

# Highams

## Residents' Association

Founded In 1955 for the residents of The Highams Estate



*Delivered by hand*

Dear resident,

**We warmly welcome you to the Highams Estate.**

The Highams Residents Association (HRA) was formed in 1955 to foster a sense of community and to preserve the character of this charming 1930's estate. It is run by a few volunteer residents of the estate, and we welcome new members to join the committee.

Please email [highamsra@gmail.com](mailto:highamsra@gmail.com) with your name and address, so we may add you to our mailing list and keep you informed of local issues.

Membership is voluntary, and costs £2 a year for each household, which is collected by our committee members. We use this money and charitable donations to lay on events for residents, and pay for expenses incurred to maintain the Estate's character (see "Brief History of the Estate and HRA", below).

The estate was built in the early 1930's by Sir Courtenay Warner 1st Baronet, and was designated an Area of Special Character by London Borough of Waltham Forest in 1988; the Estate is listed at the end Conservation Areas on the council's website: [www.walthamforest.gov.uk/content/conservation-areas-and-listed-buildings](http://www.walthamforest.gov.uk/content/conservation-areas-and-listed-buildings)

If you are interested in the history of the estate and the area, we have included a brief history in this letter. We also have a website [www.highamsra.org](http://www.highamsra.org), and a Wikipedia entry [en.wikipedia.org/wiki/Highams\\_Estate](http://en.wikipedia.org/wiki/Highams_Estate).

If you wish to learn more, or contact us about any renovation work you're considering, do email us for further information. We are here to help. Wishing you a very happy time during your stay here.

Yours sincerely,

Dave Jennings  
Chair, Highams Residents Association.

Enc. *Brief history of the Highams Estate and the HRA*  
*Useful information*

## Brief history of The Highams Estate and the HRA

The Highams Estate of some 326 acres had been purchased in 1849 by the Warner family who also owned extensive areas of Walthamstow. The house (now Woodford County High School for Girls) and grounds had been extensively landscaped by the famous landscape gardener Sir Humphry Repton around 1790. With the coming of the railway from Stratford to Loughton in 1856 there was great demand for housing and the family developed large areas of Walthamstow for artisan housing.

There was some early development of the Highams Estate in 1897 when some 24 very substantial houses were built in Montalt Road with 6 bedrooms, 3 reception rooms and bathroom, overlooking the lake. It was intended to build more, but sales and letting were slow so development was halted. In 1955 Walthamstow Council announced its intention to demolish 28 of the privately occupied houses and build a 166 flats. Such a change to the visual aspect of the estate brought forth strong protests from the residents, coordinated by an already established Highams Residents Association. Eventually the Council decided not to proceed with the demolition, but acquired the houses which were internally reconstructed and thenceforth known as The Lodges.

By 1930 development of the family's Walthamstow Estate was virtually complete and Courtenay Warner turned his attention to Highams. The lake and some other land had been sold by Courtenay Warner in 1891 to the Corporation of London, who added some 30 acres to the forest.

In 1930 plans were drawn up to develop the remainder of the estate to construct housing for the middle classes. Various standard designs were offered, identified as types A - H; prices started at £1050 for Type A with room for garage to type H at £1475, detached with garage.

New roads were constructed from 1930, and mention should be made of The Charter Road which was achieved by an exchange of land between the new owners of the former hall, Essex County Council and Courtenay Warner Bt. As the council did not wish to contribute to the cost of this new road Courtenay Warner retained a strip of land 2ft wide between the road and the grounds of the hall which the council could not cross, known as a ransom strip. This was signed and sealed by Courtenay Warner and the council in an indenture dated 4th December 1922 which stated that:

*"the council their successors or assigns shall not be entitled to pass or repass or use the proposed road or any part thereof".*

The agreement was implemented by deed of exchange dated 22nd April 1932. The strip is identified by boundary stones bearing the legend "Warner Estate 1932". A 35metre strip exists in Nesta Road, to prevent access to Woodford Rugby Club. However Courtenay Warner retained the right to build a road from the Woodford New Road through to Nesta Road.

Crealock Grove and Henry's Avenue date from 1930 Nesta Road 1932 and Tamworth Avenue 1934. In the north west corner of the estate, a range of 3 bedroom houses were offered at prices from £800 comprised of Lichfield Road, Keynsham Avenue, Mason Road and Marion Grove.

Sir Edward Warner succeeded to the estate in 1934 and agreed to sell to Walthamstow Council the undeveloped part of the estate amounting to some 20 acres between Montalt Road, Henry's Avenue and the lake for £8000. The remaining 8 acres was dedicated to the council by Sir Edward subject to the whole being used as public open space. The sale and dedication were completed in 1937. There was no further development of semi-detached houses on Highams after this date.

Highams Residents Association has been a force since its inception. Another successful lobbying campaign resulted in the Council considerably reducing the height of the large block of flats at the junction of Montalt Road and Chingford Lane. The HRA have also seen off a number of commercial ventures that had been proposed in the area. We continue to fight to maintain the character of the Estate, and work with local councillors, residents and Waltham Forest's planning department to uphold it.

*Taken from the booklet entitled Courtenay Warner and Warner Estate.  
Published by Walthamstow Historical Society. ISBN 0 85480 051 4*

## Useful information

### *Local councillors*

Hatch Lane Ward:

Councillor Marion Fitzgerald  
[cllr.Marion.Fitzgerald@walthamforest.gov.uk](mailto:cllr.Marion.Fitzgerald@walthamforest.gov.uk)  
020 8529 8437

Councillor Tim James  
[cllr.Tim.James@walthamforest.gov.uk](mailto:cllr.Tim.James@walthamforest.gov.uk)  
07769 780 729

Hale End & Highams Park Ward:

Councillor Tony Bell  
[cllr.Tony.Bell@walthamforest.gov.uk](mailto:cllr.Tony.Bell@walthamforest.gov.uk)  
07906 733 814

Councillor. Rosalind Dore  
[cllr.Rosalind.Dore@walthamforest.gov.uk](mailto:cllr.Rosalind.Dore@walthamforest.gov.uk)  
07534 500 551

Councillor Zia-Ur Rahman  
[cllr.Zia-Ur.Rahman@walthamforest.gov.uk](mailto:cllr.Zia-Ur.Rahman@walthamforest.gov.uk)  
07703 788 751

Local MP

Sir Iain Duncan Smith  
[iain.duncansmith.mp@parliament.uk](mailto:iain.duncansmith.mp@parliament.uk)

### *Local police*

Hatch Lane:  
[NEMailbox.SNTHatchLane@met.police.uk](mailto:NEMailbox.SNTHatchLane@met.police.uk)  
0208 721 2641

Hale End & Highams Park Ward:  
[NEMailbox.SNTHaleEnd&High@met.police.uk](mailto:NEMailbox.SNTHaleEnd&High@met.police.uk)  
020 8721 2646

It is also very easy to report crime or ASB via [www.met.police.uk](http://www.met.police.uk)

### *Local groups*

Woodford Green Amenity Group:  
A charity dedicated to " Keeping Woodford Green "

Highams Park Planning Group:  
Local campaign group with very informative newsletters. Sign up, it's free!  
There is also a wealth of information on their website: [highamspark.london](http://highamspark.london)

Highams Park Society:  
They maintain the Station Garden, run a film club and organise walks and local events.