



canvey road conservation area
character appraisal
september 2004

AMENDED DRAFT CANVEY ROAD CHARACTER APPRAISAL

This amended draft text of the Canvey Road Character Appraisal takes into account responses to a public consultation during 2003. Subject to further consultation during July 2004, it is proposed to recommend that the area is made a conservation area to include 1-31(odd) and 2-44 (even) Canvey Road, 1-10 (consecutive) Ray Walk, 1-5 (consecutive) Ray Close and 81 & 82 Marine Parade. It is also proposed to recommend that the Appraisal is adopted as supplementary planning guidance and that Article 4 Directions are made to control certain types of 'permitted development'. It should be read in conjunction with the document 'Criteria for Conservation Area Appraisals' which sets out the background to, and the criteria for, appraisals.

If you would like to comment on the amended draft text of the Appraisal, please write to the Director of Technical & Environmental Services, Civic Centre, Victoria Avenue, Southend-on-Sea SS2 6QZ, or email t&eservices@southend.gov.uk. Comments should be received by 30th July 2004.

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1. Introduction

- 1.1 Conservation Areas are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' (Planning (Listed Buildings & Conservation Areas) Act, 1990).
- 1.2 Policies and guidance for Conservation Areas are given by the Government in *Planning Policy Guidance Note 15 (Planning & the Historic Environment)* 1994, by English Heritage, notably in *Conservation Area Practice*, 1995 and by Southend on Sea Borough Council in the *Essex & Southend on Sea Replacement Structure Plan*, 2001, the *Southend on Sea Borough Local Plan*, 1994, and Southend on Sea Borough Council's *Conservation Guide*, 2001.
- 1.3 Councils are advised to review their conservation areas from time to time and to ensure that they have up to date character appraisals which set out their special interest and provide the basis for development control and enhancement proposals.
- 1.4 All the Borough's thirteen conservation areas are being reviewed in order to produce up to date character appraisals. Other areas which might be suitable for designation, such as the Canvey Road area, are also being assessed. In each case the character appraisal will:
 - identify the area's special interest
 - review conservation area boundaries
 - assess the need for enhancement proposals
 - review the need for Article 4 Direction controls
 - assist preparation of the Local Development Document which will replace the current Borough Local Plan
 - provide a basis for implementing policies and making informed development control decisions
 - guide any future highway proposals in the area

2. Location and Context

- 2.1 The area included in this Character Appraisal extends between Marine Parade southwards along Canvey Road to Western Road, (excluding properties along Western Road) and includes Ray Walk and Ray Close leading off Canvey Road to the West, as shown in **Plan 1**. 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 & Crafts' housing design. The Appraisal recommends that 55 of the estate's 64 properties are designated as the Chapmanslord Conservation Area.
- 2.2 The excluded properties are 86-94 Marine Parade which, because of substantially altered front elevations, no longer contribute to the estate's intrinsic character. Although 81 Marine Parade has also been altered, it is included in the recommended conservation area because it is one half of a pair of semi-detached houses which together contribute to the area's character.
- 2.3 The estate forms a small part a larger residential area on the cliff top to the west of Leigh Broadway, overlooking the public gardens and nature reserve on the cliff slope of Belton Hills beyond which are Leigh marshes and the Thames Estuary.

3. Designations

- 3.1 The Appraisal area contains no buildings that are either Listed or on the Council's Local List of Historic Buildings. Its special interest is in the group value of the estate.

4. Archaeological Interest

- 4.1 There is no known archaeological significance in the Appraisal area.
- 4.2 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
 - SMR 9722, Roman pottery, continental import

5. History of Chapmanslord Estate

- 5.1 Throughout Britain after the First World War the rise in the cost of building brought construction almost to a stand still. This led to nationwide overcrowding and associated health problems. In response to the housing shortage, the Government's Housing Committee suggested that Public Utility Societies be set up to work with Local Authorities and subsidised by the Government, to assist their task of building new houses. New Government legislation, the Housing & Town Planning Act etc. 1919, 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.
- 5.2 In the first 3 years of the campaign the Government subsidised over 200,000 houses across the country, many of which were built by the Public Utility Societies and let or sold to means tested tenants at reduced rates.
- 5.3 Canvey Road was one of many housing schemes developed under the then Government's Utility Housing Scheme. 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*. The Farmhouse of that time survives as 'Lower Cliff', Marine Parade (outside the Appraisal area).
- 5.4 The plans included a variety of different house types that comprised mainly modestly-dimensioned semi-detached properties. 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.
- 5.5 Building work began in 1920 and the finished properties were sold for between £600 and £1639 depending on size and position. The scheme was completed within a few years and the Chapmanslord Housing Society was finally dissolved in 1925.

6. Estate Plan and Architecture

- 6.1 With its hips and gables, small square-paned bay windows and half timbering the estate is characterised by traditional 1920's domestic Arts and Crafts architecture set in Garden City style of planned and landscaped layout. These two factors combine to give the estate its special architectural interest.
- 6.2 The early twentieth century was an important period in town planning evolution. At this time there was growing concern over the detrimental effect that increasing urbanisation and the harshness that Victorian poorer housing was having on the health of 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.

*The name Chapmanslord arose when three parcels of land, Andrew Chapmans, Lords Land and the land of Jeremy Sylvester combined to form one larger farm, Chapmanslord farm in the mid 18th century. Records of these farms date from 1385. This land remained largely undeveloped until the early twentieth century.

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 completely 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;
 - 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.
- 6.3 In the wake of the 'Garden City Movement' speculative builders and Local Authorities adopted the Arts & Crafts forms, and suburbs were built around many sizeable English towns which followed the planning principles advocated by Unwin and his contemporaries.
- 6.4 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.

- 6.5 The corner treatment, for example, of the junction of Canvey Road and Ray Walk, where the houses are splayed to address the corner and to open up the space, 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' (first published in 1909, p336).
- 6.6 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.
- 6.7 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 area. The extensive 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. Its importance for the area's character is considered under Townscape, below.
- 6.8 The deliberate mixture of house types used in this development follows another 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. Original plans of the estate show 15 different house types (including bungalows) with varying sizes, aspects and detail. Most of the house types are two-storey semi-detached; only half of the pairs have both houses of a similar house type. In townscape terms this variety has provided a diverse and interesting street scene whilst common architectural themes maintaining a coherent character.
- 6.9 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 which have small pane 'Georgian' style windows in metal frames, plain clay tiled roofs with hipped ends, red brick chimneys and no dormers or rooflights. A few main roofs and porch canopy roofs have fish scale clay tiles. Many houses have double height splayed flat roofed bays and corner window detailing. Exposed rafters on the bay windows are also evident on some properties. Most houses have entrance canopies of varied designs with either flat or pitched roofs; and some of the original stained glass front doors remain.
- 6.10 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 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 the ground floors are exposed red brickwork, however, the white render used on the rest of the estate continues on the first floor. 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.

- 6.11 Two different types of original boundary treatments are evident which both contribute to the estate's character. The most common is a scalloped burr boundary wall with occasional brick detailing and oak gates and gate posts. This type of enclosure is most evident in the southern end of the development. In contrast at the northern end of the estate the original low oak paling fencing is still remains on some properties. The fence design consists of simple vertical slats with tapered oak posts at either side of the oak gates and at the side boundaries.

7. Townscape

- 7.1 The estate's townscape derives from its planned layout, its architecture, its materials, its topography and, above all, its landscaping.
- 7.2 Canvey Road has a gentle double curve on a slight slope down from Marine Parade to Western Road. Together, these constrict vistas into and out of the estate, except at the southern end of Canvey Road looking southwards across Marine Parade towards the Cliffs and Thames Estuary.
- 7.3 The informal landscaping along the verges of Canvey Road, Ray Walk and Ray Close includes a wide variety of shrub and tree species used in a seemingly random nature to create a leafy relaxed environment, which complements the romantic 'cottage style' architecture of the houses .
- 7.4 Trees along the roadside and within front gardens are interlaced with hedges that have been clipped to the verge. Trees arching over Canvey Road almost meet and to create a tunnel effect in part of the road during summer. 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 of the surrounding properties. In contrast, the landscaping at the junction with Ray Walk, where there are no views is more substantial, partly screening the surrounding properties and the road junction. Substantial landscaping along the verges and narrow road widths of both Ray Walk and Ray Close give an attractive green entry to both cul-de-sacs.
- 7.5 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.
- 7.6 With the exception of the 9-19 (odd) Canvey Road at the junction with Ray Walk and the north west corner of the estate (Ray Close, 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 4m from the back edge of the footpath. The uniform spacing and height of these buildings and their uninterrupted roofline are also important consistencies within the estate, which contribute to its townscape character.
- 7.7 In the north-west corner of the estate the scale of the development changes from 2 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.

- 7.8 Pavements are surfaced in concrete paving slabs of varied colours, and kerbs are mostly granite, which give texture and visual interest and which contribute to the estate's character. Pavement crossovers are mostly concrete which tend to be obtrusive, although at least one is in Staffordshire blue clay pavers.
- 7.9 Street furniture is not prominent 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.

8. Negative Features

- 8.1 Over the years, alterations have taken place, some of which have harmed the estate's original design and character. These include:
- UPVC and aluminium windows in place of traditional Crittall style windows;
 - Infill of the road frontage between semi-detached blocks and on flanks with garages and extensions;
 - construction of porches in place of the open canopies;
 - decorative window shutters;
 - modern concrete pantiles and other types of roof tile in place of clay roof tiles;
 - loss of original front boundaries and gates and the loss planted front gardens;
 - loss of original front doors.
- 8.2 Two aspect of street furniture also harm the estate's character:
- the dominance of the telephone cables on the street scene, especially in Ray Walk. It would be more appropriate if cables could be laid underground;
 - the loss of the original style of 'Windsor' lanterns to street lighting columns.
- 8.3 Notwithstanding these alterations, the estate maintains much of its original 'Garden City' and Arcadian character and maintains much of its special architectural and historic interest.

9. Summary of Special Interest

9.1 The special interest of the estate can be summarised as:

- Example the 'Homes For Heroes' campaign
- Example of Garden City planning with a distinctive housing layout and street design
- Enclosed Arcadian character with abundant informal landscaping (public & private)
- Arts and Crafts estate architecture with a variety of house types giving a cottage character
- Design unity of estate which has a common palette of materials and features.

9.2 Features which contribute to the estate's character include:

- Substantial informal landscaping
- Planted front gardens and enclosed street boundaries with brick
- Burr brick walls, oak fences, oak gates and oak posts
- White render and red brick
- Clay tiled hipped roofs
- Square paned metal Windows
- Single storey hipped front and corner bays
- Double height flat topped bays
- Corner windows
- Oriel windows
- Open Porches

10. Conclusions

- 10.1 This area has special architectural and historic interest. Consequently, in order to preserve and enhance its character and appearance, it is proposed to recommend that it be made a conservation area to be known as the Chapmanslord Conservation Area. The following properties are proposed for inclusion:
- 1-31 (odd) and 2-44 (even) Canvey Road,
 - 1-10 (consecutive) Ray Walk,
 - 1-5 (consecutive) Ray Close,
 - 81 & 82 Marine Parade.
- 10.2 The Council has a statutory duty to pay special attention to the preservation and enhancement of the Borough's conservation areas in the exercise of its functions. It is proposed to recommend that this Character Appraisal is adopted by the Council as supplementary planning guidance in order to guide consideration of proposals in the area. Future proposals in the area will also be considered in the light of Policy C4 of the Borough Local Plan and any other relevant conservation policies.
- 10.3 If the area becomes a conservation area, the Council's existing Window Grants scheme will be extended to make grants available for the repair or reinstatement of traditional windows fronting the street.
- 10.4 Tighter controls on 'permitted development' apply to properties in conservation areas, in order to maintain their special character (under the Town and Country Planning (General Permitted Development) Order 1995). For example roof extensions and satellite dishes on the front elevation or chimney-stack will require planning permission, and the size of extensions permitted without the need for planning permission is reduced. Work to trees in conservation areas is also controlled. In most instances, six weeks notice must be given to the Council for proposed work to trees in a conservation area, as trees are often an integral part of their special character.
- 10.5 In some cases, these tighter controls might not be adequate to ensure the character of the area is fully safeguarded. Additional controls may be introduced by means of an 'Article 4 Direction'. The majority of respondents to the public consultation in March – April 2003 (a little under $\frac{3}{4}$) supported additional controls. Because of the estate's sensitivity to alterations, it is proposed to recommend that Directions are made under Articles 4(1) and 4(2) of the Town and Country Planning (General Permitted Development) Order 1995 to control the following types of permitted development:

Class of Development	Specific Development
Schedule 2, Part 1 (Development within the curtilage of a dwellinghouse)	
Class A	Erection or construction of an extension or addition to a flank wall of a dwellinghouse; alteration or replacement of a door fronting the highway; alteration or replacement of a window fronting the highway; alteration or replacement of a canopy or porch fronting the highway.
Class C	Alteration of the roof of a dwellinghouse.
Class D	Erection or construction of a porch fronting the highway.
Class E	Erection of a building or enclosure with a frontage to the highway.
Class F	Provision of a hard surface at the front of a dwellinghouse.
Schedule 2, Part 2 (Minor Operations)	
Class A	Erection, construction, alteration of a gate, fence, wall or other means of enclosure of a dwellinghouse, adjacent to a highway.
Schedule 2, Part 31 (Demolition of Buildings)	
Class B	Demolition of the whole or part of a gate, wall, fence or other means of enclosure adjacent to a highway.

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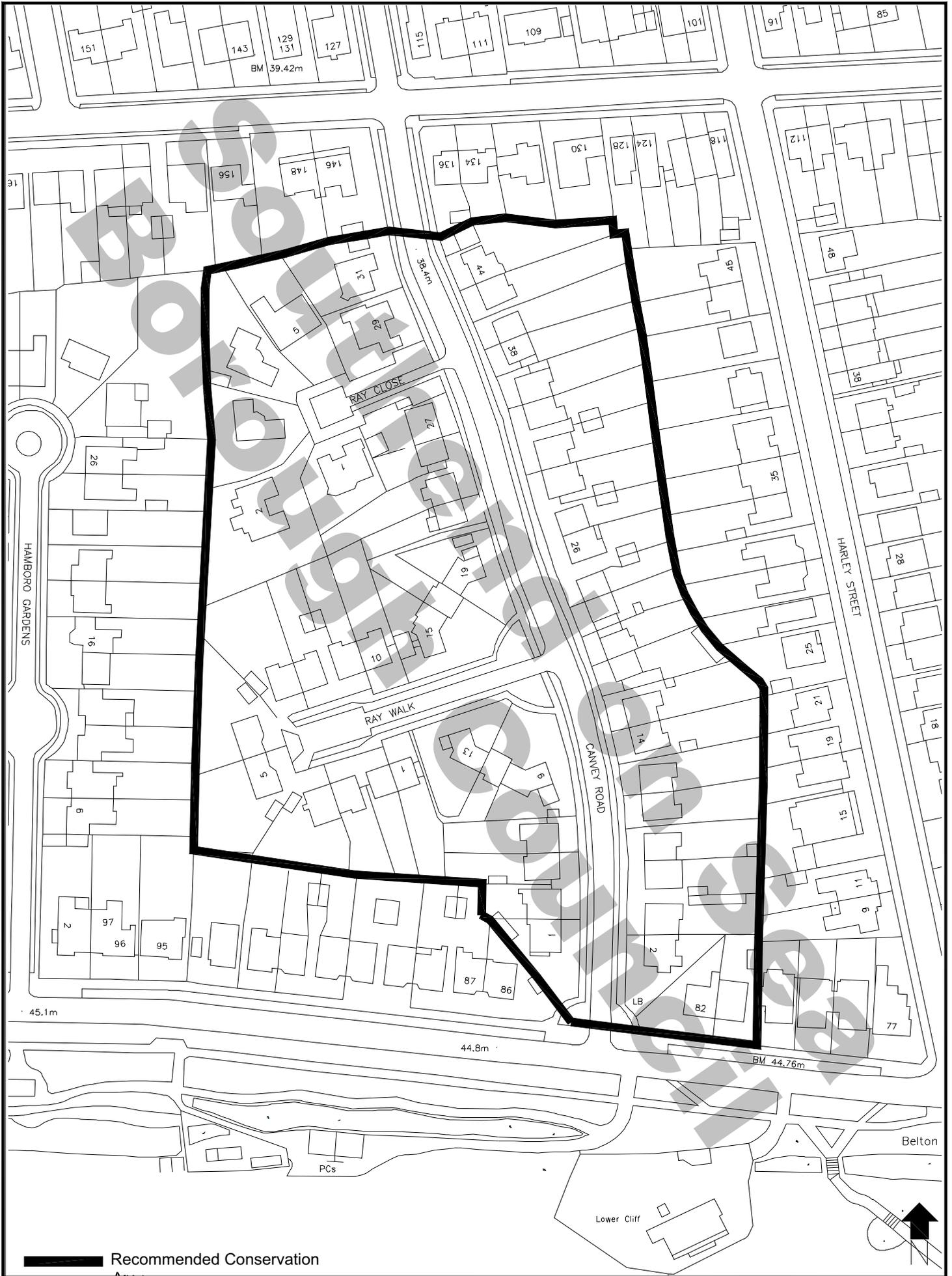
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Recommended Chapmanslord Conservation Area

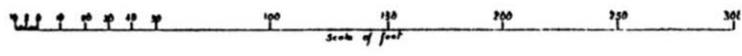
Not to scale



Chapmanslord Estate (16 acres) which was originally part of Chapmanslord Farm

CHAPMANSLORD HOUSING SOCIETY LTD.
 LEIGH-ON-SEA.
 AMENDED LAY OUT.

- AI SHEWY
- AI
- AI MED
- C
- D
- E
- F
- Rowalow 3800
- E
- DRAINAGE



BOUNDARY OF SEVERAL BOUNDARY OF FIELD NOT SHOWN HERE

STAMENED BY PLAN Private Seal

January 1902

