, Part 1);



- The construction of a porch outside any external door (Class D, Part 1);
- The provision of a building or enclosure, swimming or other pool or its maintenance, alteration or improvement (Class E, Part 1);
- The construction of a hard surface (Class F, Part 1);
- The installation, alteration or replacement of satellite antenna (Class H, Part 1);
- The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure (Class A, Part 2);
- The painting of the exterior of any dwelling house or building or enclosure within the curtilage (Class C, Part 2);
- The demolition of a wall or other means of enclosure (Class B of Part 31).

Further information regarding the Article 4(2) direction is provided at paragraph 1.4 of Part 2, The Management Proposals and Appendix 3.1.

The implications of the conservation area designation

Designation as a conservation area brings a number of specific statutory provisions aimed at assisting the “preservation and enhancement” of the area. These are as follows:

- *The local authority is under a general duty to ensure the preservation and enhancement of the conservation area, and has a particular duty to prepare proposals (such as conservation area appraisals or grant schemes) to that end;*
- *Extra publicity is given to planning applications affecting conservation areas and the Council must take into consideration the desirability of preserving and enhancing the character of the conservation area when determining such applications. This is usually achieved through the use of an advertisement in the local newspaper;*
- *Conservation Area Consent is required for the demolition of any unlisted building in a conservation area and the local authority or the Secretary of State may take enforcement action or institute a criminal prosecution if consent is not obtained. This means that all Buildings of Townscape Merit within the conservation area will automatically be preserved unless an exceptional case for demolition can be made;*
- *Written notice must be given to the Council before works are carried out any tree in the area;*
- *The display of advertisements may be more restricted than elsewhere;*
- *The Council or the Secretary of State may be able to take steps to ensure that a building in a*

conservation area is kept in good repair (similar to the powers which protect listed buildings);

- *Limited financial assistance may be available for the upkeep of a building in the conservation area through grant schemes with English Heritage or the Heritage Lottery Fund, (though these are usually targeted to areas of economic deprivation).*

Owners of buildings within conservation areas have fewer permitted development rights than owners outside conservation areas. Planning permission is therefore required for a greater number of alterations or extensions, as follows:

- *Planning permission is needed for extensions to family houses in conservation areas where they add more than 10 % or 50 cubic metres in volume to the property (whichever is greater). This is a slightly smaller amount than the usual requirement for planning permission which is limited to 15% or 70 cubic metres, except for terraced houses which are also limited to 10% or 50 cubic metres, wherever they are located;*
- *Planning permission is needed for external cladding to family houses in conservation areas, using stone, artificial stone, timber, plastic or tiles;*
- *Planning permission is needed for any alteration to the roof of a family house resulting in a material alteration to its shape, most notably the addition of dormer windows;*
- *Planning permission is needed for the erection of any structure whose capacity exceeds 10 cubic metres within the curtilage of a family house. This is especially important for sheds, garages, and other outbuildings in gardens within conservation areas;*
- *Unlisted commercial properties (such as shops and public houses) and houses which are in multiple occupation (flats) have far fewer permitted development rights than unlisted family dwellings and therefore planning permission is already required for many alterations, including “material alterations” such as the insertion of a new shopfront and new windows.*

1.2 LOCATION AND SETTING

Location

The Durham Road Conservation Area is located in the north of the London Borough of Newham, to the south east of Wanstead flats and Leytonstone. The area is sited to the south west of Manor Park and lies to the east of the shopping centre of Forest Gate, and to the north of the Romford Road.

Boundaries

The conservation area is bounded in the west by the Tottenham and Forest Gate branch of the former Great Eastern railway line, leading south from the

main line to Woodgrange Park Station and Barking beyond. This serves to divorce the conservation area from the Woodgrange Estate to the immediate west. The main rail line running from Liverpool Street to Manor Park Station (thereafter to Ilford and beyond) also defines the northern boundary of the area. Romford Road (leading from Stratford in the south west to Ilford in the north east) lies immediately to the south of the area. The northern boundary is provided by the railway line of the former Great Eastern Railway (from Stratford to Manor Park). Manor Park Road defines the eastern boundary dividing the Victorian estate development to the west from mid twentieth century development on its eastern side. The area is an enclave with the only entrances to vehicular traffic being from Romford Road.

Topography and landscape setting

The conservation area is surrounded by Victorian urban development dating from the second half of the nineteenth century and post war redevelopment associated with the Housing Acts and bomb damage. The setting of the conservation area is entirely urban. The quiet domestic character of the Estate contrasts with the bustling Romford Road and the railway lines which define boundaries of the area. The rail lines are set astride embankments which serve to detach the conservation area, visually and physically, from the adjoining areas of Woodgrange and Manor Park.

Geology

The geology of the area is composed of London clay which outcrops on higher ground with localised areas of ferruginous gravels. These have been exploited to provide the only indigenous building material in Newham. Overlying the London clay is alluvial drift, deposited in low lying areas, carved through the clay,

by the River Thames and its tributaries, particularly the River Roding.

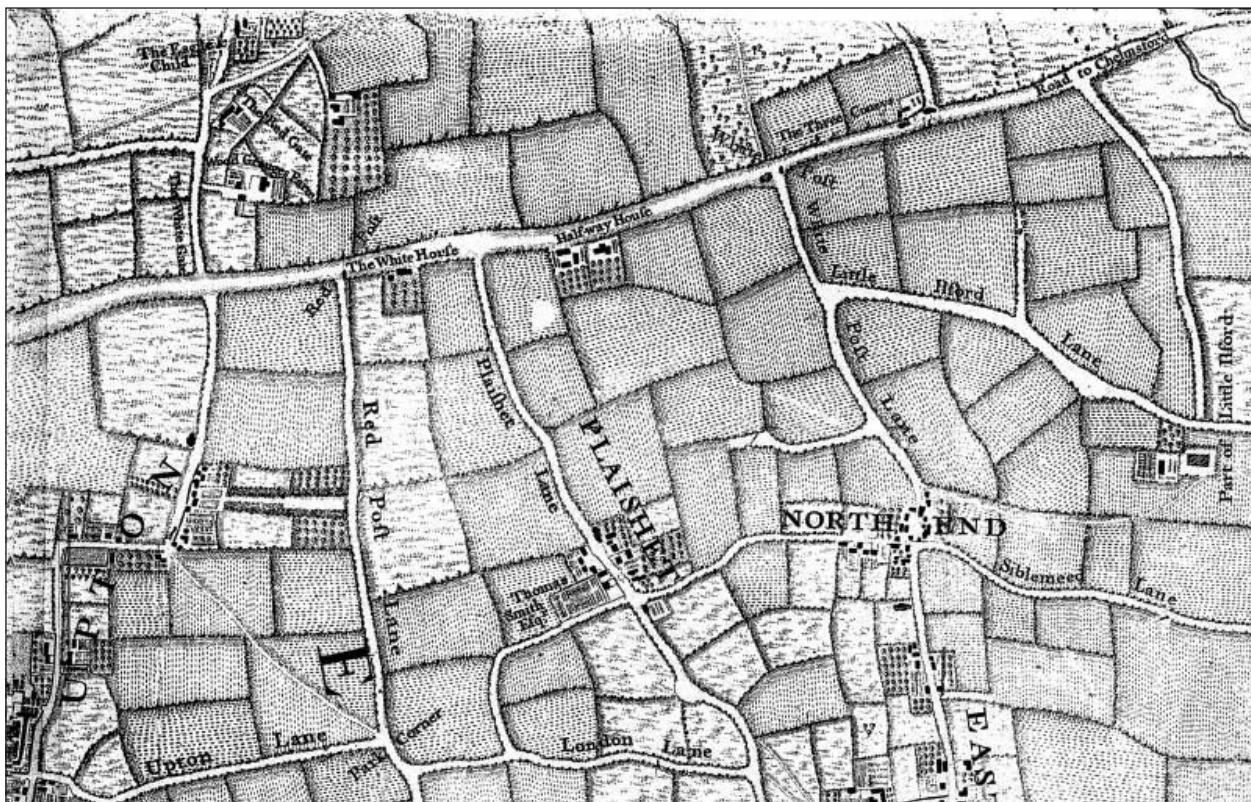
The southern part of the Borough is rich in alluvial drift and marine deposits from the Quaternary period, associated with sea level change. These deposits include rich organic deposits overlaid by marine clays alongside the Thames. The deposits extend along the valleys of the tributaries.

1.3 HISTORICAL DEVELOPMENT OF THE 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. The conservation area is located in East Ham. 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. The Romford Road was well established by the sixteenth century and followed the line of the old Roman Road leading to the City. The first station serving Forest Gate opened in 1841 and provided an impetus for new housing. Initially this occurred to the north of the railway line. By the 1870's Forest Gate was developing a reputation as a superior suburb for the aspiring middle class commuters. Estates were laid out to the east and west of the Woodgrange Road by the Gurney and Woodgrange Estates.

The First Edition Ordnance Survey map, published in 1844, confirms that this area was entirely undeveloped during the third quarter of the nineteenth century. The land was sold by the owner Mr. John Gurney to Thomas Corbett following his acquisition of the Woodgrange Estate in 1877. Housing was developed





John Rocque's London 1741-3 (extract)

speculatively 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 land in 1880 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. Cameron Corbett retained control of the entire development until completion and this is reflected in the uniformity of house types which gives the estate its special character. The late twentieth century housing at the northern end of Clarence Road redeveloped an area of former railway sidings, where rail freight was unloaded by a crane at the western end of Durham

East Ham 1777 (Geo. Jackson)



Road. This area is consequently excluded from the conservation area.

Corbett developed the area with terraced, single fronted housing intended for artisans, clerks and the lower middle class. He negotiated special ‘workman’s fares’ from the Eastern Counties Railway, to attract aspiring commuters to this convenient location, adjoining Manor Park Station. Much of the architectural detailing is shared with that found in the adjoining Woodgrange Estate and the Durham Road area was developed effectively as a later artisan extension of that Estate.

During the 1970’s the area was declared a General Improvement Area with significant investment in housing repair and environmental enhancement including tree and shrub planting and traffic calming.

1.4 SUMMARY OF SPECIAL INTEREST

- A speculative suburban housing development, laid out by Cameron Corbett in the 1880s as a series of straight, tree-lined avenues running south from Durham Road towards Romford Road, from the rail line to the north;
- A series of equally spaced straight streets of generous width aligned on an approximately north-south axis extend from the south side of Durham Road towards the Romford Road, arranged in the form of a ‘haircomb’;
- Consistent plots with rear gardens arranged back to back, without an intervening rear access lane, results in an unusually low density for the period;
- Development comprises two-storey terraced houses of repetitive design and detail, sharing a common eaves and building line;
- Plots of generous depth arranged back-to-back, without an intervening back lane, resulting in a spacious quality;
- Street trees engender the area with a leafy suburban character;
- Pollarded Limes are a distinctive feature of front gardens and provide screening;
- Privet hedges are commonly set behind front boundary walling;
- Tiled paths faced in encaustic or polychrome quarries enrich the street scene;
- Dwarf brick walls define front boundaries;
- Glazed cast iron porch canopies with cast decorative valencing are a distinctive feature;
- Facing brickwork using yellow London stock bricks, red brick, Suffolk or Kentish Whites;
- Welsh slate is the only original roofing material;
- Plate glass, horned sash windows and canted bays with ‘stiff-leaf’ composite capitols on bays and doorcases;
- Cast lintels with corbels at first floor level;
- Open porches with richly tiled walls;
- Granite kerbs define the carriageway;
- Street and garden trees, rose beds, hedges and other soft landscaping give the area a leafy quality;



- *Long side boundary walls on the north side of Clarence Road provide long views across rear gardens.*

1.5 THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA

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. Despite cosmetic alterations to some houses and post-war redevelopment, the cohesive quality of the original development remains clearly discernable throughout the area. It is this uniformity, with limited variety in house design, which characterises the area. The consistency of eaves, ridge and building lines creates a strong rhythm along the streets with modulation created by the repeating bays of plate glass sash windows. The house types are both flat-fronted and feature canted bays in the later phases of the development. These bays serve to add further interest and modeling at street level.

The streets are enclosed by terraced housing, composed of conventional late nineteenth century single fronted artisan houses. The continuous frontages create a strong sense of enclosure. Interest is gained by changes in the facing brick from yellow and red London Stock bricks to Kent or Suffolk Whites (Gault clay). Polychrome detailing is used simply. Canted bays, glazed cast iron porches and composite cast capitols all add interest to the street scene with limited variety of architectural style applied to a shell of consistent form.

These regimented frontages are softened by the continuous bands of front gardens which give the streets a comfortable character. The front gardens were all originally defined by a dwarf brick front boundary wall carrying distinctive, low cast iron railings and pedestrian gates. None of these survive, having been replaced generally by dwarf brick walls of variable height. These serve both to reinforce the effective separation of the public realm from the private gardens but also make a significant contribution to the area's special character. The walls are often reinforced by hedges set immediately behind. Some of the privet and accuba hedging may survive from the original planting schemes. Occasional groups of pollarded limes add sculptural interest and screening at a higher level. 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, especially along Durham Road.

The front gardens are enriched by tiled paths, faced in encaustic and polychromatic quarry 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 reintroductions of this attractive feature using two tones of plain tiles (black and white or buff and terracotta quarries being common). The loss of front boundary walling and planting to allow the creation of hardstandings and forecourt parking is particularly harmful to both the setting of the





terraces and the character and appearance of the streetscene generally.

Durham Road is a long and straight spine road. This creates opportunities for long views, reinforced by the strict adherence to consistent building, eaves and rooflines. The four secondary streets that are aligned on a north-south axis consistently increase in length from the west to the east. These streets are more intimate in character with views to the south closed by the houses on the southern side of Clarence Road. The streets are lined by informal street tree planting that contrasts with the rigid formality of the terraced frontages and reinforces the suburban character of the estate. Views to the west and east along Durham Road are closed by postwar redevelopment of three storeys. The development on the former railway sidings at the northern end of Clarence Road, to the west of the conservation area, is effectively screened by semi-mature trees at the western end of Durham Road. The railway line immediately to the north of Durham Road is set on a low embankment. It is entirely screened by the terraced housing along the north side of the street, until it emerges at the north end of Manor Park Road (outside the area), before entering Manor Park Station.

Plots throughout the conservation area have a consistent width, with some variation in the depth of rear gardens. The smallest rear gardens are found on the south side of Durham Road, where they are effectively truncated by the return frontages of the secondary streets, leading south to Clarence Road. The streets are lined almost entirely by the original terraced housing development, except for

some redevelopment on Carlton Road. Nos.10-30 (even) Carlton Road is a late twentieth century terraced development built by the London Borough of Newham, which generally reflects the scale and materials of the adjacent Victorian housing. Regrettably, it incorporates rendered gables that step forward of the main terrace. On the opposite side of Carlton Street is a two storey block of late twentieth century flats, occupying the former plots of four town houses. It is elevated in an honest contemporary style, which serves to preserve the character of the area. The repeating chunky brick pilasters across the frontage respect the rhythm of the bays of the adjacent terraced houses. However, projecting in front of the main elevation is a pair of brick single storey service sheds, which flank the main pathway. Their wavy rooflines and bulky form rudely intrudes into the street, beyond the unbroken building line of the surrounding terraces.

Clarence Road is seemingly ‘squeezed-in’ between the southern end of the streets running south from Durham Road and the railway line, running immediately to its rear. Unlike Durham Road, it is only wide enough to accommodate housing along its southern side. This usefully exposes the flank walling enclosing the southern sides of the rear gardens running between the streets which lead north to join Durham Road. As a result attractive views are obtained to the north of Clarence Road, over the side boundary walling along the length of these rear gardens. The mature trees within these rear garden areas serve to reinforce the suburban, spacious character of the conservation area.

Current activities and uses

With the exception of The Church of God, set on the south east corner of Durham Road and Manor Park Road, the area is exclusively residential in character and the houses remain in their original use, principally as single family dwellings but with some conversion to flats.

Focal points, views and vistas

The straight roads of the conservation area provide views along their length framed by street trees and terraced housing. The uniformity of the houses flanking the streets and the absence of flamboyant features has resulted in an absence of focal points within the estate. An exception to this is the brick gable of the Church of God. The gable has a significantly greater scale than the adjacent terraced houses and a squat octagonal turret provides a local focal point of interest on Manor Park Road. Elsewhere, there are no other significant focal points in the conservation area.

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.

The streets have a strong sense of enclosure provided by the two storey terraces which frame the streets on both sides, in combination with the generous rear garden plots and tree planting. Together these

create a welcoming peaceful suburban environment that is visually divorced from the surrounding urban area.

Public realm

The streets retain traditional granite kerbs but a variety of modern uncoordinated surfacing has been laid over time. Some is poorly maintained. Footways are visually marred by repetitive and intrusive residents' parking signs, related carriageway lines and modern concrete tree pits and bollards. There is no surviving historic street furniture within the area. Lighting is provided by simple late twentieth century columns. These are not sympathetic to the character of the area by virtue of their extremely utilitarian appearance. Street signage also has nothing about it which indicates that this is an area of historic interest. Traditionally scaled front boundary walls predominate but regrettably all of the original cast iron railings have been removed. Soft landscaping within private front gardens is an essential part of the contextual setting of the thoroughfare.

Street trees, particularly Red Thorn, ornamental Cherry, Lime and Sycamore together compose an informal setting to the formally composed terraces and straight roads.

1.6 THE BUILDINGS OF THE CONSERVATION AREAS

Building types

Terraced housing is the principal building type in the area. These terraces are all of two storeys in height, sharing a consistent eaves, ridge and building line.



Each house is of a single ground floor window, plus door, in width. Some of the earlier terraces are flat fronted but a single, canted ground floor bay is the most common form. A single detached house (no. 43 Albany Road) set on the south end of Albany Road, on the corner with Clarence Road, provides the sole example of detached, three storey housing with gabled frontage and date plaque.

Architectural styles, materials and detailing

The domestic architecture of the estate is neither innovative nor exceptional for its period (c.1880-1890). Housing in the area follows the established stylistic trends of the late Victorian period and there is only a limited variety of house designs which are repeated in each phase of the area's development. It is this 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 neighboring houses of a similar date. Adjacent houses may alternate between a pared-down classically derived style, where ornamentation is limited to faceted keystones and the more flamboyant window and door surrounds of painted cast stone with Gothic-derived capitols.

Of particular interest are the surviving glazed porch canopies of cast iron construction with unusual decorative valencing which provides a direct link with the railway architecture of the period. These features were originally more numerous and a more modest form of the glazed verandah canopies found in the adjacent Woodgrange Conservation Area.

The earlier housing within the area generally is the simplest in character. Plain brick window reveals and flat gauged brick arches give these terraces an almost 'Georgian' simplicity. This is combined with simple front door treatments, omitting a doorcase and incorporating a plain rectangular fanlight. Applied decoration became increasingly elaborate as the development progressed, with the application of cast stone doorcases. These have flanking pilasters with 'stiff-leaf' capitols and a segmental head with keystone and varying degrees of cast decoration, including river god mask keystones. During the



1880's further cast details were introduced including tripartite sashes at first floor level with cast mullions and capitols and canted bays, which were restricted to the ground floor. Similarly, the plate glass, horned sash windows which are simply set in plain brick reveals in the earlier houses, became superseded by bays with Gothic inspired foliate capitols enriching the mullions. These elaborate details were also increasingly applied to first floor windows and displaced the simpler gauged brick arches of the earlier phases of the Estate by cast lintels featuring console brackets. By the final phase of the Estate, these details were used universally with individuality derived only from the choice of facing brick and various combinations highlighting window jambs and implied stringcourses.

All of the houses in the Estate are of brick construction. Both red and yellow stock bricks are commonly used as facing materials, both singly and in combination, to create simple polychrome effects. White bricks made from Gault clay (variously types of Kentish Whites or Suffolk Whites) are also used more rarely on the earlier houses of 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 of black clay. Mirrored pairs of houses, that together compose the short terraces, are defined at roof level by an upstanding parapet wall, from which rise the rectangular plan brick chimney stacks. Some terraces omit this detail. Unusually, cream clay octagonal pots appear to have been used extensively in the area. The roofs of the canted bays are either flat, with a parapet and asphalt roof or hipped, and covered in Welsh slate with lead roll details.



Listed buildings

A listed building is one that is included on the Government's Statutory List of Buildings of Special Architectural or Historic Interest. These buildings are protected by law and consent is required from the London Borough of Newham before any works of alteration, extension or demolition can be carried out. There are no statutory listed buildings in the conservation area.

Locally listed buildings

These are buildings of local interest which have been identified by the London Borough of Newham as being of special architectural or historic interest but falling just 'beneath the line' for inclusion within the statutory list (or simply inexplicably omitted). The Church of God, Manor Park Road is the only Locally Listed building in the conservation area and it is identified on the Townscape Appraisal Map.

Buildings of townscape merit

The majority of houses built by Cameron Corbett during the period 1880-1890 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 street scape with its special historic character and appearance. Most importantly, they make a positive contribution to the special interest of the conservation area. Where a building has been heavily altered, and restoration would be particularly costly, they are excluded (although this does not preclude the desirability of

their restoration). All Buildings of Townscape Merit are identified on the Townscape Appraisal Map.

1.7 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

Entry points or 'gateways' into the conservation area are very important since they serve to reinforce the area's distinctive identity and emphasise the transition from one area to another. The gateways into the conservation area are marred by non-contextual development, street clutter and poorly maintained boundary walling. Commercial property in Romford Road, at the southern end of Manor Park Road and backing onto Clarence Road is particularly unsightly, detracting from the conservation area.

Public realm

Throughout the area a variety of artificial paving and finishes, including fractured concrete, and an abundance of street clutter, detracts from the character and appearance of the area.

Loss of trees and hedges from front gardens

Deciduous trees, especially pollarded limes, make a significant contribution to the leafy suburban character of the conservation area.

The unauthorised removal or failure to replace trees which have died is resulting in a less attractive, more open, urban character. This is exacerbated by the removal of low front boundary hedges which formerly provided privacy and a soft means of enclosure.





Forecourt parking and creation of hardstandings

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 schemes are very harmful to the character of the area. Parked vehicles in front gardens appear alien and intrusive and detract from the special character of the area. The modest size of front gardens in the area cannot accommodate family cars without dominating the garden, obstructing access and causing a public hazard by overhanging the pavement. Furthermore, the removal of front boundary walling/hedges is another detrimental feature required to provide vehicular access.

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

Throughout the conservation area, the original cast iron railings have been removed. These once served to enrich the street scene. The removal of dwarf brick front boundary walls is harmful to the special character of the area. The erection of fencing, rendered walls or walling of an uncharacteristic height serves to erode the historic character of the conservation area.

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 backwater. Furthermore, the repetitive ‘residents parking’ signs clutter the pavements. The application of double yellow lines and white lined parking bays detract from the appearance of the carriageway although their purpose is understandable.

Domestic waste bins

The roadside collection of domestic refuse inevitably leads to large waste bins being temporarily left on



the footway or immediately inside front gardens. The growing volume of waste generated by families is creating a situation where bins are becoming a semi-permanent feature of front gardens. This is a particular problem in the area since there are no rear access lanes to facilitate rear servicing. Bins become increasingly dominant as a feature where front gardens are small and there is not screening or compensatory soft landscaping.

Erosion of architectural detail from houses

The Victorian architecture of the area is its principal asset. Some alterations, however well intentioned, serve to erode the special qualities which justified the original designation. These harmful alterations include:

- *The replacement of timber sash windows by plastic alternatives;*
- *The removal of features including chimneys and associated pots, door canopies and decorative valances;*
- *The replacement of natural slate roofs by concrete tiles and other alien artificial materials;*
- *The painting, pebble dashing, rendering or cladding of brickwork;*
- *Loss of four panel and other Victorian and Edwardian timber doors of historic interest;*
- *The infilling of open porches with richly tiled interiors, by the resiting of doors, forward of their original position.*

Inappropriate new development

A recent housing development at the eastern end of Durham Road on the north side is very poorly designed in both elevation and setting. It does not echo the character of the original houses and the strong line of boundary enclosure along Durham Road is lost. Instead there is an open area of tarmac where bins and cars are left without screening or soft landscaping.

PART 2 CONSERVATION AREA MANAGEMENT PROPOSALS

2.1 MANAGEMENT PROPOSALS

2.1.1 LEGISLATIVE BACKGROUND

The designation and appraisal of any conservation area is not an end in itself. The purpose of this document is to present proposals to achieve the preservation and enhancement of the conservation area's special character, informed by the appraisal, and to consult the local community about these proposals. The special qualities of the area have been identified as part of the appraisal process in the first section of this document and both will be subject to monitoring and reviews on a regular basis. This guidance draws upon the themes identified in Section 7 of the conservation area appraisal 'Negative features and issues'. The document satisfies the statutory requirement of section 71(1) 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 parts of their area which are conservation areas."

The document reflects Government guidance set out in Planning Policy Guidance 15 'Planning and the Historic Environment', English Heritage guidance titled 'Guidance on the management of conservation areas' (August 2005), Best Practice guidelines, policies within the Adopted London Borough of Newham Unitary Development Plan (2001) [Adopted UDP] and any subsequent Development Plan policies together with published planning guidance such as the Durham Road Design Guide and leaflets including 'The Durham Road Conservation Area'. It is recognised that this area is not one where large scale development is likely to occur and generate major investment and improvements. It is important that the development control process ensures the preservation of special character and that opportunities are taken to identify and implement enhancements.

2.1.2 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 guidance note titled 'The Durham Road Conservation Area Design Guide'. Where alterations to terraced housing are proposed, the reinstatement of original detailing and composition will be sought to reinforce the unity and cohesive quality of townscape.

ACTION: *The Council will seek to ensure that new development within the conservation area serves to*

preserve or enhance the character or appearance of the area in accordance with policy EQ30 of the Adopted UDP and other guidance.

2.1.3 BUILDINGS OF LOCAL ARCHITECTURAL OR HISTORIC INTEREST AND BUILDINGS OF TOWNSCAPE MERIT

Within the area are both individual and groups of buildings of considerable local interest. The Church of God, Manor Park Road, is included on the Local List and the Council will seek to retain this building and ensure that new development does not harm its character, appearance or setting. The Townscape Appraisal Map also identified a substantial number of additional unlisted buildings (Buildings of Townscape Merit) which, it is considered, make a positive contribution to the character and appearance of the conservation area, and these are marked on the Townscape Appraisal map. There is a presumption that all such buildings will be retained. Policies EQ30, EQ31 and EQ36 of the Adopted UDP 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.

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 Adopted UDP and other guidance.*

2.1.4 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 and pots;
- Removal of verandah and porch canopies;
- Painting of brickwork or application of render, pebbledash and cladding;
- Removal of front boundary railings/ walling and hedges;
- Creation of forecourt parking and hardstandings, in place of front gardens;
- Subdivision of houses to flats with unsympathetic external alterations.

Certain minor works and alterations to unlisted buildings, 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. 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(2) 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 appropriate enforcement action, where it is expedient, to remove unauthorised works.

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. It will also consider revising the current design guidance to more thoroughly oppose the detrimental alterations listed in this section above.

ACTION: The Council will ensure that unauthorised development is subject to effective enforcement action. This is to protect the special qualities of Locally Listed buildings, Buildings of Townscape Merit and the wider area generally and to ensure that detrimental unauthorized alterations throughout the area are rectified where legal powers permit. Furthermore, it will review the current design guidance to achieve higher standards of preservation and enhancement and to oppose those alterations which pose a special threat to the character of the area.

2.1.5 TREES

Within conservation areas, anyone intending lopping or felling a tree greater than 100mm. in diameter at 1.5 meters above the ground 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 which should be retained. Detailed guidance regarding appropriate types of trees for planting in the area is included within the existing guidance produced by the Council.

ACTION: The Council will consider the use of 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 the setting of the area or views identified in the appraisal. The Council will consider additional tree planting as part of wider public realm improvements and enhancement schemes, subject to resources.

2.1.6 SETTING AND VIEWS

The setting of the conservation area is very important and development that 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.

ACTION: The Council will ensure that all development respects the important views within, into and from the conservation area, as identified in the appraisal. The Council will ensure that these remain protected from inappropriate forms of development and that due regard is paid to these views in the formulation of public realm works or enhancement schemes in accordance with Adopted UDP and other guidance.

2.1.7 THE PUBLIC REALM AND ENHANCEMENT

The appraisal has identified small elements of remaining historic floorscape in the conservation area such as granite kerbs, but the area has generally been resurfaced using modern artificial materials. Lighting is provided by late twentieth century, utilitarian columns. Highway signage, traffic calming measures and other structures can all serve to detract from the quality of the public realm and character of the area, and redundant modern features should be removed. The present road layout reflects the historic street pattern and this is unlikely to be vulnerable to future change.

The reinstatement of traditional flagged pavements and replica lighting could significantly reinforce the identity of the area and the public realm. Gateways into the area are currently weakened by non-contextual development, furniture and finishes. A critical audit of the public realm should be undertaken

to identify redundant features and opportunities for enhancement, 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. All works should accord with the spirit of English Heritage's 'Streets For All' campaign.*

2.1.8 COMMUNITY ENGAGEMENT

People make places. Although the Council has planning powers it can exercise over development and may, when funds are available, carry out enhancement works, ultimately the quality of any place depends on all the people who affect the area. In residential areas like Durham Road Conservation Area, the owners of property play a key role in affecting how the area looks. Good communication between local residents and the Council is one way of helping owners and the Council carry out appropriate works and take informed decisions that are of benefit.

***ACTION:** To that end the Council will seek to maintain and promote close collaborative working with the local residents association/neighbourhood watch 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.*

2.2. MONITORING AND REVIEW

The following actions are to be taken to ensure that this appraisal and management proposals are accepted and acted upon by the local community:

2.2.1 PUBLIC CONSULTATION

***ACTION:** The appraisal and management plan were subject to a period of public consultation in February 2006. Views expressed were considered in the preparation of the final draft for Council adoption. Consultation included placing the document on the Council's website, in local libraries and service centres; consultation with local amenity and residents' groups; providing hard copies on request at or through the Council's Development Control reception where there will also be a small display. A letter advising of these arrangements was delivered to all properties in the area by mail drop.*

***ACTION:** The Council will seek to improve communication with local residents and, where it can, help and encourage local residents to engage and assist with pursuing conservation objectives.*

2.2.2 BOUNDARY REVIEW

The appraisal identified that the existing boundary was generally a good reflection of the area of special character and consequently no revisions are suggested to the existing designation.

***ACTION:** The Council will currently maintain the defined 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.*

2.2.3 DOCUMENT REVIEW

This document should 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 photographic record of the area's buildings;
- An assessment of whether the management proposals detailed in this document have been acted upon, including proposed enhancements;
- A Buildings At Risk survey identifying any buildings whose condition threatens their integrity;
- The production of a short report detailing the findings of the survey and proposed actions and amendments;
- A review of the Durham Road Design Guide to ensure that the guidance addresses any emerging issues which may threaten the special interest of the area;
- Public consultation on the review findings, any proposed changes and input into the final review.

PART 3 APPENDICES

3.1 ARTICLE 4(2) DIRECTION. THE AREA THIS COVERS IS DEFINED ON THE MAP.

Properties within that area include:

- 2 to 46 Albany Road, 1 to 43 Albany Road;
- 1 to 45 Carlton Road, 2 to 50 Carlton Road;
- 1 to 30 (consecutive) and 129 Clarence Road;
- 1 to 11 Cumberland, 2 to 20 Cumberland;
- 1 to 89 and 2a to 108 Durham Road;
- 1 to 45 (Odds only) Manor Park Road;
- 1 to 27 Wentworth Road, 2 to 36 Wentworth Road.

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

The Victorian Society 1 Priory Gardens Bedford Park, London W4 1TT Tel: 020 8994 1019
www.victorian-society.org.uk

For the "Care for Victorian Houses" leaflet.

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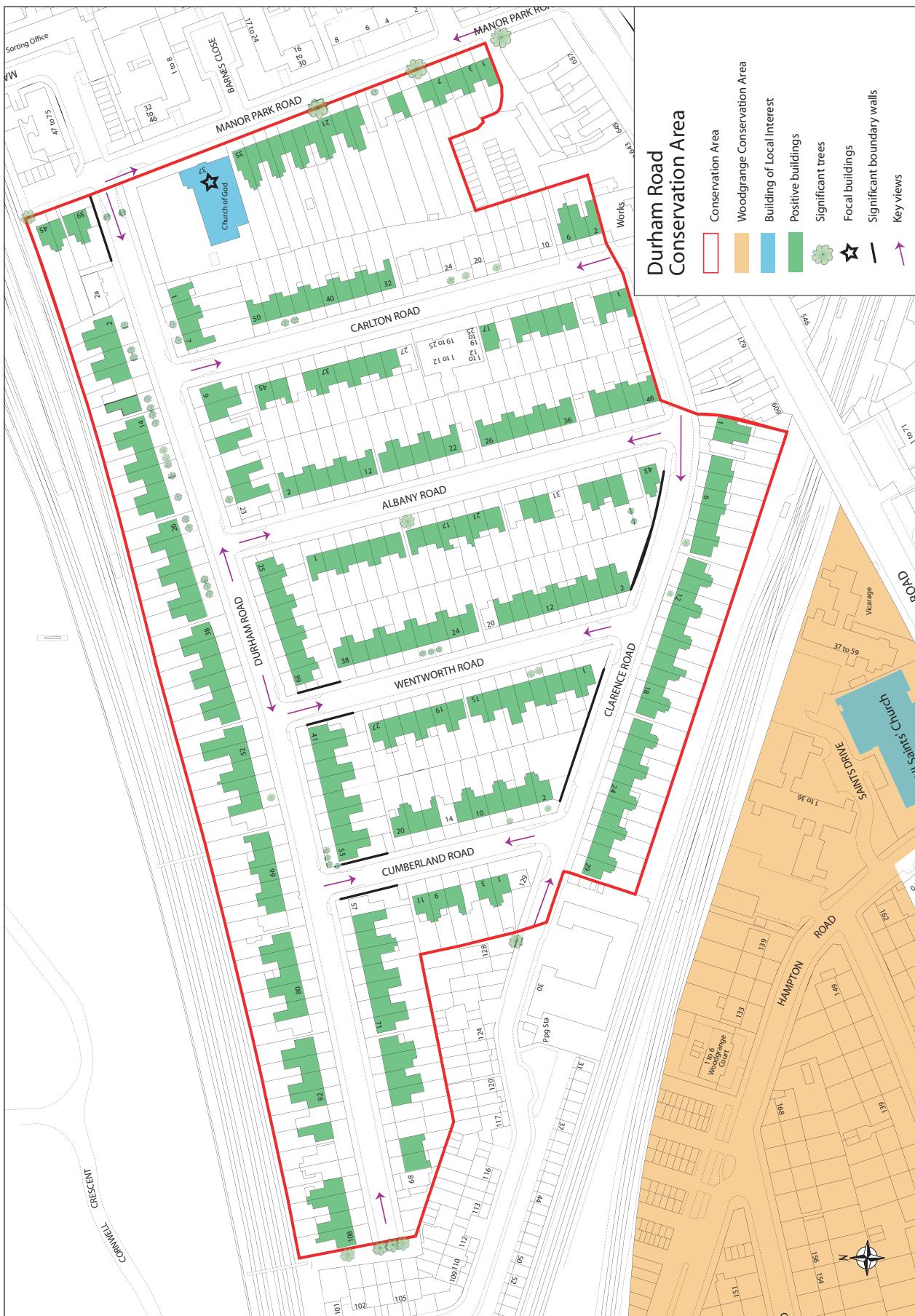
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MAP 3 TOWNSCAPE APPRAISAL MAP (2006)



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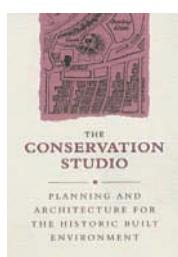
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