



HIGHAMS  
RESIDENTS  
ASSOCIATION

# Pepperpots

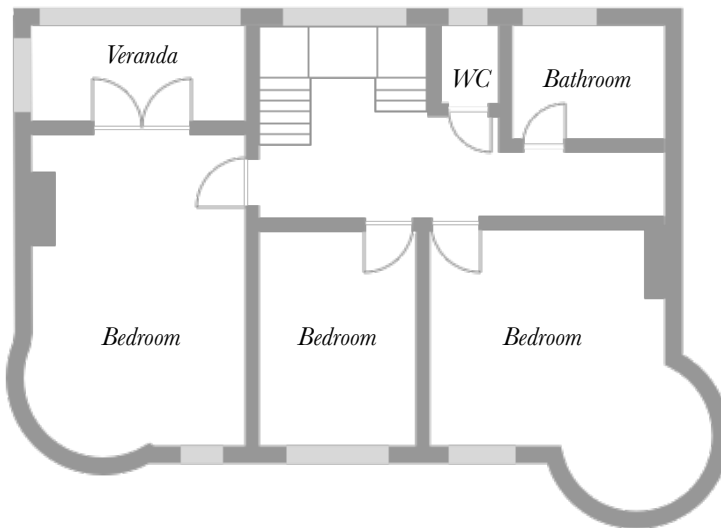
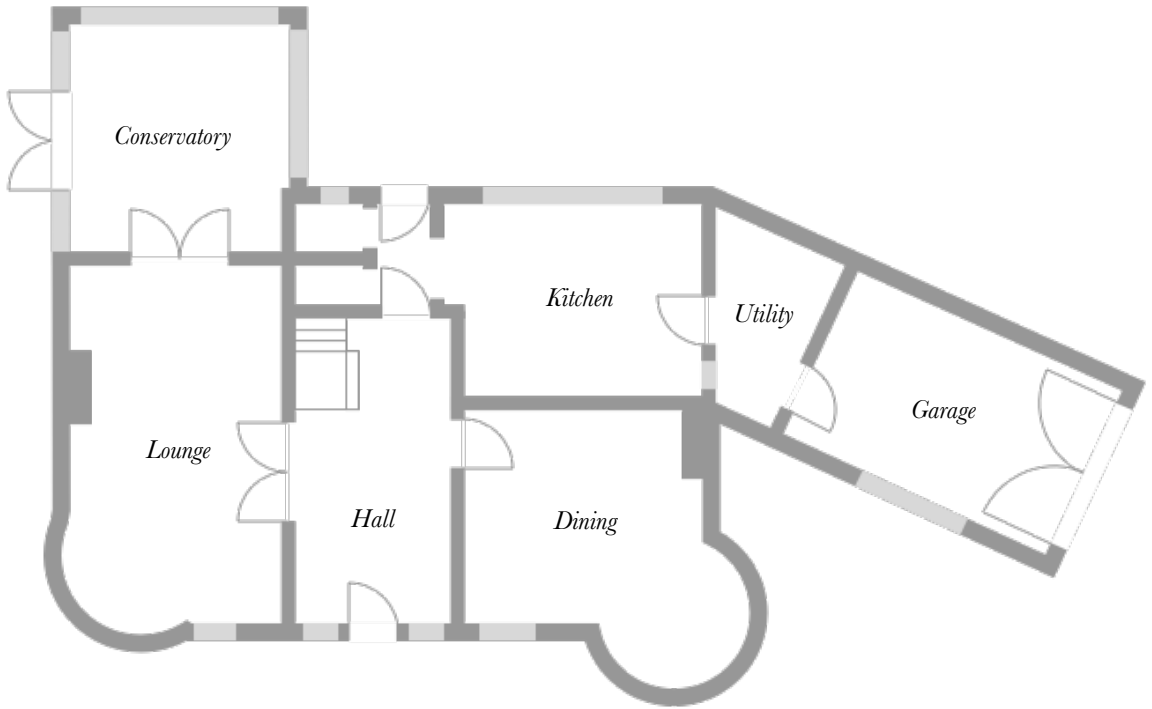
## The Highams Estate

Highams Residents Association

Written and photographed by Rob Varney

Printed August 2022

# Floorplan



## Introduction

19 Crealock Grove or Pepperpots, as its affectionately known, must be the most important house in the historic Highams Estate, situated in Woodford Green, Essex.

Built around 1931 on the corner of Henry's Avenue and Crealock Grove, the house was constructed specifically for the Manager of the Estate.

All of the houses constructed on corner plots in the Estate had huge gardens and were all uniquely designed; a testament to Courtney Warner's vision for The Highams Estate to be a desirable place to live for the middle classes in the 1930s. However, Pepperpots appears to have enjoyed particular attention from its designers.

It is the only example of a building on the Estate with curved turrets and domed roof caps. It retains the brick lower with unpainted pebble-dashed upper and red tiles on the roof. The weathervane is in place. Intricate stained glass windows are set in solid oak window frames and doors.

The semi-circular domed entrance porch has matching fan lights and a gothic-styled solid oak front door. The brick-built chimney stacks, an important architectural feature of houses on the Estate, rise from both sides.

The large front garden has a sweeping herringbone red brick weave path from the gate to the entrance, following the outline of the building to the brick garage and small driveway to the side. Gardens to the side and rear were more extensive than they are today, as the Estate Manager owner built a home for his sister immediately next door; this is now 21 Henry's Avenue.

What is remarkable about Pepperpots is the originality of its condition internally. Having only had five owners since it was built, each evidently cherished the craftsmanship within this remarkable building. The style is arguably late arts and crafts, with art deco detailing. It will have been elegantly conservative for the time, which was in the midst of a modernist design revolution.

Thankfully, it has been left almost untouched. The curved wooden panels in the hallway and dining room. Stained glass double doors lead to the sitting room. Elegant marble-tiled fireplaces inset with brass detailing and oak surrounds. Curved seating in the turrets. Servant bells and the control panel in the kitchen. The geometric tiling and solid brass ironmongery on the doors. Even the brass curtain rods are in place.

Despite changes in fashion and taste, the things that set this house apart from others in the Estate remain. Alas, as we are encouraged to make our homes more efficient and the skills needed to maintain these historic, unique features become increasingly rarefied, future owners may decide or inadvertently remove them.

This is why Highams Residents Association sought permission from the current owners, to document the features of this home for posterity. They kindly agreed, and the following photos were taken whilst they were in residence. We would like to give thanks to them and hope future owners of Pepperpots continue to maintain this special home's character for generations to come.

# Photographs

Taken May 2022





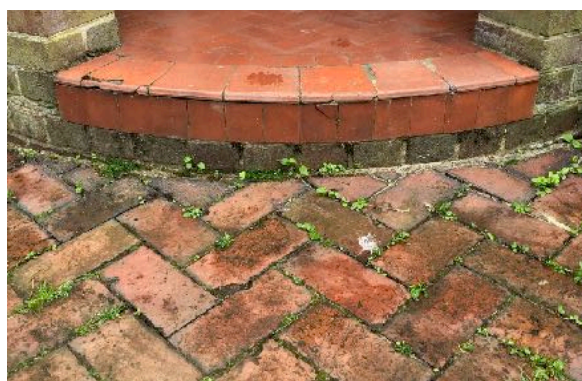
*Opposite page, top: The front of Pepperpots seen from the corner of Henry's Avenue and Crealock Grove*

*Bottom: Looking up at the weathervane*

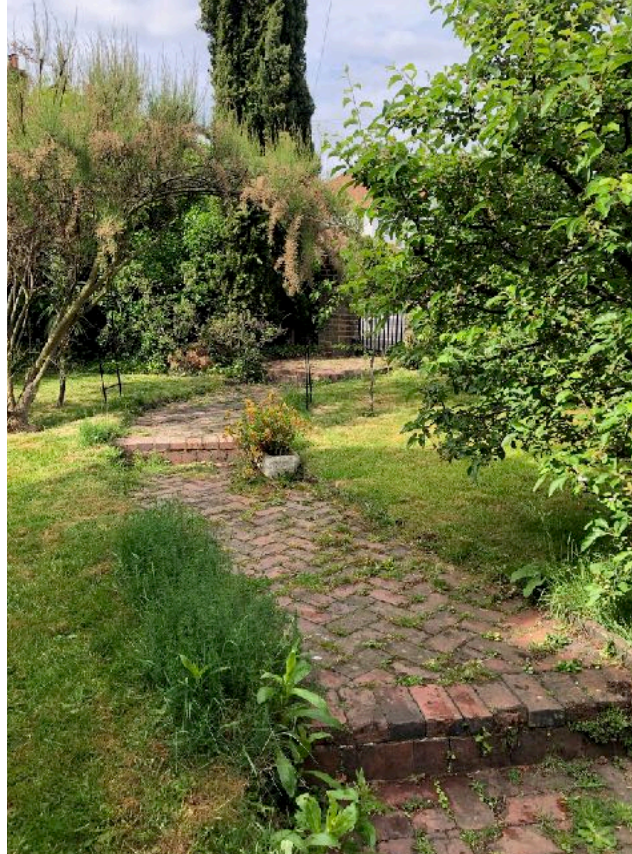
*This page, top left: The left turret, from below*

*Top right: The two chimneys, the smaller of which was for the kitchen stove*

*Bottom: Bird feeder in the front garden, matching the architecture of the main building*







*Opposite page, top: Entrance portico. Note the porch lamp*

*Bottom left: Cast iron letterbox*

*Bottom right: Red tiled curved step leading to brick weave path*

*This page, top left: Brick weave path to the side, leading to original wooden gate (bottom left)*

*Top right: Sweeping brick weave path through the front garden*

*Bottom left: Side garage with original wooden doors and pitched roof*







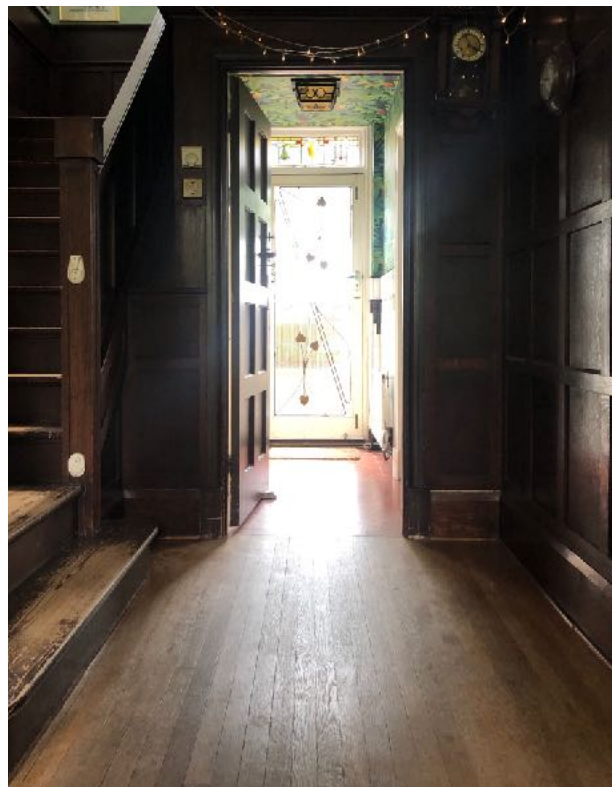
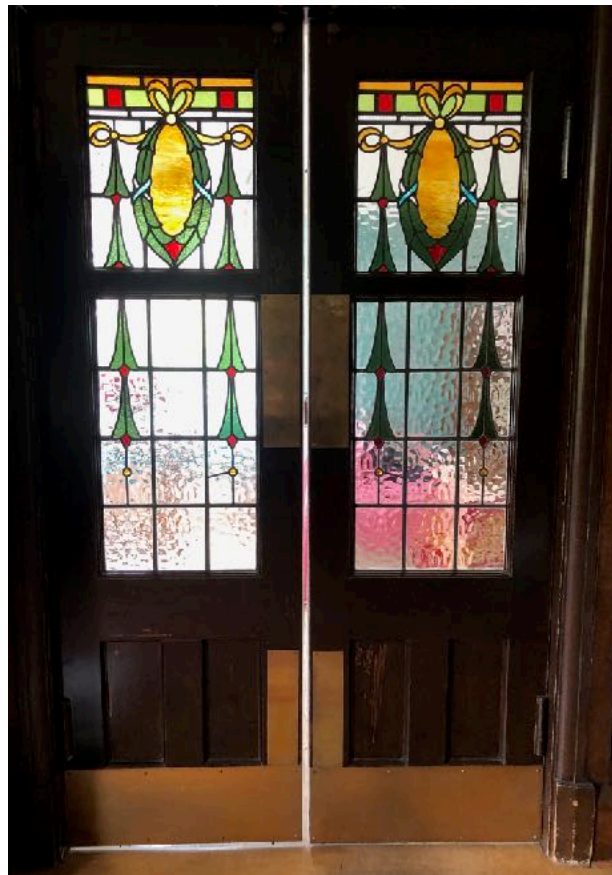
*Opposite page, top: Side elevation with conservatory added by the current owner. The row of windows above the conservatory open up as a veranda*

*Bottom: View of the garden from the veranda*

*This page, top: Arched gateway added by subsequent owners*

*Bottom: Stained glass window alongside cast iron down-pipe*







*Opposite page, top right: Stained glass, oak framed double doors lead from the hallway into the drawing room. Note the brass kick plates*

*Top left and middle: stain glass detail on the internal double doors*

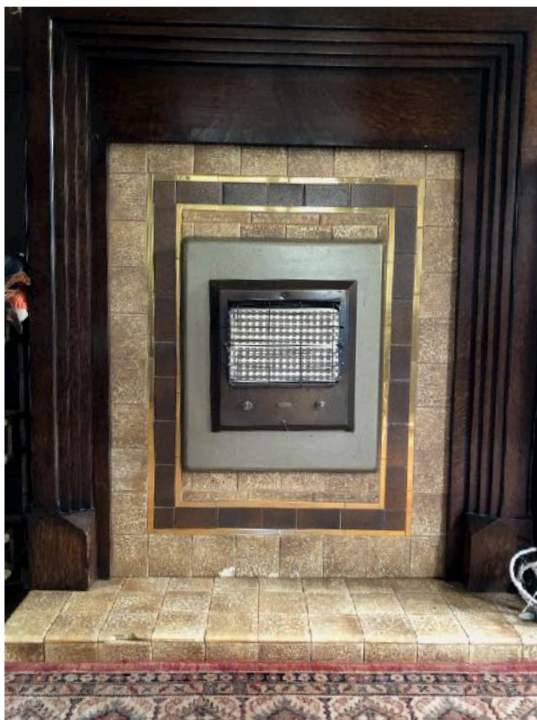
*Bottom left: bakelite doorbell mechanism*

*Bottom right: view through from the back door from the front, with oak panelling and thin planked oak floor*

*This page, top: View of the entrance hall from the stairs*

*Bottom: detail of the panelling, which still retains the original light switches inset in a wooden plate*

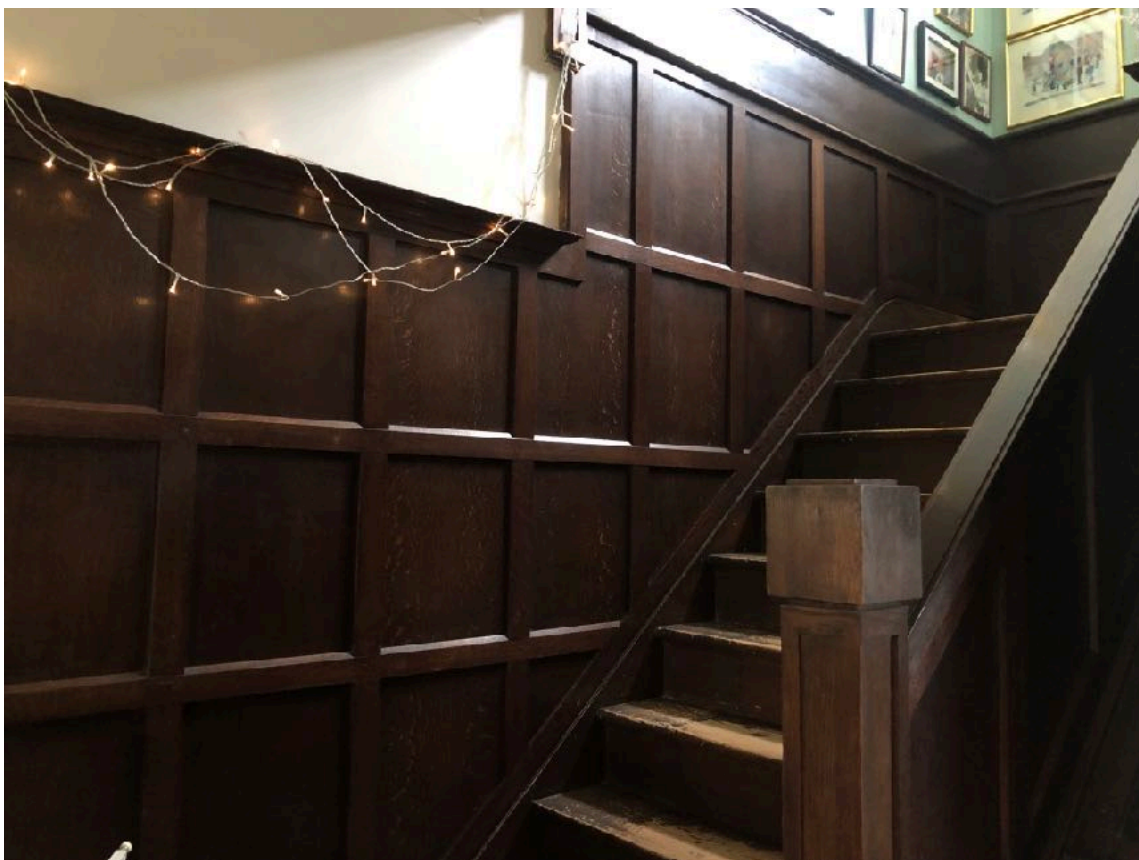




*Opposite page, top: The hallway contains a fireplace with gas heater (not operational), and a typically art deco design for the mantle and tiling. Details shown bottom left and right*

*This page, top: The stairs feature large, square newel posts which are unique to Pepperpots*

*Bottom: View of the stairs and panelling up to the landing*





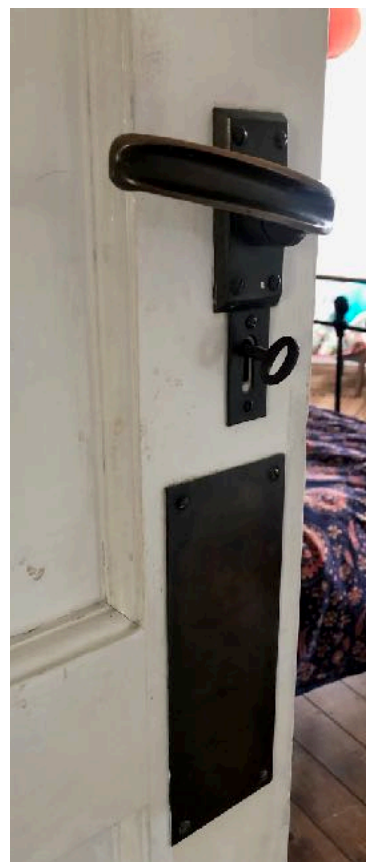
*This page, top: Landing on the stair turn is double aspect with stained glass windows*

*Bottom: Close up of newel posts on the turn*

*Opposite page, top: The veranda can be accessed from the principle bedroom. Wooden windows slide and fold open to reveal a panoramic view across to the City of London*









*Opposite page, top: Green tiles and woodwork detail from the veranda*

*Bottom left: herringbone tiled floor with geometric border in the veranda*

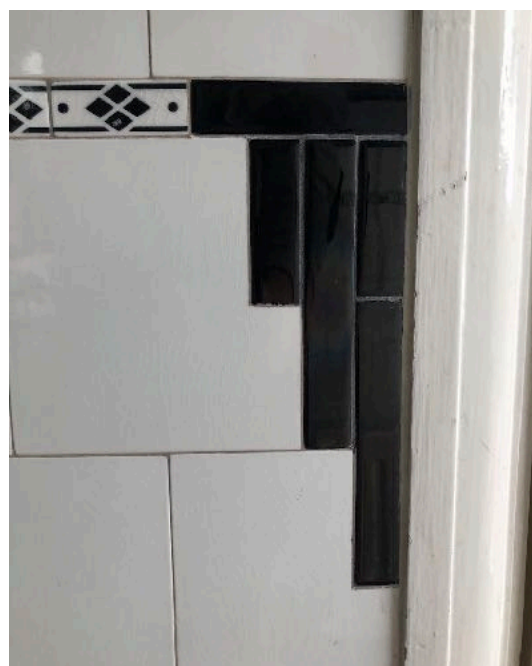


*Bottom middle: brass ironmongery that operates the French doors, leading to the veranda*

*Middle and bottom right: brass door handles, original key and finger plates*

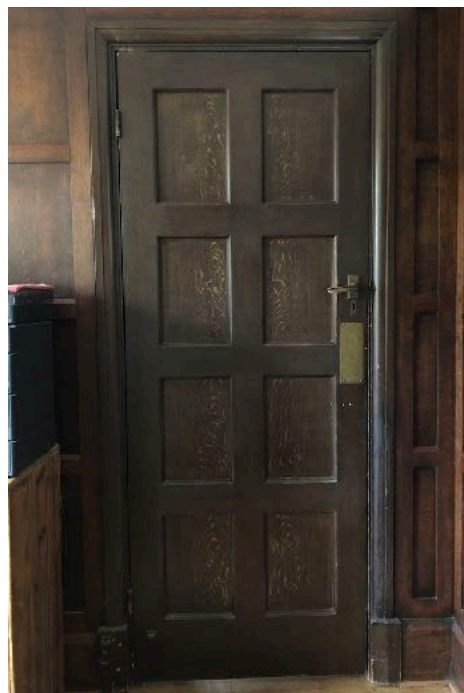
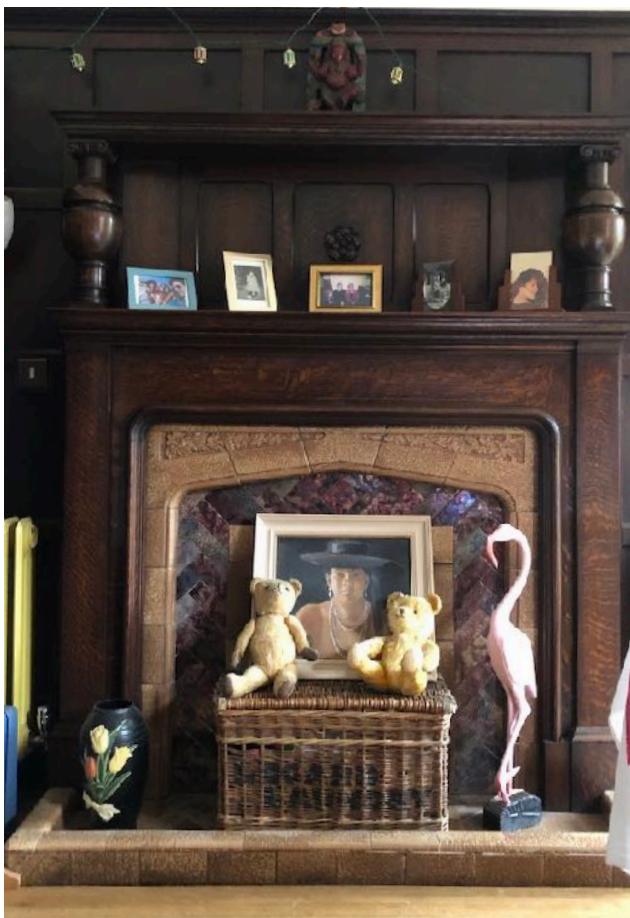
*This page, top: tiled mantle in the principle bedroom*

*Bottom: tiled mantle in the turreted bedroom*





*This spread: details of the distinctive geometric tiling throughout the house, including toilet roll holder and wash basin with chrome taps*





*Opposite page, clockwise from top left: Magnificent oak mantelpiece in the dining room with tiled insert and hearth*

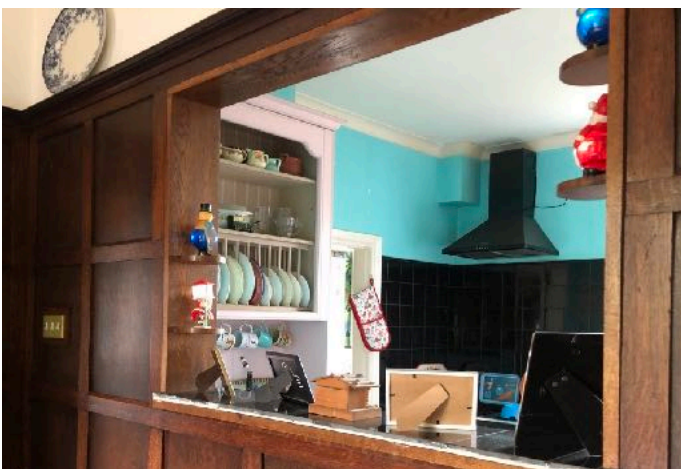


*Eight panelled door surrounded by oak panelling*

*Detail of the tiled hearth*

*Detail of curved oak panelling, skirting and window seat*

*Curved panelling reaches up to the picture rail*



*This page, top: original window seat inset into the turret. The seat lifts up for storage*

*Middle: Brass switches inset into the panelling*

*Bottom: Serving hatch from kitchen into the dining room*







*Opposite page, clockwise from top left:  
Three window ironmongery details and  
a detail of a brass door hook*

*Curved window seat in the living room*

*The original oak wooden mantle  
remains in the living room, although  
the tiles have been replaced with  
stained glass by the current owner*

*This page: the servant and visitor bell  
panel remains in the kitchen. All of the  
wiring is still in place, as well as the  
bell pushes that connect to it throughout  
the house*

# Selling agent listing

Reproduced with thanks to William Rose, May 2022

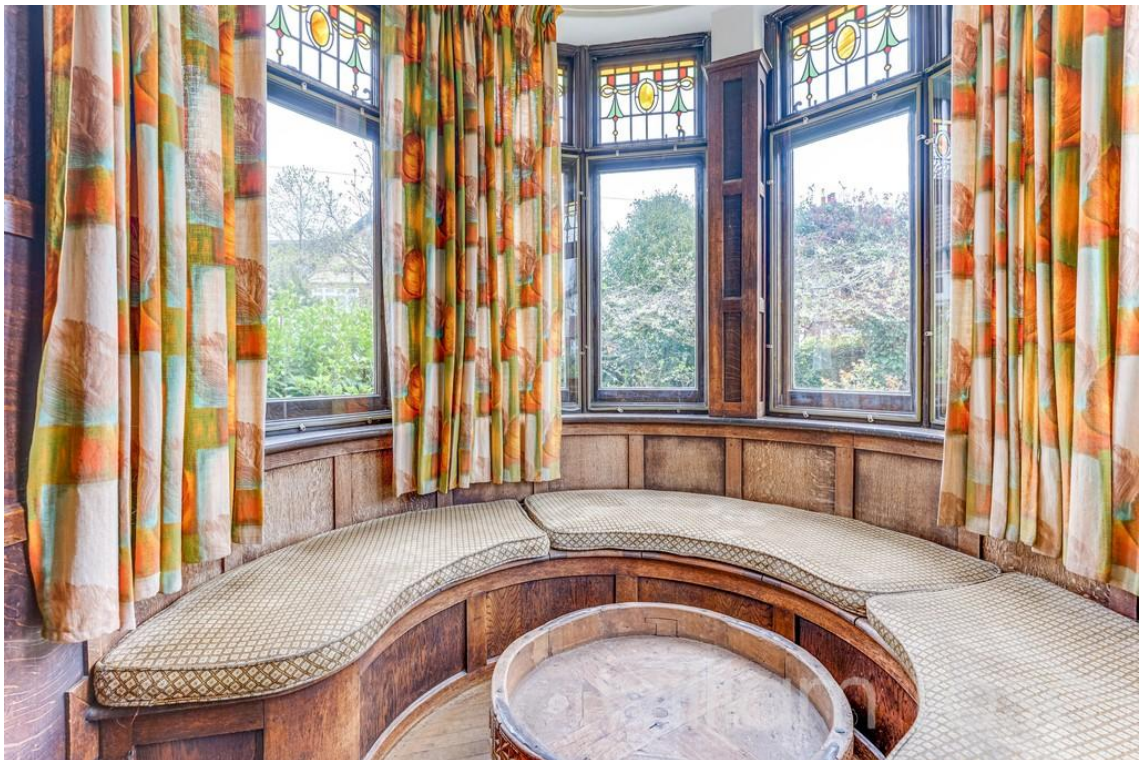






















## Sales listing excerpt

Offers over £1,250,000

A grand and truly unique three-bedroom 1930s Warner-built detached family home which oozes character from every angle. Set back on a surrounding plot located moments from the ever popular Highams Park Field and Lake, on one of Woodford Green's premier roads Crealock Grove, in easy reach of both Highams Park Overground Station and Woodford Central Line Station.

This property offers a large front surrounding garden with a pathway to the porched panelled oak front door which is bordered with leaded windows. Once you enter this outstanding home you are met with a panelled reception hall with stained glass light flooding in from many angles. The front two receptions are a great size with both having beautifully curved corners currently arranged as seating areas. The lounge has a stunning feature fireplace which opens onto the conservatory which has access to the garden. To the rear of the property, you have a fitted kitchen which leads to a utility room and has access to the garage. There is also a ground-floor WC next to the rear door to the garden patio. As you go upstairs the wood panelling continues with light pouring in from the dual-aspect stained glass windows.

In the generous-sized master bedroom, the curved corner from the turret continues through plus there is a gorgeous fireplace along with a remarkable gallery room which is tiled and has accordion opening windows with panoramic views over Highams Park and the London skyline. There are a further two double bedrooms, along with a family shower room and separate WC.

To the exterior, you have a large front garden which surrounds the front of the property with the mature rear garden leading from the steps from a raised patio area. The gated access to the garage is from the Henry's Avenue side of the property.

The Highams Estate was developed by Sir Thomas Warner the renowned developer in the 1930s as mainly semi-detached but with detached houses on most corners. This particular property was individually designed for The Highams Estate, Estate Manager, which is why this house has so many great character features and has a distinctive architectural one-of-a-kind style.

*'Crealock Grove, Woodford Green' at rightmove.com. Available at <https://www.rightmove.co.uk/properties/123487394#/> [accessed 20 Jun 2022]*

## About HRA

Highams Residents Association (HRA) was founded in 1955, specifically by and for the residents of The Highams Estate.

In 1955 several concerned neighbours got together and formed the group, as developments were taking place to rebuild communities and facilities. It was felt the architectural character of The Highams Estate was worth protecting from indiscriminate development: this has generally been the ethos of the Association since then.

The Estate was given “Area of Special Character” status by the London Borough of Waltham Forest in September 2020. This helps to protect architectural features such as roofing lines, chimney stacks, and the way the buildings present themselves on the street.

The Highams Estate is located within Walthamstow, East London but post-coded Woodford Green, Essex.

Learn more about the Estate’s history:  
[en.wikipedia.org/wiki/Highams\\_Estate](https://en.wikipedia.org/wiki/Highams_Estate)