

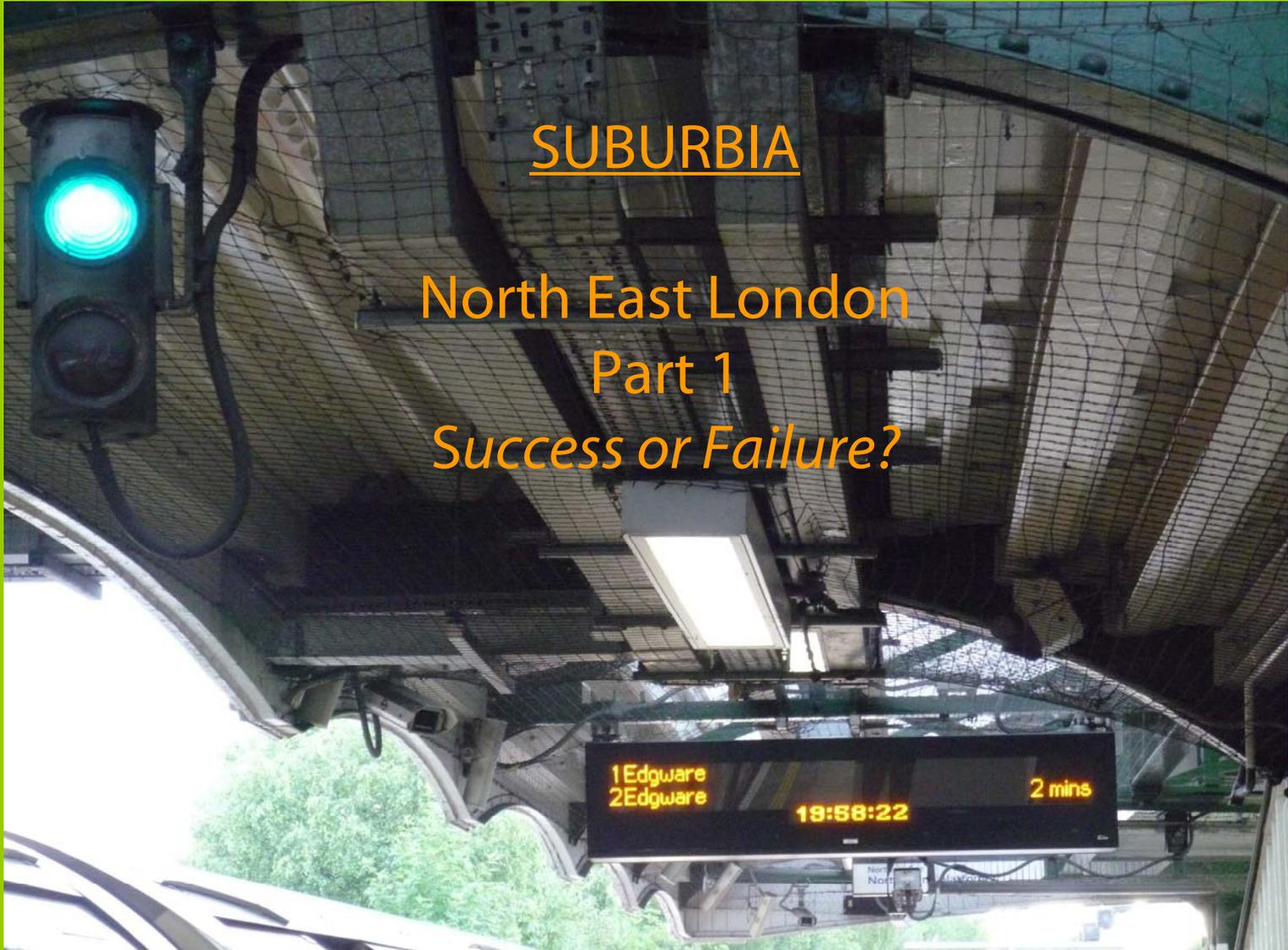
A Presentation by
Mark Lucas
Head of Inward Investment &
Enterprise

London Borough of Redbridge
30th June 2011

(Photographs are by the Author – All rights reserved)

SUBURBIA

North East London
Part 1
Success or Failure?



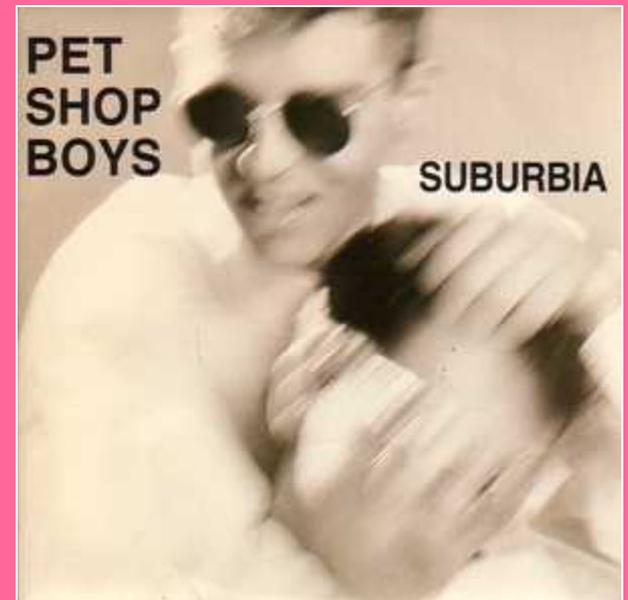
The Pet Shop Boys "Suburbia"

1986

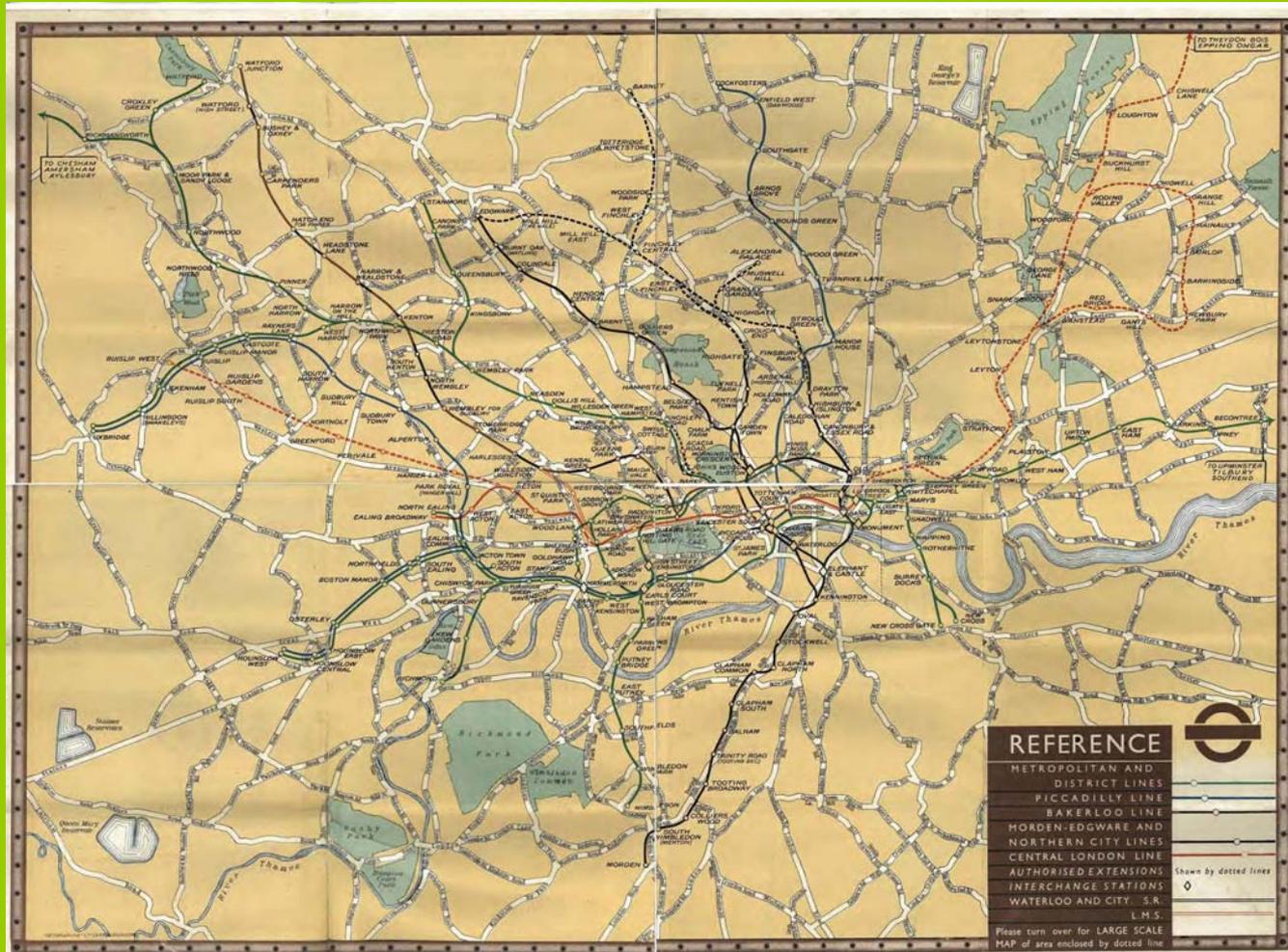
*"Lost in the high street, where the dogs run
roaming, suburban boys
mothers got a hairdo to be done,
She says "there're too old for toys"*

*Stood by the bus stop with a felt pen
in this suburban hell,
and in the distance a police car
to break the suburban spell..."*

Written by Tennant/Lowe
Lyrics copyright Sony/ATV Publishing LLC



London's new Underground Railway - 1937



Connecting the new Suburbs - 1947



Muswell Hill – Classic Suburbia ?



Muswell Hill – Hillfield Park, N10



Muswell Hill - historical connections



Muswell Hill – adaptability!



Case Studies

**Manor Park - Manor Park Village & Durham Road
Conservation Area**

Colindale - NW9

Wanstead - & Snaresbrook, E11

Seven Kings – IG3

Willesden Green – Mapesebury Estate, NW2

Wood Green – Westbury Avenue, N22

Case Studies

Manor Park



Case Studies

Manor Park



Case Studies

Manor Park



Case Studies

Manor Park



Case Studies

Manor Park



Case Studies

Manor Park



Case Studies

Manor Park



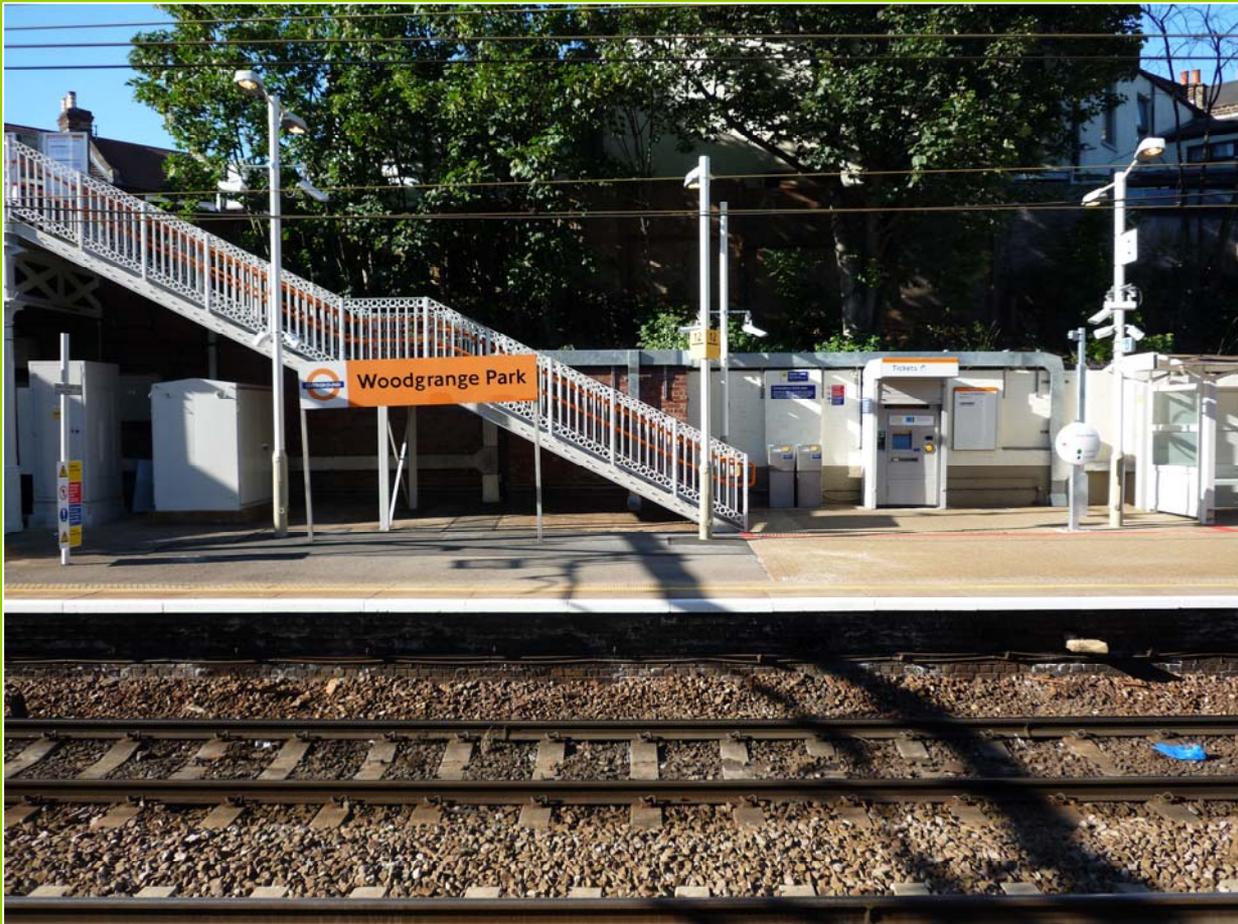
Case Studies

Manor Park



Case Studies

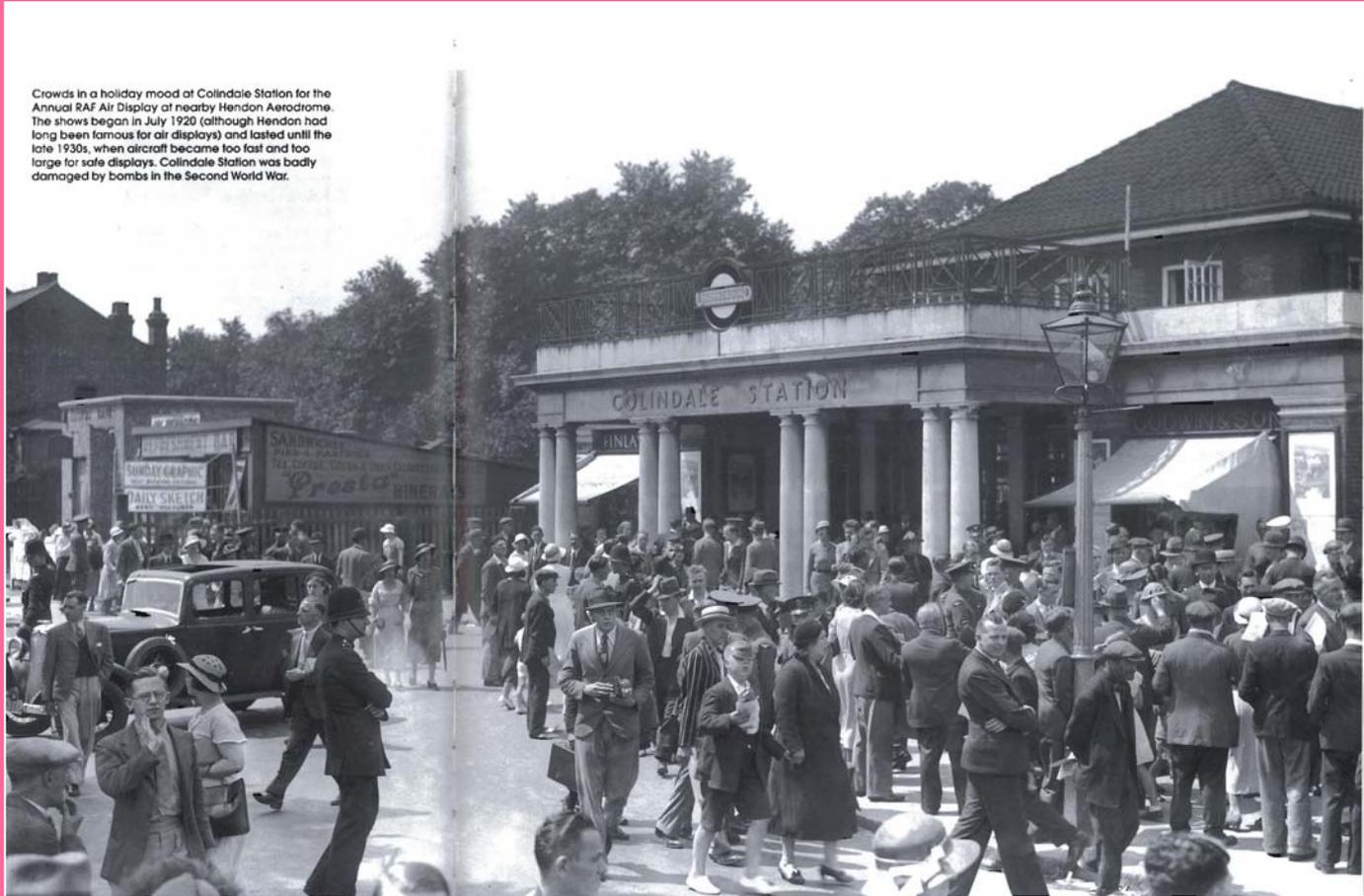
Manor Park - connections...



Case Studies

Colindale - Proof of the polycentric city

Crowds in a holiday mood of Colindale Station for the Annual RAF Air Display at nearby Hendon Aerodrome. The shows began in July 1920 (although Hendon had long been famous for air displays) and lasted until the late 1930s, when aircraft became too fast and too large for safe displays. Colindale Station was badly damaged by bombs in the Second World War.



Case Studies

Colindale - Surplus office supply?



Case Studies

Colindale - High density



Case Studies

Colindale - British Library Newspaper Archive



Case Studies

Colindale - Health Protection Agency



Case Studies

Colindale - R.A.F. Museum



Case Studies

Colindale - Hendon Police College



Case Studies

Colindale - Policing the Suburbs !



Case Studies

Colindale - National Blood Transfusion Centre



Case Studies

Colindale Hospital redevelopment



Case Studies

Colindale Hospital redevelopment



Case Studies

Colindale Hospital redevelopment



Case Studies

Wanstead - LUL Station



Architect, Charles Holden - Opened 1947

Case Studies

Wanstead - The public realm



Case Studies

Wanstead - Snaresbrook LUL Station



Case Studies

Wanstead - Snaresbrook LUL Station



Case Studies

Wanstead - 'The George' P.H.



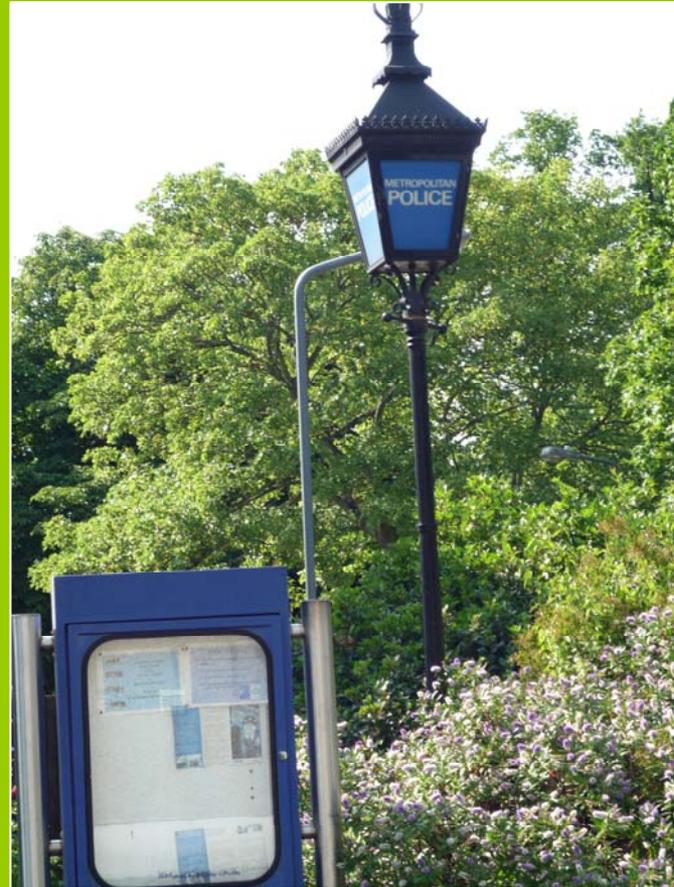
Case Studies

Wanstead - A.I.B. Regional H.Q.



Case Studies

Wanstead – Met Police Station



Case Studies

Wanstead – Met Police Station



Case Studies

Wanstead Recreational Ground



Case Studies

Wanstead Memorial Green



Case Studies

Wanstead - Independent Shops I



Case Studies

Wanstead - Independent Shops II



Case Studies

Wanstead - Independent Shops III



Case Studies

Wanstead - Post Office



Case Studies

Seven Kings - High Street



Case Studies

Seven Kings - Seven Kings Road



Case Studies

Seven Kings - Knife amnesty



Case Studies

Seven Kings - High Road



Case Studies

Seven Kings - High Road



Case Studies

Seven Kings - High Street



Case Studies

Seven Kings - High Street



Case Studies

Seven Kings - Street clutter



Case Studies

Seven Kings - even more street clutter!



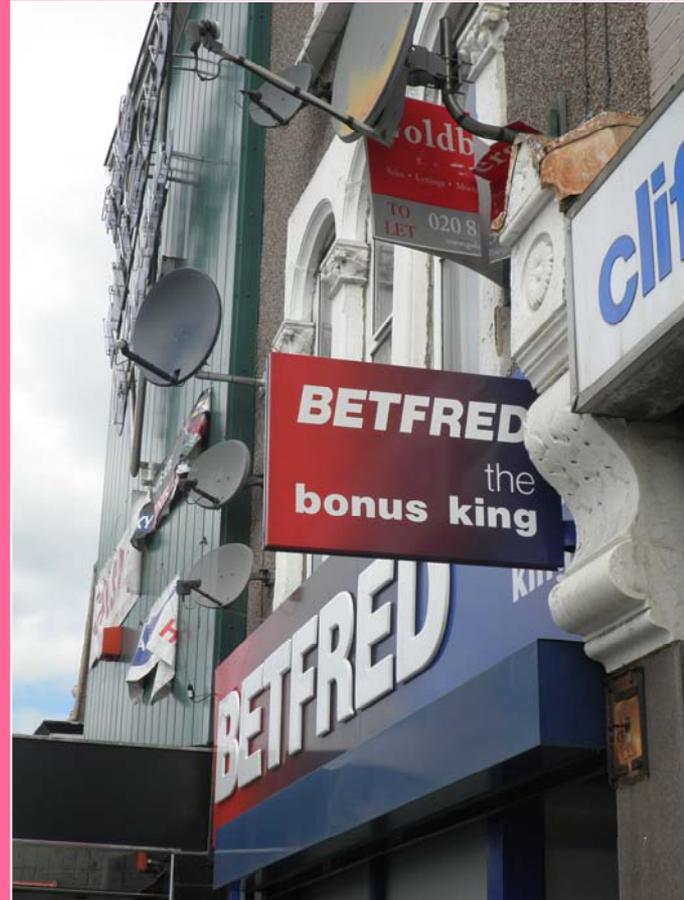
Case Studies

Seven Kings - Travel agent



Case Studies

Seven Kings



Case Studies

Seven Kings - Station precincts

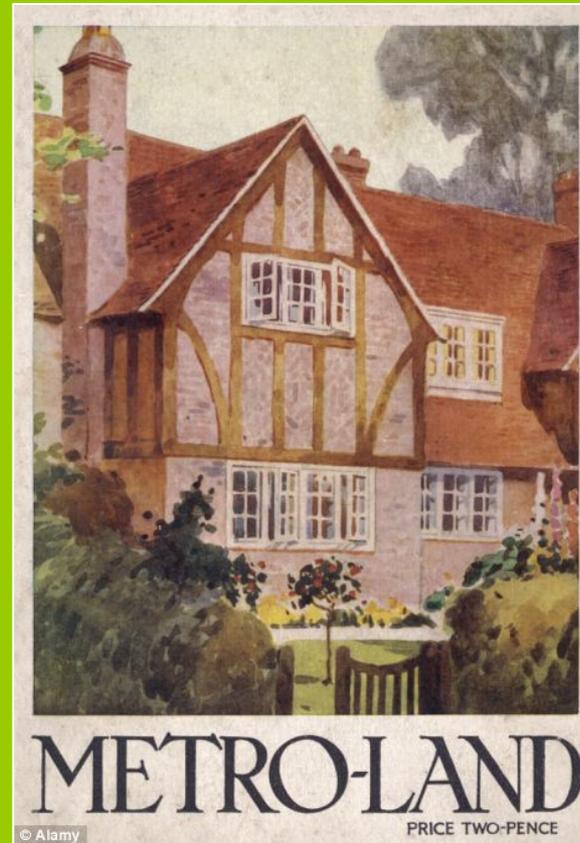
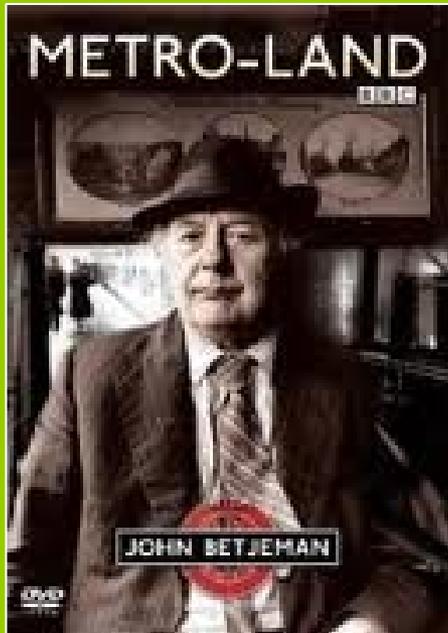


Case Studies

Seven Kings - NXEA Station



Sir John Betjeman's 'Metro-land' BBC 1972



The Metropolitan Railway Baker Street Station buffet

*“Early Electric! Maybe even here
They met that evening at six-fifteen
Beneath the hearts of this electrolier
And caught the first non-stop to WILLESDEN GREEN
Then out and on, through rural RAYNER’S LANE
To autumn-scented Middlesex again.”*

From John Betjeman’s Collected Poems, Published by John Murray 1958

Case Studies

Willesden Green - LUL Station



Case Studies

Willesden Green - Mapesbury Estate



Case Studies

Willesden Green - Mapesbury Estate



Case Studies

Willesden Green - Mapesbury Estate



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Case Studies

Willesden Green - Mapesbury Estate



Case Studies

Willesden Green - Mapesbury Estate



Case Studies

Willesden Green - Mapesbury Estate



Case Studies

Willesden Green - Conservative Club



New Communities

Wood Green - Westbury Avenue



New Communities

Wood Green - Westbury Avenue



New Communities

Wood Green - Westbury Avenue



New Communities

Wood Green - Westbury Avenue



New Communities

Wood Green - Westbury Avenue



New Communities Willesden Green



The Disappearing State

- Post Offices
- Libraries
- Swimming Pools
- Police Stations
- Booking Offices
- General Hospitals
- Psychiatric Hospitals

What's in

- Tattooists
- Bathroom suppliers
- Fried chicken, kebabs
- New & used cars, tyres
- Mini - markets /off licenses
- Betting shops
- Veterinary surgeries
- Hair and beauty salons
- Letting agents

What's out

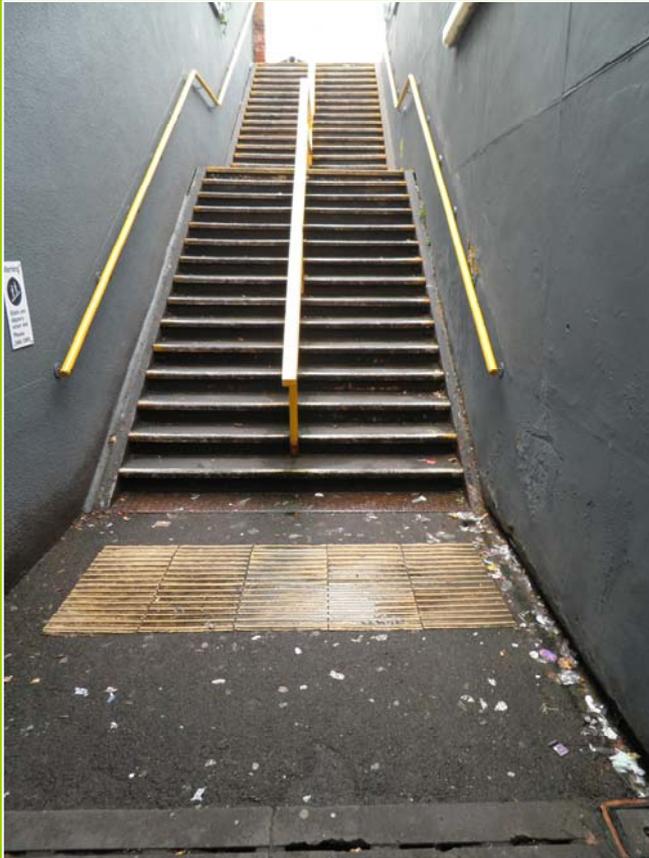
- Internet cafes
- Cinemas
- Public houses
- Picture Framers
- Travel agencies
- Wine Merchants (except in bulk)

Solutions?

- Article 4 Directions
- LA Planning & Licensing Enforcement
- Discourage metal roller shutters
- Retain Front gardens
- Neighbourhood policing
- Maintain historical linkage
- Good state & faith education
- Invest (to save) in high quality infrastructure and public realm

Suburban Stations

Turkey Street v Brent Cross



Suburban Stations

Turkey Street v Brent Cross



SUBURBIA

Success or Failure?

Terminates here....

1 Edgware
3 Edgware

12:20:23

1 min
9 mins

Way out ↘

<http://www.redbridge.gov.uk>