

Lloyd Park Conservation Area Appraisal and Management Plan



July 2017

London Borough of Waltham Forest

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APPRAISAL

CONSERVATION AREA APPRAISAL

INTRODUCTION

The Lloyd Park Conservation Area was designated by the London Borough of Waltham Forest on 08 September 2015.

The intention to designate a Conservation Area was consulted by way of a letter to all local residents. A public meeting/drop in session was held at the William Morris Gallery on 3 June 2015.

The Conservation Area designation was advertised in the Waltham Forest News on 16 November 2016 and in the London Gazette on 16 November 2015 (see below).

The Secretary of State was also notified of the designation.



[All notices](#) [Resources](#) [The Gazette: 350 Years](#)

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London Borough of Waltham Forest

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990

DESIGNATION OF THE LLOYD PARK CONSERVATION AREA

The London Borough of Waltham Forest hereby gives notice of its resolution on 8 September 2015, to designate a new Conservation Area, to be known as Lloyd Park Conservation Area.

The Conservation Area designation includes the following properties and their

Public Consultation of Conservation Area Appraisal and Management Plan

The Lloyd Park Conservation Area Appraisal and Management Plan was consulted on by the Council for 3 weeks from 6 March until 24 March 2017.

A letter-drop to all residents and businesses in the Conservation Area, notifying them of the consultation, was undertaken. A public meeting/drop in session was held at the Acanthus Room, William Morris Gallery from 4pm to 8pm on 9 March 2017.

The comments received during the consultation process have been taken into account whilst preparing the final draft of the Conservation Area Appraisal and Management Plan.

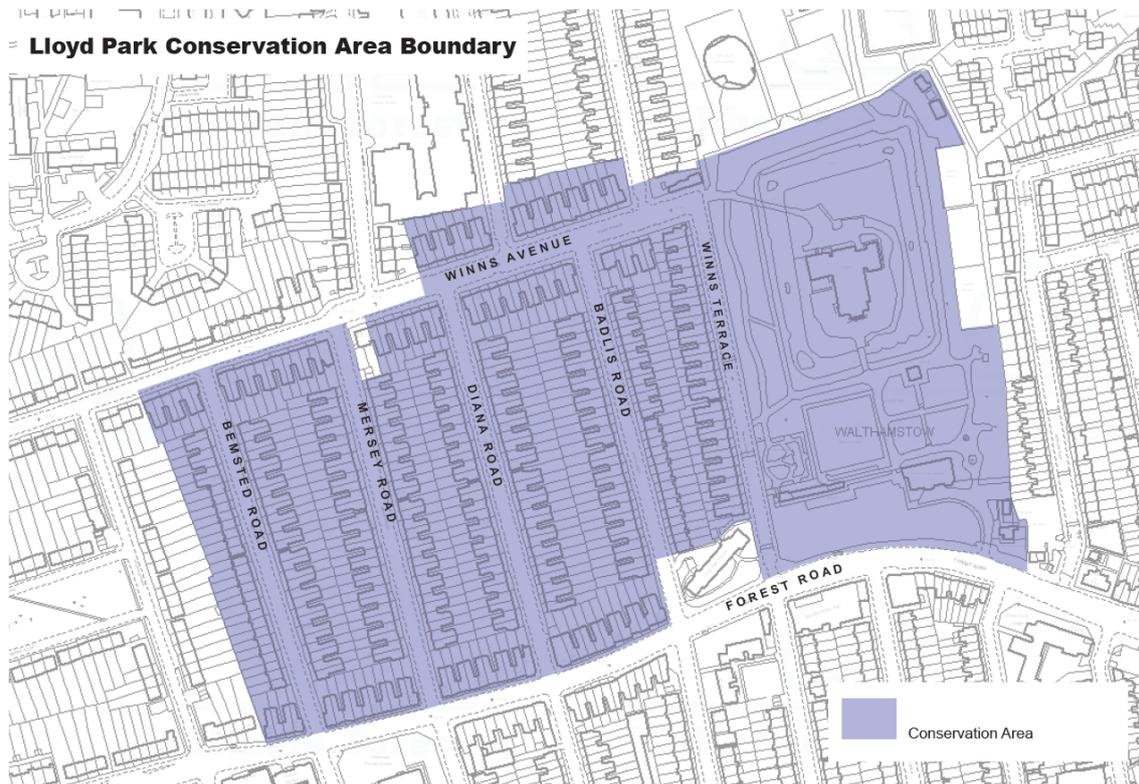
This Conservation Area Appraisal and Management Plan was adopted on the 23rd June 2017.

Location

The Lloyd Park Conservation Area is located in the William Morris Ward, Walthamstow and comprises the following properties:

William Morris Gallery, Forest Road
Lloyd Park, Forest Road
Telephone Kiosk Forest Road (adjacent to William Morris Gallery)
7-66 (consecutive) Winns Terrace
1-181 (odds) and 2-84 Winns Avenue
1-111 (odds) and 2-64 (evens) Badlis Road
1-119 (odds) and 2-116 (evens) Diana Road
1-115 (odds) and 2-116 (evens) Mersey Road
1-69 (odds) and 2-112 (evens) Bemsted Road
391-529 (odds) Forest Road

The Conservation Area boundary is shown on the map below:



LEGISLATIVE BACKGROUND

Planning (Listed Buildings & Conservation Areas) Act 1990

Conservation Areas are "areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance" as set out in the Planning (Listed Buildings & Conservation Areas) Act 1990. The 1990 Act states that it shall be the duty of a local planning authority from time to time to review and to determine whether any parts or any further parts of their area should be designated as Conservation Areas and if they so determine, they shall designate those parts accordingly. Under the same Act the Council has a duty to publish proposals for the preservation and enhancement of Conservation Areas (Conservation Area Appraisal and Management Plan). This Management Plan should be read in conjunction with the Lloyd Park Conservation Area Appraisal.

National Planning Policy Framework

The National Planning Policy Framework 2012 (NPPF) outlines the government's intentions regarding planning policy. The NPPF has a presumption in favour of sustainable development.

A Conservation Area is classed as a Designated Heritage Asset within the NPPF. Paragraph 137 states that local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage

assets to enhance or better reveal their significance. It goes on to say that proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Paragraph 138 further states that not all elements of a Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole.

Together, the Conservation Area Appraisal and Management Plan are material considerations in the planning process and provide a sound basis for planning policies, decisions and appeals.

Waltham Forest Core Strategy

The Strategic Objectives for the Core Strategy include the following:

SO12 - Conserve and enhance the Borough's heritage assets whilst maximising their contribution to future economic growth and community wellbeing.

Policy CS 12 - Protecting and Enhancing Heritage Assets

In managing growth and change, the Council will promote the conservation, enhancement and enjoyment of the Borough's heritage assets and their settings such as conservation areas, listed buildings, parks and gardens of local historic interest, archaeological priority zones and other buildings and spaces of local historic value by: B) carrying out review and implementing Conservation Area Appraisals and management Plans C) promoting heritage-led regeneration and seeking appropriate beneficial uses and improvements to historic buildings, spaces and areas.

Waltham Forest Development Management Policies

Policy DM 28 of the Waltham Forest Development Management Policies states the following with respect to Conservation Areas:

In order to preserve or enhance the significance, including character or appearance of the conservation areas (as shown on the Policies Map), and their settings, the Council will:

- i) permit development in conservation areas which preserves or enhances the character or appearance of the area;
- ii) only permit the demolition of any building in a conservation area where it is clear that this would not have an adverse effect on the character or appearance of the area. In cases where demolition may be justified in

- accordance with national policy, consent to demolish will be given only when acceptable plans for redevelopment have been agreed
- iii) use Article 4 directions to raise awareness of good conservation practice and encourage property owners to implement appropriate improvements to properties and other heritage assets which preserve or enhance the character of conservation areas;
 - iv) preserve any tree which contributes to the character of the conservation area;
 - v) seek designation, where appropriate, of conservation areas as areas of special control for advertisements

Heritage Assets

The designated and undesignated heritage assets within the Conservation Area are as follows:



Figure 1: Heritage Assets

Statutory List

William Morris Gallery - Grade 2* Listed (shown as red)
K6 Telephone Kiosk – Grade 2 Listed (shown as red)

Local List

There are no Locally Listed properties within the Conservation Area. However, the Salvation Army building opposite the William Morris Gallery is locally listed and contributes to the setting of the Conservation Area (shown orange on the map).

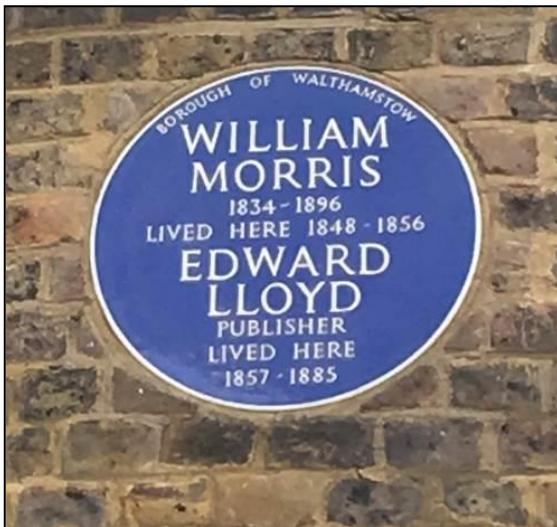
Archaeology

Lloyd Park is located within an Archaeological Priority Zone (APZ). The APZ is based around a Moated House which existed in the 17th century and which may have had medieval origins. For more information refer to appendix xx.

The Conservation Area contains no scheduled monuments.

Plaques

The William Morris Gallery has a traditional round Borough of Walthamstow Blue Plaque as illustrated in the image below:



A property in Winns Terrace has an oval Waltham Forest blue plaque as illustrated in the image below:



Lloyd Park

Lloyd Park is included in the Council's List of Parks and Gardens of Local Historical Interest.

Lloyd Park is also included in the London Parks and Garden's Trust's Register of Historic Parks and Gardens.

HISTORY

Eighteenth century Walthamstow was a rural parish with a landscape dominated by farmland, forest and marsh. As such, many wealthy city merchants, bankers and public officials chose the area which was still relatively close to London, to build their large houses. However, the character of Walthamstow changed dramatically between 1850 and 1900 due to the arrival of the railways. The fields and commons were then rapidly redeveloped for housing and by 1861 the wealthier classes were moving out of the area.

The house in Lloyd Park which now contains the William Morris Gallery was known as the Water House in William Morris's time. Lloyd Park contains a moat with an island which is a possible remnant of a much earlier property known as Winns. The park was named after Edward Lloyd who bought the property in 1856. Edward Lloyd's son donated the House and grounds to Walthamstow District Council in 1898, Lloyd Park was opened in 1900. The idea for a gallery celebrating William Morris's life was first mentioned in 1900 but did not open until 1950.

In the 1880s TCT Warner, who lived in the Clock House, Pretoria Avenue, E17 began to develop the Clock House estate (near St James Street) and other adjacent land for housing. The Warner Company bought the Winns estate in 1898 to develop the area west of Lloyd Park (now the Lloyd Park Conservation Area). These new properties were built to let, and by 1901 the Warner Company had 2184 weekly tenants. They were one of the biggest builder/estate owners in London.

The original Warner homes were designed by TC Warner, but later an architect, Mr John Dunn FRIBA, was employed to design the properties. Unlike the usual domestic Victorian terraces of the time, the terraces of the Warner Co. are notable for the quality of their design and high quality materials in distinctive styles featuring bold red brick, gables, recessed porches and tiled or slated roofs. To complement the distinctive designs of the buildings, the company erected iron railings along the footpath boundary, and also planted privet hedges and creepers in the front gardens and trees in the streets, as they realised that the value of their property was enhanced by its pleasant appearance. These railings and hedges are still part of the character of the Warner properties.

By the 1960s successive government legislation had made the private rented housing market less financially viable for landlords, and Warner began disposing of

its vast housing stock and reinvesting elsewhere. Leucha Road was acquired by Waltham Forest Council in the late 1960s, and by 2000 the remaining stock was sold off into either private or Housing Association ownership. The Lloyd Park Conservation Area survives as a largely original example of one of the early phases of Warner Estate development.

The dramatic changes in the area from 1863 to 1920 are illustrated in the following maps:

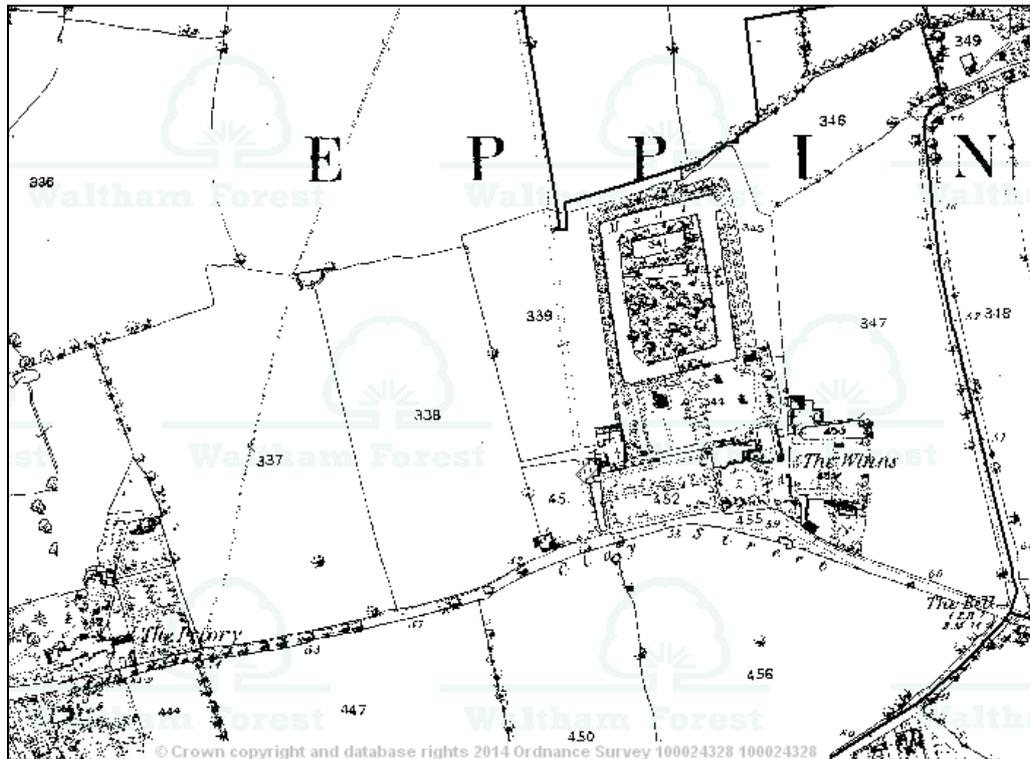


Figure 2: 1863-1886

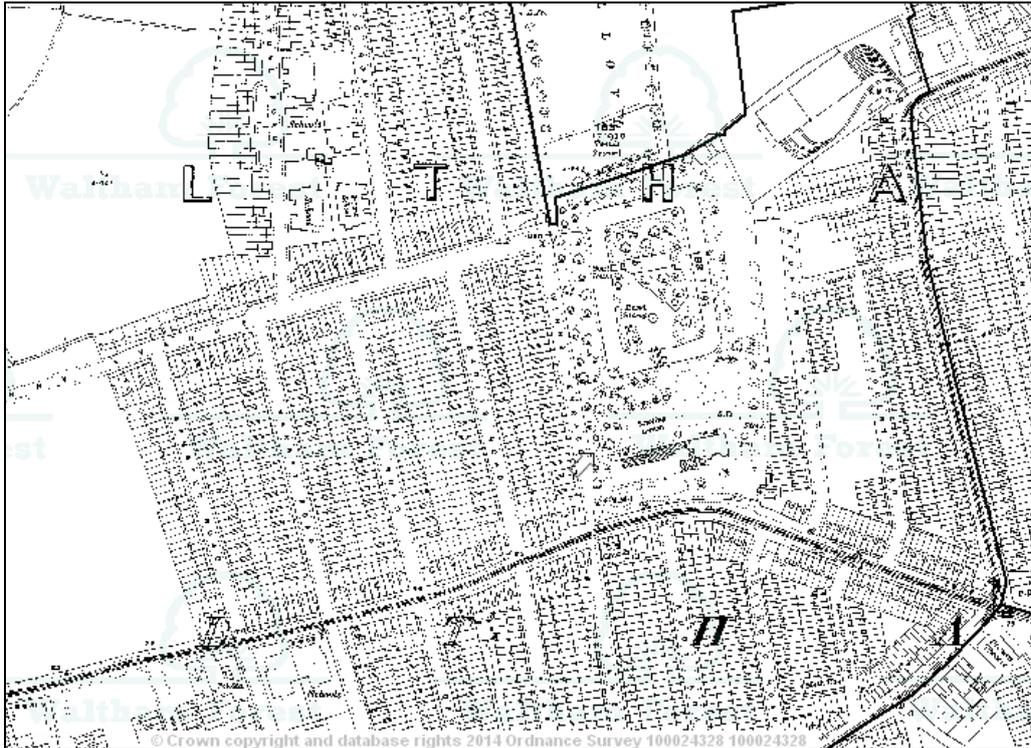


Figure 3: 1914-1920

The railways came to Walthamstow in 1870 and their impact can clearly be seen on the map above. The railways meant that more people could afford to live in the suburbs and commute to their place of work. However, it also meant that there was major speculative house building which removed the rural nature of the area. As mentioned previously, many large houses were demolished to make room for terraced housing.

Road Names

The origins of the road names in the Lloyd Park Conservation Area came from connections to the Warner family and local history.

Winns Terrace and Winns Avenue were named after one of the early owners of the Warner Estate. The owner John Wynne lived in this area from 1498-1521.

Diana Road was named after Lady Leucha Diana Maude, wife of T C Warner.

Mersey Road was said to be connected with the Warner family and derived from the Mersey River in Cheshire and Lancashire.

Bemsted Road was taken from the manorial name of Higham Bemsted, the Bemsted family had the manor from 1305-1493.

Forest Road is a directional road name leading to the forest.

Lloyd Park was named after Edward Lloyd, founder of the Lloyds weekly news and proprietor of the Daily Chronicle. He bought the Water House estate in 1857 and gave the park to Walthamstow Council in 1898.

Aveling Park was named from the tenement known as Avelyns, mentioned in 1529, which stood nearby.

CHARACTER AREAS

The Lloyd Park Conservation Area has two distinct character areas which are described as follows:

Character Area 1 - Lloyd Park and the William Morris Gallery

The William Morris gallery is located in a grade 2* listed building formerly known as Water House. The building dates from 1744. Its best known former resident was William Morris who lived there from 1848 to 1856. The building has housed a gallery celebrating the work of William Morris since 1914. The property is located on Forest Road, Walthamstow within some of its former grounds, now known as Lloyd Park. The dwelling is a unique remnant of the grand properties that once were common in Walthamstow. A grade 2 listed K6 model telephone kiosk is located adjacent to the main front entrance gates to the gallery.



Figure 4: William Morris Gallery and K6 Telephone Kiosk

Lloyd Park located to the rear of the gallery previously formed the gardens for Water House (now the William Morris Gallery). The former gardens contain a moat which is the remains from an earlier medieval house on the site.

Character Area 2 – Warner Housing

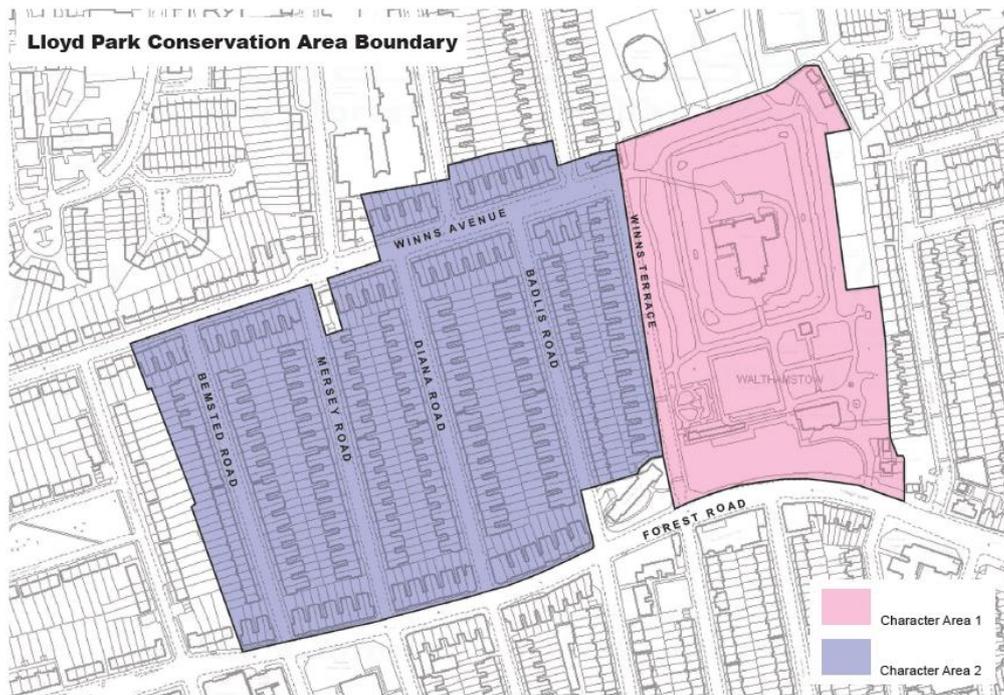
The Warner half house comprises two flats within a terraced house each with its own front door and rear garden. This property style/type makes up the majority of buildings within this character area. The Warner properties are of high quality and are admired/well-loved for their group value.



Figure 5: Typical Streetscene view

The residential roads included within the Conservation Area were chosen as the buildings were constructed around the same time and are of a similar type. There is also some later Warner estate housing in the vicinity and this may be considered for possible extension to the Lloyd Park Conservation Area at a later date.

The location of the character areas are illustrated below:



ARCHITECTURAL AND SPATIAL CHARACTER

The most visible aspect of any Conservation Area is its buildings. Most buildings within a Conservation Area contribute to its special interest. The character of a Conservation Area is also created by the cumulative effect of its buildings, streets, public realm, trees and views all of which can be harmed by insensitive alterations. The following sections of this appraisal analyses those characteristics that contribute to the character and appearance of the Conservation Area that the Council seeks to preserve or enhance.



Figure 6: Typical Streetscene View

Plot ratio, density and dwelling typology

The Lloyd Park Conservation Area has a mixture of half houses and single dwelling houses. The Warner half houses mimic the dimensions and configuration of other contemporary similar terraced housing. However, the Warner half houses have a different form despite their appearance from the street.

The Warner plots are slightly wider than the traditional late Victorian terraces elsewhere in the borough. The additional width allows for a separate staircase and front door to access the first floor flat whilst also allowing for internal circulation for the ground floor flat. Due to this layout, plot ratios for the Warner half houses are generally high as they have a large building footprint and relatively small gardens.

The back gardens are split to give the residents of both ground and first floor flats their own private amenity space to the rear. There is no formal landscape or planting plan to the rear which is largely typical of back gardens throughout Walthamstow.



Figure 7: Typical Streetscene View

Front elevation

The Warner terraces have decorative features such as bays, gables and porches which have been designed to create a symmetrical composition. The square bay windows are typically two storeys in height. The hexagonal bays tend to be single storey with ironwork above to give the impression of a small balcony. The most distinctive feature of the Warner houses of the late Victorian and early Edwardian period is the arched porch with two doors to give access to the ground and first floor flat.

The following image taken from The Waltham Forest Characterisation Study (July 2009) illustrates the symmetrical composition achieved by some of the Warner terraced housing:



Doors, windows, materials and details

The predominant building materials used in the Warner Houses are brick and slate which are typical of the era in which they were built. The terraces were constructed

of red brick at ground floor level and a mixture of yellow London stock and red brick dressings at first floor level. The uniform building lines are broken at regular intervals by two storey gabled projections in red brick, frequently including the 'W' logo of the Warner family or a plate showing the date of construction. These gables break up the otherwise uniform roof line and add interest and detail.



Figure 8: Traditional front doors and traditional front path

The double front door for the Warner half houses is recessed in a shallow porch underneath an archway. The single Warner dwellings have a similar arrangement with a narrower arch for the door. The archways are typically formed of rubbers, soft terracotta bricks which are accurately shaped by rubbing on an abrasive surface, with fine joints and cast stone detailing. This door and porch arrangement is one of the most distinctive features of the Warner houses. Fortunately very few have been built in.

The doors have a standard pattern as illustrated in the above photo. They have a fanlight, four glazed panels above and either two vertical panels or one wide horizontal panel below. Many of the original doors still exist in the Conservation Area. The original windows are timber vertical sliding sashes although many have been replaced.

Front gardens and Streets/Roads/Parking



Figure 9: Typical Streetscene View

Warner half houses typically have a front garden approximately three metres deep. The gardens are mostly enclosed by iron railings with a privet hedge giving a consistency to most streets. The generally modest depth of the gardens has ensured that they have not been lost to parking. As such, parking within the Conservation Area is almost exclusively on street.

The roads within the Conservation Area are approximately 12m wide from front boundary to front boundary. This is wide enough to accommodate tree planting within the width of the footpath.

Trees and Green Space

Lloyd Park is included within the Conservation Area. It was upgraded in 2011/2012 with funding from the Heritage Lottery Fund. The upgrading works were designed to reconnect the William Morris Gallery with its historic landscape and setting. Lloyd Park and the adjacent Aveling Park are well used and important green spaces for the local community.



Figure 10: Lloyd Park as viewed from the rear of the William Morris Gallery

When the Warner Estate was developed, privet hedges and creepers were planted in the front gardens of the properties as well as street trees, as the developers realised that the value and desirability of their properties was enhanced by a pleasant appearance. Many of the original privet hedges survive, giving a sense of enclosure and privacy to the front gardens, and forming a soft edge to the boundary with the public highway. The footpaths within the Conservation Area are still planted with ornamental street trees which both reinforce and soften the formal townscape.

Views

The following map shows key views into, out of and within the Conservation Area:

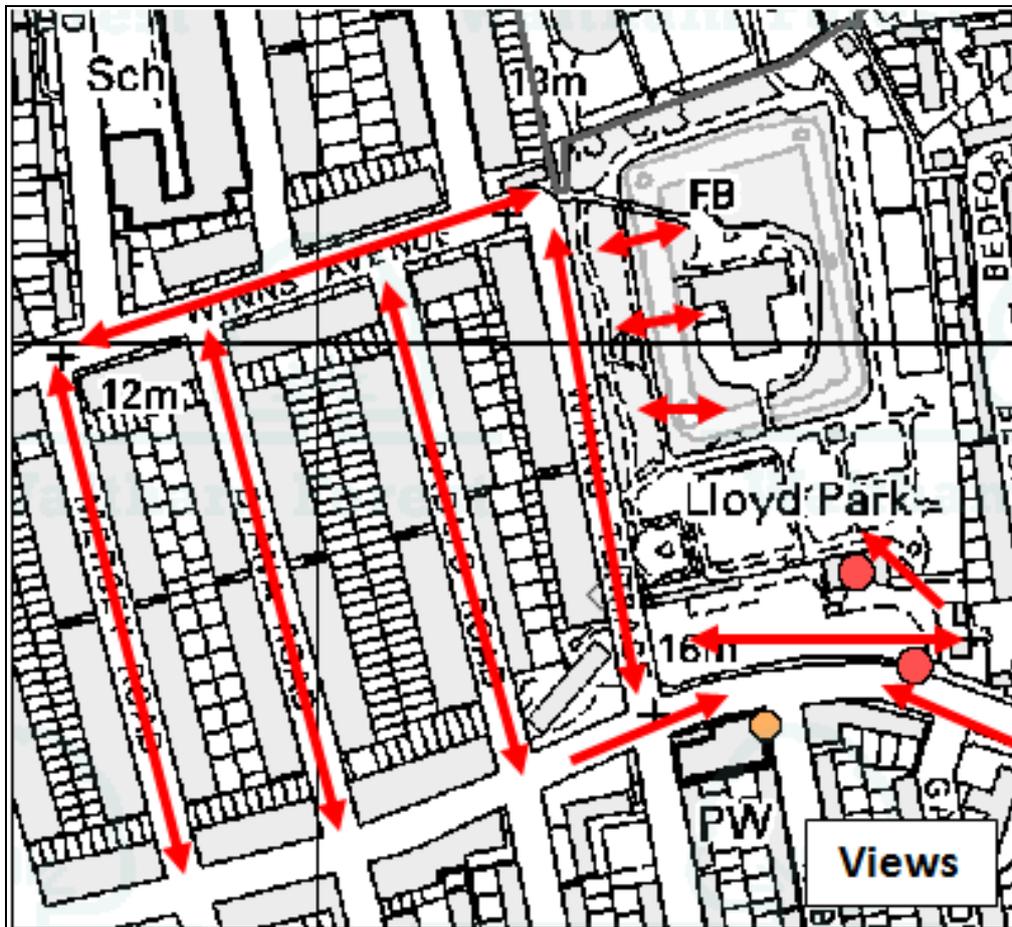


Figure 11: Views Map

Photographs illustrating some of the key views are as follows:



Figure 12: View toward William Morris Gallery from Forest Road



Figure 13: View across the frontage of the William Morris Gallery to Winns Terrace



Figure 14: View looking north along Winns Terrace



Figure 15: Typical Streetscene view

Buildings Making a Positive Contribution to the Conservation Area

The Lloyd Park Conservation Area is compact and self-contained, and the layout is as originally built. Therefore, there are no areas which fail to preserve or enhance its special character or appearance. Some properties have been painted or clad in inappropriate materials, and these could be said to detract from the character of the Conservation Area. However, these are not common and the general integrity of the area is intact.

Neutral/Negative

The only building/development that has a negative impact on the Conservation Area is a block of flats located just outside the conservation area on the corner of Winns Terrace and Forest Road. This building was developed after World War II following bomb damage and is not in keeping with the scale or appearance of the adjacent Warner Housing.

Protection of Key Views

There is little scope for development within the Conservation Area due to the density of the existing development. However, any schemes that do come forward, particularly on the northern side of Forest Road, will have to respect the character and appearance of the Conservation Area.

The justification text for Development Management policy DM28 explains the importance of setting of Heritage Assets. It explains that it is important to consider the impact of proposed development on the setting on heritage assets and that the significance of a Heritage Asset, in this case the Conservation Area, derives not only from its physical presence and historic fabric but also from its setting - the surroundings in which it is experienced.

ASSESSMENT OF CONDITION

The basic form of the residential properties in the Conservation Area viewed from the street is largely original, and negative elements relate mainly to loss of original features and inappropriate alterations and additions. Some changes that have occurred over time include the following:

- Replacement of the natural slate roofs with artificial slate
- Loss of chimney pots
- Loss of stone finials
- Loss of original front boundary railings
- Loss of some privet hedges
- Storage of wheelie bins in front gardens
- Installation of satellite dishes on the street elevation
- Replacement of timber sash windows
- Artificial stone cladding, render or painted brickwork

The above changes to Warner properties can, both individually and collectively, have a detrimental impact on the unity and harmony of the terrace and area as a whole. The strength of the Warner terraces lies in their overall composition.

If left unchecked, the above works will gradually erode the special qualities that justified the original designation. The Council will therefore take appropriate enforcement action, where it is expedient, to remove or reinstate unauthorised works that were carried out following the designation of the Conservation Area.

MANAGEMENT PLAN

CONSERVATION AREA MANAGEMENT PLAN

GENERAL PLANNING REQUIREMENTS

The main purpose of Conservation Area designation is to acknowledge the special character of the area and to protect and enhance its historic and architectural significance. This influences the way in which the Council, as the local planning authority, deals with planning applications and development proposals that may affect the area.

Planning Requirements for Houses and Flats

Flats, maisonettes and houses converted to flats do not have permitted development rights and most works would automatically require planning permission, whether within a Conservation Area or not. The Warner half house properties within this Conservation Area are classified as flats and therefore fall into this category.

Examples of works requiring permission include changing windows and front doors, re-roofing and altering chimneys, cladding or rendering external walls, laying out a hard surface in the front garden or altering boundary treatments.

The Warner single houses have the usual permitted development rights for a dwelling in a Conservation Area. This includes planning permission being required for an addition or alteration to its roof and for satellite dishes etc.

Planning Requirements for Shops and Shopfronts

There are only two shops within the Conservation Area and they were purpose built to serve the Warner development. Shops do not have permitted development rights. All changes to shopfronts require planning permission; this includes the installation of any external security shutters.

Some advertisements require advertisement consent (applying for this is similar to applying for planning permission). Examples of advertisements that do not require advertisement consent include most non-illuminated shop fascia signs and estate agents for sale/to let boards. Within a Conservation Area, virtually all illuminated signs require advertisement consent.

Applying for Planning Permission

Planning applications and Advertisement Consent applications can take up to 8 weeks to process.

The Waltham Forest Council Website contains information regarding applying for planning permission and pre-application advice:

<https://www.walthamforest.gov.uk/service-categories/planning-permission>

Further information on the Planning process can also be found on the Planning Portal website: www.planningportal.gov.uk

Please contact the Development Management Team at Sycamore House for specific planning enquiries. Contact details can be found on the Council's website.

Planning Enforcement

Work carried out without Planning Permission or Advertisement Consent following designation of the Conservation Area on 16 November 2015 may be subject to enforcement action.

Any work carried out without Planning Permission or Advertisement Consent prior to the designation of the Conservation Area on 16 November 2015 is exempt from enforcement action.

CURRENT SITUATION

The basic form of the residential properties in the Conservation Area viewed from the street is largely original, and negative elements relate mainly to loss of original features and inappropriate alterations and additions. The following sections include recommendations for proposed work in the Conservation Area.

Roofing Materials

The roofs of the Warner properties were originally finished in grey Welsh slate although this has mostly replaced with artificial slate. Replacement of natural slate to artificial slate or other roofing tiles has the potential to detract from the original appearance of the properties. Whilst natural slate would be the preferred roofing material, in some instances, synthetic slate may be suitable. The use of synthetic slate would be subject to a successful planning application and agreement. Any synthetic slate should be high quality and have a textured appearance. Some synthetic slates have an untextured, shiny appearance and would not be acceptable for use in the Conservation Area.

Where the properties have terracotta or concrete tiles and cannot be replaced with slate due to party wall issues, the Council would ask for a like for like replacement. In this instance, contact the Conservation Officer for advice prior to making an application.

Windows

Some properties within the conservation area have original doors and timber sash windows. However, many of the windows have been lost and replaced with uPVC. The main concern with uPVC replacements is the overall bulk of the frames, but

particularly the central meeting rail which on a timber sash would be very slender but on a PVC casement can be overly chunky. Changes to the size of window and door openings should be avoided to maintain the character and appearance of the Conservation Area and replacement windows should follow the original glazing format.

The preference for replacement windows in the Conservation Area is for timber sash windows. The replacement windows could be double glazed, depending on the overall bulk of the glazing and frames. Stick-on glazing bars should be avoided as they can become loose and drop off. Trickle vents and other modern window details should also be avoided as they add to the bulk of the windows.



Figure 16: Traditional timber sash windows

The Council may consider other materials rather than timber providing they are of good quality and have a slim profile. However, this would be subject to a successful planning application and approval of details.

Doors

The Conservation Area has many original Warner designed timber doors. Original external doors should be retained and repaired. When replacement is required, accurate replica doors, respecting the date and style of the building should be considered. The Council's preference would be for timber replacement doors with similar proportions as the original, uPVC doors will generally not be suitable due to their chunky appearance. This will secure an enhancement to the property and wider area.

Other materials may be considered on a case by case basis, depending on appearance and style. This would also be subject to a successful planning application and approval of details.



Figure 17: Traditional Doors

Rear Dormer Extensions

Any dormer extensions should be subservient to the main roof slope. As such, dormers should be well set in from the side boundaries, set up from the eaves and set down from the ridge. Full width and height dormers will not be looked upon favourably. Front dormers will not be suitable. Dormers require planning permission as do any alterations to the roof of properties within a Conservation Area.

Rooflights

Rooflights are generally not a feature of the area and should ideally be avoided on the front roof slope as they can detract from the roofscape. However, where a rooflight is considered to be appropriate, the rooflight should normally be of the traditional conservation style and a maximum of two would be allowed. A conservation style rooflight is flush does not protrude above the roof tiles. Any chunky, protruding or non conservation style rooflight is likely to be refused.

Rooflights require planning permission as do any alterations to the roof of properties in a Conservation Area.

Satellite Dishes

Satellite dishes are a common problem in many Conservation Areas. Large and duplicate satellite dishes sited on the front elevations of properties have a negative impact on the special interest and historic character of the area. As such, satellite dishes will only be acceptable when they are not installed on a chimney, wall, or a roof slope which faces onto, and is visible from, a road. As such, satellite dishes in Conservation Areas generally require Planning Permission.

Painting/Recladding of Brickwork

The Warner properties were mostly constructed from red brick with some detailing as outlined in the appraisal. Unfortunately, some of the properties within the Conservation Area have been painted or rendered. In a couple of instances, one of the half houses has been painted while the other half has been left as original. This type of individualisation of single properties is detrimental to the streetscene and the wider conservation area.

The Council will encourage the retention of the original brick finishes, as changes to the colour or texture will normally harm the integrity of the host building and wider streetscene. An article 4 direction may be introduced which require planning permission to paint any of the properties. However, any proposals to reclad properties in a Conservation Area already require planning permission which is unlikely to be supported.

If a property is already painted or rendered, then the Council will not insist on this being removed. Please contact the Conservation Officer if you are proposing to repaint your render or painted brickwork.

Boundary Enclosures and Hedges

Mature hedges soften and add to the character and appearance of the Conservation Area. The privet hedges provide important boundary markers between public and private areas as well as providing an important privacy screen to the front gardens. As such, the Council will encourage the retention of the privet hedges.



Figure 18: Typical hedges and railings in the Conservation Area

Front Paths

The traditional front paths in the Conservation Area consist of red and black quarry tiles with black edging. If a new path is being proposed, then the Council would encourage you to think about installing a traditional Victorian front path. The Council would also encourage the retention of the remaining original Victorian tiled paths. These paths are hard wearing, can be cleaned if necessary, and broken tiles can be replaced easily.

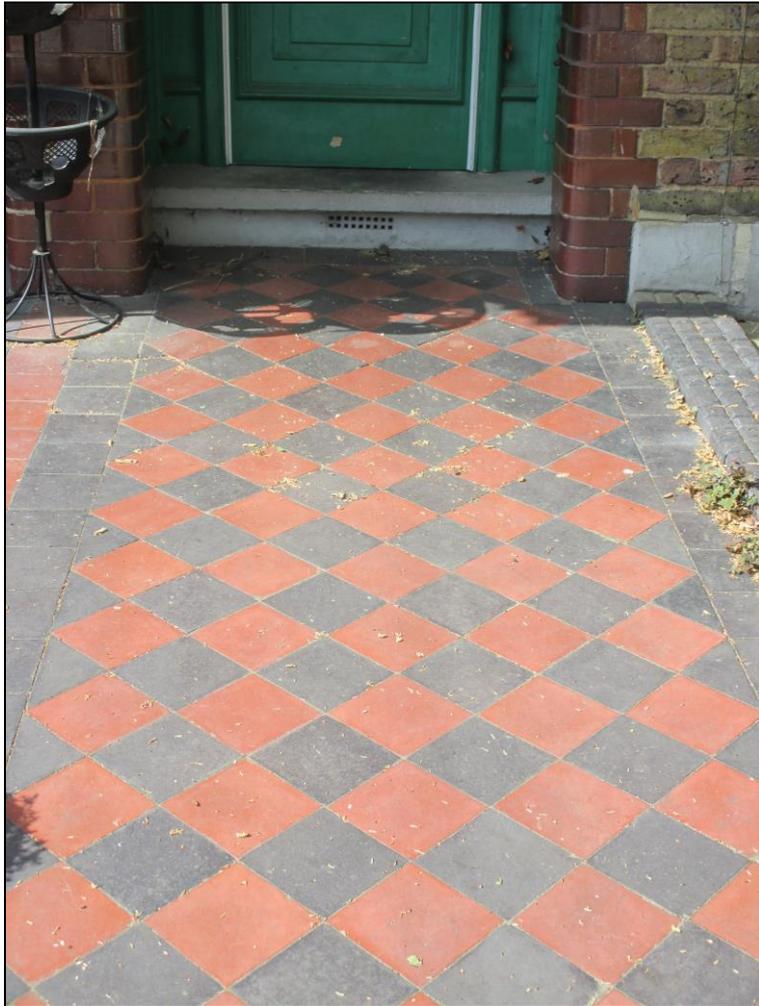


Figure 19: Traditional Victorian style quarry paved front path

Hardstanding

Due to the shallow depth of front gardens in the conservation area. Hard standing for parking is not an issue.

Proposals for hard surfacing on the front gardens of the properties in the Conservation Area will require planning permission. The Council will resist any proposals to completely pave or concrete over these spaces.

Wheelie Bins

Wheelie bins tend to be stored in the front gardens of the Warner properties. As such, the bins are highly visible, as the majority of properties do not have side access to the rear gardens. This situation is further exacerbated by the fact that each flat has its own bin rather than a shared communal bin, meaning that for each pair of double front doors there are four large bins and often four recycling boxes at the entrance to the building. Maintenance and retention of front hedges will help to screen these bins. However, this will not fully screen them from view.



Figure 20: Wheelie bins partially screened by hedge planting

Trees

If a tree in Conservation Area is already protected by a Tree Preservation Order (TPO), normal tree preservation order procedures apply. If a tree in a conservation area is not covered by an order, you have to give written notice of proposed work to the local planning authority describing what you want to do, at least six weeks before the work starts. This gives the authority an opportunity to assess the tree and consider protecting it with a Tree Preservation Order. To find if a tree is protected, advice on how to apply for work to trees protected by a Tree Preservation Order or notifications of intent to carry out works to trees situated in a Conservation Area contact the TPO Officer through urbandesign@walthamforest.gov.uk

You do not need to give notice of work on a tree in a conservation area less than 7.5 centimetres in diameter, measured 1.5 metres above the ground (or 10 centimetres if thinning to help the growth of other trees).

Please note - If you deliberately destroy a protected tree, or damage it in a manner likely to destroy it, **you could be liable to an unlimited fine**. You could also be fined if you cause or permit such work. Other offences can lead to fines of up to £2,500.

Demolition

Planning permission is required for the total or substantial demolition of any building within a conservation area and any wall, gate or fence over 1 metre in height. If you are proposing any demolition, please contact the Development Management Team for advice.

CURRENT MANAGEMENT AND MAINTENANCE ARRANGEMENTS

Owners/occupiers of the properties within the Conservation Area are responsible for the management and maintenance of their own buildings. Planning controls are the main way of ensuring that the special architectural and historic interest of the Conservation Area is protected. The Council has a Planning Enforcement team who investigate when breaches are identified. The Council then considers whether and how to take action.

MONITORING AND REVIEW

The following actions need to be taken to ensure that this Appraisal and Management Plan are accepted and acted upon:

Actions

1. The Council will ensure that unauthorised development is subject to effective enforcement action wherever practicable, to protect the special character or appearance of the Conservation Area.
2. The Council will consider the use of Tree Preservation Orders, where appropriate, where a tree of high amenity value is considered to be under threat. These will include trees within and outside the area where they contribute to the setting of the Conservation Area or views identified in the Appraisal. The Council will maintain and replace as necessary the street trees, and continue to provide professional advice on all tree matters as required.
3. The Council will seek to ensure that all development respects the setting of the Conservation Area and important views within, into, and out of the area identified in the Appraisal. These will be protected from inappropriate forms of development.
4. The Council will seek to ensure that any surviving historic streetscape features are retained, and that any future highway works will bring a positive improvement to the character and appearance of the Conservation area.
5. The Council will compile a comprehensive photographic record of the conservation area to assist with monitoring.

Document Review

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

- (i) A survey of the Conservation Area and its boundaries.
- (ii) A comprehensive updated photographic record.
- (iii) An assessment of whether the management proposals detailed in this document have been acted upon.
- (iv) Public consultation on the review findings, any proposed changes, and input into the final review.

POSSIBLE ARTICLE 4 DIRECTION

The Council can consider whether serving an Article 4 Direction in the future is an appropriate means for managing the Conservation Area.

An Article 4 Direction removes certain permitted development rights for works fronting a public highway. This could include replacement windows, replacement front doors, adding porches changing roof materials, painting etc. The Warner half houses do not have permitted development rights. However, this would allow any works under permitted development for the single dwellings to be considered by the local authority. It would also mean that any future changes are made in accordance with the character of the Conservation Area.

An article 4 Direction would be subject to further public consultation.

Useful Contacts

Waltham Forest Direct: Ph 0208 496 3000

Design and Conservation Team: urbandesign@walthamforest.gov.uk

Development Management: dcmal@walthamforest.gov.uk

Street Trees: wfdirect@walthamforest.gov.uk

Highways:

William Morris Gallery: wmg.enquiries@walthamforest.gov.uk

Historic England: london@HistoricEngland.org.uk

Appendix1

Statutory List Descriptions

The Water House, Lloyd Park (William Morris Gallery)

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Grade: II*

Date first listed: 19-Oct-1951

TQ 3789 FOREST ROAD Walthamstow E17 (north side) 4/1 The Water House, Lloyd Park (William Morris Gallery) 19.10.51

II*

Substantial detached house, now museum. 1762, altered and restored. Stock brick. Hipped slate roof to parapet. 3 storeys, 9 windows wide, the outer triplets forming large full height semicircular bays. Central Corinthian columned timber porch enclosing recessed entrance with semicircular fanlight. 6-panelled door. Square-headed windows gauged heads architraved to central bays. Double band above ground floor. Heavy stucco cornice and parapet. Interior with contemporary panelling, staircase and stucco-enriched stairwell. The childhood home of William Morris.

K6 Telephone Kiosk Outside William Morris Gallery, Forest Road

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Grade II

Name: K6 TELEPHONE KIOSK OUTSIDE WILLIAM MORRIS GALLERY, FOREST ROAD

Walthamstow, Forest Road E17 K6 Telephone Kiosk outside William Morris Gallery

GV II Telephone kiosk. Type K6. Designed by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and doors.

Appendix 2

Archaeological Priority Zone (APZ)

The APZ is listed in the development management Policies 2013 at schedule 23 as follows:

12.	Water House: Moated house existed in the 17th century but may have medieval origins.	APZ12
13.	Walthamstow: The medieval settlement dates back to at least the	APZ13

Appendix 3

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Legislation:

Planning (Listed Buildings & Conservation Areas) Act 1990.