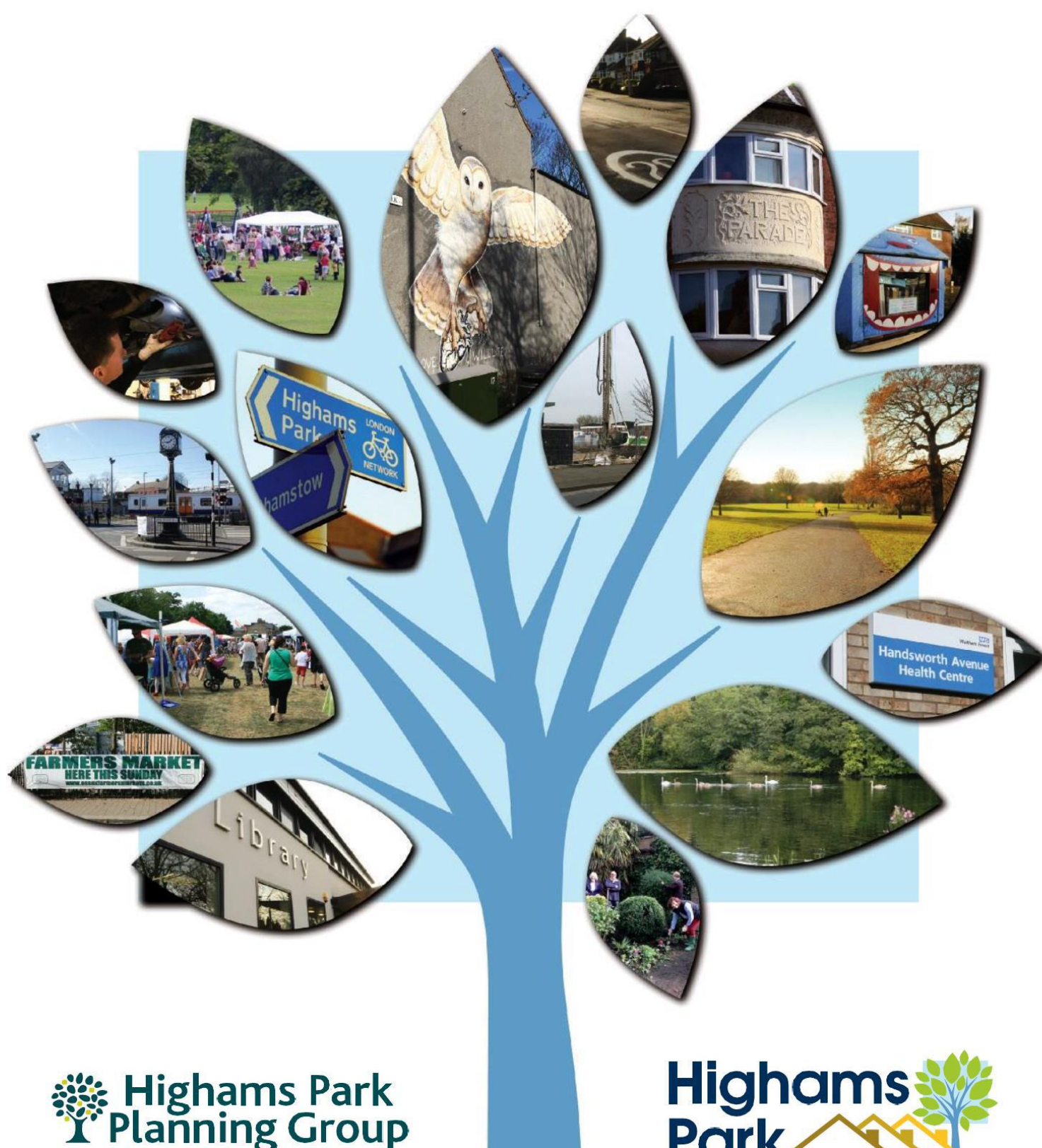


# The Highams Park Neighbourhood Plan 2019

2020 to 31st December 2033

10th October 2019



# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

## FOREWORD

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The Highams Park Neighbourhood Plan (the Plan) is the result of significant input and work led by the Highams Park Planning Group (HPPG) involving residents and community members over the past four years. HPPG was formally designated in July 2014 by the London Borough of Waltham Forest as the neighbourhood development forum for the Area.

The principal aims of the Plan are to:

- Facilitate development in the Highams Park area that provides suitable accommodation and facilities for the anticipated growth in the area's population.
- Protect and enhance existing open spaces.
- Revitalise and improve the town centre (Highams Park District Centre or HPDC)
- Deliver improved civic and community facilities.
- Improve the residential environment.

The Plan is a Vision for the Highams Park area (the Area) over the period from the date of adoption until 2033 and provides clarity to residents, landowners and other interested parties as to how local people would like to see the Area develop and improve over the coming years for the benefit of the existing and future population.

The Highams Park Planning Group ("HPPG") is group of local people. It was established following a Launch Event on 16th November 2013 attended by hundreds of residents from the Highams Park area. Over 1,000 residents have now joined as members.

HPPG was set up to create a Neighbourhood Plan (the "Highams Park Plan" or the "Plan") for the Highams Park area. The Plan has been created by local residents, for local residents, using decision making powers granted to local communities under the Localism Act of 2011.

The Plan is comprised of two documents, the main Neighbourhood Plan document and one supporting Annex, as follows:

### **1. The Highams Park Neighbourhood Plan**

A formal document covering land use and planning issues in the Area.

### **2. Annex 1 – Aspirations, Projects & Actions**

An Action Plan, which covers community projects and aspirations suggested by local people.

# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

## CONTENTS

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<b>FOREWORD</b> .....	2
1. INTRODUCTION .....	4
2. THE HIGHAMS PARK PLAN AREA .....	8
3. VISION & OBJECTIVES OF THE PLAN .....	11
4. Policy Set 1: Greenspace & Natural Environment (GNE) .....	13
5. Policy Set 2: Public & Community Facilities (PCF) .....	15
6. Policy Set 3: Business, Employment & Economic Development (BED) .....	17
7. Policy Set 4: Transport & Parking (TRP) .....	21
8. Policy Set 5: Housing Development & Affordability (HDA) .....	23
9. Policy Set 6: Character, Design & Public Realm (CDP) .....	26
10. Policy Set 7: Biodiversity & Nature Conservation (BNC) .....	29
11. Policy Set 8: Developer Contributions (DCO) .....	32
12. DELIVERY PLAN .....	33
13. Appendices: .....	36
13.1. Appendix 1: Fig 6. Local Area Ward Map .....	36
13.2. Appendix 2: Local Green Space Maps as Designated in Policy GNE1 ....	37
13.3. Appendix 3: Map of Character Assessment Areas .....	54
Character Assessment Area 1 .....	55
Character Assessment Area 2 .....	57
Character Assessment Area 3 .....	59
Character Assessment Area 4 .....	61
Character Assessment Area 5 .....	63
Character Assessment Area 6 .....	65
Character Assessment Area 7 .....	67
Character Assessment Area 8 .....	69
Character Assessment Area 9 .....	70
13.4. Appendix 4: Fig 24. Locally Significant Views .....	72

# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

## 1. INTRODUCTION

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- 1.1. This Neighbourhood Development Plan (*NDP, the Plan or Highams Park Plan*) was drawn up using the powers in the Localism Act 2011. The Plan was written by a Neighbourhood Development Forum, **The Highams Park Planning Group (HPPG)** which was constituted on 17th January, 2014. HPPG was recognised by the London Borough of Waltham Forest (LBWF or the Council) on 15th July, 2014 as the neighbourhood forum for the Highams Park area; HPPG was subsequently re-designated by LBWF on 11<sup>th</sup> July, 2019 for a further five years to 15th July 2024.
- 1.2. The Plan was prepared with the aim of contributing to the achievement of sustainable development, including the presumption in favour of sustainable development and was written in conformity with:
- i. The policies and objectives of the National Planning Policy Framework (NPPF), March 2012.
  - ii. The current London Plan 2016.
  - iii. The Council's adopted Local Plan comprising the LBWF Core Strategy adopted 2012 and the LBWF Development Management Policies adopted October 2013.

Where policies diverge from these overarching documents, they do so to reflect distinctive local circumstances within the area covered by the Highams Park Plan (the Area).

- 1.3. The National Planning Policy Framework (March 2012) sets out the government's planning policies for England and provides "a framework within which local people can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities". The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development, taking economic, social and environmental factors into account. The NPPF says neighbourhoods should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development and "plan positively to support local development". The NPPF says neighbourhood planning "provides a powerful set of tools for local people to ensure that they get the right types of development for their community" and that neighbourhood plans "will be able to shape and direct sustainable development in their area".
- 1.4. The London Plan (March 2016) is "the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years"; it sets out six objectives (1.53) for the sustainable development of London:
- A city that meets the challenges of economic and population growth.
  - An internationally competitive and successful city, with a strong and diverse economy.
  - A city of diverse, strong, secure and accessible neighbourhoods.
  - A city that delights the senses and takes care of its buildings and streets.



# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

- A city that becomes a world leader in improving the environment, locally and globally.
  - A city where it is easy, safe and convenient for everyone to access jobs, opportunities and facilities.
- 1.5. However, the London Plan notes (1.44) “a perceived tension between the demands of growth and the conditions for a good – and improving – quality of life, and a concern about the loss of things that have made living in London and its neighbourhoods a distinctive experience”. The London Plan highlights a number of ‘quality of life’ issues, such as: ensuring there are enough homes meeting the needs of Londoners at different stages of their lives; protecting and improving London’s natural environment and habitats; ensuring a network of vibrant and exciting town centres with a range of shops and other facilities; providing adequate, efficient transport networks, and support for cycling and walking; and the importance of a range of readily accessible community and cultural facilities.
- 1.6. The Council’s Core Strategy is the central part of the Local Development Framework for the borough, covering the period 2013-2028. The Council’s Core Strategy (WFCS) covers the physical aspects of location and land use but also addresses other factors that make places attractive, sustainable and successful, such as social and economic matters. It plays a key part in shaping the kind of place Waltham Forest will be in the future, balancing the needs of residents, businesses and future generations.
- 1.7. As well as the three over-arching plans, the Plan draws on and adds to the Council’s Supplementary Planning Guidance.
- 1.8. The intention of the Plan is to guide future development of the Area between the date of adoption and 31<sup>st</sup> December 2033. The end date has been chosen as it marks the end date of the current London Plan and the end date of its growth target for LBWF. The Plan provides a framework for how planning decisions will be made in the Area, with clear policies to be followed and applied.
- 1.9. In its Local Plan the Council identifies three core areas in the London Borough of Waltham Forest (LBWF), being: “Leyton & Leytonstone”, “Walthamstow” and “Chingford”. Highams Park is situated in the core area designated as Chingford. The Council does not have a separate Area Action Plan or guidance relating specifically to the Highams Park Area.
- 1.10. To address this, the Plan provides planning policies and guidance at the Highams Park neighbourhood level. It has been drawn up by people living and working in the Area, for the benefit of people who will live and work in the Area in the years to come. The Plan is based on extensive discussions, engagement and consultation with local residents to ensure that it clearly reflects the will of the community and has broad support. It is important that the Highams Park neighbourhood clearly benefits from development in the Area and copes well with the challenges it brings.
- 1.11. For ease of reading the planning and development issues affecting the Area have been grouped into eight generic policy sets headings, as follows:
1. **Greenspace & Natural Environment (GNE)**
  2. **Public & Community Facilities (PCF)**

# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

3. **Business, Employment & Economic Development (BED)**
4. **Transport & Parking (TRP)**
5. **Housing Development & Affordability (HDA)**
6. **Character, Design & Public Realm (CDP)**
7. **Biodiversity & Nature Conservation (BNC)**
8. **Developer Contributions (DCO)**

1.12. Each section commences with policies (highlighted in blue) that shall apply specifically to the Highams Park Plan Area followed by a brief analysis of the issues affecting that topic (policy context - highlighted in green).

1.13. This Plan forms part of the LBWF Development Plan and planning applications that conflict with the policies in this Plan will be refused, unless material considerations indicate otherwise.

1.14. This Plan also addresses:

1. How the Area should benefit from Developer Contributions.
2. How the policies and aspirations of the Plan will be delivered through an Action Plan.

1.15. One outcome of our consultations with residents was that we identified a number of aspirations for improvements in the Area that do not strictly fall within the aegis of a neighbourhood plan. We felt it important that these aspirations be documented and have included them with the Plan as **Annex 1 “Aspirations, Projects & Actions”** and expect planning officers to use Annex 1 as additional guidance when considering planning applications and the use of any developer contributions arising from them.

1.16. The Plan recognises the dynamic and changing nature of the planning environment and at the time of writing:

1. A new draft London Plan has been issued and the first consultation closed on 2nd March 2018.
2. LBWF have also issued a direction of travel document as the first stage of developing a new Local Plan.
3. A copy of the draft HP Plan as at 5th February, 2018 was submitted as HPPG’s response to the above consultations.

1.17. Given current population pressures in London and the south-east it seems inevitable that the overall population of the Area will continue to rise in the coming years and decades. This growth in the Area’s population will place additional pressure on services, resources and infrastructure.

1.18. In assessing the needs of the Plan Area a detailed **Local Area Profile** of the demographics was undertaken and a copy of this report is contained in the Evidence Base for the HP Plan.

1.19. **Recent development** in the past decade has raised a number of concerns, particularly as the population of the Area grows, more new homes are built and the

# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

population density of the Area increases. For many residents the height of new buildings is a key issue. In an area largely made up of houses and buildings between two and three storeys high, proposals for taller buildings are likely to lead to strong objections. While new buildings should not slavishly copy the style of buildings built in the late 19th century and early 20th century, there is a need for new development to fit in with the existing character of the Area. The Plan therefore includes policies and guidance on materials and built form that developers should follow.

**1.20. Consultations** undertaken by HPPG during the formation of this Plan found that those living and working in the Area were in favour of:

- Protecting and enhancing the Areas' green spaces and directing development at making better use of existing developed sites.
- The development of specific planning guidance for the Area.
- A more coordinated approach to planning decisions in the Area.
- Stronger adherence to planning policies and enforcement of planning decisions.
- Greater efforts to protect buildings and the street environment in Conservation Areas, Areas of Special Character, and other as yet undesignated areas.
- More positive and thorough engagement by developers with the community prior to submission of planning applications.

**1.21.** The results of these surveys - and other research conducted by HPPG - can be found in the "About Us" section of HPPG's website: [www.highamparkplan.org](http://www.highamparkplan.org) under the sub-heading The Highams Park Plan **Evidence Base**.

**1.22.** The Area has a distinct and widely appreciated character with abundant green spaces and a variety of amenities and transport links. This Plan seeks to retain and protect these positive features, while allowing for new housing, new jobs and sustainable growth in the years ahead.

**1.23.** In summary, the Plan provides a strategic and long-term plan for the Highams Park Area which is in accordance with the wishes of those living and working in the Area, while recognising the need for sustainable development.

**1.24. The Future of the Plan.** HPPG was concerned that because of the range of developments proposed for the Area the NDP could soon become out of date. HPPG has sought, where possible, to make sure that the Plan is both relevant at the time of writing and in future years. The NPPF states as a core planning principle (17) that "plans should be kept up-to-date". HPPG would like to have the option to review and amend the NDP in the future as circumstances change. HPPG suggests the Plan is regularly reviewed to reflect changing circumstances and developments.

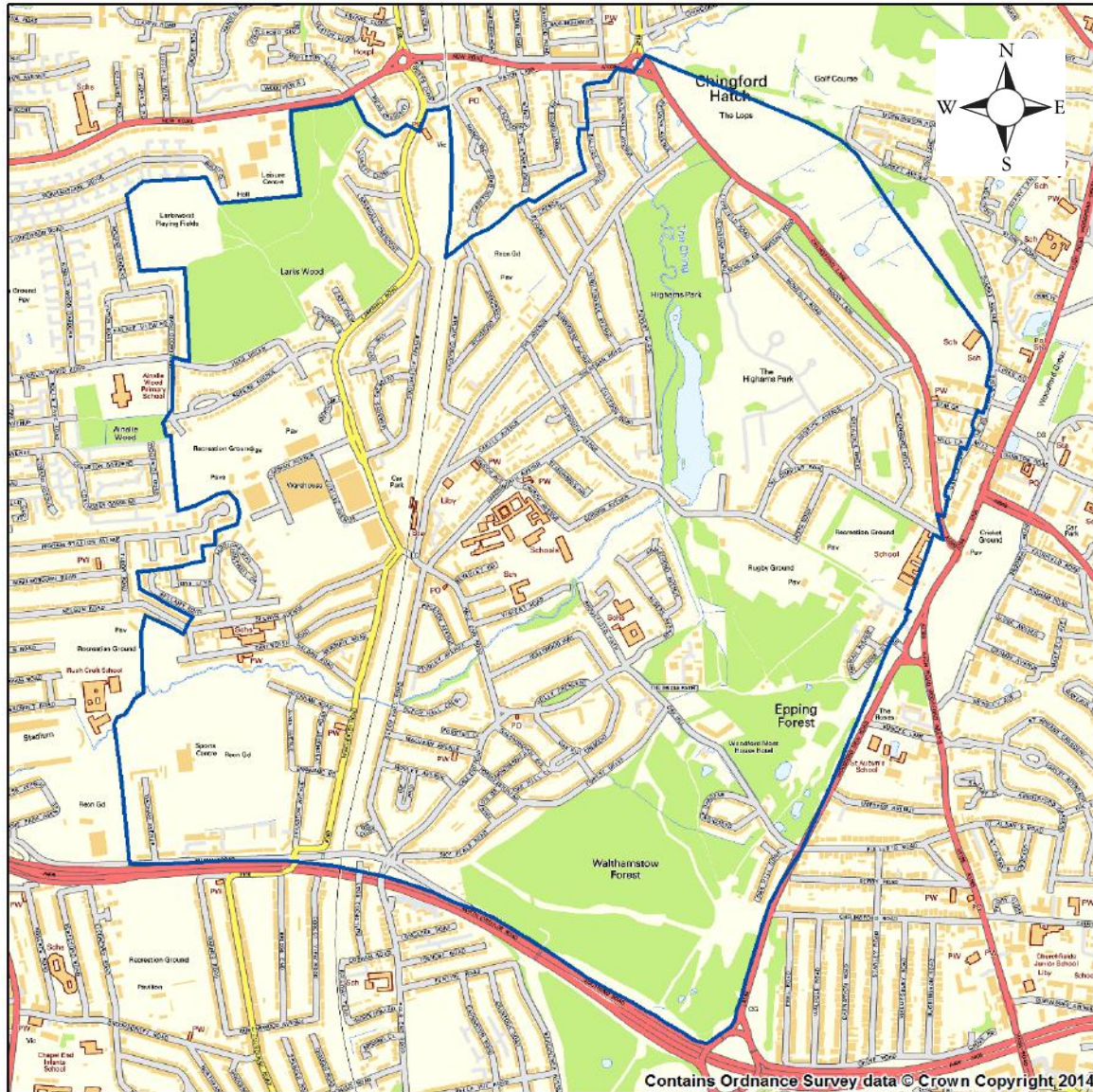


# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

## 2. THE HIGHAMS PARK PLAN AREA

***Fig 1. Map of Area covered by the Plan (outlined in blue)***



- 2.1. **Highams Park** has natural boundaries: forest (Epping Forest – including part of Woodford Golf Course and Larks Wood), sports fields and the North Circular Road and, as such, the Area lends itself to the creation of a neighbourhood plan. The Area within the boundary encompasses a number of overlapping local areas that are known as Highams Park (principally the area in closest proximity to the railway station), Hale End, and those parts of Woodford that fall within Waltham Forest, such as Oak Hill, the Highams Estate, Mallinson Park and part of the Chingford Hatch area to the north.
- 2.2. The Area of the Plan spreads across four council wards. It encompasses that part of Hale End & Highams Park ward to the north of the North Circular Road and around 50% of Hatch Lane ward (the southern part); and small parts of Chapel End and Larkwood wards to the south-east and north-east of the boundary respectively (**see Appendix 1 – Ward Map**). The Area is mostly within the parliamentary constituency



# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

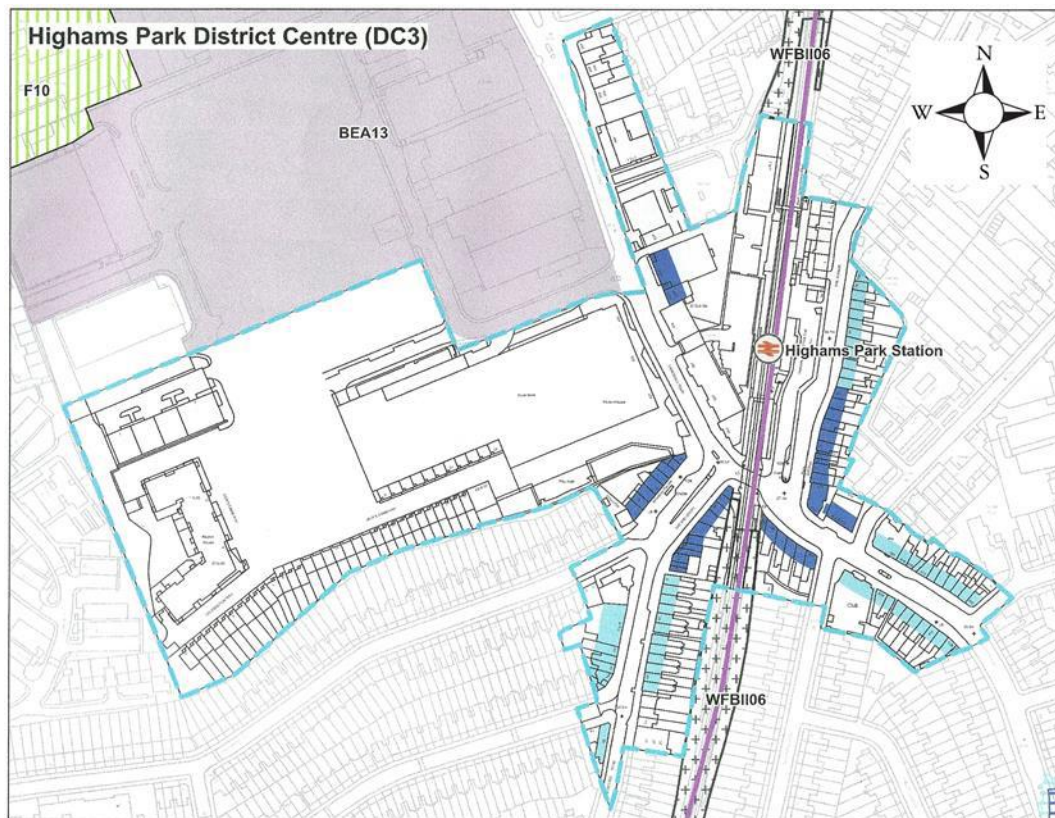
of Chingford and Woodford Green but also falls within the northern tip of the constituency of Walthamstow. It falls wholly within the North East constituency of the Greater London Assembly.

- 2.3. The Area covers 383.46 hectares.
- 2.4. Chingford postal services are used for most of the Area rather than the Walthamstow post office and consequently most of the Area, which is now known as Highams Park, has the same E4 post code as Chingford, but it has never been part of Chingford village. The old Hale End area has the postal address of Woodford Green, Essex and IG8 post code, whilst the southern parts of the Area have the Walthamstow E17 post code.
- 2.5. Notwithstanding the political boundaries, the Area represents a clearly defined community which is widely acknowledged by both local residents and the Council. Consultations with local community groups and residents found strong support for a neighbourhood plan area within the designated boundary.
- 2.6. In order to determine the Plan Area, leaflets were sent to all homes and businesses covering an area perceived to be larger than Highams Park inviting people to attend a Launch Event for the HP Plan; this initiative was supported by posters throughout the area, notices in the local papers (including Waltham Forest News which goes to all home in the Borough) and chain emails to local community groups.
- 2.7. Attendees at the Launch Event were asked to put a pin in a map to show where they lived and to mark on a map what they considered to be the Highams Park Area. The feedback from the Launch Event was used to establish the Plan Area. The boundaries to the South and East were easier to define as they essentially follow the A406 and the Borough boundary. The boundaries to the North and West were harder to define but were defined to extent by playing fields and woods but also by one way systems and road closures that make it harder to transit in to the HP District Centre.
- 2.8. The Council reviewed the proposed area and recommended that some small additional areas be included. The Plan Area was then consulted on as part of a six week public consultation of local residents conducted by the Council. One small area was recommended for inclusion during the consultation.
- 2.9. The HP Plan Area was approved by the Council on 15th July, 2014.
- 2.10. At the centre of the Plan Area is the principal business and shopping area around Highams Park railway station which, for the purposes of consistency with the LBWF Local Plan, shall be referred to in this Plan as Highams Park District Centre or “HPDC”. HPDC is defined by the area within the blue line in the map below.

# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

***Fig 2. Map of Highams Park District Centre (HPDC)***



# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

## 3. VISION & OBJECTIVES OF THE PLAN

- 3.1. The Plan provides a strategic and long-term plan for the Highams Park Area which is in accordance with the wishes of those living and working in the Area, while recognising the need for sustainable development. The Area has a distinct and widely appreciated character with a variety of amenities and transport links. This Plan seeks to retain and protect these positive features, while allowing for new housing, new jobs and sustainable growth in the years ahead.

Change is inevitable but a strong vision can help direct change. The headline vision of what the Highams Park Plan aims to achieve for the Area is set out below:

### THE VISION:

“The Highams Park Area will continue to be an area of beautiful, well maintained green spaces, characterful, high quality homes with a thriving commercial centre and a vibrant community at its heart”

- 3.2. In order to achieve this Vision the aims of this plan are:

- To manage change for the benefit of existing and incoming residents so as to create a clean and safe environment that is well maintained and managed. A place that people of all ages and from all walks of life can be proud of and will want to work together to protect.
- To preserve and enhance facilities which encourage community cohesion.
- To enhance and protect the character, appearance and vitality of Highams Park as a place for business, shopping, leisure and culture.
- To enhance and protect the built environment and greenspaces throughout Highams Park whilst promoting environmentally sensitive change to improve residents' and visitors' enjoyment of our Area.

- 3.3. The Vision and aims for the HP Plan Area will be achieved through the delivery of the following **Objectives**:

#### 1. Greenspace & Natural Environment

This Plan seeks the preservation and enhancement of the green/open public spaces and the local environment through appropriate measures to provide where possible new open space or improved public realm. On a case by case basis this may include measures such as the planting of new trees and measures to promote biodiversity and nature conservation.

#### 2. Public & Community Facilities

Local services and community facilities – including schools, nurseries, health facilities, the library, the community centres (churches and church halls, etc) and youth facilities – are all highly important in delivering a sustainable community. This Plan seeks to ensure that there are sufficient public and

# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

community facilities within the Plan Area to meet the needs of the growing population.

## **3. Business, Employment & Economic Development**

Development shall protect and support existing jobs and employment sites - as well as providing new jobs and attracting new businesses to the Area. Where possible, development shall also provide flexible space, particularly for small and micro-businesses.

## **4. Transport & Parking**

The Plan aims to provide for better and safer public transport, pedestrian and cyclist movements through the Area, particularly in and around the station and shopping centre.

## **5. Housing Development & Affordability**

The Plan aims to provide a range of locally specific housing appropriate for all sections of the community, including affordable housing.

## **6. Character, Design & Public Realm**

The Plan aims to maintain the distinct character and appearance of certain parts of the Area, as well as the views across it.

## **7. Biodiversity & Nature Conservation**

The Plan aims to support the long-term sustainability of our environment and respond to climate change.



# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

## 4. POLICY SET 1: GREENSPACE & NATURAL ENVIRONMENT (GNE)

### 4.1. **Policy GNE1: Designation of Local Green Space**

4.2. Development should aim to protect and enhance existing green/open spaces and the local environment. Development should also aim to:

- Provide on-site, where appropriate, new green/open public spaces or contribute to off-site projects to enhance existing public realm.
- Promote biodiversity and nature conservation.
- Allow for the planting of new trees.

4.3. The following green spaces and area (identified on the location and site plans in **Figs 7 to 22 in Appendix 2**) are designated as Local Green Space

1. All green areas bounding Brookfield Path, including the hedgerow adjacent to the northern boundary of Highams Park School.
2. The green area bounded by the back gardens of Beechwood Drive, Crealock Grove, Charter Road and Henry's Avenue.
3. The green area between the playing field of Woodford County High School and the back gardens of Nesta Road.
4. The grassy area in front of Falmouth Avenue Sheldon House flats.
5. The grassed area in front of Gordon Avenue flats.
6. The grassed area in front of Beechwood Drive flats.
7. The grassed area in front of Chingford Lane flats.
8. The Highams Park.
9. Mallinson Park.
10. Larkwood Park and Playing Fields.
11. Vincent Road Open Space (known locally as Vincent Green).
12. Beechwood Allotments, Larkshall Road, Chingford.
13. Hollywood Way Allotments, Hale End Road, Highams Park.
14. Brookfield Allotments, Alders Avenue, Woodford Green.
15. Wickham Road Allotments, Wickham Road, Highams Park.

4.4. New development will not be supported on these sites other than in very special circumstances.

# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

## 4.5. Policy Context

- 4.6. Development should aim to protect and enhance existing green/open spaces and the local environment (**Objective 1**). The green and open spaces in Highams Park are highly valued by visitors and those who live and work in the Area. Of the green spaces in the Plan Area only Epping Forest is designated as Green Belt. It also enjoys protection under the Epping Forest Act of 1878. Some other green spaces in the Area carry varying levels of protection. Others have none. This Plan clarifies those sites it designates as Local Green Spaces.
- 4.7. In accordance with **Objective 1** the Plan recommends adoption of the above **Policy GNE1** and the designation of the sites listed therein as “Local Green Spaces”.
- 4.8. The Plan designates Local Green Space as all areas shown in the maps in **Appendix 2**. Some of these areas already have a degree of protection under Waltham Forest Core Strategy or national plans and policies but the Plan recommends adding an extra layer of protection to these sites given the importance of these sites to local people. Justification of the designations is included in the Evidence Base for the Plan.
- 4.9. The public open space known as “The Highams Park” is defined in this Policy GNE1 as an area of Local Green Space. The reuse, or appropriate redevelopment, of the building in the park (currently known as “Humphry’s”) shall only be allowed for the improvement of its existing uses as a community hub with community toilets and a café.
- 4.10. Should Humphry’s be demolished and redeveloped, any replacement development should be of a high quality design that enhances the character and respects the history of The Highams Park. The development should take into consideration the open character of the wider public space and should not exceed the footprint of the existing building.
- 4.11. The character of almost all of the Area is of family homes with mature gardens which provide habitat for wildlife and contribute to the amelioration of pollution and the effects of climate change. HPPG’s consultations showed strong support for protecting such green spaces and open space and resistance to building on gardens. Development of Garden sites is addressed in LBWF DM4 and no additional protection is required by this plan.

# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

## 5. POLICY SET 2: PUBLIC & COMMUNITY FACILITIES (PCF)

### 5.1. Policy PCF1: Public & Community Facilities

5.2. Development should aim to contribute to the provision of public and community facilities in the Area and bring improvements to meet the needs of the growing population.

5.3. The community facilities listed below, together with their halls, other subsidiary buildings and grounds, are important community assets. Should development be proposed which affects any of the sites, there should be no reduction in the space available for community facilities and activities on the site:

- Hale End Library; and this site should also retain the existing number of customer car parking spaces.
- All Saints Church, Church Avenue.
- Highams Park Baptist Church, Cavendish Road.
- Seventh Day Adventist Church, Malvern Avenue.
- St Andrew's Church, 56 Chingford Lane.
- St Anne's Church, 200A Larkshall Road
- Winchester Road Methodist Church, Winchester Road
- Michael Mallinson Scout Facility, The Charter Road
- The Boat House at Highams Park Lake.
- Wingrove Hall, Beech Hall Road

### 5.4. Policy PCF2: Public & Community Facilities - D1 Uses

5.5. Development proposals which affect premises within the Plan Area currently in the following D1 uses:

- Dental surgery
- GP clinic
- Nursery or crèche

may retain that use under any new proposals or convert to A1, A2 or A3, provided that there is no unsubstituted or net loss of social, or health infrastructure within the Plan Area. Any such proposal must be accompanied by justification which must identify the local provision of such services and demonstrate that the proposal does not result in the loss of provision identified above.

# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

## 5.6. Policy Context

- 5.7. Development should aim to contribute to public and community facilities in the Area and bring improvements to meet the needs of the growing population (**Objective 2**).
- 5.8. It is essential that the present community infrastructure of the Area be maintained and strengthened to meet the needs of a growing and changing population. This requires that people's needs are met by the provision of the appropriate quantity, quality and accessibility of infrastructure such as educational services, health facilities, community centres, libraries, sports and leisure facilities, community spaces and meeting places, public houses, etc.
- 5.9. The provision of healthcare and educational facilities falls outside the scope of the powers of a Neighbourhood Plan. However, we are aware that concerns have been expressed during our consultations by local residents that there is a shortage of school places and that healthcare provision is under stress.
- 5.10. The Area has only one Council owned community facility: Hale End Library in Castle Avenue. This civic building is widely used and appreciated but can only provide limited support for the community's needs as it is only open for four days a week. Consideration should be given to expanding its role to link with other Council services so it can be used as a 'community hub', by extending its opening hours, possibly to seven days a week and for extended periods each day. Members of HPPG are already in active dialogue with library staff with a view to achieving this objective. Following an application by HPPG, the library was added to the Council's list of "Assets of Community Value" in September, 2016.
- 5.11. Religious centres, pubs and other social areas are neighbourhood focal points for meetings, exercise classes, special interest clubs and entertainment venues. HPPG is in the process of preparing applications for the assets listed in **Policy PCF1** to be designated as Assets of Community Value and added to the Council's list of designated assets.
- 5.12. There are three pubs in the Highams Park Plan Area:
- The County Arms, 420 Hale End Road
  - The Larkshall, 205 Larkshall Road
  - The Royal Oak, 320 Hale End Road
- 5.13. The pubs were not included in the list of community assets in Policy PCF1 above as their use is covered by LBWF's Public Houses Supplementary Planning Document Adoption Version (March 2015) and the provisions of the Neighbourhood Planning Act 2017.



# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

## 6. POLICY SET 3: BUSINESS, EMPLOYMENT & ECONOMIC DEVELOPMENT (BED)

### 6.1. POLICY BED1: Business, Commercial & Employment Sites

- 6.2. Development on site BEA13 and the Penny Business Estate (the small triangle of offices at 13a Newbury Road) should aim to promote and support a successful local economy.
- 6.3. Development proposals affecting existing employment buildings will be supported, provided:
  - a. there will be no adverse impacts on the amenity of surrounding occupiers;
  - b. the improvements enhance the safety and security of users of the employment area and neighbouring users.
- 6.4. Development proposals that result in a reduction in employment will generally be resisted.

### 6.5. Policy Context

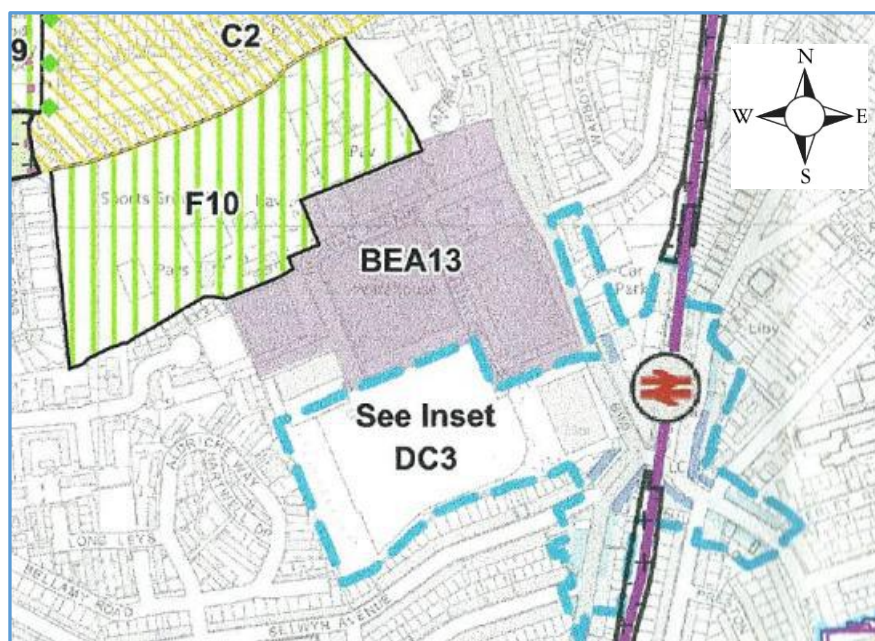
- 6.6. Development of existing sites designated for business use should aim to promote and support a successful local economy (**Objective 3**).
- 6.7. This Plan expresses concern that commercial sites in the Area are being replaced with residential developments, causing damage to the local economy, reducing employment opportunities and restricting economic growth. The provision of new jobs in the Area is important to the local community, the local service sector and existing businesses; it is important that the Area retains and expands its commercial vitality.
- 6.8. The industrial estate between Highams Green and Ropers Field is the only site in the Area designated as a Borough Employment Area (BEA13) in the WFCS (as shown in **Fig 3.** below).
- 6.9. A large proportion of the BEA13 light industrial area is now occupied by storage facilities (B8 use) and the Plan aims to encourage future development at this site to be for business uses with higher employment densities. This site should satisfy a range of needs, including: small workshops, serviced offices and studio space. Light industrial uses are also considered appropriate for this site.

Due to the built up nature of the surrounding area and its narrow, congested roads, heavy industrial uses are not considered appropriate.
- 6.10. The Penny Business Estate (the small triangle of offices at 13a Newbury Road) is considered to be a business site and is also subject to the provisions of **Policy BED1** above.
- 6.11. There is limited availability for new business sites due to the desire to retain the Area's green spaces and pressure for housing, so development on these sites should solely be for business use.

# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

***Fig 3. Map of Business Area BEA13***



## **6.12. POLICY BED2: Shops & Restaurants within HPDC**

**6.13.** The Plan actively supports ground floor change of use within Highams Park District Centre (“HPDC”) to A1 (shops) and other uses appropriate to a town centre and which would support the vitality and viability of that centre.

**6.14.** To enhance the vitality and viability of HPDC, new office, retail, technological and creative industry uses will be supported in upper floor accommodation above existing commercial premises, provided:

- the existing use of the upper floors is not residential;
- the site is well integrated with the primary and secondary retail frontages and is in accordance with the most recent Council shop front design guidance; and
- there would be no adverse impact on the amenities of neighbouring occupiers.

**6.15.** Development of sites within HPDC should ensure that there is no loss of retail space on those sites. An application for development which proposes alterations to the appearance of a shop front should be seen as an opportunity to improve and enhance the street scene.

**6.16.** The number of hot food take away shops (A5 –“takeaways”) within the Plan Area should not exceed 5% of the total number of units and each must adhere to the Council Core Strategy requirement of being no closer than 400 metres to an educational establishment.

**6.17.** The total number of takeaways currently exceeds this threshold and some are within the 400 metres limit. Proposals for new takeaways will not be permitted whilst the threshold is exceeded. Should the number fall below this threshold in future, then proposals for new hot food takeaways will be considered on their merits in accordance with Core Strategy policies and those within the Plan.

# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

## 6.18. Policy Context

- 6.19. Development shall aim to enhance the character of the HPDC as a mixed retail area with a diverse range of shops and businesses. This aim shall be achieved by the stipulations contained in **Policy BED2**.
- 6.20. Highams Park District Centre (HPDC – designated as DC3 by LBWF) benefits from a number of transport links: the overground train line to Liverpool Street and buses connecting it to Chingford, Walthamstow and Woodford. The Area also has excellent road connections, being in close proximity to the North Circular Road and its junction with the M11. This makes it a suitable location for a number of businesses to thrive on land that is traditionally given over to employment within and around the centre. This is in addition to retail business opportunities within HPDC.
- 6.21. In line with Waltham Forest Core strategy policy CS8: Making Efficient Use of Employment Land and CS14: Attractive and Vibrant Town Centres, the Plan wishes to safeguard current employment land, protecting and enhancing employment opportunities. In addition, there is scope for increased office and creative industry space in HPDC, principally in underused space including over shops.
- 6.22. Shops and office premises in the centre of Highams Park are designated as a District Centre (DC3) under the Council's Local Plan. The Highams Park Plan supports the Council's aspiration that HPDC continues to develop as a vibrant, attractive, distinctive, safe and welcoming place. Ensuring the availability of commercial units for a diverse range of retail and other services is important in achieving this aim.
- 6.23. The Plan recommends all development which proposes alterations to the appearance of a shop front should adhere to the most recent Council Shop Front Design Guidance or any other design code that may supplement or replace the guidance referred to.
- 6.24. Consultations for the Plan found that residents and businesses were clear in their demand for a successful, diverse and well managed town centre. While residents accept that changes will take place, a strong desire was expressed for a range of shops, independent retailers, more variety of restaurants (but fewer take away/fast food outlets) and other businesses.
- 6.25. There are around 120 retail units within the Plan Area. In March 2015 The Royal Society for Public Health rated Highams Park the 15th most unhealthy high street in London based on the type of shop. Concern has also been expressed during local public consultation at the number of takeaway shops. The Plan supports LBWF DM 23 (which covers hot food takeaway shops) which stipulates that no new A5 premises will be permitted closer than 400 metres to an educational establishment.
- 6.26. There is a need to support existing shops and businesses in HPDC and to encourage the development of new retail businesses, including higher quality restaurants, which are likely to increase footfall in the Area.
- 6.27. Many residents expressed concern about the dilapidated state of the former Regal Cinema in Hale End Road, and the adjacent empty site, as it is detrimental to the appearance and vibrancy of HPDC. There is strong support for a cinema and restaurant on these two sites provided that the "art deco" frontage to Hale End Road of the building is retained. The Plan supports development of these two sites in a manner that is sympathetic to the iconic Regal frontage and includes entertainment and leisure facilities for local residents, preferably including a cinema.

# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

**6.28.** Other public services, such as post offices and banks, are also important to the Area, particularly in HPDC. There is not a bank as such in Highams Park. However, the Post Office Branch in Hale End Road provides some banking facilities. Provision of a more recognised bank would assist footfall in HPDC and reduce the need for people to drive out of the Area to access banking facilities. Consideration should be given to attracting a leading bank back to HPDC.

**6.29.** Proposals to convert premises within the Plan Area from A1 (a shop) and A2 (professional and financial services) use to A3 use (a restaurant) are supported by this Plan.

## **6.30. POLICY BED3: Shops outside of HPDC**

**6.31.** As designated below, small parades of shops and isolated units that are within the Plan Area but outside the Highams Park District Centre are to be generally retained as A1, A2 or A3 uses only (shops, professional & financial services and restaurants):

- Oak Hill. Unit numbers: 93A, B, 95, 97-99, 101, 103, 105A.
- Hale End Road. Unit numbers: 168, 170, 281-283, 385, 387, 389, 391.
- Winchester Road. Unit numbers: 190, 192, 194, 196, 198, 200, 202
- 95 Selwyn Avenue
- 33 Newbury Road

## **6.32. Policy Context**

**6.33.** There are small parades of shops and isolated units that are within the Plan Area but outside the Highams Park District Centre. Consultations with residents demonstrated that there is a desire for these small parades and corner shops to be retained.



# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

## 7. POLICY SET 4: TRANSPORT & PARKING (TRP)

### 7.1. POLICY TPR1: Transport

7.2. Development shall aim to support and contribute towards enhancing the provision of sustainable modes of transport - as well as improving movement around the Area and where appropriate will include the provision of:

- Car Club spaces.
- Charging point stations for electric cars.
- Loading bays where regular deliveries are required for commercial use.
- Secure cycle parking.

### 7.3. Policy Context

7.4. Development shall aim to support and contribute towards enhancing the provision of sustainable modes of transport - as well as improving movement around the Area (**Objective 4**).

7.5. There is one rail station in Highams Park, located in the town centre and operated as part of the London Overground network. Residents and businesses appreciate the good service provided to Liverpool Street, via Walthamstow and Hackney. Many people from outside the Area use the station. The large residential developments west of the railway line completed in 2012 have caused an influx of new residents, many of them commuting to Central London. This has put additional pressure on the station and the surrounding streets; further development is expected to increase these pressures.

7.6. Public Transport Accessibility Levels (PTAL) are generally “poor” or “very poor” (PTAL scores 2 and 1) with a very small area immediately adjacent to Highams Park Station rated “moderate” (PTAL score 3). Low PTALs are common in outer London and those in Highams Park are similar to many other areas of outer London.

7.7. During consultations for the Plan some people expressed a desire for:

- Improvements to the rail service such as a direct rail link to Stratford and stations at Chingford Hatch and close to the junction of Forest Road & Hale End Road.
- Improvements to Highams Park Station and Subway in addition to those recently undertaken by Transport for London.
- A review and upgrading of certain public rights of way and footpaths in the area.
- A direct bus service from Highams Park to Whipps Cross Hospital.

7.8. The Plan supports Council policy CS7 of actively encouraging people to walk or cycle rather than drive to help reduce congestion, improve air quality and improve public health. There are opportunities in the Plan Area to enhance facilities for cyclists and improve safety. The Plan supports increased provision of cycle parking and improvements to and expansion of cycle routes and the adaption of the public realm to make the experience of cycling more pleasant.

# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

- 7.9.** Contributions shall be sought, in conformity with the Waltham Forest Planning Obligations SPD (Section 5) from development within the Area, which shall be used to:
- Provide new bicycle lanes and paths and/or improve existing bicycle lanes and paths.
  - Additional bicycle stands; particularly in HPDC.
- 7.10.** There is a finite supply of on-street parking throughout the Area and recent new developments have created additional parking stress because of inadequate parking provision or poor information being given to new residents about what parking would be available.
- 7.11.** Many homes in the Area do have access to off-street parking, but in the core areas close to Highams Park Station this is more limited and leads to additional demand for on-street parking. This is exacerbated by commuters who are attracted to the station from a wide area, seeking to park in the streets near the station, where there is no controlled parking.
- 7.12.** Within HPDC, residential development with parking provision below the maximum allowed in the WFCS, or even car-free development, may be practical with appropriate control. Outside HPDC there are few potential sites other than smaller infill sites for small numbers of homes. The Plan has a preference for such sites to be developed for family homes of three or more bedrooms. In order to avoid creating additional parking stress, such developments should be provided with sufficient parking facilities.
- 7.13.** Where a development is “car-free” or residents are to be ineligible for Residents’ Parking permits, all marketing material for the first sale of homes to occupants and any purchase agreement or rental contract should make prominent reference to this. Copies of such documents should be submitted to the Planning Authority for their approval, prior to the commencement of marketing activities.

# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

## 8. POLICY SET 5: HOUSING DEVELOPMENT & AFFORDABILITY (HDA)

### 8.1. **POLICY HDA1: Housing Types & Affordability**

- 8.2. Provision of locally specific housing appropriate for all sections of the community, including affordable housing, will be supported.
- 8.3. Residential development in Highams Park District Centre (“HPDC”) that meets the local need for particular home types will be supported, including:
- Apartments suitable for downsizing for older households and for younger first-time buyers.
- 8.4. Family housing outside HPDC comprised mainly of three and four bedroom houses with gardens suitable for families.
- 8.5. Developments of self-build or custom-build homes will be supported.

### 8.6. **Policy Context**

- 8.7. Development in Highams Park shall provide a range of locally specific housing appropriate for all sections of the community, including affordable housing (**Objective 5**).
- 8.8. Highams Park’s mix of home types is limiting the ability of the Area to support a good mixed future community. Recent census data shows that the proportion of young people of family forming age is rapidly falling and those about to enter retirement age is set to rapidly rise (see figs 4 & 5 below). GLA ward based population projections suggest a 50% increase in the population aged 66 and over between 2015 and 2033 in the Area. This Plan seeks to address this through **Policy HDA1** which focuses the limited development site availability on new-build provision for people seeking to downsize and first-time buyers and families.

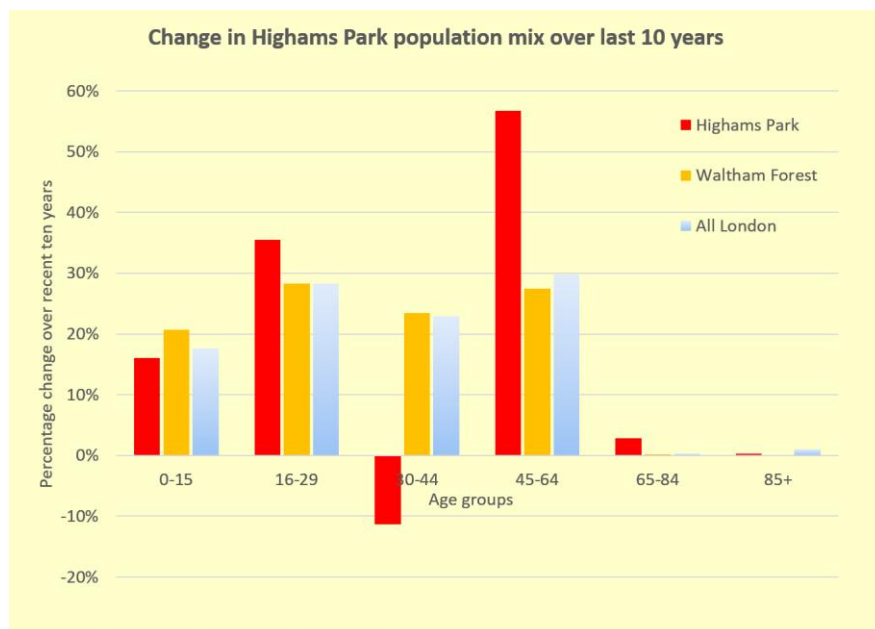
# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

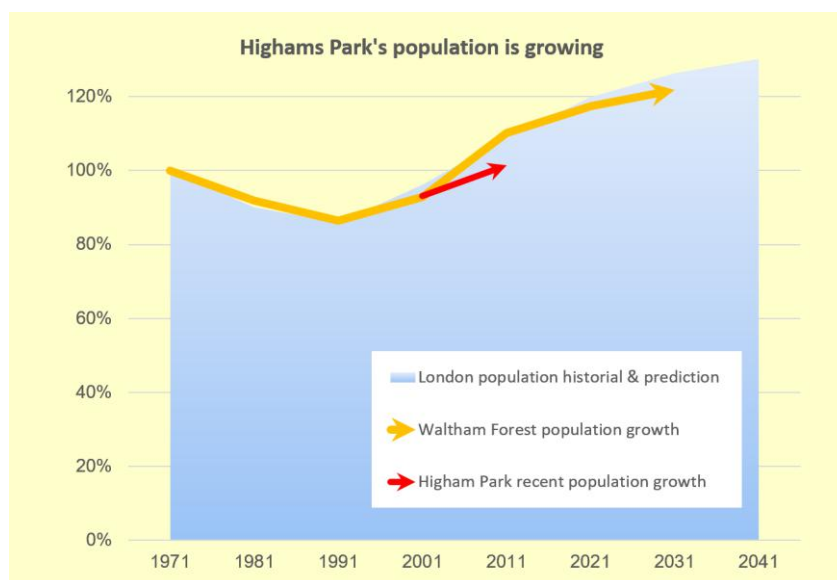
## 8.9. Census data for 2011 reveals the following statistics for the Area:

(More detailed statistics are shown in the Plan's Evidence Base in the "LOCAL AREA PROFILE").

**Fig 4. Population Changes**



**Fig 5. Population Growth**



## 8.10. Policy Context continued

8.11. For many of the Area's young people there is a serious issue with affordability, with many being forced to leave the Area due to the high entry cost of the local housing market. To help address this, the Plan supports LBWF's policy CS2 for 50% of new homes to be affordable.



# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

- 8.1.** GLA ward based population density projections suggest increasing population density across the Plan Area during the lifetime of the Plan. Given the very limited capacity for additional development on the Area, this suggests increasing household size is likely to be a factor. Development of new homes outside HPDC should be focused on addressing the need to provide larger family homes of three and four bedrooms.
- 8.2.** For those approaching retirement, there are few suitable properties which might allow people to 'downsize' to a smaller more manageable property, whilst remaining close to friends and local amenities. This in turn means there is a considerable proportion of under-utilised family homes in the Area. To help address this, the Plan supports proposals for new homes specifically catering for older residents seeking to downsize, but wishing to remain within the Plan Area. Such homes might well be larger than minimum standards and offer additional features to encourage them to downsize from their current larger, often well-appointed, homes.
- 8.3.** An Article 4 Direction is in place across the whole of Waltham Forest which removes the Permitted Development rights pertaining to the creation of Homes in Multiple Occupation and policies that would apply to any such application are contained in the Waltham Forest Development Plan.
- 8.4.** However, concerns have been expressed about the condition of some properties in the Area which have been sub-divided into more than one home but which fall outside of the HMO criteria - particularly about the poor quality of such development. The conversion of houses into multiple units should generally be resisted and high standards enforced where they are granted consent.
- 8.5.** In the case of new conversions people felt that there should be restrictions covering:
- the number of units to be provided within an existing property;
  - the effect on the character and appearance of the building, gardens or adjacent buildings or the streetscape;
  - the impact on neighbouring residential properties and amenities;
  - the provision of adequate storage space for waste and recycling bins and containers.
- 8.6.** The above issues are addressed in LBWF Policy DM6B so it was not necessary to include them in the HP Plan Policy HDA2, however, as these are issues of concern to local people it was considered that they were worthy of mention in the policy context.
- 8.7.** The Plan therefore requires that the sub-division of any existing building within the Plan Area for the provision of housing satisfies the conditions laid out in LBWF Policy DM6B and in Policy HDA2 above. This policy requirement should also apply for retrospective approvals that may be granted from time to time.

# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

## 9. POLICY SET 6: CHARACTER, DESIGN & PUBLIC REALM (CDP)

### 9.1. **POLICY CDP1: Heritage Assets**

- 9.2. There shall be a presumption in favour of development that enhances or preserves Conservation Areas, Areas of Special Character, archaeological assets and listed buildings.
- 9.3. Development proposals within Conservation Areas or Areas of Special Character should respect the features and distinctive elements in respect of those areas and have regard to the Character Assessments within this Neighbourhood Plan.

### 9.4. **POLICY CDP2: Character & Design**

- 9.5. Development shall be of high-quality design and should complement the existing character and appearance of the Area. In all development there shall be a presumption in favour of preserving the distinct character and appearance of the Area, as well as the views across it.

- 9.6. This shall be achieved by development:

- Positively contributing to the character of existing buildings and taking into account the predominant local character, setting and any distinctive building design features as described in the relevant Character Assessment (as per **Appendix 3**) for the area in which the development is located.

New development proposals should actively demonstrate how proposals have taken into account and been informed by the local character context with reference to the context explanation in the policy context articulated in **Paragraphs 9.7 to 9.14**.

- Ensuring that mechanical plant such as air-source heat-pumps is appropriately sited and screened so as to not be visually intrusive or to cause a noise nuisance.
- Having regard to the form, materials, scale, height, mass, orientation, pattern and grain of surrounding buildings, streets and spaces.
- Respecting the building lines and the predominant character of the road in which the property is located.
- Respecting Locally Significant Views as detailed in **Appendix 4**.
- Providing, where possible, public realm improvements.
- Contributing to the delivery of quality homes and streets that are attractive, functional and sustainable in accordance with the criteria set out in Building for Life 12.

# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

## 9.7. Policy Context

- 9.8. Development shall be of high-quality design and complement the existing styles of the Area, parts of which are covered by Conservation Areas and one Area of Special Character (**Objective 6**).
- 9.9. Many parts of the Plan Area have a clear architectural heritage – with an attractive character and a distinct local identity. These positive features need to be protected and preserved. New developments in such areas need to fit in rather than stand out.
- 9.10. Development in the Plan Area over the past 140 years has delivered styles and character in different parts of the Area that are different in appearance. To guide developers as to how to comply with the Plan's policies regarding character and design, the Area has been subdivided into nine "character areas". The Plan requires that development within a character area must be consistent with the design principles summarised in the "character assessment" for that character area with the exception of Area 8 "Aldriche Way" where development should reflect the character of the residential development in Character Assessment Area 9. A map showing the Character Areas and the respective Character Assessments are contained in **Appendix 3**.
- 9.11. The character of the Area is largely dictated by the height of the existing buildings and the mature tree backdrop. Much of the Area consists of semi-detached or terraced housing that is normally two or three storeys high; blocks of flats that have been built since the 1950s are generally up to three storeys in height. Development higher than three storeys outside of HPDC is likely to result in damage to the character of the Area.
- 9.12. Innovation is welcome, however, proposals should clearly demonstrate how they will sit comfortably within the local context.
- 9.13. The Plan endorses the 12 criteria set out in the 'Building for Life 12' document - published in 2012 by Design Council CABE, Design for Homes and the Home Builders Association. This sets out "the industry standard, endorsed by the Government, for well-designed homes and neighbourhoods that local communities, local authorities and developers are invited to use to stimulate conversations about creating good places to live".
- 9.14. The Area has an abundance of street trees, trees in domestic gardens and other areas of open space together with planted highway verges which are widely appreciated and valued by those living and working in the Area. These have an important role in contributing to the overall character of the Area. Many of the trees are protected by tree preservation orders (TPOs) including all trees in Conservation Areas. The following conditions should be applied to any consents granted where such trees could be affected.
- Developers should take appropriate measures to ensure that no damage is done to trees and verges in the public realm adjacent to the development site during construction and subsequent sale of properties on the site.
  - Trees that fail/die by the second planting season or need to be removed for reasons of sound arboricultural practice shall be replaced, where appropriate with suitable species; ideally in the first available planting season.
  - The loss of planted highway verges should be resisted.

During the consultations for the Plan many people expressed a desire for improvements to the Public Realm in the area, in particular:

# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

- Removal of “street clutter” such as unused public phone boxes and similar items.
- Rationalisation and improved signage throughout the Area.
- Improvements to pavements and road surfaces.



# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

## 10. POLICY SET 7: BIODIVERSITY & NATURE CONSERVATION (BNC)

### 10.1. POLICY BNC1: Biodiversity & Nature Conservation

#### 10.2. All development shall:

- Identify wildlife habitats within, and in areas immediately adjacent to, the development site and, where practical, provide green landscaping as a continuation with these areas, linking as green corridors across the site and taking account of the type of habitat best suited for such a continuation.
- Maintain and enhance existing on-site biodiversity assets, and provide for wildlife needs on site, where possible.
- Avoid a design that will have a detrimental effect on wildlife habitats by robust assessment of local biodiversity, pollution and other significant environmental factors.
- Include bird and bat boxes, green roofs, green walls and other appropriate green infrastructure measures such as active green spaces and/or pocket parks in the development design.

10.3. Development shall aim to avoid adverse effects on Epping Forest SAC, the other Green Spaces listed in **Policy GNE1** and the Ching Brook and its banks by undertaking HRA screening of individual developments (if required) and, if necessary, incorporating measures into scheme designs to avoid potential adverse effects on the SAC and other Local Green Spaces.

10.4. Landscaping proposals in new development shall be supported by an ecology assessment which will demonstrate how the scheme will contribute to local landscape quality and avoid where possible the introduction of invasive species of flora.

10.5. Robust justification will need to be provided in any planning application for development which will involve the loss of one or more mature trees.

10.6. Development which involves the loss of established trees will need to demonstrate measures which compensate for the loss of any tree and any habitat lost to the satisfaction of the local planning authority.

### 10.7. Policy Context

10.8. Development shall be climate resilient and of high environmental sustainability standards (**Objective 7**).

10.9. The Plan supports the sustainable development requirements outlined in the London Plan which states that:

“A. The highest standards of sustainable design and construction should be achieved in London to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime.

B. Development proposals should demonstrate that sustainable design standards are integral to the proposal, including its construction and operation, and ensure that they are considered at the beginning of the design process.

# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

**C.** Major development proposals should meet the minimum standards outlined in the Mayor's supplementary planning guidance and this should be clearly demonstrated within a design and access statement."

- 10.10.** Epping Forest is a special area of conservation (SAC) of international importance. Parts of the SAC lie within the Plan Area. **Policy BNC1** paragraph 10.3. recognises the importance of the SAC and is intended to ensure that nearby development does not have a detrimental effect on the environment of the SAC.

Given the importance to local people of the sites designated in **Policy GNE1**, **Policy BNC1** also seeks to protect these sites from the adverse effects of development.

- 10.11.** In **Policy BNC1** paragraph 10.3 the Plan recognises the importance of the Ching Brook as an important green corridor through the Plan Area, its designation in the LBWF Local Plan as a site of Archaeological Importance and the need to protect the habitat surrounding the Ching Brook from any adverse effects that may arise from development.

Accordingly, the Plan recommends that the following measures should be considered for proposed development near the River Ching:

- A naturalised buffer zone of at least 8 metres from the top of the bank of the River Ching / Ching Brook The buffer zone should be designed and managed for the benefit of biodiversity, e.g. by planting of locally appropriate species native to the UK, and otherwise 'undisturbed' by development i.e. no fencing, footpaths or other development and should not include formal landscaping. A buffer zone will provide multiple benefits including natural flood management, aesthetically pleasing space and improved habitats for local biodiversity.
- If invasive species are present, these should be removed with consideration for a long term management and control plan. When visiting any site, work methods should include appropriate biosecurity measures to prevent the spread and contamination of Invasive Non-native Species in order to avoid contravention of the Wildlife and Countryside Act 1981.
- The proposed development has the potential to cause light spill onto the River Ching / Ching Brook Light spill from external artificial lighting disrupts the natural diurnal rhythms of a range of wildlife using and inhabiting the river and its corridor habitat, and in particular is inhibitive to bats utilising the river corridor.

To minimise light spill, development proposals should consider location and direction of external artificial lights to be such that the lighting levels within 8/5 metres of the top of bank of the watercourse are maintained at background levels of 0-2 lux.

- 10.12.** The Plan also acknowledges the designation of the Ching Brook as a designated water body under the Water Framework Directive and supports compliance with Policy 5.4 of the London Plan ("Retrofitting") and the Mayor's SPG for Sustainable Design & Construction section on Water Efficiency.
- 10.13.** The London Plan (7.64) says "trees play an invaluable role in terms of the natural environment, air quality, adapting to and mitigating climate change and contributing to the quality and character of London's environment". The Mayor wants to see "an increase in tree cover with an additional two million trees by 2025".

# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

- 10.14.** The Area has an abundance of street trees which are widely appreciated and valued by those living and working in the Area, and have an important role in contributing to the overall character of the Area. Many of the trees are protected by TPOs including all trees in Conservation Areas. Accordingly, the Plan aims to support the goals of the London Plan through **Policy BNC1** above.

# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

## 11. POLICY SET 8: DEVELOPER CONTRIBUTIONS (DCO)

### 11.1. POLICY DCO1: Developer Contributions

- 11.2. Community Infrastructure Levy funds to be expended in the Plan Area should be focused on the projects listed in Table 1. “HPPG Projects” in Annex 1.
- 11.3. Where appropriate, developer contributions should be directed to mitigating impacts on the Plan Area.
- 11.4. Where appropriate, funding for maintenance of landscaping or other facilities, should be secured as an up-front capital contribution.

### 11.5. Policy Context

- 11.6. One of the key aims of this Plan is to ensure that development in the Area brings clear benefits to the local community. During consultations, HPPG found that many residents would like it made easier to see how planning agreements (such as section 106 agreements) drawn up between the Council and developers will be used to benefit the Area. This Plan sets out proposals for a far more open, transparent and accountable process for allocating the funds payable to the community from new developments in the Area.
- 11.7. The NPPF (175) says the Community Infrastructure Levy (CIL) should “place control over a meaningful proportion of the funds raised with the neighbourhoods where development takes place”. In areas with approved Neighbourhood Plans, the government has specified that a minimum of 25% of CIL money should be spent in the neighbourhood plan areas. This Plan strongly supports this measure and urges the Council to use this Plan as the basis for allocating CIL money in this Area.
- 11.8. Through local consultation and engagement, HPPG has identified a series of measures and aspirations which would benefit from CIL funding. The list in Section 12.5 below sets out the main priority areas for such spending. These projects and schemes - as identified in **Annex 1** to this Plan should be the main recipients of planning gain monies (such as S106 agreements, CIL, and any other such schemes) in the Area.

## 12. DELIVERY PLAN

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**12.1.** In order for the Vision, Objectives and Policies of this Plan to be delivered, a range of organisations and groups will need to work in close collaboration. The Delivery Plan in **Table 1** (below) sets out the mechanism for this to happen. The fulfilment of one policy does not remove the need to satisfy any of the other policies to be in accord with this Plan.

**12.2.** The Delivery Plan sets out the following timescales for each Objective (O) and Policy:

- Ongoing - throughout the lifetime of the Plan
- Immediate - upon approval of the Plan
- Short - within one year of the approval of the Plan
- Medium - between one and five years of the Plan being approved
- Long - between five years and the end period of the Plan

**12.3. Annex 1 Aspirations, Projects & Actions** (including recommendations for the implementation of policies) is intended to help guide the Council, developers, and other relevant agencies as to how the community wants development to be shaped in the Area. Given that it is not possible to accurately predict the size and scale of future development in the Area these projects have not been costed or agreed. However, together with the recommendations these projects should inform Council policy - in particular with regard to the allocation of developer contributions in the Area.

**12.4.** The list below indicates the schemes and projects which should be given priority for the spending of developer contributions (both CIL and S106) in the Area.

**12.5. List of Priorities for allocation of CIL Monies**

- i. Improvements to existing parks/green/open space and provision of new public green/open space.
- ii. Additional tree planting in the public realm where requested by local residents. Planting of such trees shall be subject to the Council's normal procedures.
- iii. Contributions to the improvement and expansion of public facilities in the Area. This shall include Hale End Library (extended use and opening hours). Money shall also be made available for new community facilities and community space in The Highams Park or facilities for sports clubs at local playing fields.
- iv. Significant contributions to improvement of public transport facilities in the Area, particularly Highams Park Station – including provision of step-free access to both platforms without leaving the station.
- v. The station has been the focal point for Highams Park's development throughout its past and it seems fitting to remodel part of the car park and The Avenue to create a public open space in front of what is a dignified station building.
- vi. Improvements to HPDC, including street furniture, signs and pavements.



# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

- vii. Contributions to schemes providing more space for pedestrians and improving pavements to a high standard.
- viii. Provision of new bicycle lanes and paths and/or improve existing bicycle lanes and paths.
- ix. Additional bicycle stands; particularly in HPDC.
- ix. Funding for friends of parks and other community groups.

**TABLE 1 - DELIVERY PLAN OBJECTIVES & POLICIES**

Objective / Policy	Actions	Timescale	By Who?
O1 & GNE1	Protect and enhance existing green/open space and the local environment	Ongoing	LBWF Council, developers and local residents/community groups
O2 & PCF1/PCF2	Contribute to public facilities and bring improvements to community facilities	Immediate & Ongoing	LBWF Council planners, developers and local residents/community groups
O3 & BED1	Preservation and support of designated business areas	Ongoing and Long Term	LBWF Council planners & developers
O3 & BED2/BED3	Shops & restaurant improvements	Short Term & Ongoing	LBWF Council planners & developers
O4 & TRP1	Promotion of sustainable forms of transport including walking and cycling	Immediate and Ongoing	LBWF Council planners & developers
O5 & HDA1	Providing a range of housing types appropriate for the Area including a proportion of affordable homes.	Immediate and Ongoing	LBWF Council planners & developers
O6 & CDP1	Preserving the character of Conservation Areas and Areas of Special Character	Immediate & Ongoing	LBWF Council planners & developers
O6 & CDP2	Ensuring high quality design and that development fits in with the character of the Area	Immediate & Ongoing	LBWF Council

# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

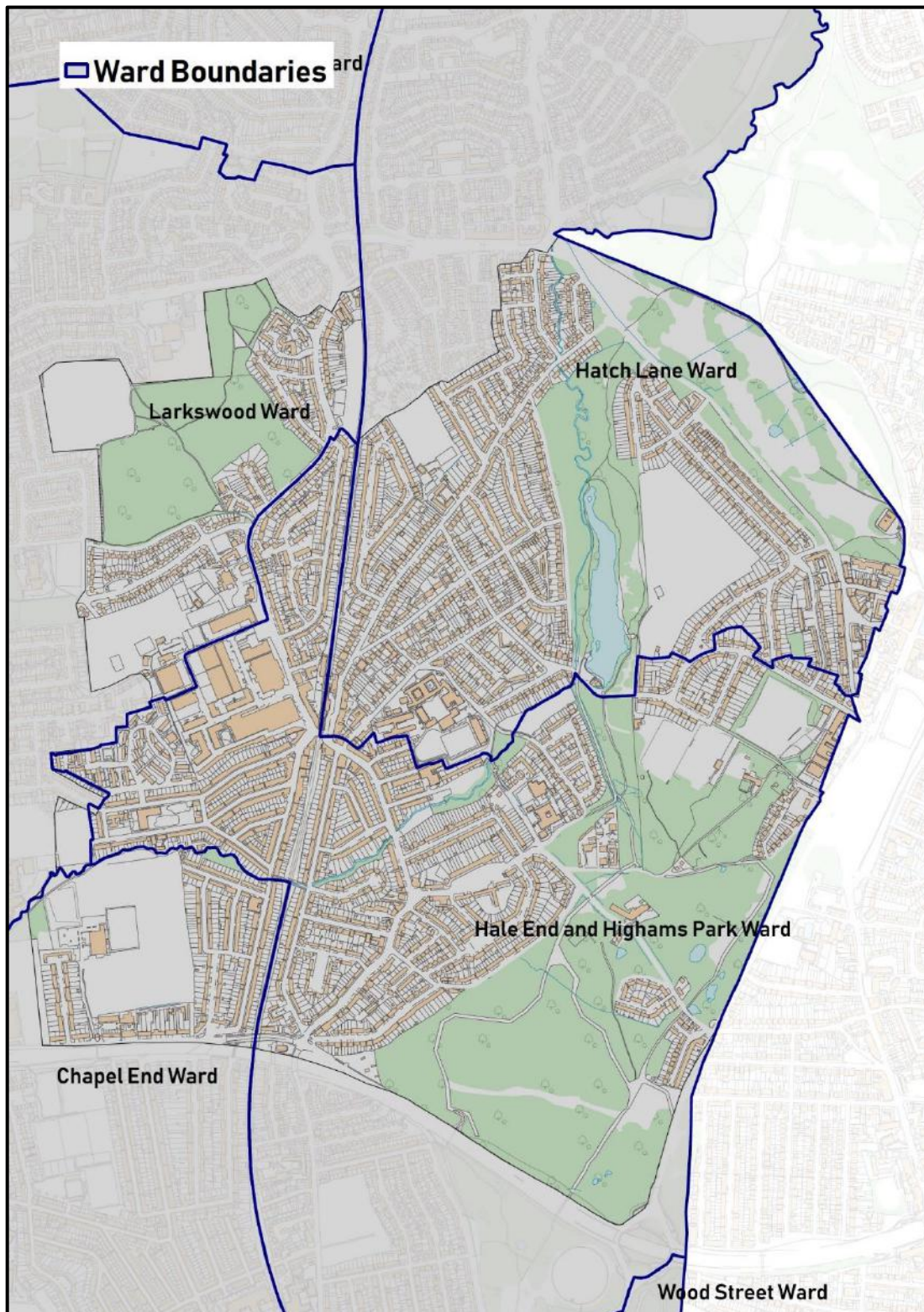
O7 & BNC1	Protecting & improving biodiversity and nature conservation	Immediate & Ongoing	LBWF Council, developers and local residents
DCO1	Implementation of Community Infrastructure Levy Priorities – <b>see Annex 1</b>	Immediate & Ongoing	LBWF Council and local residents/community groups

# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

## 13. APPENDICES:

### 13.1. APPENDIX 1: FIG 6. LOCAL AREA WARD MAP



# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

## 13.2. APPENDIX 2: LOCAL GREEN SPACE MAPS AS DESIGNATED IN POLICY GNE1

The NPPF states that:

*“The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.*

*Para 100. The Local Green Space designation should only be used where the green space is:*

- a. in reasonably close proximity to the community it serves;*
- b. demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c. local in character and is not an extensive tract of land.”*

The maps on the following pages show the boundaries of each of the Local Green Spaces designated in Policy GNE1.



# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

Figure 7: Map of green spaces to be protected under policy GNE1



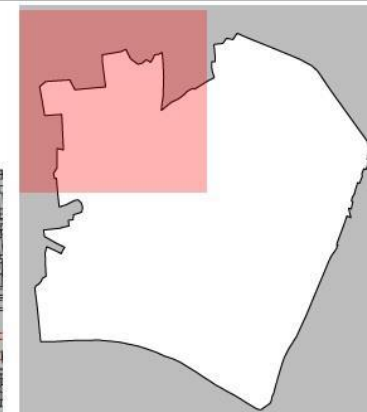


# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

**Fig. 8**

## 1 - Larkswood Park and Playing Fields



Highams Park Neighbourhood Area

Larks Wood and  
Playing Fields -  
E4 9DU

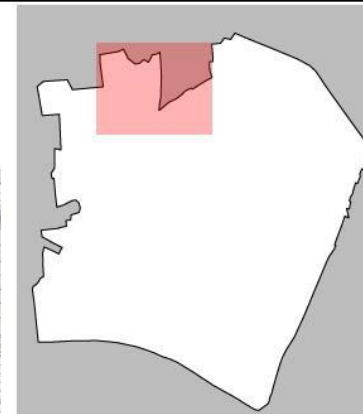
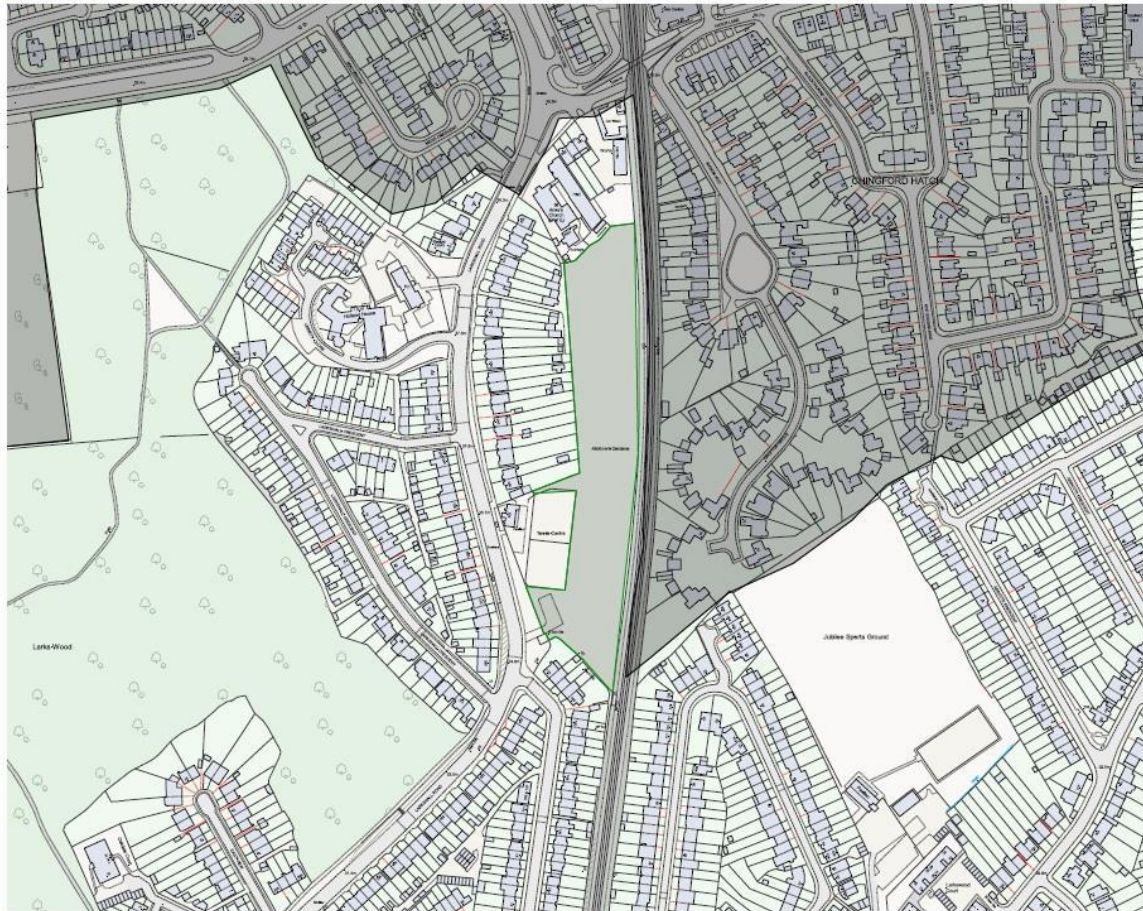


# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

**Fig. 9**

## 2 - Beechwood Allotments



Highams Park Neighbourhood Area

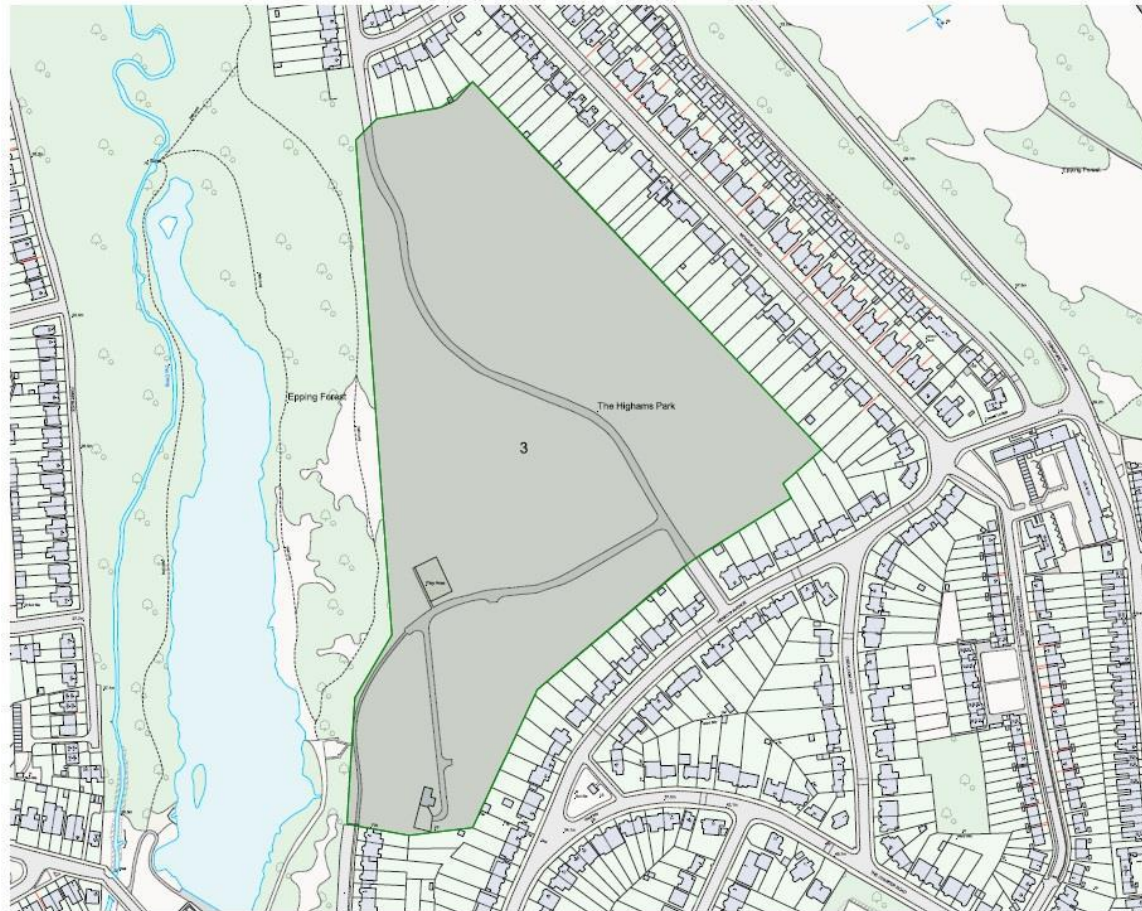
Beechwood  
Allotments,  
Larkshall Road -  
E4 9HY

# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

**Fig. 10**

## 3 - The Highams Park



Highams Park Neighbourhood Area

The Highams  
Park - IG8 9RB

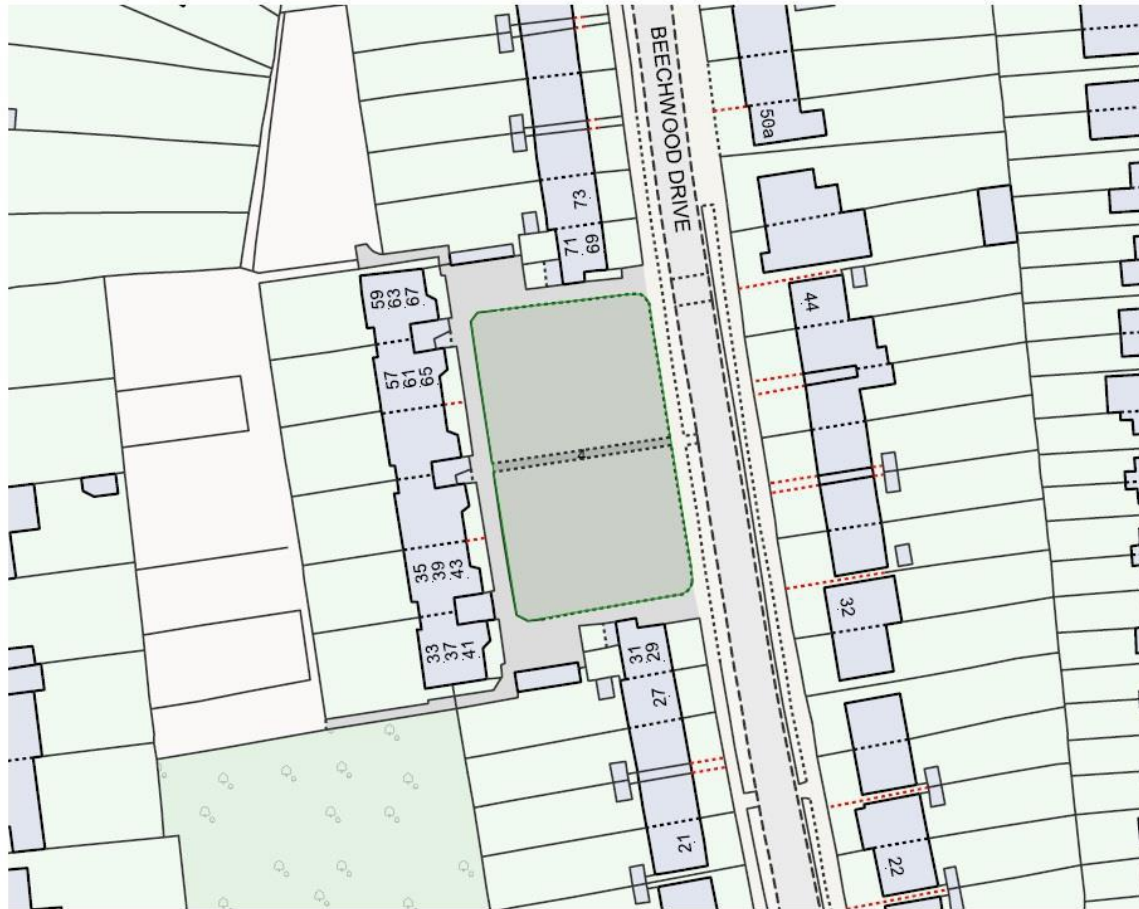


# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

**Fig. 11**

## 4 - Grassy area in front of Beechwood Drive flats



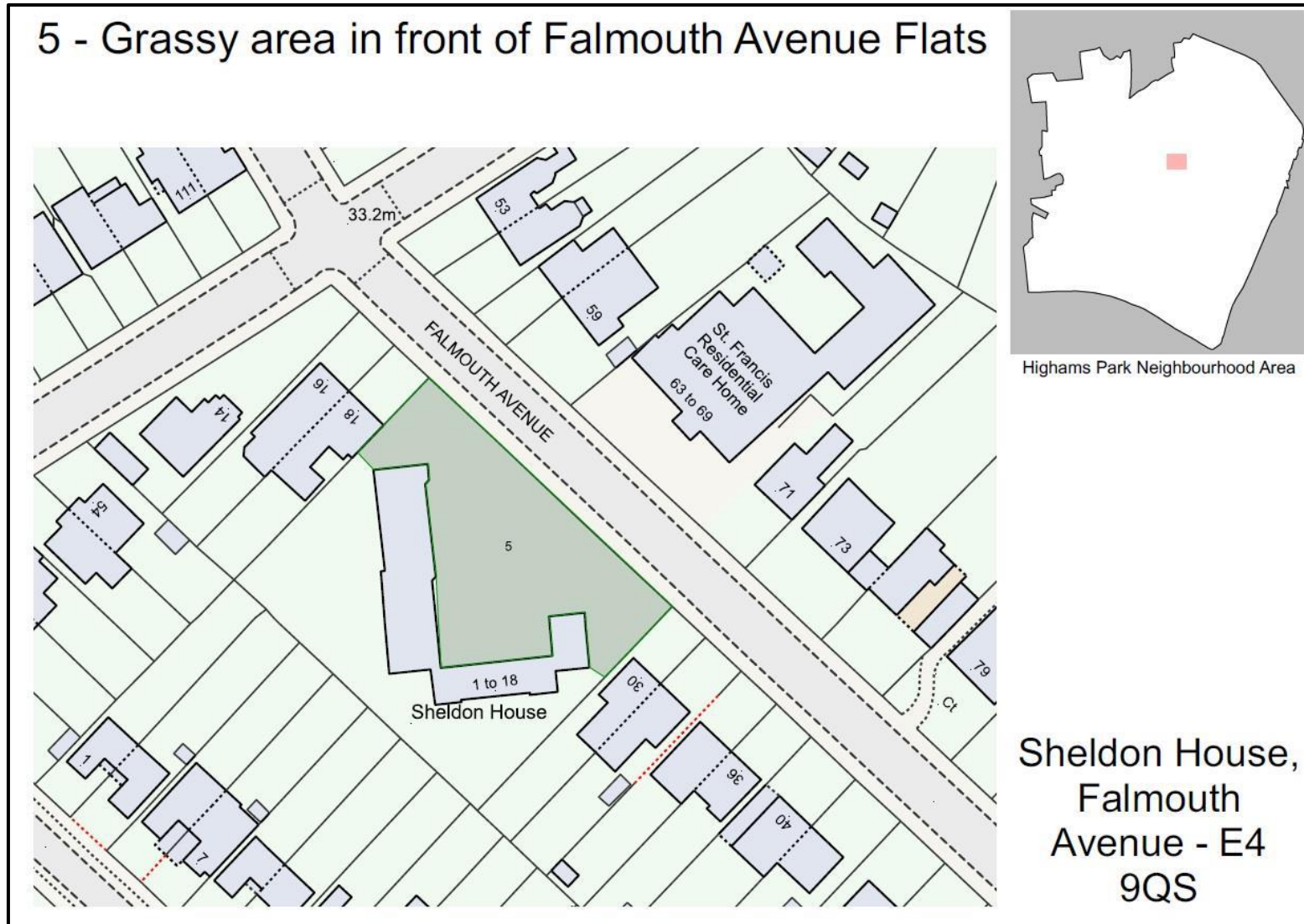
Highams Park Neighbourhood Area

Front of  
Beechwood  
Drive - IG8 9QY

# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

**Fig. 12**





# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

**Fig. 13**

6 - Green area bounded by the back gardens of Beechwood Drive



Highams Park Neighbourhood Area

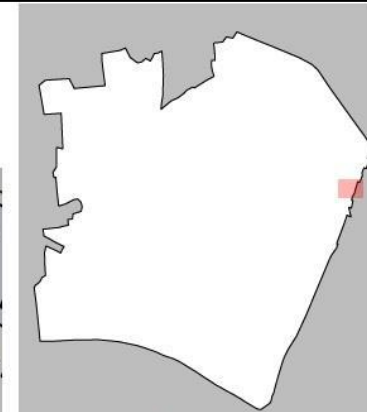
Back of  
Beechwood  
Drive - IG8 9QU

# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

**Fig. 14**

## 7 - Grassy area in front of Chingford Lane flats



Highams Park Neighbourhood Area

Front of  
Chingford Lane  
Flats, Payzes  
Gardens - IG8

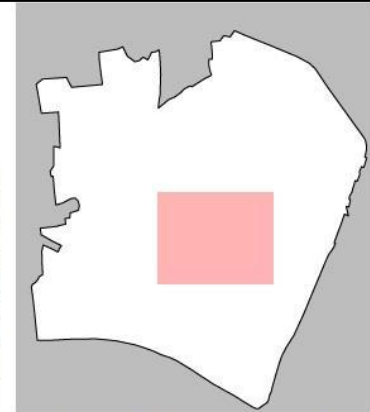


# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

**Fig. 15**

8 - All green areas bounding Brookfield Path incl hedgerow



Highams Park Neighbourhood Area

Brookfield Path  
- IG8 9PS

# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

**Fig. 16**

9 - Green area between the playing field of Woodford County High School and Nesta Rd



Highams Park Neighbourhood Area

Green Area,  
Nesta Road -  
IG8 9RG



# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

**Fig. 17**

10 - Grassy area in front of Gordon Avenue flats



Highams Park Neighbourhood Area

Gordon Avenue  
- E4 9QU

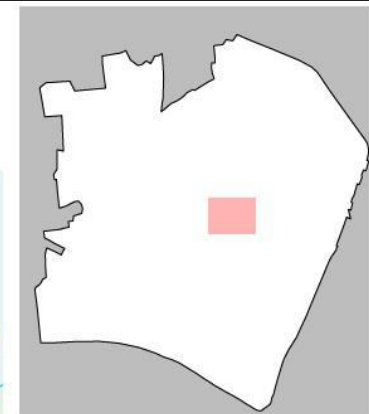


# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

**Fig. 18**

## 11 - Brookfield Allotments



Highams Park Neighbourhood Area

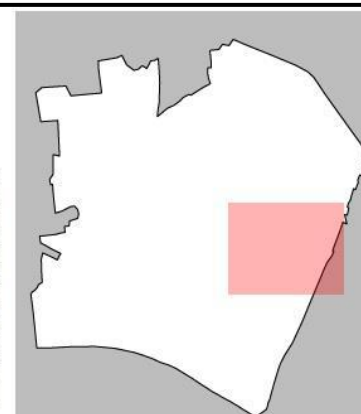
Brookfield  
Allotment,  
Alders Avenue -  
IG8 9PY

# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

**Fig. 19**

## 12 - Mallinson Park



Highams Park Neighbourhood Area

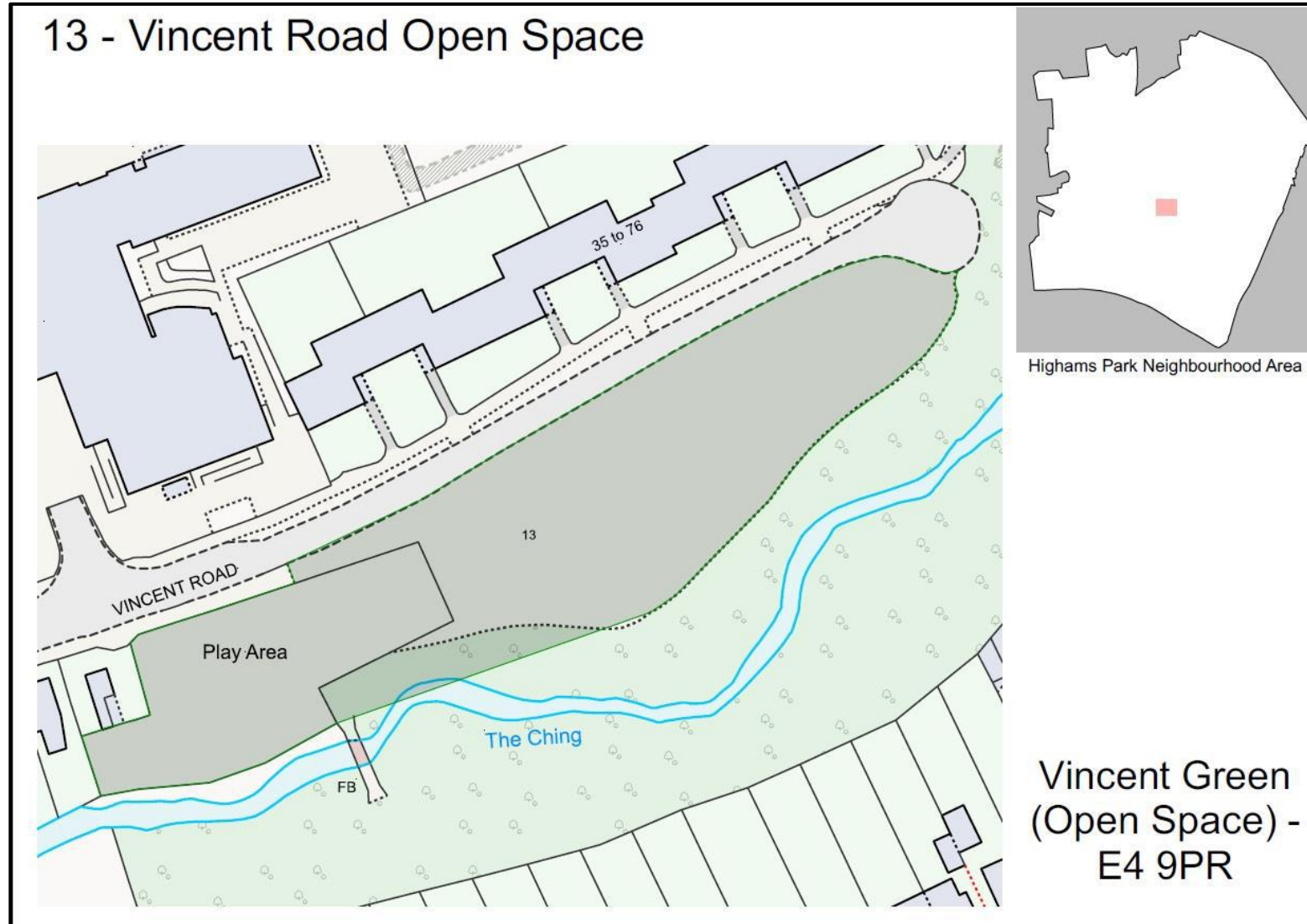
Mallinson Park -  
IG8 9LD



# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

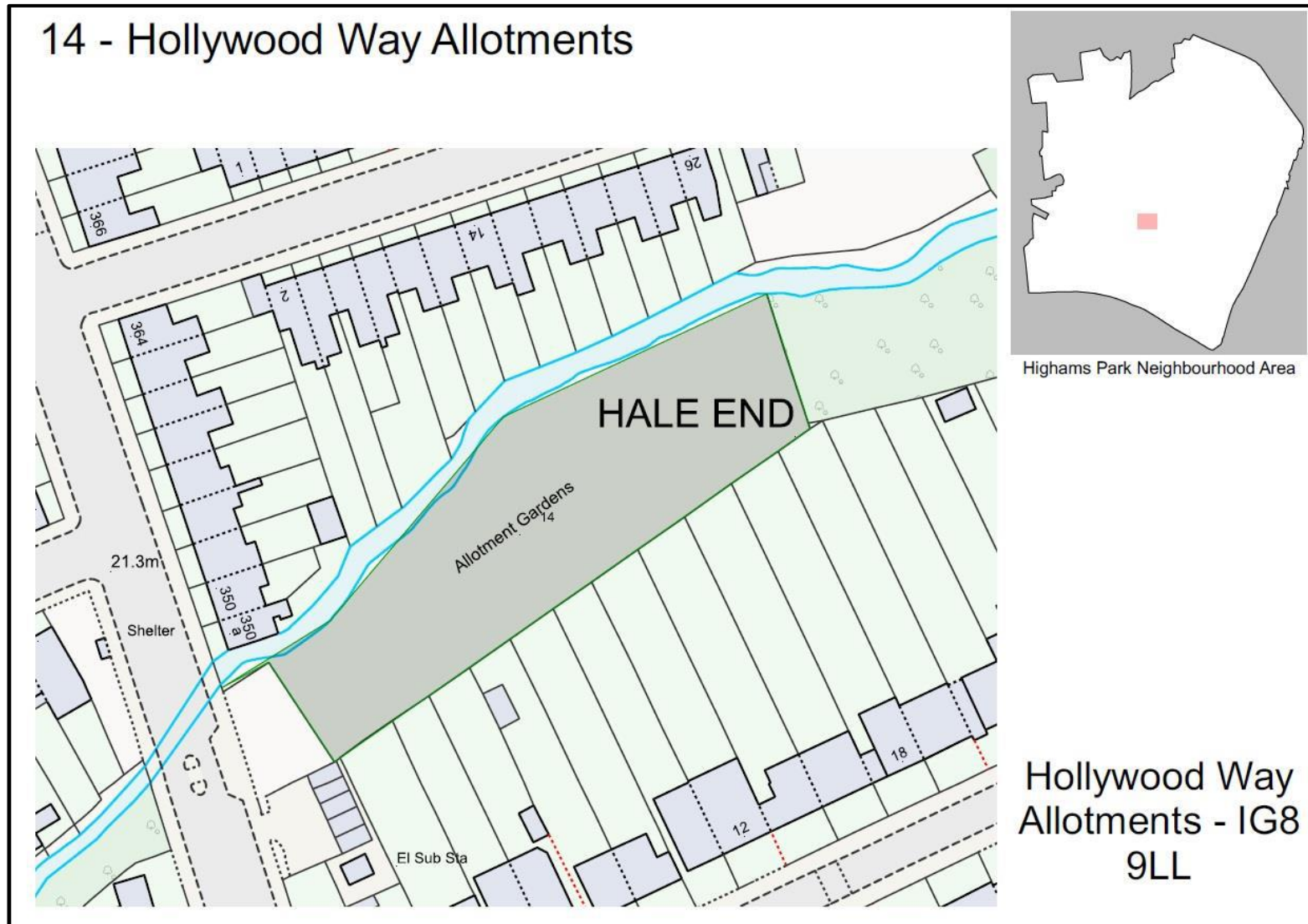
**Fig. 20**



# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

**Fig. 21**

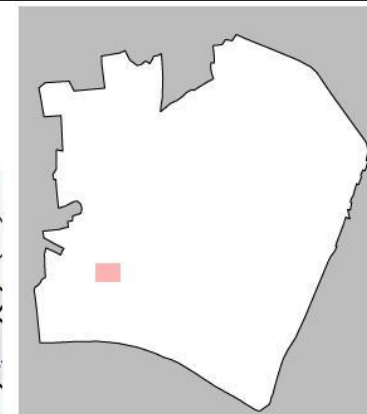


# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

**Fig. 22**

## 15 - Wickham Road Allotments



Highams Park Neighbourhood Area

Wickham Road  
Allotments - E4  
9JR



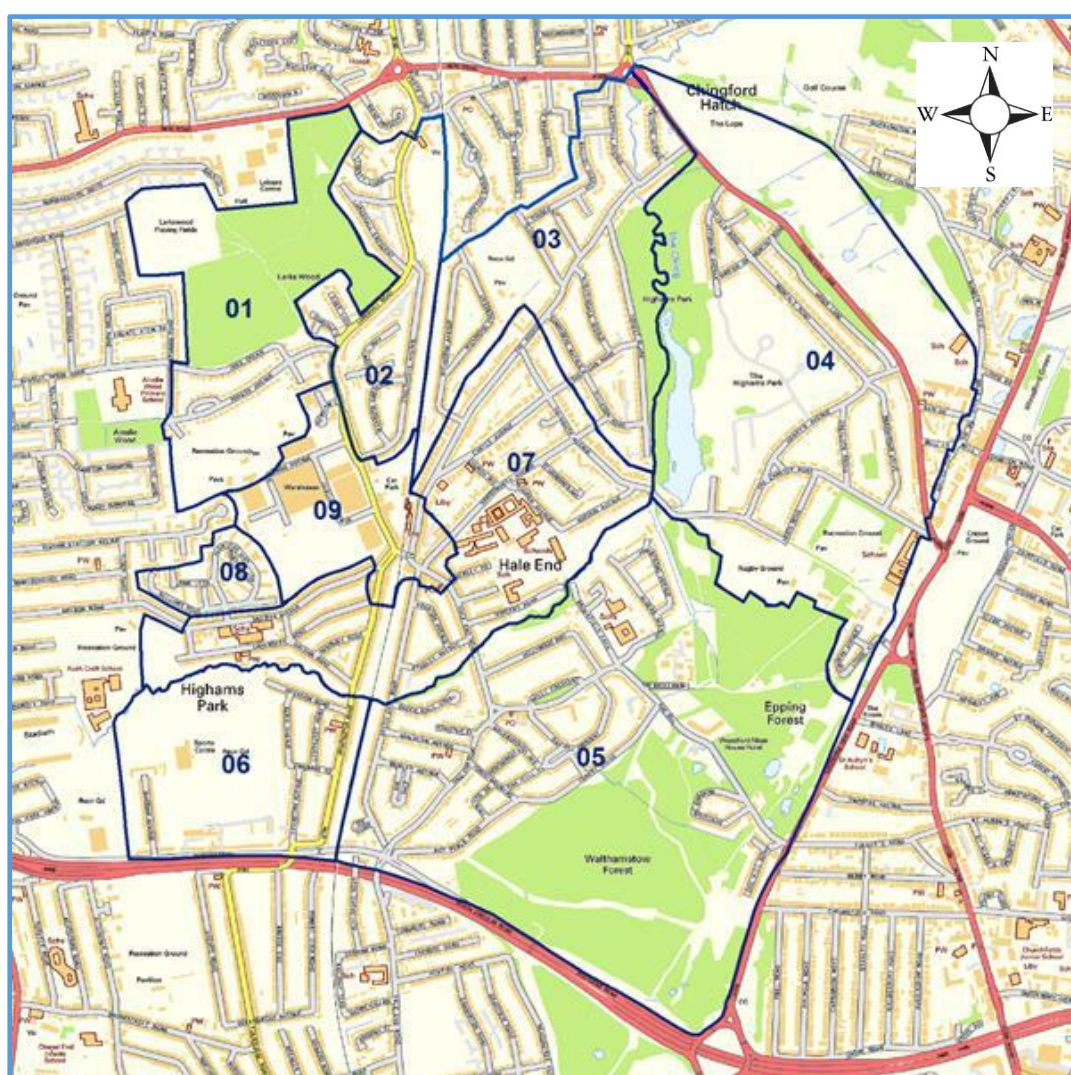
# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

## 13.3. APPENDIX 3: MAP OF CHARACTER ASSESSMENT AREAS

To guide developers as to how to comply with the Plan's policies regarding character and design, the Area has been subdivided into nine "character areas". The Plan requires that development within a character area must be consistent with the design principles summarised in the "character assessment" for that character area with the exception of Area 8 "Aldriche Way". A map showing the character areas is shown below followed by separate sections providing design guidance for each of the Character Assessments Areas.

**Fig 23. Map of Character Assessment Areas**



# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

## Character Assessment Area 1

### MAIN FEATURES OF CHARACTER AREA 1

Area 1 lies at the northwest edge of the Highams Park Plan area, west of Larkshall Crescent and north of the Highams Park Industrial Estate.

Its major feature is the Larks Wood which occupies the highest point of the plan area and for some distance around. There are two playing fields, Larkwood Playing Field to the northwest and the Rolls Sports Ground to the south, both are predominantly flat. The dominance of the woods and playing fields in the area is clearly demonstrated in fig.1 and fig 2.

The only housing in Area 1 is the Ropers Field Conservation Area, the only Conservation Area wholly within the Plan area, which lies between the Larks Wood and the Rolls Sports Ground.



### LAYOUT AND STREET FEATURES

Ropers Avenue runs just south of west from Larkshall Road and is crossed by Inks Green, which then turns to run parallel with Ropers Avenue along the southern edge of the Larks Wood. Underwood Road runs north-south at western end of both Ropers Avenue and Inks Green.

The majority of homes are therefore arranged in three rows on both sides of Ropers Avenue and on the south side of Inks Green (fig 3.), with the exception of the homes in Underwood Road and where Inks Green crosses Ropers Avenue. The homes to the west of this junction are set at 45 degrees creating large corner plots (fig. 4).

The Ropers Field Conservation Area comprises an estate of 146 properties in Ropers Avenue, Underwood Road and Inks Green, arranged largely as pairs of semi-detached houses, with some maisonettes at the eastern end of Ropers Avenue. The properties were built in 1946 by Chingford UDC in a modern style reminiscent of the Garden City properties pioneered by Ebenezer Howard.

The streetscape is consistent along Ropers Avenue with an 18 foot highway width with grass verges between the roadways and the footways, planted with a variety of trees, mostly bare cherry and plane trees. There is no grass verge along Inks Green, however, there is a generous but varied depth of grassed area to the north of the roadway before the trees of the Larks Wood begin (fig. 5). The southern section of Underwood Road is similar to Ropers Avenue, the northern section only has homes on the east side, facing the Ainslie Wood Sports Ground opposite.

Of particular note are the concrete lampposts fig 5. Some of these are now leaning and are in need of replacement.



### BUILDINGS AND DETAILS

The housing is laid out in a linear manner, with the buildings regularly spaced along the street, set back between 15 & 20 feet from the back edge of the footpaths with rear gardens of approximately 90 feet deep.

Every pair of homes has a slightly different roof design, grouped in sets of three (fig. 3). This pattern repeats throughout the estate whether properties are flats or houses.

Originally, there were hedges along the front boundaries and many of these survive, along with the steel pedestrian gates (fig.9). However, many homes have removed the hedges, widened the gateways and paved over front gardens to provide off-street parking areas and some of the gates have been replaced with wrought iron gates.





# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

## Character Assessment Area 1 (continued)

### BUILDINGS AND DETAILS continued

Details of the construction, materials and design are included in LBWF's Conservation Area note (<https://www.walthamforest.gov.uk/documents/ke24-ropers-field-conservation-area-appraisal.pdf>) but this particularly stresses the importance of the gaps between buildings and the hipped roofs which create a pleasing rhythm to the streetscape and allow views of the wood to the north from Ropers Avenue.

The low-density feel of the estate is also stressed as is the visual consistency of the verges and hedges and the style of buildings with, originally, "Crittall" style windows, porches with pitched tiled roofs, lime rendered walls and steep pitched clay-tiled roofs in consistent materials (figs. 6, 7 & 8). In some instances the original rough lime render has been replaced with smooth cement render.

Over time a number of properties have had windows replaced in inconsistent styles.

There is a small development of more modern apartments and two more recently built homes at the southern end of Inks Green and south of this with frontage to Larkshall Road is Naseberry Court, a former mental health unit. These units are inconsistent with the character of the rest of Area 1.



### LANDMARKS AND NOTABLE BUILDINGS

There are no notable buildings within Area 1, however, the Larks Wood and the two playing fields dominate the area and provide significant and important leisure uses in the Plan area. Included within this area are the West Essex Cricket & Football Club, The Chingford School of Tennis and the Silverthorn (fig.11) and Halex Bowls Clubs (which are both served by their own clubhouses).

The wood offers informal walks and the sports grounds more organised leisure opportunities. The two bowls clubs create important social and leisure opportunities especially for older residents.

In addition there is a small, oval garden area at the western end of Ropers Avenue, which adds to the sense of open space and greenery in the area (fig. 10).



# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

## Character Assessment Area 2

### MAIN FEATURES OF CHARACTER AREA 2

Area 2 lies to the north of Highams Park centre and the Business Area, bounded on the east by the railway line and the west by Larkswold. It is almost exclusively residential, composed of mainly terraced or semi-detached two-storey homes. Larkshall Road, which has existed on its current alignment since the 19<sup>th</sup> century, forms the spine of the sub-area and is its main thoroughfare.

### LAYOUT AND STREET FEATURES

Many roads contain gentle curves (fig 1), which add interest to the street scene, and are dotted with occasional street trees. Some streets have grass verges. At the northern end of the sub-area a section of street shrubbery separates the pavements on Larkshall Road from the road. There are no large areas of public open space within the sub-area although there are some small greens, such as the verge and triangle next to St Anne's Church (fig 2) and the grassy mound in Linnet Close. At the southern end of Larkshall Road there is a substantial central island with mature planting. Whitehall Tennis Club and Beechwood Allotments create a space in the residential run of houses in Larkshall Road adjacent to the railway line and provide a pleasing long view across the south east to Epping Forest (fig 3).

Throughout the sub-area building frontages are closely aligned to the street layout in long runs of terraces or semi-detached houses equidistant from the pavement, giving significant visual coherence to the street scene (fig 4). Building plots are regular and generally long and thin with reasonable sized back gardens and small to moderate front gardens with well-defined frontages onto the streets. There is street parking throughout.

### BUILDINGS AND DETAILS

Although there are a variety of building styles throughout the sub-area, each street consists almost exclusively of the same one or two designs, with only minor variations. This adds visual integrity to streetscapes and is much appreciated by residents.

The northern section of Larkshall Road and roads to the west contain mostly 1920s built terraced and semi-detached housing. Houses to the east were built in the 1930s or later. Terraces predominate in this section. There are smaller areas of more modern housing in Oakdale Gardens, Linnet Close and leading off Warboys Crescent in Avril Way, Village Close and Greenwood Drive. Larkshall Road itself shows the greatest diversity of styles and contains a few larger properties.

Both semi-detached and terraced housing are built with two storeys and clay tiled front to back pitched main roofs. Common roof lines add visual coherence along the streets. Walls are mainly of red brick, with at least part rendering applied to most dwellings.

Double height bay windows predominate, either capped with a small flat roof or with a gable-fronted projecting pitched roof (figs 1 and 5). Many homes also feature projecting "box-bay" windows of varying styles to the smaller front bedrooms, usually above the entrance doors (fig 5) and sometimes on the side walls of end terrace houses. Windows are mostly vertical mullion casements with upper quarter opening lights.





# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

## Character Assessment Area 2 (continued)

### BUILDINGS AND DETAILS continued

Slightly larger properties end the run of terraces at several junctions in the streets to the east of Larkshall Road. These maintain the style of their neighbours but complete the terrace with symmetrically designed end walls featuring gables, upper floor box windows and the 'front' door moved to the side of the house (fig 6).

Many properties retain original features such as decoration to the gables and rendering (fig 7), patterned glass to some of the windows (fig 8) or small, projecting wooden porches (figs 8 & 9).

Terrace front gardens are generally small and insufficient for conversion into parking although there is more scope for this in the slightly larger front gardens of semi-detached properties. A small number of properties have adjoining garages. Modest green landscaping in most front gardens adds to the garden ambience of the sub-area.

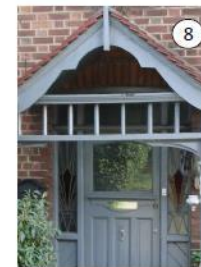
A section of land to the west of Larkshall Road rises steeply, causing the terraces on East View and Larkshall Crescent to be built into the hillside, with deep brickwork beneath some ground floor bays, several steps to the front door and sloping gardens (figs 10 & 11).

Properties on the newer streets are of more utilitarian design with few if any distinguishing decorative features.

### LANDMARKS AND NOTABLE BUILDINGS

St Anne's Church (Anglican), built in the 1950s, lies at the northern end of the sub-area, on Larkshall Road (fig 12). It is brick built, with an imposing square tower fronting the road. The church complex occupies a substantial plot, with two conjoined halls to the side, and a vicarage and gardens to the rear. It provides much valued community facilities beyond its primary religious use.

The Larkshall public house lies at the northern end of the sub-area on Larkshall Road (fig 13). It is locally listed and set back from the road amongst mature trees and shrubbery. A part-Victorian, part late 16<sup>th</sup> Century timber-framed, former farmhouse, it was converted to a public house in 1982 and is a rare reminder of the area's rural past.





# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

## Character Assessment Area 3

### MAIN FEATURES OF CHARACTER AREA 3

Lying between The Highams Park, the forest and the Ching brook to the east, the railway line to the west and Chingford Hatch to the north, the prevailing feature of this area is its traditional street patterns of straight or winding roads of terraces or runs of semi-detached houses (figs 1 & 2). Most housing is from the inter-war period although Forest Glade has some older, pre-war properties and there are isolated examples of small pockets of more modern housing. There are no public buildings. Jubilee sports ground opens up a green area to the west of the sub-area and a swathe of forest to the east of Forest Glade is much valued by the public. Glimpses of the Ching can be seen running between houses from Chingford Hatch before it becomes more visible and accessible in the forest east of Forest Glade.

The overall impression of the sub-area is of open-aspect, well-spaced roads dotted with plentiful street trees. Many of these are blossom trees that enrich the area with a fragile beauty in the spring. Most street trees are of medium size although there are bigger specimens in some roads. The forest to the east and north, and the views across sub-area 1 to Larks Wood furnish the roads with a calming green backdrop in many directions.

### LAYOUT AND STREET FEATURES

House frontages lie at a regular distance from the street lines, with small to moderate sized front gardens. Most houses, including the terraces, have reasonable sized back gardens that ensure further greenery is visible over roof tops in the shape of mature garden trees. Dotted throughout the sub-area are small pockets of landscaped green space, such as in in Balliol Avenue, Richmond Crescent (fig 3) and at the western junction of The Avenue and Abbotts Crescent. There are grass verges on Balliol Avenue and Waterhall Avenue.

The “across the corner” style of some of the semi-detached homes brings front gardens up to the corners of road junctions, enhancing the “garden” feel of the area (fig 4). There is street parking throughout although a number of houses have attached garages or hard standing on front gardens across dropped kerbs. Some streets have part-pavement parking (fig 1). Forest Glade is a private road and is unmade and unlit.

### BUILDINGS AND DETAILS

The majority of houses are of a very similar style, giving a consistency of appearance throughout. Both semi-detached and terraced housing are two storey with clay tiled front to back pitched main roofs. Common roof lines add visual coherence along the streets.

Terraces are grouped in rows of four to eight homes with gable ends to the terraces (fig 1). Semi-detached homes are more prevalent in the north east of the area and mostly feature hipped roofs (fig 5&6). Chimneys remain apparent throughout. Walls are predominantly of red brick, with part or full rendering applied to most dwellings. The gaps between the pairs of semi-detached homes and between runs of terraces are a feature of the area, allowing light and views through.



# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

## Character Assessment Area 3 (continued)

### BUILDINGS AND DETAILS continued

Double height bay windows predominate, either capped with a small flat roof (figs 1 & 4) or with a gable-fronted projecting pitched roof (figs 5 & 6). Many homes also feature projecting “box-bay” windows of varying styles to the smaller front bedrooms, usually above the entrance doors (figs 5 & 6) and sometimes on the side walls of semi-detached houses. Windows are mostly vertical mullion casements with upper quarter opening lights.

Porches, either recessed with simple decorative features to the brickwork (fig 7) or constructed from a projecting wooden framework (fig 8), are an original characteristic on many homes.

Throughout the sub-area many houses have front gardens sufficiently deep to provide the option of hard-standing for off-street car parking or, in the case of semi-detached homes, were built with attached garages and driveways (fig 6).

There is a row of ten semi-detached bungalows at the northeastern end of The Avenue after it crosses The Ching brook. These are in a consistent, “halls-adjointing” style, with gable fronted bays at either end of the pairs (fig 9). Beyond this are five detached homes in a variety of styles but with a common feature of dormer windows to their first floor (fig 10).

Pockets of more recent buildings lie in the sub-area: a short run of houses in Harman Close, Richmond Crescent and Betoyn Avenue, a block of six flats on Clivedon Road, a group of maisonettes in Forest Glade, and Larkwood Court, a larger number of apartments on the western side of The Avenue. Although not in the style of the adjacent buildings, these newer additions largely have their frontages in keeping with neighbouring properties’ building lines although other features show varying success at blending with the local character.

### LANDMARKS AND NOTABLE BUILDINGS

Some of the houses on Sheredan Road and Clivedon Road were built as part of a ‘Garden Village’ experiment and are mainly detached. Each house presents very distinct features, but common to them are hipped roofs allowing light between buildings which are placed quite close together. Overall they are sufficiently complementary in style and proximity to give that section coherence (figs 11, 12 & 13).

The ‘Fairy Glen’ of trees and shrubs on Sheredan Road has the effect of extending the forest to their doorsteps for residents in the small group of Garden Village detached houses behind it (fig 13, Glen to the right of the picture).





# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

## Character Assessment Area 4

### MAIN FEATURES OF CHARACTER AREA 4

The area is predominately residential set within a mature natural landscape. It includes The Highams Park and wood surrounded lake (fig 2). Epping Forest is located to the north and the south and passes through the western side of the area along the route of the River Ching. The forest is all public accessible open amenity space. The Mallinson Park Arboretum lies to the south. The playing fields of Woodford County High School and Woodford Rugby Club are also ringed with mature trees.

The area includes parts of Woodford Green *Conservation Area* on its eastern fringe and The Highams Estate *Area of Special Character*, across a lot of the rest of the area. The Highams Estate was mostly built in the early 1930s by the Warner family and is located within the area that was originally the Humphry Repton designed landscape surrounding Higham House (now Woodford County High School).

### LAYOUT AND STREET FEATURES

Within the Highams Estate, the streets are generally wide with generous pavement widths, planted with street trees (fig 1). Homes are generally set well back with garages and off-street parking while maintaining sufficient space for front garden vegetation. Chingford Lane is a similar width also with street trees, but the building line is closer to the road and so there is almost no off-street parking and pavement parking has been introduced. The Woodford Conservation Area has a narrower older street form.

There are established green areas at the junction of Chingford Lane and Mill Lane (fig 10) and at The Charter Road and Henry's Avenue. There are multiple access points to The Highams Park and Epping Forest creating a network of pedestrian routes across the area.

### BUILDINGS AND DETAILS

The Highams Estate *Area of Special Character* is predominantly symmetrical semi-detached homes set as pavilion forms (fig 3) within a mature wooded setting, with views between the buildings to mature trees behind as well as extensive street trees. The building line respects the road and is set back from pavements behind low walls or hedges and maintaining a good proportion of their traditional planted front gardens. The use of hipped roofs and symmetry between individual semi pairs reinforces the pavilion format even though there is considerable variety of different plan and detailing across the Estate. Materials within the Estate vary in fine detail, but facades are mostly in brick and pebbledash render, with red or dark red weathered clay tiles on steep roofs with dominant symmetrical feature chimney stacks. Windows are vertical in format with dominant bay windows being an almost universal feature. Some plots are detached, yet maintain the same pavilion format (fig 4 & 5).

To the northeast of Montalt Road are The Lodges (fig 6), which comprise six pairs of substantial semi-detached houses erected in 1897 and subsequently subdivided into multiple flats pre-dating The Highams Estate. On Chingford Road is a "Warner" terrace (fig 7) of the format used more extensively in Walthamstow, including some purposed designed flats with their trademark paired doors within an arched single porch. Many of the details are similar to those on the Highams Estate but applied to higher density housing. Across the road is an older Victorian terrace (fig 10) with smaller cottage style terraces of a similar age in Elm Grove.



# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

## Character Assessment Area 4 (continued)

### BUILDINGS AND DETAILS continued

The *Woodford Green Conservation Area* provides its enhanced level of character protection for the many attractive buildings predominantly from the latter 19th century (fig 8).

Along Chingford Lane are various infill sites with post-war blocks of flats of four to five storeys. These include the cluster of blocks around Elm Grove, and at both the northern and southern junctions with Montalt Road. They generally have an unbroken flat roof lines and horizontal emphasis to windows and their detailing, which puts them at odds with the general character of the area.

There are better examples where blocks of flats are set back from the road to respect the general roof line and the general road line. These tend to have features that break down the larger building form using three-dimensional vertical façade elements and chimneys / ventilation stacks, often with pitched roofs to provide more flank wall interest, as well as the use of materials that are complementary to the local character (fig 9). Mature trees together with bushes and other foreground vegetation also help break up these larger buildings and provide a level of character common theme where there is mixture of different building ages and types.



### LANDMARKS AND NOTABLE BUILDINGS

There are several notable buildings within the area. At High Elms there is a terrace of six properties comprising a Grade 2 listed stucco fronted three storey villa built in the early 19th Century (no.3 High Elms). This is adjoined by a pair of Victorian town-houses, which in turn are adjoined by a terrace of three two storey homes with mansard roofs, built as Elm Terrace in 1873 and which are locally listed. To the north lies the Grade 2\* listed United Free Church by architect Charles Harrison Townsend (fig 8).

Highams House located at the top of The Charter Road and Woodford High Road, listed Grade 2, is a substantial detached house built in 1768 by William Newton and once the home of Sir William Gladstone. It is now in use as the Woodford County High School for Girls.

St Margaret's on Woodford New Road is listed Grade 2 and comprises a much-altered detached residence in substantial grounds, with elements from 18th, 19th and 20th Centuries.

Other buildings of note which are locally listed include; The White House, now used as the Haven House Children's Centre which was built in the Vernacular Revivalist style of Voysey in 1905/6 and was for many years the home of the Mallinson family; and Woodford Green Primary School in Sunset Avenue, originally established in 1820 but much altered and enlarged in 1889, but which remains largely unaltered since.



# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

## Character Assessment Area 5

### MAIN FEATURES OF CHARACTER AREA 5

Area 5 forms the south eastern most part of the Plan area. It is bounded by the North Circular Road to the south, the railway line to the west, the River Ching and forest land to the north and the borough boundary along Woodford New Road to the east. Around half of the sub-area is occupied by housing while a substantial swathe of Epping Forest forms the eastern half. The central housing section is built on the site of the ancient hamlet of Hale End, with the sub-area's two main roads – Oak Hill and Hale End Road – radiating from it. A small parade of shops and services lies around this centre and a few more sit at the junction of Hale End Road with Wadham Bridge.

### LAYOUT AND STREET FEATURES

Apart from the main thoroughfares, most roads are quite short, which contributes a sense of communal identity for their residents. By and large, the houses in individual side streets were built at the same time as each other, giving visual consistency to each street scene. Roof lines, building frontage lines, separations between buildings and front garden boundaries have been designed as a coherent whole.

Side streets are quite narrow although there is room for street trees on many of them and some have grass verges. A number of roads curve around street greens of varying sizes, several planted with mature trees (fig 1). These complement the green atmosphere already provided by the back drop of the forest, which rises to the east. A small green with trees lies at the heart of the area, bordered by the shops and the Royal Oak pub, with a view down Hale End Road to Highams Park district centre (fig 2). A board on the green displays historical information about the area and the Saxon hamlet.

A range of house styles through the sub-area results in differences in front and back garden sizes. Larger plots are built with driveways, perhaps with a garage attached to the house (fig 3), and others with space for hard standing. There is street parking throughout and some pavement parking.

### BUILDINGS AND DETAILS

The main character of the housing in the sub-area was established in the inter-war period and is defined by the section around the lower part of Oak Hill. Houses here are either semi-detached or terraced (figs 3 & 4) with mainly double height bay windows, tiled or pebble-dash rendered between storeys and topped in many cases by a projecting gable roof (fig 3). Main roofs are clay tiled, pitched in the terraces and hipped or gabled in semi-detached or end terrace properties. Some houses have box windows over the front door (fig 3).

The houses in Hollywood Way and Holly Crescent are semi-detached, with smooth rendering to at least their upper storey (fig 5, 6 & 7). Some are constructed with a section of roof sloping down from their front gable to above the porch as a decorative feature (figs 6 & 7). A few have timber facing covering their gables (fig 7). Original window frames are metal with leaded detail.



# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

## Character Assessment Area 5 (continued)

### BUILDINGS AND DETAILS continued

Many properties retain original features such as stained glass in some of the windows (fig 8). A variety of porch styles is apparent, some wooden with a tiled roof and either projecting (figs 3, 4, 8 & 9), or recessed into the brickwork with some decorative detail (figs 10 & 11).

A secondary area of housing lies at the south end of Hale End Road and Beech Hall Road, where a small council estate of two-storey, flat-fronted terraced and semi-detached homes was built immediately after WW2. A further small estate of similar style properties was built in the 1960s around Alders Avenue, which leads off Oak Hill.

Additional pockets of more modern housing, such as in Forster Close, Brookfield Path and The Bridle Path, display a variety of styles but consistency within each development. St Patrick's Court on the Bridle Path is an individual tower block built in the 1970s. This and a further tall building built further up Oak Hill, built as an hotel, are the only buildings which obtrude above the forest tree canopy.

Gascoigne Gardens and Oak Hill Gardens lie just within the sub-area at the top of Oak Hill and are separated from their neighbours lower down the hill by the forest. Two older and larger properties also sit in this area on the north east of Oak Hill and a petrol station occupies a plot on the top corner of Oak Hill.

### LANDMARKS AND NOTABLE BUILDINGS

The Edwardian Royal Oak public house abuts the green at Hale End, lying at the junction of Oak Hill and Hale End Road. It is a two-storey building with many decorative details, including gables and a cupola, and has a small car park on its north-eastern side. The pub provides food and is a popular venue for local residents.

Two Victorian cottages sit on a track in the forest at the end of The Bridle Path and a further detached Victorian cottage stands within forest land further up Oak Hill on its eastern side.

A blue plaque commemorates the childhood home in Hollywood Way of the jazz musician Sir Johnny Dankworth (fig 13).

Two schools lie between Alders Avenue and Brookfield Path: Oak Hill Primary School and Brookfield House School for children with special educational needs and disabilities. Both buildings are single storey and blend unobtrusively into the landscape amidst mature trees.

The forest within the sub-area is part of Epping Forest and is protected under the Epping Forest Act 1878 as well as being a site of special scientific interest and a special area of conservation. The sections to the west of Oak Hill are known as The Sale and Oak Hill Forest and the section to the east as Walthamstow Forest North. A small stone memorial to the preacher Gypsy Smith, who was born in the forest in the nineteenth century, lies at the extreme north-eastern tip of this part of the forest.

At the turn coming down Oak Hill a long view opens up across the roof tops to Larkswood and beyond to the Lea Valley and Enfield.





# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

## Character Assessment Area 6

### MAIN FEATURES OF CHARACTER AREA 6

Area 6 forms the crest of a hill at the south-western corner of the Plan area, bounded to the south by the North Circular Road, to the north by the River Ching and to the east by the railway line. A large section in the west of the sub-area is taken up by the Peter May sports ground to which there is no free public access (fig 1). A public footpath runs alongside sections of the Ching within the sub-area and provides an important link from the new development at the former Walthamstow Stadium (west of the Plan area) to Cavendish Road and on to Highams Park district centre, with its public transport links. Housing in the sub-area is overwhelmingly nineteenth or early twentieth century. A small parade of shops lies on the roundabout that forms the junction of Winchester Road, Evanston Road and Wadham Road.



### LAYOUT AND STREET FEATURES

The main thoroughfare, the B160 Winchester Road, runs north to south through the sub-area and is well served by two bus routes. Side streets are straight and quite narrow. There are occasional mature street trees but no grass verges.



Most houses are two-storey terraces that run along the length of each street (figs 2 & 3). Front garden boundaries, roof lines and other horizontal features on house fronts maintain height integrity along the terrace and respect the street line, providing visual consistency to each street. With the exceptions of Wadham Road and Evanston Road, front gardens are small with insufficient room for parking. There is on-street parking, with some pavement parking throughout. Back gardens are narrow but relatively generous in length and many contain mature foliage.



### BUILDINGS AND DETAILS

Almost all homes within the area are traditionally built brick two-storey terraced houses with rendered features and slated or clay tiled front to back pitched roofs. Most have double height bays, either with a small flat roof or a gable-fronted projecting pitched roof (figs 2 & 4). Windows are a mixture of traditional sliding sash windows in the late Victorian properties and vertical mullion casement windows in the inter-war periods.

Houses on Winchester Road are in the 'halls-adjointing' style with stone mullion widows and either square or angled bays (figs 2 & 4). The houses towards the southern end display a variety of distinctive patterning to their gables (figs 5-7) and several also have a house name, bestowed at their original build, or other design features decorating the area between upper and lower bays (figs 8 & 9).



# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

## Character Assessment Area 6 (continued)

### BUILDINGS AND DETAILS continued

Properties in Lyndhurst Avenue are built to a repeating pattern, with each pair in a different style, alternating between a large central gable (fig 10) and individual, double height bays (fig 11). Some are built with a shared porch with a small central gable with the date of construction highlighted (fig 12).

Homes in Alma Avenue are typical of the 1920s but with unusual angled front entrances (fig 13). Because the road slopes quite steeply, many homes have steps up to the front doors (fig 13).

Original porches are still apparent on many properties in other streets. These are in a variety of styles but are generally wooden with a tiled roof (figs 10-14). Original decorative front doors also remain on a number of houses (fig 14).



### LANDMARKS AND NOTABLE BUILDINGS

There is a fine example of an Edwardian church building on Winchester Road, designed by George Baines FRIBA in red brick with contrasting stone bands, window and door mullions and a large stained-glass window in the main frontage to the street (fig 15). A post WW2 hall adjoining is of good quality although in a contrasting style. The recent addition of a modern, mostly glazed link building between the two has helped to preserve the distinction between the two buildings.

The position of this sub-area on the brow of a hill allows for a number of far reaching views:

- down Winchester Road towards Highams Park district centre (fig 16),
- from Wadham Bridge down Wadham Road and the A406 North Circular onward to a large swathe of north London with Alexandria Palace on the horizon (fig 17),
- a brief glimpse through two houses at the turn of Alma Avenue of a similar view across the Peter May sports ground.



13



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16



17



# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

## Character Assessment Area 7

### MAIN FEATURES OF CHARACTER AREA 7

Situated close to Highams Park centre, it consists largely of relatively distinguished Edwardian and Victorian houses, dotted with various public buildings and more modern replacements for previous larger standalone houses and war damage sites. The public buildings are generally educational, including Highams Park School, Handsworth Primary School, Selwyn Primary School and Joseph Clarke School.

The wooded route of the River Ching forms the southern boundary of this area and is an appreciated feature where it is open to the public access. The dominant character of the area is of Victorian/Edwardian streets of two story homes with mature trees in streets and back gardens setting the longer distance backdrop.

### LAYOUT AND STREET FEATURES

The building frontages are closely aligned to the street layout with many examples of frontages turning corners to avoid presenting blank end walls (fig 2). With the exception of school playing fields, most of the open space in the area is provided by private gardens and streets (fig 3). There is limited public open space within this sub-area, with a small "village green" area (often used for events) in Vincent Road (fig 5&10), and a small area around the Library at the junction of The Avenue and Castle Avenue. Various footpaths and public rights of way link through wooded areas between streets. Building plots are generally rectangular with regular frontage widths, modest front gardens with well-defined frontages onto the streets and reasonable sized back gardens. There is street parking throughout, with some permitted part-pavement parking along the busier streets.

### BUILDINGS AND DETAILS

Area 7 can be divided into two sub- areas: the **Sub-Area A** to the north and east of the red on fig 3 and **Sub-Area B** to the south and west of the red line.

In **Sub-Area A** the houses are generally larger with longer front gardens with room for off street parking and where redevelopment has replaced larger houses with flats development has respected the building lines. Homes in **Sub-Area B** are generally smaller with short front gardens that provide little or no availability for off street parking.

The majority of the buildings are Victorian (fig 4) and Edwardian terraces (figs 1 & 6) with prominent decorative features. The dominant house type is two storey with parapet separated relatively steep pitched roofs and feature shared chimney stacks. The original slate and clay nib tiles are still apparent. Windows have a vertical emphasis, still showing their legacy of painted slim wooden frames within feature masonry frames. Walls are of dappled coloured brick in various reds, sometimes partly rendered, and yellow stock brick for the more modest houses and rear elevations. The foremost decorative features tend to be bay windows with their roofline, the window surrounds and porch detailing.

Terrace front gardens are often of modest depth, particularly those west of the railway line, many insufficient for conversion to parking. Front gardens with low hedges and vegetation contribute to the green feel. To the northeast of the area the building line is generally set back (fig 7 & 9) allowing some off-street parking while maintaining the dominant green feel. Vegetation in the extensive back garden areas is visible between terraces and contributes to this biodiversity.



# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

## Character Assessment Area 7 (continued)

### BUILDINGS AND DETAILS continued

Of note are the run of large semi-detached houses on the south-west side of The Avenue from its junction with Castle Avenue to Falmouth Avenue which occupy elevated positions set well back from the road. Though built in a variety of styles and at different times, by keeping to the building lines, heights and general built form, they form part of an integrated whole which creates an imposing sense of character.

The dominant character of the sub-area is a rhythmical flow of the terraces and semi-detached homes with bay windows and gable roofs, set in streets with mature trees at a scale that is subservient to the backdrop of trees.

Across the area there are perhaps half a dozen sets of three storey post WW2 Council blocks of flats. These generally have pitched roofs, feature bay windows and chimneys with a vertical emphasis, drawing elements from the Arts and Crafts Style (fig 5). They are generally set back from the street, so maintaining the more general roof line angle from the street.

Various recent apartment buildings have been less successful at addressing the local character as illustrated at the junction of Church Avenue and Handsworth Avenue.

On Castle Avenue (fig 7) and Handsworth Avenue previous larger individual houses have been replaced with small blocks of apartments set back from the road dating from interwar period through to modern. Generally, these are of three storeys mostly with pitched roofs in a variety of styles. Visually these are less successful at defining the streetscape and an appropriate foreground to the footpath.

### LANDMARKS AND NOTABLE BUILDINGS

The Hale End Library at the junction of Castle Avenue and The Avenue was built in 1963 and refurbished in 2007. It has an airy, two storey section at the front with large, Crittall style windows to the upper floor and a single storey library hall to the rear.

All Saints Church at the junction of Castle Avenue and Church Avenue was built in 1887/8 in a “perpendicular” style and is complemented by an Arts & Crafts style house opposite, ‘Castlenau’, built in 1904, (fig 8).

22-24 Castle Avenue (fig 9) are a locally listed pair of semi-detached, red brick houses with slate roofs and shared central chimney. They feature a central, glazed entrance porch with decorative ironwork and the ground floor has an Italianate window with brick and rendered mullions and a typical Victorian/Edwardian style bay window above.

Gordon Avenue contains part of the Art Nouveau styled ‘Highams Park Urban Village’ built soon after 1906.

Also of note are 66-88 Beech Hall Road, built in 1908 and retaining entirely the ornately decorated render panels to the bays and gables above bay windows, many also retain the ornate, oriel bay windows to the first floor above the entrance doors.



# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

## **Character Assessment Area 8**

**There is no Character Assessment for Area 8 - if Area 8 is redeveloped it should follow the characteristics of Area 9.**



# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

## Character Assessment Area 9

### MAIN FEATURES OF CHARACTER AREA 9

The commercial centre of Highams Park is focused around the Overground rail station (fig 3). Retail premises fronting Hale End Road, The Avenue, The Broadway and Winchester Road contain mostly two and three storey Edwardian and Victorian buildings with mainly residential on upper floors. The previous Halex factory site to the west of Larkshall Road is now occupied by industrial units, together with a modern development with a large supermarket and some housing. Between Larkshall Road and the railway line are post war office and retail premises. The retail area is designated a District Centre and the industrial estate designated a Borough Business Zone.

### LAYOUT AND STREET FEATURES

The main feature of the area is the railway station, with the re-purposed signal box (build 1925), together with the active feature provided by the level crossing (fig 1). The retail lined roads radiating out from the rail crossing create a “marketplace” feel to the area (fig 2). The Millennium Clock and new landscape features in Signal Walk reinforce the area’s role as the “town centre”.

The modest scale of buildings allows a constant backdrop of mature trees as a key character aspect of the area, complemented by well-established street trees viewed along the radiating streets. The Larkshall Road frontage also has a wide grassed area with mature trees providing a buffer between the industrial buildings of the industrial estate and homes to the east.

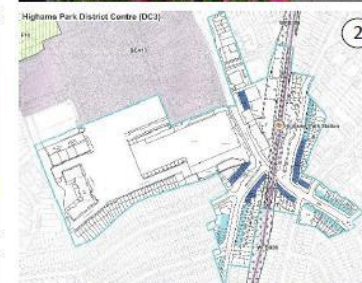
### BUILDINGS AND DETAILS

The Victorian and Edwardian buildings in The Avenue (fig 4) and Hale End Road (figs 6 & 8) are mostly three storey, built in red brick with attractive stone and render detailing. They have a vertical emphasis reinforced by pitched rooflines broken up with parapet walls and chimneys, projecting gables and prominent dividing details between the original modest retail unit widths. Windows are similarly of a vertical format, with the windows and surrounds generally white in colour contrasting with the original brick and render. Bay windows are a prominent characteristic, occasionally with roof features within the terrace module (fig 8). Some original shop fronts remain amongst more modern additions and add to the character of the buildings and frontages.

On The Broadway and Winchester Road (fig 7) buildings are generally two storey terraces with pitched roofs, with retail ground floor and residential above. Some of these Edwardian buildings have flamboyant eaves details and square bay windows at the first floor. Many of these have prominent roofline features which help define the frequency and domestic module of the original shops. These have the common characteristics of vertical emphasis to windows, bay windows, and decorative pilasters between retail units.

All the retail frontages address the building line and the street, where necessary wrapping around corners to avoid blank flank walls (fig 6). Vertical emphasis between units provides a strong architectural rhythm including, in places, interesting stepping of the terrace to respect the street building line (fig 6). Similarly, other uses tend to be of the of the same scale and likewise address the street and corners (fig 5).

On the north side of The Broadway is an attractive three storey 1930s building with residential above retail, beneath a wide hipped roof (Nos. 1-5 The Broadway). The dappled red patterned brickwork is modelled in depth and massing, which together with the regular window framing provides a pleasing symmetry to this Art Deco styles building.





# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

## Character Assessment Area 9 (continued)

### BUILDINGS AND DETAILS continued

The recently built large retail superstore and carpark on Larkshall Road is “wrapped” with frontage buildings. These are residential over retail fronting Larkshall Road (fig 10), offices to Jubilee Avenue and three storey town houses to Jacks Farm Way (fig 9).

The recently built housing in Jacks Farm Way is a mixture of a street of two and three storey terraced homes with strong vertical emphasis, with the top floor set back from the building line and three modern four and five storey apartment blocks arranged around private, shared garden areas. The massing, unbroken height and roof line, horizontal emphasis and detailing and the arrangement of the buildings which turn their backs to the street is of a character unlike other buildings in Highams Park. Similarly, the apartments in the same development overlooking Larkshall Road (fig 10) have similar, horizontal emphasis, albeit they do have a front door within the main street frontage.

The industrial estate is a mixture of older portal frame buildings with brick cladding and some more recent additions which are of a frame and cladding panel construction. They are largely visually shielded by mature trees from residential areas and Larkshall Road.

The two storey office and retail buildings between Larkshall Road and the station are typical of late 1960s and 1970s buildings, in a mixture of brick, concrete and render, drawing little from the local character of the area. The same is the case for the new retail / residential building at 452-462 Larkshall Road, with its mock “turrets”, lack of rhythm to break down the scale, little interest or variation at roof or top storey and large unused paved setback.

### LANDMARKS AND NOTABLE BUILDINGS

The station is the focal point around which Highams Park has developed with its building (fig 3) dating from 1903 to a design by architect Neville Ashbee in the ‘Domestic’ style characteristic of the Great Eastern Railway at that time. It is a modest and well-proportioned building suffering because of its car dominated immediate surroundings, but then supported in scale by lively small-scale shop units on either side of the station frontage. The Signal Box (fig 1) is a prominent feature of the Highams Park centre which dates from 1925 and is now operating as a specialist café.

The 1935 Art Deco former Regal Cinema building is locally listed (fig 5) and has a fine dark brick façade with inlaid ceramic tiles. The frontage building and rear auditorium are of a similar height to surrounding buildings, though, of necessity because of their original use, of a different style. The auditorium building at the rear is constructed in similar brick to the terraced homes in Beech Hall Road, with vertical brick pillars and rendered panels giving a vertical emphasis in keeping with the terraced houses.

The County Arms public house was built in 1908 (fig 5) and is a particular local landmark.

The post-war Public Library on The Avenue is uncompromisingly modern of its time, setting it apart as the only publicly owned building in Highams Park. It is set back from the road behind mature trees with a small area of public open space and in massing terms follows the scale and roofline height of the adjacent residential buildings

The Greenwich Meridian passes through centre of Highams Park albeit there is little current acknowledgement of this.



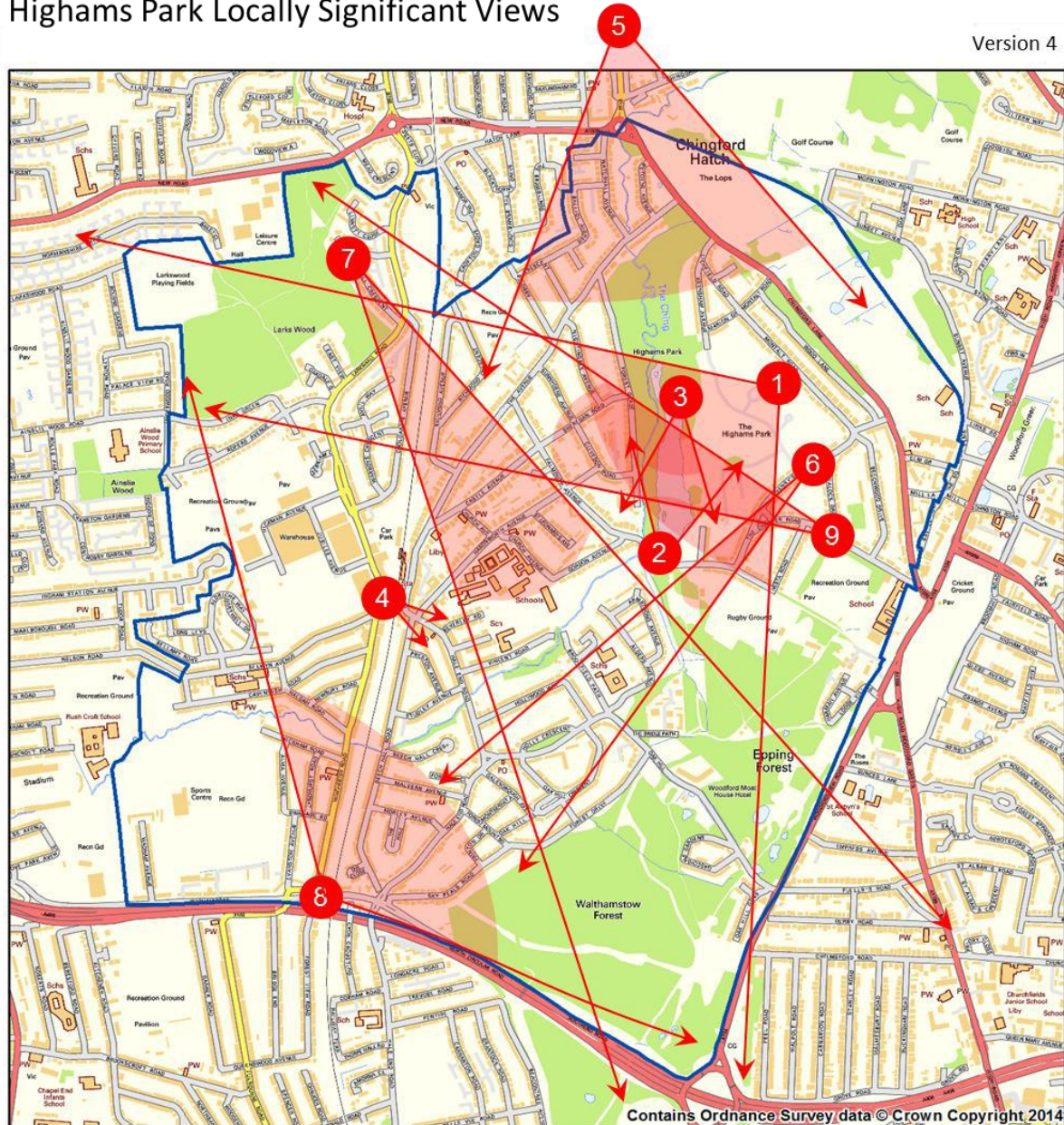


# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

## 13.4. Appendix 4. Fig 24. Locally Significant Views

### Highams Park Locally Significant Views



View	View point	View description
1	From Highams Park high point.	Centre of London framed by Walthamstow Forest & Larks Wood
2	HP lake boathouse looking north	Lake with forest backdrop
3	HP lake looking south	Lake with forest backdrop
4	Junction Broadway & Larkshall Rd	Across level crossing to Signal Box, Regal & Edwardian shops
5	Footbridge on Friday Hill	Across valley to forest
6	Henrys Avenue by Park entrance	Centre of London over Highams Estate
7	Larkshall Crescent	Across Highams Park to Walthamstow Forest
8	Wadham Road Bridge	Wooded skyline across Highams Park area
9	The Charter Rd / Crealock Grove	Across Highams Park valley to Larks Wood Hill



# THE HIGHAMS PARK NEIGHBOURHOOD PLAN

Referendum Version – 10th October 2019

**Fig 25. Highams Park - Locally Significant Views**

