



Epping Conservation Area

*Character Appraisal and
Management Plan*

November 2009

Epping Forest District Council
www.eppingforestdc.gov.uk



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1. Introduction

1.1 Definition and purpose of conservation areas

A conservation area is an 'area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). A conservation area may be the historic centre of a town or village, an older unspoilt residential area, or an important country house in large landscaped grounds.

The designation of a conservation area introduces special controls, including the requirement of consent from the Council to demolish any building or part of a building or to carry out works on unprotected trees. These restrictions aim to ensure that the special architectural and historic interest of an area is retained for the benefit of local residents, businesses, visitors and future generations.

1.2 Purpose, scope and nature of character appraisals

Following conservation area designation, local authorities also have a statutory duty to formulate and publish proposals for the preservation and enhancement of their conservation areas, and to consult the local community about these proposals. A conservation area character appraisal is intended to fulfil this obligation. Its main aims are to;

- define the special architectural and historic interest of the conservation area;
- review the current conservation area boundaries, so that they reflect what is considered to be of special interest;

- increase public awareness of the aims of conservation area designation and encourage community involvement in the protection of the character of the area;
- identify measures that need to be taken to preserve the character of the conservation area and put forward proposals for its enhancement.

It is hoped that this document will provide a management framework to control and guide change in Epping Conservation Area and that it will form a basis for other planning decisions that affect the area.

It is, however, not intended to be comprehensive in its content and failure to mention any particular building, feature or space does not imply that these are of no interest.

1.3 Extent of Epping Conservation Area

Epping Conservation Area encompasses the centre of Epping town and was originally designated in 1969. The conservation area is shown in Map 1 (Appendix 5).

1.4 Methodology

This document was compiled between February and September 2007. In putting together the appraisal, the conservation area was surveyed and photographed in detail, a range of historic maps were consulted and documentary research was carried out. A draft version of the appraisal was put out to public consultation between September and December 2007 to allow the comments and suggestions of local residents and businesses to be incorporated into the final version.

2. Planning Policy Context

2.1 National Policy and Guidance

Conservation areas were first introduced by the Civic Amenities Act of 1967. National guidelines concerning government policies for the identification and protection of historic buildings, conservation areas, and other elements of the historic environment are set out in Planning Policy Guidance Note Number 15 – “Planning and the Historic Environment” (Sep. 1994).

2.2 Local Plan Policies

The Council’s current policies relating to conservation areas are set out in the Epping Forest District Local Plan. This plan was

originally adopted in 1998 and has recently been partially reviewed. Alterations were adopted in July 2006, with the addition of policy HC13A concerning the creation of a list of buildings of local architectural or historic importance and matters relating to them.

The Council has begun work on the local development framework that will replace the existing local plan. At this stage, it is uncertain how conservation area character appraisals will fit into the new system, but it is expected that they will become advisory policy documents that will support the main development plan. (Further information can be found on the Planning Services section of the Council’s website)

3. Summary of Special Interest

3.1 Definition of special architectural and historic interest

The special architectural and historic interest of Epping Conservation Area derives from the historic layout of the settlement and the large number of historic buildings; many of which are statutory or locally listed. These buildings include cottages, townhouses, churches and other public buildings and were built between the 16th and 20th centuries. The main elements contributing to the special architectural and historic interest of Epping Conservation Area are set out below:

Elements of special architectural and historic interest

- The historic layout of the town.
- A large number of Grade II listed 16th, 17th, 18th & 19th century buildings.
- A large Grade B listed late 19th century church.
- A number of 19th and 20th century locally listed buildings.
- Two Grade II listed 20th century telephone boxes.

3.2 Definition of the character of Epping Conservation Area

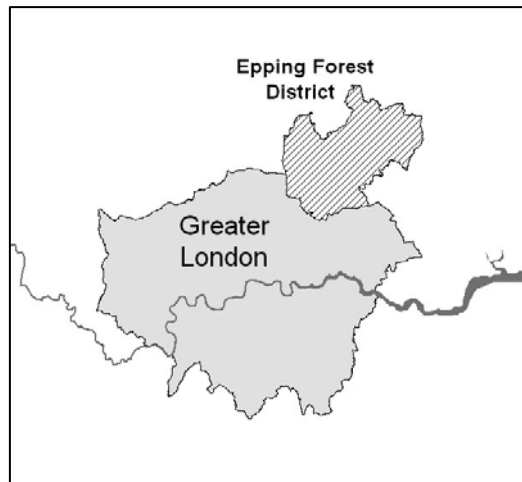
The character of any conservation area derives from the interaction of a number of different factors including the street layout, the variety of buildings, the trees and green spaces and land use. The main elements contributing to the character of Epping Conservation Area are set out below:

Factors contributing to the character of the conservation area

- The long wide High Street at the centre of the conservation area with surrounding interconnecting smaller streets, lanes and open spaces.
- The wide variety of building types and styles.
- The range of traditional building materials and historic architectural features (such as traditional sash windows and decorative door cases).
- Historic street furniture (such as phone boxes, letter boxes street lamps and traditional signposts).
- The large number of trees, hedges and grassed spaces, particularly around the town green.
- The range of uses and different levels of activity within the conservation area (ie. the busy High Street at the centre of the conservation area with several other quieter residential areas).

4. Location and Population

Epping Conservation Area encompasses the centre of Epping which itself lies at the centre of Epping Forest District in Essex. Epping is approximately 4 miles south of Harlow, 5 miles east of Waltham Abbey and 17 miles north east of the centre of London. The town is also situated just north of the M25 and west of the M11. At the time of the 2001 census, the parish of Epping had a population of about 11,047, the majority of which were living in Epping town.



Location of Epping Forest District



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Location of Epping Conservation Area within Epping Forest District

5. Topography and Setting

Epping is situated on a ridge approximately 100m above sea level. It is separated from the outer suburbs of London by the large expanse of woodland known as Epping Forest, which continues to the north east of the town. The town is bordered to the north west and south east by a gently undulating landscape of arable farmland. The soil is mainly London clay with belts of boulder clay. The surrounding countryside lies within the Metropolitan Green Belt, although the town itself is excluded.



View of Epping from Epping Upland



Aerial view showing Epping Conservation Area within its setting

6. Historical Development and Archaeology

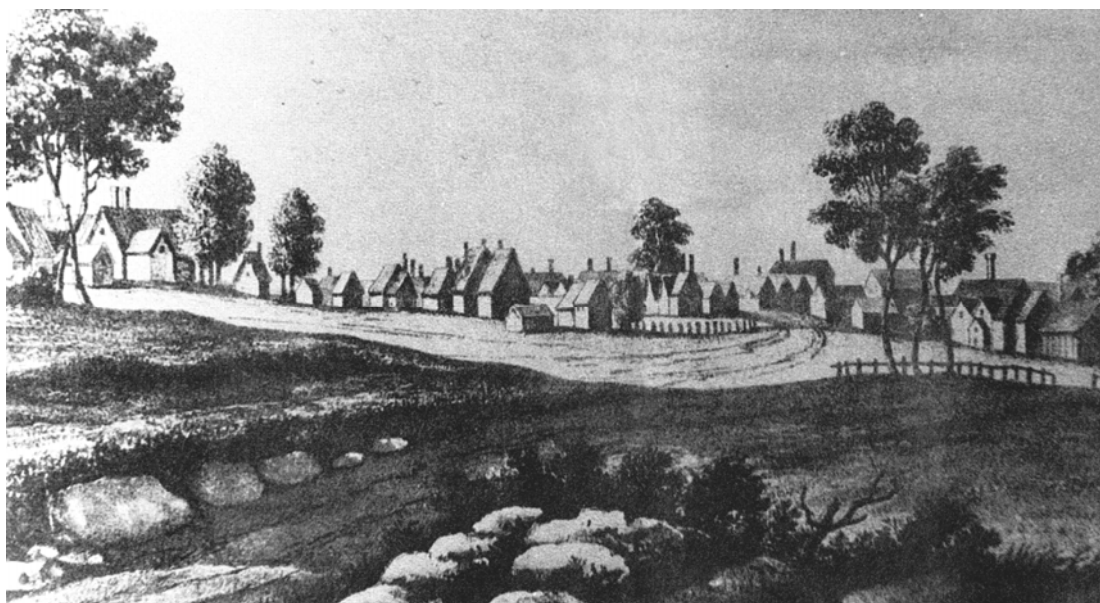
6.1 Origins and development

The origins of Epping can be traced back to the Saxon period. The Domesday Book (1086) mentions a settlement called 'Epinga' which consisted of a few scattered farms and a chapel on the north side of Cobbins Brook; a stream that runs through Epping Upland, a few miles north of Epping town. The name 'Epping' is thought to derive from the Anglo Saxon 'Ep', which means 'up', and 'Ing', which means 'cultivated land' or 'open pasture'. In the 12th century, the thickly wooded area to the south of Cobbins Brook was owned by the canons of Waltham Abbey and formed part of their manor of Eppingbury. In the mid 12th century, the canons began clearing parts of this area for crop cultivation to increase the value of their estate. Epping town first began with a settlement known as Epping Heath on Lindsey Street. This particular location was chosen in order to capitalise on trade passing along the route from London to Cambridge. The name Lindsey Street, which probably means 'enclosure at the top of the hill', dates back to about 1200.

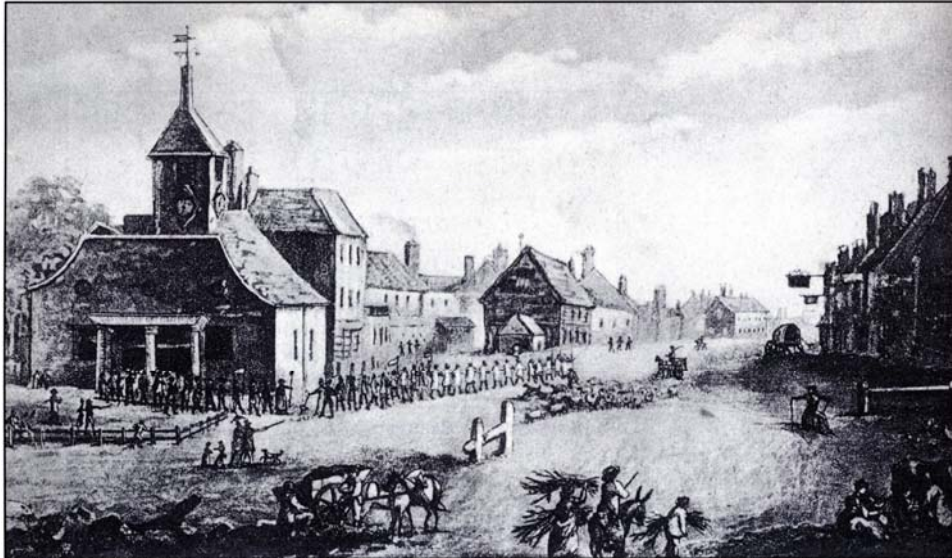
In 1253 King Henry III granted Waltham Abbey the right to hold a weekly market in Epping Heath (which was by then known as Epping Street) as well as a three day annual fair. He also granted the canons permission to clear timber for the construction of stalls and houses. Around this time, the routeway passing through the village was widened to form a marketplace. The main goods sold at Epping Street market were cattle,

wheat, wool and timber from the forest, which was used in the construction of naval ships. Cattle continued to be sold at the markets in Epping right up until 1961.

With the dissolution of the monasteries in 1540, the manor of Eppingbury passed to the Heneage family, who lived at Copped Hall. At this time, Epping Street was situated on the main south east to north west trade route in the area. In the late 16th or early 17th century though, a new route to London was laid out which ran south west through the forest via Epping. From this time onwards, Epping began to develop to the south west of Lindsey Street, along the road which is today Epping High Street. In the early 17th century, there was a marketplace on Epping High Street, as well as a town cage, a pillory or whipping post (first recorded in 1609) and a set of village stocks (first recorded in 1624). From 1666, there was a market house next to the Chapel of Ease which had been on the site of the current church of St John the Baptist since the 14th century. A second market house was later built further down the High Street. These two buildings are visible in a drawing of the High Street from 1822, although both had been removed by the mid 19th century. From the mid 17th century, a market cross, known as the Butter Cross, stood at the junction of Buttercross Lane and the High Street. It was removed in 1781. Until the 19th century, butter was one of the town's best-known exports.



View of Epping in 1669, showing the junction of Church Hill and Lindsey Street



*View of
Epping in
1822 showing
the two market
houses*

The pace of development in Epping increased in the 18th century as Epping became an important staging point for horse-drawn coaches as well as one of the main suppliers of agricultural produce to the London market. In 1768, the Epping and Ongar Highway Trust was formed to make improvements to the main roads and this helped to stimulate traffic. Epping High Street was extensively rebuilt in the 18th century and many of the listed buildings in Epping High Street date from this period. The Chapman and Andre map of 1777 shows a large number of buildings lining the High Street, Church Hill and Lindsey Street. In the 18th and 19th centuries, Lindsey Street was the working class quarter of the town and contained a maltings, a brewery, a workhouse and a pest house.



Chapman & Andre 1777

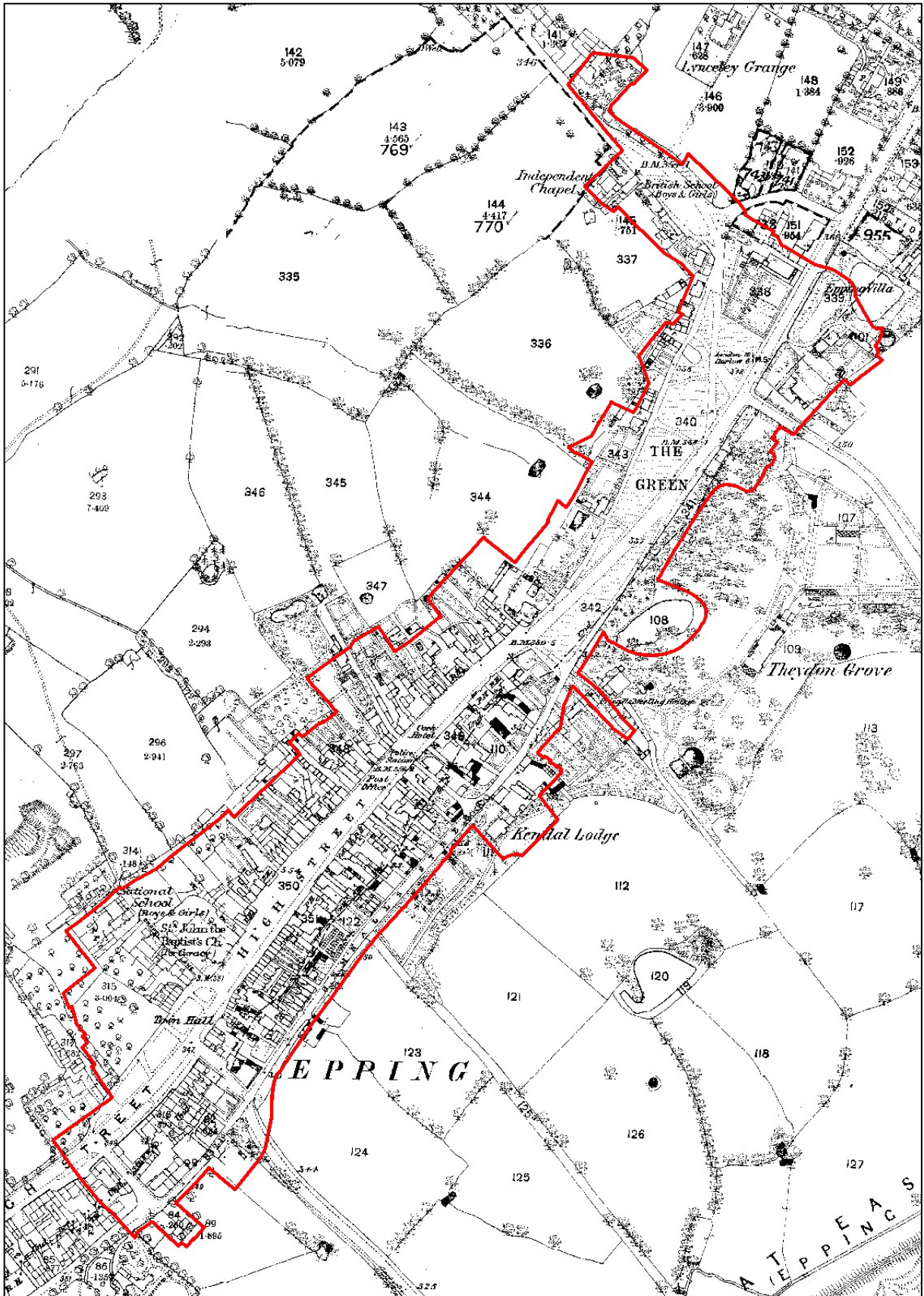
By the early 19th century, the town had grown to a considerable size. In 1800 there were 26 coaching inns in the town and around 25 horse-drawn coaches passed through the town each day; to and from London, Norwich, Cambridge, Newmarket, Bury St Edmunds and other places. Epping was a particularly important coaching

stop, as it was the last major stop on the road to London. In 1838, the new Union Workhouse was built just north of Epping. This building later became part of St Margaret's Hospital before it was demolished in the late 20th century.

In the mid 19th century, Epping had a very high death rate from infectious diseases and a local doctor, Joseph Clegg, waged a long campaign for clean water supplies and proper drainage, which resulted in the building of the landmark water tower on the High Street; just south of the conservation area. Several important wells, sewers and water mains were also built in the town at this time.

In the 1840s, the first railway line was laid out from London to Cambridge which ran via Waltham Cross (bypassing Epping). The advent of the railway caused a sharp decline in the coaching trade in Epping so that by 1848, there were only 2 daily coaches to London. In 1856, the Eastern Counties Railway Co. built a new railway line from Stratford to Loughton and in 1865, this line was extended to Epping and Ongar. Epping railway station was built half a mile to the south of the town to avoid the ridge on which Epping is built.

The First Edition Ordnance Survey map of 1873 shows that at this time, Epping did not extend much beyond the boundaries of the conservation area. The layout of the High Street, Hemnall Street, Church Hill and Lindsey Street were very much as they are today. In 1873, St John's Road was only a cul-de-sac known as Chapel Lane, which provided access to the National School. This school was one of several in Epping in the 19th century, which owed their existence to a new wave of church interest in education at the time.



Ordnance Survey map 1873

National Schools were set up by the Anglican Church while the Non-conformists established the rival British Schools. There was a British School in Epping next to the Congregational Church which stood on Lindsey Street. Although the church building was demolished in the 1960s, the school building remains and is used today by the United Reformed Church. There were also two Quaker boarding schools in Epping in the early 19th century, one of which was Isaac Payne's School (founded in 1800) which stood where the Council offices are today. For a time it was Ivy House School, after which it became Hunters School. It finally closed in 1874.



The Cock Hotel c1900

The 1873 Ordnance Survey map also shows the large number of inns and public houses that there were in the town at this time. In the late 19th century, there were 27 pubs on the High Street; of which only half a dozen survive today. Former pubs and inns on Epping High Street include the Duke of York (now Barclays Bank), the Cock Hotel (232-234 High Street), the White Lion (now 182-186 High Street) and the White Swan (now 200-202 High Street). At the southern end of the High Street (near Station Road), there was a large town hall.



The Duke of York, c1910

Some famous people who lived in Epping in the 19th century include: Henry Doubleday (1808-1916), a pioneering naturalist who used the forest as a resource to inform his studies (a plaque is erected to him in Buttercross Lane); Benjamin Winstone (1820-1907), an industrial

chemist and eminent historian who attended Isaac Paynes's Quaker School, and Lucien Pissarro, a famous painter and the son of French impressionist Camille Pissarro. Lucien Pissarro lived in Epping at 44 Hemnall Street from 1894 until he died in 1944.



The High Street c1905

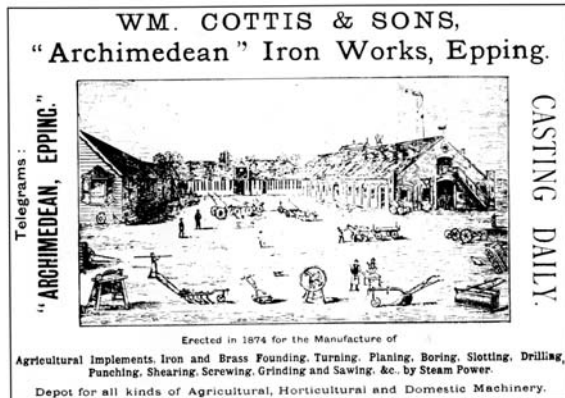
By the early 20th century, the town had expanded considerably and there were many new houses around the edges of the town. Some on Station Road, and other roads that had been laid out in the late 19th century such as St John's Road, Hartland Road and Kendal Avenue. In 1915, there was a fire station on Station Road and a cinema on the High Street across from St John's Church. This cinema, which was known as the Empire Cinema, was destroyed by fire in 1923. It was subsequently rebuilt and finally closed in 1954. The Epping Literary and Mechanics Institute was formed in 1894 to replace a former Workmans Club. The original Epping Library was opened within the institute in 1894 and many new members joined the institute to make use of this. In 1908, a new building was constructed on Hemnall Street to house the institute. This building is now the home of the Hemnall Social Club.



The Victoria buildings, replaced by the Co-op supermarket in 1967

In 1899, the Victoria buildings opened on the High Street where Marks and Spencer stands today. This building was designed by the prominent Loughton architect Edmund Egan and contained a large hall for public meetings on the

upper floor. There were many other shops and businesses on Epping High Street at this time. According to a local directory, the High Street in 1897 contained seven bakers, three blacksmiths, seven bootmakers, five butchers, four carriage and coach builders, one tailor, four drapers, six dressmakers, four 'general dealers' and one taxidermist. The demand for taxidermy came from the many sportsmen and naturalists who hunted in Epping Forest.



Historic advert for Cottis ironworks

One of the largest employers in Epping in the early 20th century was the large 'Archimedean' Ironworks on Bakers Lane. Cottis Ironworks, which had been established by William Cottis in 1858, produced a wide range of metal products (including bicycles) which were exported all over the world. Although the buildings were demolished in the 20th century, the name 'Cottis Lane' serves as a reminder of this once-thriving local industry. Other industries in the local area around this time included several brickfields and brickworks, a gas works and various gravel and sand extraction sites. Brewing was another important local industry.



The High Street

During the First World War, there were airfields located near Epping at North Weald and Suttons Farm. In the Second World War, Epping Forest was an evacuation zone for many Londoners, and there was extensive bombing across the

whole area during the Battle of Britain. Winston Churchill was Epping's local MP from 1924 until 1945 although he never lived in the constituency (a plaque is erected to him on the front of the building occupied by Marks and Spencer). A war memorial on the town green commemorates local people who died in both wars.

Epping High Street changed considerably in the 20th century. Several new buildings were added in the 1930s including the police station, Barclays Bank, and 214 High Street (now the Sue Ryder charity shop). In the 1960s and 1970s there was extensive rebuilding on Epping High Street. Many 18th and 19th century buildings such as the White Lion, the White Swan and the Victoria Buildings were pulled down to make way for modern buildings. Two large sections of the High Street between the George and Dragon and Station Road were completely rebuilt. Theydon Grove, a large 19th century country house just off Palmer's Hill, was demolished in 1964 and replaced with a housing estate of the same name. Of the original estate, only the gate lodge and a large pond survive on the edge of Palmer's Hill.



The Victoria Buildings c 1907

Many other housing estates were built around Epping in this period, including one in the grounds of Kendal Lodge on Hemnall Street. There has been a considerable amount of new building in the conservation area in recent years. In 1996, a new Co-op supermarket was built on the High Street to replace the Victoria Buildings and the Council Offices were built in 1999. Several blocks of flats have also been built on Hemnall Street and Station Road. Formerly an important market town, Epping is now important as a commuter town for London.



Epping High Street in the 1950s

6.2 Archaeology

Human settlement in the Epping area dates back to at least 7,500 BC. There is evidence of prehistoric hunter-gatherers at High Beach and several Neolithic and Bronze Age flints have been found in Epping Forest. By the Iron Age (c650 BC) there was widespread settlement in the area and large earthen forts have been uncovered all over Essex. In the Epping area, there is a large Iron Age hill fort known as Ambresbury Banks in Epping Forest between Copped Hall and Theydon Bois.

There is very little evidence of Roman settlement in the area. However, the remains of a Roman road and brickworks have been found close to Fiddlers Hamlet and a Roman coin was uncovered in the grounds of a house in Hemnall Street. In 1891, a Roman tile kiln was found in a field near Epping known as 'Solomon's Hoppett'.

There have been several excavations on Epping High Street and Hemnall Street over the years and the majority of material uncovered has been 19th century in date. Some remains from the medieval period include shards of 13th and 14th century vessels found at the rear of nos. 237-255 High Street. Some of the 19th century remains that have been found include a well at the rear of 237-255 High Street, several milk bottles at 106 High Street (relating to the use of the adjacent site as a dairy) and the foundations of an early timber framed building at 150 High Street. Due to the considerable age of the settlement and the relatively high number of finds in the town centre to date, archaeological remains can be expected to be found throughout the conservation area.

7. Character Analysis

7.1 General character and layout



Aerial view of Epping High Street

Epping is an essentially linear settlement built along the B1393, the main road which runs through the town. Epping Conservation Area encompasses the town centre and the large green to the north of it. The majority of the conservation area is taken up by Epping High Street; a long wide busy street lined with shops. The conservation area also includes Hemnall Street, a narrow street which runs parallel to the High Street as well as several lanes and roads leading off the High Street. At the north of the conservation area, the High Street opens out onto a large green. The High Street becomes Palmers Hill which runs along the east side of the green while Church Hill branches off to the west and runs along the opposite side. At the top of Church Hill the road turns the corner to meet Lindsey Street, which contains a smaller open grassed area.

The southern half of the conservation area is much more built up than the northern half and largely consists of terraced buildings between two and three storeys high. In contrast, the buildings in the northern half of the conservation area are lower in height and there are more trees and open space. While there is a large amount of commercial activity in the southern half of the conservation area, the

northern half is much quieter as most of the buildings are residential.

There are a wide range of architectural styles in the conservation area including local traditional styles, Georgian, Victorian, Edwardian, 1930s, 1960s and 70s 'modernist' styles as well as more recent 'postmodern' styles that echo the styles of some of the historic buildings. This eclectic mix contributes to the great deal of interest and visual variety in the townscape throughout the conservation area.

7.2 Key views



View along the High Street, looking south

The variety and quality of views are an important part of the conservation area. They serve to highlight focal points and enhance the visual experience when walking through it. The most important views in the conservation area are those along the High Street and across the town green. Both St John's Church and the Council offices have prominent towers which make them important landmarks and help them to act as focal points for the views along the High Street in both directions. In addition, the Council offices act as a focus for the views looking south across the green, while Spriggs Oak and the group of trees in front of it provide a terminus for the views looking north. The views of the 17th century cottages on Lindsey Street (nos. 3-7) are enhanced by the large trees behind them while the views of the weatherboarded cottages on St John's Road, (nos. 5-17) are accentuated by the gentle curve in the road. The important views and prominent buildings are shown on Map 2 (Appendix 5)



View looking north across the town green



Area 2: Church Hill / Palmer's Hill

7.3 Character areas

Nine character areas have been identified which are shown on Map 3 (Appendix 5). These areas do not have precise boundaries, but they identify how different parts of the conservation area have their own unique character in terms of spatial and architectural features, land use and levels of activity.



Area 1: Lindsey Street

Area 1. Lindsey Street

This section of the conservation area consists of a small narrow grassed space containing several young trees. This is enclosed on one side by a row of trees and hedges and on the other side by a series of traditional low rise 17th century cottages. At the northern end of the green, Lindsey Street narrows and continues on towards Epping Green. At the other end of the green, the road branches off into Maltings Lane and Church Hill. No. 9 Maltings Lane acts as a focal point at the end of the green where Lindsey Street terminates. This area consists of a church and several dwellings, which makes it relatively quiet. Due to the numerous trees, green space and traditional scale of the buildings, this area has a strong open character.

Area 2. Church Hill / Palmer's Hill

This character area contains the large town green to the north of the High Street. The green is long and narrow in shape, and although it contains several groups of trees at either end, it is still very open and spacious. The land rises at either end of the green which enhances the views across this area. The south eastern side of the green is defined by a series of tall trees and hedges. There is also a large pond in front of Theydon Grove but this is largely hidden from view by the trees and hedges. The north western side of the green is lined with a variety of detached and terraced buildings of different ages. Spriggs Oak occupies a prominent focal position at the northern end of the green, which is emphasised by the rise in level of the land at this point. The various exit points from the green form well defined 'pinch-points' where the open space becomes enclosed. The large green, the many mature trees and hedges and the general low rise and informal arrangement of the buildings give this area a strong open character. However, this area is much busier than Lindsey Street in terms of traffic due to the main road that passes through it on the eastern side.

Area 3. Main section of the High Street

The section of the High Street between St John's Church and the Council offices is long and wide and is characterised by an almost continuous frontage of two and three storey buildings on either side. There are several short gaps between the buildings at intervals where alleys and lanes provide access to the areas behind the High Street. The High Street widens at the centre to form a market place, which is partly defined by the Barclays Bank building which projects forward into the street forming an enclosed corner. The majority of the buildings on the north western side are 18th or 19th century in date. However, on the south

western side, the townscape is much more varied as there are many more modern buildings. The historic buildings tend to have narrow plot widths while the more modern buildings have wider frontages.



Area 3: Main section of the High Street

The varying roof heights and numerous gables, chimneys and dormer windows create an interesting roofscape along the street, particularly on the north western side. Trees also line the street in several places adding greenery and interest to the townscape. The majority of the buildings are in commercial use and there are shops at ground level in most buildings. Several businesses trade on the street including, shops, pubs, cafes, banks, hairdressers and other services. The upper floors appear to be mostly offices or storage but there are flats above some of the shops on the south eastern side. During the day, this part of the High Street is very busy and there is a large amount of pedestrian activity and vehicular traffic.



Area 4: Lower High Street

Area 4. Lower High Street

Beyond St John's Road, the High Street has a slightly different character. The street is very wide at this point and there is a long narrow

strip of grassed open space in the centre which contains a row of large plane trees. On the south eastern side of the road, there are several terraced 19th century buildings with shops at ground floor level. Beyond this are three groups of terraced 18th century houses. The fire station yard, which is bordered by a high brick wall, creates a large gap in the building line before Clarks Lane. On the north western side of the street, there is a large 20th century building with shops and restaurants on the ground floor beside St John's Road. Beyond this are several detached and semi detached 19th century buildings. There is a wide range of building styles in this area dating from the 18th, 19th and 20th centuries. A few of the buildings are in residential use and there is one church but the majority are in commercial use as shops, offices and cafes. Traffic along the main road is still quite busy, but there is less pedestrian activity than on the main section of the High Street.



Area 5: Upper Hemnall Street

Area 5. Upper Hemnall Street

This area, which comprises the section of Hemnall Street between Station Road and the green on Palmer's Hill, consists of a long narrow street containing a mixture of commercial and residential buildings and service yards relating to buildings on the High Street. On the south eastern side of the road, a high red brick wall (which was formerly the northern boundary of the Kendal Lodge Estate) runs from Hartland Road as far as Kendal Avenue. The only buildings within the conservation area on this side of the road are at the northern end of the street and include the Friends Meeting House, Vicarage Cottage and Kendal Lodge and its outbuildings. On the opposite side of the road, there are several groups of terraced houses at the southern end and various retail units, outbuildings, service yards and car parks further along the street.

The majority of the buildings in this area are two storeys high, however, there is a large 3-storey office building and a 3-storey block of flats at the northern end of the street. There are several trees in this area, which are mainly to be found at either end. Traffic can be quite busy on this part of Hemnall Street as it is often used by locals as a route to bypass the High Street. However, there are far fewer pedestrians in this area than on the High Street.



Area 6: Lower Hemnall Street

Area 6. Lower Hemnall Street

This section of Hemnall Street, between Station Road and Clarks Lane, has a very different character to the upper section of the street. The buildings, which are all two storey in height, are mostly detached and semi-detached, apart from one small group of terraced buildings. The Hemnall Social Club is a prominent building at the junction of Hemnall Street and Clarks Lane. There are a couple of 20th century buildings, but the majority are 19th century in date. As the majority of the buildings are residential, this area is much quieter than the upper part of Hemnall Street. The area contains several trees and hedges which enhance the quiet residential character of the street.

Area 7. Buttercross Lane

This quiet residential cul-de-sac off the High Street has a unique character of its own. The entrance to the lane is beside 269 High Street; an early 19th century weatherboarded building. The narrow lane curves round to the right where it leaves the High Street. Beyond this, on the left hand side, there are a couple of two-storey 20th century dwellings set back from the lane and a small 19th century red brick building which may have been a coach house. The opposite side of the lane contains a large 3 storey block of flats beyond which is a high red brick wall which once formed part of a private garden that belonged to Henry Doubleday in

the late 19th century. Although now mainly overgrown, the garden still contains a small 19th century garden pavilion in the corner. The narrowness of the lane, the lack of defined pavements, the numerous trees, the traditional style lamp posts and the scarcity of cars give this area a slightly quaint and charming character.



Area 7: Buttercross Lane

Area 8. St John's Road

This area consists of a narrow road containing a row of terraced cottages and a number of large public buildings, all of which are set close to the road. The buildings, most of which are two storeys high, are very varied and include a row of late 18th century terraced cottages, a 19th century church and school building and a large modern library building. There is a small grassed area containing some trees in front of the entrance to St John's Church. This road can be quite busy in terms of traffic and pedestrians due to the location of a large primary school further along St John's Road.



Area 8: St John's Road

Area 9. Station Road

This small area encompasses the short section of Station Road that lies between the High Street and Hemnall Street.

This area is relatively busy with a steady flow of traffic and pedestrians. The street is quite narrow and the buildings (all 19th or 20th century) range from two to four storeys high. There are two large blocks of flats (three and four storey) on either side of the road where it meets Hemnall Street, and these act as a gateway to the town centre from the east. On one side of the street is a hairdressers and a restaurant and until recently, there was a row of shops on the other side. This site has now been completely redeveloped with a 21st century building.



Area 9 Station Road

7.4 Buildings of architectural and historic interest



11 Church Hill, Grade II listed

Many of the buildings in the conservation area are of architectural and historic interest. These buildings include statutory listed buildings, locally listed buildings and other buildings of townscape merit (Map 4, Appendix 5). The buildings, which include townhouses, cottages and public buildings, are spread throughout the

conservation area and range in date from the 16th to the early 20th centuries (Map 5, Appendix 5).



The Black Lion, Grade II listed

Statutory listed buildings

Statutory listed buildings are those which are considered to be of special architectural and historic significance. They are often of national or regional importance and are usually referred to simply as 'listed buildings'. Listed buildings are designated by the state (through English Heritage) and listed building consent is required before any alterations can be made which affect the character of the building. Listed buildings are categorised as Grade I, II* and II, in descending order of importance. The main exception to this is that lists compiled before August 1977 employed the grades A, B and C for Anglican churches in use. All the listed buildings in Epping Conservation Area are Grade II listed, with the exception of St John's Church which is Grade B listed.



257-263 High Street, Grade II listed

Statutory listed buildings

- 11 Church Hill
- 29 Church Hill
- 31 & 33 Church Hill
- Kendal Lodge, Hemnall Street
- 221 & 223 High Street
- 225 High Street
- 227 High Street
- 229 to 233 (odd) High Street
- 235 to 237 (odd) High Street
- 257 & 259 High Street
- 261 & 263 High Street
- 269 High Street
- Pair of K6 telephone kiosks, High Street
- 293 High Street
- 309 & 311 High Street
- 313 & 315 High Street
- 317 & 319 High Street
- 80 & 90 High Street
- 92, 94 & 94A High Street
- 98 to 102 (even) High Street
- 104 to 110 (even) High Street
- 204 & 206 High Street
- 220, 222 & 224 High Street
- 232 & 234 High Street
- 236 High Street
- Beulah Lodge, Lindsey Street
- 3-7 Lindsey Street
- 6 and 6a Palmers Hill
- Church of St John the Baptist
- 5,7,9,11,11A, 15 & 17 St John's Road

The oldest listed building in the conservation area is 29 Church Hill, which dates from the mid 16th century. This cottage contains a former two bay open hall of c1550 with heavy timber framing, although it features several later alterations including a 19th century front. 232-234 High Street (also known as 1-8 Simon Campion Court) has a 16th century timber frame, although it too was refronted in a Georgian style c1800. These buildings were formerly 'The Cock Hotel', until its closure in 1961.

There are a number of 17th century listed buildings in the conservation area including Beulah Lodge, nos. 3-7 Lindsey Street, no. 293 High Street (the Black Lion) and nos. 261-263 High Street (now Unico restaurant and Lanes). Both Beulah Lodge and no. 263 High Street were refronted in the early 19th century.

Most of the listed buildings in the conservation area date from the 18th century; the majority of which are townhouses on the High Street, which was extensively rebuilt during this period. The 18th century listed buildings on the north western side of the High Street include nos. 223-237, nos. 257-259 and nos. 309-319. On the south eastern side, they include nos. 88-94 & 94a, 98-110, 204-206 (The George and Dragon P.H.), 220-224, and 236 (The Thatched House Hotel).



225-235 High Street, Grade II listed

Many of these buildings have since been altered with 19th or 20th century windows and shopfronts. Other 18th century listed buildings in the conservation area include 11 Church Hill; 5-17 St John's Road; and Kendal Lodge, a large Georgian house on Hemnall Street with several brick outbuildings.



5-17, St John's Road, Grade II listed

There are also a few 19th century listed buildings in the conservation area. These include 31 and 33 Church Hill, 6 and 6a Palmers Hill, 269 High Street (formerly Batchelor's Saddlery) and St John's Church, which was built in 1889, although the church tower was not added until 1907. The only 20th

century listed 'buildings' in the conservation area are the pair of red telephone boxes on the High Street. This iconic telephone box which is also known as type 'K6', was first designed by Sir Giles Gilbert Scott in 1935.



Church of St John the Baptist, Grade B listed



Kendal Lodge, Grade II listed

Locally listed buildings

The Local List, which is maintained by the District Council, includes buildings which are considered to be of local architectural or historic importance. No specific consent is needed for alterations to locally listed buildings over and above the normal planning controls, but they do receive special consideration within the normal planning process and their inclusion

on the Local List normally provides a presumption against the redevelopment of the site.

- Locally listed buildings**
- 9 Church Hill
 - 13 Church Hill
 - 35 Church Hill
 - 37 Church Hill
 - Friends Meeting House, Hemnall Street
 - 44-46 Hemnall Street
 - 119 High Street (Methodist Church)
 - 183 High Street
 - 226 High Street
 - Memorial Fountain, High Street
 - 208-212 High Street
 - 1 Lindsey Street
 - Milestone, Palmer's Hill
 - Theydon Grove Lodge, Palmer's Hill
 - 19-21 St John's Road
 - 23 St John's Road

There are several locally listed buildings in Epping Conservation Area, as listed above; the majority of which are 19th century, but also include buildings from the 17th, 18th and 20th centuries.

Pre-19th century buildings include 1 Lindsey Street (17th century); milestone on Palmers Hill (18th century); and 208-12 High Street (18th century).



Methodist Church, locally listed

Among the 19th century buildings, Theydon Grove Lodge is of particular interest as it once acted as the original lodge house to the former

Theydon Grove House which was demolished in the 1960s.

The Friends Meeting House on Hemnall Street; as used by the Quakers, is also of interest, as although it dates from c1850, it replaced an earlier building from 1705. This indicates the early presence of Quakers within Epping, however, they were recorded here as far back as 1667.

Two mid 19th century cottages on Hemnall Street (nos. 44-46) are also locally listed. No. 44 was the home of the painter Lucien Pissarro (son of Camille Pissarro) who lived there from 1893 to 1897.



44 Hemnall Street, once the home of the famous painter, Lucien Pissarro

The large Victorian school building and the adjacent pair of houses on St John's Road are both on the Local List. The school building dates back to the the mid 19th century and was formerly used by Essex County Council as an Adult Education Centre. It is currently used as a temporary home for Epping Junior School. The adjacent houses are currently vacant and boarded up due to dereliction.



23 St John's Road, locally listed

The last 19th century structure of note is the memorial fountain on the High Street. It was erected in 1887 to commemorate the Golden Jubilee of Queen Victoria.

The only two 20th century buildings on the Local List are 183 High Street (now Barclays Bank) and 226 High Street (the Post Office sorting office), both of which were built in the 1930s.



183 High Street, locally listed

Key buildings of townscape merit

Besides the statutory and locally listed buildings, there are other 'key buildings of townscape merit' which contribute a great deal to the character and appearance of the conservation area. The most important of these have been identified below;

Key buildings of townscape merit

- 15&17 Church Hill
- 6-10 Hemnall Street (even)
- 12&12a Hemnall Street
- 16-30 Hemnall Street (even)
- 19-21 Hemnall Street
- Hemnall Social Club
- 48 Hemnall Street
- Vicarage Cottage, Hartland Road
- 120-132 High Street
- 148-152 High Street
- 168-170 High Street (even)
- 214 High Street
- 117 High Street
- 121-123 High Street
- 179 High Street
- 185 High Street
- 265 High Street
- 287-291 High Street
- 305-307 High Street
- 323 High Street (19thC part)
- United Reformed Church, Lindsey Street



265 High Street, building of townscape merit



Vicarage Cottage, building of townscape merit



12-12A Hemnall Street, building of townscape merit

Two other buildings of townscape merit in the conservation area are nos. 15-17 Church Hill and the United Reformed Church on Lindsey Street.

The full list of all the buildings which make a positive contribution to the character and appearance of the conservation area is given in Appendix 3.

7.5 Traditional building materials

There is a rich variety of traditional building materials in Epping Conservation Area which contributes to the great deal of colour and texture. A summary of these are listed below;

Traditional Building Materials

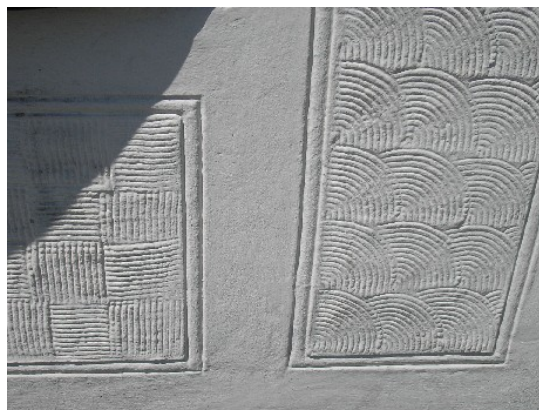
- **Walls:** brick, render & weatherboarding
- **Roofs:** plain clay tiles, pantiles & slate
- **Windows & doors:** timber
- **Boundaries:** timber, brick & cast-iron

Walls

Brick and render are the most common materials used for external walls in the conservation area. However, over the county of Essex, traditionally, timber was the most common material for building houses due to a lack of natural stone and an abundance of woodland in the region.

Buildings were usually timber framed and then rendered afterwards. Traditional colours for render included off-white, cream and pale yellow or ochre. There are also some examples in the conservation area of pargetting; a local technique of making patterns in external plaster.

Brick became more commonly used from the 17th century onwards and particularly after the introduction of railway transport in the mid 19th century. Red and yellow London stock bricks are both common in the conservation area.



Pargetting on 223 High Street



Sliding sash windows, decorative doorcase and picket fence on 98 High Street, Grade II listed

There are also a few examples of feather-edged weatherboarding; a traditional method of timber boarding that is usually painted white or cream, or in the case of outbuildings, stained black.

The only stone building in the conservation area is St John's Church. Stone is not a common building material in this part of Essex as it usually had to be transported in from elsewhere. It is generally only used for important public buildings such as churches.



Weatherboarding and plain clay tiles on 269 High Street, Grade II listed

Roofs

The different roofing materials in the conservation area create a varied and interesting roofscape; particularly along the north western side of the High Street. Here it

largely consists of steeply pitched handmade red clay tile roofs at different heights with several gables, chimneys and dormer windows breaking the roofline at intervals.



Red brick and slate on 9 Church Hill

The red hand made plain clay tile is the most common traditional roofing material within Epping Conservation Area. There are also some examples of red clay pantiles on some of the late 18th and early 19th century buildings. Slate was another material that became widely available for the first time in the 19th century with the advent of the railway. As a result of this, slate is most common on the 19th century buildings in the conservation area. Plain red clay tile roofs tend to be much more steeply pitched than slate or clay pantile roofs, which can have pitches as shallow as 30 degrees.



Traditional timber shopfront at 120 High Street

Doors and Windows

The numerous traditional doors and windows add a great deal of visual interest to the townscape. Timber is the most common traditional material used in the construction of doors and windows. The type of window and glazing pattern is very much dependent on the age of the building. Windows on 16th and 17th century buildings tend to be of a casement style

with a horizontal emphasis, while those on 18th, 19th and early 20th century buildings tend to be double hung sliding sash windows with a vertical emphasis.

Shopfronts

There are a small number of traditional timber shopfronts in the conservation area; the majority of which date back to the late 19th or early 20th centuries. Many of these shopfronts have common traditional features such as decorative consoles and pilasters, or leaded lights and perforated ventilation grilles along the top of the shop window. The former Pyne’s drapery shopfront (now Unico) is unusual as it features the original decorative floor mosaic containing the word ‘Pyne’s’ in the entranceway.



Floor mosaic at the former Pyne’s drapery

Boundary treatment

There are many different types of front boundaries in the conservation area. Most of these consist of timber picket fences, hedges, brick walls and railings. There are many good examples of traditional cast iron and wrought iron railings, such as those at 9, 31-33 and 37 Church Hill, 12 Hemnall Street and along the boundary of Theydon Grove where it faces the green.



37 Church Hill



Traditional village sign on the green

Street Furniture

There is a small amount of traditional street furniture in the conservation area; all of which adds interest to the public spaces. This street furniture includes several traditional cast iron lampposts on Buttercross Lane, a traditional timber signpost on Lindsey Street, as well as three red letter boxes and two red telephone boxes on the High Street (the latter are Grade II listed). There is also a traditional painted village sign which was recently restored on the green near Palmer’s Hill. Other street furniture in the conservation area includes several wooden benches, litter bins, metal bollards and several sections of pedestrian guard rails at the designated crossing points on the High Street.



Red (K6) telephone boxes, Grade II listed

7.6 Contribution made by trees, hedges and green spaces

There are several areas of green space in Epping Conservation Area, all of which act as pleasant and informal recreational areas. The most important of these is the large town green at the northern end. There are also two other

smaller green spaces; one on Lindsey Street and the other at the southern end of the High Street. All of these contain mature trees which provide shade and help to break up the open green space.

Impact on the Townscape

There are many other trees and hedges throughout the conservation area which make significant contribution to its character and appearance. These help to enclose and define public spaces. Both the town green and the smaller green on Lindsey Street are almost completely defined on one side by trees and hedges. Similarly, the large plane trees beside St John's Church help to enclose this section of the High Street by subdividing the space.



The Town Green

Trees can also add a great deal of visual interest to the townscape by acting as a contrast to the buildings. There are several trees along the High Street and Hemnall Street which enhance the streetscene in this way. The most common species of tree within the conservation area are oak, horse chestnut, lime and London planes.

Other trees in the conservation area help to enhance the setting of listed buildings. Examples of this include those behind 3-7 Lindsey Street and the large plane trees near St John's Church.

Countrycare and Council Initiatives

Epping Forest Countrycare recently promoted an initiative called the '50 Favourite Trees' to raise awareness of the importance of trees in the local community. Among the 50 favourite trees identified in the district were the three trees on the green beside the war memorial and the large plane trees beside St John's Church. All the trees within the conservation area are automatically protected to some

extent. There are also many trees protected individually and in groups by tree preservation orders (see Map 4, Appendix 5).



Plane trees on the High Street

The Council also runs a tree warden scheme in conjunction with The Tree Council to involve local volunteers in protecting and managing their local trees. There are currently several tree wardens in Epping.



Trees behind 3-7 Lindsey Street

Theydon Grove Pond

Finally, there is a large pond in the conservation area in front of Theydon Grove which once was a boating pond for Theydon Grove House. This pond, which is set close to the road behind a row of trees, hedges and railings, enhances the rural character of this part of the conservation area. Up until the early 20th century, there were several ponds in Epping, including over 20 on the northern side of the High Street alone. However, most of these have now been lost due to urban development and lack of maintenance.



Theydon Grove Pond

7.7 Activity and Movement

Epping is a busy market town, with the majority of the commercial activity located on the High Street, between St John's Church and the Council offices. The businesses on the High Street include shops, pubs, hairdressers, banks, cafes and restaurants. There are flats above some of the shops on the High Street but most of the upper floor space on the High Street is used for storage or offices. Other parts of the conservation area, such as St John's Road, Station Road and Hemnall Street, also contain a variety of uses. The upper part of Hemnall Street contains a mixture of dwellings, businesses, service yards, car parks and one religious building, while Station Road contains a hairdressers, a restaurant and two large blocks of flats. On St John's Road there is a row of cottages, a church and a library. The remainder of the conservation area is strongly residential in character with very little activity apart from passing traffic.

Traffic in the conservation area is concentrated along the High Street and Palmer's Hill. The High Street is the busiest part of the conservation area in terms of vehicular and pedestrian movement. Pedestrians also use the lanes and alleyways leading to and from the car parks at the rear of the High Street. Traffic is busy on Station Road, St John's Road and Hemnall Street although there are usually less pedestrians in these areas than on the High Street. Church Hill and Lindsey Street are predominantly much quieter in terms of both pedestrians and vehicular traffic.

Epping High Street is at its busiest on Mondays which is market day, when the north western side of the street is lined with stalls and there is a noticeable increase in pedestrians. The market is an important part of the character of the conservation area and the vitality of the town. The market, which dates back to a charter granted in 1253, is managed by Epping Town Council.



Epping High Street on market day

8. Opportunities for Enhancement

Opportunities for enhancement

- **Lindsey Street: improve lock up garages site and boundary in front of the electricity substation and protect edges of the green.**
- **Church Hill/ Palmer's Hill: negative impact of road signs, replace/repair park benches and restore Theydon Grove Pond.**
- **High Street: improve quality of shopfronts, fill in gap in street frontage at no. 142, improve appearance of area around fountain at the marketplace, replace uncharacteristic street furniture around the setting of St John's Church and improve the appearance of lanes & alleyways off of the High Street.**
- **Hemnall Street: reduce gaps in the street frontage and improve poor quality boundaries.**
- **St John's Road: encourage the re-use of the vacant buildings and the improvement of the two parking areas leading off the street on either side.**

There are several opportunities for enhancement in the conservation area which are discussed below. The various sites in question are indicated on Map 6, Appendix 5.

8.1 General use of unsympathetic modern materials

One of the main threats to the character of the conservation area is the use of unsympathetic modern materials for doors, windows and roofs. A small number of buildings in the conservation area have upvc or untreated aluminium windows and/or concrete roof tiles which detract from both the character and the quality of the townscape. These could be enhanced if the unsympathetic modern materials were replaced with more traditional materials such as timber for doors and windows, and slates or clay tiles for roofs. Although planning permission is needed to replace doors and windows on flats, buildings in

commercial use and statutory listed buildings, permission is not normally needed to replace these on unlisted or locally listed dwellings in conservation areas. As a consequence, these types of residential buildings are particularly vulnerable to unsympathetic change.



Lindsey Street lock-up garages

8.2 Lindsey Street

There are several areas with potential for improvement on Lindsey Street; two of which are shown on Map 6, Appendix 5. Firstly, the lock up garages beside 9 Maltings Lane have an disorderly and neglected appearance which detracts from this part of the conservation area. The site, which is in a prominent position at the end of Lindsey Street, could be improved if the weeds were removed and the garage doors were repaired or repainted. Alternatively, the site could be completely redeveloped if the garages became redundant.

Another site in need of improvement is the electricity substation beside the United Reformed Church. Although the building itself is relatively unobtrusive, the concrete posts and wire mesh fence in front of it are out of keeping with the character of the area. A close boarded timber fence or brick wall would be more appropriate. Lindsey Street could also be improved by replacement of the street lamps with a more traditional model. Although replacing the street lamps would be costly and is unlikely to take place in the near future, it is worth consideration if the opportunity arises at a future date.

Lastly, the edges of the green on Lindsey Street are being eroded by cars that mount the kerb. It may be worth installing some wooden posts to prevent cars driving onto the green.



Electricity sub-station on Lindsey Street



Erosion of the green on Lindsey Street

8.3 Church Hill/ Palmer's Hill

There are two aspects of the town green in need of improvement; the pond at Theydon Grove and street furniture / road markings.



Theydon Grove Pond

Theydon Grove Pond

Firstly, the pond near Theydon Grove is currently in poor condition and in need of restoration. The water is polluted and supports a large amount of duckweed which is problematic for other wildlife in the pond. Also, although the area around the pond is open to the public, there is very little to indicate this on the nearby town green. If a proper access to the pond was created, more people could enjoy it as a public recreational area. A better entrance would also mean that the pond could become more of a feature within the conservation area. The pond is the responsibility of Epping Forest District Council (EFDC) Leisure Services and in 2004, EFDC Countrycare drew up a management proposal for its restoration. However, a relatively large amount of funding is needed to restore it and so far neither Countrycare nor EFDC Leisure Services have had sufficient funds to carry out the work.



Benches on the green

Street furniture / road markings

Another aspect of this area which could be improved is the large number of standard road signs and street lights. These elements, which are all standard models in grey concrete or aluminium, intrude on the character of this area. In future, their replacements, could be more in keeping with the character of the area in terms of size, style and materials. For example, some of the signposts could be replaced with a traditional timber fingerpost similar to one which previously stood on the green circa 1900. Similarly, if new road markings are to be added to any of the roads in the conservation area, a more discreet style of line or lettering could be used to reduce their visual impact.



The town green from Palmer's Hill c1900

8.4 High Street

There are several aspects of the High Street with potential for improvement and these are outlined below.

Condition of Buildings

The majority of the buildings on the High street are in good condition. However, there are buildings, including some of the listed buildings, with walls, roofs, windows or shopfronts in need of repair or redecoration.

General Streetscene

There are also several buildings on the High Street (particularly on the south eastern side) which detract from the character of the conservation area and the setting of nearby listed buildings. These are all 1960s and 70s buildings which, because of the strong horizontal emphasis of their facades and their use of poor quality building materials such as aluminium windows and concrete roof tiles, are out of keeping with the historic buildings on the High Street. In the long term, it may be beneficial to replace some of these with better quality buildings that are more in keeping with the character and appearance.

One particular section of the High Street with potential for improvement is 142 High Street; Poppy's takeaway. As this is a single-storey building, it creates a conspicuous gap in the High Street at first floor level. This is a prominent site, and one which is highly visible from St John's Road. The appearance of this part of the High Street could be improved upon if a first floor was added to this building (that was in keeping with the character of the High Street) or if the whole site was redeveloped.



Gap in the High Street at no. 142

Another conspicuous gap in the building line is one created by the fire station on the lower part of the High Street. If the Fire Brigade were to move away from this site, the fire station could be replaced with a building or buildings that blended in better with the local streetscene.



Some dominant deep fascias on shopfronts on the High Street

Shopfronts

Shopfronts have a significant visual impact on the character and appearance of the conservation area as they take up the majority of the High street at ground floor level. Although there are a small number of traditional timber shopfronts on the High Street, the majority are modern shopfronts installed in the last two decades. Many of these modern shopfronts have been constructed in cheap materials such as untreated aluminium, upvc and Perspex; detracting from the appearance of both their host building and the quality of the townscape as a whole. Some of these modern shopfronts also feature excessively deep fascias which tend to be very visually dominant, especially when they occur in groups. The shopfront structure is also an issue as some of the modern shopfronts ignore the elements of a traditional shopfront

structure, such as stallrisers, pilasters and window divisions. The result of this is a full-height glazed opening at ground floor level which looks out of place with the surrounding historic shopping street. At nos. 191-205 High Street, the fascias run into each other in a continuous strip. Without the sub-divisions, which would traditionally separate shopfronts on a historic street, the fascias are visually over dominant and appear out of keeping with their host buildings.



Continuous strip of fascias without subdivisions which looks out of place on a historic street

Many shopfronts on the High Street make use of 'Dutch' blinds or plastic canopies which are often used as advertising space. These canopies can detract from historic buildings by creating a dominant and bulky shape on the front façade. In some cases these have almost completely obscured traditional shopfronts. Traditional awnings of the type that used to be on the High Street until relatively recently (see historic photograph below) would be much more in keeping with the character of the street and less visually intrusive. As traditional shopfronts are now quite rare in the conservation area, it is important that those that do survive are preserved and enhanced, in order to improve the quality and interest of the townscape. Finally, as already mentioned, several shopfronts on the High Street are in poor condition and in need of repair or maintenance.

The aforementioned improvements could be encouraged in two ways; firstly by a greater awareness of the issues mentioned. The Council responded to this by producing a leaflet which outlines the principles of good shopfront design (Shopfronts & Advertisements Leaflet, 1992), this is summarised in section 11.6/11.7 (page 37/38). If this leaflet were to be distributed to business owners on the High Street it could encourage them to maintain and improve their shopfronts. Secondly, a type of enhancement scheme

involving a financial incentive can be offered to business owners to upgrade their shopfronts.



Traditional awnings on the High Street, 1950s

Signage

In certain parts of the High Street, excessive or inappropriate signage is having an adverse effect on the character of the conservation area. Large adverts and signage can detract from the character of historic buildings and create disorder in the townscape. Neon signs are particularly out of keeping in a historic town centre. Awareness and financial incentive as mentioned above could provide solutions for this issue.



Road signs on the High Street that are out of character with the conservation area

Public Realm

There is some room for improvement in the public realm of Epping High Street. Much of the current street furniture and street lighting was installed in 1989 as part of a comprehensive town centre enhancement scheme, however, several sections of the railings are now in poor condition and are currently needing to be repaired and upgraded. There is a telephone kiosk that is not in keeping with the area, as is the case for some of the road signs on the High Street. When renewal is necessary these issues



New bus shelter on the High Street

should be taken into consideration, as has been the case in the replacement of two bus shelters on the High Street by St Johns Church. Their replacements have been more sympathetic to the character of the High Street. Finally, the paving on the High Street is of varied condition and some areas are in need of replacement.



Paving on the High Street

The Marketplace

One particular public area on the High Street with some room for improvement is the marketplace. On Mondays, the market stretches along the north western side of the High Street from Barclays Bank almost as far as the Council offices. Essex County Council recently paved over a large section of the marketplace around the memorial fountain, which is now better incorporated into the pavement. However, as the newly paved area is quite stark and bare, it would be beneficial to add seating or trees to this area. This should be carefully structured so as to cause minimum disruption to the market on Mondays. The rest of the marketplace, which is surfaced in tarmac, is used for car parking for the rest of the week. It would be beneficial to resurface this area with a more attractive material such as granite or artificial setts to



The marketplace in Epping

improve its appearance and link it visually to the pavement. Parking spaces could be indicated on the surface for cars to park there during the week. Again, care would have to be taken to accommodate the weekly market. The repavement of the entire marketplace would be a major financial undertaking, therefore, it is unlikely to take place in the near future. However, it should be a consideration as a long-term objective.

Setting of St John's Church

Another public area on the High Street that could be enhanced is the setting of St John's Church. The church is currently surrounded by a large amount of pedestrian barriers and road signs which detract from its setting. The negative visual impact of these features is especially apparent when considered beside a historic view of the church from around 1900. To improve the setting of the church, the surrounding area should be cleared of any unnecessary street furniture. The road signs could also be reduced in size and the road could be surfaced with a more traditional material such as granite or artificial setts. As with enhancing the marketplace, improving the setting of St John's church would be a costly project; but should be considered as a long-term objective.



Setting of St John's Church with street furniture



Setting of St John's Church c1934

Lanes and Alleyways

There are several lanes and alleyways leading off the High Street to Hemnall Street, in the south east, and to the various car parks in the north west. Some of these lanes have a neglected and unwelcoming appearance due to their blank concrete walls and the poor condition of the paving.



Cottis Lane, off the High Street



Twankhams Alley off the High Street

The worst two of these lanes are Twankhams Alley and Cottis Lane. Both could be significantly improved with more attractive paving and street lighting to make them more pleasant to walk through. More active frontages along these lanes, such as shop windows or entrances, would also help to improve their general appearance.



Area at the rear of Marks and Spencer

Finally, Cottis Lane leads onto an area at the back of Marks and Spencer which fronts onto Baker's Lane car park. This area could be improved with some landscaping or a more substantial boundary to conceal the large service yard from view.



Open car parks and service yards on Hemnall St

8.5 Upper Hemnall Street

On the north western side of Hemnall Street, between the town green and Station Road, there are several large gaps in the street frontage created by service yards and car parks. In some cases, these gaps feature concrete or wire mesh boundaries which detract from the character of the locality. In areas where the yards and car parks are simply left open, the street lacks a sense of enclosure. Several new buildings have been added to Hemnall Street in recent years but

there has not been any real attempt to create a consistent frontage.

It would enhance the character and appearance of this area if some of the concrete boundaries were replaced with more traditional boundaries such as brick walls and railings. It would also help to enclose the street and unify the street frontage if some of the gaps in the building line were filled in either with traditional boundaries or new buildings. This would improve the appearance of the street by helping to screen the rear elevations of the High Street from view.



Gap in the building frontage on Hemnall Street

8.6 St John's Road

There are two buildings on St John's Road with no permanent use: (i) Epping Centre, a former Victorian school building and (ii) the adjacent semi-detached houses at nos. 19-21, all of which are owned by Essex County Council. The houses are currently vacant and have been for some time, however, the school building is temporarily being used by Epping Primary School, and has been for the last 2 years. The houses detract from this part of the conservation area by giving it an abandoned and neglected



School building on St John's Road

appearance. If the buildings were brought back into use it would restore the appearance of the road. There are several other sites on St John's Road, both within and outside the conservation area, with considerable potential for improvement; for example, the lock-up garages behind the library which are currently looking neglected.



Lock-up garages behind the library on St John's Road

Epping Forest District Council and Essex County Council have jointly commissioned a team led by Urban Practitioners to prepare the St John's Road Area Development Brief. This Brief seeks to provide a collective vision for the future of this very important part of Epping and ensure an integrated and planned approach to future development. As at December 2008, the consultants have been fully briefed, are conducting baseline analysis and will be undertaking broader stakeholder engagement in the New Year. It is anticipated that the Brief will be produced and approved later in 2009.

9. Conservation Area Boundary

9.1 Current Conservation Area Boundary

The conservation area boundary, which was originally drawn up in 1969, encompasses most of Epping town centre. This area also corresponds quite closely with the extent of the town up until the mid 19th century. As all the areas within the town that still retain their special character and historic interest are contained within the conservation area, there is no need to extend the conservation area at this stage.

9.2 Areas that could be included

One of the purposes of a character appraisal is to review the boundaries of the conservation area, therefore, the areas immediately outside the area were considered as follows.

Nos. 15-27 Lindsey Street

Across the road from Beulah Lodge on Lindsey Street, there is a group of late 19th century buildings, which have retained most of their original architectural features. However, these buildings have all had their front gardens and boundaries replaced with hard standings, therefore, losing much of their historic character. Due to this factor, they do not qualify for inclusion in the conservation area.



17-21 Lindsey Street

Hartland Road & Kendal Avenue

There are some Edwardian buildings just outside the conservation area along Kendal Avenue and Hartland Road. However, these are

not part of any existing character area already in the conservation area, nor do they form a coherent character area of their own. Furthermore, there are several buildings of no particular architectural or historic interest which lie between these Edwardian buildings and the conservation area. Therefore, to include the Edwardian buildings in the conservation area would mean including a large area of no architectural or historic importance.



33-65 High Street (south western side)

Nos. 1-82 High Street

Another area worth considering in review of the conservation area boundary is the lower section of the High Street which lies between the conservation areas of Epping and Bell Common. This area, which historically formed part of the southern approach to the town, contains a few listed buildings as well as two pubs; the Half Moon and the Duke of Wellington, which date back to the 19th century. As there has been a large amount of 20th century development in this area, it has significantly lost its historic character and therefore, is not suitable for inclusion in either conservation area. It must be remembered, however, that it is an important transition area between the built-up town centre and the more rural area that begins with Bell Common and Epping Forest. Therefore, any new development on this part of the High Street must respect the character of the area and take into account of the impact on the conservation areas at either end.

10. Community Involvement

10.1 Involving local people

Community involvement is an integral part of the appraisal process. The Council aims to take into account the local residents' views in defining the special interest of the conservation area and formulating strategies for its improvement and management. The comments and suggestions of a number of local residents and amenity groups have been taken into account in the publication of the final version of this document. Epping Town Council and local organisations such as the Epping Town Centre Partnership and the Epping Society were consulted on the draft appraisal and a public meeting was held in Epping in November 2007 to discuss its content. A copy of the draft was posted on the Council's website between October 2007 and

January 2008 and hard copies of the draft were available on request. In order to inform local residents of the public consultation period, flyers and posters were distributed in the conservation area.

10.2 Timetable

January – August 2007	Draft appraisal prepared
October 2007- January 2008	Public consultation
January 2009- November 2009	Finalising report
November 2009	Publication

11. General Guidance

It is the intention of Epping Forest District Council to make use of its powers to preserve and enhance the character and appearance of its conservation areas. The following is general guidance aimed at controlling and guiding change within Epping Conservation Area in order to ensure that it is properly maintained both as a heritage asset and a high quality place in which to live and work. The Council's local plan policies (adopted 1998) regarding conservation areas are set out in Appendix 2.

11.1 Views and setting

It is important that the significant views both within and outside of the conservation area are preserved and, where possible, enhanced. Any development in the town should respect the nature of these views and contribute positively to them.

11.2 Architectural details

As set out in the Council's local plan policy regarding the demolition of buildings in conservation areas (policy HC9), there will be a strong presumption towards the retention of all historic buildings that make a positive contribution to the character and appearance of the conservation area. There will also be a presumption in favour of the retention of original historic features such as traditional doors, windows, shopfronts and railings, as these features contribute a great deal of interest and value to the townscape. When historic features need replacing, a like-for-like approach should be taken wherever possible. The reinstatement of traditional features should always be based on a sound understanding of the original structure and, where possible, historical evidence.

11.3 Traditional building materials

The use of traditional materials such as brick, render, timber weatherboarding, plain clay tiles and natural slate will be encouraged in the construction of new buildings or extensions to existing buildings in the conservation area. Modern materials such as concrete, upvc and aluminium will be discouraged as these will generally be out of character with the conservation area and can erode its quality and historic interest.

11.4 Trees and open spaces

Trees, hedges and open green spaces are an integral part of the character of the conservation area and the Council will endeavour to retain

them where possible. The Council has stated in the local plan that it will not give consent to any work to trees that could be detrimental to the character, appearance or setting of the conservation area (policy HC6).

11.5 Public realm

It is important that the quality of the conservation area is maintained to a high standard and improved where possible. In general, signs and other street furniture should be designed to be in keeping with the character and appearance of the conservation area. They should also be kept to a minimum to preserve the character of the town. It is the Council's policy to ensure that public utility companies and the Highway Authority consider the character of conservation areas when carrying out works within them (policy HC8). The Council is currently seeking to establish an agreement with Essex County Council Highways Department whereby the Conservation Section of the Council is consulted on all Highway matters which affect the conservation areas in Epping Forest District.

11.6 Shopfronts

Poor quality shopfronts can erode the character of historic areas, usually through inappropriate or brashly coloured materials and large fascias. Conversely, if shopfronts are well designed and make use of good quality materials, they can enhance the appearance of the street scene. Where an existing shopfront contributes to the character of the building or the area, it should normally be retained rather than replaced, particularly if it is an original historic shopfront. In any case, it is often much cheaper to refurbish what is already there. In cases where a new shopfront is required, the shopfront should be in scale and proportion with the host building. All too often shopfronts are designed in isolation without any consideration to the architectural composition of the building. Very large fascias should be avoided and the shopfront should incorporate a stallriser and some window divisions to add interest and give structure to the shop window. It is usual for a fascia to have a projection above it, normally in the form of a moulded cornice. This helps to terminate the shopfront design but it also gives weather protection for the fascia. Materials such as self-coloured aluminium, upvc, unpainted tropical hardwood and perspex should normally be avoided as these erode the quality of the townscape on a historic street. Garish colour

schemes should also be avoided. Timber is a versatile and durable material and is the most appropriate material for shopfronts in historic areas.

Where lighting is acceptable, the source of illumination should be discreetly hidden. Internally illuminated box fascias, illuminated letters, projecting spotlights and fluorescent lighting will normally be out of place in the conservation area. In general, 'Dutch' canopy blinds will not be appropriate as they usually have a bulky appearance that is over dominant in the street scene. Where a canopy is needed, traditional flat awnings should be used instead with the blind box discreetly integrated into the shopfront. Where security shutters are required, solid shutters should be avoided as these can have a deadening effect on the character of shopping streets. Instead, painted roller grilles or removable grilles should be used. Internal lattice grilles are another way of achieving security without impacting adversely on the streetscene.

11.7 Signs & advertisements

Projecting signs in historic streets should usually be in the form of traditional hanging signs suspended from wrought iron brackets. Illuminated projected signs will only be appropriate on public houses and restaurants or other late opening premises, and these should generally be strip lit. Projecting box signs, particularly those which are internally illuminated, will not normally be acceptable. Lastly, the signage on any building in the conservation area should be kept to a minimum; particularly at first floor level, to preserve the character of the street scene.

11.8 New development

It is recognised that conservation areas must evolve to meet changing demands and that new additions can make a positive contribution to the character of a conservation area if of a high

quality and sympathetic to their surroundings. There is certainly scope for new development in Epping Conservation area, particularly on the High St, Hemnall Street and Station Road. Any new development (including new buildings and extensions) should be in keeping with the character and appearance of that particular part of the conservation area in terms of scale, density, massing, height, layout, building line, landscape and access. New development should generally be composed of traditional facing materials (policy HC7).

11.9 Activity and uses

Epping Conservation Area contains a busy high street as well as several smaller residential and mixed use areas. The High Street contains a large number of shops, cafes, pubs, restaurants and other services. Retail use has been declining on the High Street in recent years due to the growing competition from larger out-of-town retail outlets. There has also been an increase in the number of cafes in the town. Change of use for a number of buildings on the High street is inevitable. However, in general, the Council will seek to retain retail uses wherever possible to ensure the diversity of the street (policy STC10). There are a small number of vacant shops and buildings in the conservation area. The Council will seek new uses for these premises to maintain the vitality of the conservation area.

11.10 Renewable energy

In recent years, there has been a growing interest in the use of renewable energy systems such as wind turbines and solar panels on individual residential properties. In order to preserve the character of the conservation area, permission will only be granted for such fixtures where they are installed in undamaging and visually unobtrusive positions. It should be noted that such fixtures will rarely be acceptable on statutory listed buildings (policy CP10, local plan alterations, 2006).

12. Management Plan

It is important that the character of the conservation area is preserved and, where possible, enhanced in order to maintain its special interest. The following section outlines the Council's objectives for the preservation and enhancement of Epping Conservation Area over the next five years.

12.1 Retention and enhancement of historic fabric

Historic buildings which make a positive contribution to the character of the conservation area will be retained where possible. These buildings are identified in Appendix 3. Original historic features such as doors, windows and shopfronts should also be retained where possible. Many of the properties in the conservation area are statutory listed which protects them from unsympathetic changes. However, there are many unlisted historic buildings, including the many locally listed buildings, which are vulnerable to the loss of historic doors and windows.

In order to raise public awareness on the importance of preserving and enhancing the historic fabric of the conservation area, the Council intends to produce a leaflet on the repair and maintenance of historic buildings. The repair and reinstatement (where applicable) of traditional doors, windows and roof tiles will be encouraged and information will be made available on local craftsmen and suppliers of traditional building materials. A limited number of historic building grants will also be available for the repair of historic fabric on non-residential statutory and locally listed buildings, with priority given to those on the statutory list.

12.2 Enhancement of specific parts of the conservation area

Where possible, the Council will encourage improvements to the following privately owned sites so that they are more in keeping with the character and appearance of the conservation area:

Lindsey Street

The Council will encourage the installation of a more sympathetic front boundary to the electricity station and the improvement of the lock-up garages site. They will also look into installing some wooden posts or similar along the edges of the green on Lindsey Street to prevent their erosion by parked cars.

The Town Green

The Council will try to secure funding for work to Theydon Grove pond. This may involve applying to outside bodies such as the Essex Environment Trust for funding.

High Street

In order to improve the appearance of the High Street, the Council will try to ensure that any new shopfronts are designed in a style that corresponds to the historic character of the High Street. The EFDC 'Shopfronts and Advertisement Leaflet' (1992) will be available to shop owners to help raise awareness of the importance of good shopfront and advertisement design and the Council will explore the possibility of running a shopfront enhancement scheme as an incentive for shopowners to upgrade and improve their shopfronts. The Council will also encourage new development to fill in the gap in the street frontage at first floor level on 142 High Street. Lastly, the Council will encourage improvements to the area at the rear of Marks and Spencer on Baker's Lane.

Hemnal Street

The Council will encourage the replacement of unsympathetic boundaries on the north western side of upper Hemnal Street with more traditional walls and railings. The Council will also encourage the infill of the numerous gaps in the street frontage with either new buildings or traditional style boundaries.

St John's Road

The Council will encourage the improvement of the two parking areas leading off of St John's Road on either side. The Council will also try and secure the re-use of the empty buildings at nos. 19-21, which are owned by Essex County Council.

12.3 Enhancement of public areas

In order to enhance the character and appearance of the public areas in the conservation area, the Council will discuss with Essex County Council Highways the possibility of reducing the negative visual impact of some of the road signs on the conservation area and improving the setting of St John's Church and the lanes and alleyways off the High Street. The Council will also try to arrange an agreement with Highways whereby the EFDC Conservation Section are consulted on proposals for any new road signs, road markings or street lamps in the

conservation area. If the Conservation Section are consulted in advance, it may be possible to install Highway features that are more in keeping with the character of the area.

12.4 Review

The Character Appraisal and Management Plan will be reviewed on a five yearly basis in order to compare achievements with the objectives outlined in the management plan.

The photographic survey and notes made about each building as part of the Character Appraisal will be used to monitor incremental change in the conservation area regarding physical condition and any loss of historic fabric or important trees, hedges or green spaces.

12.5 How residents and other property owners can help

While the Council can suggest improvements, and control certain types of development in the

conservation area, the collaboration of local residents is vital for the successful preservation and enhancement of the character and appearance. The following are some of the ways in which local residents can do this:

- Keeping properties in the conservation area in good condition.
- Retaining original features on historic buildings where possible and if replacements are needed, replacing features with like-for-like in terms of style and materials.
- Making sure that any additions to properties in the conservation area are in keeping with the building and the area as a whole.

12.6 Epping Conservation Area Management Plan

Epping Conservation Area Management Plan 2009-2014

1. General management to preserve and enhance the conservation area

- Make sure that any new development is sympathetic to the character of the conservation area in terms of scale, massing, style and materials.
- Discourage the use of unsympathetic modern materials such as upvc, untreated aluminium and concrete roof tiles.
- Provide historic building grants for the repair of historic fabric on selected non-residential statutory and locally listed buildings.

2. Short term objectives for enhancement

- Add some benches and possibly some trees to the paved market area.
- Install posts around the edges of Lindsey Street green to protect against damage by parked cars.

3. Medium-term objectives for enhancement

- Ensure that all new residents and businesses in the conservation area are aware that their properties are in a conservation area and the responsibilities this entails.
- Produce a leaflet on the repair and maintenance of historic buildings to encourage retention of traditional architectural features.
- Reduce the negative visual impact of some of the road signs and road markings in the conservation area by removing any unnecessary signs and markings, and replacing those necessary with more sympathetic alternatives.
- Formalise an agreement with Essex County Council Highways so that the EFDC Conservation Section and Epping Town Council are consulted on any new Highways proposals that affect conservation areas.

Epping Conservation Area management plan contd.

4. Long-term objectives for enhancement

- **Lindsey Street**: improve the lock-up garages site and the front boundary of the electricity station and replace street lighting with more sympathetic alternatives.
- **Town green**: secure funding for the restoration of Theydon Grove Pond and create a better entrance to the pond area from the town green and improve road markings, road signs and street lighting so that they are more sympathetic to the character of the green.
- **High Street**: improve quality of shopfronts on the High Street, the area to the rear of Marks and Spencer on Baker's Lane and encourage new development at first floor level at 142 High Street. Also improve the appearance of the lanes and alleyways off of the High Street.
- **Hemnall Street**: reduce gaps in the street frontage and improve poor quality boundaries.
- **St John's Road**: secure the re-use of the vacant buildings at 19-21 and encourage the improvement of this general area.

13. Bibliography

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- Epping Then and Now, Winston G. Ramsey with Reginald L. Fowkes, Battle of Britain Prints International Ltd, 1986
- Images courtesy of Epping Forest District Museum.

Appendix 1. Listed Buildings in Epping Conservation Area

Church Hill

11 Church Hill (Cedar House)

Grade II

C18. 2 storeys with attic, 3 windows. Brick; parapet, flat arches. Sashes in reveals, canted bays to ground floor. Plain doorway with hood. Old tile roof. 2 box dormers.

29 Church Hill

Grade II

House, c1550, timber framed and part plastered with painted brick, early 19C front. Roof is gabled and of peg tiles with a large stack at its abutment with No 31. Four 19C casements with central horizontal glazing bars under segmental arched heads and with painted timber shutters. Central entrance door with lean to porch roof. Lean to single storey extension at north-west end. Former two-bay open hall of c1550 with heavy framing, large internal wall bracing and substantial arch bracing to central hall tie beam still in situ. Roof has broad 'V' struts supporting a housed side purlin roof with long curved wind bracing. Infilled inglenook at south-east end and 17C inserted floor over entire plan area.

31 and 33 Church Hill

Grade II

Early C19 front. Yellow brick, hipped old tile roof behind parapet. 2 storeys, 4 sashes, flat arches. No 31 has reeded pilasters, frieze and cornice to door; No 33 architrave surround, hood on console.

Hemnal Street

Kendal Lodge

Grade II

Late C18. 2 storeys with dormers, front of 3 windows, rear has 2, 3, 2. Brick parapet, flat arches, octagonal projecting bay is centrepiece of garden front. Sashes in reveals. Wide plain doorcase with Doric half columns. Tile and slate mansard roof.

High Street

(North West Side)

221 & 223 High Street

Grade II

C18, with modern shop. 3 storeys upper floors roughcast, hipped old tile roof with cornice. 3 flush sashes with C19 glazing bars. 2 storey West wing with Welsh slate roof, 2 similar sashes.

Nos. 221 to 235 (odd) and Nos. 236 and 237 form a group.

225 High Street

Grade II

Formerly No 137. 3 storeys. Roughcast. 3 modern sash windows, boxed eaves and hipped old tile roof. Circa 1720. Modern shop window.

Nos. 221 to 235 (odd) and Nos. 236 and 237 form a group.

227 High Street

Grade II

Formerly No 139. 3 storeys. Roughcast, 4 sash windows. Eaves cornice, modern shop. Hipped old tile roof circa 1740.

Nos. 221 to 235 (odd) and Nos. 236 and 237 form a group.

229 to 233 (odd) High Street

Grade II

C18. Colourwashed roughcast, hipped old tile roof. 3 storeys, eaves cornice, 4 flush windows. C19 sashes and casements. Modern shop bay windows, that on left of 2 storeys.

Nos. 221 to 235 (odd) and Nos. 236 and 237 form a group.

235 to 237 (odd) High Street

Grade II

Formerly shown as Nos. 145 and 147. 3 storey. Roughcast. 4 modern sash windows. Shop on ground floor. Slate roof. C18.

Nos. 221 to 235 (odd) and Nos. 236 and 237 form a group.

257 and 259 High Street (formerly listed as nos. 163 & 165)

Grade II

C18, 2 storeys, 3 windows. Plastered walls, tile roof with eaves. Ground floor of No 259 has a reproduction period shop front of 2 bows, each with 24 lights, reeded centre window, surround, cornice, frieze. Shop to No 257 of C19 date.

Nos. 257 to 263 (odd) form a group.

261 and 263 High Street

Grade II

C17, altered. Roughcast, old tile roof. 2 storeys and attics, 2 gables, 4 modern casements and 1 early C19 window of 4 lights. Modern shop window.

Nos. 257 to 263 (odd) form a group

269 High Street

Grade II

Formerly shown as No 171. 2 storeys. Weatherboard front. 2 sash windows. C19 shop fronts. Hipped old tile roof. Side wall pargetted with four masks in decoration. C17. New back wing copies pargetting and masks.

Pair of K6 Telephone Kiosks.

Grade II

Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosks with domed roofs. Unperforated crowns to top panels and margin glazing to windows and doors.

293 High Street (The Black Lion)

Grade II

2 storeys. Plastered and red brick. Jettied gable at west end. Old tiled roof C17 and C18.

309 & 311 High Street

Grade II

C18 front. Red brick, old tile roof. 2 storeys, 3 flush sashes under flat arches, 2 with C19 glazing bars. Modern shop windows.

Nos. 309 to 319 (odd) form a group.

313 High Street (formerly listed as no. 199)

315 High Street

Grade II

No. 315 formerly shown on Prospect House. Late C18. 3 storeys and basement, 7 windows. Red brick; parapet, flat arches, plinth. Sashes in reveals. 2 doorcases, each with cornice, frieze, thin pilasters, fanlight, panelled door. Tile roof. 2 modern bow shop windows.

Nos. 309 to 319 (odd) form a group.

317 and 319 High Street

Grade II

Late C18. Yellow brick, old tile roof. 2 storeys, 3 flush sashes, ground floor windows altered. Door surrounds, cornice hoods.

Nos. 309 to 319 (odd) form a group.

High Street
(South East Side)

88 and 90 High Street

Grade II

2 storeys. Plastered. Sash windows on 1st floor. Shop on ground floor. Large central stack. C18.

Nos.88 to 94A (even) form a group.

92, 94 and 94A High Street

Grade II

Formerly shown as No 88. 2 storeys. Simple panelled pargetting, casement windows. Hipped old tile roof, central stack. Simple hood to door. Early C18 or earlier.

Nos.88 to 94A (even) form a group.

98 to 102 (even) High Street

Grade II

Formerly shown as Nos. 92 and 94 (The Cottage). C17-C18, plastered frame houses of 2 storeys with dormers. Eaves to tile roof, diagonal chimney stack. C18 sashes. Panelled doors beneath hoods on cut brackets.

No.s 98 to 110 (even) form a group

104-110 (even) High Street Grade II

Formerly shown as Nos. 98 to 104 (even). C18. Group of 2 storeys with box dormers, 2:2:1:1 windows. Red brick. Sashes in exposed frames (late to No 104). Panelled doors beneath hoods, except no. 104 which has on ground floor a shop front. Tile roof with eaves, mansard to No 104 and 106.

No.s 98 to 110 (even) form a group

204 and 206 High Street (George & Dragon) Grade II

2 storeys and parapet. 6 sash windows, louvered shutters, modern windows on ground floor. Old tile roof. Shaped fascia board above parapet. C18. Stucco, plinth, quoins.

220, 222 & 224 High Street Grade II

C18, altered. Roughcast, old tile roof, 2 box dormers. 2 storeys and attic. Shop window, 2 sashes in surrounds. C18. Stucco, hipped old tile roof. 3 storeys, cornice. Shop windows; upper floors have central 3 light bow window, sashes, and sash window either side.

232 and 234 High Street Grade II

Early C19 façade circa 1800 to timber framed building, probably C16, of 2 storeys, 12 windows. Stock brick; parapet, flat arches. Sashes in reveals. Wide doorway with hood and oval fanlight. Slate roof. Right hand elliptical carriage arch. Far Right Hand shop window in keeping. Right central C19 doorway, marginal lights, surround with Corinthian pilasters.

236 High Street (Thatched House Hotel) Grade II

2 Storeys. Roughcast front irregular fenestration of sashes, 2 three sided bays. Old tile and slate roofs. C18 and earlier. Gabled C19 porch. Left hand 3 window block late C18 or early C19, taller, slate hipped roof.

Lindsey Street

Beulah Lodge Grade II

2 storeys. Front of brick cement rendered and whitewashed, 4 windows, both 3-light and 1 light sashes. Doric portico in wood. Dentilled parapet cornice and old tile roof. Cornices to windows on enriched console brackets. Rest of house weatherboarded. Original house C17, front refaced early C19.

3 to 7 Lindsey Street (odd) Grade II

Three cottages. 2 storeys. Roughcast timber framing and brick, jettied gable at east end. Old tile roof. Prominent position facing green. Varied fenestration. No. 7 has reeded door surround with paterae.

Palmer's Hill

6 and 6a Palmer's Hill Grade II

Early C19. Red brick, Welsh slates. 2 storeys, 3 windows, cutter flat arches. Trellis design porch. Lower 3 sash 2 storey North wing slightly recessed.

St John's Road

Church of St John the Baptist St John's Road

Grade B
1889, Decorated style. Nave, aisles, chapels, chancel, West porch, South West tower. Dignified internal proportions. Architects: Bodley and Garner. North aisle and South West tower added 1907-08 by Bodley. Rood screen by Bodley, reredos by Bodley and Hare, stained glass by Kempe.

5, 7, 9, 11, 11A, 15 and 17 St John's Road Grade II

Row of seven late C18 pantiled terraced dwellings white weatherboarded front elevation and black weatherboarded gable end elevations. 2 storeys 7 first floor sash windows and 7 ground floor sash windows. Front doors vertically boarded. 4 chimney stacks with clay pots. Included for group value.

Appendix 2. Relevant National Guidance and Local Plan Policies

National Guidance

There are several special restrictions that apply to conservation areas. These are in addition to normal planning controls. For further information please contact the Development Control Office.

Consent must be obtained from the District Council for the demolition of any building within the conservation area – this may also include gates, walls and fences.

You must give the District Council six weeks notice in writing before felling or cutting back any tree unless the tree is:

- dead, dying or dangerous;
- causing a nuisance in law;
- a cultivated fruit tree;
- less than 236mm (9.5") in girth around the trunk when measured 1.5m (4' 10") above the ground.

Some additional restrictions apply to the siting of advertising hoardings or other advertisements, satellite dishes and chimneys.

Epping Forest District Local Plan Policies (Adopted January 1998)

POLICY HC6

Within or adjacent to a conservation area, the Council will not grant planning permission for any development, or give listed building consent or consent for works to trees, which could be detrimental to the character, appearance or setting of the conservation area.

POLICY HC7

Within conservation areas, all development and materials will be required to be of a particularly high standard to reflect the quality of the environment. Development should:

- (i) be sympathetic to the character and appearance of the conservation area in terms of scale, density, massing, height, layout, building line, landscape and access;
- (ii) have traditional pitched roofs and create a roofscape with sufficient features to provide an appropriate degree of visual interest in keeping with the character of the conservation area;

(iii) be composed of facing materials chosen from the traditional range used in the district;

(iv) have facades which:

- (a) provide an appropriate balance between horizontal and vertical elements, and proportions of wall to window area;
- (b) incorporate a substantial degree of visual intricacy, compatible with that of the facades of historic buildings; and

(v) where applicable, be of a scale compatible with any adjacent historic buildings.

POLICY HC8

The Council will seek to ensure that all public utility companies and the highway authority have regard to the need to preserve the character of conservation areas when considering works within them.

POLICY HC9

The Council will only grant consent for the demolition of a building in a conservation area where the building does not make a significant contribution to the character and appearance of that area, or where the redevelopment proposal preserves or enhances that character or appearance. Any consent may be subject to:

- (i) planning permission having already been granted for the redevelopment of the site; and
- (ii) a legal agreement that the building is not demolished before a contract for the redevelopment of the site has been made.

POLICY HC10

The Council will not give consent for works to the interior or exterior of a listed building which could detract from its historic interest or architectural character and appearance.

POLICY HC11

The Council will not give consent for the demolition of a listed building unless it can be shown, to the satisfaction of the Council, that there are very exceptional circumstances as to why the building cannot be retained and returned to an appropriate use.

POLICY HC12

The Council will not grant planning permission for development which could adversely affect the setting of a listed building.

POLICY HC13

The adaptation or conversion of a listed building to a new use may be permitted where:

- i) This can be shown to be the only way to retain the special architectural or historic interest of the building;
- ii) Any proposed alterations respect and conserve the internal and external characteristics of the building and do not diminish its special architectural or historic interest; and
- iii) The immediate and wider landscape settings of the building are respected.

Substantial reconstructions or extensions, and sub-divisions into more than one unit will not be permitted. Conditions may be imposed to control land use or development rights associated with the converted building.

POLICY HC13A (adopted in 2006)

The Council will prepare a list of buildings of local architectural or historic importance (the 'local list'). Maintenance of these buildings will be encouraged and they will receive special consideration in the exercise of the development control process.

POLICY TC6 (ADOPTED IN 2006)

The council will not grant planning permission for the change of use to any non-retail use of shop premises which are in the local centres identified on the Proposals Map, corner shops and village shops unless it can be demonstrated that:

- (i) there is no market demand for a retail use; or
- (ii) the service provided is to be continued in another location in the village or locality; or
- (iii) the new use would meet an identified community need.

POLICY CP10 (ADOPTED IN 2006)

Proposals for renewable energy schemes will be permitted provided there is no significantly adverse effect upon:

- (i) existing land uses from loss of visual amenity, noise, pollution or odour;
- (ii) the local highway network including the convenience and safety of road users;
- (iii) telecommunications networks, radar installations and flight paths for aircraft;
- (iv) sites of importance for nature conservation (ie. Statutory and locally designated sites), conservation areas, schedules ancient monuments and other nationally important remains and their settings, listed buildings and their settings, or landscape character.

In granting permission for the scheme the Council may require, by use of Section 106 Obligations and/ or planning conditions, that (a) appropriate mitigation measures are provided to ensure compliance with criteria (i) to (iv) above, and other relevant policies in the Plan and, (b) that the application site is fully returned to a condition appropriate for its previous use when or if the scheme is decommissioned or becomes redundant.

Appendix 3. Townscape Survey

No.	Name/ Number of Building	Road Name	Age of Building	Statutory listed	Locally listed	Building of townscape merit	Impact on Conservation area*	upvc/aluminium indows	Concrete roof tiles (or sim.)	Elements in poor condition	Satellite dish on façade	Boundary out of character	Historic railings	Historic Shopfront (no. of)
1	1	Buttercross Lane	C20				O							
2	3	Buttercross Lane	C20				O							
3	5	Buttercross Lane	C19				P							
4	LSP House	Buttercross Lane	C20				O							
5	9	Church Hill	C19		Y		P						•	
6	9a	Church Hill	C20				P	•			•			
7	11	Church Hill	C18	Y			P							
8	13	Church Hill	C19		Y		P							
9	15	Church Hill	C19			Y	P							
10	17	Church Hill	C19			Y	P							
11	19	Church Hill	C20				O	•						
12	21	Church Hill	C20				O	•						
13	23	Church Hill	C20				O	•			•			
14	25	Church Hill	C20				O	•						
15	29	Church Hill	C16	Y			P							
16	31	Church Hill	C19	Y			P						•	
17	33	Church Hill	C19	Y			P						•	
18	35	Church Hill	C19		Y		P						•	
19	37	Church Hill	C19		Y		P						•	
20	39	Church Hill	C20				O	•						
21	41	Church Hill	C20				O							
22	Roman Catholic Church	Church Hill	C20				P							
23	The Barn	Church Hill	C19				P							
24	D C POULTON & SONS	Clarks Street	C19				O							
25	Vincent House	Grove Lane	C20				O	•		•				
26	Vicarage Cottage	Hartland Road	C19			Y	P							
27	2	Hemnall Street	C19				P		•					
28	2A Supply Line	Hemnall Street	C20				O							
29	4	Hemnall Street	C20				O							
30	5	Hemnall Street	C19				P	•						
31	6	Hemnall Street	C19			Y	P							

32	7	Hemnall Street	C19				P										
33	8	Hemnall Street	C19			Y	P										
34	9	Hemnall Street	C19				P	•									
35	10	Hemnall Street	C19			Y	P		•	•							
36	10A	Hemnall Street	C20				O	•	•								
37	10B	Hemnall Street	C20				O	•	•								
38	12A	Hemnall Street	C19			Y	P				•				•		
39	11	Hemnall Street	C19				P										
40	12	Hemnall Street	C19			Y	P									•	
41	13	Hemnall Street	C19				P	•									
42	15	Hemnall Street	C19				P	•									
43	16	Hemnall Street	C19			Y	P										
44	18	Hemnall Street	C19			Y	P										
45	19	Hemnall Street	C19			Y	P										
46	20	Hemnall Street	C19			Y	P	•									
47	21	Hemnall Street	C19			Y	P										
48	22	Hemnall Street	C19			Y	P										
49	24	Hemnall Street	C19			Y	P										
50	26	Hemnall Street	C19			Y	P	•									
51	28	Hemnall Street	C19			Y	P	•	•								
52	30	Hemnall Street	C19			Y	P		•								
53	44	Hemnall Street	C19		Y		P										
54	46	Hemnall Street	C19		Y		P										
55	48	Hemnall Street	C19			Y	P	•									
56	50, Hemnall Social Club	Hemnall Street	C20			Y	P	•									
57	50a, Citizens Advice Bureau	Hemnall Street	C20				O										
58	52	Hemnall Street	C19				P										
59	Carlton House	Hemnall Street	C20				O										
60	Clarks Intenational	Hemnall Street	C20				O								•		
61	Edmunds House	Hemnall Street	C20				O										
62	Friends Meeting House	Hemnall Street	C19		Y		P										
63	Hemnall Mews	Hemnall Street	C20				P										
64	Kendal Lodge	Hemnall street	C18	Y			P										
65	Sealand House, Clark International	Hemnall Street	C20				O										
66	86, Silhouette	High Street	C20				O										
67	88-90	High Street	C18	Y			P										
68	92-94 & 94A	High Street	C18	Y			P										
69	96, Essex County Fire & Rescue Service	High Street	C20				O										
70	98-102	High Street	C17	Y			P										
71	104-106, David Jameson & Co.	High Street	C18	Y			P										
72	108-110	High Street	C18	Y			P										

73	112, The Kebabery	High Street	C19				P	•							
74	114, Yates Menwear	High Street	C19				P	•							
75	115, Epping Forest District Council	High Street	C20				O								
76	116-116a	High Street	C19				P	•							
77	117	High Street	C19			Y	P								
78	118	High Street	C19				P	•							1
79	118a	High Street	C19				P	•							
80	119, Methodist Church	High Street	C19		Y		P								
81	120-132	High Street	C19			Y	P								2
82	121-123, National House	High Street	C19			Y	P								
83	125-127	High Street	C20				P	•							
84	127a	High Street	C20				O								
85	129-141	High Street	C20				O								
86	134 -136, The Potrait studio	High Street	C20				P								1
87	138, The Box	High Street	C19				P								
88	140, Travis Perkins Trading Co. Ltd	High Street	C20				O								
89	142	High Street	C20				O								
90	146	High Street	C20				O								
91	148, Chew and Osborne	High Street	C17			Y	P								
92	150	High Street	C17			Y	P								
93	152, The Epping Barber Shop	High Street	C17			Y	P	•							1
94	154, Lloyds TSB Bank plc	High Street	C19				P								
95	156, The Bargain Store	High Street	C19				P								
96	160, Worldchoice	High Street	C19				P								
97	162 - 164, Spirit	High Street	C19				P	•							
98	166, Andersons	High Street	C19				P	•							1
99	168 Flower Shop	High Street	C18			Y	P	•							
100	169, Forest Carpet Centre Ltd.	High Street	C20				O								
101	170 Sweet Temptation	High Street	C18			Y	P								
102	171-177	High Street	C20				O								
103	172- 176 Keiths	High Street	C20				O	•							
104	178-180	High Street	C20				O								
105	179, Douglas Allen Spiro	High Street	C19			Y	P								
106	181-183, Barclays Bank Plc.	High Street	C20		Y		P								
107	182-186	High Street	C20				O	•							
108	185	High Street	C20			Y	P								
109	187-189	High Street	C20				P								
110	188-192	High Street	C20				O	•							
111	191-193	High Street	C20				O								
112	194-198	High Street	C20				O	•							
113	195-205	High Street	C20				O								

114	200-202	High Street	C20				O								
115	204, G & I Jewellers	High Street	C18	Y			P								1
116	206, George & Dragon	High Street	C18	Y			P								
117	208 - 212	High Street	C18		Y		P								1
118	214	High Street	C20			Y	P								1
119	216-218	High Street	C20				O								
120	217-219	High Street	C18				P								
121	220	High Street	C18	Y			P								
122	221-223	High Street	C18	Y											
123	222-224, Churchs Butchers	High Street	C18	Y			P								1
124	225	High Street	C18	Y			P								
125	224a, Ashby Catering London	High Street	C20				O								
126	226, Royal Mail	High Street	C20		Y		P								
127	227, Next Retail Ltd.	High Street	C18	Y			P								
128	229-235, Ambrose Estate Agents	High Street	C18	Y			P								1
129	230, Essex Police	High Street	C20			Y	P								
130	232-234, Simon Champion Court	High Street	C16	Y			P								2
131	236, The Thatched House	High Street	C18	Y			P								
132	237	High Street	C18	Y											
133	238-240	High Street	C19				O			•					
134	239-253, Marks And Spencers plc	High Street	C18				P								
135	242-246	High Street	C20				O								
136	255, Marks And Spencers plc	High Street	C20				P								
137	257, Greggs	High Street	C18	Y			P	•							1
138	258-254 Vincent House	High Street	C20				O								
139	259	High Street	C18	Y			P								
140	261	High Street	C17	Y			P								1
141	263, Lanes	High Street	C17	Y			P								1
142	265, Whiskers Solicitors	High Street	C19			Y	P								
143	267, The Epping Physiotherapy Practice	High Street	C20				O								
144	269, A E Batchelor & Son (Epping) Ltd	High Street	C17	Y			P								1
145	271 - 273, Halifax plc	High Street	C20				O								
146	275-277, Abbey National plc	High Street	C20				O	•							
147	279- 281, Natwest	High Street	C20				P								
148	283, Lloyds Pharmacy	High Street	C20				O								
149	287-291, A Torgut Dry Cleaners	High Street	C20			Y	P								
150	293, Black Lion Public House	High Street	C17	Y			P								1
151	295 - 297	High Street	C19				P								
152	301, High Street Surgery & Medical Centre	High Street	C20				P								

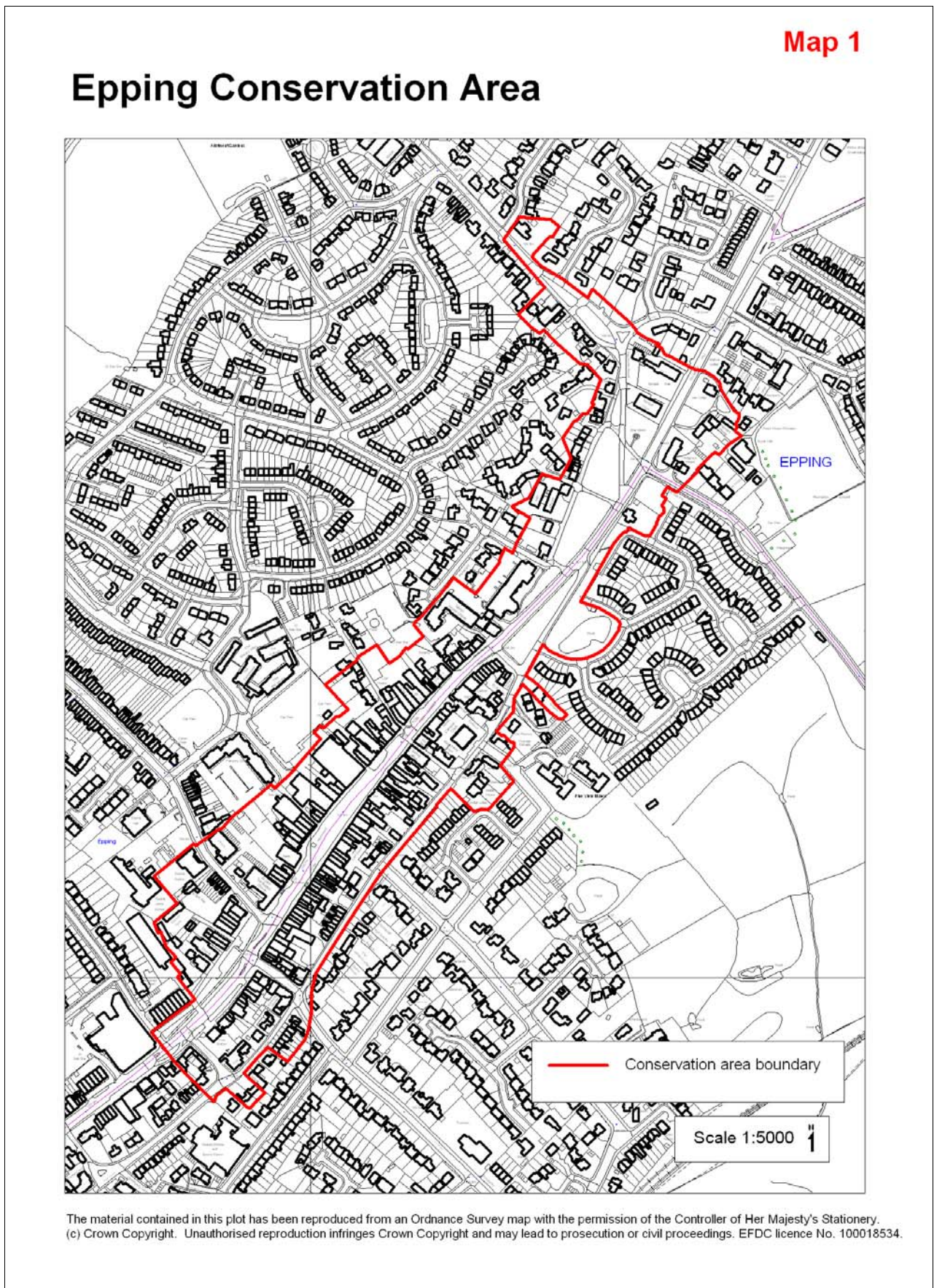
153	303	High Street	C20				P	•							
154	305-307, Epping Shoe Repairs	High Street	C19			Y	P								
155	309, Poppy's Coffee Shop	High Street	C18	Y			P		•						1
156	311, James Sear Estate Agents	High Street	C18	Y			P								
157	313-315, W E Cole	High Street	C18	Y			P								
158	317, Laura-Ann Fayre	High Street	C18	Y			P								
159	319, Elachi Indian Restaurant	High Street	C18	Y			P								
160	323, EFDC	High Street	C20			Y	P								
161	1	Lindsey Street	C18		Y		P								
162	3	Lindsey Street	-	Y			P								
163	5	Lindsey Street	-	Y			P								
164	7	Lindsey Street	-	Y			P								
165	9	Lindsey Street	C19				P								
166	Beulah Lodge, 12	Lindsey Street	C17	Y			P								
167	Electricity station	Lindsey Street	C20				O			•					
168	The Manse, 13	Lindsey Street	C20				O								
169	United Reformed Church	Lindsey Street	C19			Y	P								
170	9	Maltings Lane	C20				O								
171	6	Palmers Hill	C19	Y			P								
172	6a	Palmers Hill	C19	Y			P								
173	8	Palmers Hill	C19				P								
174	Spriggs Court Flat 1-17	Palmers Hill	C20				P	•							
175	Spriggs Oak 1-9	Palmers Hill	C19				P								
176	Theydon Lodge	Palmers Hill	C19		Y		P								
177	St John the Baptist Church	St John's Road	C19	Y			P								
178	5-17	St Johns Road	C18	Y			P								
179	19-21	St Johns Road	C19		Y		P								
180	23, Epping Centre	St Johns Road	C19		Y		P								
181	Epping Library	St Johns Road	C20				O								
182	St. John's House	St Johns Road	C20				O	•							
183	2, Guardian Care, Hamilton House	Station Road	C19				P								
184	4, Clocktower Resterants Ltd.	Station Road	C19				P								1
185	6, H Salons	Station Road	C20				O								
186	8	Station Road	C19				P								
187	10	Station Road	C19				P								
188	Browsers 9	Station Road	C19				P								1
189	Purlieu House 11-13	Station Road	C20				O								
190	Redevelopment site	Station Road					O								
191	Redgrove House (1-16)	Stonards Hill	C20				O								

* Key; P = Positive, O = Neutral, N = Negative

Appendix 4. Glossary of Terms

Bargeboard	A timber piece fitted to the outer edge of a gable, sometimes carved for decorative effect.
Casement	Side hinged window.
Chalybeate	Containing iron
Cinquefoil	An ornamental foliation in panels or tracery so called because it is arranged around five intervals, known as foils or cusps, that describe the outlines of five leaves or petals.
Console	An ornamental bracket with a compound curved outline.
Feather-edged	Boards fixed with their thin edge upwards, then overlapped by the next board, thick edge down, with any rebate helping to keep out rain and wind
Flemish Bond	Brickwork with alternating headers (short ends) and stretchers (long sides) showing.
Gable	The vertical part of the end wall of a building contained within the roof slope, usually triangular but can be any 'roof shape'.
Gothic	A 19th century style that imitated medieval Gothic, marked by thin, delicate forms.
Jettied	An upper floor is extended out over the floor below, usually on timber joists.
Pantile	Curved, interlocking roof tile of S-shaped section usually made of clay or concrete.
Pargetting	The use of external lime plaster in a decorative manner with incised or moulded surfaces, especially timber-framed houses of the sixteenth and seventeenth centuries.
Pilasters	A shallow pier or rectangular column projecting slightly from a wall.
Quatrefoil	In the shape of a four leaf clover or circular with four foils enclosed.
Rendering	The covering of outside walls with a uniform surface or skin for protection from the weather. Cement rendering: a cheaper substitute for stucco (fine lime plaster), usually with a grainy texture.
Sash window	A window that slides vertically or horizontally on a system of cords and balanced weights.
Stallrisers	In a shopfront, the vertical surface from the pavement to the window.
Stock brick	A traditional clay brick commonly used in house construction; often called London stocks because of the frequency of use locally. May be yellow or red in colour.

Appendix 5: Maps



Epping Conservation Area

Map 2

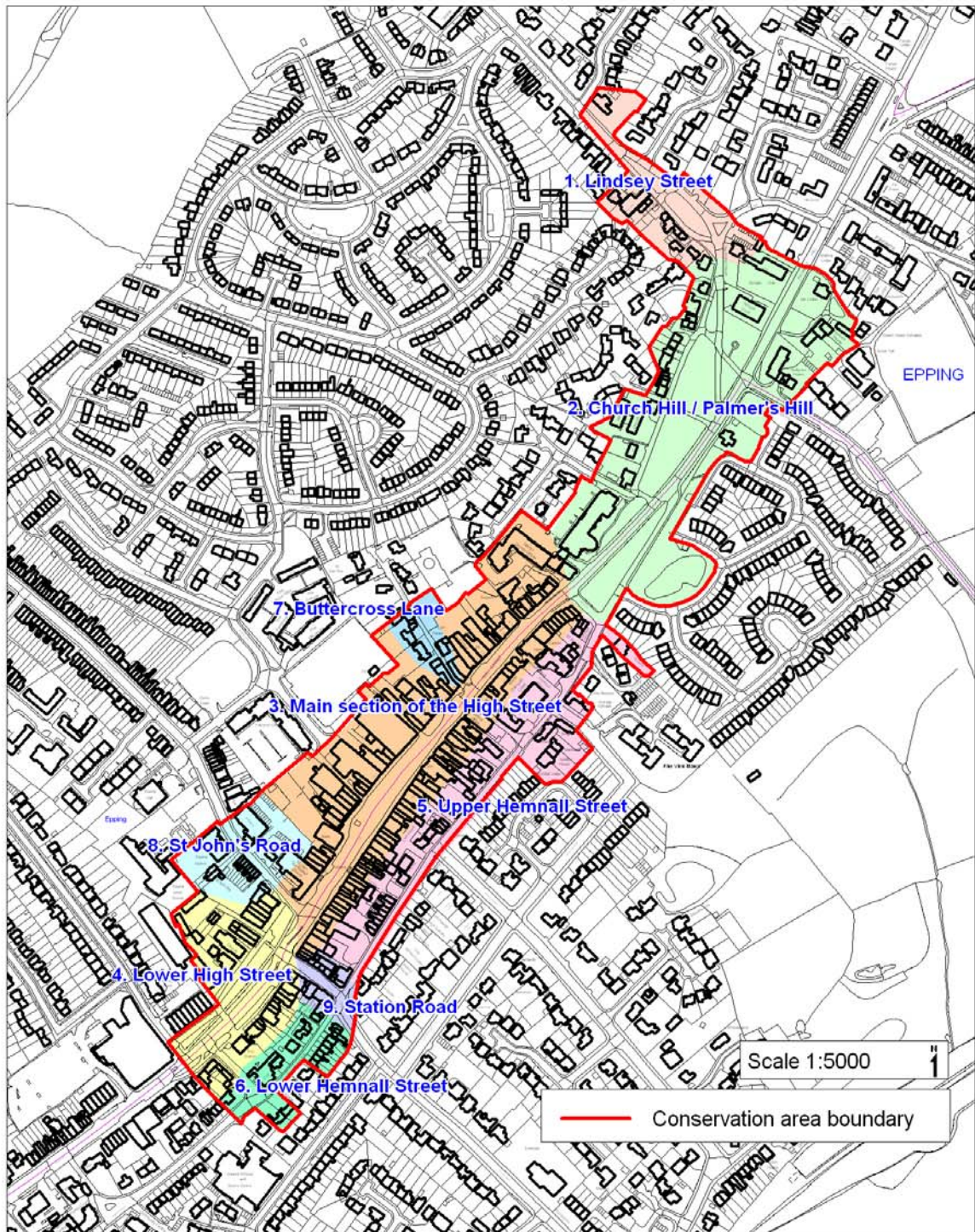
Townscape Analysis



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Epping Conservation Area Character Areas

Map 3

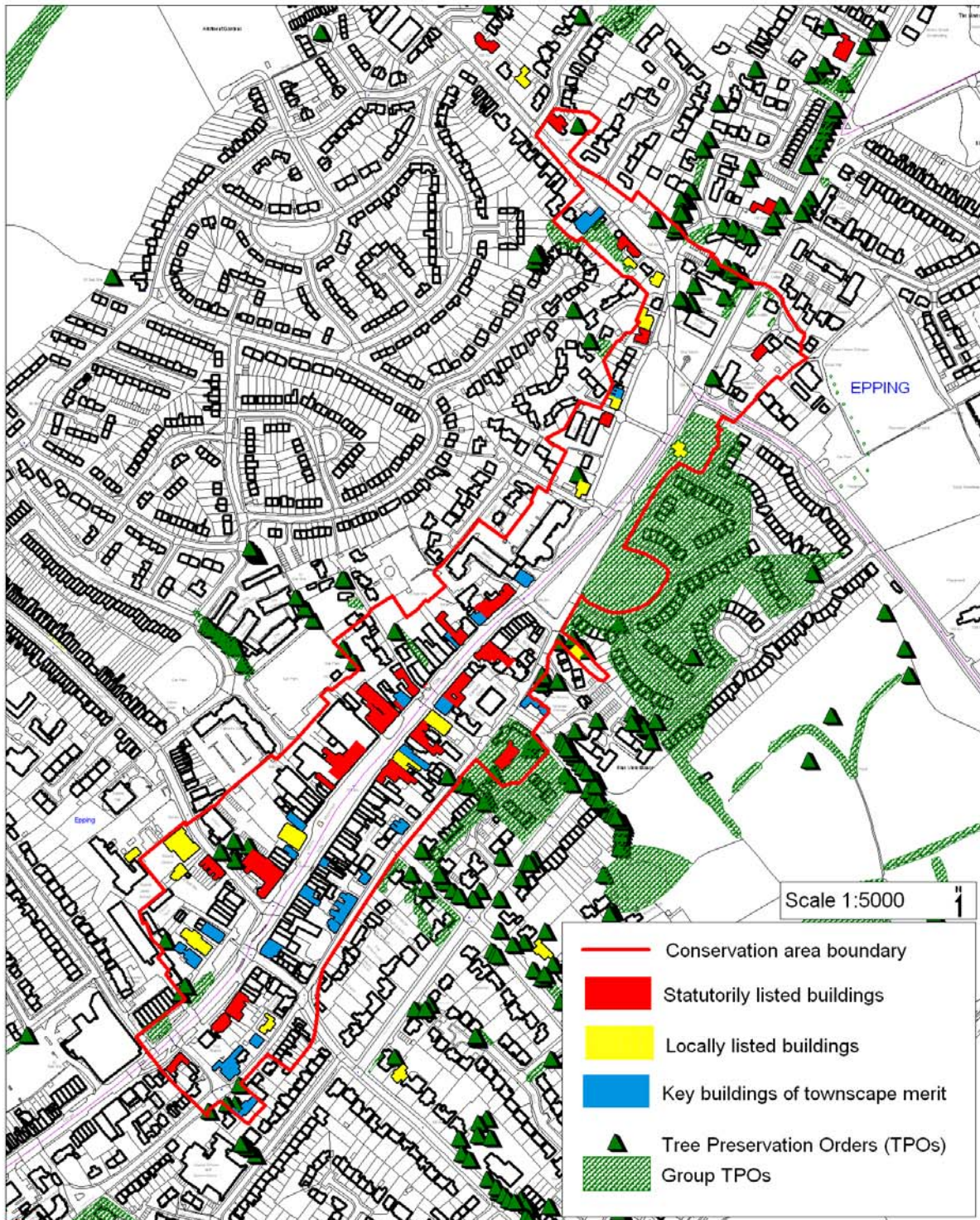


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Epping Conservation Area

Map 4

Listed buildings, protected trees and other classifications

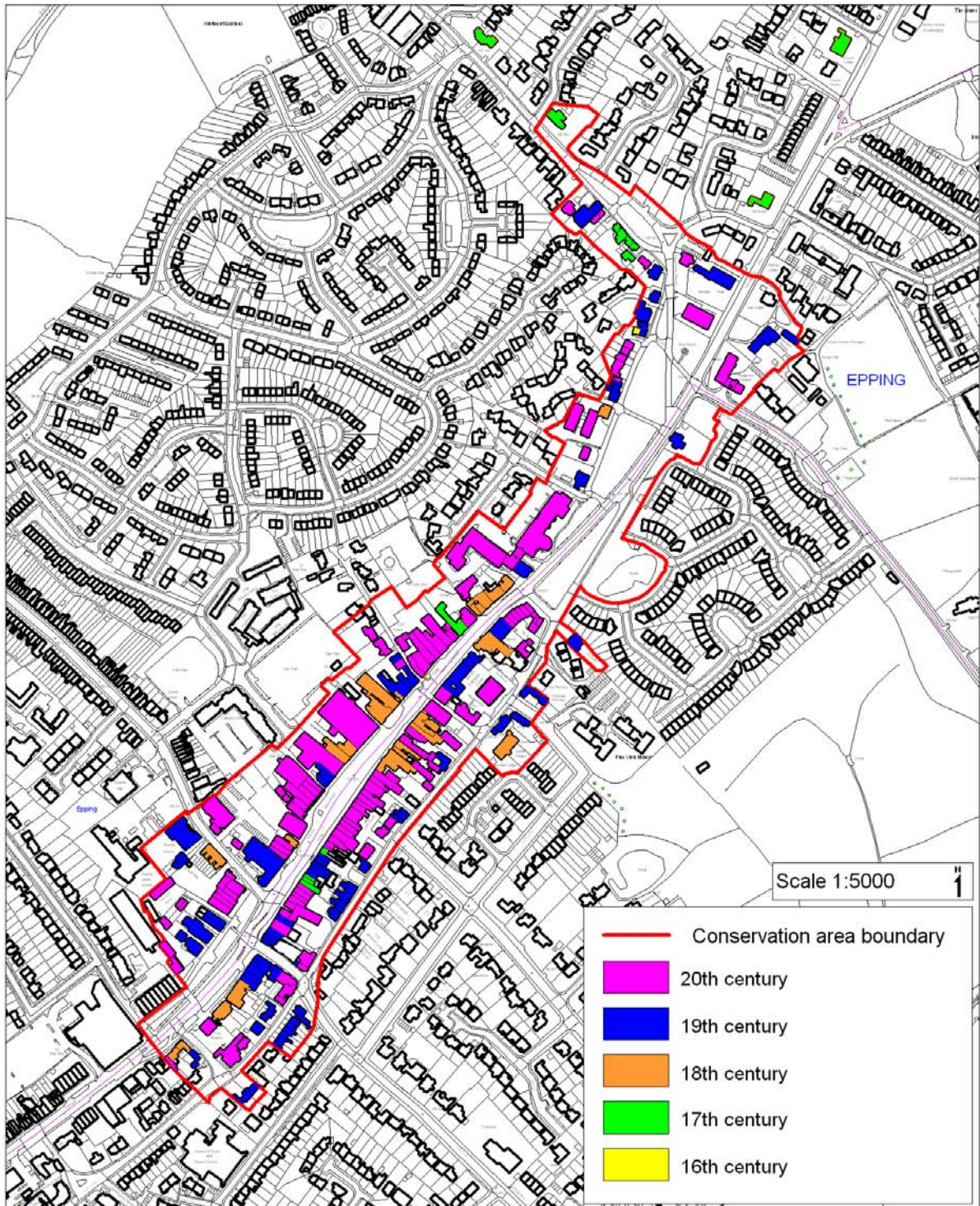


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Epping Conservation Area

Map 5

Approximate Age of Buildings

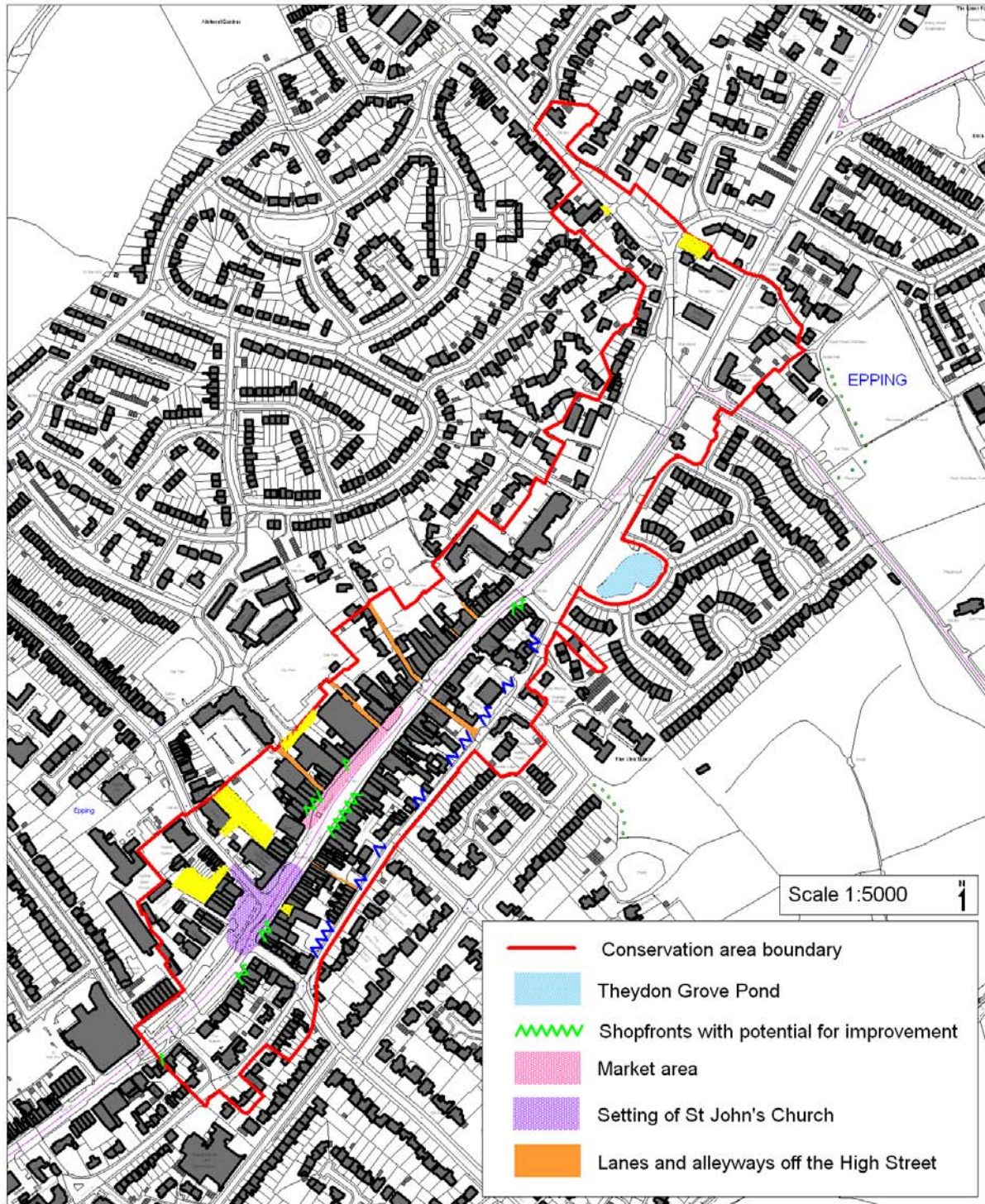


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Epping Conservation Area

Map 6

Opportunities for Enhancement



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http://www.eppingforestdc.gov.uk/Council_Services/planning/conservation/conservation_areas.asp



**Epping Forest
District Council**