



## Planning & Regeneration Services

# Wanstead Park Conservation Area Preservation & Enhancement Scheme



Supplementary Planning Document

May 2007



## Albanian

### Zona e Konservimit dhe Ruajtjes së Wanstead Park dhe Dokumenti i Planifikimit të Skemës Plotësuese

Kjo është një kopje e pranuar e Dokumentit të Planifikimit të Skemës Plotësuese për Zonën e Konservimit dhe të Ruajtjes së Wanstead Park. Ai jep me hollësi rregulloret e planifikimit në Planin e Zhvillimit Lokal dhe veçanërisht, se si mundet të konservohet, ruhet apo përmirësohet nëpërmjet operimit të këtyre rregulloreve dhe mënyrave të tjera, zona me interes historik dhe me arkitekturë të veçantë e Wanstead Park -ut.

Nëse dëshironi më shumë informacione mbi përmbajtjen e tij, ju lutemi shikoni faqen e fundit prapa.

## Bengali

ওয়ানস্টেড পার্ক সংরক্ষণ এলাকা প্রতিরক্ষা এবং উন্নয়ন স্কীম  
সংযোজিত পরিকল্পনার দলিল (সাপ্লিমেন্টারী প্ল্যানিং ডকুমেন্ট)

ওয়ানস্টেড পার্ক সংরক্ষণ এলাকা প্রতিরক্ষা এবং উন্নয়নের যে স্কীম গ্রহণ করা হয়েছে, তার সংযোজিত পরিকল্পনার দলিলের একটি কপি। এটি লোকাল ডেভলপমেন্ট ফ্রেমওয়ার্ক বা কাঠামোর পরিকল্পনা নীতি এবং বিশেষ করে এসব নীতি কার্যকর করার মাধ্যমে ও সেই সাথে অন্য উপায়ে কিভাবে ওয়ানস্টেড পার্ক সংরক্ষণ এলাকার বিশেষ স্থাপত্য অথবা ঐতিহাসিক স্বার্থ রক্ষা করা যায়, সেসব বিস্তারিতভাবে ব্যাখ্যা করছে।

আপনি যদি এই দলিলের বিষয়বস্তু সম্পর্কে আরো কিছু জানতে চান, তাহলে অনুগ্রহ করে পেছনের পাতা দেখুন।

## German

### Programm zur Erhaltung und Aufwertung des Schutzgebiets Wanstead Park Supplementary Planning Document [den Flächennutzungs- und Bebauungsplan ergänzende Unterlage]

Dies ist eine Kopie des angenommenen Supplementary Planning Document über das Programm zur Erhaltung und Aufwertung des Schutzgebietes Wanstead Park. Es beschäftigt sich mit den Planungsrichtlinien im Rahmen des Local Development Framework [kommunale Stadtentwicklungs- und Flächennutzungsstrategie] und speziell damit, wie die besonderen architektonischen bzw. historischen Aspekte des Schutzgebietes Wanstead Park durch Anwendung dieser Richtlinien und anderer Maßnahmen erhalten und aufgewertet werden können.

Für weitere Informationen über seinen Inhalt sehen Sie bitte die hintere Umschlagseite.



## Greek

### Συμπληρωματικό Έγγραφο Προγραμματισμού αναφορικά με το Πρόγραμμα Συντήρησης και Ενίσχυσης της Διατηρητέας Περιοχής του Wanstead Park

Αυτό είναι ένα αντίγραφο του εγκεκριμένου Συμπληρωματικού Εγγράφου Προγραμματισμού αναφορικά με το Πρόγραμμα Συντήρησης και Ενίσχυσης της Διατηρητέας Περιοχής του Wanstead Park. Επεξηγεί τις πολιτικές προγραμματισμού στο Τοπικό Πλαίσιο Ανάπτυξης και συγκεκριμένα στον τρόπο με τον οποίο το ειδικό αρχιτεκτονικό ή ιστορικό ενδιαφέρον της Περιοχής Συντήρησης του Wanstead Park μπορεί να συντηρηθεί ή να ενισχυθεί μέσω της λειτουργίας των εν λόγω πολιτικών καθώς επίσης και μέσω άλλων μέσων.

Εάν θέλετε συμπληρωματικές πληροφορίες για το περιεχόμενό του, παρακαλώ δείτε το πίσω κάλυμμα.

## Gujarati

વોન્સ્ટેડ પાર્કના સંરક્ષણ વિસ્તારને સાચવવો અને વૃદ્ધિ કરવાની યોજનામાં ઉમેરો કરેલ નકશાનો દસ્તાવેજ (વોન્સ્ટેડ પાર્ક કન્ઝર્વેશન એરિયા પ્રિઝર્વેશન એન્ડ ઇન્હાન્સમેન્ટ સ્કીમ સપ્લીમેન્ટરી પ્લાનિંગ ડોક્યુમેન્ટ)

વોન્સ્ટેડ પાર્ક કન્ઝર્વેશન એરિયા પ્રિઝર્વેશન એન્ડ ઇન્હાન્સમેન્ટ સ્કીમ સપ્લીમેન્ટરી પ્લાનિંગ ડોક્યુમેન્ટની આ એક પ્રાપ્ત કરેલી નકલ છે. આ લોકલ ડેવલોપમેન્ટ ફેમવર્કની પ્લાનિંગ પોલિસીમાં વોન્સ્ટેડ પાર્ક કન્ઝર્વેશન એરિયાના ખાસ સ્થાપ્ત અથવા ઐતિહાસિક સ્વાર્થને કઈ રીતે જાળવી શકાશે અને પોલિસી દ્વારા કેવી રીતે તેમાં વધારો કરી શકાશે તેના વિશેની માહિતી આપેલી છે.

જો તમને આ વિષય પર વધુ માહિતી જોઈતી હોય તો, મહેરબાની કરીને પાછળનું પાનું જુઓ.

## Hindi

वान्सटेड पार्क सुरक्षण क्षेत्र परिरक्षण व बेहतरी स्कीम अतिरिक्त योजना दस्तावेज  
(वान्सटेड पार्क कंजरवेशन एरिया प्रिजर्वेशन एंड एन्हांसमेंट स्कीम सप्लीमेंटरी प्लैनिंग डॉक्यूमेंट)

यह स्वीकृति प्राप्त वान्सटेड पार्क कंजरवेशन एरिया प्रिजर्वेशन एंड एन्हांसमेंट स्कीम सप्लीमेंटरी प्लैनिंग डॉक्यूमेंट की एक कॉपी है। यह स्थानीय विकास ढांचे की योजना नीतियों के बारे में विस्तार से बताती है। विशेष रूप से इस बारे में कि वान्सटेड पार्क के सुरक्षण क्षेत्र के विशिष्ट ऐतिहासिक व वास्तु सम्बंधित महत्व को उन नीतियों को कार्यान्वित करके व अन्य प्रकार से कैसे सुरक्षित रखा जा सकता है या बढ़ाया जा सकता है।

यदि इस विषय के बारे में आपको और जानकारी चाहिए हो तो इसके पीछे के आवरण को देखिए।

## Lithuanian

### Wanstead Park Draustinio Apsaugos ir Didinimo Programos Papildomas Planavimo Dokumentas

Čia yra Wanstead Park Draustinio Apsaugos ir Didinimo Programos Papildomo Planavimo Dokumento priimtoji kopija. Joje yra detalai išdėstytos planavimo veiklos kryptys Vietinės Plėtros Rėminėje Struktūroje ir būtent tai, kaip ypatingas Wanstead Park architektūrinis ar istorinis domėjimasis galėtų būti išsaugotas ar sustiprintas per tą kryptių veikimą taip pat kaip ir kitais būdais.

Jeigu jūs norėtumėte išsamesnės informacijos apie jos turinį, prašome žiūrėti į nugarinį viršelį.

## Polish

### Dokument o Ochronie Terenu Konserwacji w Wanstead Park oraz Dodatkowy Schemat Planowania jej Rozszerzenia

Jest to kopia przyjętego Dokumentu o Ochronie Terenu Konserwacji w Wanstead Park oraz Dodatkowego Schematu Planowania jej Rozszerzenia. Omawia ona szczegółowo strategię planowania w Ramach Rozwoju Lokalnego, a zwłaszcza, w jaki sposób można zachować oraz ulepszyć architektoniczne oraz historyczne cechy Terenu Konserwacji w Wanstead Park poprzez zastosowanie tych strategii a także innych środków.

Jeśli chcieliby Państwo uzyskać dalsze informacje na temat jej treści, prosimy spojrzeć na tylną okładkę.

## Punjabi

**ਵੈਨਸਟੈਡ ਪਾਰਕ ਦੇ ਸੁਰੱਖਿਅਤ ਇਲਾਕੇ ਦੀ ਸੰਭਾਲ ਕਰਨ ਅਤੇ ਉਸਨੂੰ ਬਿਹਤਰ ਬਣਾਉਣ ਦੀ ਸਕੀਮ ਨੂੰ ਪੂਰਾ ਕਰਨ ਦੀ ਯੋਜਨਾ ਦਾ ਦਸਤਾਵੇਜ਼ (ਵੈਨਸਟੈਡ ਪਾਰਕ ਕੰਨਜ਼ਰਵੇਸ਼ਨ ਏਰੀਆ ਪ੍ਰੀਜ਼ਰਵੇਸ਼ਨ ਐਂਡ ਐਨਹਾਂਸਮੈਂਟ ਸਕੀਮ ਸਪਲੀਮੈਂਟੀ ਪਲੈਨਿੰਗ ਡੌਕਿਊਮੈਂਟ)**

ਇਹ ਵੈਨਸਟੈਡ ਪਾਰਕ ਦੇ ਸੁਰੱਖਿਅਤ ਇਲਾਕੇ ਦੀ ਸੰਭਾਲ ਕਰਨ ਅਤੇ ਉਸਨੂੰ ਬਿਹਤਰ ਬਣਾਉਣ ਦੀ ਸਕੀਮ ਨੂੰ ਪੂਰਾ ਕਰਨ ਦੀ ਯੋਜਨਾ ਦਾ ਮਨਜ਼ੂਰ ਕੀਤਾ ਗਏ ਦਸਤਾਵੇਜ਼ ਦੀ ਕੋਪੀ ਹੈ। ਇਸ ਵਿੱਚ ਲੋਕਲ ਡਿਵੈਲਪਮੈਂਟ ਟ੍ਰਮਵਰਕ (ਸਥਾਨਕ ਵਿਕਾਸ ਦੇ ਦਾਓ) ਦੀਆਂ ਪਲੈਨਿੰਗ ਪੌਲੀਸੀਆਂ ਨੂੰ ਵਿਸਥਾਰ ਨਾਲ ਸਪੱਸ਼ਟ ਕੀਤਾ ਗਿਆ ਹੈ ਅਤੇ ਸ਼ਾਮਲ ਕਰਕੇ ਵੈਨਸਟੈਡ ਪਾਰਕ ਦੇ ਸੁਰੱਖਿਅਤ ਇਲਾਕੇ ਦੇ ਸ਼ਾਮਲ ਉਸਾਰੀ ਢਾਂਚੇ ਜਾਂ ਇਤਿਹਾਸਕ ਰੋਚਕਤਾ ਲਈ ਉਹਨਾਂ ਪੌਲੀਸੀਆਂ ਦੇ ਇਲਾਵਾ ਦੂਸਰੇ ਚੀਕਿਆਂ ਨਾਲ ਕੰਮ ਕਰਨ ਦੇ ਜ਼ਰੀਏ ਉਸ ਦੀ ਕਿਸ ਤਰ੍ਹਾਂ ਸੰਭਾਲ ਕੀਤੀ ਜਾ ਸਕਦੀ ਹੈ ਜਾਂ ਉਸ ਨੂੰ ਸੁਧਾਰਿਆ ਜਾ ਸਕਦਾ ਹੈ।

ਜੇ ਤੁਹਾਨੂੰ ਇਸ ਵਿਸ਼ੇ ਬਾਰੇ ਵਧੇਰੇ ਜਾਣਕਾਰੀ ਚਾਹੀਦੀ ਹੈ ਤਾਂ ਮਿਹਰਬਾਨੀ ਕਰਕੇ ਇਸ ਦਸਤਾਵੇਜ਼ ਦੇ ਪਿੱਛਲੇ ਸਫ਼ ਤੇ ਦੋਖੋ।

## Somali

### Habka Horumarinta ee Wanstead Park Conservation Area iyo Dukumantiga Qorshaynta ee Taageeraya

Nuqulkani waxa uu ka mid yahay Habka Horumarinta ee Wanstead Park Conservation Area iyo Dukumantiga Qorshaynta ee Taageeraya.

Waxana uu sii sharaxayaa qorshaha siyaasada ee Haykalka Horumarinta Xaafada, khaasatan sida loo daryeelayo qaab dhismeedka (architectural) ama xiisaha taariikheed ee Wanstead Park Conservation Area, iyo sida loo horumarinayo iyada oo la hirgalinayo siyaasadahan iyo weliba waxqabadyo kale oo la qaban doono.

Hadii aad qoraalkan uga baahato warar dheeraada, fadlan eeg boga/jaldiga gadaal.

## Swahili

### Hati ya Malengo ya Kulinda na Kuhifadhi Eneo la Wanstead Park na ya Mfumo wa Kukuza Mipango ya Maendeleo

Hii ni nakala ya iliyotayarishwa ya Hati ya Malengo ya Kulinda na Kuhifadhi Eneo la Wanstead Park na ya Mfumo wa Kukuza Mipango ya maendeleo. Ina maelezo kuhusu sera za mipango yanayohusiana na Utaratibu wa Maendeleo ya Eneo na haswa kuhusu jinsi ya kuhifadhi usanifu majengo au sehemu za kihistoria la Eneo la Hifadhi la Wanstead Park na jinsi linavyoweza kulindwa au kukuzwa kupitia sera hizo au kupitia njia zingine.

Kama ukitaka habari zaidi kuhusu maelezo haya tafadhali angalia jalada la mwisho.

## Tamil

வான்ஸ்டேட் பார்க் பாதுகாப்புப் பகுதி பாதுகாத்தலும் மேம்படுத்தலும் தொடர்பாக ஏற்றுக்கொள்ளப்பட்ட திட்டம் பற்றிய மேலதிக திட்டமிடல் பத்திரம்

வான்ஸ்டேட் பார்க் பாதுகாப்புப் பகுதி பாதுகாத்தலும் மேம்படுத்தலும் தொடர்பாக ஏற்றுக்கொள்ளப்பட்ட திட்டம் பற்றிய மேலதிக திட்டமிடல் பத்திரத்தின் பிரதமாதம் இது. உள்ளூர் அபிவிருத்தி வேலைத் திட்டத்திலுள்ள திட்டமிடல் கோள்கைகள் பற்றி அது விபரமாகக் குறிப்பிடுகின்றது. அத்துடன், குறிப்பாக வான்ஸ்டேட் பார்க் பாதுகாப்புப் பகுதியின் சிறப்புமிக்க கட்டிடங்கள் அல்லது வரலாற்றுச் சிறப்புடைய அல்லது இத்தகக் கோள்கைகளைச் செயற்படுத்துவதன் மூலமாக அல்லது வேறு வழிகள் மூலமாகப் பாதுகாக்கப்படலாம் அல்லது மேம்படுத்தப்படலாம் எனவும் அது விபரமாகக் குறிப்பிடுகின்றது.

அதன் உள்ளடக்கங்கள் பற்றிய மேலதிக தகவலை நீங்கள் விருப்பினால், தயவுசெய்து பின்பக்க உரையைப் பார்க்கவும்.

## Turkish

### Wanstead Park Koruma Alanının Muhafazası ve Geliştirilmesi Projesini Tamamlayıcı Ek İmar Planı ve Planlama Belgesi

Elinizdeki bu broşür, Redbridge Belediyesi tarafından kabul edilen Wanstead Park Koruma Alanının Muhafazası ve Geliştirilmesi Projesini Tamamlayıcı Ek İmar Planı ve Planlama Belgesidir. Bu belgede Yerel İmar Çerçevesindeki planlama politikaları daha ayrıntılı olarak işlenmekte, bu politikalar ve benzeri yöntemlerle Wanstead Park Koruma Alanının kendine özgü mimari ve tarihsel dokusunun somut olarak nasıl korunup güçlendirilebileceği anlatılmaktadır.

Belgenin içeriği konusunda daha geniş bilgiyi broşürün arka kapağında bulabilirsiniz.

## Urdu

وانسٹڈ پارک کے زیر تحفظ علاقے (کنزرویشن ایریا) کی حفاظت اور بہتری کی اسکیم کی ضمنی پلاننگ سے متعلق دستاویز

یہ وانسٹڈ پارک کے زیر تحفظ علاقے کی حفاظت اور بہتری کی اسکیم کی ضمنی پلاننگ کے منظور شدہ دستاویز کی کاپی ہے۔ اس میں مقامی ڈویلپمنٹ فریم ورک میں پلاننگ کی پالیسیوں اور خاص طور پر اس بات وضاحت کی گئی ہے کہ ان پالیسیوں اور ان کے ساتھ ساتھ دیگر طریقوں کے ذریعے وانسٹڈ پارک کے زیر تحفظ علاقے میں لوگوں کی خاص بنیادی اور رہتی و فکری کوکس طریقے سے محفوظ اور بہتر کیا جاسکتا ہے۔

## Yoruba

### Ètò idábòbò ati imúgbòrò agbègbè ti pápá ịseré ti Wanstead Afikún ịwé Ètò na

This is a copy of the adopted Wanstead Park Conservation Area Preservation and

Èyí jé àdàkò iwé tí a yàn fún Ètò idábòbò ati imúgbòrò pápá ịseré ti Wanstead. Ịwé na n se àlàyé bí a se lè mú ètò tí l'ọ́jọ́ Agbègbè gbé kalẹ́ l'ọ́rì ịsẹ́ yí se, ati papa nipa bí a ti lè kọ pápá ịseré na ti yo fi ní ewà pípé pẹlú bí itan Pápá Ịseré na yio se wà be si. Yio tún se àlàyé gbogbo òfin abí oniruurú ọ̀nà tí a fi lè mú èyí se.

Tí e bá fẹ́ àlàyé l'ekunréré si l'ọ́rì ètò inú iwe yí, e wo èyìn iwé nà.





## **London Borough of Redbridge Local Development Framework:**

# **Wanstead Park Conservation Area Preservation and Enhancement Scheme Supplementary Planning Document**

### **Adoption:**

This Supplementary Planning Document (SPD) was adopted by the London Borough of Redbridge Cabinet on 8 May 2007.

### **Relevant Policies:**

This Supplementary Planning Document provides supplemental guidance on how the Council expects new development to fulfil the requirements of the following Unitary Development Plan policies as these affect Wanstead Park Conservation Area:

VS 9 Conservation or Enhancement  
VS 19 Environmental Protection and Enhancement  
VS 7 Sites of Nature Conservation Importance  
SC 1-7 Conservation Areas  
SC 9 Wanstead Park Conservation Area  
SC 11 Historic Parks and Gardens  
OA15-16 Nature Conservation  
OA 1 - OA 9 Green Belt  
SC 17 and SC 18 The River Roding and its Floodplain  
OA 14 Heritage Land  
KR 8 Green Corridor  
SC 16 Archaeology

The SPD will supplement the following Development Plan Document policies (once these have been adopted):

Core Strategy  
Policies: 2 Green Environment  
3 Building Design  
5 Movement and Transport  
7 Culture and Recreation

Borough Wide Primary Policies  
E2 Green Belt and Metropolitan Open Land  
E4 Protection of Natural Heritage  
E5 Conservation of the Built Heritage  
E6 Archaeological Remains  
T3 Walking and Cycling  
CR4 Sport, Leisure and Cultural Facilities  
BDG1 All Development  
BDG5 Extensions to Existing Dwellings

## **Community Consultation**

Consultation arrangements for the preparation of this SPD were undertaken in accord with the Council's Statement of Community Involvement (adopted in May 2006). The specific details of community consultation undertaken in the preparation of the SPD are published in a separate Consultation Statement.

## **Sustainability Appraisal**

A Sustainability Appraisal was carried out in conjunction with the production of this document. The appraisal was based on a Sustainability Appraisal Scoping Report published in January 2006. The Sustainability Appraisal is published separately.

# **Wanstead Park Conservation Area Preservation and Enhancement Scheme Supplementary Planning Document**

<b>Contents</b>	<b>Page</b>
<b>1. Introduction</b>	<b>5</b>
<b>2. The Application of Policy</b>	<b>5</b>
<b>3. Buildings at Risk</b>	<b>7</b>
<b>4. Restoration of the Lake System</b>	<b>7</b>
<b>5. Management and Protection of Important Trees, Greenery and Green Spaces</b>	<b>8</b>
<b>6. The Public Realm</b>	<b>9</b>
<b>7. Improvements to Access</b>	<b>9</b>
<b>8. Resources Needed to Maintain the Historic Environment</b>	<b>9</b>
<b>9. The Impact of Regeneration</b>	<b>10</b>
<b>10. Procedures for Improved Management</b>	<b>10</b>
<b>11. Enforcement</b>	<b>10</b>
<b>12. Monitoring</b>	<b>11</b>

**Appendix One: Wanstead Park Conservation Area Appraisal February 2007**



# **Wanstead Park Conservation Area Preservation and Enhancement Scheme Supplementary Planning Document**

## **1. Introduction**

This document, comprising proposals for the preservation or enhancement of Wanstead Park Conservation Area has been developed out of an Appraisal of that Area (Appendix One). Together, the Scheme and Appraisal form a Supplementary Planning Document. Following consultation and amendment in accordance with the Council's Statement of Community Involvement the Document has been formally adopted as part of the Council's Local Development Framework and is a material consideration in relation to applications for development affecting the Conservation Area or its setting.

The Appraisal and this Scheme for the preservation or enhancement of the Area have been prepared in line with guidance for appraisals and management proposals for Conservation Areas published by English Heritage in August 2005. The documents are to be read and understood together and it is suggested that the Appraisal be read first. Both the Appraisal and the proposals for preservation and enhancement have been informed by responses to consultation conducted in relation to an initial Issues and Options paper and questionnaire in May 2005 and subsequent draft Preservation and Enhancement Scheme of November 2006. Those consultations have revealed that the Conservation Area is valued for all its aspects, its natural beauty, depth of history and range of recreational facilities.

## **2. The Application of Policy**

The legislative and policy context of the Scheme is set out in the Conservation Area Appraisal together with an assessment of the special architectural and historic interest of the Conservation Area and analysis of its current condition and the threats and opportunities facing it. The Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character and appearance of its Conservation Areas. The exercise of this duty will be informed by the analysis of special character in the Appraisal. The Council will seek to preserve or enhance that which has been identified as positive in the Appraisal and to improve or remove that which has been identified as negative.

There are many aspects to the Conservation Area reflected in multiple designations on the Development Plan Proposals Map for archaeological, historic and natural interest. As highlighted in the Appraisal there are tensions between these interests in some areas. While this scheme treats mainly with the architectural and historic interest for which the Area was designated, the Council recognises that there is a delicate balance to be maintained and the interests and operations of long-established stakeholders must be respected. In the application of policy therefore it cannot be assumed that any one interest must prevail without consideration of other aspects. In this regard it is important to note that views expressed during the consultation indicated a strong sense of local ownership and appreciation of the natural, recreational and historic aspects of the Conservation Area.

Not all parts of the Conservation Area are of equal interest in any respect. Indeed much of the special interest, both historic and ecological is concentrated in the open areas of the public park and golf course. This is reflected in the designations on the Development Plan Proposals Map and in the description of character zones in the Appraisal. In terms of the application of policy therefore it is possible to use the character zones identified in the Appraisal as the basis for different levels of control.



**The Suburban Fringes (Area E)** The housing is neutral in terms of its significance to the Conservation Area and the focus here will be on preservation of the Area and ensuring that no development intrudes upon the core in terms of impact upon views or tranquillity. These residential properties enjoy permitted development rights but in view of their significance it is not considered justified to seek greater control of development through issue of an Article 4 Direction. Where development in Area E needs to be accompanied by a design statement this should refer to the Appraisal and assess the impact upon the Conservation Area.

**The Sports Grounds Excluding the Golf Course (Area B)** These areas are more closely integrated into the surviving open parkland although few features of interest are apparent. Closer control is warranted here because of proximity to the areas of greatest interest. Developments in B will need to take account of impact on the core but also impact on potential archaeological remains in Area B or adjoining ecological interests. It is not expected that significant new development will take place in these areas apart from limited upgrading of existing facilities. Such developments should provide the occasion for movement toward a coordinated design approach to the buildings and structures within the historic park which would represent enhancement. Where development in Area B needs to be accompanied by a design statement these should refer to the Appraisal and the impact of the development upon the archaeological, historic and ecological interest of the area.

**The Church, Golf Course and Public Park (Areas A, C and D)** These are the areas and sites of greatest architectural and historic interest where any development may impact upon views and features of interest and where close control will be necessary. Areas A and C are also the areas of greatest ecological value. In Areas A, C and D all applications should be accompanied by design statement and impact assessments which take account of impact on all key interests: natural, historic and archaeological. In these areas future development is likely to be limited. Enhancement through restoration of listed buildings in need of restoration is dealt with below under Buildings at Risk. Enhancement could also be achieved where replacing or repairing other existing structures or elements by attention to detail and movement towards a common palette of materials as suggested above in relation to Area B. Significant new development within these areas is not envisaged apart from the possibility of improved visitor facilities within the public park possibly expanding upon the existing tea house between the Perch and Heronry Ponds. The existing building is a light-hearted pastiche of the listed Temple and pavilion buildings have traditionally had this character. A larger tribute to the Temple seems unlikely to succeed. A number of design approaches could be taken and could prove successful but it would be essential that the building looked at ease in its surroundings in which naturalness and simplicity are the keys.

**The Setting of The Conservation Area** The Appraisal identifies several features of the setting of the Conservation Area which intrude including the A406 and the electricity pylons that follow the Roding Valley. It is not realistic to expect such major features to disappear in the foreseeable future, however desirable, indeed traffic volumes and consequent noise are only likely to increase. Nevertheless, in considering future development affecting the setting of the Conservation Area the Council will seek to preserve it from further intrusion and to ameliorate existing harm where possible. Development outside the Conservation Area will need to be considered for impact upon views, into and out of the Area and sources of noise and light pollution in order to ensure the preservation or enhancement of the Conservation Area.

### **3. Buildings at Risk**

There are no buildings on the Register maintained by English Heritage presently but several that are vulnerable; all are discussed in the Appraisal. The Grotto in the public park was consolidated several years ago and is currently fenced off being too large and potentially dangerous for the fencing to be removed. Options for its future include managed decline, the status quo and recovery and a new use bearing in mind it was once a boathouse. All options involve some resources in securing the site at least. The first two approximate to preserving what is there. The last might involve greater sacrifice of existing material and would undoubtedly be an expensive undertaking but offers the chance of finding a sustainable future for the building together with improved access and enhancement of the Conservation Area.

The Churchyard railings and gates offer a relatively straightforward case of structures for which maintenance is becoming overdue. This is attributable to shortage of resources for closed churchyards but as time passes is compounding the scale of work required.

The ancillary ranges of the former stables that are the clubhouse of Wanstead Golf Club are in need of sympathetic repairs and again it is a case of shortage of resources for non-operational or non-core elements. It is possible that new or intensified use might be the answer to allow some of these structures to pay for their own repair.

The Council will review the listed buildings in the park annually in relation to the criteria for inclusion upon the Register and will work with the owners in all cases to explore options for repair and reuse of the listed buildings within the Conservation Area including a coordinated strategy as discussed further below in the section dealing with Resources.

### **4. Restoration of the Lake System**

The lake system is one of the most important features of the Conservation Area and the problems associated with it are discussed in detail in the Appraisal. In addition to natural processes tending to promote the decay of an artificial lake system, at Wanstead Park the problems are complicated by separation of ownership between the upper and lower lakes in part of the system. The ideal solution would be one which restores the historic system as far as possible with water from The Basin feeding the lower lakes. For optimal sustainability such a system would have to make best use of available natural inflows into the lake system, minimising losses through damaged pond linings and regulating abstraction. Further investigation and negotiation is required and the participation of all of the major stakeholders, the Golf Club and Corporation as landowners, Thames Water as operator of the storm water system and the Environment Agency as regulator in relation for water abstraction and in relation to the Reservoir Acts and with an overview of the nature conservation issues here and in the linked parts of the River Roding. The Council will seek to broker and support such a dialogue between the parties.

If investigation leads to a conclusion that the Basin can no longer function to feed the lower lakes or agreement cannot be reached the most realistic solution may be to accept the separation of the original system between the Basin in the Golf Course and the water bodies formerly fed by it in the public park. This solution would involve the reinstatement of a flow of water from the head of the Shoulder of Mutton Pond, possibly pumped from the existing borehole beside the Perch Pond, that would then drain naturally via that pond, through the Heronry and Perch ponds to The Roding. Additional work to repair the lining of the Heronry Pond would constitute a more sustainable solution that would restore the historic aspect and improve the value to nature of the Lake system. Supplementary inflows from the storm water system to the Ponds should still be investigated as part of a sustainable solution.

The routing of any new pipework would need to be subject of detailed evaluation. Any significant works or repair or restoration to the ponds should be preceded by an ecological impact assessment.

## **5. Management and Protection of Important Trees, Greenery and Green Spaces**

Trees and green spaces are the essence of the Conservation Area, as indicated in the Appraisal and their proper management is central to its survival. It is not the purpose of this scheme to consider the management of this asset for its ecological value although this value is recognised particularly in respect of Areas A and C which are designated as a Site of Metropolitan Importance for Nature Conservation. As mentioned earlier the impact upon the ecology of the area must be taken into account in any proposals for development. Reference should also be made to local and regional Biodiversity Action Plans which focus on species and habitats which make Wanstead Park special.

In terms of the historic and architectural aspects of the Conservation Area preservation would mean maintaining the existing balance of different kinds of green space, holding back scrub invasion from the grassland, dealing with the effects of disease and natural ageing in the woodlands at a general level and building respect for remains of importance, such as the Parterre and site of

Wanstead House on the golf course, into operational practices in more site specific cases. Enhancement could mean restoration of some aspects of the historic landscape, building on recent work to expose the Mounts beside the Long Walk, possibly applying similar logic to the Fortification. The opportunities to do this probably only exist in the public park and even here consideration will be required for the ecological consequences and the implications of greater exposure for future management. Any such proposals would need to draw upon not only the Appraisal but previously published studies of the historic park such as that by the Debois Landscape Survey Group.

There are Tree Preservation Orders in the Conservation Area affecting the Golf Course, parts of the former Warren Estate (Warren Road and Raynes Avenue) and properties along Blake Hall Road including the sports ground. Application to the Council is necessary for works to TPO trees. Notification to the Council is necessary for works to most other trees in the Conservation Area above a minimum size. Where trees of amenity, ecological or historic value are threatened the Council will make Tree Preservation Orders to preserve them. As mentioned in the Appraisal disease is an issue and there are many diseased trees to be removed and replaced in order to preserve existing tree cover. As is also mentioned in the Appraisal there are other cases where it may be desirable to remove trees to clear historic landscape features so enhancing the Conservation Area. Enhancement could also be achieved by phased removal and replacement of non-native tree species, which have been widely planted in Areas B and C, by native species. Such a development would, over time, help restore the wholeness of the different parts of the park and enhance its value to wildlife. Where applications for works to trees are made the Council will expect those works to be supported by justification which takes account of the Appraisal and the broader context of the Conservation Area and the historic park.

The Council has no statutory powers to control new planting but because of the sensitivity of the historic landscape and the potential for harm to historic planting patterns or archaeological remains it will welcome early consultation from landowners on new planting proposals. In general, the Council will favour maintenance of the existing pattern of tree cover. The Council will advise against proposals for new planting which obscure surviving,

historically important, planting schemes. Proposals to restore former planting schemes should be based on sound evidence and should not conflict with established areas of ecological value.

## **6. The Public Realm**

It has been established in the Appraisal that the public realm (not including the public park which is dealt with elsewhere) within and adjoining the Conservation Area is not of special interest although it provides part of the setting for a number of Listed Buildings. The Borough is preparing general guidance for design in relation to the public realm which will aim to address some of the issues such as excessive signage and the patchwork of different surfaces that have bedevilled the public realm in recent decades. The application of this guidance should bring benefits to all parts of the Borough including its Conservation Areas. Specific sites of significance such as Overton Drive in vicinity of Church and Golf Club could benefit by removal of clutter.

Fencing and signage are an important part of the public face of the Conservation Area and should be better co-ordinated around the whole of the open space. Equally, interpretive material should relate to the whole area and take account of historic interest of later phases including the local historic significance of the range of sporting activities.

## **7. Improvements to Access**

Access is discussed in the Appraisal. It is good to the public park and churchyard but, naturally, limited to members or the paying public in the case of the private sports grounds. In all cases access could be improved and subject to satisfactory detailing and controls the Council will support improved access.

Within the public park there is potential for improved accessibility for cyclists and wheelchair users through upgrading of paths and the dedication of new limited routes. Adjacent to the Conservation Area, the Roding Valley Way, a strategic route for pedestrians, cyclists and wheelchair users supported by policy OA 18 of the Council's Unitary Development Plan (policy T 3 of the Local Development Framework), is being developed to the east of the park. Completion of the route depends upon agreement to routing through part of the historic park but subject to this it will bring cyclists past the principal eastern entrance. Further potential exists, if by-laws are amended and management issues can be addressed by the Corporation, to offer routes east-west, connecting with an existing path north-south through the park. Such connectivity through a key space within the Green Grid open space framework of East London would make demands upon the managers of the public park but could underpin bids for external funding for improved infrastructure or restoration.

While noting the operational imperatives of the sports organisations, the Council would also support occasional controlled access through the whole of the park, particularly to the key site of the original house, to allow appreciation of its original extent and nature.

## **8. Resources Needed to Maintain the Historic Environment**

Considerable resources, beyond those currently allocated, will be required if the Historic Environment is to be preserved or enhanced in line with suggestions made in this scheme. In some cases there is scope to increase or change use of existing buildings. This has been referred to in relation to the Golf clubhouse and could be applied to the Church where greater exposure and use of this fine building for events, such as concerts, might yield benefits that spread to the railings and monuments. Such mechanisms depend upon the ability to charge which in other areas, such as the churchyard and public park, is limited and

it is here that there is the greatest need. The public park, in particular, requires resources on the largest scale to address the issues of the lake system and the preservation and recovery of other features of the historic landscape.

There is some scope for contributions towards the conservation of the Borough's built and natural heritage from major development schemes, through the strategies set out in the Council's Supplementary Planning Documents for Planning Obligations and Percent for Art. Contributions could be sought to realise proposals for preservation or enhancement adopted as part of this Supplementary Planning Document. It is possible that most or all of the works of restoration identified in the areas accessible to the public could form part of a coordinated package of proposals submitted to the Heritage Lottery Fund. Indeed this is the most likely source of money for the capital works necessary and the Council would support an application in principle. Notwithstanding grants for development, however, lottery funding requires significant investment of resources in itself and is uncertain of outcome. The Fund is essentially for capital investment and the continuing difficulty of raising revenue expenditure for public parks must influence decisions on the scope and type of restoration to be undertaken in this area and reinforces the necessity of finding sustainable solutions. This is particularly so because any funding from the Lottery is likely to be tied to improvements in access and commitments to future maintenance of an enhanced asset.

## **9. The Impact of Regeneration**

The lack of capacity for internal generation of funds for restoration in the Conservation Area has been noted. In this context the potential for it to benefit from development in nearby town centres which are set to grow such as Ilford and Gants Hill is important. The open space of Wanstead Park is an asset of sub-regional significance and it is right that it should benefit from development that will increase the demand for recreation of the kind it offers.

## **10. Procedures for Improved Management**

The enhancement scheme and its associated appraisal will be adopted following full consultation as a Supplementary Planning Document under the Local Development Framework and will be a material consideration in relation to developments impacting upon the Conservation Area. In the broader picture, however, the Council would support the establishment of a forum representing all stakeholders in the Conservation Area. Such a forum would address the issue of lack of coordination identified as a weakness in the Appraisal and become a vehicle to improve coordination and mediate between the different interests that are a feature of the Conservation Area. Such a forum could progress the various issues identified in this scheme, many of which are not matters requiring planning permission, including signage, routeing of services, publicity, parking, access and design as well as looking at issues of common concern such as graffiti and fly-tipping. Such a forum could also be used to obtain reciprocal endorsement of individual organisations development plans. If such a group could be established its work would form the foundation of a Conservation Management Plan for the whole of the Conservation Area and would undoubtedly assist any bid for external funding.

## **11. Enforcement**

Breaches of planning control were not identified as a major issue threatening the character of the Conservation Area in the Appraisal. Nevertheless the Council will investigate any such breaches and take action as appropriate in accordance with its adopted Enforcement Policy and Tree Enforcement Policy.



## **12. Monitoring**

The adopted Preservation and Enhancement scheme will form part of the Council's Local Development Framework and as such will be included in the assessment published in the Annual Monitoring Report. In addition, at five yearly the Borough will undertake a review of the conservation area appraisal in accordance with current Best Value indicators. A photographic record was made at the time of the 2006 appraisal which will be used for future comparison.



## **Appendix One**

# **Wanstead Park Conservation Area Preservation and Enhancement Scheme: Appraisal**

**London Borough of Redbridge  
Planning and Regeneration Services  
February 2007**



<b>Contents</b>	<b>Page</b>
<b>1. Introduction</b>	<b>4</b>
<b>2. The Planning Policy Framework</b>	<b>5</b>
<b>3. Summary of Special Interest</b>	<b>6</b>
<b>4. Assessment of Special Interest</b>	<b>6</b>
4.1 Location and Context	<b>6</b>
4.2 General Character and Plan Form	<b>7</b>
4.3 Landscape Setting	<b>7</b>
<b>5. Historic Development and Archaeology</b>	<b>8</b>
<b>6. Archaeological Significance</b>	<b>13</b>
<b>7. Spatial Analysis</b>	<b>13</b>
7.1 The Character and Interrelationships of Spaces within the Area	<b>13</b>
7.2 Key Views and Vistas	<b>15</b>
<b>8. Character Analysis</b>	<b>16</b>
8.1 Definition of Character or Zones	<b>16</b>
8.2 Activities, Prevailing or Former Uses within the Area	<b>21</b>
8.3 The Architectural and Historic Qualities of the Buildings and the Contribution they make to the Special Interest of the Area	<b>22</b>
8.4 The Contribution of Key Unlisted Buildings	<b>23</b>
8.5 Local Details	<b>23</b>
8.6 Prevalent and Traditional Building Material and the Public Realm	<b>23</b>
8.7 The Contribution made to the Character of the Area by Greenery and Green Spaces; and its Ecology and Biodiversity Value	<b>24</b>
8.8 The Extent of Intrusion or Damage, ie The Negative Factors	<b>24</b>
8.9 The Existence of Any Neutral Areas	<b>26</b>
8.10 General Condition	<b>26</b>
<b>9. Problems Pressures and Capacity for Change</b>	<b>28</b>
<b>10. Community Involvement</b>	<b>30</b>

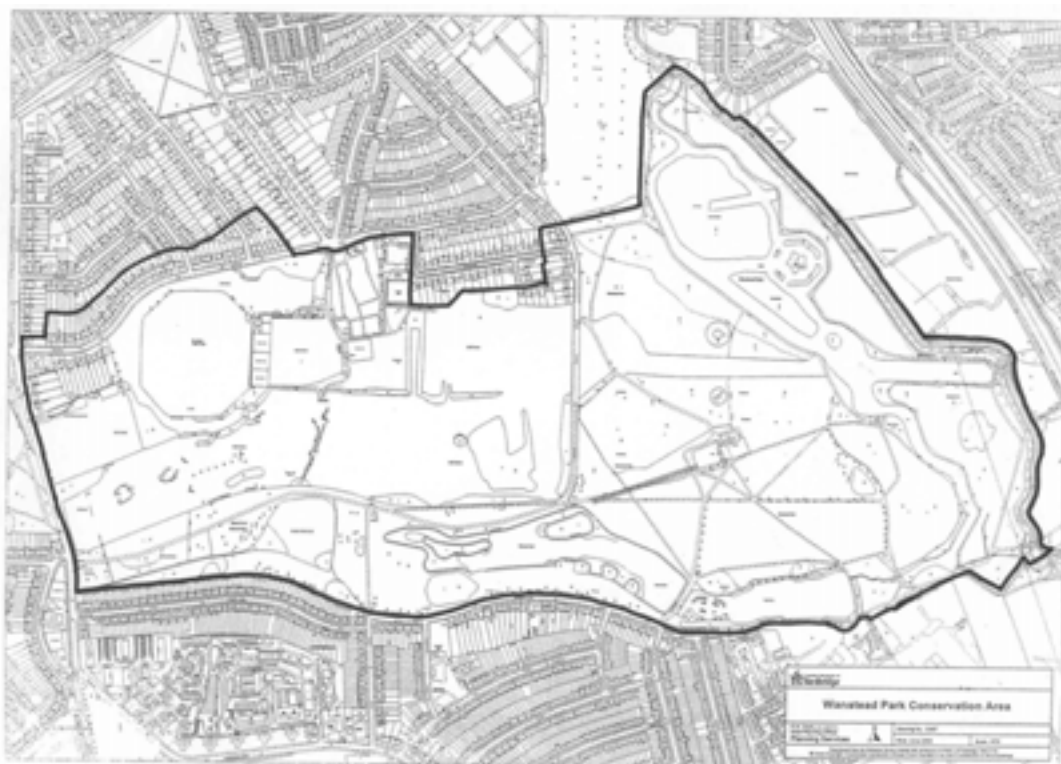


<b>11. Potential Boundary Changes</b>	<b>31</b>
<b>12. Local Generic Issues</b>	<b>31</b>
<b>13. Useful Information Appendices and Contact Details</b>	<b>32</b>
<b>14. Management Proposals</b>	<b>33</b>

# Wanstead Park Conservation Area Appraisal

## 1. Introduction

Wanstead Park Conservation Area is the substantial remnant of perhaps the most ambitious designed landscape in East London, the designs of which are well recorded and still apparent. Wanstead Park Conservation Area was designated in 1970 as one of seven Conservation Areas, the first designated by the London Borough of Redbridge following the enabling legislation in 1967. Appraisals of all seven Conservation Areas were published in a book entitled 'Conservation Areas'. Since 1970 there have been no formal re-appraisal or management proposals and the area has been relatively immune from normal development pressures. This does not mean that the area has remained static or that there have been no proposals published concerning its character or its management. All areas of the park have been subject of change, part man-made part natural and the public park in particular has been subject of both academic and practical conservation studies which are listed at the end of this appraisal and which have been drawn on for its preparation. Wanstead Park has undergone a remarkable process of evolution in the past 300 or so years but has been characterised by great continuity nevertheless. It is tempting to say it has evolved from a very 'public', private landscape, the showpiece garden of one man of national eminence to being a 'private', public landscape for everybody in the local community. This simplification needs the qualification that a significant part of the former park remains private but nevertheless the gradual colonisation of this wonderful place as a recreation space by the local community is an important theme in its history and together with the commitment of the actual landowners, the sports clubs and the Corporation of London should guarantee its survival for many years to come.



Wanstead Park Conservation Area

## 2. Planning Policy Framework

Conservation Areas are defined in law as *'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'*. It is the responsibility of local authorities to designate areas of such interest within their boundaries and to publish proposals for their preservation or enhancement. When dealing with applications for development affecting such areas local planning authorities must pay special attention to the desirability of preserving or enhancing their character or appearance. National, regional and local planning policy relevant to Conservation Areas is included in the list below. Because Wanstead Park is a complex entity upon which other policies bear these are also listed.

The local development plan is the London Borough of Redbridge's Unitary Development Plan adopted in November 2003. The park is subject of a number of policies relating specifically to its role as open space and the special interest of that space. These policies are listed below.

Conservation Area	Policies SC 1-7 are the general policies for the Borough's Conservation Areas. Policy SC 9 is a specific policy for the preservation or enhancement of Wanstead Park
Historic Park	Policy SC 11 The Conservation Area is part of a larger area of historic Wanstead Park included upon the national register of parks and gardens of special architectural or historic interest at grade II*.
Nature Conservation	Policies OA15-16 Wanstead Park and the River Roding are Sites of Metropolitan Importance for Nature Conservation
Green Belt	Polices OA 1 - OA 9 and SC 19-20
The River Roding and Its Floodplain	Policies SC 17 and SC 18 and Policy KR 38
Heritage Land	Policy OA 14
Green Corridor	Policy KR 8
Archaeology	Policy SC 16 Almost all of the Conservation Area is within an Archaeological Priority Zone

Since the introduction of the Planning and Compulsory Purchase Act 2004 the London Borough of Redbridge has developed its Local Development Framework in accordance with the requirements of the Act. This appraisal will form part of the evidence base and become an appendix to an enhancement scheme which will be adopted following consultation as a Supplementary Planning Document within the Local Development Framework. In November 2005 the Council published the Preferred Options Reports. Policies in the following Development Plan Documents (DPDs) are particularly relevant to Wanstead Park:

Core Strategy DPD: Strategic Policies: 2 Green Environment, 3 Building Design, 5 Movement and Transport and 7 Culture and Recreation  
Borough Wide Primary Policies DPD: E2 Green Belt and Metropolitan Open Land, E4 Protection of Natural Heritage, E5 Conservation of the Built Heritage, E6 Archaeological Remains, T3 Walking and Cycling, CR4 Sport, Leisure and Cultural Facilities, BDG1 All Development and BDG5 Extensions to Existing Dwellings

The regional planning context is provided by the London Plan February 2004. Specific policies relevant to Wanstead Park in that plan include the following:

Policy 3D.7 Realising the Value of Open Space (Part of GLA strategic open space network)  
Policy 3D.8 Green Belt  
Policy 3D.12 Biodiversity and Nature Conservation

Policy 4C.2 Context for Sustainable Growth

Policy 4C.3 The Natural Value of the Blue Ribbon Network

Policy 4C.4 Natural Landscape

Policy 4C.17 Increasing Access alongside and to the Blue Ribbon Network (River Roding is part of the BRN)

Policy 4C.22 Structures Over and Into the Blue Ribbon Network

National Planning Policy Guidance relevant to Wanstead Park includes PPS1 Delivering Sustainable Development, PPS 9 Biodiversity and Geological Conservation, PPG15 Planning and the Historic Environment and PPG17 Planning for Open Space.

### **3. Summary of Special Interest**

*It (Wanstead Park) is extremely valuable both as amenity and for its historical associations and represents a rare example so close to London of the landscape architecture of the eighteenth century. This is perhaps the most interesting and valuable amenity open space in the Borough....As Forest land its natural aspect is adequately protected, but this is an historic park of special interest. Its designation as a conservation area is intended to ensure that its interesting landscape is enhanced and that new development in close proximity will not intrude. (Appraisal of Wanstead Park Conservation Area, London Borough of Redbridge, 1970)*

In 2006 these remarks still apply. Some of its historic features have been eroded since the early nineteenth century and even since the areas designation but this decline has been associated in some ways with a rise in the natural value of the site and it could be said its partly decayed state adds to its romantic air. Indeed the estimate of the historic interest of Wanstead Park and appreciation of what survives has risen and this was reflected in a recent upgrade from II to II\* on the register of parks and gardens. Whatever it's standing in academic terms, in the power of its landscape to tell an astonishing story of human endeavour or to provide a starting point for any number of other unhurried speculations, Wanstead Park is a landscape like no other in Redbridge and few others anywhere. That it continues to survive while the busy metropolis grows around it must surely increase its value.

### **4. Assessment of Special Interest**

#### **4.1 Location and Context**

Redbridge is situated on the north east edge of London and Wanstead Park sits in the south west corner of the Borough with the Boroughs of Waltham Forest and Newham neighbouring to south and west. Although it adjoins areas of continuous suburban development the park is also connected to chains of open space; the southern reaches of Epping Forest to the west and the Roding Valley to the east. In its own right it is one of the largest open spaces in the East London sub-region. Its significance in this regional context is recognised by inclusion of the park in the Greater London Authority's (GLAs) strategic open space network. Similarly, the River Roding is part of the GLAs Blue Ribbon Network. At the local level the closest settlement is Wanstead to the north, a prosperous district centre with which the park has close historic links. To the south lies the Edwardian residential suburb of Aldersbrook. Although of different character, much of the area around the park is also designated as of special interest, either conservation area, such as Wanstead Village or Aldersbrook or historic park as with Bush Wood (part of Wanstead Park historic park) or the City of London cemetery across the Borough boundary in Newham. Although embedded in a built up area with a significant population within a short distance access to the park by public transport is not easy. There are buses along Blake Hall Road and a central line tube station at Wanstead. Parking facilities are suited only to a small number of local users.



Location Map 1: Wanstead in North East London

Two recently designated zones of regeneration impinge on Wanstead Park and could lead to increased demand for its amenities. The park lies within the London-Stansted-Cambridge-Peterborough growth corridor and although neither the district centre of Wanstead nor the suburbs adjacent are likely to see significant change, only a mile distant from the park to the east is the Metropolitan centre of Ilford which is designated as an Opportunity site within the London Plan. Here significant residential growth is likely and also at the nearby district centre of Gants Hill. Approximately two miles to the south of the park lies the Thames Gateway zone of regeneration including the emerging centre of Stratford and the area of the lower Lea Valley designated as principal site of the 2012 Olympics.

### **General Character and Plan Form**

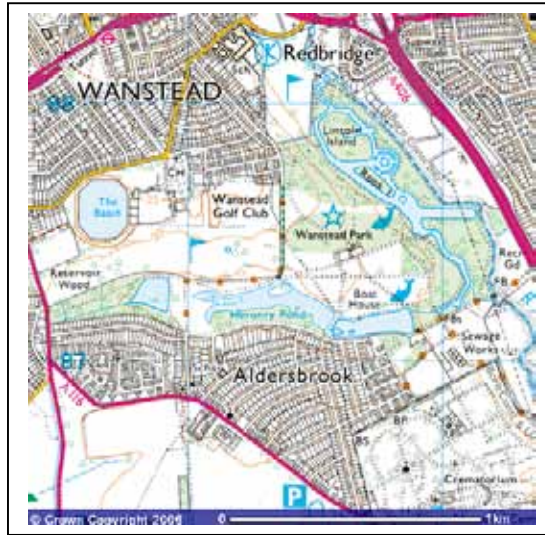
Wanstead Park Conservation Area is one of the largest open spaces in Redbridge at just under 120 ha. The main axis runs east-west encompassing a broad swath from the River Roding in the east to Bush Wood, part of Epping Forest, in the west. It encompasses an area of woods and grassland and a system of artificial lakes and canals connected to the River Roding. Its few buildings include survivals of the historic estate and on the northern fringe some twentieth century residential buildings. Today it is divided between two major open spaces uses, a public park to the east and south, managed for natural and historic interest as well as public amenity, and private sports grounds to the north and west, managed for golf, tennis, cricket and bowls.

### **Landscape Setting**

Wanstead Park Conservation Area lies on the west side of the River Roding floodplain about a mile above the point at which the river becomes tidal. This part of Redbridge is not marked by extreme gradients. The highest point of the park is in the north-west corner, where the principal historic entrance to the park lies. This area of higher ground includes much of the northern part of the golf course, The Basin and the site of the mansion house and from here the most extensive views can still be had which would have been greater still from the upper floors of the house. Other vantages within the park were achieved by the creation of artificial mounds described further below.



From the area around the house the land falls to the south, above which The Basin is embanked, the embankment continuing into a scarp separating the higher ground from the main golf course area and to the east, where the ground falls away from Warren Road down to the River Roding. The gradient down to the river becomes gentler from north to south. Today, after years in which the vegetation has matured creating a strong sense of enclosure, views are generally restricted to features within or bordering the park. The most extensive views remain those from the high ground of the golf course and Warren Road, to the south toward Aldersbrook and to the east toward Ilford especially where the ground rises to the north, on the far side of the Roding, along the line of The Drive.



Location Map 2: Wanstead Park and its Immediate Environs

The park was once far more extensive than it is today and as a result features of its historic design can still be traced in the surrounding area particularly to the north in Wanstead and to the east in Bush Wood. The route of roads such as St. Mary's Avenue, Overton Drive, Blake Hall Road and The Warren Drive have all been inherited from avenues or approaches laid out as part of the Wanstead House estate. The significance of their alignment from within the park is no longer obvious partly because of the maturing vegetation, partly because of building development and because of the absence of the great house which once stood at the centre of the designed landscape.

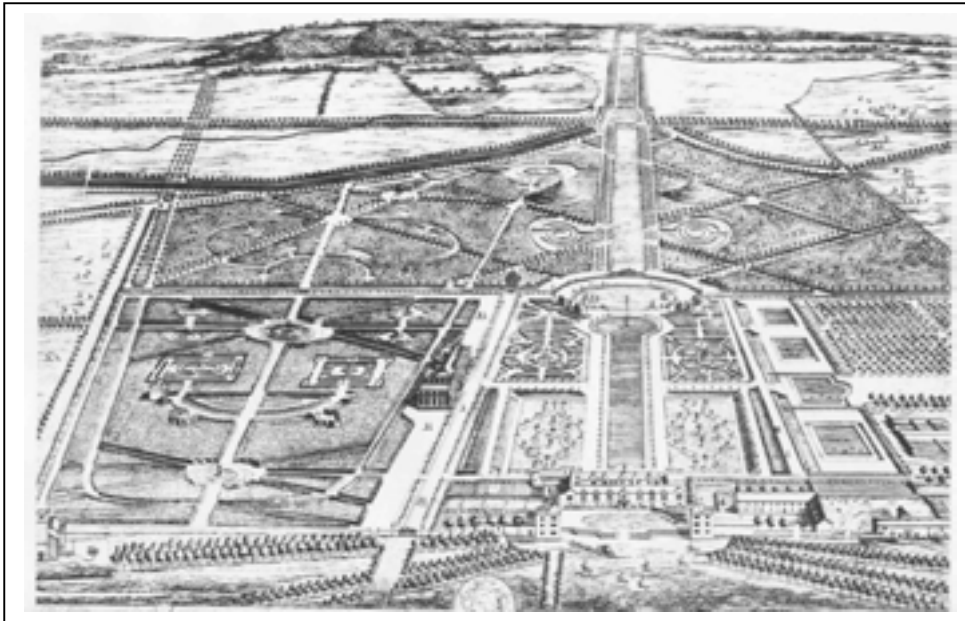
## 5. Historic Development and Archaeology

Although it has remained an area of open land Wanstead Park has a long history of settlement. Because it has remained open evidence of the various phases is still in situ. In terms of the landscape today the key period of development was the layout of the park from the late seventeenth century onwards. Because of its celebrity the park has been subject of extensive observation by contemporary observers such as Pepys and Defoe and later commentators. The history of the park, including a summary of these observations, is contained in publications such as the Victoria County History (VCH) and the very full account of the historic evolution of the garden by Sally Jeffrey (Jeffrey 1999). The most significant phases are summarised below.

**Before 1667** The earliest signs of human incursions in the area are likely to be found along the River Roding which is known to have been used as a corridor. In the Roman era it appears that buildings were established in the area of the park itself and the proximity of the Roman roads to Colchester and to Dunmow are notable. Throughout the medieval period the area formed part of the Royal Forest of Epping and Wanstead was a thinly populated parish. The medieval parish church and the earliest manor house were probably located near the present eighteenth century church. The park was enclosed from the Royal Forest early in the sixteenth century. The house was then a hunting lodge believed to have been sited to the south east of

the later house near Heronry Pond. In the sixteenth century the estate passed through the hands of several Royal favourites and the original lodge was replaced by a substantial gabled manor house by the time it was acquired by Sir Josiah Child, a merchant and Director of the East India Company, in 1668.

**1667-1704** Sir Josiah, retained the existing house but set about a complete transformation of the gardens. Taking the house as the centre of the design and using the main east-west axis of the approach from Leytonstone he established an essentially formal framework of avenues, planting on a large scale to create a series of avenues radiating out from the house to the west. To the east were woodland gardens with high hedged walks. In keeping with contemporary taste Sir Josiah introduced large scale water bodies to the park including two fishponds on the approach to the house from the west. Two straight canals separated by the Long Walk continued along the axis to the east.



Wanstead Park in 1715: The View Looking East by Kip and Kniff

**1704-1750** Following the death of Sir Josiah in 1699 it was his second son, Sir Richard, who held the estate from 1704 to 1750, who initiated the next phase of alterations, carrying out even more ambitious work than his father. In his tenure three distinct phases are observable. The first, before 1715, has been identified as among the last works of one of the most notable garden designers of the time, George London. It was essentially enrichment of Sir Josiah's work and included the two surviving mounts to north and south of the Long Walk, in addition an amphitheatre and numerous small clearings and seats in the woodland garden. This stage of the gardens is recorded in the plans of Kip and Kniff of 1715.

In 1715 Sir Richard embarked on a new phase following his decision to replace the old house with a new mansion designed by Colen Campbell, the evangelist of Palladianism which was to become the dominant architectural style for English country houses. According to Cherry, O'Brien and Pevsner (2005) Wanstead House was: *'the first in England to establish a pattern for the grand Palladian house...its palatial scale and extravagant interiors remained atypical of the area'*. Within the gardens, Sir Richard removed much of Sir Josiah's work. The Basin was formed as a single water body from the two fishponds, diverting the approach to the house. The man generally credited with establishing a permanent supply to feed the Basin, an artificial channel from Snaresbrook known as the 'River Holt', was Adam Holt. The formal gardens to the east of the house were replaced with lawn and the departure from formality of the late seventeenth century was carried further with the creation of the Ornamental Water, taken off the Roding, and

within it the mock military feature of the Fortification. The gate piers on Overton Drive, which bear Sir Richard's monogram, date from this time and possibly also the farm and stable yard buildings that are now the golf clubhouse.



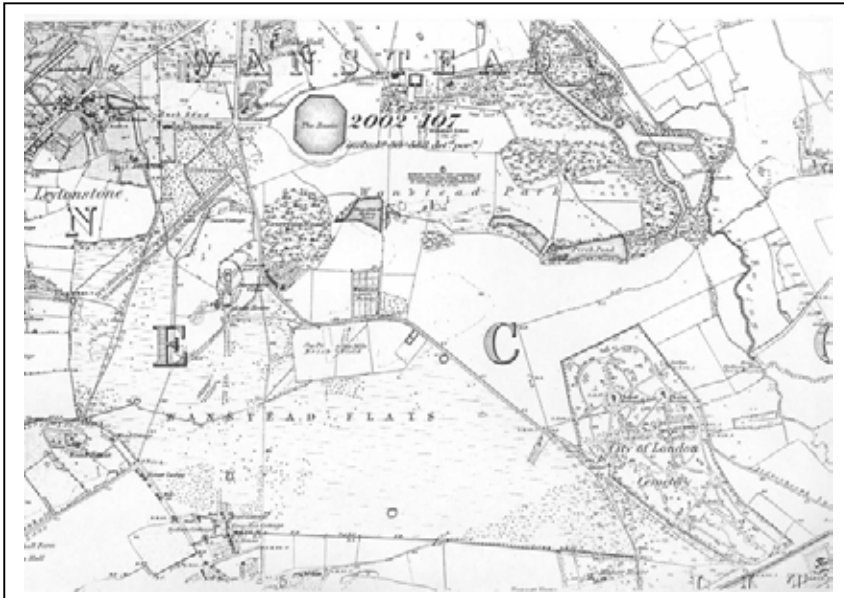
Map of Wanstead Park by John Rocque 1745

The last phase of Sir Richard's work began around 1735 when he gained access to new moneys. This period saw the creation of a chain of new lakes to the south of the house, the Square, Perch, Heronry, Shoulder of Mutton, Reservoir and Great Lake, of which the Perch, Heronry and Shoulder of Mutton survive. Sir Richards' designs were recorded by Rocque in plans of 1735 which indicate a greater formality than was achieved. Rocques subsequent plan of 1745 records the Sir Richard's actual, more modest but still astonishing accomplishment.

**1750-94** John 2<sup>nd</sup> Earl Tylney spent much of the later part of his life away from Wanstead but carried out some significant changes in the early years relocating the kitchen gardens away from the house and creating two new features both of which survive, the Grotto on the Ornamental Water and the Temple which was placed on the line of an existing avenue to the south of the woodland garden, looking south west toward the Heronry Pond. The 2<sup>nd</sup> Earl Tylney also gave park land for the construction of the present parish church, some 70 ft. north of the medieval building. Construction, to the design of Thomas Hardwick, started in 1787.

**1794-1824** After a lapse of several years following the death of the 2<sup>nd</sup> Earl, William Wellesley Pole and Catherine Tylney Long took possession of the estate and initiated the last of the major phases of landscaping, to the design of Humphrey Repton. The area around the estate had become more developed and populous in the later eighteenth century and Repton's clients desired a more private landscape. Wellesley sought with limited success to close some of the paths across the park which the public had become accustomed to use. Repton's changes, involving large scale plantations around the lakes and on the areas where the Reservoir and Great Lake were drained, brought a profound shift in mood to the park toward the private which remains apparent today. Repton also established a parterre garden close to the west front of the house. After Repton, Lewis Kennedy was engaged to lay out an American garden to the north east of the house.

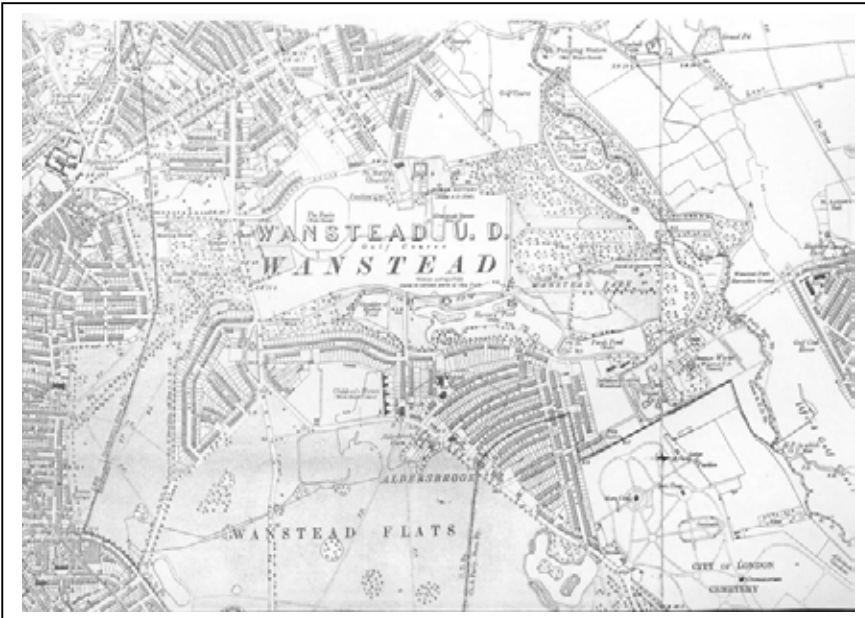
**1824-1882** In 1824, the house was demolished and much of the standing timber felled to pay debts run up by Wellesley Pole. From this point on the designed landscape fell into decline and much of the land was leased for grazing. With the growth of Wanstead village the park became increasingly appreciated as a public amenity and activities such as cricket and golf began on an informal footing. The arrival of overland railway, without workmans trains, at Wanstead 1853 gave development a gentle shove reflected in extensions to the churchyard and numbers of fine monuments, but may also have severed drainage from Leytonstone Flats serving The Basin (Cornish 1982). The follow-on effects of this may be seen in nineteenth century OS maps showing the Heronry Pond considerably diminished.



Wanstead Park in 1875 (Ordnance Survey 6" to 1 mile)

Attempts by Wellesley's successors to capitalise by enclosure upon the growing potential of the land for development, due to the outward expansion of London, were resisted by commoners with grazing rights including the Corporation of London, commoner by virtue of possession of land at its City of London cemetery at Aldersbrook.

**1882-2006** After years of dispute Wanstead Park was acquired by the Corporation in 1882 and opened to the public. To the south residential development of the Aldersbrook estate and subsequently the smaller Lake House estate, created a suburban island between the open spaces of Wanstead Flats and Wanstead Park. Around 1905 the Heronry Pond was lined with concrete in an attempt to permanently restore it.



Wanstead Park in 1914 (Ordnance Survey 6" to 1 mile)

From the north development reached the edge of the park between the Wars and in 1920 Wanstead Sports Ltd acquired land from Wellesley's successor, Earl Cowley, which secured the use of the north and west of the park for golf, cricket, tennis and bowls. In this area of the park the requirements of the sports began to create another layer of designed landscape. In the case of the golf course this involved working with the existing landscape with local changes to form bunkers and mounds. In the case of the smaller users more intensive change has been required to create closely managed spaces or even in recent years, hardstanding with floodlight illumination. Over the years the buildings of the sports clubs have remained in position but have been modernised and enlarged. Planting has been a feature of these uses largely to create privacy screening and to separate drives along the golf course.

Limited development on the fringe of the park continued after the Second World War to form Raynes Avenue and The Warren Drive but by 1960 the modern boundaries of the park and the principal elements of its setting were established. The influence of features of the park on the layout of encroaching development has already been mentioned and can be traced by comparing modern maps to those made by Kip and Kniff and Rocque.

Since 1882, within the public park there has been almost no new building apart from the construction of purpose built keepers cottages adjacent to The Temple which was originally used for that purpose and a teahouse near the north bank of the Heronry Pond. Several buildings have been lost, including a Chalet, that gave its name to the adjoining woodland, and others damaged, notably the Grotto, by a fire in 1884 that effectively destroyed it as a functioning boathouse and left it a ruin. The landscape of the public park has evolved throughout this time with the gradual maturing of the tree stock dealt a savage blow by Dutch elm disease and the hurricanes of the late 1980s. Other changes of significance to the landscape have been the cessation of grazing and ongoing problems of water supply to the system of lakes including bomb damage in the Heronry Pond and works to sewers in Northumberland Avenue.

## **6. Archaeological significance**

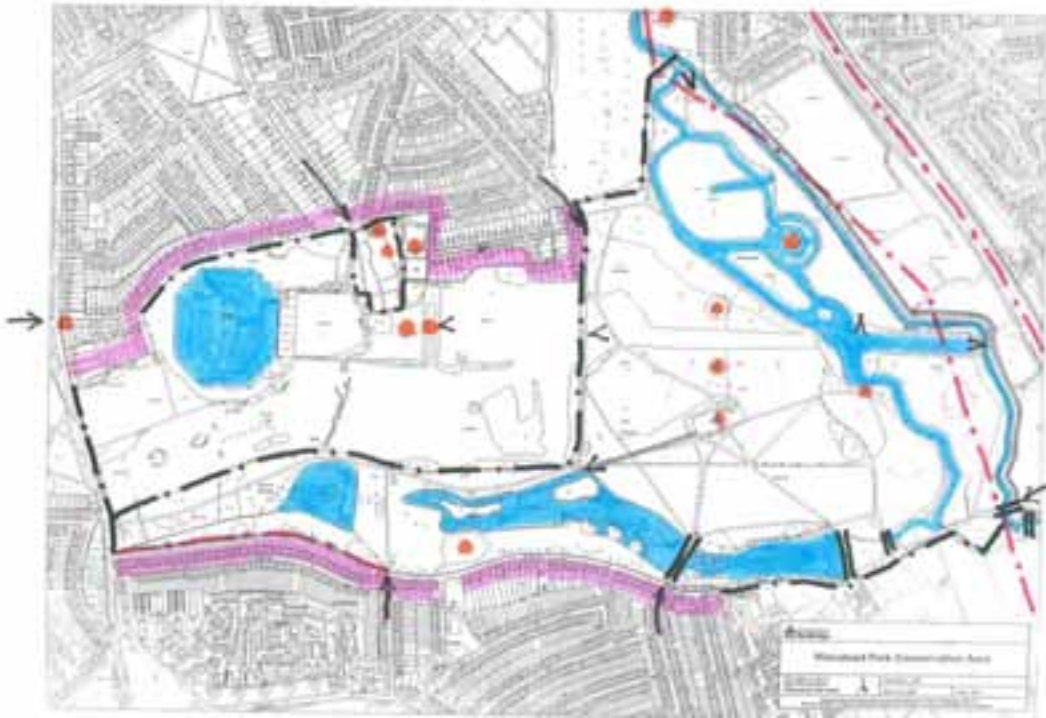
The archaeological significance of the park as a site of settlement from pre-Roman times onward has already been referred to. This is reflected in designation of both the Roding Valley and Wanstead Park as Archaeological Priority Zones recognising the potential for further finds. The Roding Valley is recognised as a corridor for settlers from the earliest times and within the area of the park there have been intriguing finds suggesting either a Roman villa or mausoleum or both. Evidence of Roman material uncovered in 1715 and 1746 during landscaping works by 1<sup>st</sup> Earl Tylney was recorded by local antiquarian Smart Lethieulier and twentieth century antiquarians and archaeologists have continued to find the area a rich source of finds and speculation. The hunt for the Roman villa has concentrated upon finds on northern edge of Perch Pond but has failed to positively identify the location of the villa. Further discussion of the Roman finds can be found in work by J Elsdon Tuffs. Equally important, much material remains in situ but not fully investigated or recorded from the various designed landscape phases from the era of the hunting lodge onwards. Amongst the more recent finds in the park is evidence of an icehouse behind the Temple, discovered in 2002 as part of excavations by the Museum of London near the former pond. Evidence was also found that this pond may have originated as a quarry for building materials.

## **7. Spatial Analysis**

### **7.1 The Character and Interrelationships of Spaces within the Area**

The Conservation Area is almost all open land except on the northern fringe where the boundary extends to include parts of the adjoining suburb. In the main it is effectively enclosed on almost all sides either by man made or natural boundaries. Low rise residential development, much of it screened by planting, forms a fairly well defined edge to the open land to the north and south west although there are marked changes between less formal edges comprised of back gardens and their enclosures and those comprised of front elevations set behind generally small front gardens and separated from the park by estate roads such as Overton Drive and Northumberland Avenue. There is little continuity between the open land and the private garden land. To the west the open land is bounded by busy Blake Hall Road from which it is effectively screened by a belt of trees and shrubs, reinforced by a high wall to the football ground and by steel and concrete palisade to the golf course and public park. The Conservation Area is bounded to the east by the River Roding, canalised to enable the development of the parks lake system. The floodplain of the Roding comprises further open land to the east continuing to the A406 and the suburbs of Ilford and to the south including Ilford Golf Course and the former sewage works land, but the Conservation Area is mostly separated visually from these latter areas by embankments. The character of the open spaces that are the core of the Conservation Area is strongly contrasted at the extremes ranging from highly managed, hard surfaced in the case of the private sports grounds through the less formal landscapes of the golf course to the rough grassland and the dense woodland of the public park. These distinctions are described in more detail in the character analysis below.





Wanstead Park Landscape Analysis Map (Woods Omitted for Clarity)	
●	Building or Structure of Interest
∧	Major Views
→	Principal Approaches
---	Negative Feature
■	Major Water Body
==	Bridge or Causeway
— .	Enclosure: Wall, Fence, Embankment or Hedge
█	Enclosure: Continuous Development

Entry into the Conservation Area and its open spaces is fairly well defined. The main approaches into the Conservation Area are the historic ones from the east, entering Overton Drive via the gate piers on Blake Hall Road, originally the approach to the house but now diverted toward the church and the golf clubhouse and from the north, from Wanstead town centre, via the splendidly tree-lined St. Mary's Avenue which converges with Overton Drive by the church. Access is also possible via Warren Road, approaching through the residential suburbs to the north, leading directly into the heart of the park at the point of separation, east and west, of

public and private open space. Vehicle access into the Conservation Area is limited to the Blake Hall Road and Overton Drive entrances to the sports grounds, Warren Road, where there is a small car park, and a private access road to the garages at the rear of Woodlands Avenue. Quieter estate roads, Park Road and Wanstead Park Avenue, approaching from the south, align with paths in the public park where the lake system can be crossed most easily but there is no formal enclosure along Northumberland Avenue. To the west pedestrian access into the public park can additionally be gained from Blake Hall Road into Reservoir Wood. To the east, the least permeable side of the public park, access is limited to one point in the south east where the Roding is bridged to allow entry to the park from Ilford via footbridge over the A406 or from the Roding Valley Way.

Movement within the open space is constrained by the boundary between the public and private areas, by the outline of those respective areas and to a lesser degree by barriers within them. Within the sports grounds the circulation routes are modern, reflecting the layout of the facilities and the golf course itself. Golfers leave the course at Warren Road car park to cross to the other part of the course outside the Conservation Area but there are no public rights of way across the private land. Within the public park the extended linear curve of lakes channels movement, especially south of the Heronry and Perch Ponds and most of all between the east side of the long body of the Ornamental Water and the River Roding. Access is gained through this system at limited points via several bridges and causeways to the more expansive area of grass and woodland of the interior. The paths across this area are in many cases still those of the eighteenth century landscape notably the Long Walk itself and the approach to the Temple.

## **7.2 Key Views and Vistas**

Wanstead Park has featured innumerable views and vistas during its various phases, few of which survive unaltered. As has been pointed out, the missing manor house was the centre of the landscape to which most of the major vistas related. The work of Repton and the introduction of planting and buildings on all sides in the twentieth century means that only a vague sense of those views can still be gained. Fragments of the original views can still be had through the gate piers of Blake Hall Road and along St. Mary's Avenue but although still impressive there is a sense of anticlimax.

Views into the park created in the twentieth century such as those from Park Road and Wanstead Park Avenue although sensibly sited in access terms do not relate to original designed views. Other twentieth century views into the park, at the entrance to the public park on Blake Hall Road or across the Roding from Ilford are low key and open onto no special vista.





The Long Walk with The Straight Canal in the Distance

Within the landscape artificial mounts were formed to create views and these still survive beside the Long Walk and south of the Heronry Pond but the views are impeded by vegetation. The best surviving views within the park are those to key buildings such as Temple, framed by recently replanted sweet chestnut, and the Grotto or aligned with key landscape features such as the Straight Canal. Views from the park to the outside world are, owing to its enclosed character, and to the generally low relief, limited. An un-designed but nevertheless pleasant glimpse can be had of the fleche of St. Gabriel's Church along Park Road and a rather more expansive view east from the Long Walk finds the fleche of St. Andrew's on the Drive in Ilford. The walk around the Ornamental Water affords a close view at its northern end of the impressive Redbridge pumping station and at its southern end, looking east, of the tower of the Catholic Church on Wanstead Park Road and the cupola of Highlands School. Within the sports grounds the designed views are harder to appreciate although some sense of the view east and north from the site of the house can still be gained.

## **8. Character Analysis**

### **8.1 Definition of Character or Zones**

Though lacking the unifying presence and single controlling hand of the great house and its owner it is still the case that in one sense the whole Conservation Area is part of one landscape. There have always been different landscapes within the park but today these have been overlain in part by twentieth century landscapes resulting from several different purposes and visions. Today the following broad zones are distinguishable partly reflecting historic and partly contemporary uses.



Wanstead Park Character Zone Map

### **A: The Public Park**

The principal surviving elements of the eighteenth and early nineteenth century designed landscapes and the circulation system associated with them are most evident and can be best appreciated today in the public park. These include the walks, woodlands and system of lakes and islands to the east and south of the site of the house. The area includes features from all phases of the gardens development including the early formal designs of Sir Josiah such as the Long Walk and Straight Canal, the later informal features such as the Ornamental Water and chain of lakes introduced by his son and the main surviving garden buildings built by the 2<sup>nd</sup> Earl, the Temple and the Grotto. What survives is best described in detail in studies by the Corporation of London (1997 and 1998) and its consultants the Debois Landscape Survey Group (1990) and by Sally Jeffrey.



Aerial Photograph of Wanstead Park

As the aerial photograph illustrates the area is extensively wooded apart from the large area of rough grassland between the Temple and the Heronry and Perch Ponds known as The Plain. The planting everywhere is dominated by native or long naturalised species, such as oak, horse chestnut, hornbeam, birch, elm and holly with localised beech, lime and plane. The character of the woodland varies considerably however, from the Reservoir Wood in the west which includes many fine, mature oaks and instances of Repton's 'bundle planting', to those areas of woodland in the north such as Warren Wood and part of Chalet Wood, which have been most severely affected by Dutch Elm disease. These latter woods, traversed by a network of narrow paths are almost claustrophobic in parts due to regenerating elm and sycamore. The woods in turn are distinguishable from the open areas of the Plain and the vicinity of the Heronry Pond and the Long Walk and Straight Canal where some sense of the original formal designs survives. Within the public park the infrastructure necessary for public use has generally been introduced with a light and sympathetic touch. The paths are of hoggin or gravel where surfaced, those through the woodlands are not surfaced. Seating is limited to simple but solid wooden benches. A small number of bins are provided in the popular areas of The Plain where, also, toilets are provided within the Temple. The park is generally not bounded by fencing except along Blake Hall Road and Warren Road where there is aging concrete palisade.

**B: The Sports Grounds (Excluding Golf Course)** Relatively small in area and including the football fields on Blake Hall Road and the cricket, bowls and tennis courts that lie between The Basin and the southern end of the churchyard. These areas preserve little of historic interest and are characterised by closely managed sports fields, modern, functional, single storey buildings and enclosures including chain-link fencing to the courts and conifer planting.

**C: The Golf Course** The north and west of the open land of the Conservation Area is occupied mainly by Wanstead Golf Club. A private members club established in 1893 and reputedly the second oldest in Essex it has its own historic interest. Of necessity, however, the establishment of the course, while it preserved the open character of the parkland and has utilised in great measure the pre-existing features of the landscape to create a course of great individual



character has overlaid an additional layer of design; the repetitive pattern of fairways, roughs and greens of the game. It has brought a new system of circulation linked to its eighteen holes, new features such as bunkers and a new generation of tree planting, including quick-growing conifers. All of these obscure to a degree the traces historic landscape although the first hole still uses the main axis east of the site of the house and preserves something of the historic view over the lawn. Pre-existing features which survive include the site of Wanstead House itself, now an awe-inspiring depression in the ground, partly infilled by a causeway for golfers. This is still perhaps the most poignant spot in the whole landscape speaking eloquently of human ambition, enterprise, pride and folly. Also surviving are the outlines of Humphrey Repton's parterre to the west of the House, one of the principal formal bodies of water, the Basin and the old stable court of Wanstead House now the clubhouse. This range of buildings, much altered, still retains the authentic atmosphere of the eighteenth century and viewed from Overton Drive, with St. Mary's in the background and no cars in front, can still cast a spell over the onlooker. The entrance to the clubhouse carpark is marked by two splendid but sorry-looking wrought iron open-work piers probably of the early eighteenth century. These features undoubtedly give the course an individuality which is surely appreciated by its members. The golf course is enclosed by a variety of palisade type fences with the older concrete being supplemented by galvanised steel in repair. A new section of painted steel palisade has been introduced along Blake Hall Road.



Wanstead Golf Course: Site of Wanstead House

**D: The Church and Churchyard** Between the public park and the sports grounds is the Church of St. Mary's the Borough's only grade I Listed Building, dating from 1787 but near to the site of the earlier parish church. Although not formally part of the designed landscape and therefore somewhat apart from the rest of the Conservation Area, it has long had a close relationship to the Manor House with the result that it is somewhat remote from the main village centre which grew up beyond the estate boundaries to the north. The church stands near to the road, a strikingly trim white box of a building. The churchyard is enclosed at the front by a very fine set of iron railings and gates, also listed, that complement the church. The gates lead to a carriage drive that used to receive and return visitors to the church and which today reflects the pivotal position of the church between the Conservation Areas of Wanstead Park and Wanstead Village. The churchyard is full of fascinating monuments, notably the grade II listed Wilton Monument. There is a well-preserved flavour of the eighteenth century here although the churchyard includes monuments as late as the 1990s. The churchyard is now closed and the maturing of its vegetation, the slow decay of the monuments and the overrunning of many of the grave sites with ivy has reinforced, through visual isolation, the inherently contemplative inward-looking nature of this place. Nevertheless, from the perimeter wall occasional views can be had into the sports grounds including one of the site of the house.



St. Mary's Church from St. Mary's Avenue

**E: The Suburban Fringes** On the northern and eastern fringe the Conservation Area includes residential properties on Overton Drive, Blake Hall Road, Draycot Road, Raynes Avenue and Warren Drive. These properties mainly date from the Interwar period and just after. Closely set with typically small front gardens, they are, in the main decent examples of their kind but of no special historic or architectural interest, the earlier houses, semi-detached and more uniform along Overton Drive, the later more individual along Raynes Avenue and southern end of Warren Drive. Within this area, isolated now from the remainder of the park, at the junction of Blake Hall Road and Overton Drive, survive the classical stone gate piers, listed grade II\*, that once led to Wanstead House.



View of Gate Piers on Blake Hall Road Looking East Along Overton Drive

## **8.2 Activity, Prevailing or Former Uses within the Area and the Influence of these on the Plan Form and Building Type**

The former use of the Conservation Area as the estate land of a great house has of course had the most profound, continuing influence on the landscape today including the location and form of many of its most interesting buildings. The early use of the estate as a hunting ground within Epping Forest is still echoed in the surviving woodland. The uses associated with the great estate of the Child dynasty, were manifold and shaped the landscape we see today. These uses at various times included fishing, a vast productive kitchen garden, grazing, mock sea battles around the Fortification, bowls, the civilised pleasure to be taken in walking through an artfully designed landscape and at all times the display of wealth and taste. As has been stated these uses changed with the evolving design of the landscape such that the more formal or boisterous recreations such as bowls and battles had disappeared by the early nineteenth century. Although not all of these uses are survived by evidence today and few of the original sites are used as they were, as mentioned below some old uses continue in new locations.

The prevailing use of the Conservation Area today is recreation, formal or informal. Within the private sports grounds this comprises football, cricket, tennis (two clubs), bowls and golf and associated with the golf, fishing in the Basin. Each of these activities has specific requirements in terms of pitches, courts and courses and the services and structures associated with them. Apart from the golf course there has been little continuity with historic landscape but the uses themselves do have antecedents within the estate. Sir Josiah Child included a bowling green within the landscape east of his house at the west end of what is now the Long Walk, the originals of the Basin were two fishponds and following the demise of the great house, cricket and golf are recorded as early colonisers of the land along with more practical uses. Within the public park the emphasis today is very much on informal recreation; walking, dog-walking, flying

kites, picnics, observing nature. Fishing continues but boating, which migrated from the Ornamental Water to become a feature of the Heronry and Perch Ponds, has ceased and more formal recreations such as tennis, played on The Plain until after the second war, have gone. Grazing too has ceased giving rise to some problems in terms of grassland maintenance. The resulting mix of uses place relatively little stress on the character of the landscape and avoid the conflicts apparent in the private sports grounds. In some ways the present character of the public park has reverted to something of the informal early nineteenth century character losing some of the more municipal aspects that appeared in the early twentieth century reinforcing a distinction of character between the public park and the private recreation grounds.

The residential element within the Conservation Area is today peripheral and subsidiary. This can be contrasted with the historic situation where the park contained one dwelling, virtually a small settlement in terms of its number of occupants, centrally positioned and dominating the landscape around. The crucial importance of the house as the reason and centre of the landscape has already been referred to.

Continuity of use in one place within the Conservation Area is best illustrated by the church and its attendant churchyard which have remained in more or less the same site for at least 800 years and have drawn the faithful of Wanstead to this spot since long before the rise of the great house. One curiosity within the churchyard speaks of a use happily discontinued, the Wilton memorial is a former sentry box used to watch for body snatchers in the early nineteenth century.

One recent use of note is water abstraction. A pumping station was established around 1900 near the Redbridge over the Roding. This site is now disused but others within the park are being investigated.

### **8.3 The Architectural and Historic Qualities of the Buildings and the Contribution they make to the Special Interest of the Area**

The surviving historic buildings associated with the designed landscape are almost all of quality and interest and make an important contribution to the area. The Blake Hall Road gate piers, Temple and Grotto are important to designed landscape and though of different dates have a collective interest as part of that landscape. All are on the statutory list. The golf clubhouse, though a utilitarian structure in some ways, is still a handsome classically proportioned complex of buildings although its appearance has not been helped by a modern extension to its south western face nor by the infilling of the great archways that led between the original north and south courtyards. The buildings of the other sports grounds are modern and of little interest as has already been mentioned. St Mary's church, the only grade I listed building in the Borough, is of singular note for its perfectly preserved Georgian interior which preserves better than any other survivor the atmosphere and social distinctions of the time of the parks glory. Immortalised in stone within is Sir Josiah Child the founder of the park's glory. Within the churchyard are many monuments to the inhabitants of Wanstead. One notable monument is that to Joseph Wilton whose sentry box form has already been mentioned.





The Temple from the North West

The buildings of the residential fringe are generally private interwar and immediate post-war developments. More uniform and Tudorbethan along Overton Drive and more individual along Raynes and Warren Drive with some interesting individual buildings. Although the layout of the roads followed in some cases that laid down by the park the individual house designs follow their own logic without addressing the park or contributing positively to the interest of the Conservation Area.

#### **8.4 The Contribution of Key Unlisted Buildings**

Within the Conservation Area, one structure, The Fortification is a significant survival from the second phase of Sir Richard Child's work on the estate and included on the Borough's local list. Situated at the north end of the Ornamental Water its form can be just made out through the dense vegetation on the islands. Another locally listed building, the solidly red brick Redbridge Pumping Station though outside the Area catches the eye in views from Warren Road and the woodland edge at the north of the Ornamental Water.

#### **8.5 Local Details**

There are no architectural or constructional details apparent within the Conservation Area that are peculiar to it.

#### **8.6 Prevalent and Traditional Building Material and the Public Realm**

The prevalent building materials in the residential areas of the Conservation Area are brick for walling, covered particularly at first floor level with render and clay tile for roofing. Vernacular features, including half-timbering and pantiles are apparent in the more individual houses along Raynes Avenue. For the historic buildings the principal walling material is a red purple brick and the original roof covering is clay pantile although this has been replaced with concrete tiles at the golf club. Some timber framing and weatherboarding, the stuff of agricultural or ancillary



buildings, is still in evidence at the golf club. Building stone is not available locally and where used, for St. Mary's church, the Wilton Memorial and the gate piers on Overton Drive it is Portland. For buildings seeking to disguise their brick nature render has been used from the eighteenth century. The Temple is faced with render to provide its smart face to the west and rendering is also evident where it returned into fashion as part of a vernacular revival in the interwar housing along Overton Drive.

The public realm, excluding the public park which is dealt with elsewhere, is limited to sections of suburban estate roads on the perimeter of the park which are of no special interest and which provide an unexceptional setting for such structures as St. Mary's Church, the Blake Hall Road gate piers and the golf club on Overton Drive.

### **8.7 The Contribution made to the Character of the Area by Greenery and Green Spaces; and its Ecology and Biodiversity Value**

The critical contribution made by green spaces, which in effect comprise the open parkland that is the core of the Conservation Area has already been established. The ecological and biodiversity value of this land is arguably as great as its historic or architectural interest. Indeed, it could be said that as the landscape has moved from its formal origins to a something semi-natural in places, its natural interest has increased. Today the woodlands and open areas are important for their diverse flora and fauna. Equally important in supporting this natural community are the natural and artificial water courses and water bodies that characterise the Conservation Area. This natural interest is an inherent part of the attraction to the local community and is reflected in the designation of the area as a Site of Metropolitan importance for nature conservation. Further detail of the natural character and interest of the public park is contained in the management plans of the Corporation of London.

### **8.8 The Extent of Intrusion or Damage, ie The Negative Factors**

Considering the scale and unprotected nature of much of the Conservation Area it is not surprising that a long list of negative factors can be drawn up but a sense of perspective must be maintained; the Conservation Area is still a place of great amenity value.

At a structural level, considering the value of the landscape as a retreat within the urban area the A406 road to the east particularly where elevated constitutes both a visual nuisance evident in views along the Straight Canal and an auditory detraction on that side of the public park. Even more intrusive is the line of pylons that runs beside the Roding, crossing the park and the Straight Canal with one of the pylons sited just south of the Canal. The noise and visual effect of these alien presences seriously detracts from this area of the park reinforcing the faint menace stemming from the isolation enforced by the Ornamental Water. Beyond this immediate effect the pylons are present in views to the east from much of the Conservation Area, including that of the Temple along the sweet chestnut avenue.

To the south west the medium rise flats of Brading Crescent are a distraction on the sky line behind the Shoulder of Mutton pond. The traffic of Blake Hall Road is all too evident especially near Reservoir Wood and around the gate piers where the signage and signals are also an intrusion. At closer range the backs of houses along Woodlands Avenue intrude upon the wild quality of Reservoir Wood and their garages, served by an access road that borders this wood, are a most unsightly, almost exhausted, practice ground for the application of graffiti such that those responsible have begun to daub the trees. Graffiti is also evident on the boundary wall on Blake Hall Road.



Woodlands Avenue: Graffiti on Garages

Much of the fencing around and within the park is unsightly either because it is inherently so in the case of galvanised palisade or because it is in poor repair or because there is a clash between the types used by different landowners or even, in the case of the concrete palisade that lines both sides of Warren Road, between the methods of repair used for the same fence type. The palisade around the Grotto, while understandable, is nevertheless painful. The poor appearance of the boundaries in general is exacerbated by localised problems of the dumping of rubbish in quiet corners on the fringes of both the golf course and the public park.

Within the private sports grounds there are inevitably features that are at odds with the historic character of the park though many of these are essential to their users and have been in place for many years. Of more questionable utility or more intrusive quality are untidy signage in prominent locations, the overspill parking serving the golf club outside the courtyard on Overton Drive and some of the introduced screen planting.

Within the public park, leakage from the Heronry Pond has in the past left this an unsightly concrete basin and algal blooms on all the lakes are a periodic problem. Equally persistent is the issue of the erosion and rutting of paths and the formation of new informal paths in the public park. This becomes more serious where the paths run across features of historic interest such as the former embankment of the Reservoir or the mound south of the Heronry Pond. While most of the pedestrian entrances to the park are low key and functional, that across the Roding from Ilford with its utilitarian bridge, guard rails and barriers to cars is actively ugly. Graffiti has already been mentioned and the pale painted walls of the small pump house at the north end of the Ornamental Water are a magnet for it.

## **8.9 The Existence of Any Neutral Areas**

The residential elements of the Conservation Area can be regarded as neutral in terms of its special interest including, within the public park the keepers cottages, which are properly muted and the public realm in general is neutral. Equally the modern buildings of the sports grounds are functional but not attractive, their impact limited by their situation.

## **8.10 General Condition**

Almost all parts of the Conservation Area are well used and maintained, both the private sports grounds and the public park. The only exceptions currently would seem to be the courts of the Warren and Southgate tennis club which have suffered recently from defective water pipes and the churchyard of St. Mary's church, which is now closed and to which further reference is made below. The intensity of use varies reflecting the specific requirements of the activities taking place such as the sports seasons for football or cricket or the general tendency for use of public open space to rise at weekends and throughout the summer. From the perspective of the special architectural or historic interest for which the area was designated in 1970 the area appears at first to be stable; the main elements of landscape and building are still intact and it is evident that all parties invest in the maintenance of their respective assets. There are important qualifications to be made, however and there are underlying pressures tending to decline which are discussed further below. The most complete assessment of the condition of the landscape, though focussed upon the public park and now over 15 years old, the wide-ranging study by the Debois Landscape Survey Group (DLSG) published in 1990 found much cause for concern. Although some of the issues highlighted by the Group have been addressed within the public park including much clearance of dying elm and works to restore the appearance of some of the surviving historic buildings notably the Grotto and the Temple their recommendations were never wholly implemented.

In broad terms speaking of the landscape, both the amenity value and the historic interest of the wooded areas, particularly evident in the public park, still show the damage caused by Dutch Elm disease, the storms of 1987 and 1990 and the ongoing effects of sooty bark disease. Features within the woodlands such as the mounts and the amphitheatre are succumbing to vegetation and scrub and bramble are impacting upon the open areas. There is evidence of problems with the water quality and the levels of the lake system. The lining of the Heronry Pond, damaged by a WWII bomb, is referred to elsewhere. The overflow from The Basin which should feed the Shoulder of Mutton and thence the Heronry and Perch Ponds seems hardly to be operating even in the winter months. Visitors are adding to the erosion of some landscape features on the path system and the grassland in popular areas such as the teahouse.

There has been no study of the condition of the historic landscape in the area of the sports grounds comparable with that undertaken by the DLSG in the public park. The major landscape features are the Basin, which seems in good condition despite the probable severing of the 'Holt River', but has undergone re-alignment of its southern bank, the site of the house, where there has been some casual infilling of the depression and the parterre. This area is generally well maintained for present purposes and the conflicts with historic character which are of long standing are more appropriately discussed as pressures below.

Amongst the important buildings and structures there are none formally recorded as at risk at present. Inevitably buildings or structures with no use or economic value are more likely to become at risk. The Temple, used as offices, and the gate piers, which have no use, have been recently repaired and are in good condition. St. Mary's church, which is used but not to capacity, has also benefited from recent repairs but problems are still apparent such as the familiar eighteenth century feature of rusting masonry cramps causing cracking of its fine face. The

churchyard railings, listed in their own right, are deteriorating and attention is needed to forestall losses of valuable historic fabric. The situation of the churchyard monuments is more difficult, analogous to the Grotto in some ways, where decay is almost a valued aspect of character but in the long-term will consume the asset. The main elements of the former stable buildings now the golf clubhouse, are well used and have also had investment in new facilities external and internal but some of the works to the exterior have tended to functional in nature and some of the ancillary ranges are exhibiting deterioration of guttering, roof coverings and pointing and will need more investment if character is not to be lost. The Grotto, although also subject of consolidation in the last decade is being slowly lost to view as vegetation invades. This structure, a ruin for almost 100 years when listed, presents particularly acute problems of the appropriate degree of repair or restoration.



Wanstead Park: The Grotto by The Ornamental Water

## 9. Problems, Pressures and Capacity for Change

**Problems** The origins of the special quality of Wanstead Park and the reason for its designation as a Conservation Area lie in its history as one spectacular, created landscape. Today it is still very much an open landscape and one in which the major historic phases can be traced. Its predominantly open character is effectively protected but there are problems concerning the maintenance of its historic character.

Its structural problems include the artificial nature of the landscape which is inherently unstable and requires constant maintenance. The most obvious example of this is the lake system which is tending to silt up and drain away but it can be seen in the vegetative succession affecting the grassland of The Plain and the woodland areas. The sheer scale of the landscape, created by one of the biggest fortunes of the eighteenth century, is a constant challenge to the resources available today. The public park and the church generate little or no money. The problems of providing for the maintenance of public open space are near universal. The decline of public parks is well documented and has only recently been partly reversed through lottery funding. The gap between the needs and resources of the historic church buildings of the nation is even more well known. The private sports areas generate money but this is directed toward the maintenance of the sports facilities rather than the heritage asset per se. The nature of the special interest of the Conservation Area does not favour increased use or commercial development to fund conservation.

Current symptoms of the shortage of resources include the long term problems of the lake system: leakage from the damaged concrete lining of the Heronry Pond, corrected at the moment by supply from a nearby borehole, silting up and vegetative invasion of the Shoulder of Mutton Pond, poor circulation and algal blooming in all ponds at times and embankment deterioration in the Ornamental Water. Within the woodlands of the public park natural succession is overtaking historic landscape: 'The wrong trees grow in the wrong places' (DLSG). In the grasslands, scrub invades. The deterioration of the churchyard railings and monuments has been mentioned. Proper maintenance of all parts of the former stable buildings has also been mentioned.

The demise of a single central control, replaced by uncoordinated management of different elements is another structural problem which threatens the integrity of the whole landscape. None of the present owners of the land are exclusively or even primarily concerned with maintenance of the historic landscape. As has been noted already, in the examples of screen planting and floodlighting, there are some inherent conflicts between historic character and some operations on the private sports grounds. The principal role of the church is its mission although of course there is a strong commitment to the fabric of the building. As noted already the churchyard is now closed and maintained by the Council primarily as open space. Even in the public park demand for resources for conservation of the historic landscape must compete and in some cases may conflict with other priorities. While publicly acknowledging and seeking to preserve its historic interest, the parks owners, the Corporation of London, manage it as part of a much larger open space, Epping Forest, whose primary interest is natural rather than historic.

The lack of communication between landowners, especially between the public and private bodies or of commitment to common management policies which take account of historic park is leading to an increasing distinction between the two major parts of park. The symptoms are the diverse styles of fencing, multiple signage, the uncoordinated nature of buildings and inconsistent choice of trees for planting.

The access and circulation problems of the Conservation Area are peculiar to the layout and divisions of Wanstead Park. The operational requirements of the private sports grounds make access by the general public undesirable at almost any time. This has given rise to the internal boundaries and screen planting that perpetuate a lack of understanding of the true nature and extent of the former park which is reinforced by the absence of common management. The limitations of the circulation system within the public park especially on the east side of the Ornamental Water have been mentioned.

Other problems are more generic to open spaces. By its nature the park cannot easily be secured and is inherently vulnerable to vandalism and other anti-social acts. Provisions of the Epping Forest Act prevent enclosure and enclosure sufficient to deter determined intruders would certainly be damaging to the parks appearance and character. The problem of anti-social behaviour should not be over-played but the symptoms include graffiti, rubbish dumping, damage to the Grotto in the public park and poaching from The Basin.

**Pressures** Although access is poor, visitor numbers in future are likely to increase with the development of the Roding Valley Way and anticipated increase in population of East London and even the effect of the Olympics on the profile of this area. This may well exacerbate existing problems in the publicly accessible areas of litter, graffiti, erosion of paths, features compacting of ground around mature trees and more generally erode the parks essentially remote and tranquil air, important to present users and wildlife. More visitors may also make difficult the option of reintroducing grazing to manage the grasslands of The Plain.

The effects of the convenience of the open land for services has been noted in the case of electricity cables and pylons. The possibility of water abstraction raises the prospect of pipelines which may be less visible but which could threaten archaeology in the park.

Within the private sports grounds, paying members naturally expect reliable, modern facilities. The clubs seem to recognise some added value in the character of their situation. Nevertheless, modernisation of facilities could threaten surviving historic features.

Since the growth of Wanstead Village and the building of Christchurch within its centre the older church suffers somewhat from its location and has to work hard to maintain its congregation.

Modern requirements for access are a challenge for all historic structures and those buildings open to the public within the Conservation Area, including most notably the church, are no exception.

The pressure for denser development at sustainable locations may well produce more intrusion into the skyline to the south at locations such as Ilford town centre and Stratford affecting all parts of the park.

The local impact of the global phenomenon of climate change cannot yet be fully assessed although it may already be affecting the viability of some parts of the flora and fauna. In the longer term it is likely to become a very significant pressure impacting upon all aspects of the open spaces of the Conservation Area

**Capacity for beneficial change** There is capacity for beneficial change within the Conservation Area which could address some of the problems and pressures noted above. This capacity exists in both the public and private areas although it is probably true that there is a closer fit between conservation of the historic landscape and the purposes of the public park. In terms of the level of resources available for conservation the undoubted value of the public park within an increasingly built up area and its significant educational potential, including the intriguing possibility of further archaeological finds, should make possible bids for funding through programmes such as the Heritage Lottery Fund public parks programme or the Office for the Deputy Prime Minister's Growth Area Fund. Funding of this magnitude is likely to be necessary to deal with long-term problems such as those of the lake system. With appropriate agreements in place some of this money could find its way to safeguard important parts of the private sports grounds or deal with common issues such as boundary treatments. The potential

for increased visitors to the public park arising from development at nearby centres could also form the basis for an argument for resources for conservation measures through planning gain which would allow for effective catering for these numbers and the problems arising.

The presumption against permanent development in the open areas of the Conservation Area is strong but there is limited potential for reintroduction of some paying activities such as boating or the expansion of other events such as theatre or music in summer time providing these are sensitive to the needs of wildlife and incorporate refuge areas where appropriate. The sheer architectural quality of the church should make it a good candidate for heritage funding and attractive as a venue for paying events such as concerts or location filming providing this is agreeable to the PCC. The interest in the site for water abstraction has been noted and there should be potential here for some return to the parks maintenance.

It is unlikely and possibly undesirable that there will be a change in landowners in the foreseeable future. Those current have a long term stake in the area and have preserved it over many years. What could happen is better understanding and coordination of landowners leading to greater recognition of the historic landscape and agreement on common management issues such as access and boundary treatments and action on related problems such as security or the lake system. Better coordination could also produce an effective voice for the whole park vis a vis adverse developments affecting its setting such as the pylons or in advancing bids to external funders. The local planning authority acting as stewards of the broader historic environment and with responsibility for the sustainable development of the Borough as a whole are best placed to broker such coordination.

In terms of circulation the proposal for a further bridge over the Roding near Royden Gardens to improve permeability to the east has been in existence for some time. The more general issue of reinstating some improved links between the private and public parts of the park is less tractable but could be explored if a common forum of all stakeholders could be established.

## **10. Community Involvement**

An issues and options paper outlining the Council's intention to prepare proposals for the preservation or enhancement of Wanstead Park Conservation Area and seeking input from stakeholders was published for consultation on 12<sup>th</sup> May 2005. There were 23 responses to a mail out of 137 households and other stakeholders including Residents Group (Neighbourhood Watch from adjoining estate) and Wanstead and questionnaire. Although not a large response the range of those replying was representative of different stakeholder groups, including the sports clubs, the Corporation of London and English Heritage.

All respondents felt that Wanstead Park was a special place, were aware of the Conservation Area designation and felt it was valuable in preserving it. The principal reasons cited for the special quality of the area were its historic and natural interest. There was widespread belief that it is an unspoiled piece of the country of great value in its urban surroundings. Most respondents felt that the park's profile should be raised and that access should be improved and would support the preparation of a management plan, many offering to participate in such a production. Most felt a degree of restoration was appropriate and that the most likely or appropriate source of funding was the National Lottery.

Different groups viewed some aspects differently. There was a feeling amongst residents that it has become more special as it has become more distinct from the area being built up around it. The institutional stakeholders did not share this view. Residents were anxious about harm through commercial development and felt maintenance was the means of improvement.

Amenity societies also felt the area had become more special as it became more distinct but were concerned about decay through neglect noting particularly the need for attention to the lake system. Landowners and operators had a concern for security.

On the specific issue of boundary changes most perceived Wanstead Park to be synonymous with the public park but a number supported boundary changes to extend the conservation area in line with the larger area included on the register of historic parks and gardens.

## **11. Potential Boundary Changes**

Wanstead Park has been in existence for many centuries and in something like its present form since the late nineteenth century. Wanstead Park Conservation Area has been in existence for thirty six years; in that time its boundaries have not altered. The essential interest of the Conservation Area is what remains of the historic park yet the Area does not correspond to what remains of the open area of the historic estate nor does it include all the outlying fragments of the park which can be found as far afield as Wanstead Village. The Conservation Area does include some residential properties on its northern edge which do not obviously share the interest of the parkland. These anomalies suggest there is some merit in arguments to amend the Conservation Area boundaries to align more closely with the area of architectural or historic interest.

The initial conclusion from this appraisal is that the Conservation Area comprises a continuous area which is the core of the park, including the built and landscape features of greatest interest and it has become, through surrounding development and increasing traffic on perimeter roads, well defined and contained. The option of including areas such as Bush Wood or George Green, which are separated physically from the park and benefit from other protective policies does not seem compelling. There seems greater merit in arguments to take out the residential properties on the northern edge which properly form part of the setting of the Conservation Area rather than an integral part of it, with the exception of the gate piers on Blake Hall Road which are an essential part of the historic fabric and the adjoining housing on Blake Hall Road and the south side of Overton Drive together with the Drive itself as far as The Warren Drive. The appropriate control of development in the housing removed from the Conservation Area could still be achieved by taking account of the impact of any development proposal on the setting of conservation area, something not possible at the time of designation in 1970. However, there should be some consideration of the possible adverse impact of such a change upon the local sense of ownership and public commitment to the Conservation Area and any change will be subject of further consultation as part of management proposals in the draft Supplementary Planning Document.

## **12. Local Generic Issues**

There are no areas of special interest within the Conservation Area that would benefit from generic guidance.



## 13. Useful Information Appendices and Contact Details

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2006 Bringing Your Rivers Back to Life: A Strategy for Restoring Rivers in North London, Environment Agency

### Contact Details

Further general information about Conservation Areas and Listed Buildings in the London Borough of Redbridge can be found on the Planning and Building pages of the Council's website [www.redbridge.gov.uk](http://www.redbridge.gov.uk) by visiting the One Stop Shop, Lynton House, High Road, Ilford or by writing to London Borough of Redbridge Planning Services, PO Box 2, Town Hall, High Road Ilford IG1 1DD. Specific questions about this appraisal should be addressed to the Conservation Officer at the above address or by email to [james.hetherington@redbridge.gov.uk](mailto:james.hetherington@redbridge.gov.uk).

## **14. Management Proposals**

The issues raised in this appraisal, particularly those to do with problems, pressures and capacity for change of the Conservation Area will be subject of further consultation to develop management proposals. These will explore further the sustainability of such a large artificial landscape and seek to establish priorities for scarce resources based on this appraisal and assessments of other relevant interests. Proposals will be developed in consultation with key stakeholders as the basis for the draft Wanstead Park Conservation Area Preservation and Enhancement Scheme Supplementary Planning Document, now part of the London Borough of Redbridge's Local Development Scheme. This appraisal will form an appendix to that document.



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