A Presentation by

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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
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London’s new Underground Railway - 1937
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 - connections...
Case Studies
Colindale - Proof of the polycentric city
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
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
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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
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....

http://www.redbridge.gov.uk