

ENGLISH HERITAGE

STRATEGIC ASSESSMENT AND CONSERVATION MEASURES FOR WANSTEAD PARK

LONDON BOROUGH OF REDBRIDGE

NATIONAL HERITAGE PROTECTION PLAN PROJECT NO: 6612



AUGUST 2013

COMPASS



ARCHAEOLOGY

Executive Summary

Wanstead Park is a Grade II Listed landscape on the English Heritage (EH) Register of Parks and Gardens of Special Historic Interest (other protective designations also apply). It includes the site of the once palatial Wanstead House and the remains of designed formal gardens, parkland and water features dating from the late 17th century to early 19th century (on the site of a 16th century deer park and potentially designed Tudor gardens), plus remains relating to prehistoric and Roman activity. The landscape has evolved through several significant periods of investment and was once described by Repton as 'one of the most magnificent places in this country'. Wanstead House was demolished in 1823-5 and, as a result, many of the garden features were abandoned at that time.*

The history of Wanstead Park is very well documented and the knowledge data-set is well supported by high quality archaeological fieldwork and scholarly historical research; the majority of which has been carried out by committed and informed local voluntary organisations and individuals, supported by the principal stakeholders. The Park is in mixed ownership with the majority being in the care of the City of London since 1882 and Wanstead Sports Ground Ltd. also maintaining a large area of the historic Park since the foundation of the Golf Club in 1893.

English Heritage added Wanstead Park to their 'Heritage at Risk' register in 2009, in response to concerns that the framework of designed vistas and lakes were losing value. During the 1990s some conservation-led protective and restorative works took place based on the recommendations of the Debois Landscape Survey Group, and many elements of the Debois works have proved to be sustainable and beneficial. However, some of these works, particularly the tree and shrub planting have now become overgrown or have not developed well, and as nearly twenty years have passed other measures are now also clearly required.

In January 2013, English Heritage commissioned Compass Archaeology (with a consortium of experts) to carry out an assessment of the heritage status of Wanstead Park at a strategic level, informed by assessment of the condition of individual features, which could be used to address the 'Heritage at Risk' status of the Park.

This document forms the report element of the Strategic Assessment and describes the scope of the project, its method and results, including conclusions relating to the condition and heritage value of the historic features, and recommendations for future measures. Integral to this are the three appendices that form the body of the results. Appendix I is the feature specific gazetteer of all the heritage assets in the Park, it is compatible in design with the English Heritage Historic Environment Record, and additionally comments on significance, value and condition in accordance with current EH and national guidance - the gazetteer is the main tool for understanding the individual heritage assets. Appendix II is a critique of the source data contributing to solving the problem of gaps in the knowledge database. Appendix III is the technical report detailing the results of the UCL survey and LiDAR work, which forms a major part of the 2013 project and the model framework for managing future works in the Park.

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1. INTRODUCTION

1.1 The Scope of the Project

English Heritage identified the aims of this assessment project as being to produce a *“feature-specific and strategic assessment of the extent, nature, and vulnerability of the many individual heritage assets in Wanstead Park...[to] provide a record of the condition and value of the Park’s many individual heritage features and a basis for conservation management, including the identification of sites where targeted investigative work is recommended.”* Compass Archaeology was commissioned by English Heritage in November 2012 to undertake this project.

There has been activity and occupation in Wanstead Park for many millennia, such that the Park contains a number of heritage ‘features’. These include possible prehistoric ring ditches, a Roman road and probable Roman villa, a medieval hunting park and lodge, the 16th – early 19th century Houses and formal gardens, and later 19th – 20th century activity. Many of these survive and are visible within the landscape (particularly features relating to the 18th century formal gardens of Wanstead House), although others exist as buried features and are less well-understood.

This project was commissioned, as part of the National Heritage Protection Programme, to provide a secure knowledge-base to be deployed in discussions about how best to remove the Park from the ‘At Risk’ Register. It has identified all of the ‘heritage assets’ within their Park, and assessed their condition, vulnerability, and heritage value. Recommendations about future work, including positive conservation management measures, have also been included.

The project has been undertaken with English Heritage’s ‘Conservation Principles, Policies, and Guidance’ (2008) in mind. This defines conservation as *‘the process of managing change to a significant place and its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations’*, and emphasizes the need to understand the values and heritage significance of a place, before changes can be made. It acknowledges that the historic environment is constantly changing, but that each significant part of it represents a finite resource. If it is not sustained, not only are its heritage values eroded or lost, but so is its potential to give distinctiveness, meaning and quality to the places in which people live, and provide people with a sense of continuity and a source of identity. The historic environment is a social and economic asset and a cultural resource for learning and enjoyment.

The assessment material has been compiled as this report plus three appendices. This report details the methodology employed in this project, and the key outcomes reached concerning condition, heritage value, and recommendations. Appendix I forms a feature specific gazetteer of all the heritage assets in the Park (151 in total) - its text is compatible with the English Heritage Historic Environment Record (HER) and its graphics are available to the HER via a hyperlink. It comments on condition, specific threats, and significance, in

accordance with current English Heritage (EH) and national guidance, as well as making recommendations for future work – this forms a reference manual for the Park. Appendix II is a detailed analysis of the archaeological and historical source data used in the compilation of this assessment. Appendix III is a technical report detailing the results of the University College London (UCL) LiDAR (Light Detection and Ranging) validation survey that forms a major part of the 2013 project.

The complex history of Wanstead Park has been described many times and there was no requirement in this brief to repeat this vast body of data or to carry out another desk-based archaeological, historical or building recording assessment for the Park. A ‘timeline’ detailing the history of the Park, initially written by Alan Cornish, and amended and updated by the Friends of Wanstead Parklands during the 2013 project, is included at the end of this report. A brief overview of the history of the Park is also given in Section 3.3.

1.2 Acknowledgements

Compass Archaeology and the project team would like to thank the following individuals at the various organisations, libraries and research facilities for their assistance with this project:

Hannah Armstrong, University of Glasgow	Hannah Armstrong is a PHD student studying the pictorial depiction of the house and landscape of Wanstead Park. She will as part of her research look at the principal historic images and paintings relating to the house and any other images of the site and the heritage assets. She has voluntarily offered her time to the project and has contributed and commented on the analysis of the principal images, with the expert support of her doctoral advisor. She is looking at gaps in the current knowledge concerning the date and assignation of the ‘Catton the Elder’ images, Nollekens, Repton and other images.
British Library (BL) Alan Cornish	Historic maps and images. With thanks for allowing and contributing to the revision of his Wanstead Park: A Chronicle.
The City of London (COL)	Particular thanks to: Superintendent Paul Thomson; Catherine Cavanagh (Project Manager Branching Out); Sophie Lillington;

Essex Record Office (ERO)	Fiona Rodwell;
Friends of Wanstead Parklands.	Andrew Gammie;
	Ian Greer and the Forest Keepers.
	Historic maps and images.
	Particular thanks to:
	Ralph Potter
	Richard Arnopp
	Tricia Moxey
Georgina Green	For allowing access to her research.
Guildhall Library (GL)	With special thanks to Stephen Freeth
	(Former Keeper of Manuscripts,
	Guildhall Library) and Ralph Hyde
	(Former Keeper of Prints, Maps and
	Drawings, Guildhall Library.
Historic Environment Record	With special thanks to Stuart
Reference Collection (HER)	Cakebread GLAAS HER Manager has
	kindly liased with the project team to
	seek a model for the gazetteer, which
	fulfils the conditions of the project
	brief
Dr Sally Jeffery	For helpful discussion and allowing
	access to her research
London Metropolitan Library (LMA)	Historic images.
NMR Archive National Collections	Amanda Rowan, Poppy Starkie,
	Graham Deacon – aerial photographs.
Newham Store	Sue Gosling for allowing access to the
	‘Catton’ picture <i>A Birds-Eye View of the</i>
	<i>Grounds & Country round Wanstead House</i>
Redbridge Local Studies (RLS)	Historic maps.
Royal Institute of British Architects	John Harris at the RIBA Collection at
Library (RIBA)	the V&A.
John Shepherd	For helpful discussions.
Wanstead Golf Club (WGC)	John Nolan
	Bob Ward
	Peter Preston (Head Groundsman)
Peter Wilkinson (The Next Field Ltd)	Working for the City of London on
	Wanstead Park. For helpful discussions
	regarding this.
Wormesley Library	Allowing access to Repton’s ‘Red Book’
	and Kennedy’s ‘Notitiae’.

1.3 Terminology

The report for the sake of continuity uses the terminology devised by John Phibbs for the Debois Landscape Survey of 1989/90, with permission. As with the Debois Survey we have been consistent throughout the report with our usage of names for Wanstead Park. The **public park** is that part of the study area that

is owned by the City of London, excluding Bush Wood and other such outlying areas. While the **golf course**, obviously enough, is always referred to as such. By the **Park** (with a capital P) we mean the golf course and public park together; by **Wanstead Park** we mean the whole area of the historic park and there is usually some historical reference implicit in the usage. We additionally use the term 'Study Area' when making more ambiguous reference to the general registered park area and the setting of the Park.

2. FRAMEWORK OF THE PROJECT

2.1 The National Heritage Protection Plan (NHPP)

This project was commissioned as part of the National Heritage Protection Programme. NHPP has identified eight measures for enhancing protection of the historic environment, together with the supporting actions (such as training and community engagement) necessary to ensure their successful delivery. The Plan is expressed through eight themes (called Measures) and sub-divided into a series of Activities: Measures 1 to 4 involve gathering evidence and Measures 5-8 focus on practical responses.

The Strategic Assessment supports NHPP Measure 6: Management of Planned Change in the Historic Environment. This measure sets out English Heritage's statutory role in the planning process, giving pre-application advice and providing timely constructive advice on managing major change to the historic environment. Measure 6 is divided into two sub groups A and B. Subgroup 6A deals with strategic planning frameworks and Subgroup 6B deals with strategic condition monitoring. The brief identifies this survey as conforming to NHPP measure 6B1, which states:

6B1 STRATEGIC CONDITION MONITORING: Protection and management of change in the historic environment requires a clear understanding of the condition of heritage assets and places. Through English Heritage's Heritage at Risk programme and other local programmes, English Heritage and local authorities gather and use data on the condition of a wide range of heritage assets. These feed into prioritisation, future planning and practical action to manage and conserve historic significance. Additionally, English Heritage undertakes annual surveys on heritage assets in English waters on behalf of DCMS and advises HM Revenue & Customs on outstanding historic entities for beneficial tax treatment available under the Conditional Exemption scheme as well as monitoring their condition thereafter to ensure an exemplary standard of management. Opportunities exist for a wider range of stakeholders to get involved in capturing information on the fragility of our historic environment.

The project also impacts on other NHPP measures such as: 8A2 Building voluntary sector capacity to manage and conserve heritage assets.

2.2 The English Heritage Brief

The English Heritage brief was to produce a feature-specific and strategic assessment of the extent, nature, and vulnerability of the heritage assets in Wanstead Park, London Borough of Redbridge, to provide a record of the condition and value of the Park's many individual heritage assets in the Spring of 2013, and to provide a basis for conservation management, including the identification of sites where targeted investigative work is recommended. The aim was for the conclusions of this assessment to recommend steps for helping to remove the Park from the English Heritage 'Heritage at Risk' Register.

The Brief was put out to tender and in November 2012 Compass Archaeology was awarded the project. The Project officially started on 9th January 2013, although preparatory consultations were carried out by Compass in late 2012.

2.3 The Compass Archaeology Project Design

The Project Design followed the format set out in the English Heritage 2006 'Management of Research Projects in the Historic Environment' (MoRPHE) methodology. The objective of the Compass project design was to provide a quality product, which avoided duplication of previous work, offered value to the stakeholders and benefited and safeguarded the historic landscape.

2.4 The Project Team (Consortium)

The consortium from Compass Archaeology includes specialists from University College London, the Royal Botanic Gardens Kew, the Debois Landscape Survey Group, Oxford Archaeology East, and local community archaeologists:

Marek Ziebart is Professor of Space Geodesy at University College London and is an internationally respected GPS expert, working closely with the Ordnance Survey. The RBG Kew is internationally known for its horticultural expertise and Stephen Ruddy is the Head of Kew's Garden Development Unit. John Phibbs is the originator of the Debois Survey and was probably the first person to ever map the archaeological earthworks in Wanstead Park. Dr Rob Wiseman of Oxford Archaeology East has undertaken processing and analysis of LiDAR data for the Park. Rob is a member of the Friends of Wanstead Parklands and the Wanstead Parklands Community Project and has worked with the Friends on numerous community projects. The local knowledge and experience provided by the community archaeologists led by Ralph Potter of the Friends of Wanstead Parkland and the West Essex Archaeological Group (WEAG) and Richard Arnopp Hon. Secretary of the Wanstead Parklands Community Project, (with contributions from John Shepherd, Director of WEAG) has provided the project with an expertise base that cannot be taught or researched; their contribution to this project has been a vital component.



The Project Team from left: Richard Arnopp (Friends of Wanstead Parklands), John Phibbs (Debois Survey Group), Geoff Potter (Compass Archaeology), Charlotte Winter (English Heritage), Ralph Potter (Friends of Wanstead Parklands), Emma Jeffery (Compass Archaeology), Professor Marek Ziebart (UCL), Dr Rob Wiseman (Oxford Archaeology East). Right: Phil Griffiths (RBG Kew), Steve Ruddy (RBG Kew), Gillian King (Compass Archaeology), Richard Arnopp (Friends of Wanstead Parklands), Zosia Mellor (English Heritage), Ralph Potter (Friends of Wanstead Parklands).

We have also involved other specialists, as required, for example: Stuart Cakebread (GLAAS HER), Sally Jeffery, John Shepherd (West Essex Archaeology Group), Tricia Moxey (Friends of Wanstead Parklands), Stephen Freeth (Former Keeper of Manuscripts at the Guildhall Library), Ralph Hyde (Former Keeper of Prints, Maps, and Drawings at the Guildhall Library), and Hannah Armstrong (PhD student). The provision to the project of 50 days of expert voluntary assistance - from highly qualified and experienced members of the local archaeological community - represented a substantial financial benefit to the stakeholders.

2.5 The Project Aims

The project brief identified three primary aims, these were:

- To assess systematically the extent, nature, and vulnerability of the heritage assets in Wanstead Park;
- To provide an informed basis to enhance the condition and value of features; including the identification of sites where targeted investigative work is recommended;
- To create a comprehensive gazetteer of Wanstead Park's heritage features.

The desired final outcome of the project was to produce an assessment of the heritage status of Wanstead Park at a strategic level, informed by assessment of individual features, that can be used to address the 'Heritage at Risk' status of the Park.

Compass Archaeology interpreted two additional aims:

- Collate, update and interrogate the diverse data that exists on the Park and present it in a single, comprehensive format that could be integrated into a Conservation Management Plan for the Park;
- Have a plan for the proactive management of the Park (in particular, making use of the excellent local resource of the community archaeologists).

2.6 The Project Stages

The project was carried out in four main stages (all structured to make maximum use of the volunteer resource):

1. Collation and analysis of research materials/sources pertaining to the known history and archaeology of the Park;
2. Walkover surveys of the whole Park identifying possible heritage features and their condition;
3. Technical survey work in the Park and on electronic records;
4. Production of a written and illustrated report, and an updated site survey cross-referenced to the gazetteer detailing the results of the above stages and possible management strategies/mitigation for the conservation of the heritage features.

These project stages are set out in more detail in section 4 below.

3. WANSTEAD PARK

3.1 Wanstead Park

Wanstead Park is a 129ha Grade II* listed landscape on the English Heritage Register of Parks and Gardens of Special Historic Interest (further heritage and ecological designations also apply; *cf.* Designations). The Park is located in the London Borough of Redbridge in east London - apart from a very small area of green space on the western side of Wanstead Flats (Bush Wood North), which just falls within the London Borough of Waltham Forest.

The Registered Park (i.e. the area under discussion in this report) comprises a number of different components: the public park in the south and east; the golf course to the north; Bush Wood to the west; and two parts of Wanstead Flats north and south of Bush Wood.

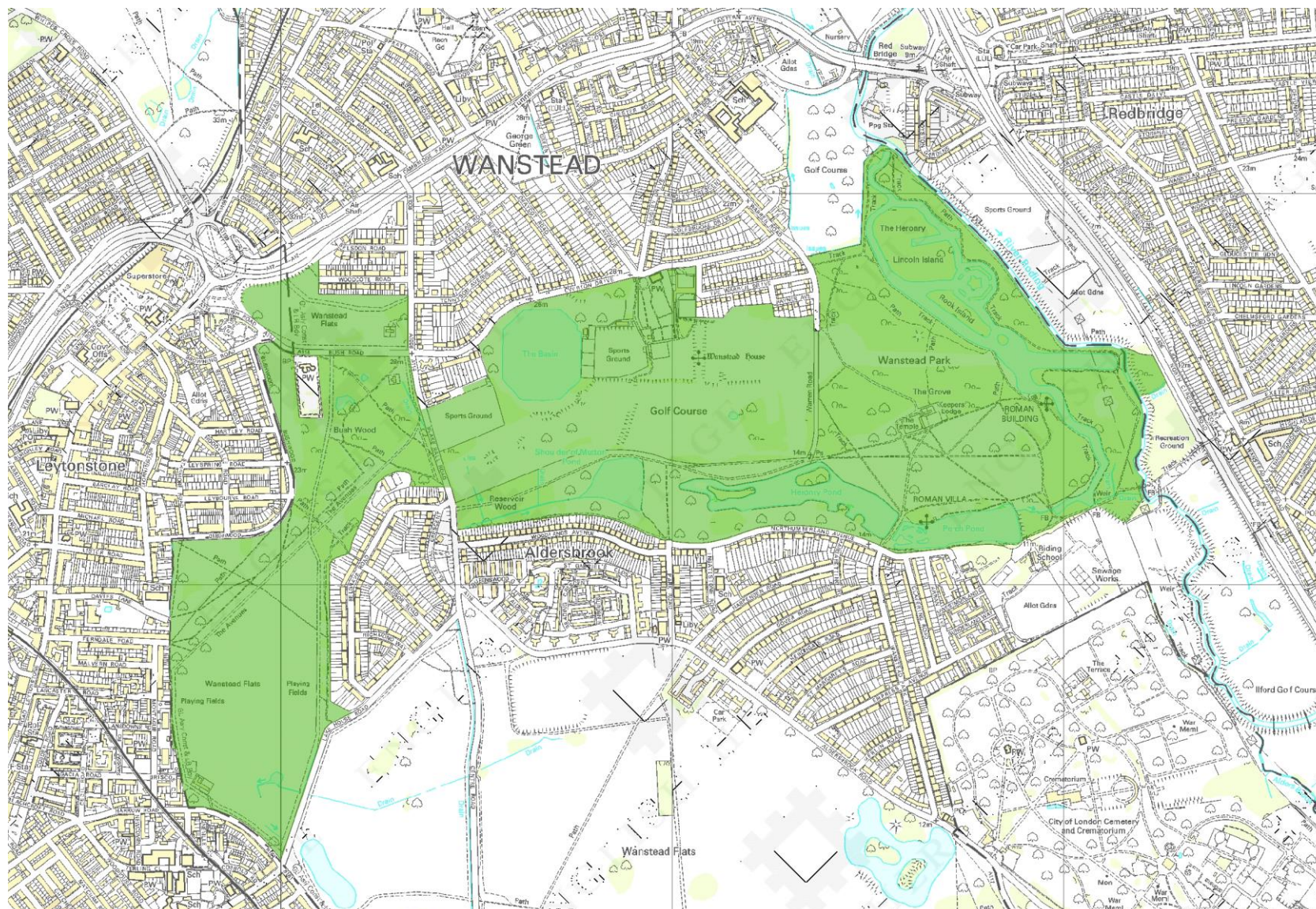


Fig. 1: Wanstead Park: the registered park area.

Reproduced with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office, © Crown Copyright (Compass Archaeology Ltd, 5-7 Southwark Street, London SE1 1RQ, licence no. AL 100031317).

3.2 Setting of the Park

The Park is surrounded by residential development and several busy roads, including the A406 North Circular Road to the east. The Park is bounded to the north by the A12 corridor, the rear gardens of residential properties that front onto the surrounding road network, and a further area of Wanstead Golf Course (Holes 2 to 5) which is outside the area of this study. To the east it is bounded by the River Roding, beyond which is the A406. To the south of the Park are residential properties fronting onto Northumberland Avenue and Woodlands Avenue, the Aldersbrook Estate, the disused sewage works to the southeast, and beyond this the well maintained City of London Cemetery and Crematorium. The Park and study-area extends into Wanstead Flats to the west, which is bounded by similar open flatland areas to the south and residential development towards Leytonstone to the west (Figure 1).

The setting of the Park is affected by traffic noise that in places disturbs the overall aesthetic of peaceful tranquility and English Heritage have highlighted that any existing screens of mature trees on the Park perimeters should be retained to muffle the sound and screen the views. The 17-storey tower blocks on Montague Road (the Fred Wigg and John Walsh Towers) are a dramatic feature of Wanstead Flats, as is Belgrave Heights (known locally as the 'Police Flats') to the north of Belgrave Road. It is interesting that the London Shard is now framed on the skyline at the end of the Bush Wood Avenue when looking west.



Fig. 2: The Shard just visible framed at the end of the Avenue in Bush Wood © Compass Archaeology 2013.

3.3 Brief History of the Park

Prehistoric flints found within the boundary of the Park and grog-tempered ware from ditches in the vicinity of 'The Plain', have shown at least background noise associated with human activity, suggesting the area has been utilised for several millenia. Geophysical investigations on 'The Plain' have also identified numerous circular, parallel linear features, cultivation marks and even a possible double-ditched enclosure whose form suggests a prehistoric date. Many of these have yet to be investigated but show archaeological promise for early human occupation.

The ancient London to Great Dunmow Road can be traced across Wanstead Flats as a parchmark and raised earthwork. In 1715, according to letters written by Smart Lethieuller, a tessellated pavement was uncovered by gardeners on the Wanstead estate, along with wall foundations of Roman date. Interpretations of the letters have located the remains as being situated on the northwestern bank of the Perch Pond. This interpretation has been tested by several archaeological investigations in this area by local antiquarians, (J.E.Tuffs), archaeological societies, (West Essex Archaeological Group under Frank Clark), and community groups, (Wanstead Park Community Project, with John Shepherd of WEAG). Ditches, quarry pits, postholes and dumps of material, have all been found containing Roman pottery, tile, brick, mortar, wall plaster, tesserae and coins dating from the 1st - 4th century AD. The collection of finds may suggest a high status site, possibly a villa. Although no structure or *in situ* tesserae have been positively identified there is still much potential for a significant site of Roman occupation to be found within the Park, and it remains a source of great interest to local groups.

Little is known for certain about the Wanstead area during the Saxon period, but it is known to have been a manor by 1065, when the land was granted to St Paul's and then to the Bishop of London. By 1208 St Mary's church had been established. The manor, including the area of the Park, was held by various knights and nobles until 1499 when Henry VII bought the house and parklands for use by the Crown. The park was officially granted a license to enclose land and function as a hunting park in c1509, and it is believed that Henry VIII visited on several occasions.

In 1549 the house and Park were granted to Edward VI's Lord Chancellor Richard 1st Baron Rich of Lee. In the same year the existing house was described as '*in great ruin*'. Lord Rich had it demolished and built himself a more fitting House '*on higher ground several hundred paces to the north and east*'. The Rich family held it until 1577 when Sir Robert Dudley, Earl of Leicester, purchased the estate and had the house enlarged and improved. It is possible that these improvements included creation of an earlier Tudor garden. So began a list of owners who were favourites to various monarchs including Robert Devereux Earl of Essex, (Elizabeth I), and George Villiers Duke of Buckingham, (James I).

In 1667 Sir Josiah Child, effective controller of the East India Company, leased the property, buying it outright in 1673. Sir Josiah is credited with beginning a widespread scheme of planting and landscaping within Wanstead Park, laying out the grand avenues, plantations, the Basin, and gardens which went on to form the basis for much of the 18th century work. Diarist John Evelyn visited in 1683 and commented on '*Sir Josiah Child's prodigious Cost in planting of walnut trees, about his seate & making new fishponds and walnut plantations*' at Wanstead. Sir Josiah died in 1699 and the estate passed to his son, Sir Richard, who lived at Wanstead for over 50 years.

During the tenure of Sir Richard Child, later Lord Tylney (1732), the House was rebuilt (1715-22) in the grand Palladian style to designs by Colen Campbell, but not before the earlier house had been recorded for posterity by the engravers Kip and Knyff in c1715. Theirs is the main visual source for the 16th and early 17th century house and park. During the same period, (1699-1750), much of the formalisation and adaptation of the gardens and watercourses in Wanstead Park were undertaken, with the Basin, series of lakes in the south of the Park, and the 'Ornamental Waters' all taking recognisable shape. Several detailed cartographic sources for the Park survive from this period, notably James Cradock's plan of the watercourses in the east of the Park, (1725), and Jean Rocque's plans of 1735, and 1744-46, (which was reprinted and adapted on several occasions).

Upon Sir Richard's death in 1750 the estate passed to his son John, who commissioned the creation of The Temple and Boathouse Grotto, both now Grade II Listed buildings. John died without issue in 1784 and the house and estate passed to Sir James Long, who took the name Tylney-Long. Soon after his death his daughter Catherine married into the Wellesley Pole family, (1812).

William Wellesley Pole assumed the surname Pole-Tylney-Long-Wellesley. His extravagant lifestyle and expenses soon landed the estate in financial turmoil. By 1822 he was forced to sell the contents of the house, when this did not raise the necessary funds the House itself, along with much of the timber in the Park were also sold. Demolition of the house took place between 1823-25, leaving the large excavated hole that now stands on Wanstead Golf Course, as a result the garden features were abandoned and left to be subsumed into the landscape which exists today.

Approximately 1,400 acres of land remained in family hands until 1880 when the City of London Corporation purchased 184 acres of land for use as a public park from Lord Cowley. Much of the former arable land was ploughed up and replanted as grassland. More land was sold to the Wanstead Sports Ground Ltd in 1920 to establish the present Golf Course, (originally founded 1893), and Sports facilities on Overton Road. Between these two sales the effective life of the 'Wanstead Estate' ended, and the life of the public park began.

3.4 Ownership

The site of Wanstead Park is divided up among four different landowners:

The City of London owns the majority of the site (approximately 91 hectares - 226 acres), including the public park, Bush Wood and Wanstead Flats, as part of its wider landholding in Epping Forest; these areas are owned under the terms of the Epping Forest Act 1878. Daily management is carried out by the Epping Forest Division within the Open Spaces Department. The City Surveyors' Department also has an asset management role to play at the site and is responsible for the maintenance of key landscape infrastructure, buildings and structures, such as railings, gates, walls and monuments (including the Temple and the Boathouse Grotto). Within the Epping Forest Division the Superintendent of Epping Forest has overall management and maintenance responsibility, with key roles and responsibilities devolved to his Senior Management Team.

The central part of the site (38 hectares – 94 acres) is owned by Wanstead Sports Ground Ltd, with a variety of sports clubs leasing out various parts of this land (including the Wanstead Golf Club). Most of the land holding is occupied by Wanstead Golf Course, which is managed by its own dedicated grounds maintenance team led by head groundsman, Peter Preston.

The Blake Hall Sports Ground is managed by the Wanstead Sports Club LLP (a Limited Liability Partnership), who have an 85year lease for the land from Redbridge Council. These grounds are managed by the Blake Hall Sports Club, which also has its own grounds maintenance team.

St Mary's Church and Churchyard are owned by the Church of England. The Parish of Wanstead is responsible for the upkeep of the Church of St Mary's, and receives no central funding support from the Church of England for that. The Churchyard, however, is a closed burial ground, and management responsibility for this lies with the London Borough of Redbridge.

Unfortunately, the fragmented ownership has led to problems, for example logistical problems over the water flow between the Basin (on Wanstead Golf Course) and the other water bodies (City of London). It has broken up the site and dissected the historic landscape model, with physical barriers transecting the individual heritage components including the three roads (Warren Road, Blake Hall Road and Bush Road), and the protective fencing that surrounds Wanstead Golf Course. This physical fragmentation is a serious issue with regard to heritage management and, combined with divided ownership and management, is one of the main reasons why the site was put on the Heritage At Risk Register by English Heritage.

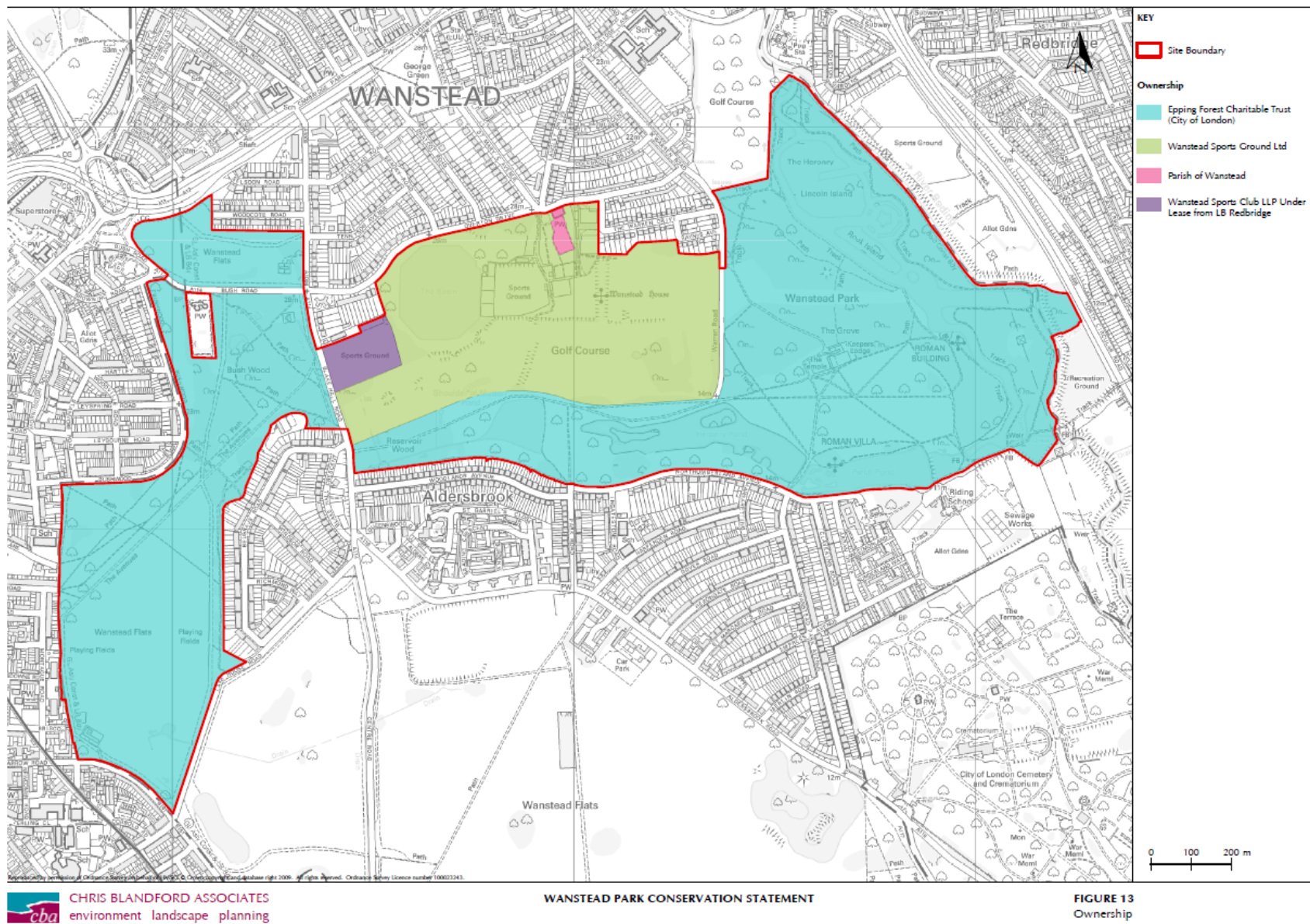


Fig. 3: Extract from the 2011 Chris Blandford Associates Conservation Statement showing the Ownership of the Park.

3.5 Other Principal Stakeholders

The London Borough of Redbridge (LBR) has a regulatory role in helping to manage the site: particularly in respect of trees (given the Conservation Area designation which ensures that the vast majority of trees are protected) and also the protection and repair and maintenance of the Listed Buildings/Structures at the site, through the use of repair notices if necessary. LBR is committed to working with the landowners to ensure that the important features of the Registered Park/Conservation Area are adequately protected and cared for.

The principal local community organisations with an active focus on the site are the Friends of Wanstead Parklands, the Wanstead Parklands Community Project, the West Essex Archaeological Group and the Wren Conservation Group.

3.6 Designations

Different parts of the Park and features within it have different designations, many of which refer to heritage matters. All the other designations are relevant as they can form 'conflict points' between the objectives and aims of distinct designations. i.e. a designation referring to archaeology may require site clearance works, whereas a designation referring to ecology may forbid clearance. Those designations referring to 'heritage' matters are outlined below:

3.6.1 Grade II* Registered Park and Garden of Special Historic Interest

This is a statutory designation, designated by English Heritage. Grade II* is the second in importance, with only 27% of the sites on the Register being Grade II*, and there only being 30 of these in Great London. The purpose of this register is to draw attention to designed landscapes, and thereby increase awareness of their value and encourage protection of them. This designation covers the whole of the Park discussed in this project.

3.6.2 Archaeological Priority Zone

The public park and golf course fall within an 'Archaeological Priority Zone', as designated by the London Borough of Redbridge in their 'Local Development Framework' (adopted 2008). Policy E4, relating to archaeological priority zones, states that *"Applications for development involving significant groundwork within the Archaeological Priority Zones will only be granted if accompanied by an archaeological evaluation that proposes effective mitigation measures that protect the zones from adverse development"*. These zones therefore define areas where below-ground archaeological remains may survive, and aim to protect them from development.

3.6.3 Conservation Area

The public park and golf course also fall within a 'Conservation Area', as designated by the London Borough of Redbridge in their 'Local Development Framework' (adopted 2008). These are areas of special architectural or historic interest. This brings additional responsibilities to the Council and also means that 'Conservation Area Consent' has to be gained before development can be undertaken.

3.6.4 Listed Buildings of Special Architectural or Historic Interest

There are seven structures within the study-area which are listed, and which are therefore protected by law, such that 'Listed Building Consent' has to be gained before any changes are made to the structures:

- 1) St Mary's Church – Grade I
- 2) Churchyard railings and gates – Grade II
- 3) Memorial to Joseph Wilton – Grade II
- 4) Tomb of Admiral Robert Plampin – Grade II
- 5) Wanstead House stables and coach house, now the Wanstead Golf Club buildings – Grade II
- 6) The Temple – Grade II
- 7) The Boathouse Grotto – Grade II

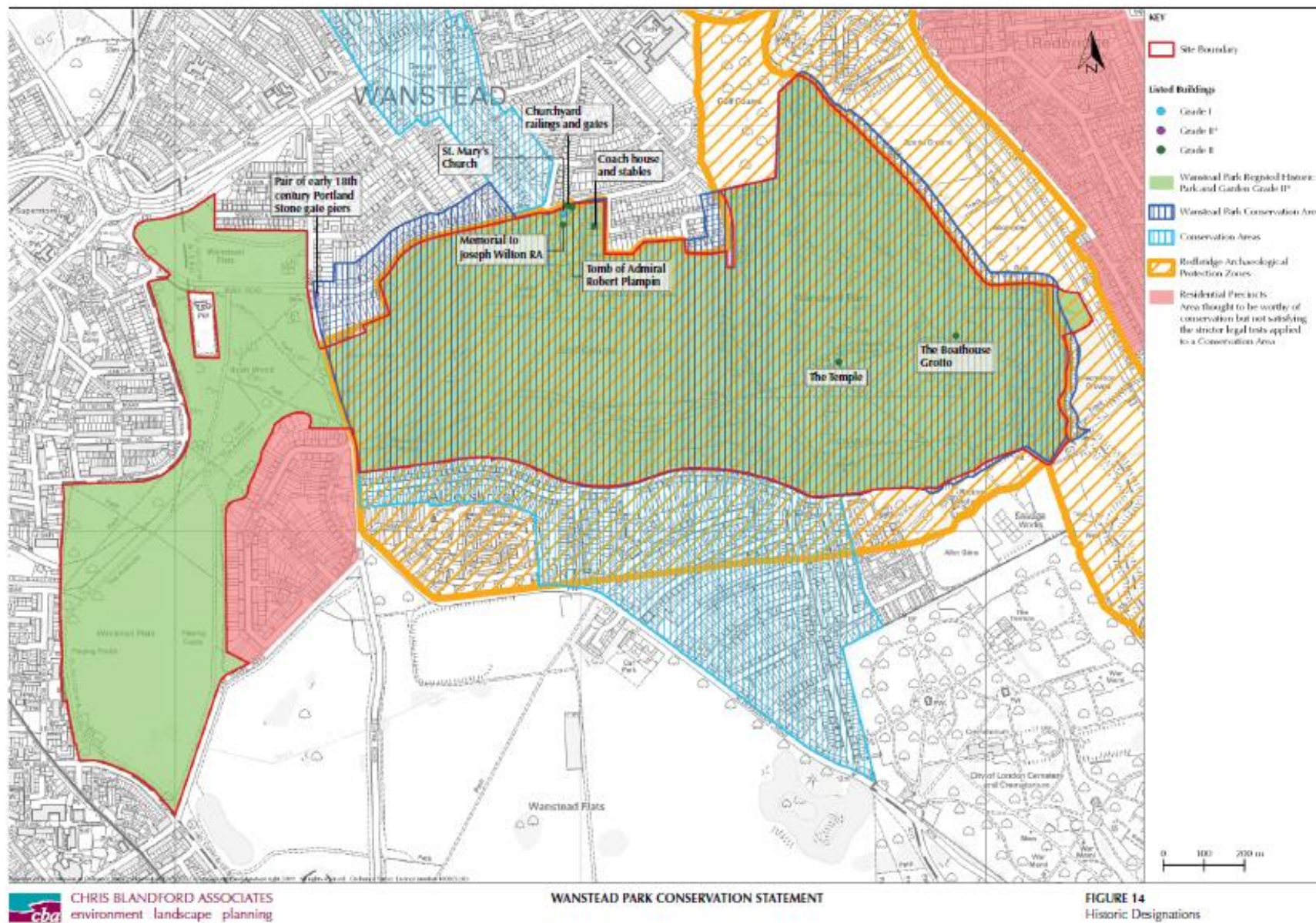


Fig.4: Extract from the 2011 Chris Blandford Associates Conservation Statement showing the Historic Designations of the Park.

3.7 Heritage at Risk (HAR)

Wanstead Park was placed on English Heritage's 'Heritage at Risk Register' in 2009, due to the poor condition of some of the heritage features within the Park (List Entry No: 1000194).

English Heritage is committed to reducing the overall number of sites at risk of loss as a result of neglect, decay and inappropriate development. How this will be achieved is set out in the Heritage at Risk National Strategy 2011-2015. This strategy sets out what EH is aiming to achieve through the HAR programme during the current Corporate Plan period (2011-15). HAR falls within Aim 1 of the plan, to '*identify and protect our most important heritage*'. The Strategy has the following relevant sections:

- 2.2. Further understanding developer (including owners) needs and finding ways of encouraging them to repair HAR sites*
- 2.3. Being clear on the historic significance of sites to allow more effective management of proposed changes*
- 3.1. Using the English Heritage Angel Awards to recognise and celebrate the work that is being done by thousands of dedicated volunteers*
- 3.2. Using local knowledge to further our understanding of heritage assets ...this may include working with planning authorities, volunteers and other government organisations*
- 3.3. Developing HAR strategies at a local level to respond to specific needs*
- 3.4. Delivering guidance (through publications), training and support (by explaining the guidance to people/transferring our knowledge) and by advice (using our expertise) to enable others to take positive action*
- 5.2 Working with owners and managers, more generally, to find solutions to sites enabling them to be removed from the Register, thus reducing the number of sites on the Register*
- 5.3 Understanding through NHPP projects what makes sites 'at risk' (both individual and collective sites) and what can be done to help owners and managers prevent their further decline*

The HAR programme is included in the National Heritage Protection Plan (NHPP) under measures 6 and 8.

On 8th February 2013 Gill King met with Zosia Mellor of the English Heritage 'Heritage at Risk' team to discuss the Park, its designation on the register and possible mitigation options to remove it from the register.

English Heritage explained that the Park was added to their 'at risk' register based upon a multi-criteria decision analysis scheme, where points are allocated against nationally determined criteria. The Park scored poorly against certain criteria, specifically in relation to the divided ownership, the condition of the water and other historic features, and the deteriorating trend of the Park. English Heritage note that in the 1990s the Debois Landscape Survey Group went some way to providing a management framework for the heritage assets and an injection of capital saw some protective measures put in place, many of which have been successful in their objectives. However, some of the tree and shrub

planting has not developed well and little has been done to address the problems with the water features.

The fragmented ownership and management of the site, has inevitably led to some inconsistencies in protection, for example: Wanstead Flats and Bush Wood are within the boundary of the Grade II* Registered Park and Garden, but not in the Wanstead Park Conservation Area; the stone entrance gate piers to Wanstead Park are designated as a Grade II* Listed Building and are in the Wanstead Park Conservation Area, but they are not included within the boundary of the Grade II* Registered Park and Garden.

English Heritage reports that Wanstead Park is not a stable landscape primarily because of the deterioration of the lake system. The early 18th century landscape, the underlying framework of Wanstead Park, is losing value. The critical state of the designed water bodies needs particular attention: water supply is threatened, leaking is severe, and the waters are becoming stagnant and choked. There is an urgent need to act to safeguard the historic water bodies.

The HAR register entries for the last four years were as follows:

2009 Deteriorating
2010 Improving
2011 Declining
2012 Declining

Work to date mainly consists of physical work and grant-aided repairs to the Temple and funding for the Conservation Statement 2011. There is a need to look at options for supportive funding to tackle the problems with the lakes based upon a management strategy, ideally with a hydrology survey.

4. METHODOLOGY

The method followed four main stages: the collation and analysis of research materials; walkover survey of the Park; technical survey work; and production of the final report and gazetteer. Details of how each of these stages was achieved is set out below:

4.1 Collation and analysis of research materials/sources

The first stage in this project was identified as being the collation and analysis of all known, and previously-unknown, research materials and sources relating to the Park. This involved visits to various libraries, archives, private collections, etc, and the interrogation of library catalogues, references in other sources, etc.

For all sources we have followed up many research trails or carried out detailed surveys and observations on-site in order to determine the exact date of certain sources and have made innovative progress here. This has helped fill in a number of 'gaps' in the knowledge about these.

These sources were then comprehensively tested and analysed, as a way of trying to understand the development of the historic landscape in Wanstead Park, and identifying the various 'heritage features' within the Park.

Sources analysed include, principally, the historic map series (a variety of maps dating from 1596 to the present-day); historic images (paintings, postcards, photographs, etc); primary documentary sources; aerial photographs; and secondary sources. The results from the LiDAR Survey and past archaeological and geophysical investigations in the Park have also been considered.

All members of the project team have contributed to this work and we also acknowledge the expert contributions of the institutions and individuals noted in the Acknowledgments.

Appendix II provides a detailed overview of the key sources consulted and analysed.

4.2 Walkover Surveys

The next stage in the project involved a series of walkover surveys of the whole Park, identifying heritage features and recording their condition and vulnerability. This was a labour intensive activity, involving systematic walkover surveys of the whole Park, primarily with the full Compass project team escorted by either Ralph Potter or Richard Arnopp from the Friends of Wanstead Parklands, or by various other specialists.

Every feature was examined and recorded in the form of group analysis, minor non-impact investigation, note-taking, measured survey and a photographic survey. This has allowed the condition of all the landscape monuments in the Park to be recorded in the late winter and spring of 2012/2013.

The terms used within this condition survey are relative, although the survey does have a holistic cohesion. The condition of each feature was rated as either 'Good', 'Medium', 'Poor', 'Very Poor', or 'Uncertain', and any specific threat to each feature noted. Discussion was held between the Compass project team as to what 'condition' each feature was believed to have.

The conclusions of the Condition Survey are shown under the appropriate headings within the gazetteer (appendix I), and are summarised in section 6 of this report.

4.3 Technical Survey Work

The technical survey work comprised two main components – utilising the Environment Agency LiDAR data to extract information about specific heritage features for inclusion within the gazetteer; and assessing the suitability of this data for long term (annual to decadal) monitoring of the archaeological condition of the park.

The first stage of this involved establishing an OSGB36/Newlyn¹ control network, to provide control² for tying in existing geophysical surveys and any other existing survey data so that it can be registered and overlaid as required. This also provided vertical control for levelling surveys to be carried out by voluntary groups to monitor erosion of features; and control for any survey work carried out as part of the actual contract. This was undertaken using a static and kinematic GPS derived from OS active station network, and control densification by total station / levelling as necessary.

The second task involved the registration and validation of the LiDAR dataset. The LiDAR dataset was positioned within the national grid (both horizontally and vertically), so that future LiDAR surveys can be differenced with the derived data product (i.e. LiDAR data transformed and validated in the OS national grid) to ascertain broad changes in park topography. Validation of the bare earth model was also undertaken, important because LiDAR data registered using the on-board airborne GPS sensors can suffer from scale errors, and so this process ensures the integrity of the LiDAR surface models, particularly from a height perspective. It also enabled the LiDAR dataset to be analysed/plotted into GIS if necessary, and to provide a topographic map base against which historical map data can be compared. This was undertaken by identifying key feature elements in the LiDAR dataset, and matching them to features on the ground. The shape and position of these was then measured, using kinematic/RTK³ GPS, compute 7-parameter Helmert transformation. This was applied to the data, and residuals checked. This produced a definitive registered LiDAR dataset, along with some quantitative analysis showing the degree of accuracy in the model.

The third task was the identification of key features in the LiDAR dataset, for inclusion within the gazetteer. This was achieved by using shadow analysis/vertical scale exaggeration etc (whichever helped highlight interesting features).

The fourth task involved the utilisation of the LiDAR dataset to produce metrics of features (orientation, length and so on). In particular, national grid references and elevation data was extracted from the LiDAR dataset, for inclusion within the gazetteer, to help with future monitoring of the features.

The fifth task involved overlaying historical map data and geophysical survey results onto the registered LiDAR dataset, by registering it all into a GIS graphics package. This was undertaken partly to provide figures for the gazetteer, but also as data which could be used by volunteers.

The first two tasks were carried out by a team led by Professor Marek Ziebart from University College London. They carried out four days of surveying in the

¹ OSGB36 is the name given to the Ordnance Survey national mapping coordinate system. Newlyn is the name given to the national height datum, which is based on tide gauge measurements at Newlyn beach in Cornwall between 1915 and 1921

² Control – this is a surveying term used to denote a point of precisely known coordinates that serves to help determine the position of points of detail in a survey

³ Real Time Kinematic – a GPS survey technique providing precise coordinates in real-time

field, and then processed the results. The results, as well as some background information on LiDAR technology, are given in Appendix III.

The final three tasks were carried out by Rob Wiseman, Oxford Archaeology. The results of this are included in the gazetteer (appendix I).

4.4 Production of the Report and Gazetteer

The final part of the project involved the production of this final report, and the feature-specific gazetteer.

The feature-specific gazetteer (appendix I) is presented in a broadly chronological form, and identifies each of the heritage features within Wanstead Park, including below-ground archaeology, landscape features, historic features, and now-lost historic features. This acts as a 'reference manual' for all of the heritage features within Wanstead Park. These are all discussed individually, with NGR and elevation data extracted from the LiDAR dataset. Each entry considers their historic background and development (with signposts to relevant sources), their current condition, any specific threats they are believed to face, their heritage significance, and any recommendations for further work or conservation measures. A series of images are included within each gazetteer entry, including extracts from historic maps, historic images, the LiDAR survey, geophysical investigations, and photographs taken during the Compass Archaeology 2013 Condition Survey.

The 'heritage value' of each feature has been ascertained using English Heritage's 'Conservation Principles, Policies, and Guidance' (2008), which classify the 'value' of a heritage feature as one of four types: evidential value, historical value, aesthetic value, and communal value. The value of each feature has also been classified as either 'low', 'medium', or 'high'. A more detailed discussion of this is provided in the introduction to the gazetteer, appendix I.

In total, 151 primary heritage assets have been identified, plus a further 36 HER events. Some of the gazetteer entries have been more complex, particularly potential prehistoric and Roman features identified in the geophysical works. The gazetteer was compiled primarily by the Compass Archaeology Team, with significant input from the Friends of Wanstead Parklands. All members of the Project Team were involved in discussion of the condition, threats, heritage significance, and recommendations of each feature, and decisions made on these collaboratively.

A great deal of work has been undertaken trying to find a formula to make the gazetteer easily uploadable to the EH HER database. The project team have had very helpful discussions with Stuart Cakebread, the HER Manager at English Heritage, and various models were tested over January and February 2013 – the most promising being to create a new database that could be uploaded to the HER directly, via a *pro forma* spreadsheet designed specifically by Stuart for this project. However, having tested this model against the specific requirements of the project, and more significantly the specific nature of the existing HER

database, it was apparent that a more simplified approach had to be adopted, and so it was decided to produce it as a word document, but following an HER field/EH thesaurus based upon a new HER compatible *pro forma*; the fields being designed by Compass on Stuart's advice. The framework of the gazetteer has therefore been largely influenced by its suitability to be uploaded to the HER.

As discussed with the volunteers the final uploading of the gazetteer may possibly be undertaken by volunteers following professional training by Stuart and the HER team. The opportunity for volunteers to assist in HER data import is being fully explored and the voluntary organisations are willing to take on elements of this role, with suitable training as noted above.

The other part of the final stage in the project involved the compilation of this report. This sets out the background to the project, the method pursued, and, crucially, the conclusions reached (concerning the condition and value of the park's many features) and recommendations for the future (further work and conservation management, etc). This aims to fulfil all of the terms of the English Heritage Brief.

5. CONCLUSIONS – CONDITION, THREATS, AND VALUE OF HERITAGE FEATURES

This section of the report discusses the main conclusions reached regarding the current condition of heritage features within the Park, consideration of any specific threats to these, and their relative heritage value and significance. The conclusions are mainly derived from the information gathered during the compilation of the gazetteer, (Appendix I).

This section focuses on the heritage features which we believe are in the poorest condition, face the most severe threats, or have the greatest 'heritage value'. For these features we discuss recommendations for their protection and future conservation management.

5.1 The Water Systems

Wanstead Park, (particularly the modern public park), is based around the lake systems, in conjunction with the siting of the house. These are one of the main features of the designed historic landscape, and yet are failing, due to leaking of water. This is the key challenge facing Wanstead Park today, and is one of the reasons the Park was placed on English Heritage's 'At Risk' Register, and should be addressed. It should be noted that a Hydrology Survey, commissioned by the City of London, is also being undertaken to address this issue.

5.1.1 Condition and Threats

Although the general condition of the lakes and ponds in the Park appears good, they are ultimately failing because of leakage of water. The Heronry Pond and Ornamental Waters are believed to be particularly leaking water, whereas some

of the other watercourses (Perch Pond, Shoulder of Mutton, or Basin) do not appear to suffer from such leakage.

This issue of the water supply appears to be a long-standing problem, reflected in the fact that a number of the ponds (the Reservoir, the Lake Pond, and the Square Pond) dried up in the early 19th century. The problem in relation to the Ornamental Waters may stem from the fact that the River Roding was canalized in the later 18th century, thereby reducing the flow of water into the Ornamental Waters. For the Heronry Pond, the problem appears to have been that it simply leaked water.

Measures have been taken in recent years to try to solve this issue. A pump was installed in 1936 at the northern end of the Ornamental Waters (WPM141), which pumped water out of the River Roding into the Ornamental Waters and Heronry Pond. This was abandoned in 1998, as it was not believed to be working effectively. A borehole was sunk between the Perch Pond and Heronry Pond in 2001. This extracts c290,000m³ per annum from the River Roding, into the Heronry Pond. From here, it tops up the Perch Pond and Ornamental Waters. Although this is keeping the water-level topped up in these watercourses, it is only a temporary solution, as such a huge amount of water cannot be continuously taken from the River.

This problem has possibly been exacerbated by the fact that trees and shrubs have grown up alongside the waters, (particularly the Ornamental Waters), which may have penetrated into the clay lining. Furthermore, it is possible that the dredging of the Ornamental Waters in the 1970s, to form the bund (WPM140), may have removed the clay lining which is believed to have been installed in the early 1800s (there is an 1811 Plan detailing the lining of the Waters – ERO: D/DCW P35).

5.1.2 Value

The watercourses and ponds formed a major part of the designed formal gardens of Wanstead House in the 17th – 19th century. As such, they have significant 'heritage value'. The southern lakes were established in the 1720s-40s as part of Sir Richard Child's formal landscape works, and so are the key surviving elements of these early 18th century formal gardens created in association with Wanstead House. Others appear to have been developed from earlier water features - the Basin was developed out of two fish ponds which were in existence by the late 17th century; and the western course of the Ornamental Waters follows the line of an earlier formal canal. Their existence is therefore evidence for the development and utilization of this landscape over time, and they are fine examples of early forms of landscape design.

Furthermore, the watercourses have huge aesthetic and communal value today. Many visitors to the Park enjoy walking around them, with them acting as the major focal points around which the current Park is based. They are also used for fishing and other recreational activities.

5.2 The Landscape Monuments

Other particularly interesting and prominent heritage features within Wanstead Park are the 'landscape monuments'. This includes the Mounts, the Great Amphitheatre, the Long Walk, the site of Wanstead House, the Islands, and the Avenues, (Bush Wood and the Avenue aligned from the Temple to the Heronry Pond). There were also formally-planted avenues and areas of trees, many of which survive as 'veteran trees'. Other than the watercourses discussed above, these are the most prominent surviving landscape features within the Park, all of which can be associated with the formal gardens associated with Wanstead House and form part of the historic designed landscape.

5.2.1 Condition and Threats

The condition of the landscape monuments is variable. Some of the features survive in relatively good condition, including the site of the house, which is in a stable condition positioned on the Golf Course, and the Long Walk, which largely retains its historic form. The two Mounts survive though they are overgrown, suffering from the presence of self-seeding trees, and some erosion and animal and human disturbance. The two major Avenues that survive (Bush Wood Avenue and that leading from the Temple) have been replanted with relative success, such that their former alignments are clearly visible, although with some problems of badly-planted and managed trees. The overall outline of the main Islands survive, although they are somewhat masked by dense undergrowth, with the islands in the Perch Pond being particularly silted up.

In contrast, the Great Amphitheatre appears to have been almost entirely subsumed beneath dense undergrowth and invasive tree growth. Its terraces are only just visible upon closer inspection, and it has become in places little more than an area of wet and boggy ground.

The main threat facing these landscape monuments appears to be excessive plant growth. Areas of scrub encroach upon the Long Walk; vegetation blocks the vistas from the Mounts and the footprint of the Mounts themselves; and there needs to be pro-active management of the trees in the newly-planted Avenues. Furthermore, there are examples of non-native and inappropriate species in some areas of the Park – lots of rhododendrons in the Grove, and self-sown elms and non-native sycamores in Warren Wood.

However, in some ways, this plant growth may be beneficial to the monuments. For example, the undergrowth may be helping maintain the integrity of the Islands, binding the soils together and preventing erosion through fluctuating water levels. Plant growth may also be acting in a similar way on the mounts. The excessive plant growth is therefore only a problem in relation to access, interpretation, and visibility of the monuments, rather than their actual survival.

5.2.2 Value

The landscape monuments have significant historic value, as surviving remnants of the formal gardens associated with Wanstead House. It is possible that some of these (such as the Mounts and Long Walk) may be part of Tudor gardens;

others (such as Bush Wood Avenue) part of Sir Josiah Child's works in the garden; and others (such as the Great Amphitheatre and Islands) part of the development of the gardens by Sir Richard Child in the earlier 18th century. Their existence maintains our physical link with the past and as such they should be maintained and where possible improved upon so that they can be enjoyed by future generations.

Some of the landscape monuments have aesthetic value today – particularly the Long Walk and the Avenues. Others, including the mounts, have the potential for increased aesthetic value, were they to be opened up and maintained to a higher degree, (see discussion below).

5.3 The Historic Structures

There are four main historic structures within the Park – the Boathouse Grotto, Temple, St Mary's Church, and Golf Club buildings. The condition, value, and any threats to each of these will be discussed in turn:

5.3.1 The Boathouse Grotto

5.3.1.1 Condition and Threats

The condition of the boathouse grotto has deteriorated since it was destroyed by fire in 1884 and reduced to a shell. Unfortunately, repairs in recent years have not solved the problem. The structure suffers from petty vandalism in the form of graffiti, and poorly-applied mortar associated with previous 'consolidation works' has been subject to frost shatter. Collapsed building material and architectural fragments which were retrieved during works in 2010 have been left to one side on rotting pallets and are now partly buried beneath thick brambles. Trees and bushes which were cut back during these works have not been eliminated, and are growing back.

5.3.1.2 Value

The Boathouse Grotto dates from the 1760s, was part of the formal gardens of Wanstead House, and is one of the few surviving standing features of this date within the Park. It also has aesthetic value, being visually appealing when viewed from a distance on the banks of the Ornamental Waters.

5.3.2 The Temple

5.3.2.1 Condition and Threats

The Temple is in a generally good condition, still standing and without any structural problems. There are some areas requiring attention with areas of eroding brickwork and patchy / mismatching pointing repairs, (these were actually being attended to, in part, as witnessed on 01/05/2013 by Compass Archaeology during a site visit).

5.3.2.2 Value

The Temple dates from the later 18th century and is one of the few surviving structures dating from the time of Wanstead House.

Furthermore, it forms a focal point within the Park, as the offices of the park keepers, the shop, and visitor centre. Its location, on the north-south axis through across the Park, and near the carparking areas to the north mean that it is seen by most Park users. It is a great management success and the City of London's £300,000 investment in restoration works outside and inside the building have restored this heritage asset so that it may serve the community for the future. Its interior multi-use spaces will hopefully enable it to be managed in a sustainable way. It is also visually attractive, particularly when viewed from the Avenue to the Heronry Pond.

5.3.3 St Mary's Church

5.3.3.1 Condition and Threats

The existing Church, c1790, is in good condition, and is still in use. The original railings, gates and gateposts, (all Grade II Listed), have recently returned after restoration. The line of memorial slabs which mark the line of the old church are, however, somewhat hidden under trees.

5.3.3.2 Value

The church itself has heritage value, being a late 18th century structure, and marking the site of its far earlier predecessor. The church and its graveyard are also aesthetically pleasing, and the continued use of the church demonstrates its communal value.

5.3.4 Wanstead Golf Club Clubhouse

5.3.4.1 Condition and Threats

The Golf Club buildings are in a generally good condition, their historic form being largely intact, although they have been subject to less than sympathetic additions.

There are, however, some areas of the Clubhouse that are deteriorating, including the structural problems facing the east range and the collapsing tiles on the low single storey roof. These are, however, being dealt with at the moment, with planning consent having been granted (1901/10) in January 2012 for the repair of the roof, replacement of windows, and general maintenance of the buildings, and this being undertaken at the moment. Conditions were placed on this consent, stating that the conservation officer needed to investigate the roof timbers, when exposed, etc.

5.3.4.2 Value

The Wanstead Golf Club Clubhouse incorporates the earlier outbuildings of Wanstead House and, as such, has heritage value. They also have an important communal function as the base for Wanstead Golf Club, which has existed since 1893.

5.4 Buried Archaeological Features

A wide variety, (in type, form, and date), of buried archaeological features have been identified during the course of earlier fieldwork and have been included in this assessment.

5.4.1 Condition and Threats

It is believed that much of the buried archaeological resource survives. This is supported by geophysical surveys aerial photography, and the recent LiDAR Survey. Archaeological investigations in limited areas have also demonstrated the survival of many otherwise unknown archaeological features, (mainly on the Plain).

In general, these buried archaeological features are not under any great threat. Those on the golf course are positioned within a generally stable environment, and the only minor threat to those on the Plain comes from the roots of gorse bushes and anthills.

This is with the exception of any development that may occur within the park which would involve intrusive groundworks – this includes service runs, large-scale planting of trees, etc – all of these could have an impact on any buried archaeological remains.

5.4.2 Value

These archaeological features are of particular importance as they are the only source of information to indicate possible prehistoric activity, a nearby Roman structure, and medieval exploitation of the landscape within the Park. It is also possible that buried archaeological remains relating to an earlier medieval / Tudor version of the House itself, along with ancillary buildings; and the 17th / 18th century greenhouses, garden canal, etc, could also survive.

It should be noted that a large proportion of these buried archaeological features have never been investigated, such that their true form, date, and heritage value, are not understood. This is particularly the case with the ‘mystery of the Roman villa’ – did it exist, and, if so, where? Similarly, the true nature of many of the features identified by geophysical surveys on the Plain are not understood.

5.5 The Park in General

5.5.1 Condition and Threats

Parts of the Park appear to be in relatively poor condition, with muddy eroded paths, damaged trees, and areas of impenetrable undergrowth. Excessive growth of undergrowth, and erosion caused by visitors, are therefore the main threats facing the Park today.

5.5.2 Value

The Park itself is a historic landscape, with features of this designed historic landscape surviving (as discussed above). It therefore has heritage value in this

sense. Furthermore, many parts of it are aesthetically pleasing, and it is enjoyed by large numbers of the community. There is, however, the potential for this to be improved upon, as only certain routes through and across the Park are accessible today, because of the impenetrable undergrowth and muddy paths, etc.

6. RECOMMENDATIONS

This section moves on from the conclusions reached in the previous section, to discuss possible recommendations for future work.

The Debois Survey and the Conservation Statement set out clear recommendations for the protection, conservation and preservation of the heritage assets in Wanstead Park. Both studies also recommended a series of carefully tailored proposals for implementing this and suggested options for additional positive beneficial change in line with identified aims and objectives. The Debois Survey proposed over 100 recommendations and the Conservation Statement also made many suggestions. In addition, other recommendations for positive change have been put forward by concerned local interest groups at various times. Very few of these proposals and options have been implemented, and these measures have been successful in some places and not so successful in others.

The Strategic Assessment does not repeat all the recommendations, options and proposals, but seeks to analyse them and determine, in the light of our research and the objectives of the assessment brief, what recommendations we feel are valid and necessary to safeguard the heritage assets. We also seek to find a sustainable mitigation strategy that is achievable. It is very easy to list every action that should be undertaken, but there needs to be a practical management strategy to assist the principal stakeholders as they are expected to finance, implement, maintain and monitor these actions.

Each research group looking at aspects of the Park will make their own recommendations, and it is important to note that those from the previous studies remain valid in light of the criteria and research objectives of the discipline and literature they were composed in. Therefore, it is important to note that recommendations made here relate solely to the conclusions identified in the strategic assessment and refer solely to the 'historic environment'; the practical value of these in relation to other key criteria (*e.g.* hydrology, ecology, bio-diversity, non-heritage designations), will need careful analysis by the principal stakeholders and their specialist advisors. As noted in the Conservation Statement it is necessary to find a balance between the different aims, designations and aspirations, and achieve compromise and mitigation strategies where conflicts may exist.

The recommendations included in this strategic assessment fall into three main categories:

- a) The need to protect and maintain the heritage features surviving within Wanstead Park;
- b) The desire to increase our knowledge of the history and archaeology of the Park;
- c) The desire to increase visitor enjoyment and engagement with the history and archaeology of the Park.

a) The need to protect and maintain the heritage features surviving within Wanstead Park

This covers the conservation, maintenance, and management of all heritage features within the Park. This includes the water system, landscape monuments, historic structures, and the buried archaeological resource. Recommendations on how best to protect and maintain these features are discussed below.

b) The desire to increase our knowledge of the history and archaeology of the Park

There are a number of questions about certain parts / periods of the history and archaeology of the Park, which would be interesting to answer and which would increase our knowledge of the historic resource, thereby contributing to more effective management. This Strategic Assessment has noted a number of 'research questions', which have arisen from the analysis of the existing information, and which could be tackled in future work at the Park. Five main research questions are posed:

- 1) What is the nature of the unknown, and possibly prehistoric, features identified during geophysical investigations on the Plain? Does this indicate any prehistoric activity in this area?
- 2) Is there a Roman building in the Park? If so, where is this and what form did it take?
- 3) Where is the medieval Hunting Lodge, and what form did this take?
- 4) What evidence is there for the Tudor gardens at Wanstead, and their development into the late 17th – 18th century gardens? In particular, are any of the surviving features (such as the Mounts and the Long Walk) remnants of these earlier gardens?
- 5) What further information can be gained about the later development of the gardens in association with Wanstead House?

A number of other more specific 'research questions' (such as the original form of the early 18th century Wanstead House, i.e. whether it had 'wings'; how the early pumping arrangements, powering the fountain in the Garden Canal,

worked; and whether any structural remains of the 'Grotto' on the Heronry Pond island survive) have also been raised, and these are included in the relevant gazetteer entries.

Recommendations on how best to answer some of these research questions, and thereby increase our knowledge of the history and archaeology of the Park, are provided in the sections below.

c) The desire to increase visitor enjoyment and engagement with the history and archaeology of the Park

Wanstead Park is a historic park, but it is also a communal public park and should, therefore, be enjoyed by members of the public as much as possible. In particular, it is recommended that visitor engagement with the history of the Park could be improved. Recommendations on how to achieve this are provided below.

The Strategic Assessment therefore makes the following recommendations, informed by the results of our research model, our consultation with the principal stakeholders and the expert knowledge provided by members of the project team and our consultees:

6.1 The Water Systems

The importance of solving the problem of the failing watercourses has been outlined above, and it is clear that this can only be solved by positive intervention. This is crucial in protecting and conserving the key historic feature in the Park (aim (a)). Furthermore, the water system is one of the main features enjoyed by visitors to the Park, so its survival is crucial in relation to aim (c).

A hydrology survey is due to take place this year, which should ascertain exactly what the problem with the water-bodies is, and the best way to solve this.

Aside from this, the Strategic Assessment makes the following suggestions in relation to the water system:

- Reinstall the dam across the Heronry Pond, depicted on maps between 1813 and 1863. This would create two levels of water within the Heronry Pond, and therefore mean that less water was required overall.
- Re-line the Ornamental Waters. It is believed that the Waters were lined in clay in the early 19th century, as is suggested by the 1811 Plan. It is possible that this was damaged during the dredging of the Waters in the 1970s.
- Remove the trees and vegetation along the banks of the watercourses. This may be penetrating the clay lining of the ponds and watercourses, making them leak even further.

6.2 The Landscape Monuments

As discussed above, a number of the landscape monuments hold significant heritage value, as surviving features of the 17th / 18th century formal gardens of Wanstead House. Some of these survive relatively well, and should be maintained and improved, as a way of protecting the heritage features of the Park (aim (a)) and increasing visitor enjoyment of the Park (aim (c)). The need to do this is particularly because the deterioration of landscape monuments was identified as one of the reasons why the Park was put on the 'Heritage at Risk' register. The recommendations proposed here particularly focus on the desire to encourage greater visitor access and enjoyment of the landscape monuments, mainly through the cutting back of vegetation to open up pathways and vistas, as well as protecting and conserving some of the more vulnerable monuments (such as the islands in the Perch Pond and the two newly-planted avenues)

This assessment has produced the basic information on which deterioration of the landscape monuments can be measured in the future – the photographic and condition survey will enable comparisons to be made; and the validation of the LiDAR dataset will mean that future LiDAR surveys (or measured surveys) can be directly compared with it today, in order to understand if there is any erosion / loss. This will enable a far clearer idea to be gained about the extent to which the landscape monuments really are deteriorating.

The Strategic Assessment makes the following recommendations with regard to the landscape monuments of the Park:

- Leave the Great Amphitheatre, as significant work would be needed to clear it and bring it back into working use.
- Properly cut back and remove the vegetation at the base of the two mounts.
- Prune and manage the yew hedge around the two mounts.
- Create access routes to the mounts – between the Temple and southern mount, the southern mount and Long Walk, and the northern mount and Long Walk.
- Clear scrub at the western end of the Long Walk (to open up the view from Warren Road to the Ornamental Waters), and encroaching areas along the southern side of the Long Walk.
- Clear the scrub at the western end of the Avenue from the Temple (to open up the view to the Heronry Pond).
- Dredge and clear channels around the islands in the Perch Pond.
- Maintain and manage the trees in the newly-planted avenues (Bush Wood Avenue and that from the Temple), such that they grow to form a designed avenue.
- Remove any inappropriate planting schemes, particularly rhododendrons.
- Commission a study of the surviving veteran trees, from a heritage perspective.

Where recommendations include measures to remove trees or vegetation, it will be necessary to ensure that all vegetation and root systems are removed in accordance with good horticultural practice. Similarly, where recommendations refer to new planting, follow-up plans and regimes will need to be instigated to ensure that these flourish.

6.3 The Historic Structures

The four structures within Wanstead Park are all important heritage features and, as such, should be well preserved (aim (a)). They also have aesthetic and, in some cases, communal value, so their preservation and upkeep also feeds into aim (c). They are all listed buildings (at various designations) and, as such, are protected by law such that 'Listed Building Consent' must be applied for before any alterations are made to them. The focus in these recommendations is on the Boathouse Grotto, as this is in the poorest state today.

Recommendations for these structures are as follows:

- Continue general maintenance and upkeep of the Church and Golf Club buildings, with historic building surveys before changes are made, when necessary.
- Re-render the Temple wings. This would protect the brickwork, and has historical precedent.
- Clear vegetation around the Boathouse Grotto, to improve views of it.
- Tidy up the Boathouse Grotto – remove piles of rubble and sacking, repoint mortar to conservation architect's specifications.
- Grass over the rear of the Boathouse Grotto, so it could be used as a park amenity.

6.4 Buried Archaeological Features

Discussion of the 'archaeological recommendations' in this reports covers two main areas – the need for a general overriding archaeological principle or guideline which covers any development work within the Park; and the possibility of undertaking research archaeology, involving the community in this. This mainly focuses on aim (b) – the desire to increase knowledge of the Park, and will particularly consider the research questions outlined above. The involvement of the community in such archaeological work would also contribute to aim (c) – the desire to encourage greater visitor engagement and enjoyment with the Park.

- Overriding archaeological guidelines for the Park. The high potential for archaeological remains to be encountered within the Park means that it is desirable for guidelines to be instituted, stating the need for archaeological consultation and assessment to take place before any groundworks take place (including tree planting and service runs), leading where necessary to further recommendations and mitigation. This could take the form of initial consultation with English Heritage

and (where appropriate) the local planning authority, to ascertain whether buried archaeological remains may be encountered during the groundworks, and therefore whether any further mitigation should take place. The use of the gazetteer (appendix I) should prove useful in this initial consultation. This mitigation should then happen, the results disseminated, and the work properly archived.

- Remote sensing. Geophysical surveys across the Golf Course may be a highly effective way of identifying the presence (or absence) of buried archaeology in this area. In particular, it is believed that structures relating to the 16th century House (including the entrance towers, ancillary stable buildings, greenhouse, etc), and associated gardens (the Garden Canal, Bowling Green, etc) could be picked up using these techniques. It is also possible that previously unknown features, such as the earlier Hunting Lodge, which may have stood in this area, could be identified. The use of remote sensing techniques would be particularly suitable for the Golf Course, as it is a non-invasive technique which could be undertaken relatively quickly, or even at night (and so would not impact upon the daily running of the Golf Course), and the carefully manicured state of the Golf Course also lends itself to excellent results from geophysical surveys. Community archaeologists, the West Essex Archaeology Group and Friends of Wanstead Parklands, have the required knowledge and expertise to undertake these, having undertaken a variety of such surveys across the Plain. The information gained from this could be invaluable in updating the management plans regarding the surviving heritage features within the Park, and could also suggest steps to manage removal of certain identified heritage assets from 'risk'.
- Targeted Investigative Fieldwork. There are particular areas where such targeted investigative work could be useful in gaining a greater understanding of the buried archaeology, and in attempting to 'fill in' the current gaps in the knowledge and answer some of the research questions. These are:
 - Particular areas across the Plain, where geophysical surveys have identified particular features, such as possible ring ditches (WPM009 and WPM010) and other areas of unknown disturbance (WPM147 and WPM148)
 - The northern bank of the Perch Pond, in the search for the Roman Villa (WPM015)
 - The Greenhouse / Orangery, in the northern part of the Golf Course (WPM043)
 - The Barge House, immediately east of the Square Pond (WPM090)

Investigative fieldwork may also help answer other questions regarding the history and archaeology of the Park, including the location of the early Hunting Lodge and other possible medieval activity; plus the possibility of there being earlier (Tudor) gardens on the site. Such work would be particularly useful because such little

fieldwork has been undertaken within the Park to date, with the focus having been on recording earthwork remains, *etc.*, rather than the buried remains. The gazetteer (appendix I) provides further ideas of where buried archaeological features may survive, and where such investigations could be targeted. There is a highly committed, enthusiastic, and capable volunteer group who are keen to undertake such investigative fieldwork. Very little external investment, in time or funding, would be needed to undertake these, and fieldwork could be undertaken in small areas, possibly by hand, such that if it was properly controlled and thought out there should be no adverse effects. This would also be a positive thing for the community in general, encouraging people's interest and enjoyment of the Park.

- Surveying the Islands. Historic information shows that some of the islands had masonry structures on them, including the Fortifications, Engine House Island, and the Great Mount in the Heronry Pond. The dense undergrowth covering these islands means that they have never been accessed or surveyed, such that it is not known whether any of these structural remains survive, or whether there is anything else on any of the other islands. It is therefore proposed that gaining access to these islands and surveying them would be beneficial, as would provide a far clearer idea of the surviving historic resource, and therefore help in the management of these heritage features.

6.5 The Park in General

The main recommendation in relation to the Park in general concerns the desire to encourage more people to visit and enjoy the site, in a sustainable way, and for them to appreciate the heritage features more (aim (c)). To date, the general public have little awareness of the heritage value of the Park, and this could be improved relatively easily:

- Maintain and improve access routes and paths across the Park, particularly the muddy and overgrown status of some. This is being done at the present time, and should be continued.
- Maintain tree-health, *etc.* Again, we are aware that arrangements for this are in hand.
- Provide brown road signage to Wanstead Park from Wanstead Underground Station and Wanstead Park Station, as it is possible that some people are not aware of the Grade II* Listed Park.
- Establish a 'heritage walk / trail'. A simple numbered trail post system could be set up, with a heritage trail number (connected to a sheet, downloadable from the internet or available in the Temple) and a link to a Smart Phone App. This would be simple to set up – the text could easily be written by members of the community group, and approved by the City of London and other stakeholders. This would also encourage and manage visitors to certain areas, keeping them away from any sensitive areas.

- Create viewing points for heritage features on the Golf Course, such as the House site and the Basin. These could be established in the churchyard or besides the tennis courts to view the House and Parterre; and a similar area along Overton Drive to view the Basin.
- Provide access to the heritage features on the golf course at certain times through guided tours. Heritage Days could be arranged, and the Golf Course supported by the community archaeologists, who could manage the event on behalf of the Golf Course and City of London.
- Create a 'heritage pack' for golfers, or further information, such as interpretation panels in the Clubhouse, about the history of the features on the golf course.
- Erect one or more of the stone columns from the House (WPM056) at the western point of the Long Walk, to the east of Warren Road. This would create a line of sight down to the Ornamental Waters, echoing the view once enjoyed from the rear of the house. It is not possible to open the original vista from the rear of the house to the Ornamental Waters (although this would have great historical merit) as this would create a hazard to people walking in the Park and on Warren Road from golf balls teed from the 1st, 6th and 9th Greens, and would involve excessive removal of trees.
- Improve visitor facilities in the Park, including toilets, a café, and a larger shop (possibly in or adjoining the Temple). This would make the Park more of a 'destination' attraction.
- Continue to provide the opportunities provided today for local people and visitors to get involved and make a difference with regard to heritage matters, including the exhibition and facilities at the Temple, and the programme of activities put on by the very active local voluntary groups. Many other excellent projects are planned by the City of London and local groups, including the annual 'Archaeology Day', and 'Tea at the Temple' days. These should be continued and built upon where possible.

7. FINAL CONCLUSIONS

This project has identified all heritage features within Wanstead Park, and assessed their condition, vulnerability, and heritage value. Recommendations about possible future work have also been included. This has been done to provide a secure knowledge-base which can be deployed in discussions about how to remove the Park from the 'At Risk' Register.

This product provides a useable document, which has reviewed and analysed all available sources of information in its attempt to identify and understand all heritage features in the Park. This will therefore be useful in guiding future proposals and schemes (conservation works, development and other groundworks, and archaeological investigation) within the Park.

One particular achievement is that the assessment has enhanced the OSGB36/Newlyn control network in the Park, and formalised registration and

validation of the LiDAR dataset in the OS National Grid both horizontally and vertically. The Stakeholders have additionally received data on the latest LiDAR model covering the whole park area and a framework for the archaeological interpretation of future LiDAR flights.

It is hoped that the on-line accessibility of the Strategic Assessment and gazetteer, and its inclusion on the HER database, will build a better understanding of the Park's archaeology, history and built environment, and form a signpost for where further data can be sourced. This will also be accessible by all interested parties.

The conclusions reached in this assessment suggest that the main problem facing Wanstead Park is the failure of its water systems, and that this should be addressed immediately. It is understood that a hydrology survey is due to take place shortly, which will provide a definitive way forward. Without these water systems the whole framework of the Park, and its historic, communal and aesthetic value, will be lost.

Other problems facing Wanstead Park include overgrown vegetation in certain areas affecting the landscape monuments, particularly the mounts, the islands, and the Great Amphitheatre. This is not, however, believed to be damaging the monuments as such, but just preventing their access and enjoyment by members of the public. The encroachment of scrub and trees in certain areas, blocking certain vistas and access-routes (such as that along the Long Walk), is considered to be more of a problem, which selective clearance of vegetation could help solve.

There is also some deterioration of historic structures, most noticeably the Boathouse Grotto. Re-establishing the structure as a working building would involve significant investment, such that it is recommended that some more minor repair works, eradication of root systems in the masonry and the grassing-over of the area behind the Boathouse Grotto would be more sensible.

There is clearly a significant buried archaeological resource in the Park which, if fully understood, would increase understanding of the Park's earlier history. A series of research questions concerning these have been raised in this Assessment. This archaeological resource is not under any direct threat, other than intermittent groundworks. It is therefore suggested that an overarching archaeological policy be implemented within the Park, which establishes archaeological consultation before any groundworks take place. Furthermore, there is a committed, capable, and enthusiastic community group who wish to carry out some 'research archaeology'. It is suggested that this could take the form of remote sensing across the Golf Course, targeted investigative fieldwork, or the surveying of the islands. This would help gain a greater understanding of the nature of the buried archaeological resource, potentially answer some of the questions surrounding the Park's history, and could be extended to the wider community (including groups which have not previously been involved, such as schools).

Other steps have been proposed to improve visitor appreciation of the heritage assets within the Park. These take the form of improved pathways and access routes, improved signage to the Park, a heritage trail, and improved visitor facilities.

These recommendations, and the knowledge-base provided in the feature-specific gazetteer, will form a key element in helping to secure removal of the Park from the 'At Risk' Register.

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Revision of Wanstead Park: A Chronicle, March 2013.

Rarely can the detailed history of one place be chronicled over so many centuries as that of Wanstead Park. This outline of a fascinating story was originally the work of Alan Cornish M.Sc., former Chairman of the Friends of Wanstead Parklands. It was first published in 1982 by the Friends under the title 'Wanstead Park - a Chronicle' to mark the centenary of the park's opening to the public. It was updated in 2012 by Richard Arnopp and Tricia Moxey, and revised with additions by Compass Archaeology for the 2013 Strategic Assessment and Condition Survey.

800-600BC Late Bronze Age / Iron Age pottery and filled-in ditches found on the Plain. The nature and extent of activity during this period is unclear.

43-410AD Roman period. Indicative finds material suggesting buildings, probably from a villa estate, have been found in and around Wanstead Park. The Roman roads from London to Great Dunmow and London to Colchester ran nearby. Limited dating evidence in the form of pottery and coins seems to suggest occupation peaked in the fourth century, at least in the areas which have so far been investigated.

410-1066 Saxon period. Some evidence of activity recorded in the area of the current sports ground.

1065 Alfric gives Wanstead Manor to St. Peter's Church - later Westminster Abbey. Grant confirmed by Edward the Confessor.

1086 Held by Ralph Fitzbrien, in the name of St. Paul and Bishop of London.

1210 Held by Brian Fitzralph to 1212.

1216 Held by Huntercombe family, until 1383.

1437 Held by John Tattershall (or Tatersal) for knights service to Henry VI.

1487 Held by Sir Ralph Hastings.

1499 Henry VII (r.1485-1509) buys house from Sir Ralph Hastings' widow for £360.

1504 Henry VII lies ill several weeks at Wanstead House (he recovers).

1509 Wanstead Park probably first enclosed as a park around this date. List of Henry VIII's keepers begins shortly after this date.

1515 Sir John Heron enlarges and renovates Wanstead Church, then called St. Bride's.

1521 Sir Giles Heron, son of Sir John, married Cecilia, daughter of Sir Thomas More. He becomes Keeper of Wanstead Park in the 1530s.

1541 Sir Giles Heron beheaded at Tyburn. Estates seized by Henry VIII (r.1509-1547).

1549 Edward VI (r.1547-1553) grants the manor and estate to Lord Chancellor Richard, 1st Baron Rich of Leez - who as Sir Richard Rich was the prosecutor of Sir Thomas More.

1549 Old hunting lodge in the park reported to be '*in great ruin*'. It is later demolished by Lord Rich, and a new great house begun '*on higher ground several hundred paces to the north and east*.'

1551 Richard Rich retires as Lord Chancellor and settles at Wanstead

1553 Mary Tudor (Mary I r.1553-1558) advances from Framlingham Castle (Suffolk) to take up the Crown, briefly claimed by Lady Jane Grey. She stops at Wanstead House, where she spends several days. On 1 August, she is joined by her half-sister Elizabeth with an escort of 1,000 horse, knights, ladies and gentlemen, and they proceed together to London for Mary's proclamation as Queen.

1561 Elizabeth I (r.1558-1603) visits Lord Rich at Wanstead.

1567 Lord Rich dies, and the estate devolves to his eldest son Robert.

1577 Robert Dudley, Earl of Leicester, later Marshal of England and favourite of Elizabeth I, buys the estate and has the house enlarged and improved.

1578 Elizabeth I visits Wanstead for five days, and is lavishly entertained by her '*beloved Robin*' with a May Day Masque written by Sir Philip Sidney. In September, Robert Dudley is married at Wanstead to his mistress, Lettice, widow of Walter Devereux, 1st Earl of Essex.

1588 Dudley dies and his widow marries Sir Christopher Blount, later Earl of Devonshire, who thereby gained the estate. In 1590 they are granted licence to convey the estate to Sir George Carey and Philip Butler, probably to mortgage it for the purpose of repaying some of Leicester's debts. They fail, however, to repay his debt to the queen, and she seizes the manor of Wanstead, retaining it until 1593.

1593 Estate conveyed to Robert Devereux, 2nd Earl of Essex, and son of Lettice, Countess of Leicester. He is another favourite of Elizabeth I.

1599 Estate sold to Charles Blount, Lord Mountjoy, and later (from 1603) Earl of Devonshire.

1603 Lord Mountjoy lodges Hugh O'Neill, Earl of Tyrone (the rebel Irish leader) at Wanstead for the summer, before presenting him at Court.

1606 Estate passes to Penelope, Lady Rich of Leez, daughter of the Earl of Essex, on the death of the Earl of Devonshire, with whom she had gone through a form of marriage, and who was the father of the last three of her children. He had no legitimate issue.

1607 Sir Mountjoy Blount, later created Earl of Newport and Baron Mountjoy, inherits the estate from his mother, Lady Rich of Leez.

1607 James I (r.1603-1625) stays at Wanstead House. State business and hunting in the forest are conducted from the house many times over the next thirty years by James and his son Charles I.

1617 Estate conveyed by Mountjoy Blount to George Villiers, favourite of James I and later Duke of Buckingham. Later that year Francis Bacon is created Baron Verulam at Wanstead.

1619 George Villiers sells the estate to Sir Henry Mildmay, Master of the King's Jewel House. A spa is recorded at Wanstead, though its whereabouts is not known.

1624 James I celebrates his birthday at Wanstead House.

1627 Charles I (r.1625-1649) issues Royal Warrants from Wanstead House.

1630 Charles I receives petitions at Wanstead House.

1636 Charles I resides at Wanstead House to escape the plague in London.

1648-9 Sir Henry Mildmay is one of the judges at the trial of Charles I.

1661 Estates of Sir Henry Mildmay are seized by the Crown upon the restoration of Charles II (effective reign 1660-1685), and given to James, Duke of York, later James II (effective reign 1685-1688). In December, the estate is sold to Sir Robert Brookes, Mildmay's son-in-law.

1665 Samuel Pepys notes '*took the coach to Wanstead...A fine seat, but an old-fashioned house; and being not full of people, looks desolately*'

1667 The estate is leased by Sir Josiah Child, merchant banker and for many years effective controller of the British East India Company. In 1673 Child buys Wanstead for £11,500 and invests his wealth at Wanstead over the next thirty years, with great avenues and gardens being laid out around the house.

1678 Josiah Child is created a Baronet.

1682 Rebecca Child marries Lord Herbert at Wanstead. The Ambassador of Bantam (in Java) is lavishly entertained.

1683 Diarist John Evelyn comments on '*Sir Josiah Child's prodigious Cost in planting of walnut trees, about his seate & making new fishponds and walnut plantations*' at Wanstead.

1691 Gibson records his visit to '*Sir Josiah Child's plantations of walnut and other trees*' which are '*more worth seeing than his gardens, which are but indifferent*'. Gibson lists: his regular enclosures, vast numbers of elms and ashes; two large fish ponds by his outgate each with an island with a house on. He says the fish stocks cost £5,000 and the plantations '*twice as much*'.

1699 Josiah dies and the estate passes to Richard Child, second surviving son of Sir Josiah. Richard's elder brother, also Josiah, is out of favour with their father at the time of his death, and receives nothing beyond what had been settled upon him at the time of his marriage.

1702-1715 Work continues on landscaping of the grounds, under supervision of George London. The Straight Canal is probably created at this time.

1704 Josiah Child II dies and the family fortune reunited by Sir Richard Child, later created Viscount Castlemaine (1715) and Baron Newton, and ultimately 1st Earl Tylney (1732). From this time Sir Richard's income is estimated at £10,000 per annum.

1707 Rev. Dr. James Pound FRSA, naturalist and astronomer, appointed Rector of Wanstead.

1712 The 'Great Canall' is mentioned in a Deed.

1715 It seems likely that the illustrations of Wanstead House by Kip and Knyff date to circa 1712-1715.

1715 Wanstead House is demolished and a Palladian replacement begun to the designs of Colen Campbell, published in *Vitruvius Britannicus*. Completed about 1722, it is 260 feet long and 80 feet deep, and spoken of by contemporaries as comparable to Holkham, Castle Howard and Blenheim Palace.

1715 A Roman tessellated pavement is discovered (20x16 feet in size), plus other Roman remains, during landscaping works in the park. The finds are described by antiquarian Smart Lethieullier, of Aldersbrook, in three letters to the Society of Antiquaries between 1735 and 1746.

1715-1745 Over a period of roughly thirty years, seven large artificial lakes are created, beginning with the Ornamental Water by elaboration of the course of the River Roding into a series of canals. Later The Great Lake, The Reservoir and four further water bodies are formed by excavation and building of a series of north/south embankments across a shallow valley south of Wanstead House. Water sources on Leyton Flats are linked to the Basin by a ditch (the 'River Holt'). Three lakes in the southern chain survive to this day: the Shoulder of Mutton Pond, the Heronry Pond, and the Perch Pond. Adam Holt is probably responsible for much of this work, but it has been suggested that William Kent and Charles Bridgemen may also be involved.

1717 Sir Isaac Newton, President of the Royal Society, arranges for the old London Maypole from the Strand to be moved to Wanstead Park, to form part of the largest telescope in the world (125 feet long). Observations at Wanstead by Pound's nephew, James Bradley (made Astronomer Royal 1741), lead to two great discoveries - aberration of light, and mutation (oscillation) of the earth.

1718 Stephen Switzer reports that, when compared with Blenheim, Wanstead is '*in some respects the best of the two*'. He says that the gardens were '*begun in 1706, a Design worthy of an English Baronet....and this was one of Mr London's last undertakings*'.

1718 Sir Richard Child is gazetted 'Viscount of Castlemaine in the County of Kerry, and Baron of Newtown in the County of Donegal' in the Peerage of Ireland.

1721. Elaborated design for Wanstead House produced: *The West front of Wansted in Essex with the four new Towers, the seat of the Right Honble. the Lord Viscount Castleman, design'd by Colen Campbell Esq: 1721.* This is not executed.

1722 Daniel Defoe writes that '*the Green-House is an excellent Building fit to entertain a Prince; 'tis furnish'd with Stoves and artificial Places for Heat from an Apartment, in which is a Bagnio....these Gardens have been so the just Admiration of the World, that it has been the general Diversion of the Citizens to go out to see them, till the Crowds grew too great, and his Lordship was oblig'd to restrain his Servants from shewing them, except on one or two Days in a Week only*'... '*innumerable rows of trees, planted in curious order for avenues and vistas to the house*' (at Wanstead). No later than 1722 the causeway between semi-circular ponds on the west side of Wanstead House has been dug out, and the ponds joined and re-shaped to create The Basin.

1723 John Macky visits Wanstead and describes the gardens in detail, with the comment '*the finest Gardens in the World*'. He mentions the '*Bason [sic]*', Gondola, garden statues, the Offices '*the Foundations of them are not yet laid*', parterre, garden canal, '*the Banqueting-house...From whence you have four fine Views*', '*the Green-house, finely adorned with Statues*', '*the Bowling-green incircled with grottos and Seats with antique Statues between each Seat*', a Ballustrade of Iron, down '*to another long Canal*'.

1725 James Cradock produces his plan of Wanstead Park. This provides valuable information of the layout of the area around the Ornamental Water at that date.

1732 Sir Richard Child created Earl Tylney

1735 Jean Rocque, a cartographer, surveyor and landscape artist of French Huguenot origin, was commissioned to prepare plans for further extensive landscaping 'A Plan of the House, Gardens, Park, and Plantations of Wanstead, in Essex, the Seat of the Earl of Tylney'.

1742 Charles Catton (1728-98) 'A Prospect of the Park and House at Wanstead, Essex from the North'. A difficult picture to date (cf. Appendix II, Section 4.4)

1744-46 John Rocque Survey of London, 1744-6. 1745 The lake system and grounds at about their maximum achieved development under 1st Earl Tylney. Wanstead Park has been described as one of the finest examples of the English Landscape Movement of the eighteenth century.

1748 Pehr Kalm's Account of his visit to England on his way to America in 1748. *'The difficulty met him at the place where the house should be built, that there was no water; but money could cure all such things. Where, previous to that time there was scarcely anything but a ditch with a little water in it, we now saw a large flowing river, all made with art and human labour. He had had dug about the whole place many ponds, of which one and another resembled a little lake, so that the one which lies in front of the windows of the mansion, and is all artificially made, is so large that they can sail to and fro on it with large boats. Around the house there is on one side a large and beautiful garden with manifold allées, promenades, trees clipped and hewn in all sorts of ways, several summer houses, orangeries, forcing-houses, ruins, and arches of bent trees. In a word, all that can be required and produced by art in a garden. For a long distance, towards all sides, there were planted in allées, rows, and other forms, all sorts of trees but that which principally excites the admiration of the spectator is the magnificent large building, which is all of hewn stone, and more resembles a royal palace than a private man's property, without as well as within.'*

1750 Estate passes to John, 2nd Earl Tylney. He collects at Wanstead numerous art treasures, especially from Italy. Richard Pococke notes in August 1750 *'Wanstead, Ld. Tylney's, who is making some improvements in his park and garden, in a very good taste'*.

1755 Horace Walpole writes in a letter to Richard Bentley dated 17 July, 1755 *'I dined yesterday at Wanstead: many years have passed since I saw it. The disposition of the house and the prospect are better than I expected, and very fine: the garden, which they tell you cost as much as the house, that is £100,000 (don't tell Mr Muentz) is wretched; the furniture fine but totally without tastethe present Earl is the most generous creature in the worldAfter dinner we dragged a goldfish-pond'*.

1760-64 John, Earl Tylney builds The Grotto at the edge of the Ornamental Water, and also The Temple, north east of Heronry Pond (both buildings now listed Grade II).

1764 George III (1760-1820) and Queen Charlotte visit Wanstead House, with an escort of Light Horse.

1768 Philip Morant in the 'History and Antiquities of the County of Essex' Vol. 1 makes reference to the discovery of Roman antiquities in 1715, including a tessellated pavement. He notes *'Wansted-House, the Seat of this noble Family, (with a View of which his Lordship hath been pleased to adorn this Work,) for Situation, Building, Waters, Gardens; and the hereditary command of the Forest may be said to exceed any in England. And whilst intended to be made still more magnificent, by Wings raised with colonnades answering to the grandeur of the front'*.

1770 Peter Muilman, echoing Defoe, in his 'A New and Complete History of Essex' describes Wanstead as a *'a building superior to most in the kingdom.'*, he also gives details of the *'octangular bason', 'two marble statues of Hercules and Venus, with obelisks and vases', 'the greenhouse is a neat building, furnished with stoves and artificial places*

for heat, from an apartment which has a 'bagnio', and other conveniences both for use and pleasure'.

1771 Nathaniel Spencer *'The spacious gardens were laid out before the house was begun, and are extremely elegant.'*

1775 Walter Harrison notes: *'What pity it is so fine an edifice, in so beautiful a situation, should be discarded by its possessor: and that a building calculated for the residence of the greatest subject in England, should be inhabited only by a few servants! The present lord has resided many years in Italy, nor is there any prospect of his returning to England'.*

1784 John, second Earl Tylney of Castlemaine dies without issue. His will leaves instruction to his heirs to pay off his debts *'cut down and sell all such timber as shall be upon my said Estate at the time of my Decease ...[but that] all such Trees of Ornament as aforesaid shall be kept and preserved'*.

1784 Estate passed to Sir James Long, who took the name Sir James Tylney-Long.

1787 Church rebuilt, and re-dedicated as St. Mary's. Design by Thomas Hardwick (work completed 1790). Some monuments, including that to Sir Josiah Child, were relocated from the old church, which was demolished.

1794 Sir James Tylney-Long, 7th Baronet, dies and the estate is inherited by his infant son, also James. 1799 Sale of the Greenhouse, two hothouses and their contents.

1800 G A Cooke writing circa 1800-1810 makes reference to the Prince of Condé, Roman pavement and the family's loss of interest in the property (CHECK) 1806 George III reviewed 10,000 troops on Wanstead Flats.

1805 Sir James Tylney-Long, 8th Baronet, dies aged 11. The estate passes to his sister Catherine, a minor of fifteen years, and is held in trust by the Crown.

1807-1812 Wanstead House is used as a residence for the Prince of Condé, Louis XVIII and other members of the exiled Bourbon family seeking refuge from the French Revolution.

1812 Catherine Tylney-Long, on achieving maturity, marries William Wellesley Pole, nephew of the Duke of Wellington. Following a grand society wedding, they take up residence at Wanstead House. Bridegroom assumed the name Hon. William Pole-Tylney-Long-Wellesley (though he and his wife used 'Long-Wellesley' informally). From 1842 he was styled Viscount Wellesley, and in 1845 succeeded his father as 4th Earl of Mornington and 2nd Lord Maryborough.

1813 Possible beginning of the J. Doyley series of Maps of Wanstead Park. Gentleman's Magazine. Vol. 83. Pt. 1,

1813. Report of indictment of William Long-Wellesley for impeding the existing and established right of way through Park by first padlocking the gate, and afterwards ordering a trench to be dug across the road. He lost the case, but later secured a private Act of Parliament to achieve his object.

1814 A newspaper report says that William Long-Wellesley *'is fitting up Wanstead House in a style of magnificence exceeding even Carlton House [the Prince Regent's palace in Pall Mall]. The whole of the interior will present one uniform blaze of burnished gold'*.

1814 Grand Fete at Wanstead House on the defeat, abdication and exile to Elba of Napoleon Bonaparte. It is attended by the Prince Regent, Duke of York, Duke of Wellington, and the Prussian Princes Frederick, William and Henry. A grand Ball follows *'with over one thousand distinguished fashionables.'*

1815 onward. Various designs for the park are prepared by Humphry Repton and Lewis Kennedy, of which some were implemented. Repton notes that Wanstead is *'One of the most magnificent places in this country, which furnishes examples of the Geometric style of Gardening'*. During this period the Reservoir is abandoned, with the eastern embankment cut through to drain the area and Reservoir Wood planted on the site.

1816 The Ornamental Water is finally separated from River Roding, and filled at a higher level.

1822 J C Loudon makes reference to Wanstead *'The park is very extensive, and abounds in old avenues, water etc., laid out by London and Wise. The present proprietor has made great improvements, erected extensive hot-houses in the kitchen-garden, and formed one of the largest American gardens in the kingdom, from designs by Lewis Kennedy, Esq'*

1822 Under pressure from creditors, William Long-Wellesley put the contents of Wanstead House up for sale. The total proceeds are a disappointing £41,000. Shortly thereafter, the Long-Wellesleys seek to further address their "tremendous and complicated" debts by selling the fabric of the building itself, along with the timber in the park. Wanstead is sacrificed because they decide it is not necessary to maintain their standing, given their possession of a number of other properties, and that it would cost too much to maintain given their need to retrench.

1823 Wanstead House begins to be demolished for the value of its materials. The process takes more than a year and involves the deaths of several workmen. The Park is let for grazing by the mortgagees.

1824 Reports of grave robbers disturbed in the churchyard by Wanstead House.

1820s-30s Various descriptions of the Park as it became overgrown and neglected - e.g. 1828 mention of 2,000 trees marked for felling.

1832 Thomas Hood, the English poet and author, lives at Lake House, which had originally been built as a banqueting house on an island in the Great Lake, and writes 'Tylney Hall.'

1832 William Long-Wellesley is still holding 1,400 acres of land in Woodford, Leyton, Little Ilford and Barking, and still behaving as Lord of these Manors.

1834 First mention of a heronry in the park - possibly on an island in the Heronry Pond.

1841 The Tithe Plan and Award.

1850 Around this date the embankment between the Perch and Heronry Ponds is cut through by the tenant. The Heronry Pond is partially drained to increase the grazing area.

1851 Viscount Wellesley obtains the property from mortgagees and unsuccessfully attempts to enclose 34 acres of adjacent Common Land.

1854 Aldersbrook Farm is purchased by the City of London for a cemetery. The purchase gives Commoners' Rights to the City Corporation.

1855 Stratford-Woodford-Loughton branch of Eastern Counties Railway built. A rail cutting severs the 'River Holt' and cuts off catchment area of Leyton Flats from the lake system in Wanstead Park, which deteriorates.

1863 William, 5th Earl of Mornington dies in Paris. His landed properties, including Wanstead Park, are bequeathed to his cousin Earl Cowley or placed under the control of trustees.

1866 – Description of the Park by Coller – this and other comments show it is becoming overgrown, parts are being grazed and the lakes provide fish for local anglers.

1871 Henry Wellesley, Earl Cowley, enclosed 20 acres of Aldersbrook Manor (Common Land). City of London opposed the encroachment on Commoners' Rights in a three year court battle, and won.

1874 Wanstead Flats secured by the Government for military drill exercise.

1878 Epping Forest Act passed, appointing Corporation of the City of London as Conservators of the Forest forever. The settlement with Earl Cowley gives him 34 acres of Aldersbrook Manor and £8,000 cash, in exchange for the lakes and woodlands of Wanstead Park.

1879 Alexander McKenzie appointed Superintendent of Epping Forest (1879-1893)

1880 Negotiations about the purchase of 184 acres of Wanstead Park by City of London Corporation.

1882 Wanstead Park opened to the public (1 August). The boat house grotto is dilapidated but the public flock to view it (3,200 between August and Jan 1883). An oak fence round it is put in place. Former arable land is ploughed up and re-sown to lay out cricket and lawn tennis grounds. £3,167 – 10s spent between August and Jan 1883 with a further £1,000 in the budget.

1883 Forest Keeper William Puffett (Head Keeper) employed in Park – also Robert Puffett, John Wilson and John Cartwright as Under Keepers.

1883 Chalet constructed by John Egan, designed by Alexander McKenzie. (William Puffett resides within the Chalet until old age forces him out in 1902 and his nephew William John Puffett takes over on the understanding that William will be provided with a home in the Chalet).

1884 November: the Grotto is partly destroyed by fire and closed to the public. At around the same time the Heronry Pond was restored by the Conservators and a boat house constructed. The Temple is renovated so William Puffett (a former groundsman who became Head Keeper) and one Paverley could live there.

1890 Miller Christie comments on herons nesting in elms in Wanstead Park.

1893 Alexander McKenzie dies, and his son Francis McKenzie is appointed Superintendent of Epping Forest.

1894 Oliver Dawson publishes the first version of his booklet *The Story of Wanstead Park*. A second, extended, version is published in two instalments in the 'Home Counties Magazine' in 1907 and 1908.

1894 Gale in January removes arching branch from Horse Chestnut – which is a feature within the Park.

1894 Ilford Ratepayers Association makes plans to have a short cut into the Park via a bridge across the Roding.

1897 Land acquired by Ilford District Council for building the bridge across the Roding.

1898 The Ornamental Water noted as a significant bird sanctuary and heronry. Wildfowl were gathered from other Parks and introduced to the lakes within Wanstead Park.

1900 Sewers laid prior to construction of houses in Aldersbrook. Heronry Pond deteriorates.

1901 Income from boat hire on the Perch and Heronry Ponds is now only £20 per annum instead of the previous £130 due to drought and effects from the construction of sewers.

1901 Chalet undergoes a through repair.

1902 Ilford District Council submits plans to the Epping Forest Committee for a rustic bridge (which Ilford would construct and maintain) over the River Roding to provide access from Ilford's recreation ground into Wanstead Park. The 'Coronation Bridge' is opened by W. P. Griggs JP in June.

1903 Forest Keeper Walter Freakes became a Keeper in Wanstead Park.

1905 'Mr Chapman' is appointed to manage the Chalet and boat hire on the lakes.

1906 The Heronry pond is re-dug and lined with a concrete rim and base. 2,020 unemployed from West Ham are employed to do this work. The existing island remodelled and a new one created (called Buxton Island), using the spoil.

1907 Land drains laid beneath part of Wanstead Flats, connected by a pipeline beneath Park Road to Heronry Pond, which is stabilised.

1907 Bathing huts in the park are thought to have dated from around this time.

1908 The much-shrunk Great Lake abandoned and drained, and Lake House (latterly used as a sports pavilion) demolished. The Lake House Estate is built over the next decade on the site.

1908 Fishing in Ornamental Water at 2d per day – other lakes free – tickets available from the Temple. This would suggest that Ornamental Water is in better condition than in recent years, but of course other activities were taking place on the Perch, Heronry and Shoulder of Mutton Ponds.

1914 Herons abandon the heronry on the Ornamental Water and move to Walthamstow reservoirs.

1914 Forest Keeper Freakes becomes Head Keeper for the Park replacing Forest Keeper Puffett who retired. Forest Keeper Bourne moved into the Temple.

1917 Bombs fell on the Temple.

1920 Earl Cowley sells the remainder of Wanstead Park, to Wanstead Sports Ltd., for development as a private golf course, bowling greens, cricket ground and tennis courts. In the following twenty years Heronry Pond is used for regattas and swimming galas almost every summer, and the public areas of the park enjoy great popularity for tennis and other sports. There is swimming in Heronry Pond and the Shoulder of Mutton Pond, which has a diving board.

1923 Forest Keeper George Wright appointed Keeper in Wanstead Park.

1923 Henry Tessier appointed to manage the Chalet – he continues to do so for many years.

1932 Colin McKenzie becomes Superintendent of Epping Forest following his father's retirement from the post.

1940-45 Two acres are used by Wanstead and Woodford Borough Council as allotments. Anti-glider ditches and posts in various parts of the park, also barrage balloons. The defensive features are dismantled as the threat of invasion recedes.

1941 G. Lister records 300 flowering plants in the Park in her paper included in Vol. 27 of *Essex Naturalist*.

1942 Heavy bombing damages Heronry Pond. Land drains beneath Wanstead Flats may have been damaged by vibration from nearby anti-aircraft batteries, removing a source of water to the pond.

1944 V1 flying bomb fall in the Heronry Pond. At least two more fall on nearby Wanstead Flats.

1945 Sycamores within the park suffering from disease - identified as Sooty Bark Disease in 1951.

1946 Publication of *Wanstead through the Ages* by Winifred Eastment, née Phillips. Published by Guardian Press.

1947 Jack Elsdon Tuffs begins field investigations to trace the lost Roman villa and other antiquities in the park.

1948 Head Keeper Walter Freakes retired in July at age of 74.

1949 Alfred Qvist appointed Superintendent of Epping Forest after Colin McKenzie resigns and moves to Scotland.

1949 War damage to the Heronry Pond is repaired, but the inflow of water is inadequate. One of the bays at the north end is filled in with rubble and silt.

1950 The Chalet is destroyed by fire.

1950 Article in Country Life. Vol. 108. July 28, 1950 by Dunlop and Kimball. '*The Gardens of Wanstead House, Essex: Surviving Remnants of a Famous Georgian Domain*'. The illustrations include the 'Samuel Scott'.

1952 Further repairs to Heronry Pond for three successive winters fail to solve instability.

1962 Private publication of *The Story of Wanstead and Woodford from Roman Times to the Present* by Jack Elsdon Tuffs.

1962 Publication by Jack Elsdon Tuffs of *Wanstead Park's Roman villa: the story of its rediscovery after 200 years*.

1966 The laying of an electricity cable between the Perch and Heronry Ponds reveals a Roman roofing tile and pavement mortar.

1966 Forest Keeper George Wright retires.

1966 New lodges built for Forest Keepers.

1970 Wanstead Park is designated a Conservation Area. The Grotto and The Temple are listed Grade II. The park's landscape itself later registered Grade II*.

1972 Dredging of the Ornamental Water and creation of a bund to receive the silt so that it could drain.

1972 Dead elms are felled near the Perch and Heronry ponds: Roman material is present beneath their roots.

1973 Publication by Jack Elsdon Tuffs of *Supplementary Report (1962-1972) to a First Report on the Rediscovery of the Roman Villa in Wanstead Park, Essex (1963)*.

1973 Wren Conservation Group formed. Systematic bird-sighting records commence, and from 1974, annual reports are published with detailed information on sighting of up to 122 different species in and around the Park, almost 50 of which are breeding. Other studies of flora, mammals, reptiles, fungi, etc., are produced in later years.

1976 Film-star Robert Mitchum plays the Raymond Chandler detective hero Philip Marlowe in 'The Big Sleep' and solves the murder-mystery in a scene filmed at The Grotto in Wanstead Park.

1977 Northumberland Avenue sewers re-built. Further deterioration of Heronry Pond follows.

1978 Dutch Elm disease invaded the Park, and ultimately destroyed nearly 70% of the large trees.

1978 A research report is published by J. Berry and A. Cornish on *The Lake System of Wanstead Park and The Mystery of Heronry Pond*.

1978 Closure of the old sewage works by south-east boundary. The site is subsequently incorporated into Wanstead Park.

1979 John Besant appointed Superintendent of Epping Forest.

Late 1970s Many new trees planted to replace those lost to disease. A double avenue of limes was planted on either side of the Long Walk – these should have been matching trees, but in fact are not when closely examined.

1980s Some de-silting of the Heronry Pond undertaken.

1980 publication of Plant, C.W., *Redbridge (Southern) Sewage Treatment Works: Report in the Flora, Fauna and Ecological Value of this site*. Biological Records Centre, Passmore Edwards Museum and Ferris, P.R. 1980, *The Flora of Southern Epping Forest. Part 1: Wanstead Park. Lond. Nat.* 59 : 8-21

1980 Friends of Wanstead Parklands founded.

1981 Publication of Ferris, P.R.. *The Flora of Southern Epping Forest. Part 2: Wanstead Flats and Bush Wood. Lond. Nat.* 60: 6-19.

1981 Dr Jeffrey Lewis UEL carries out research on plants and freshwater life in the park. His reports since appear to have vanished.

1982 Conservators agreed plans to save Heronry Pond. Tests prove inconclusive.

1982 Excavation of a pipe trench north of Perch Pond unearths Roman roof tiles and hypocaust (heating flue) artefacts.

1983-9 Widespread evaluation trenching and resistivity surveys undertaken by the West Essex Archaeological Group (WEAG) in search for the Roman villa believed to lie north of the Perch Pond. The results were inconclusive: finds were numerous, but no structure was found.

1984 Publication of Plant, C.W. and Kibby, Y G., *The Fungi of Southern Epping Forest. Lond. Nat.* 63 : 34-51

1985 Publication of *The Lost Roman Villa at Wanstead* a note by Frank Clark in *West Essex Archaeological Group Newsletter*.

1987 Wanstead Park is listed as a Grade II* landscape.

1988 Publication of *Report on WEAG Excavations in Wanstead Park* in *Exploration and Discovery in South-West Essex*, WEAG.

1990 Strong winds cause more damage to the Park in January.

1990 The 11 acres of the Sewage Works are added to Epping Forest in exchange for land taken in the construction of the M11 Link Road.

1990 Publication of Debois Landscape Group's survey of the Park

1992 Exhibition in Wanstead Library to explain proposed landscape works within the Park as proposed in the Debois Report. Initial works would be the planting of the double avenue of trees in front of the Temple, the planting of the yew hedges and other plantings in the Park.

1993 Sherman Chase Report produced for the City of London Corporation on the state of the Heronry Pond.

1994 Fish survey carried out in water bodies in Wanstead Park.

1995 Fish management carried out in Perch and Ornamental Waters – large pike removed from Perch Pond.

1996 Temple first open to the public during Open House weekend.

1997 Publication of Ferris, P.R.. *The Flora of the old Redbridge (Southern) Sewage Works*. *Essex Nat.* 14: 59-78.

1998 January – March MoLAS excavation of Grotto. Discoveries written up and excavated site left secure. Some artefacts removed for conservation and main pieces in the Temple on display.

1998 Publication of *Ponds and Fishes in Epping Forest* by Alwyne Wheeler. *Lond Nat.* 77 107 – 146

1999 Installation of pump house and bore hole to augment supply of water to Heronry Pond.

2000 ‘Music in the Park’ - a day of live music - organised at The Temple by the Aldersbrook Families Association (annually thereafter).

2000 Severe winter flooding in the Park.

2001 Borehole sunk between Perch and Heronry Ponds. Pumping replenishes Heronry Pond.

2001 Jeremy Wisenfeld appointed as Superintendent of Epping Forest on retirement of John Besent.

2003 Publication of Katherine Myers’ *The Gardens of Wanstead* by the London Parks and Gardens’ Trust.

2004 Young angling training day in the Park.

2004 Initial consultation by London Borough of Redbridge on the Wanstead Park Conservation Area Appraisal.

2005 Wanstead Park Community Project (WPCP) founded - a committee of concerned people lobbying for Wanstead Park to be restored.

2005 Death of Superintendent Jeremy Wisenfeld. 2005 London Borough of Redbridge Biodiversity Strategy produced.

2005 Summer - first open air performance by Illryia theatre group of *A Comedy of Errors*.

2006 Integrated Site Plan for Wanstead Park prepared by the City of London's Ecological Team in Epping Forest and consultation process undertaken.

2006 Matt Roberts appointed as Superintendent of Epping Forest.

2006 August Roman weekend to celebrate the Festival of British Archaeology.

2006 The WPCP was successful in an application to the Heritage Lottery Fund under the Local Heritage Initiative. This funds a series of DVDs and other initiatives to interpret and present the park to the public. Also a new programme of archaeological research.

2007 First DVD about Wanstead Park completed.

2007 London Borough of Redbridge produces Wanstead Park Conservation Area Preservation and Enhancement Scheme.

2007 Trig points set up on the plain by students from UEL.

2008 Evaluation trenches dug at specific sites to investigate features revealed by geophysical techniques.

2008 Mat Roberts resigns as Superintendent of Epping Forest, and is replaced by Paul Thomson.

2008 Some initial clearance of trees and scrub from the embankment of the Heronry Pond.

2009 Temple open each weekend.

2009 Thames Water lays pipelines within the park to link up with the borehole and treatment works.

2009 Evaluation trenches dug by WEAG on the eastern side of the Plain to investigate features revealed by geophysical techniques. The work was promoted as a Festival of British Archaeology event and was visited by over 500 people.

2009 Leaks in the Ornamental Water become more noticeable during dry weather.

2009 Wanstead Park placed on the English Heritage 'At Risk' Register.

2009 Publication of report on the first stage of the archaeological investigations in Wanstead Park sponsored by WPCP and carried out by WEAG.

2009 Friends of Wanstead Parklands reactivated under the sponsorship of the Wanstead Parklands Community Project: Alan Cornish elected Chairman.

2010 February: first public meeting held by City of London Corporation to discuss the park.

2010 Wren Conservation Group is supplied with a tool store to facilitate their conservation work within the Park.

2010 Chris Blandford Associates appointed to work on Conservation Statement.

2011 February: Draft Conservation Statement for Wanstead Park published.

2011 January to May. Grotto ruins cleared of vegetation and stabilised.

2011 May: Draft Conservation Statement is withdrawn from the agenda of the Epping Forest and Commons Committee. Superintendent Paul Thomson announces that *'the report requires further work to fully brief the relevant City of London committees on the substantial projected costs of the Conservation Management Plan, and importantly the capital and onward revenue implications of any potential Heritage Lottery bid. The City of London remains committed to finding a solution to the many issues raised in the Conservation Statement. This solution must be based on identifying a viable and sustainable way forward for the Park'*. WPCP declares 'shock and frustration'.

2012 March: Alan Cornish steps down as Chairman of the Friends of Wanstead Parklands, and is succeeded by Dwight Wood.

2012 March: WPCP resolves that the Friends of Wanstead Parklands will henceforth act as the lead group in the campaign to restore Wanstead Park, and suspends activity.