

Chapmanslord Conservation Area Appraisal

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Southend-on-Sea: Chapmanslord Conservation Area Appraisal

Contents

1.0 Introduction	3	5.0 Character Analysis	26
<i>Map A: Boundary</i>	4	5.1 Architecture	27
1.1 What is a Conservation Area?	5	5.2 Townscape	33
1.2 Aims of the Conservation Area Appraisal	6	<i>Map H: Townscape</i>	40
1.3 Background and Methodology	6	5.3 Setting	41
1.4 Overview and Location	7		
<hr/>		<hr/>	
2.0 Summary of Special Interest	8	6.0 Management Plan	42
		6.1 Introduction	43
		6.2 Conservation Vision	43
		6.3 Issues, Opportunities and Recommendations	44
		6.4 Guidance on Alteration and Repair	53
<hr/>		<hr/>	
3.0 Planning Framework	10	Bibliography	57
3.1 The National Planning Policy Framework	11		
3.2 Local Planning Policies and Guidance	12		
3.3 Designations	13		
<i>Map B: Designations</i>	14		
<hr/>		<hr/>	
4.0 History and Archaeology	16	Appendices	58
4.1 Archaeological Interest	17	A: Building-by-Building Description	59
<i>Map C: Building Ages</i>	18	Map K: Building Values	60
4.2 History of Chapmanslord	19		
<i>Map D: 1874 OS Map</i>	19		
4.3 Garden City Style	24		
<i>Map E: 1939 OS Map</i>	25		

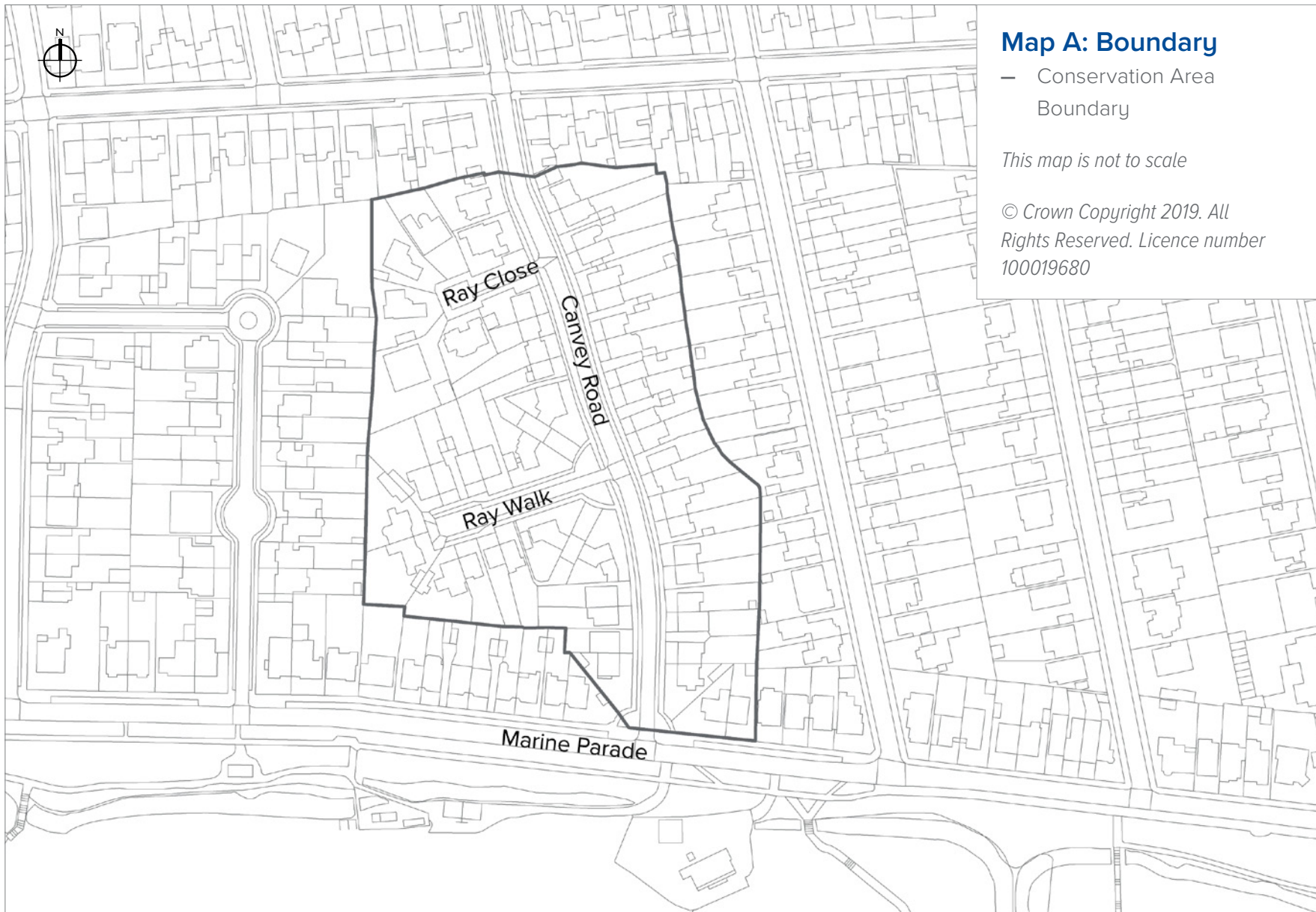
Section 1.0

Introduction

Map A: Boundary	4
1.1 What is a Conservation Area?	5
1.2 Aims of the Conservation Area Appraisal	6
1.3 Background and Methodology	6
1.4 Overview and Location	7



Introduction



Introduction

1.1 What is a Conservation Area?

Conservation Areas are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to conserve or enhance', which is defined in the **Planning (Listed Buildings and Conservation Areas) Act 1990**.

1.1.1 The designation of a Conservation Area recognises the unique qualities of an historic place which make it special in terms of its architecture and history, as well as its role in defining local distinctiveness. Contributing to this are individual or groups of buildings, streetscapes, the public realm, the scale and massing of buildings, the pattern of streets and open spaces, and landscaping.

1.1.2 As the aim is to conserve and enhance the significant qualities of a Conservation Area so that owners, occupiers and visitors to the place can experience a high-quality historic environment, designation extends planning controls over certain types of development, principally the demolition of unlisted buildings and works to trees, although an area's status as a Conservation Area is a material consideration for all planning applications. Southend Borough Council, as the Local Planning Authority (LPA), also has policies within its *Core Strategy* (December 2007) and *Development Management*

Document (July 2015) that seek to conserve the character of its Conservation Areas. The emerging Local Plan, which will review the *Core Strategy* and *Development Management Document*, will set out a policy approach to managing the historic environment.

1.1.3 However, it should be recognised that designation does not prevent change from occurring within Conservation Areas, and they will over time be subject to many different pressures (both positive and negative) that could impact upon their character and appearance. LPAs have a duty to conserve and enhance their Conservation Areas and will consider this when determining planning applications.

1.1.4 Southend Borough Council (SBC) will also review each Conservation Area from time to time to monitor its condition and ensure that it has an up to date Conservation Area Appraisal which sets out its special architectural or historic interest.

Introduction

1.2 Aims of the Conservation Area Appraisal

1.2.1 This Conservation Area Appraisal:

- Identifies the area's special interest;
- Reviews existing Conservation Area boundaries;
- Assists preparation of the forthcoming Local Plan and Neighbourhood Plans, (if these are brought forward), and forms part of their evidence base; and
- Provides a basis for implementing policies, making informed development management decisions, and preparing management proposals for the area.

1.2.2 The character analysis in Section 5.0 will inform a management plan for the area (see Section 6.0), which will:

- Assess the need for enhancements to public spaces, highways and private property;
- Review the need for Article 4 Directions to limit permitted development rights;
- Assess buildings at risk;
- Assess the need for enforcement action; and
- Establish a programme and procedures for implementing and monitoring proposals.

1.3 Background and Methodology

1.3.1 The Chapmanslord Conservation Area was designated in 2004 for its special interest as a planned estate developed in the 1920s by the Chapmanslord Housing Society as part of the Government's 'Homes for 'Heroes' campaign after WWI and as a good example of early-20th century Garden City planning. This Conservation Area Appraisal for Southend-on-Sea Borough Council updates the existing document adopted in 2004. It has been prepared by Purcell, a firm of specialist heritage consultants, on behalf of Southend-on-Sea Borough Council. The research and fieldwork for the Appraisal was carried out in September 2019. All photographs included within this Appraisal are from 2019 unless otherwise stated. The methodology for the work was based on Historic England's *Conservation Area Appraisal, Designation Management: Historic England Advice Note 1 (second edition)*, February 2019 and also references *The Setting of Heritage Assets: Historic England Good Practice Advice in Planning Note 3 (second edition)*, December 2017.

Introduction

1.4 Overview and Location

- 1.4.1 The Chapmanslord Estate Conservation Area (Shown on Map A) comprises the southern section of Canvey Road, which forms a small part of a larger residential area on the cliff top to the west of Leigh-on-Sea, overlooking the public gardens and nature reserve on the cliff slope of Belton Hills. Beyond, further to the south, are Leigh marshes and the Thames Estuary; Southend-on-Sea lies to the east.
- 1.4.2 The area extends between Marine Parade southwards along Canvey Road to Western Road, (excluding properties along Western Road) and includes two cul-de-sacs Ray Walk and Ray Close leading off Canvey Road to the West. It comprises a small estate (Chapmanslord Estate) developed under the Utility Housing Scheme after World War I and reflects principles of 'Garden City' movement and 'Arts and Crafts' housing design.

Section 2.0

Summary of Special Interest



Summary of Special Interest

- 2.1.1 The historic interest of the estate derives from its association with the 1919 Housing Act, which drove the ‘Homes fit for Heroes’ campaign following the First World War. The estate is significant for its exemplar Garden City planning with a distinctive housing layout orientated around a curving road and two cul-de-sacs and substantial landscaping. The estate was developed by a public utility society, the Chapmanslord Housing Society, which realised its scheme unlike those of many similar societies, who fell into financial problems following the abandonment of the ‘Homes fit for Heroes’ campaign in the early 1920s.
- 2.1.2 The Conservation Area’s aesthetic significance is inextricably linked with its historic context; the design of the estate draws on Ebenezer Howard’s ‘Garden City Movement’ exemplified by the positioning of the houses and their surrounding landscape. Each is set well back from the road in leafy gardens with generous tree and shrub planting. Besides this private green space, the pavement and road are fringed with trees and bushes creating an enclosed, sheltered character and an Arcadian feel.
- 2.1.3 Besides informal and picturesque landscaping, the estate draws aesthetic character and special interest from its adoption of a lively Arts and Crafts style with a variety of ‘cottage style’ house types exhibited across the Area. Dwellings at junctions for example benefit from extra detail such as splayed plans, corner bay windows, oriel windows and brick arches or quoins. Despite intricacies and idiosyncrasies, the estate is made characterful through its cohesion and rationality owing to a common palette of materials and architectural features such as bay windows, open porches, small pane windows, doors with decorative coloured glazing and sections of original burr boundary wall. The use of white render for the walls of houses, as well as some red brick, and clay roof tiles further unifies the architecture of the estate.

Section 3.0

Planning Framework

3.1	The National Planning Policy Framework	11
3.2	Local Planning Policies and Guidance	12
3.3	Designations	13
	Map B: Designations	14



Planning Framework

3.1 The National Planning Policy Framework

- 3.1.1 The *National Planning Policy Framework* (NPPF) came into effect in March 2012 and was most recently updated in July 2021. It establishes the planning principles that should underpin both plan-making and decision-taking, including the principle that these: *‘assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations’*.⁰¹
- 3.1.2 Section 16 of the NPPF sets the policy framework for conserving and enhancing the historic environment. Paragraph 191 of the NPPF stipulates that, *‘When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.’*
- 3.1.3 Further guidance regarding the implementation of the policies in the NPPF can be found in the chapter on ‘Conserving and enhancing the historic environment’ in the *National Planning Practice Guidance* (NPPG), July 2018: <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

Definitions

In the context of the NPPF for heritage policy, a **‘Heritage asset’** is defined as: *‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).’*

‘Significance’ is defined as: *‘The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only to a heritage asset’s physical presence, but also from its setting.’*

‘Setting’ is defined as: *‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’* Further advice on the assessment of setting can be found in *Historic England, The Setting of Heritage Assets: Historic England Good Practice Advice in Planning Note 3 (second edition), December 2017.*

‘Historic environment’ is defined as: *‘All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.’*

⁰¹ NPPF, 2021, para.189, p.55

Planning Framework

3.2 Local Planning Policies and Guidance

3.2.1 On a local level, the planning policy which SBC use to determine planning and listed building consents is contained within the **Core Strategy** (2007), **Development Management Document** (2015) and **Southend Central Area Action Plan** (2018). Proposals for development within the Conservation Area or within its setting will need to adhere to the criteria set out in these policies to ensure the conservation of the special interest of the Area. Policies specifically related to the historic environment are listed below and should be referenced when planning change.

3.2.2 Core Strategy (2007)

- Strategic Objective SO14: Deliver high quality, well designed and attractive urban and natural environments which are safe, people friendly and distinctive, and which respect and enhance existing character and local amenity
- Policy KP2: Development Principles
- Policy CP4: The Environment and Urban Renaissance

3.2.3 Development Management Document (2015)

- Policy DM1: Design Quality
- Policy DM4: Tall and Large Buildings
- Policy DM5: Southend-on-Sea's Historic Environment
- Policy DM6: The Seafront

3.2.4 The production of the Southend New Local Plan will provide an opportunity to review the Core Strategy, Development Management Document and SCAAP, and will set out a new suite of planning policies for the Borough, including for the management of the historic environment.

3.2.5 Further supplementary planning guidance is contained within the Council's:

- **Design and Townscape Guide (SPD 1)** (2009), which sets out guidance on creating high-quality urban design and includes advice on the historic environment in Section 9;
- **Planning Obligations: A Guide to S106 & Developer Contributions (SPD 2)** (2015), which gives guidance on Section 106 Agreements which can be made to balance out negative impacts of development through other enhancements, such as conserving or enhancing the historic environment; and
- **Streetscape Manual (SPD 3)** (June 2015), provides guidance about creating high-quality streetscapes, including within Conservation Areas.

3.2.6 All of these documents can be found on SBC's website: www.southend.gov.uk/planning, and will be reviewed as part of the production of the Southend New Local Plan.

Planning Framework

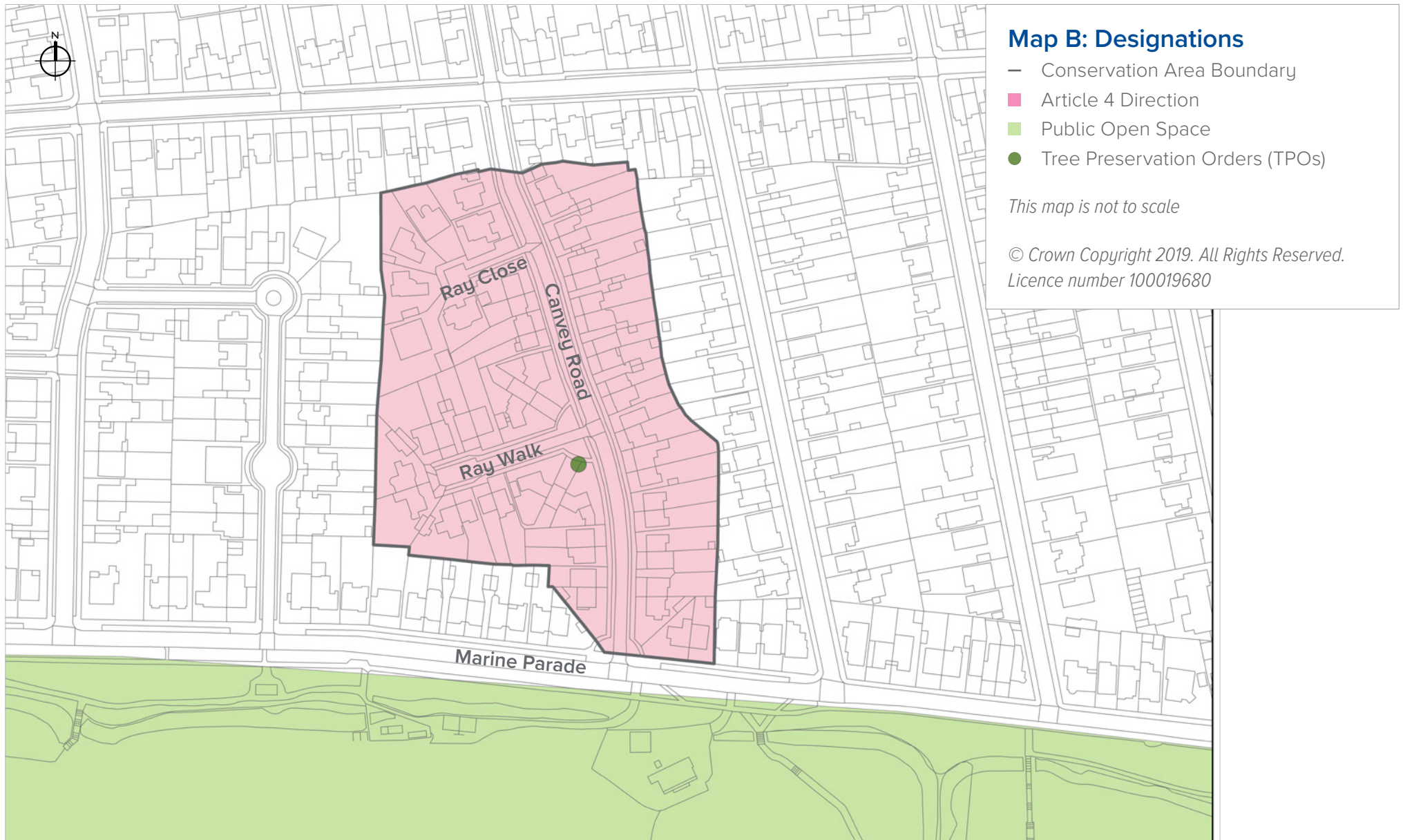
3.3 Designations

- 3.3.1 The designations within the Chapmanslord Conservation Area are shown on Map B.

- 3.3.2 As a Conservation Area, Chapmanslord is a designated heritage asset in its own right. There are no listed buildings/locally listed buildings within the Conservation Area or within its wider context.

- 3.3.3 Further information on Southend's listed and locally listed buildings and article 4 directions can be found on the Council's website: www.southend.gov.uk/planning.

Planning Framework



Planning Framework

Article 4 Directions

3.3.4 An Article 4 Direction removes the right of householders to undertake some minor forms of development, such as alterations to windows or the installation of hardstandings, which would normally be classed as permitted development under the planning legislation and therefore would not require planning permission. The Article 4 Direction is needed to ensure that minor alterations to the appearance of the houses are not made in a way which would be out of character and harmful to the Conservation Area.

3.3.5 Within Chapmanslord Conservation Area the Direction covers all properties.

3.3.6 Planning permission from the Council is therefore needed for the following types of development:

- *The alteration of any window which fronts a highway;*
- *The alteration of any door which fronts a highway;*
- *Re-roofing with different materials;*
- *The installation of hardstanding for vehicles at the front;*

- *The erection or construction of an extension or addition to a flank wall;*
- *The erection or construction of a canopy or porch to a flank wall;*
- *The erection, construction or alteration of a gate, fence, wall or other means of enclosure fronting the highway; and*
- *The demolition of the whole or part of a gate, wall, fence or other means of enclosure fronting the highway.*

Other Designations

3.3.7 There is one area adjacent to the Conservation Area that is designated as a public open space in local planning policy: Belton Hills Nature Reserve (outside the boundary). This is shown in green on Map B.

3.3.8 Map B also shows one tree protection order (TPO) in dark green, which are placed to prohibit works to cut down, lop, uproot or damage important trees. All trees within Conservation Areas, whether they have a TPO or not, are protected and consent must be given by the SBC prior to works being carried out so that the Council have sufficient time to decide whether the designation of a TPO is needed.

Section 4.0

History and Archaeology

4.1	Archaeological Interest	17
	Map C: Building Ages	18
4.2	History of Chapmanslord	19
	Map D: 1874 OS Map	19
4.3	Garden City Style	24
	Map E: 1939 OS Map	25



History and Archaeology

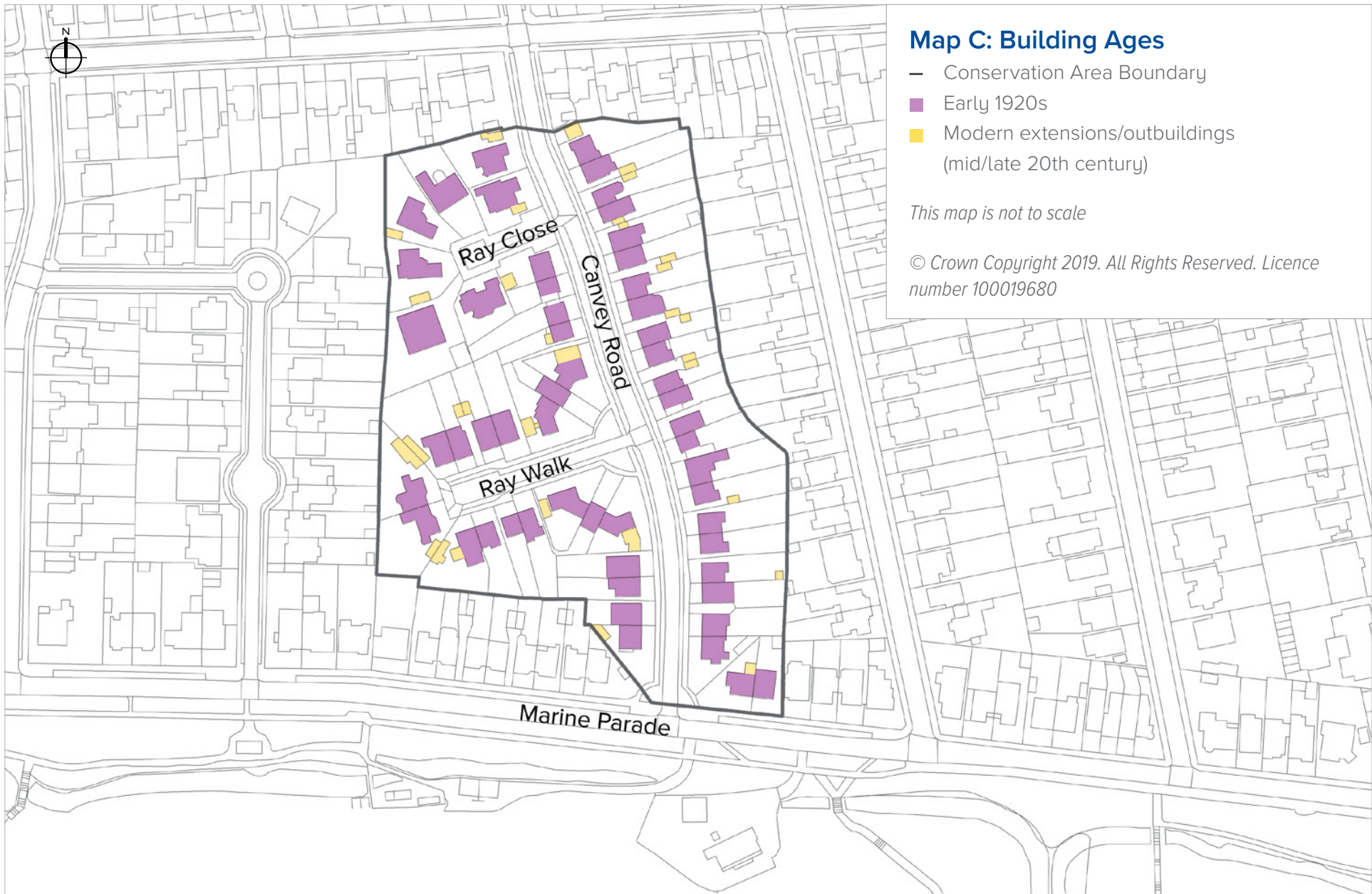
4.1 Archaeological Interest

4.1.1 There is no known archaeological significance in the Conservation Area.

4.1.2 Directly south of Canvey Road, however, on the cliff top close to Lower Cliff House, the Sites and Monuments Record shows finds of Roman coins and pottery:

- SMR 9721, Roman coin hoard (Allectus and Carausius) found in 1960; and
- SMR 9722, Roman pottery, continental import.

History and Archaeology

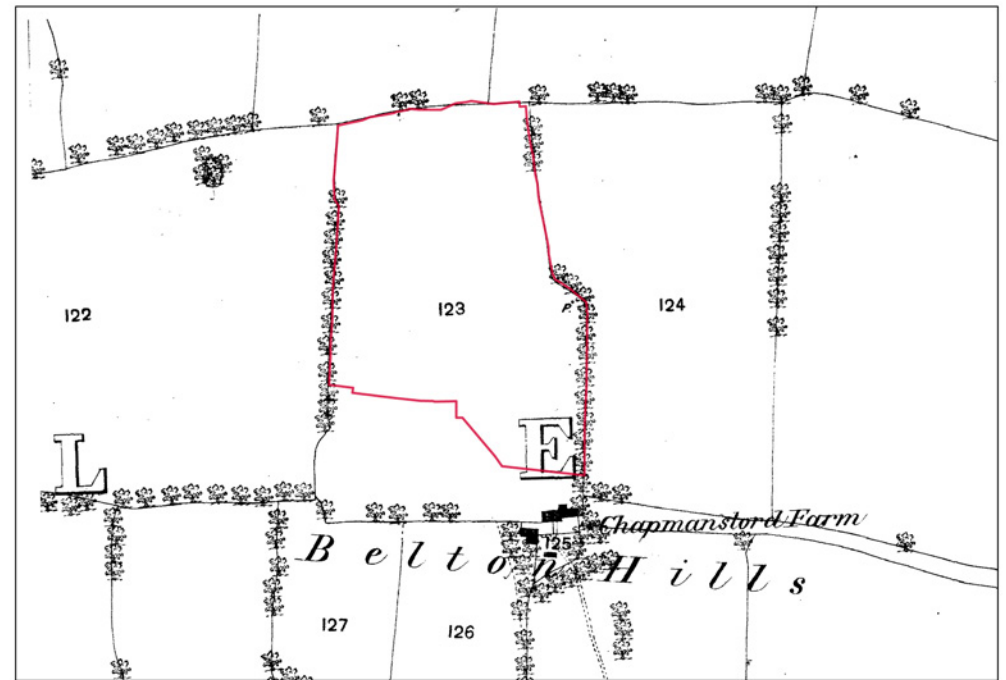


History and Archaeology

4.2 History of Chapmanslord

4.2.1 The ages of buildings within the Conservation Area are shown on Map C.

4.2.2 Up until the early 20th century, the site of the future Chapmanslord Conservation Area was characterised by open fields with hedgerow boundaries situated in the Belton Hills to the west of the settlement at Leigh; this open landscape is shown on the 1874 OS maps (Map D). The land was owned by Chapmanslord Farm, which sat just outside the Conservation Area on a south-west field boundary. The farm had been formed, in the mid-18th century, when three parcels of land had been joined: Andrew Chapmans, Lords Land and the land of Jeremy Sylvester. Records of these farms date from 1385. The Farmhouse of that time no longer exists and has been replaced with another property called 'Lower Cliff', Marine Parade (outside the Conservation Area).



Map D: 1874 OS map (© Crown Copyright 2019. All Rights Reserved. Licence number 100019680)

History and Archaeology

4.2.3 Throughout Britain after the First World War the rise in the cost of building brought construction almost to a standstill. This led to nationwide overcrowding and associated health problems. In response to the housing shortage, in 1919 Parliament passed the ambitious Housing Act to provide subsidies to help finance the construction of 500,000 homes. The Government's Housing Committee suggested that Public Utility Societies (Housing Associations in today's terminology) be set up to work with Local Authorities, and subsidised by the Government, to assist their task of building new low-cost houses. These could then be let or sold to means tested tenants at reduced rates, generally advancing 75% of the total cost.

4.2.4 The Act incorporated the recommendations of the Tudor Walters Report, 1918. The Report proposed a rationalised moderate version of garden-city-type cottage housing built at a density of 12 per acre (30/ha) using traditional technologies and with defined space standards for each room. In an attempt to improve living conditions the Ministry of Health approved all designs and layouts built under this scheme. This nationwide house building drive was nicknamed the 'Homes fit for Hero's' campaign by the then Prime Minister Lloyd George.

4.2.5 However, two years after the Act had been passed, the Homes fit for Heroes campaign was abandoned and the house-building programme was abruptly ended, largely owing to the post-war economic slump.⁰¹ Only 176,000 of the 500,000 promised homes were built⁰²; the public utility societies, many of which fell into severe financial difficulties, did not build as many houses as initially expected.⁰³ In spite of this, Chapmanslord Estate was developed by a public utility society, Chapmanslord Housing Society Ltd. in 1920 under the Government Utility Society Housing Scheme.⁰⁴ In 1920 the Chapmanslord Housing Society Ltd submitted plans for 64 houses on a field of 7.5 acres which was part of Chapmanslord Farm.

4.2.6 The plans included a variety of different house types that comprised mainly modestly-dimensioned semi-detached properties arranged around Canvey Road and cul-de-sacs Ray Close and Ray Walk. A sample of plans and elevations are included below; their different appearance and internal layout is indicative of the variety across the estate. A mortgage loan for £59,710 was agreed from the Public Works Commissioners for the development of Canvey Road, one of the first phases of the Chapmanslord Estate to be built. The loan covered 75% of the total cost of the scheme and was paid back over 50 years.

01 Mark Swenarton, Homes Fit for Heroes, p. 500.

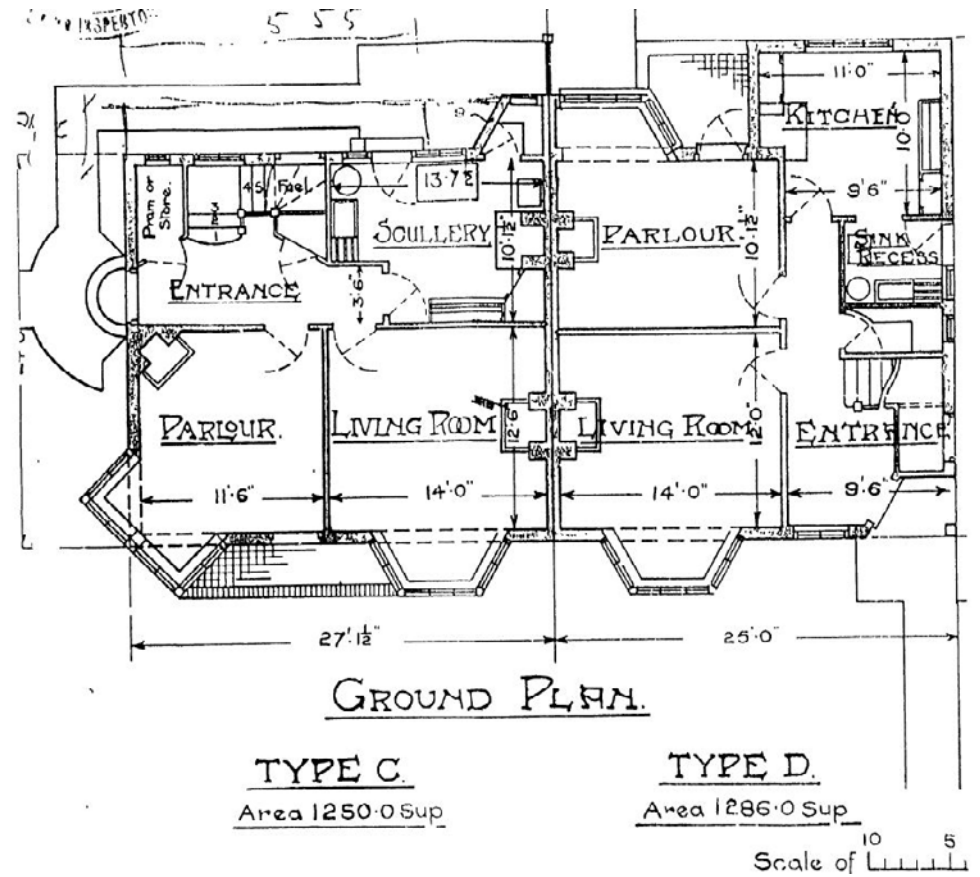
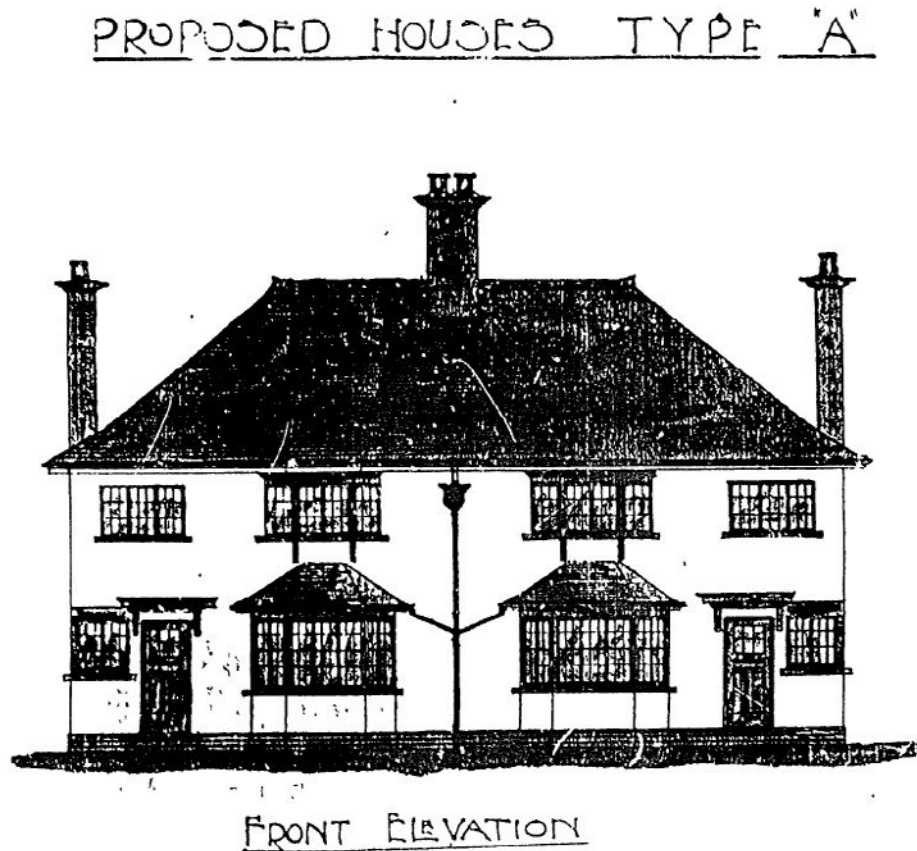
02 Ibid.

03 Peter Malpass, 'Public utility societies and the Housing and Town Planning Act, 1919: a re-examination of the introduction of state-subsidised housing in Britain'

04 Janet and Steve Lamb, Overview of the Architectural, Historical and Social History of the Chapmanslord Estate, p. 2.

History and Archaeology

4.2.7 The following elevations and plans show exemplars of the varied designs and plans of the Chapmanslord Estate.



History and Archaeology

4.2.8 Building work began in 1920 and the finished properties were sold for between £600 and £1639 depending on size and position. The following images show the Chapmanslord Estate under construction. The scheme was completed within a few years and the Chapmanslord Housing Society was finally dissolved in March 1925.



History and Archaeology

4.3 Garden City style

4.3.1 With its hips and gables, small square-paned bay windows and half-timbering the estate is characterised by traditional 1920s domestic Arts and Crafts architecture set in the Garden City style of planned and landscaped layout. These two factors combine to give the estate its special architectural interest.

4.3.2 The early-20th century was an important period in town planning evolution. At the time, there was growing concern over the detrimental effect that increasing urbanisation and the harshness that Victorian poorer housing was having on the health the British people. In response to these fears Ebenezer Howard founded the 'Garden City Movement' which advocated a move away from urban concentrations in favour of spacious leafy satellite towns.

4.3.3 Welwyn and Letchworth Garden Cities and Hampstead Garden Suburb are the best known of these 'new towns' that were built. In designing these settlements, the architects Barry Parker and Raymond Unwin, members of the 'Garden City Movement', set out to improve living conditions by revolutionising house building. They suggested a radical new approach to housing estate layout and design, in an attempt to solve the social problems of the Victorian terraces. Their principle ideas included:

- using a greater variety of house types to bring a mix of social classes, and to add interest to the townscape;

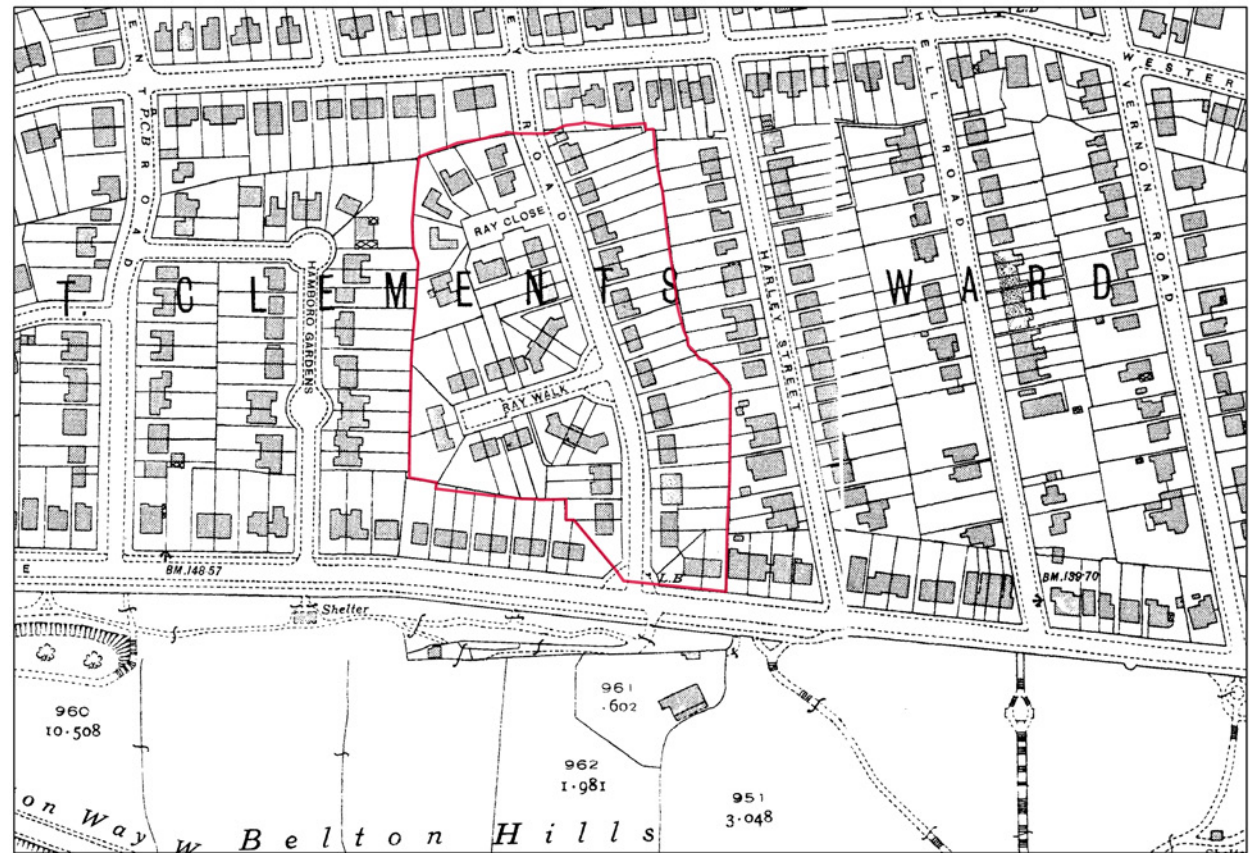
- lower densities (8-12 dwellings per acre);
- using shorter terraces and semi-detached housing to increase the amount of light, space and fresh air to each dwelling;
- planning arranging roads to suit the topography of the land, comprising curved roads and cul-de-sacs;
- designing more varied housing layouts which were adapted to each individual site; and
- creating a more pleasant and more healthy outlook for residents through enhanced landscaping, orientation and building layouts.

4.3.4 In the wake of the 'Garden City Movement' speculative builders and Local Authorities adopted Arts and Crafts forms, and suburbs were built around many sizeable English towns which followed the planning principles advocated by Unwin and his contemporaries.

4.3.5 The Chapmanslord Estate is one such scheme from this era. Its semi-detached properties and small terraces, set back from the road behind hedges and landscaped street verges, were the basic building blocks for new developments during this period. The relationship of the houses to the road junctions and vistas, and the creation of landscaping features and open spaces were in accordance with the emerging Garden City philosophy.

History and Archaeology

4.3.6 The 1939 OS map (Map E) shows largescale development had extended Leigh during the early 20th century, which now reached far beyond the site to the west over former farmland. It also shows the Chapmanslord Estate, the plan of which has changed little between then and now.



Map E: 1939 OS map (© Crown Copyright 2019. All Rights Reserved. Licence number 100019680)

Section 5.0

Character Analysis

5.1	Architecture	27
5.2	Townscape	33
	Map H: Townscape	40
5.3	Setting	41



Character Analysis

5.1 Architecture

- 5.1.1 The Conservation Area is wholly residential and contains no other building types. Original plans of the estate show 15 different house types (including bungalows) with varying plans, sizes, aspects and detail. Most of the house types are two-storey and semi-detached; the designs of each semi-detached pair do not necessarily match. This only occurs in about half of the properties. This picturesque variety provides a diverse and interesting street scene whilst common architectural themes maintain a coherent character across the Area. The deliberate mixture of house types used in this development follows a fundamental principle of the 'Garden Cities Movement'. Not only did a variety of designs avoid the monotony of the terrace, but it also aimed to achieve a good social mix of families and therefore reduce the class divisions, the two major problems often encountered with the earlier Victorian housing developments.
- 5.1.2 Despite intended variety, the houses have a strong coherence and rationality between them. With the exception of Nos.9-19 (odd) Canvey Road, at the junction with Ray Walk, and the north west corner of the estate (Ray Close, Nos.29 and 31 Canvey Road) the estate's buildings are two storey semi-detached houses set in modest plots along a consistent building line, approximately four metres from the back edge of the footpath. The uniform spacing and height of these buildings and their roofline only punctuated with chimney stacks are important consistencies within the estate, which contribute to its townscape character. In the north-west corner of the estate the scale of the development changes from two storey houses to single storey bungalows set in wider plots. Whilst this affects the character of this part of the area, giving it a more spacious feel, the materials and style of the buildings remains constant and the coherence of the estate is maintained.

Variation in house plan and scale



Character Analysis

5.1.3 The consistency in building style and materials within this area is of significant importance to its overall character. Although there are several different house designs, they all conform to the same basic cottage style and Garden City design principles. Typically the buildings are white rendered, semi-detached houses. A select few have brick ground storeys, Nos.9-13 and Nos.15-19 Canvey Road; the contrasting brick materiality to the ubiquitous white render highlights the importance of these houses, which adopt a unique splayed plan either side of the junction between Canvey Road and Ray Walk.

Materials palette



Character Analysis

5.1.4 The roofs are pitched with clay roof tiles. Most houses have entrance canopies or porches of varied designs with either flat or pitched roofs. A few main roofs and porch canopy roofs have fish scale clay tiles, for example the porches to Nos.20, 27 and 82 Canvey Road. Certain porches have decorative ridge tiles. Inappropriate porch extensions (No.7 Ray Walk), filling in space adjacent to bays, detract from the legibility of buildings and the character of the street.

Roof and Porches



Example of an inappropriately infilled porch

Character Analysis

5.1.5 Whilst most houses are fairly simple in design, special attention has been given to their detailing, in particularly those in prominent positions. For example, the four properties at the junction of Canvey Road and Marine Parade have bay windows on their corners facing the Estuary, to take advantage of the panorama. The three terraced properties each side of Ray Walk, that are orientated to address the junction on Canvey Road, are also of particular interest. In addition to being the only terraces in this development, the materials and detailing on these properties are slightly different to the rest of the estate, most noticeably, as previously mentioned the used of exposed red brickwork at ground floor level. These properties have also been singled out for additional architectural features such as oriel windows, curved and flat brick arches, corner brick quoin details and tiled sills with projecting brick details.

Double aspect corner windows facing Canvey Road and Marine Parade



Distinguishing details to the terraced houses at the junction between Canvey Road and Ray Walk



Character Analysis

- 5.1.6 Bay windows are a unifying feature across the Conservation Area. Many houses have double height, splayed bays; generally these have flat roofs but a few have pitched roofs. A few have single storey bays with pitched roofs. Certain bays are articulated by timber panels in a vernacular Tudor/ Arts and Crafts Style.
- 5.1.7 The bays have small pane windows in metal frames at ground and first floor level. Some of these have been replaced with inappropriate uPVC units. Certain cills and surrounds feature more detail than others for example that to No.10 Canvey Road, which also has larger windows than standard and an oriel window at first floor level, a similar distinction afforded to the terraces at the junction of Canvey Road and Ray Walk. Certain dwellings feature fenestration in a regular arrangement whilst others adopt a more irregular arrangement. There are some examples of oculus or oval windows, which are largely restricted to the gables of bungalows.

Window types



Character Analysis

5.1.8 Many of the original timber front doors remain; these feature different types of panelling and a variety of stained-glass inserts.

Doors



Character Analysis

5.2 Townscape

5.2.1 Details discussed in this section are shown on the Townscape Plan, Map H.

5.2.2 The majority of houses are arranged on either side of a long street, Canvey Road, which sits on a roughly north-south orientation, although it gradually meanders to the north-west. The road has a slight slope down from Marina Parade. Besides the main street, there are two cul-de-sacs adjoining the west side, Ray Walk and Ray Close. The houses generally face directly onto either Canvey Road, Ray Walk or Ray Close; however, those at junctions have been carefully designed to address the corners. For example, the corner treatment, at the junction of Canvey Road and Ray Walk, where the houses are splayed to address the corner and to open up the space; this composition is typical of the town planning in the new towns and garden cities of this period. The concave layout of the street boundaries of these properties also contributes to this effect. This treatment of the junctions is very similar to layouts suggested in Raymond Unwin's book 'Town Planning in Practice'.⁰¹ The intersection between Canvey Road and Marine Parade has also been purposely designed, opening up the corners of the junction and orientating the houses to give unobstructed views of the public gardens and the Thames Estuary. The bay windows positioned on the corner make the houses double aspect.



The curve in Canvey Road

Character Analysis

5.2.3 The extensive, informal street landscaping of the verges along Canvey Road, Ray Walk and Ray Close, with a mix of small trees, shrubs and hedges, is a crucial element of the estate's character. The planting is laid out in a seemingly natural arrangement to create a relaxed, leafy setting to the houses and complements their picturesque 'cottage style'.

5.2.4 Trees along the roadside and within front gardens are interlaced with hedges that have been clipped to the verge. Trees lining Canvey Road help to create an enclosed and protected character and provide a buffer between road and houses. From the pavement, the pedestrian feels somewhat distanced and protected from the road and oncoming traffic.

5.2.5 Complementing the distinctive building layouts at the junctions of Canvey Road with Marine Parade and Ray Walk, special attention has also been given to the landscaping of these areas. Planting on the splayed Marine Parade junction has been deliberately kept low to preserve the Estuary views from the surrounding properties (though tree growth on the south side of Marine Parade now blocks much of the view of the Estuary from the Conservation Area). In contrast, the landscaping at the junction with Ray Walk, where there are no views, is more substantial, with mature hedges, shrubs and trees largely screening the surrounding properties and the road junction. Considerable landscaping along the verges and narrow road widths of both Ray Walk and Ray Close gives an attractive green entry to both cul-de-sacs.

5.2.6 Most of the gardens are enlivened by their own individual planting schemes; these feature hedge and shrub planting, some also have trees and grass lawn, although many lawns have been replaced with hardstanding. Certain dwellings have picturesque climbers across walls, porches and door canopies or shrubs and hedges meeting in leafy arches at the entrance to gardens.

Planting along road verges providing a buffer between the houses and the road



Character Analysis

Nos.9-13 and 15-19 Canvey Road are particularly well-screened by surrounding landscaping



Substantial planting along the verges of Ray Walk and Ray Close



Character Analysis

Planting in individual gardens



Character Analysis

5.2.7 Together with the estate's relatively narrow pavements and roads, the sharp road corners at junctions and the planting in some of the front gardens, particularly in the vicinity of the Ray Walk / Canvey Road junction, the abundance of landscaping has helped produce an attractive Arcadian appearance and sense of enclosure which makes a substantial positive contribution to its character. The estate's landscaping is another aspect that conforms to the 'Garden Cities Movement'. The aim was to form a physical barrier between the houses and dust from the roads and to create a pleasant outlook for the residents. Therefore, they advocated increased tree planting and landscaped verges along residential roads, which is clearly evident in this Conservation Area.

5.2.8 The scalloped burr original boundary treatment still remains at intervals across the Conservation Area; the walls feature occasional brick detailing and oak gates and gate posts. This type of enclosure is most evident in the southern end of the development. There are a few good examples of original low oak timber paling fencing at the north end of the Conservation Area, consisting of simple vertical slats and tapered oak posts. Other boundary treatments include modern white picket fences, decorative metal fencing or dwarf stone walls; although retaining some form of enclosure these are less sensitive than planting or mid-height walls as they do not give the house and its garden the same protected buffer. Where boundary treatments have been eroded or partially eroded the relationship between the house and road is less harmonious. This is worsened when as well as losing a boundary enclosure, the front garden planting and grass have been replaced with insensitive hardstanding.

Sensitive boundary treatments



Less sensitive boundary treatments



Character Analysis

5.2.9 Pavements are surfaced in concrete paving slabs of varied colours and kerbs are mostly granite, which give texture and visual interest and contribute to the estate's character. Granite setts lining the edge of the road and around drains are seen in a few places, particularly on Ray Close, though have often been covered over with later tarmac surfacing, which is less sympathetic. Granite setts are also sometimes set within the planting areas at the base of trees. Pavement crossovers are mostly concrete, which tend to be obtrusive, although at least one is in Staffordshire blue clay pavers. Both the tarmacked roads and the concrete slab pavements are damaged and patched in places and would benefit from an upgrade. Paving slabs should be replaced like-for-like rather than be replaced with tarmac.

Pavement and road surfaces



Character Analysis

5.2.10 Street furniture is not common owing to the dominance of landscaping but cast-iron light columns and the traditional cast iron letter box and corporation electricity box at the southern end of Canvey Road contribute to the estate's character.



Corporation electricity box



Post box

Character Analysis



Character Analysis

5.3 Setting

5.3.1 The Conservation Area sits in a largely residential area on the cliff above Leigh Old Town. The south end of the Area meets Marine Parade and overlooks the open landscape of the Belton Hills Nature Reserve, which sits between the Conservation Area and Leigh Old Town. Leading westwards from Canvey Road are several other houses which were part of the original estate scheme, though they have been altered to a much greater extent than elsewhere on the estate, with the addition of enclosed balconies, porches, rooflights and solar panels. Western Road bounds the northern end of the Area, dissecting Canvey Road into two parts. Similar early 20th century semi-detached villas sit on roads parallel to Canvey Road, namely Hamboro Gardens to the west and Harley Street to the east.

5.3.2 Owing to the slight gradient at the southern end of the road and its gentle curve towards the north-west, as well as the inward-looking nature of the development, views into and out of the estate are limited. From the end of Canvey Road the Thames Estuary cannot be easily seen, though a short walk way from the street, at the steps down to Leigh on Sea railway station, there is a sweeping view looking south across the Belton Hills Nature Reserve towards the Cliffs and the Thames Estuary.



View towards the Thames Estuary from Marine Parade



View towards the Conservation Area from the steps at the north side of Belton Hills Nature Reserve

Section 6.0

Management Plan

6.1	Introduction	43
6.2	Conservation Vision	43
6.3	Issues, Opportunities and Recommendations	44
6.4	Guidance on Alteration and Repair	53



Management Plan

6.1 Introduction

6.1.1 This section highlights where there are issues and threats within the Chapmanslord Conservation Area, as well as where there are opportunities to enhance its special historic and architectural interest. It begins with a Conservation Vision, summarising the aims for the future of the Conservation Area. Issues and opportunities are described, and recommendations provided for the reduction or removal of threats to the Area's special interest. The section concludes with guidance on how to go about the sensitive repair and alteration of materials, details and features characteristic of the Conservation Area. Alterations, repairs or new development should follow this guidance to help conserve the special interest of individual properties and the Conservation Area.

6.2 Conservation Vision

- 6.2.1 The Chapmanslord Conservation Area will be an attractive and peaceful place to live, with its architectural and aesthetic qualities contributing to the character of the area. It will remain a residential street with good quality housing and well-landscaped and maintained private gardens, as well as substantial planting in the public realm along road verges and framing paths.
- 6.2.2 The estate's substantial landscaping and green space, combined with the cottage style architecture of the houses, will be retained and maintained as a notable example of the Garden Cities Movement design principle in Southend.
- 6.2.3 The buildings will be in good condition, with inappropriate alterations reversed and traditional materials and details used for features such as walls, windows, roofs and doors.
- 6.2.4 New development and redeveloped buildings or public realm works within the setting of the Conservation Area will be designed appropriately in terms of scale, form, materials and details and reflect the special interest of the area.
- 6.2.5 The enclosed, protected feeling of the Conservation Area will be retained through the maintenance of private garden planting. Front gardens converted to driveways will be limited and where they occur will retain a good proportion of the boundary, with green landscaping and softer surface treatments to reduce their impact.
- 6.2.6 Views of the Thames Estuary, from the south end of Canvey Road at the junction with Marine Parade, will be enhanced by keeping the planting at this end of the Area under control so it does not impede views. The Conservation Area's visibility from Marine Parade will be protected.

Management Plan

6.3 Issues, Opportunities and Recommendations

Condition: Public Realm and Buildings

- 6.3.1 The buildings in the Chapmanslord Conservation Area are not particularly old and their condition is generally good. Most are well-maintained and feature tidy elevations and neat gardens, although a few of the gardens are poorly cared for or lost: this issue will be further explored in Section 6.3.8-6.3.14 on boundary treatments and gardens.
- 6.3.2 The public realm would benefit from upgrade; both the tarmac road surface and the concrete slab pavements are damaged and patched in places. Granite curbs have also been worn down and damaged by cars mounting the pavement but should be retained as far as possible and not replaced with materials of inferior quality. Two further aspects of street furniture also harm the estate's character: the visibility of the telephone cables on the street scene, especially in Ray Close and Ray Walk where they are particularly dominant in the street. It would be more appropriate if cables could be laid underground. The other damaging aspect is the loss of the original style of 'Windsor' lanterns to street lighting columns and their replacement with less sensitive, modern lights.



Telephone mast and cables in Ray Close



Damage, potholing and patching in tarmac road surface



Telephone mast and cables in Ray Walk



Tarmac road surface in disrepair and damaged granite curbs

Management Plan

Recommendations

- 6.3.3 Keeping buildings in good condition will ensure the area is an attractive and desirable place to live.
- 6.3.4 Undertake regular maintenance and checks to prevent problems from occurring and protect original features. This will also ensure small problems do not become bigger, more costly issues to fix.
- 6.3.5 Maintain or resurface damaged pavement and road surfaces to enhance the character of the Conservation Area.
- 6.3.6 Road markings should be the minimum necessary for safety and where required yellow lines should be 50mm wide in primrose.

Management Plan

Boundary Treatments and Gardens

- 6.3.7 The Conservation Area exhibits a broad range of boundary treatments and enclosures; the boundary enclosures comprise a mixture of original scalloped burr boundary wall, sensitive timber paling and hedges, but also low stone walls, decorative metal fences and white picket fences, which are less sensitive as they fail to shield individual gardens in the same way as the original boundary treatments altering the crucial balance of public and private green space, which is a fundamental principle of the Conservation Area. Certain boundaries have been damaged and are in need of repair.
- 6.3.8 In many cases boundary treatments have been entirely lost or partly eroded, which detracts significantly from the character of the Conservation Area. Some properties have had their front gardens, including grass lawn and planting, replaced with hardstanding and are used as driveways. Some driveways have been relatively sensitively integrated through positioning to the side of the front of the house or through retention of sections of the original boundary wall or delineation of the garden enclosure through planting or lawn. However, other driveways detract from the character of the Conservation Area as they have resulted in the removal of garden or green areas buffering the house from the road. These poorly integrated driveways expose the frontages of individual houses and

combine to erode the arcadian character and the leafy appearance of the street. The driveways comprise diverse materials and styles, and exist in various states of repair, further detracting from the coherence of the Conservation Area. Softer surface treatments, such as gravel, have less impact than solid paving. The townscape map (Map F) identifies driveways which impact negatively on the Area and those which are more sensitively designed.



Damaged boundary treatment

Management Plan

Unsympathetic driveways



Examples of driveways with softer surface treatments or part retained boundaries and gardens



Management Plan

Recommendations

- 6.3.9 Take opportunities to reinstate boundary enclosures where removed to improve the coherence and unity of the terrace.
- 6.3.10 Scalloped burr boundary walls with oak gates and posts or unpainted oak timber paling with vertical slats and tapered oak posts at either side of oak gates are the most appropriate boundary treatments.
- 6.3.11 Where needed, driveways should sit to the side of the house or should cause minimal impact on boundary treatments, garden enclosures and planting.
- 6.3.12 Enhance the quality of front gardens by removing insensitive hardstanding surfaces or replace with softer finishes.
- 6.3.13 Front gardens or forecourts where greenery or landscaping has been lost would benefit from their re-introduction to act as a buffer between dwelling and pavement/ road.

What is a Heritage Impact Assessment?

Heritage Impact Assessment (HIA) is a process used when proposals are put forward for change to the historic environment. It is usually a requirement of listed building consent or planning consent for proposals within a Conservation Area. It identifies what is historically and architecturally important about a heritage asset, in order to be able to assess whether proposed changes will have a positive, negative or no impact on the heritage values of the place. Advice is usually given by a specialist heritage consultant and the resulting conclusions presented in a report, which should include:

- Identification and description of the proposals site and its setting;
- Identification of any designations, such as listing, which the site is subject to or which are within the setting of the site;
- Description of the history of the property;
- Identification of the 'significance' of the site, i.e. its historic and architectural interest;
- Assessment of the impact the proposals will have on the significance of the site, as well as recommendations for any changes to the scheme that will reduce any negative impacts that are identified.

Management Plan

Inappropriate alterations

6.3.14 Modern alterations, in places, detract from the appearance of individual houses and therefore harm the original design and aesthetic character of the Conservation Area. The replacements of these features with designs and materials which reflect the historic form of the building would enhance their appearance.

6.3.15 There has been some installation of uPVC plastic windows, in the place of the original windows with metal frames, which is to the detriment of the character and special interest of the Conservation Area. Some powder coated metal replacements have also been installed with varying success. The frames and glazing bars are often not as slimline as the original Crittal windows and sometimes have the glazing bars 'stuck on' rather than integrated into the glazing, therefore not having the same elegant appearance as the originals. Decorative window shutters have been added to certain houses, which are fussy and inappropriate in the context of the Area.



Unsympathetic uPVC window units



Unsympathetic window units



Modern shutters

Management Plan

6.3.16 A primary issue within the Conservation Area is the introduction of extensions between houses for garage or other storage use. The road frontage between some of the semi-detached blocks has been infilled by modern garages and extensions, which are often flat-roofed. The dwellings affected include Nos.9, 13, 15, 19, 20, 22, 29, 31, 34, 36, 38 Canvey Road. These extensions are detrimental as they infill space originally intended to be open providing some relief from the otherwise inward-looking estate and allowing views of leafy gardens beyond. Similar extensions sit in the space between, but not appended to, Nos.4, 5, 6 and 7 Ray Walk. Extensions, if necessary and acceptable in principle, are better when positioned behind the main building line to conserve the sense of a gap between semi-detached pairs as originally intended. Pitched roofs are generally more sensitive than flat roofs.



Flat-roofed garage extension



Garage extension

Management Plan

6.3.17 Various other original features have been removed or infilled, eroding the original design of individual houses but also the overall appearance of the estate. There has been some replacement of original front doors, which originally had a colourful stained-glass panel to the upper third. Some replacements have a greater amount of glazing and are stained rather than painted, which is inappropriate for the Conservation Area. Original doors should be retained wherever possible or if replacement is deemed acceptable, for example due to poor condition, the original design should be carefully replicated. Many of the houses retain their original clay roof tiles but some original roofs have been replaced with modern concrete pantiles and other types of inappropriate roof tile. Another loss involves the infilling of spaces either side of certain bay windows by modern porches (No.7 Ray Walk). First floor balconies have been added to certain houses (No.3 Canvey Road). These alterations alter the original design principle of the houses and weaken the original building line.

6.3.18 There are certain ad-hoc additional features such as Dutch canopies over windows, satellite dishes, security cameras and burglar alarms, which detract from the character of front elevations.



Replacement concrete tiles and a Dutch canopy added to a window



A modern balcony extension



Example of modern porch infilling the space next to a bay window



Unsympathetic replacement door



'Off-the-peg' inappropriate door

Management Plan

Recommendations

- 6.3.19 Take opportunities to enhance properties when considering alterations, for example by restoring any missing historic features and improving poorly designed alterations of the past.
- 6.3.20 Prevent further extensions to the side of buildings which infill spaces between semi-detached pair. Extensions should be set to the rear of buildings to provide relief between pairs.
- 6.3.21 Follow guidance in Section 6.4 to ensure repairs and alterations are carried out in an appropriate manner.
- 6.3.22 The Council will not approve applications for alterations which detract from the special interest of the Conservation Area.
- 6.3.23 The Council will use enforcement powers where necessary to prevent or reverse inappropriate alterations.

Boundary Proposals

- 6.3.24 Councils have a duty to review the boundaries of Conservation Areas every so often to ensure that the special interest is not devalued by the inclusion of areas which are not of special interest. The interest can change over time as negative alterations take place or as more understanding is gained of the importance of areas adjacent to the boundary that were not previously recognised as having special interest.
- 6.3.25 The area immediately surrounding the Conservation Area was reviewed as part of this Appraisal, particularly Nos.86-94 Marine Parade, which were originally part of the Chapmanslord Estate. However, the front elevations of these properties has been substantially altered and they no longer contribute to the estate's intrinsic character. Their appearance has been significantly diluted by modern extensions, the replacement of original clay tiles with concrete tiles, the installation of uPVC window and door units as well as roof lights, the insertion of modern garage doors at ground level and balconies at first floor level. No.81 has also been altered but it is included in the Conservation Area as one half of another pair, which is an important building addressing both Canvey Road and Marine Parade.
- 6.3.26 The buildings at the junction of Canvey and Western Roads were also considered for inclusion. However, these are from a slightly different phase of development and, therefore, are designed with deep roofs featuring gables and dormers. They have also been negatively impacted by concrete tile replacements and uPVC units.
- 6.3.27 Therefore, there are no boundary amendments proposed to the Chapmanslord Conservation Area as part of the 2019 Appraisal.

Management Plan

6.4 Guidance on Alteration and Repair

6.4.1 The following advice applies to the features of particular importance to the character of the Chapmanslord Conservation Area, where they are visible to the public. Those with properties in the Conservation Area should follow this guidance when considering changes to help keep individual properties and the area special.

Key Principles for Guiding Change

6.4.2 **Maintenance:** regular maintenance is needed to protect original features. But if more extensive work is found necessary, repair rather than replacement should be the first option and will often be better value.

6.4.3 **Materials and Designs:** when considering alterations or repairs to the property, original materials and designs should be respected.

6.4.4 **Enhancement:** take the opportunity to enhance properties when considering alterations, by restoring any missing features and improving poorly designed alterations of the past.

Management Plan

Windows

- 6.4.5 Small pane windows in metal frames are vital for the character of the Conservation Area. Original windows can be given a new lease of life by installing draught proofing. Secondary glazing may also be acceptable if it is unobtrusive. Advice should be sought from the Council's Planning Department.
- 6.4.6 If replacement or reinstatement is necessary, purpose-made windows to match the original materials and external appearance should normally be installed and advice sought from the Council's Planning Department before undertaking works, should planning permission be required. Double glazing is acceptable if the external appearance is unaltered, and the metal frames and seals are not visible. uPVC units cannot match the 'Georgian style' windows used and are not acceptable.
- 6.4.7 To safeguard the building's character, new windows should normally:
- Be made of metal and consist of small panes;
 - Be painted white or black;
 - Copy the original pattern of slimline glazing bars, typically side or top hung casements;
 - Glazing bars should be built into the window and not stuck on to the glass;
 - Use the original method of opening;
 - Retain or restore the dimensions of the original window opening and the position of the frame within the opening. Most openings are small and slightly recessed; and
 - Give adequate ventilation which is not visible (e.g. trickle vents).
- 6.4.8 For good quality softwood, Historic England's recommendation of slow grown Scots Pine or Douglas Fir should be followed. This has greater durability than other softwoods. However, Chemically modified and stabilised softwood can also offer the same durability.
- 6.4.9 Where uPVC replacement windows already exist, the Council may consider replacement with uPVC provided that there is an enhancement to the character and appearance of the Conservation Area, for example an improved design which better reflects the original detailing.
- 6.4.10 For further guidance, see Historic England's guidance on the maintenance and repair of historic windows: Traditional Windows, Their Care, Repair and Upgrading, <https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/>

Management Plan

Doors and Porches

- 6.4.11 Original front doors in the Conservation Area buildings are relatively small and have good detailing, with panelling and a variety of stained-glass inserts. Decoration on door glazing should be integrated stained-glass and not painted on. Only the top third originally had glazing. They are set slightly recessed into the wall. Original front doors should normally be retained and repaired when necessary. If this proves impossible, the new door should be solid timber, similar in design and dimensions to the original, should not have an over emphasis on glass and original stained glass inserts should be reused or carefully replicated. Doors should be painted not stained.
- 6.4.12 Most properties are given distinction by a porch, of which there are a number of styles; some feature pitched roofs, others have flat roofs and a few have gables. Porch roofs generally comprise clay tiles, some of which are fish scale. Porches give shadow and interest to the face of many buildings and should not be enclosed with doors or new porches. New porches will only be acceptable where they replicate the original design of the façade and use traditional materials.

Outside Walls and Decoration

- 6.4.13 The dominant material is white render; there is also some timber-framing and brick, whilst original roofs are clay tiles.
- 6.4.14 Decoration or architectural features are simple and discreet and largely restricted to bay windows, porches and doors. Particular detailing has been paid to houses in prominent positions, for example at the junctions between Canvey Road and Ray Walk and Canvey Road and Marine Parade; such details include corner bay windows, oriel windows, curved and flat brick arches, corner brick quoins and tiled sills.
- 6.4.15 These materials and finishes should be repaired or replaced like-for-like to retain the appearance of the buildings.

Management Plan

Roofs and Chimneys

- 6.4.16 Roofs are pitched and gables although a few roofs are flat. Clay roof tiles are the predominant roof material used for buildings in the Conservation Area. Clay is natural and weathers well to produce attractive roof surfaces; it also gives unity to the semi-detached buildings making up the Conservation Area and helps to establish the character of the Area. Repair or re-roofing should conserve or replace the original materials and designs.
- 6.4.17 The chimney stacks are positioned in the centre of each semi-detached pair of dwellings. Stacks and pots emphasise the roofline and, in most cases, should not be removed. Some stacks have simple detailing, which adds to the character of the property and should be retained. Chimneys are an important part of the character of the buildings and should not be removed.

Hardstandings and Boundaries

- 6.4.18 The Conservation Area features a good proportion of leafy front gardens; these should be maintained as important planted areas and should not normally be replaced by hardstanding. Where gardens these have been lost, they would benefit from reinstatement. The substantial planting of trees and hedges framing the pavement should also be maintained in order to retain the leafy character of the Area.
- 6.4.19 Hardstandings and driveways in front gardens harm the appearance of individual properties and the Area's character if badly designed. They will only be acceptable if there is adequate space in the garden to allow a good design incorporating a suitable surface, landscaping and partial enclosure of the frontage with a traditional boundary wall or fencing and no reasonable alternative to parking is possible. Planning permission will be required for the installation of a driveway. It should not involve the loss of mature trees.
- 6.4.20 The appearance of many properties has been eroded by the loss of front and side boundaries, often owing to the provision of driveways. The original boundaries, scalloped burr walls or timber fencing, with oak gates, should be retained and where missing, their restoration would greatly enhance the Conservation Area.

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Appendices

A: Building-by-Building Description



Appendix A

Building-by-Building Description

Descriptions of streets and buildings relate to the situation at the time of survey in September and October 2019. They are intended to guide decisions on conservation area boundaries, on future development control, and on the need for enhancement. They relate to buildings and other structures adjacent or close to the named streets. They are not necessarily comprehensive and other features not mentioned may nevertheless have value for the character of the area.

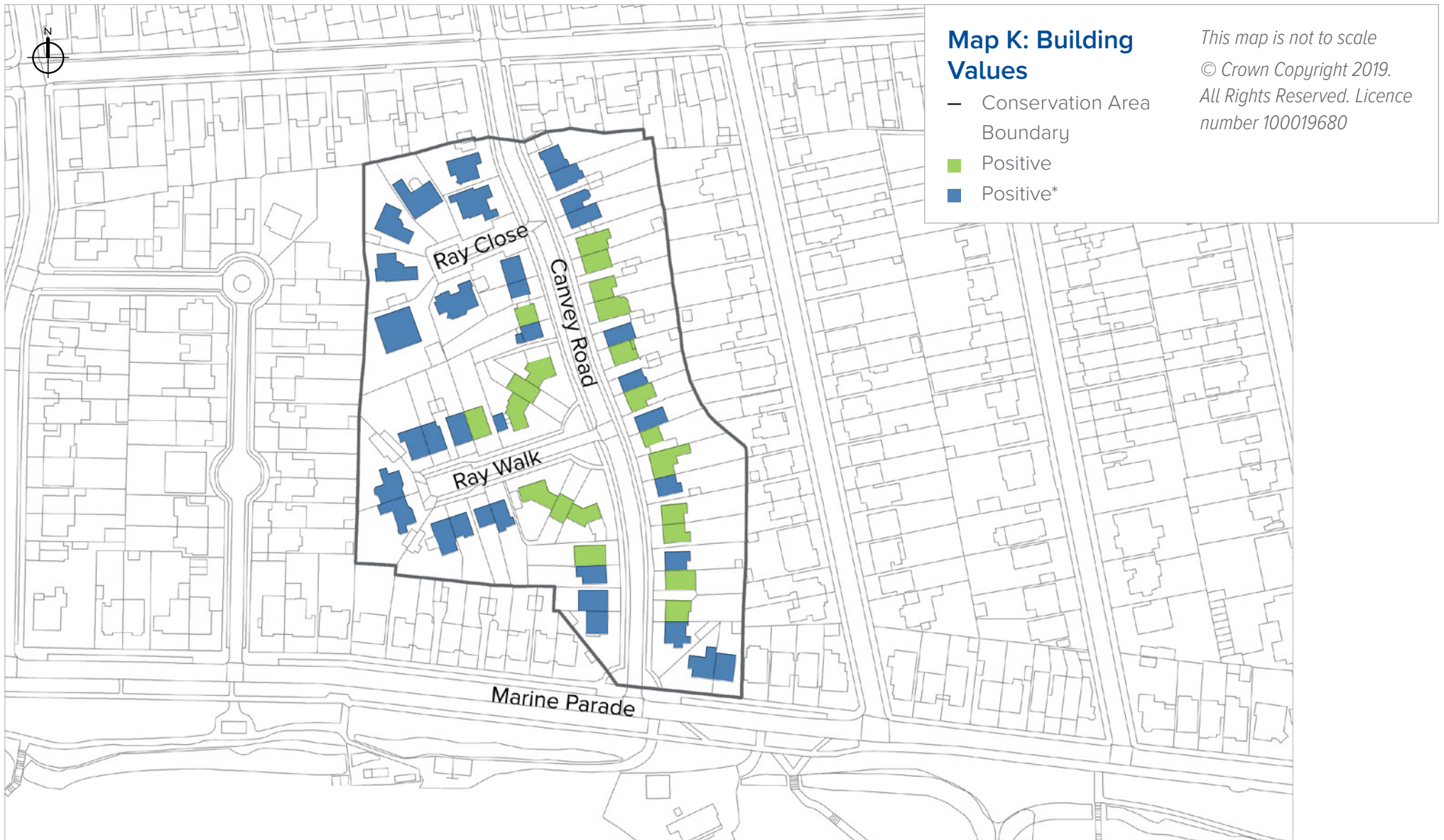
Properties are assessed according to their value to the area's character. Values are:

- positive – it contributes to the area's character
- positive* – the building is potentially positive but needs improvement or restoration. For example, it could be in poor condition or it could have later alterations which are inappropriate to the Conservation Area in terms of materials, design or scale (this list is not exhaustive). Often the rating is given because of the cumulative impact of several inappropriate changes.
- neutral – it neither harms nor contributes to the area
- negative – it harms the area's character.

These values are shown on Map K on the following page.

Buildings can be negative by reasons such as mass, design, materials or siting. Unsympathetic alterations can have the effect of moving a building down a grade. Similarly, reversal of such alterations could restore its original character and move it up a grade.

Building-by-Building Description



Building-by-Building Description

Address	Value	Designation
81-82 Marine Parade,	No.4 Canvey Road: Positive	Article 4
1-3 Canvey Road,	Nos.81 and 82 Marine Parade,	Direction
2-4 Canvey Road	Nos.1, 2, 3 Canvey Road: Positive*	

Description

Semi-detached pairs of houses addressing Canvey Road and Marine Parade and built to the same design. White rendered walls and clay tiled hipped roof with central chimney stacks and a smaller stack on the side. Ground and first floor bay windows to all, 2 and 4 Canvey Road retain original small pane metal framed windows. One house out of each pair, which faces the two roads, features an angled bay window at ground floor level as well as a veranda with a door and a fishscale tile roof, to benefit from views across Marine Parade and to Estuary. Most doors are timber with glazed panels. Front gardens feature sections of remaining scalloped burr boundary wall and shrubbery and tree planting. Driveways have been added to each, removing part or all of the garden/boundary wall.

There have been a number of unsympathetic alterations along the terrace which detract from buildings character.

- The windows of all dwellings except 2 and 4 Canvey Road feature detracting uPVC units or replacement metal at No.3, which have frames that are too thick and the glazing bars have a 'stuck on' appearance rather than being integrated into the glazing.

- The doors to 80 and 81 Marine Parade are uPVC units
- Driveways are generally sensitively integrated maintaining the sense of garden enclosure and planting except 4 Canvey Road, where the garden has been replaced entirely with hardstanding and the original boundary has been replaced by picket fencing
- 81 Marine Parade has been particularly impacted by modern alteration including the extension at the front, infilling the space next to the bay window, as well as the uPVC windows
- Modern porch and first floor balcony to 4 Canvey Road which dilutes the original plan form and frontage of the dwelling
- A modern balcony has been added above the porch of No.3

Building-by-Building Description



Nos.80-82 Marine Parade



No.1 Canvey Road



No.2 Canvey Road



No.3 Canvey Road



No.4 Canvey Road

Building-by-Building Description

Address	Value	Designation
9-13 and 15-19 Canvey Road	Positive Positive*: garage range to rear of No.15	Article 4 Direction

Description

These houses are unique for their terraced formation and their splayed plan addressing the junction of Canvey Road and Ray Walk. They are also distinguished by red brick ground storeys with white render above. No.9 has a gable end with timber framing. Roofs are hipped with clay tiles. Windows are small pane windows in metal frames. Those at No.15 are reasonably well designed metal replacements, though the frames are not as slimline as the originals. Besides bay windows, these buildings feature additional architectural features and detail including oriel windows (that to No.9 is stone), curved and flat brick arches, corner brick quoin details and tiled sills with projecting brick details. Doors appear to be original timber with panelling and coloured glazing or plain timber; some feature gabled porches with decorative ridge tiles, others flat roofed porches. Front gardens feature substantial planting, comprising lawn, shrubbery and trees and are bounded by original scalloped burr boundary wall. The planting shelters the dwellings and partly screens them from the road and pavement. There are no modern driveways.

There have been a few minor unsympathetic alterations along the terrace which detract from buildings character.

- The end of each terrace has been extended for garage provision
- Small accretions such as aerials, satellite dishes and burglar alarms

Building-by-Building Description



No.9 Canvey Road



No.11 Canvey Road



No.13 Canvey Road



No.15 Canvey Road



No.17 Canvey Road



No.19 Canvey Road

Building-by-Building Description

Address	Value	Designation
1-10 Ray Walk	No.10: Positive Nos.1, 2, 3, 4, 5, 6, 7, 8, 9: Positive*	Article 4 Direction

Description

Semi-detached pairs of houses on Ray Walk. White rendered walls and clay tiled hipped roof with central chimney stacks. Ground and first floor bay windows to all except Nos.5 and 6 which have first floor bay windows instead. A couple of bays feature timber framing (Nos.1 and 10). No.10 is the only house retaining original small pane 'Georgian style' windows. Nos.5 and 6 have some unique features such as first floor bay windows and oculus windows at the same level and corner entrance bays with canted doors and fishscale tiled roofs above. Original doors to No.2, 3, 5 and 6 with timber panelling and coloured glazing. Doors have open porches with pitched roofs, some with fishscale tiles or flat roofed porches. Most front gardens feature sections of remaining scalloped burr boundary wall and shrubbery and tree planting.

There have been a number of unsympathetic alterations to the houses in Ray Walk which detract from buildings character.

- Modern garage extensions to No.10 and adjacent to Nos.4, 5, 6 and 7.
- All houses feature intrusive uPVC units in the place of small pane 'Georgian style' windows, except No.10. Nos.4, 7, 8, 9 also features insensitive modern doors with too much glazing.
- Inappropriate shutters to Nos.5, 6 and 9.
- Original door and porches to Nos.4, 7, 8 and 9 removed and replaced with inappropriate closed porch, infilling space next to bay window. The open porch to No.10 has been infilled.
- Driveways have been added to each apart from No.3; these remove part or all of the garden/ boundary wall. Insensitive driveways to Nos.4, 5, 6 and 7 where the garden has been replaced entirely with hardstanding and the original boundary has been replaced by picket fencing. The driveways to Nos.1, 2, 8, 9 and 10 have been relatively sensitively incorporated with some retention of boundary walls, garden enclosures and planting around each house.

Building-by-Building Description



No.1 Ray Walk



No.3 Ray Walk



No.3 Ray Walk



No.4 Ray Walk



No.5 Ray Walk



No.6 Ray Walk



No.7 Ray Walk



No.8 Ray Walk



No.9 Ray Walk



No.10 Ray Walk

Building-by-Building Description

Address	Value	Designation
1-5 Ray Close	Positive*	Article 4 Direction

Description

Five detached bungalows on Ray Close each with its own irregular plan, apart from Nos.3 and 4, which were originally (and remain largely) similar in their L-shape plan with corner entrances. The houses have simple, white rendered façades, Nos.1 and 5 feature timber-framing. The houses have hipped roofs, in slate or red clay; No.1 has fishscale tiles. No.1 has a flat roofed dormer window and No.5 has a gable roofed dormer window. Nos.1, 2, 3 and 4 have a projecting gable end (No.2 has two). No.5 does not but has two mirrored bay windows with gable roofs. No.3 also has a bay window. No.4 retains its original small pane 'Georgian style' windows with metal frames. Some of the bungalows have oculus windows; Nos.3 and 4 in their gable ends with brick surrounds, and No.1 adjacent to the door. The gable end of No.2 features a narrow window with brick detail. An original timber panelled door with coloured glazing survives at No.1, the other doors that are visible are modern.

There have been a number of unsympathetic alterations to the buildings in Ray Close which detract from buildings character.

- Replacement of original windows with uPVC units at Nos.1, 2, 3 and 5
- Loss of original doors
- Inappropriate shutters to Nos.1 and 4
- Replacement of original roof tiles with modern concrete pantiles (Nos.2, 3 and 4)
- Detracting modern features such as cabling, aerials, satellite dishes
- Removal of original boundary treatments
- Driveways have been added in front of each house; these remove part or all of the garden/ boundary wall. Insensitive driveways to Nos.1, 2, 5 where the garden has been replaced entirely with hardstanding. The driveways to Nos.2 and 3 have been relatively sensitively incorporated with some sense of boundary treatment, garden enclosures and planting around each house.

Building-by-Building Description



No.1 Ray Close



No.2 Ray Close



No.3 Ray Close



No.4 Ray Close



No.5 Ray Close

Building-by-Building Description

Address	Value	Designation
29 and 31 Canvey Road	Positive*	Article 4 Direction

Description

Two bungalows on Canvey Road with similar block plans; each features a projecting front bay with a gable end. White rendered façades, hipped roofs and timber-framed gable ends. No.31 retains original door and coloured glazing. The timber and coloured glazed door to No.31 is original and features a sloped porch above. An original gate survives at No.31.

There have been a number of unsympathetic alterations to the buildings in Ray Close which detract from buildings character.

- Replacement of original roof tiles of both houses with modern concrete pantiles
- Replacement of original windows with uPVC/metal units. The leaded lights to No.31 are also out-of-keeping with the design of the houses in the Conservation Area.
- Addition of inappropriate modern, closed porch and door to No.29 with too much glazing
- Insensitive modern garage extensions to No.29 and adjacent to No.31
- Small accretions such as aerials, satellite dishes and burglar alarms



No.29 Canvey Road



No.31 Canvey Road

- The addition of a Dutch canopy above southernmost window to No.31
- Driveways have been added in front of each house; these remove part of the garden/ boundary wall. The driveways to Nos.29 and 31 have been relatively sensitively incorporated with some sense of boundary treatment, garden enclosures and planting around each house.

Building-by-Building Description

Address	Value	Designation
Remaining buildings along Canvey Road (6-44 (even), 5-7, 21-27 (odd))	Nos.6, 7, 10, 12, 16, 18, 22, 23, 26, 30, 32, 34, 36: Positive Nos.5, 8, 14, 20, 21, 24, 25, 27, 28, 38, 40, 42, 44 Canvey Road: Positive*	Article 4 Direction

Description

Semi-detached pairs of houses on Canvey Road. White rendered walls and clay tiled hipped roofs with central chimney stacks. Ground and first floor bay windows to all, generally with flat roofs; a few bays feature timber framing (Nos.8, 12, 21, 22, 40). Original windows are small pane with metal frames. No.10 and No.7 opposite are unique for their different fenestration including a distinct oriel window with two smaller framing windows at first floor level, like those at 9-13 Canvey Road, and a ground floor bay window with large windows. Original doors to Nos.6, 10, 12, 14, 16, 20, 22, 23, 25, 26, 27, 36, 38 with timber panelling and coloured glazing (some not visible). The door to No.16 is canted and is set back under an open porch. Doors have open porches with pitched roofs or flat roofs, some with fishscale tiles (Nos.20, 27). Some front gardens towards the southern end of the street feature sections of remaining scalloped burr boundary wall and most gardens retain landscaping, shrubbery and tree planting.

There have been a number of unsympathetic alterations to the buildings on Canvey Road which detract from buildings character.

- Replacement of original windows with uPVC units (Nos.5, 8, 14, 21, 25, 27, 28, 38, 40) . Those at Nos.20, 24, 30 and 44 are metal frames. Most of these are acceptable replacements but the frames of the windows on No.24 are too thick.
- Loss of some original doors (although most replacements draw on original door types)
- The plan form and frontage of certain houses has been altered from the original: No.30 has a semi-circular rather than canted bay and No.27 has two bays (one is a modern extension)
- Insensitive modern extensions/garages between Nos.23 and 25, Nos.36 and 38, 20 and 22 and adjacent to No.44
- Small accretions such as aerials, satellite dishes and burglar alarms
- Driveways have been added in front of each house, except Nos.6 and 27 where there is no driveway or car parking is provided to the side; these remove part or all of the garden/ boundary wall. Insensitive driveways to Nos.5, 7, 8, 10, 21, 25, 30, 32 and 38 where the garden has been replaced entirely with hardstanding. The driveways to Nos.12, 14, 16, 18, 20, 22, 23, 24, 26, 28, 36, 40, 42 and 44 have been relatively sensitively incorporated with some sense of boundary treatment, garden enclosures and planting around each house.

Building-by-Building Description



No.6 Canvey Road



No.8 Canvey Road



No.10 Canvey Road



No.12 Canvey Road



No.14 Canvey Road



No.16 Canvey Road

Building-by-Building Description



No.18 Canvey Road



No.20 Canvey Road



No.22 Canvey Road



No.24 Canvey Road



No.26 Canvey Road



No.28 Canvey Road

Building-by-Building Description



No.30 Canvey Road



No.32 Canvey Road



No.34 Canvey Road



No.36 Canvey Road

Building-by-Building Description



No.38 Canvey Road



No.40 Canvey Road



No.42 Canvey Road



No.44 Canvey Road

Building-by-Building Description



No.5 Canvey Road



No.7 Canvey Road



No.21 Canvey Road



No.23 Canvey Road



No.25 Canvey Road



No.27 Canvey Road

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