



# Waltham Abbey Conservation Area

*Character Appraisal and Management Plan*

*Epping Forest District Council*  
[www.eppingforestdc.gov.uk](http://www.eppingforestdc.gov.uk)

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# Contents

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<b>1. Introduction</b>	<b>4</b>
1.1 <i>Definition and purpose of conservation areas</i>	4
1.2 <i>Purpose and scope of character appraisals</i>	4
1.3 <i>Extent of Waltham Abbey Conservation Area</i>	4
1.4 <i>Methodology</i>	4
<b>2. Planning Policy Context</b>	<b>5</b>
2.1 <i>National Policy and Guidance</i>	5
2.2 <i>Historic England Guidance</i>	5
2.3 <i>Local Plan Policies</i>	5
<b>3. Summary of Special Interest</b>	<b>6</b>
3.1 <i>Definition of special architectural and historic interest</i>	6
3.2 <i>Definition of the character of Waltham Abbey Conservation Area</i>	6
<b>4. Location and Population</b>	<b>6</b>
<b>5. Topography and Setting</b>	<b>7</b>
<b>6. Historical Development and Archaeology</b>	<b>8</b>
6.1 <i>Origins and development</i>	9
6.2 <i>Prehistoric settlement</i>	9
6.3 <i>Roman</i>	9
6.4 <i>The foundation of the town</i>	9
6.5 <i>King Harold</i>	9
6.6 <i>The Abbey under Henry I</i>	10
6.7 <i>Dissolution of the Abbey</i>	11
6.8 <i>Market town</i>	12
6.9 <i>Industry</i>	12
6.10 <i>19<sup>th</sup> century and beyond</i>	13
6.11 <i>Notable figures associated with Waltham Abbey</i>	14
<b>7. Character Analysis</b>	<b>17</b>
7.1 <i>General character and layout</i>	17
7.2 <i>Key views</i>	18
7.3 <i>Character areas</i>	21
7.4 <i>Buildings of architectural and historic interest</i>	26

7.5	<i>Traditional building materials</i> .....	32
7.6	<i>Contribution made by trees, hedges and green spaces</i> .....	35
7.7	<i>Activity and Movement</i> .....	35
<b>8.</b>	<b>Opportunities for Enhancement</b> .....	<b>37</b>
8.1	<i>General: the use of unsympathetic modern materials</i> .....	37
8.2	<i>Darby Drive</i> .....	37
8.3	<i>Sun Street</i> .....	38
8.4	<i>Market Square</i> .....	39
8.5	<i>Highbridge Street</i> .....	39
8.6	<i>Leverton Way</i> .....	40
<b>9.</b>	<b>Conservation Area Boundary</b> .....	<b>41</b>
9.1	<i>Current conservation area boundary</i> .....	41
9.2	<i>Areas to be excluded from the boundary</i> .....	41
<b>10.</b>	<b>Community Involvement</b> .....	<b>42</b>
10.1	<i>Involving local people</i> .....	42
10.2	<i>Timetable</i> .....	42
<b>11.</b>	<b>General Guidance</b> .....	<b>43</b>
11.1	<i>Views and setting</i> .....	43
11.2	<i>Architectural details</i> .....	43
11.3	<i>Traditional building materials</i> .....	43
11.4	<i>Trees and open spaces</i> .....	43
11.5	<i>Public realm</i> .....	43
11.6	<i>Shopfronts</i> .....	43
11.7	<i>Signs and advertisements</i> .....	44
11.8	<i>New development</i> .....	44
11.9	<i>Activity and uses</i> .....	44
11.10	<i>Renewable energy</i> .....	44
<b>12.</b>	<b>Management Plan</b> .....	<b>45</b>
12.1	<i>Retention and enhancement of historic fabric</i> .....	45
12.2	<i>Enhancement of public areas</i> .....	45
12.3	<i>Review</i> .....	45
12.4	<i>How residents and other property owners can help</i> .....	45
12.5	<i>Waltham Abbey Conservation Area management plan</i> .....	46
<b>13.</b>	<b>Action Plan 2016 - 2021</b> .....	<b>47</b>

<b>14. Bibliography .....</b>	<b>49</b>
<b>15. Acknowledgements .....</b>	<b>50</b>
<b>Appendix 1. Listed Buildings in Waltham Abbey Conservation Area .....</b>	<b>51</b>
<b>Appendix 2. Relevant National Legislation and Local Plan Policies .....</b>	<b>57</b>
<b>Appendix 3. Townscape Survey .....</b>	<b>59</b>
<b>Appendix 4. Glossary of Terms .....</b>	<b>65</b>
<b>Appendix 5: Maps .....</b>	<b>67</b>

# 1. Introduction

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## 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). Conservation areas can take many different forms. They may be focused on a historic town centre or village, an important country house set in landscaped grounds, or an area with strong links to a particular industry or philanthropist.

The designation of a conservation area introduces special planning controls, including the requirement of planning permission from the Council to demolish any building or to carry out works to 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 and scope of character appraisals

Following conservation area designation, local authorities have a statutory duty to formulate and publish proposals for the preservation and enhancement of 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.

This document intends to provide a framework to both manage and guide change in Waltham Abbey Conservation Area. In addition, it is hoped that it will inform other planning decisions affecting the area.

However, it is 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 Waltham Abbey Conservation Area

Waltham Abbey Conservation Area was first designated on 30<sup>th</sup> January 1969 and was subsequently reviewed on 25<sup>th</sup> April 1995. It is one of two conservation areas in the town and covers the Abbey grounds and the town centre. The second conservation area Royal Gunpowder Factory (Waltham Abbey) was designated in October 1981, and includes the former gunpowder factory site to the west. The conservation area is shown on Map 1 (Appendix 5).

## 1.4 Methodology

This document was compiled between February 2013 and November 2015. As part of this process, the conservation area was surveyed and photographed in detail, a range of cartographic sources were consulted and documentary research was undertaken. A draft version of the appraisal was put out to public consultation between November 2015 and January 2016 to gather the views of local residents and other local stakeholders.

## 2. Planning Policy Context

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### 2.1 National Policy and Guidance

Conservation areas were first introduced by the Civic Amenities Act of 1967 and are now protected by law under the Planning (Listed Buildings and Conservation Areas) Act 1990. 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 the National Planning Policy Framework (NPPF) (2012), particularly under section 12.

### 2.2 Historic England Guidance

Historic England is the public body responsible for looking after England's historic environment. As part of this role, they produce guidance documents on all aspects of the historic environment for use by Local Authorities and members of the public. The guidance relevant to conservation areas, available electronically through the Historic England website, includes:

- Understanding Place: Conservation Area Designation, Appraisal and Management (March 2011)
- Valuing Places: Good Practice in Conservation Areas (January 2011)

- The Setting of Heritage Assets (Historic Environment Good Practice in Planning Note 3) (March 2015)

### 2.3 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 with alterations adopted in 2006, including the addition of policy HC13A concerning the creation of a list of buildings of local architectural or historic importance (the Local List) and matters relating to them. The Local Plan policies have been reviewed in light of the NPPF and a significant number remain compliant with government policies.

The Council has begun work on a replacement Local Plan. The Local Development Scheme, adopted in June 2015, anticipates adoption of the plan in September 2018. 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 section of the EFDC website.

### 3. Summary of Special Interest

#### 3.1 Definition of special architectural and historic interest

The special architectural and historic interest of Waltham Abbey Conservation Area derives from the surviving historic settlement pattern and the large number of historic buildings, many of which are statutorily or locally listed. These buildings range in date from the 16th to the early 20th centuries and include cottages, townhouses, public buildings and the Abbey Church. Important historical figures associated with area include the last Anglo-Saxon King of England, Harold II (Harold Godwinson), King Henry VIII, and King Edward I and Eleanor of Castile. The main elements contributing to the special architectural and historic interest of the Waltham Abbey Conservation Area are set out below.

##### **Elements contributing to the special interest of the conservation area**

- The historic layout of the town
- A large number of Grade II and II\* listed buildings dating from the 16<sup>th</sup>, 17<sup>th</sup>, 18<sup>th</sup> & 19<sup>th</sup> centuries
- A Grade I listed medieval church with later additions and alterations
- A number of 19<sup>th</sup> and 20<sup>th</sup> century locally listed buildings

#### 3.2 Definition of the character of Waltham Abbey Conservation Area

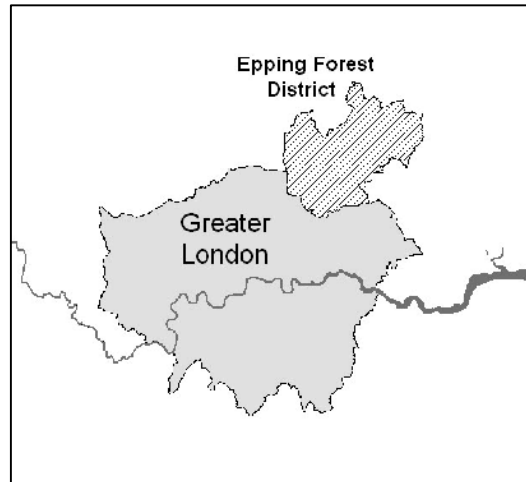
The character of a conservation area can derive from a range of different elements. These might include physical features such as architecture, open spaces, hedges and trees, landmarks, and boundary treatments; or intangible associations such as an area's relationship with people through time or its links to a specific historic event. It is the mixture of these elements that combine to create a unique sense of place.

##### **Factors contributing to the character of the conservation area**

- The Church of the Holy Cross and St Lawrence, Market Square and the linear development of Sun Street, featuring vestiges of medieval burgage plots, provide the main focal point for the area with several smaller streets, lanes and open spaces leading from them
- The variety of architectural styles and ages
- The range of traditional building materials including timber framing, brick and clay tile roofs
- Distinctive historic architectural features (such as carved dragon posts and decorative door cases)
- The medieval Church of the Holy Cross and St Lawrence, the abbey ruins and grounds which form a scheduled monument
- The large number of trees, green spaces, and streams particularly in the Abbey Gardens
- The range of uses and levels of activity within the conservation area

## 4. Location and Population

Waltham Abbey is a small market town situated on the border of Essex and Hertfordshire, adjacent to the M25 (London orbital road). It has a total population of 18,743 (2011 census). The town is greatly influenced by its proximity to London, yet retains its distinctive market town character with the surrounding open countryside providing a buffer from the encroachment of metropolitan development. There is currently no direct rail or underground link into London. Thus the town is less popular than neighbouring towns with commuters and suffers commercially as a consequence.



Location of Epping Forest District



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Location of Waltham Abbey Conservation Area within Epping Forest District



## 5. Topography and Setting

Waltham Abbey is situated on a gravel terrace between the east side of the Lea Valley and the rising ground of London clay in Epping Forest. The land is very flat and views are consequently limited. The only variation in the skyline of the conservation area therefore comes from the differing heights of the buildings. Waltham Abbey Conservation Area covers the very heart of the settlement and is surrounded to the south and east by suburban development, which has developed as part of the continuous evolution of the area. To the north it retains a relatively open aspect, although the tranquillity of which is now interrupted by the busy Abbeyview Road. This rural connection is significant to the character of the conservation area and helps to retain its character as a compact country market town.



View of Abbey Church from the Abbey Gardens (EFDC)



Aerial view showing Waltham Abbey Conservation Area within its setting

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## 6. Historical Development and Archaeology

### 6.1 Origins and development

The history of human settlement in the area can be traced back to prehistoric times. However, the present town is alleged to have been founded by the Saxons in the early 5<sup>th</sup> century. They are thought to have settled here after navigating up the River Lea from the Thames Estuary. The name Waltham derives from the Anglo-Saxon "Weald" or "Wald", meaning forest, and "Ham", meaning a homestead or enclosure, and probably indicates the settlement's origins as a royal hunting lodge for the early Saxon Kings of Essex.



*Waltham Abbey Interior*  
Interior of Waltham Abbey Church (Old Waltham Abbey in pictures, K.N. Bascombe)

### 6.2 Prehistoric settlement

It is probable that the present town's geographic proximity to a river together with the well-drained gravel terrain would have attracted early settlers. This is corroborated by archaeological evidence of prehistoric settlement that has been uncovered in the area. A group of Mesolithic flint implements and Neolithic pottery (Ebbsfleet type), in addition to flint axes and arrow heads, have been found during excavations in the cloister garth of the later Abbey. The most interesting archaeological feature is a ditch at nos.6-7 Church Street containing Bronze Age material which is believed to form part of the *Eldeworth* enclosure; a rectangular enclosure measuring approximately 152 metres by 110 metres with the medieval market place sited in the centre, but with potentially a much earlier pre-medieval date.

### 6.3 Roman

There is some anecdotal and archaeological evidence of past Roman activity in the area. Ermine Street, a major Roman road that ran from London to Lincoln and York, lies just 5 km to the west and the causeway over the River Lea at

Waltham Cross is thought to be of Roman construction. Roman material and buried features have been found in the medieval town, indicating the existence of a small Roman settlement. It is a Victorian tradition that Queen Boudica reputedly poisoned herself using hemlock gathered from the banks of Cobbins Brook following the defeat of the Iceni Tribe in their rebellion against the Romans in 61AD.

### 6.4 The foundation of the town

The first church at Waltham is thought to have been built in the 7<sup>th</sup> century in the reign of King Sabert of Essex. This church was confirmed as a Minster church in 673 at the Synod of Hertford. A second larger church was built on the site of the present church, possibly by King Offa of Mercia. Tofig (Tovi) the Proud, Marshall to King Cnut, brought a large black flint (or marble) crucifix (the "Holy Cross") from Montacute in Somerset and installed it in the church in around 1030. Legend has it that Tofig placed the cross on an ox-cart which, at the mention of the name of Waltham, miraculously set off on its journey, thus selecting Waltham as the site of the new church.

Excavations in the northern part of Sun Street have yielded graves dating back to the 9<sup>th</sup> century and revealed a hall of late Viking type sited to the north of the present church. This hall was constructed using fragments of Roman building materials and is believed to have been the hunting lodge of Tofig.

### 6.5 King Harold



*Memorial to King Harold, Abbey grounds (EFDC)*

After Tofig died, the estate of Waltham reverted to the King (then Edward the Confessor), who

gave it to Harold Godwinson, Earl of Wessex (later King of England).

The Holy Cross was believed to have miraculous healing powers. Harold is said to have been cured of a form of paralysis by praying before the “miraculous” Holy Cross of Waltham. In gratitude he built a third new church in stone in place of Tofig’s church. The church was consecrated on Holy Cross Day, 3rd May 1060. Harold endowed it with 18 manors and also founded a college of secular canons to serve the church and work among the people of the town.



*King Harold in a niche on the south-west corner of the Abbey Church (EFDC)*

In 1066 King Harold knelt in prayer in his church before the Battle of Hastings. After he was killed in battle, it is believed that his body was brought back to Waltham for burial, although this has been disputed. His tomb reputedly lies to the east of the present church. Nothing survives of the church built between 1016 and 1035. The section of herringbone stone walling at the east end of the present church is thought to be the only surviving fabric of Harold’s church, consecrated in 1060.

The Domesday Book (1086) records that there was a substantial and growing community at Waltham by this date, no doubt dependent on the Abbey and the shrine of the Holy Cross. It also records that a number of mills had

developed. The Lower Mill stream is thought to have been constructed to serve the mill that was present by 1066, and the Cornmill Stream to serve the additional mills mentioned in the Domesday Book. Both still form an integral part of the fabric of Waltham Abbey and have shaped its development.

## 6.6 The Abbey under Henry I

The first half of the 12<sup>th</sup> century witnessed the construction of a new church to a design heavily influenced by that of Durham Cathedral. This influence can still be seen in the nave with its chevron ornamented and incised spiral circular piers. The Bishop of Durham was Lord of the Manor of Waltham around 1075-1100. During this time, the church grew prosperous from the numbers of pilgrims visiting to pray before the Holy Cross.

Henry I granted Waltham to his queen, Maud (also founder of the priory of Holy Trinity, Aldgate). Waltham was later to belong to several queens of England. In 1144, after a quarrel with William de Albini, Geoffrey de Mandeville set the town alight, but took great care not to burn the church. It has been noted, with some satisfaction, that Geoffrey received his death wound at the exact moment that the Holy Cross was being rescued.

The secular canons continued until 1177, when as part of his penance for the murder of Thomas Becket, Henry II founded three monastic houses including a priory of Augustinian canons at Waltham. The church was granted abbey status shortly afterwards. The Abbot had a seat in Parliament and wielded significant influence and power.

At the same time, ambitious building works were afoot to create a new church of a much larger and grander scale. When this was completed in 1242, the Church comprised a “double cross” form with two towers and two pairs of transepts, with a total length of over 400 ft.

The Lady Chapel was added in the 14th century and contains the Doom Painting, the only surviving wall painting that would have coloured the interior of the Abbey. The painting is of Judgement Day and depicts Christ seated in majesty whilst the souls of the dead are weighed on scales below. The sinful are hauled away by devils into the mouth of Hell seen in the bottom right-hand corner, as the good are welcomed into heaven by St Peter, the keeper of the keys to the Kingdom of Heaven, on the left. Prior to the

Reformation, there would also have been many saints' statues within the church itself.



*The Doom Painting (EFDC)*

The domestic buildings of the Abbey lay to the north, but all that remains of them today are parts of the cloister and the gatehouse, and large parts of the enclosure wall. Other buildings would have included a refectory, dormitory, storerooms, kitchens, brewhouse, infirmary, stables, bakehouse, the Abbot's house, guest house, and possibly a school and hospital. Water was piped from a conduit from the Lea Valley, with a record of its construction in 1220, one of the few documents not destroyed in the Dissolution.

The manor of Waltham was granted to Waltham Abbey by Richard III in 1189 and, in addition to this manor, the Abbey also held the manors of Epping and Nazeing. During the 13<sup>th</sup> century the Abbey encountered disputes with several powerful corporations; the Dean and Chapter of St. Pauls, and the Knights Templars. The Dean and Chapter took legal proceedings against the Abbey in 1219 for seizing cattle on the manor of Chingford. The Abbot's defence was that St Pauls had not done suit at the hundred court. The suit was settled the following year when the Dean and Chapter gained important concessions. A similar suit occurred with the Templars in 1270.

## 6.7 Dissolution of the Abbey

The Abbey possessed an extensive library, of which the Waltham Bible, currently in the Epping Forest District Museum, is an important survivor. This Bible also contains a list of other books the Abbey owned c1200, of which some still exist. The altar furnishings presented to the church by King Harold were taken by William Rufus for his parent's Normandy foundations. By the time of the Dissolution, the church had three organs and several accomplished musicians, chiefly John

Wylde and Thomas Tallis who served some of their careers in the Abbey.



*Thomas Tallis (Old Waltham Abbey in pictures, K.N. Bascombe)*

At the time that Henry VIII was seeking an end to his marriage to Katherine of Aragon, Thomas Cranmer came to Waltham to stay with two of his former pupils at their father's house, where he suggested that the Universities of Europe might give a considered opinion on the legality of the marriage. Thus began the process that led to the Reformation.

Waltham Abbey was the last monastic house in the country to be dissolved by Henry VIII. It was proposed that the Abbey Church might become the cathedral of a new diocese, but this was not to be and in 1540 the Abbot and remaining canons surrendered. Despite an extensive inventory at the time, the fate of the Holy Cross remains a mystery. The inventory included the Abbey and its contents, along with the Grange buildings.

During the building of Abbeyview Road in 1970-72 many of these buildings were excavated by the Waltham Abbey Historical Society. The Abbey Great Barn, which was in its day the third largest medieval barn in England, survived until the 1830s. Now the only visible building is the forge, conserved by the society near the Crooked Mile roundabout. By the 1550s most of the abbey buildings had been demolished with the exception of the west end of the church, which was retained as the parish church. The great tower to the east of the current nave collapsed destroying the choir in 1553. In 1556-58 the remains of that tower were used to build the west tower that exists today.

**Key dates: Waltham Abbey Church**

- 7th century- First timber church built
- c790 - First stone church built
- c1030 - Holy Cross brought to Waltham
- c1060 - College of 12 secular canons founded by Harold, Earl of Wessex
- 1066 - King Harold prayed in the Abbey Church before the Battle of Hastings
- 1177 - Augustinian Priory created at Waltham
- 1184 - Priory raised to Abbey status
- 1242 - Dedication of Augustinian Abbey
- c1290 - West front of Abbey Church rebuilt
- c1340 - Lady Chapel and undercroft constructed
- 1540 - Dissolution of Waltham Abbey
- 1552 - Collapse of Norman Crossing tower
- 1556 - New west tower built
- 1859-60 - Restoration of church
- 1875-76 - New alter and reredos, Lady Chapel restored
- 1960s and 1980s - Further restoration work undertaken

**6.8 Market town**

Waltham Abbey has been a market town from relatively early in its history; a market was confirmed to the canons prior to 1189. At the time of the Dissolution the market passed with the manor and by 1560, when it was said to be in a sorry state, a licence was granted to Henry Denny to hold it on a Tuesday rather than the traditional Sunday. Today the market is still held on a Tuesday and occupies the Market Square. The right to hold a fair was granted by Maud, wife of Henry I, in the early 12<sup>th</sup> century and confirmed by Richard I in 1189, the same year he granted the Manor of Waltham to the Abbey, enabling it to lay out the town to the south. In 1253 two fairs were confirmed to the Abbey by Henry III, one on the vigil of the Invention of the Holy Cross, and the other seven days later on the vigil of the Exaltation of the Holy Cross. With slight alterations of dates, fairs continue to be held in May and September.



*Market day in Waltham Abbey (Reflections of the Past, R. Sears & J. Foster)*

The medieval street pattern that developed has largely survived to this day and can be seen in the current structure of the town centre. The livestock market and butchers shambles used to occupy the Market Square and the yards of inns along Sun Street, but in the 1850s moved to the Romeland area.

**6.9 Industry**

For over two centuries the principal industry of Waltham was the manufacture of gunpowder on the north banks of the River Lea. The first evidence of this industry in Waltham can be found in Fuller's *Worthies of England* (1662) which mentions that mills had recently been erected which, over the last seven years, had been blown up five times. The suggestion is that they were started during the Civil War. Towards the end of the 18<sup>th</sup> century, the gunpowder mills were bought by the Board of Ordnance and enlarged and improved.



*The Royal Gunpowder Factory (Reflections of the Past, R. Sears & J. Foster)*

They were to become one of the principal employers in Waltham Abbey and greatly affected its development. When the Napoleonic Wars (1793-1815) were at their height the mills employed 260 people. This resulted in a need for additional accommodation and the Ordnance Board purchased houses in the town, some in

Highbridge Street among others. Having purchased the water rights to the River Lea the manufacture of guncotton began in 1872 and by 1888 over 500 men were employed in the gunpowder and guncotton industries, and it was said that the town was dependant on them for its prosperity.

The water power provided by the river also gave rise to a number of other industries, notably cloth making, printing, flour milling, brewing and malting. The gunpowder factory expanded with the production of cordite and other explosive manufacturing. Many technological innovations and development in working practices took place on the Waltham Abbey site and by the beginning of the First World War it was the only government explosives manufacturer in the country. When explosive manufacture ended in 1945, it being decided that new factories should be built in areas that were less vulnerable, it became the most important non-nuclear research centre in Britain.

### 6.10 19<sup>th</sup> century and beyond

The population of the town in 1801 was 1,837 and growth was slow throughout the 19<sup>th</sup> century. Nevertheless the century has left its mark on the built form of the conservation area. A major restoration of the Abbey Church was carried out by William Burges in 1859, with the principal contribution being the new east wall. The windows by Burne-Jones, and the Edward Poynter painted ceiling are also from this period. All three were closely associated with William Morris who lived nearby in Walthamstow. Several Victorian terraces remain on Sewardstone Street, Greenyard and Town Mead Road. Notable public buildings constructed during this period include: the Baptist Chapel (1836) in Paradise Road; the County Court (1849) in Highbridge Street (destroyed by enemy action in 1945); and the old Methodist Church (now Lea Valley Church), opened in 1903 at the end of Monkswood Avenue.



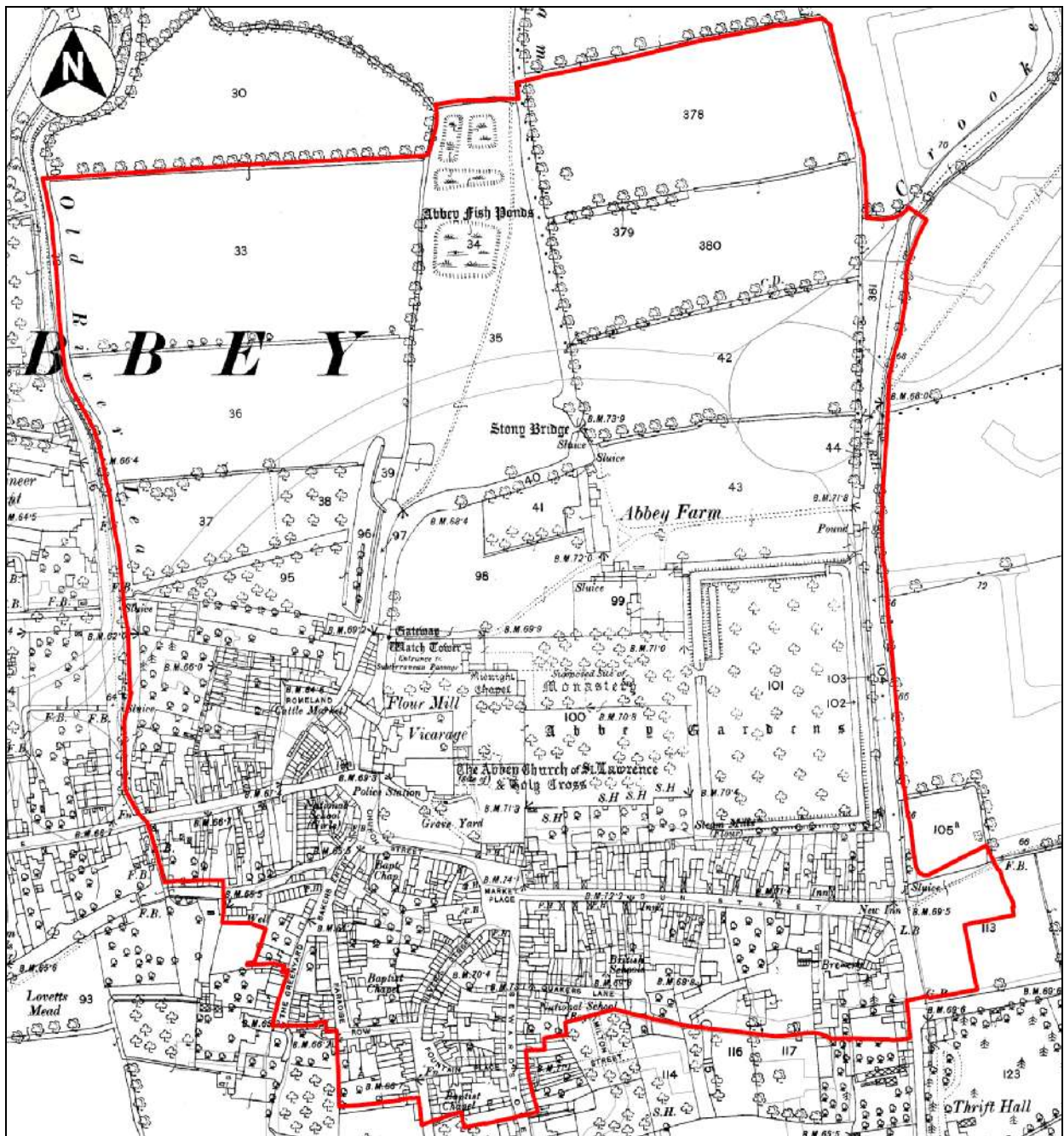
*The Old Elm Tree (Old Waltham Abbey in Pictures, K.N. Bascombe)*

Bomb damage in the Second World War, most notably in Highbridge Street and Romeland, and municipal redevelopment in the 1950s and early 1960s, removed a number of the town's older buildings. Nevertheless enough has survived to retain the character of the town and these, along with the street pattern, the watercourses, and activities within the area, are important to the understanding of the place and to its distinctive historic character.



*Bomb damage in Highbridge Street (Reflections of the Past, R. Sears & J. Foster)*

In 1984, two major steps were taken to preserve the heritage of the area; firstly the Epping Forest District Museum was opened at no.41 Sun Street, a 16th-century building, and Sun Street itself became pedestrianised. Preserved since the 1930s, the Abbey Gardens are now in the care of the Lee Valley Regional Park Authority, along with the Abbey Farm. In 2001 Epping Forest District Council undertook a three year Heritage Economic Regeneration Scheme (HERS) in a targeted effort to catalyse the regeneration of the town centre through the repair of key buildings, the enhancement of public areas, and reinstatement of lost architectural features and detailing. Grants were also given for the restoration and repair of certain buildings.



Waltham Abbey c1877

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### 6.11 Notable figures associated with Waltham Abbey

Notable former residents of the town include John Foxe (1516-1587), author of the *Book of Martyrs*, who lived in one of the dwellings on Foxe's Parade. Other writers who came to the town included Thomas Fuller, who wrote the first history of Waltham Abbey along with his later work, the *History of the Worthies of England*, and the poet Alfred Tennyson.

#### Tovi the Proud (1018-1043)

Tovi the Proud (also Tofi or Tofig) was a Danish thegn who held a number of estates in various parts of southern England. He was standard bearer to King Cnut the Great. Tovi was responsible for bringing the Holy Cross to Waltham from his estates at Montacute.

#### King Harold II (1022-1066)

King Harold II (Godwinson) was the last Saxon King of England. Harold was a trusted adviser to King Edward the Confessor, and a generous benefactor of the church at Waltham. Harold rebuilt the church in about 1057, and founded a secular college of a dean and twelve canons. Edith Swan-Neck, Harold's mistress, also lived nearby in Nazeing in one of the manor houses on Harold's estate. Harold was killed at the Battle of Hastings on 14 October 1066, when Duke William of Normandy defeated the Saxons. Harold's body was identified by Edith Swan-Neck and, legend had it, was returned to Waltham for burial.

#### King Henry II (1133 – 1189)

Henry II rebuilt Waltham Abbey church as part of his penance for his involvement in the murder of Thomas Becket. He founded a priory of Augustinian, or Black Canons, in 1177 in place of the college established by Harold, and this in turn became an Abbey in 1184.

#### King Edward I (1239 – 1307)

The body of Eleanor of Castile rested at Waltham on its way to Westminster for burial in 1290. The body of her husband, King Edward I, lay in state at the Abbey for 15 weeks in 1307.

#### King Henry VIII (1491- 1547)

A frequent visitor to Waltham Abbey, Henry had a private residence in the north east corner of Romeland, near to the Abbey Gateway. The meeting between Henry, his advisors, and Cranmer which led to the dissolution of the monasteries, was said to have been held at Mr. Cressey's house in Romeland.

#### Bassano Family

The Bassano Family originated from Italy and it is believed that they lived in Silver Street. They were renowned Court Musicians for over 100 years. From the reign of Henry VIII they served the court of every sovereign through to Charles II.

#### Thomas Tallis (1505 –1585)

He is regarded as the father of English Church Music. He was the organist at Waltham Abbey Church for ten years before the Dissolution of the Monasteries in 1540.



John Foxe (*Reflections of the Past*, R. Sears & J. Foster)

#### John Foxe (1516 – 1587)

Foxe was a martyrologist who resided in a house in Stewardstone Road near the junction with Sun Street, where he is reputed to have written or translated his famous *Book of Martyrs*. Foxe's house was demolished in 1936 and Foxe's Parade was built on the site.





*Foxe's Book of Martyrs (Reflections of the Past, R. Sears & J. Foster)*

#### **Dr. Thomas Fuller (1608 – 1661)**

Dr. Thomas Fuller was an English churchman and historian. He is now remembered for his writings, particularly his *The History of Waltham Abbey* and the *Worthies of England* published after his death. He was a prolific author and one of the first English writers able to live by his pen (and his many patrons).

#### **Henry Bridges (1697–1754)**

Henry Bridges was a builder, showman and clockmaker of Waltham Abbey. He was father of James Bridges, architect and engineer. Henry is famous as the builder of the giant clock, the *Microcosm*. He is buried with his wife in the church yard, the largest monument there, which was restored several years ago by a local clockmaker. The clock was on tour from 1733 until 1775 and was seen by thousands of people in England, Ireland, Scotland and North America, including George Washington and Richard Edgeworth, who wrote an account of it in his memoirs. All trace has been lost of it until it was found in the 1920s in Paris. The astronomical part is now in the British Museum, but not on display.

#### **Thomas Leverton (1743 – 1824)**

Thomas Leverton was an English architect who was born in Waltham Abbey. His most famous works include Woodford Hall in Essex (built 1775 for William Hunt, but now demolished); Watton Wood Hall (now Woodhall Park) in Hertfordshire (built 1777–82 for Sir Thomas Rumbold); and Scampston Hall in Yorkshire (remodelled in 1803 for William Thomas St Quintin).

#### **Sir Winston Churchill (1874-1965)**

Winston Churchill was the Member of Parliament for Epping constituency (including Waltham Abbey) in the 1920s. He went on to

serve as Prime Minister during the Second World War.

## **6.12 Archaeology**

Waltham Abbey is a town of considerable archaeological importance and one of the most extensively investigated urban and ecclesiastical sites in Essex. There are three areas of interest; the Gunpowder Factory, the Abbey, and the town itself, the latter two of which are included in Waltham Abbey Conservation Area. The majority of the Abbey site is a scheduled monument, as is the Royal Gunpowder Factory. This means that the areas are statutorily protected under the Ancient Monuments and Archaeological Areas Act (1979) and the consent of the Secretary of State is required before any works are carried out which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding or covering up the monument.

The Abbey site is essentially a green field site, with some standing remains, and the church itself. The underground archaeology in this area is well preserved, assisted by the fact that the chief building material is stone and rubble. In addition to the Abbey Church itself, the remains of three successive pre-Norman churches have been uncovered, along with other structures that have occupied the site in various stages of its history. There is archaeological evidence of what is thought to have been a royal enclosure, enclosing a Viking style hall, to the north of the church. The original plan of the present church has also been identified from archaeological investigation.

There is a general scatter of prehistoric material across both the town and Abbey site, some dating from the Mesolithic and Neolithic periods, but the majority being from the Bronze Age. A number of Early Saxon finds have been uncovered, along with medieval and post-medieval pottery. Within the town itself the archaeological record has been disturbed by generations of urban life, however, excavation has shown that some important sub-surface deposits remain including Roman material of which the occasional feature and a buried land surface dating to the period have been found in the area of the medieval town. Excavations throughout the town have produced evidence of various older properties, particularly those relating to the medieval occupation of the area.

## 7. Character Analysis

### 7.1 General character and layout

Waltham Abbey grew up around the historic Abbey Church, the Market Square and Sun Street, the main axial route which runs from east to west through the town. Today, the historic street pattern remains largely unchanged and follows a medieval linear development pattern. Most of the buildings share the same alignment and feature tall narrow building frontages built up to the back edge of the pavement. The widths of the buildings are largely dictated by the former burgage plots upon which they are built. The Abbey Church continues to be the focal point of the town, with the tower remaining the tallest building on the skyline.

Highbridge Street forms the main entry point to the town from the west. The narrow street width, coupled with the two and three storey buildings give it a strong sense of enclosure. A striking long view of the east elevation of the church is afforded from the end of the street. On the approach to the church, the road widens slightly, allowing views of the east elevation and the mid-16th century stone tower to be taken in from most directions. To the north is Romeland, formerly the site of the town's cattle market, now a modern housing estate, which abounds the Cornmill Stream to the south. The Abbey Gardens and farm which lie to the north and east are of considerable archaeological interest, and afford fine views of the Abbey Church. Here the standing remains of the pre-Reformation abbey can be seen set in a series of gardens which are linked by a plethora of footpaths, and feature mature trees and large expanses of grass. The northern section is incorporated into the Lee Valley Regional Park.

Progressing east along Church Street the entry to the medieval Market Square is marked by a visual pinch point between Lychgate House and no.25 Market Square. The square is enclosed by narrow building frontages on three sides which range in date from the 16<sup>th</sup> to the 20<sup>th</sup> centuries. The southern side was lost to redevelopment in the 1960s. With the exception of the unsympathetic 20th-century buildings sited in the north east corner, the square maintains a good sense of architectural unity, with no single building acting to dominate the streetscape.

The frequent unauthorised parking of vehicles in the square is an ongoing issue and detracts from the overall experience of the space. Likewise, the unsympathetic, piecemeal replacement of original fenestration and roofing materials, in addition to inappropriate alterations to traditional shop fronts act to diminish the appearance of this part of the conservation area. That aside, the general impression is one of a well preserved medieval market place of great architectural and historic significance.



*View of Sun Street from Market Square (EFDC)*

Sun Street adjoins the Market Square to the east and comprises a good example of a long, linear medieval street, flanked by frontages of two and three storeys. Buildings are interspersed with a number of narrow alleyways and several surviving carriage arches leading north to Darby Drive and south to Quaker Lane. The pedestrianisation of the street in 1984 has helped to greatly enhance this part of the conservation area.

The eastern end of Sun Street leads onto Sewardstone Road, an area dominated by two busy main roads, Crooked Mile and Farm Hill Road, in addition to an incongruous petrol station sited on the eastern side which now sits outside the conservation area. Sewardstone Road features listed buildings, including Thrift Hall and Thrift Cottage (both Grade II listed).

The eastern end of Quaker Lane adjoins Sewardstone Road. Quaker Lane runs parallel to Sun Street and takes in the most

subdued part of the conservation area where there is little through traffic and mostly modern residential apartment buildings of little architectural merit.

## 7.2 Key views

The extent and quality of views and vistas throughout the conservation area are crucial to its distinctive sense of the place and its unique character and appearance. It is therefore important that they are identified and that effort is made to protect significant lines of sight into, out of, and within the conservation area. The most important of these are discussed below and identified on the accompanying maps (see Map 2, Appendix 5). However, it must be noted that this is by no means a comprehensive list and consideration should be given to the importance of all surrounding views when considering any development within the conservation area.

**The view along Highbridge Street to the Abbey Church:** Highbridge Street forms the gateway into the town and the conservation area from the west. The entrance is marked by a pinch point created by the Old Courthouse (south side) and nos. 36-44 Highbridge Street (north side). The frontages frame the view of the Abbey Church which stands majestically at the end of the street.



*View of the Abbey Church from Highbridge Street (EFDC)*

**The view of the Abbey Church from Greenyard:** The Abbey Church dominates views from all directions and creates a particularly fine focal point to views from Greenyard.



*View of the Abbey Church from Greenyard (EFDC)*

**The view along Cornmill:** The trees lining the banks of the Cornmill Stream and the 19<sup>th</sup> century cottages at the end of the road combine to give a particularly appealing, village-like ambience to this part of the conservation area.



*The view along Cornmill (EFDC)*

**The view from the churchyard of the Abbey Gardens:** From the churchyard both the Abbey Gardens and the commercial core of the town are evident, creating a striking contrast between the extensive green space and the historic urban space.



*View from churchyard towards Abbey Gardens (EFDC)*

**The view from the Abbey gardens to the Church and vicarage:** Long views across the Abbey gardens towards the town centre take in the urban and green elements of the conservation area. The Abbey Church dominates the skyline from this perspective and is a reminder of the historic connection between the Abbey Church and its former grounds.



*View of Church and vicarage from Abbey Gardens (EFDC)*



*View of west elevation from Abbey Gardens (EFDC)*

**The vista down Sun Street from the Market Square:** A one-point perspective is created by the continuous building frontages of the narrow, linear street, which is particularly evocative of a medieval street scene. The varied ages and architectural styles of the buildings chart the historic development of the town.



*The vista down Sun Street (EFDC)*

A sense of arrival is gained from the avenue perspective down Sun Street towards the Market Square. Both form part of the commercial core and historic heart of the town.



*View along Sun Street looking towards the Market Square (EFDC)*



*View of South Place from Sun Street (EFDC)*

**The view into South Place from Sun Street:** Vernacular style cottages with front gardens dominate the narrow passageway. The cottage gardens provide a particularly attractive focal point, limiting extensive views towards Quaker Lane and contributing to the intimate character of the place.

Avenue provide an attractive visual stop to Sun Street.



*View of Lea Valley Church from Sun Street (EFDC)*



*Weatherboarded cottage, South Place (EFDC)*

**The view of Lea Valley Church and into Monkswood Avenue:** The elegance of the Grade II listed church combined with the avenue of trees that lead into Monkswood

### 7.3 Character areas

The conservation area can be broken up into five different character areas (shown on Map 3, Appendix 5). These character areas do not have precise boundaries; their purpose is to define parts of the conservation area in terms of their common spatial and architectural characteristics, land use and levels of activity.

#### Area 1: Highbridge Street and Romeland



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Area 1: Romelands (EFDC)

Highbridge Street takes its name from the crossing of the Old River Lea. The western entrance to the town is marked by a sense of enclosure, shaped by two and three storey buildings and a pinch point created by The Old Courthouse and nos.36-44, all of which are listed buildings. The tower of the Abbey Church creates a visual stop to the street and is complimented by the striking red brick Edwardian Town Hall. The street widens slightly beyond this point although the

enclosure is maintained by full three storey buildings on the north side. The roofscape is not generally apparent at street level since most buildings incorporate low pitched roofs behind parapets.

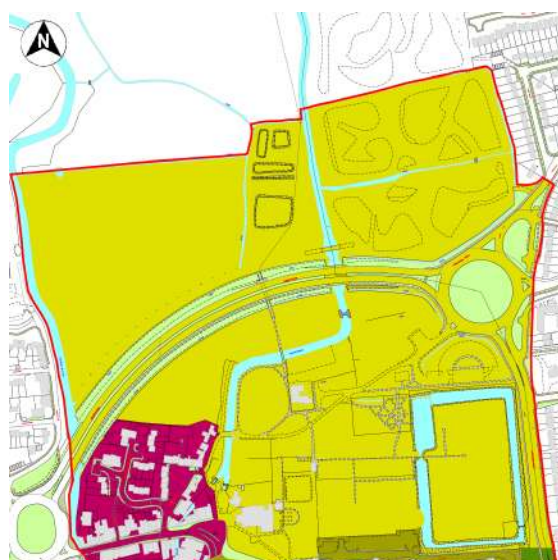
Romeland is one of the former sites of the town's cattle market. When the area was redeveloped for housing in 1977 the pre-war building lines were retained in the new layout. The resulting housing estate encloses the old market place on three sides to create a quiet, suburban cul-de-sac. The original stone cobbles and cattle trough have been retained and greatly contribute to the character of the former square. Despite being consistent in terms of massing and scale, the new buildings lack the traditional detailing and variety of building materials found in the surrounding historic buildings. The significant areas of private parking also somewhat detract from the space.

The buildings sited along the north eastern boundary of the Square overlook a footpath which runs alongside the Cornmill Stream and offers fine views of the Abbey Church and its grounds.



Footpath alongside Cornmill Stream (EFDC)

## Area 2: The Abbey and its environs



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The Abbey and its environs constitute the 'green lungs' of the conservation area. The Abbey Church is a prominent landmark in the town and can be seen from much of the surrounding countryside. Dramatic views of the Abbey Church and its grounds are afforded upon entering the churchyard from Lychgate House to the south and to the west through the remains of the Abbey Gatehouse.



*The Abbey Gatehouse (EFDC)*

The church, Abbey Gatehouse, Midnight Chapel, surviving walls of the abbey complex and "Harold's Bridge" together form a designated scheduled monument. The walls effectively subdivide the grounds into

compartments. To the east are the open Abbey Gardens and a moated area, formerly an orchard. To the north, the rose gardens are contained by ancient boundary walls, and the remains of the old forge. There are a variety of footpaths, and mature trees are prevalent throughout the grounds and churchyard, giving the area an attractive leafy identity and distinguishing it from the urban area and the medieval heart of the town.



*The Abbey Church (EFDC)*

A number of watercourses run through the Abbey Gardens. They provide an attractive rural aspect to the area and, in addition, provide an important habitat for a variety of birdlife. Here weeping willows overhang the bank, creating a peaceful rural idyll.

The site of the Abbey forge is located immediately to the north of the rose garden, and to the west, centrally situated in the grounds, is the former Abbey Farm, now the Abbey Church Centre. The Abbeyview Road cuts through the centre of the Abbey grounds, destroying the tranquillity of the setting. Beyond this, to the north, are the Abbey fish ponds and Arboretum which is a Site of Special Scientific Interest containing freshwater habitat with one of the most diverse invertebrate faunas in Essex.

### Area 3: The medieval town centre



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The medieval street pattern of Waltham Abbey is still discernible in the present streetscape particularly in roads lying to the south of the former monastic precinct such as the Market Square, Church Street, Sun Street and South Place.



Area 3: Welsh Harp, Market Square (EFDC)

Spatially, the square itself remains little changed and is contained on three sides by buildings that range in date from the 16<sup>th</sup> to the 20<sup>th</sup> centuries. The south side was lost to a road alteration scheme undertaken in the 1960s, and some unsympathetic additions exist in the north east corner which are uncharacteristic of earlier development styles. The oldest buildings are predominantly found on the western and northern sides of the square. Variety exists in the frontages but overall the scale is consistent so that no building visually dominates the space.



Area 3: Eastern side of Market Square (EFDC)

Entering from Church Street to the north, little of the square is revealed until the point of arrival. However, from the south, longer views are afforded into the square. The Moot Hall (constructed in the 13<sup>th</sup> century) once stood in the centre of the square but was demolished around and replaced by the Market House in 1670/80. A number of shops and “The Cage” (the Abbot’s prison) also previously stood on the site. The Market House was demolished in 1852 when the livestock market and butcher’s shambles were moved to Romeland.

Sun Street is a medieval street in character, the dynamic linear space forming a contrast to the quiet, still space of the Market Square. Building frontages vary in height between two and three storeys. Sun Street is linked to Darby Drive and Quaker Lane via a number of narrow alleyways and old carriage arches which recreate the narrow confines of a medieval town.



Area 3: Sun Street (EFDC)

South Place is particularly picturesque on account of its narrowness, irregular building pattern and the existence of garden space in the heart of the town.

Several of the alleyways lead north towards the Abbey Gardens, principally through



purpose built shopping alleyways and mews leading out into Darby Drive, with its new development in the east and car park to the west. Darby Drive and the car park lying south of the Abbey Gardens is an area in need of enhancement and suffers from many unsympathetic alterations in addition to unsatisfactory arrangements for refuse storage which leads to piles of rubbish collecting along the street. The car park constitutes the main arrival point for many visitors to the town.

#### Area 4: South and West of Leverton Way



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Large swathes of 20<sup>th</sup> century housing stock can be seen in this area. Apart from the through traffic that passes along the north side through Leverton Way and Quaker Lane, it is relatively peaceful in character.

From the Abbey Church, looking south along the Cornmill Stream, a row of picturesque Georgian cottages can be seen overlooking the river bank. The Old Victoria Hall, a now redundant and derelict corrugated iron structure can be seen to the left hand side of the car park.

Along Greenyard close to the car park exit, are an attractive row of Georgian and Victorian houses and a former public house, The Coach and Horses, now home to a Tandoori restaurant. The road affords good views of the Abbey Church and is spatially characterised by a sense of openness.

Heading north away from Greenyard there is a significant amount of 1960s housing, comprising flats and houses, which provides an avenue to the quiet residential Paradise Road. Here the 19<sup>th</sup> century Baptist church leads into Fountains Place, where a 1950s estate dominates the area. The Old Spotted Cow (now converted to flats) with its colourful

glazed tile signage creates a focal point in the area. However, the expanse of residential parking along Fountain Place detracts from the overall experience of the space.

As the boundary crosses Sewardstone Street, taking in the Salvation Army Hall, the road opens up as it comes out onto Quaker Lane. Here one can see the remains of Essex House in which Samuel Howell, a poet of Essex scenery, once resided. The original building fronts Sewardstone Street but has been extensively altered and extended to the rear with modern flats facing Quaker Lane.



Area 4: Leverton Way (EFDC)

Opposite the Market Square, there is a 1960s development of shops and flats, built to replace the south side of the Market Square, which was demolished to create a new route through the town. Sadly, the buildings are of little architectural merit and do not compliment the square, which has been left bereft of a southern enclosure.

Leverton Way is also in need of enhancement. The road is bounded on one side by a building supply yard and the other by a car park to the rear of the Green Dragon.

**Area 5: Quaker Lane and Sewardstone Road**



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This area features a major arterial route into the town and is dominated by heavy traffic and associated street furniture. Traffic from Crooked Mile and Sewardstone Road is directed along here, and the area also takes in the junctions between Quaker Lane and Farm Hill Road. There are several listed and locally listed buildings in this area. However, the heavy through traffic greatly detracts from this part of the conservation area which is in need of enhancement. In many respects, this is the least cohesive of the character areas.



*Foxe's Parade (EFDC)*

Immediately north of Thrift Hall one can see modern industrial buildings, which make a jarring backdrop to the listed building. North of the petrol station there is an attractive row of

19th-century houses which lead to Lea Valley Church in the leafy Monkwood Avenue. This creates a peaceful, residential counterpoint to the busy junction at its west end.

Built on the site of the demolished John Foxe House, Foxe's Parade is set back behind a deep pavement. It contains a row of shops to the ground floor with flats above, many retaining their original shopfronts with stallrisers, consoles and pilasters. Damaged railings exist to the edge of the pavement fronting the road.

Two Georgian townhouses, both Grade II listed, are sited across from the petrol station and the junction of Farm Hill Road and feature an original pedimented door case with fanlight over and railings.



*Plaque to John Foxe, Foxe's Parade (EFDC)*

The rear access areas to Foxe's Parade and other buildings on Sewardstone Street provide an uninspiring and cluttered back drop to Quaker Lane. Somewhat generic 20th-century housing can be seen on the opposite side of the road in Hanover Court. A two storey reinforced concrete office building, sited on a semi-circular plan can clearly be seen from Sun Street at the junction of Quaker Lane and Stewardstone Road. The building is out of character with the surrounding area, in addition to being located in the immediate setting of the locally listed public house opposite.

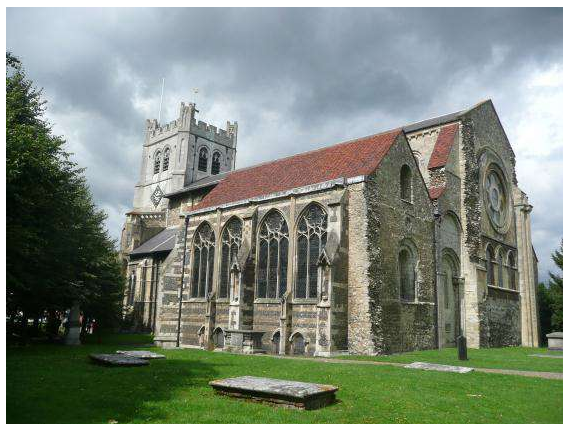
## 7.4 Buildings of architectural and historic interest

### Statutorily listed buildings

Statutory listed buildings are considered to be of special architectural or historic significance. They are of national and regional importance and usually referred to as simply 'listed buildings'. Listed buildings are designated by the state 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. All the listed buildings in Waltham Abbey Conservation Area are Grade II or II\* listed, with the exception of the Church of the Holy Cross and St Lawrence (the Abbey Church) which is Grade I listed.

#### Statutorily listed buildings

- Highbridge Street: Nos.1-7 Church Gardens Court, 14, 16, 23, 31, 36, 38, 40-42, 44
- The Crown Public House, Romeland
- Abbey Gatehouse
- Waltham Abbey Garden Wall
- Waltham Abbey Vicarage, Highbridge Street
- Ruins to the east of the Church of the Holy Cross and St Lawrence
- Waltham Abbey Walls, including walls to Chapter House
- Midnight Chapel, Abbey Gardens
- Church Street: Nos.1, 2, 3-4
- Lea Valley Church, Sewardstone Road
- Nos.15 and 16, Sewardstone Road
- Sewardstone Road
- Nos.2 and 3, South Place
- Essex House, Quaker Lane
- Market Square: Nos. 1, 13, 20, 21, 24a, 25 and the Queens Arms and Welsh Harp public houses
- No.1 Arlingham Mews
- Sun Street: Nos. 3, 5, 14,16,18, 19, 21, 24, 24A, 26, 33, 34, 36, 38, 39, 40, 41, 44



*The Abbey Church (EFDC)*

The Church of the Holy Cross and St. Lawrence is without doubt the most important building of the town. The majority of the surviving structure dates from the 12<sup>th</sup> century and can be considered as one of the finest examples of Norman architecture in the country. The neighbouring vicarage comprises a 17<sup>th</sup> century, timber-framed and plastered building.



*The Abbey Church and Vicarage (EFDC)*



*The Abbey Church and walls (EFDC)*

Inside, the 14<sup>th</sup> century Doom Painting can still be seen on the eastern wall of the Lady Chapel. The historical interest of the building is increased by the remains of the Abbey Gatehouse, the Midnight Chapel, Harold's Bridge, the walls of the Abbey complex, the Chapter House, the garden wall and the vicarage. The two arched gateways of the Abbey Gatehouse are dressed in limestone and form a wide carriage entrance with a narrower opening for pedestrians. The original bridge to the gatehouse has been replaced, but "Harold's Bridge" across the Cornmill Stream is 14<sup>th</sup> century. Of the extensive domestic buildings that formerly lay to the north of the Abbey Church, only parts of the cloister and chapter house walls are now visible. The majority of the site and gardens are designated as a scheduled monument.

There are 49 listed buildings within the conservation area. The vast amount of buildings in the medieval town centre are vernacular in style. Other than the Abbey Church, the oldest surviving building in the town is Lychgate House which, in part, dates from the 14<sup>th</sup> or 15<sup>th</sup> century. Other surviving medieval buildings include the Welsh Harp Inn, a half-timbered 15<sup>th</sup> century inn, and nos. 2, 3 and 4 Church Street which together provide a cluster of intact historic buildings in the north-west corner of the Market Square. Nos.39-41 Sun Street was a timber framed medieval merchant's house or meeting hall dating from the 16<sup>th</sup> century, refronted in the late 18<sup>th</sup> or early 19<sup>th</sup> century, and currently home to the Epping Forest District Museum.



*Harold's Bridge (EFDC)*

Many of the buildings around Market Square are also timber frame constructions, typical of the area at that time, dating from the 16<sup>th</sup> and 17<sup>th</sup> centuries, including nos.1 to 5 Sun Street, the Queen's Arms Public House and nos.20, 21 and 25 Market Square, which have over time seen efforts to gentrify their facades.



39-41 Sun Street (EFDC)

Sun Street includes the highest concentration of listed buildings, primarily from the 19<sup>th</sup> and 20<sup>th</sup> centuries. The rendered Georgian façade to The Sun Inn retains many original features including pedimented Doric door surrounds and gabled casement dormers. Along the north side of the street, nos.14 and 16 are both whitewashed brick with old tiled roofs and form one group with no.18-18a, which is pebble-dashed with a box casement dormer set in a machine tiled roof. No.24 has a pantiled roof hidden behind a parapet with its timber frame structure visible through the carriage arch on its left and it forms a group with nos.24a and 26 which are 19<sup>th</sup> century in date and have a central carriageway showing the timber framework with white washed brick noggins.



The Welsh Harp Inn (EFDC)

Nos.34 and 36 form a single yellow brick building with a parapet roof and a segmental arched carriageway. They form a group with

no.38, a late 18<sup>th</sup> century stuccoed building with an old tiled mansard roof, and no.40, a yellow brick fronted building with its old tiled roof hidden behind a parapet. Finally on the north side nos.44 and 44a comprise a timber framed stucco rendered building.

On the south side of Sun Street is no.19, a weatherboarded building with an original shopfront with glazing bars, slim pilasters, a frieze and cornice. No.33 has a rusticated ground floor and an old tiled hipped roof.



Lea Valley Church (EFDC)

The Lea Valley Church on Monkwood Avenue is a good example of 19<sup>th</sup> century ecclesiastical architecture, constructed in a free late gothic style. The relative grandeur of its tower and belfry contribute greatly to the skyline and make the building a landmark that is highly visible across the openness of the Abbey Gardens. Nos.15 and 16 Sewardstone Road are a pair of 18<sup>th</sup> century listed houses which together provide a visual stop from Farm Hill Road.

Little remains of the original Essex House on Sewardstone Road which has been extended and is now a block of modern flats. However, the initials IWS and the date 1722 on the rainwater hoppers can be seen, along with the original Flemish bond brickwork and burnt headers.

Within the modern complex of the Romeland, nestles The Crown Public House, a 17<sup>th</sup> century building with subsequent alterations. It is timber framed, clad in roughcast render and

colourwashed with a tiled roof and a flat-roofed dormer.



*The Crown Public House (EFDC)*

Along Highbridge Street there are eight listed buildings including no.31 (The Old Courthouse), a mid-18<sup>th</sup> century red brick building with a slate roof, prominent quoins and a central pedimented porch, which makes it unique within the conservation area. No.23 is a three storey mid-19<sup>th</sup> century stock brick building with a shop front displaying Doric pilasters and panelled stallrisers.



*The Old Court House, Highbridge Street (EFDC)*

On the north side of the street nos.36-44 form a group, most of them featuring 19<sup>th</sup> century stuccoed fronts and sash windows. No.36, now a bank, comprises a red painted building with cornice band, parapet and pediment above the doorway. Nearer the Abbey Church,

no.16 forms one building with no.14 and has a stuccoed front and slated hipped roof, no.14 is clad in black featheredge weatherboarding and features a small 19<sup>th</sup> century shopfront to the ground floor.

The smallest listed structure in the conservation area is the K6 cast iron telephone box to the rear of no.2 Highbridge Street. This iconic telephone box form was first designed by Sir Giles Gilbert Scott in 1935.



*K6 telephone box, rear no.2 Highbridge Street (EFDC)*

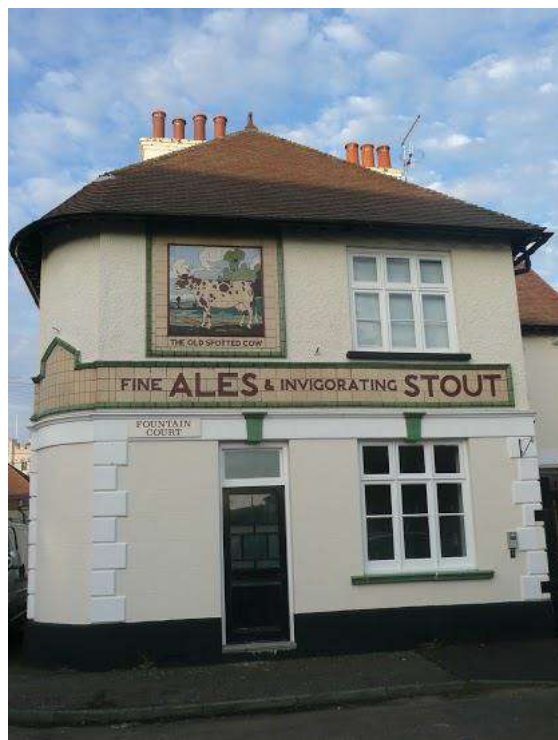
### Locally listed buildings

#### Locally listed buildings

- The Old Spotted Cow, Fountain Place
- Nos.2-4 Highbridge Street
- The Town Hall and Abbey Chambers, Highbridge Street
- The Baptist Church, Paradise Road
- Sun Street: Nos.8, 11, 20, 48, and 58

The Local List is a list of 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, however, they do receive special consideration within the normal planning process and their inclusion on the Local List normally provides a presumption against their demolition.

There are several locally listed buildings in Waltham Abbey Conservation Area, most of which are 19<sup>th</sup> century in date.



*Former Old Spotted Cow, Fountain Place (EFDC)*

Among them are several old public houses, including The Old Spotted Cow (now converted into flats) featuring decorative tilework; The Angel Inn, a yellow stock brick building with red brick banding and traditional frontage; The New Inn, a large red brick building with stone details, built in 1896 and now a restaurant; and The White Lion (no.11 Sun Street), an early 19<sup>th</sup> century building with smooth render, now a café and flats. All public houses within the conservation area are either listed or locally listed. At one time, Waltham Abbey was rumoured to have the most pubs per square mile in the country.



*The Town Hall roovescape (EFDC)*

The Town Hall dates from 1904 and is a landmark on Highbridge Street with its distinctive red brick and terracotta dressings under a plain clay tile roof that act as a

counterpoint to the Abbey's Norman Caen stonework.



*The Cornmill Stream running under the Town Hall (EFDC)*

Nos.2-4 Highbridge Street was built 1894. It is red and buff brick building, with decorative terracotta panels. It has seen many uses, formerly the Abbey Chambers and before that, the Cock Hotel. The Cock Hotel was itself built on the site of the old Cock Inn, which was demolished in 1893.

The Baptist Church on Paradise Road, built in 1836 of yellow stock brick, adds to the diversity of ecclesiastical building styles within Waltham Abbey town centre, and is a good example of non-conformist Victorian architecture.

No.8 Sun Street comprises a mid 19<sup>th</sup> century townhouse with traditional shopfront and, further along, no.20 Sun Street is a 19<sup>th</sup> century large yellow stock brick building with decorative stone quoins.

### **Key buildings of townscape merit**

Besides the statutorily and locally listed buildings, there are many other buildings that contribute significantly to the character and appearance of the conservation area. The most important of these have been identified here as 'key buildings of townscape merit'.

**Key buildings of townscape merit**

- 29 Highbridge Street
- 13-15a Highbridge Street
- 4-5 Sewardstone Road
- 6-7 Sewardstone Road
- 9-12 Cornmill
- 8-9 Greenyard
- 35 Sun Street, The Police Station
- 1 Greenyard, Muhinur Tandoori House
- 4 South Place

Nos.13-15a Highbridge Street were built after the Town Hall, in similar materials and height, and contribute to a sense of architectural unity in this part of the conservation area.

No.29 Highbridge Street comprises a late 19<sup>th</sup> century solicitor's office. It was built for the firm Jessop's and formerly had connecting doorways to the Old Courthouse next door. Stylistically, it comprises a red brick building with stone dressings and hood mouldings, and twin gables fronting the street.

Oxford and Merton Villas (nos.4-5 and nos.6-7) were built in 1890 and stand on Sewardstone Road. They are symmetrical handed pairs of semi-detached, half timbered with pargetted render, red brick villas with canted bay windows and red clay hanging tiles to the front elevation. They are Arts and Crafts in style with recessed porches featuring original stained glass windows set in painted timber frames and Welsh slate to the roof.



*Merton Villas (EFDC)*

Nos.9-12 Cornmill comprise charming 18<sup>th</sup> century red brick cottages facing the Cornmill Stream. Nos.8-9 Greenyard are also 18<sup>th</sup> century villas with 6 over 6 timber sash windows.



*The former Coach and Horses (EFDC)*

Further along Greenyard stands Spitfire Tandoori, formerly The Coach and Horses, which was built about 1870.

The Police Station was built in 1874 on the site of a former orchard. It is an imposing Italianate yellow stock brick building which makes a hugely positive contribution to the streetscene on this part of Sun Street. Nearby, no. 4 South Place compliments the listed buildings at nos.2 and 3 South Place, creating a village idyll in the town centre.



*The Police Station (EFDC)*



## 7.5 Traditional building materials

A rich variety of traditional building materials can be seen in Waltham Abbey Conservation Area which greatly contribute to the unique urban grain of the area.

### Traditional Building Materials

- Walls: brick, timber framing with wattle and daub or brick infill, render, brick, and timber weatherboarding
- Roofs: plain clay tiles, pantiles & natural slate
- Windows & doors: timber
- Boundaries: timber fencing, brick and cast-iron railings

### Walls

Brick and render are the most common materials used for external walls in the conservation area. Traditionally, timber was the most common material for building houses in Essex 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 include off-white, cream and pale yellow or ochre. A number of buildings have been rendered in stucco and others roughcast (pebbledashed) and painted. There are also some examples in the conservation area of pargetting, a local technique of making patterns in external plaster. Brick was more commonly used from the 17<sup>th</sup> century onwards, and particularly after the introduction of railways in the mid-19<sup>th</sup> century. Red bricks, buff bricks, and yellow London stock bricks are common in the conservation area.



*Traditional timber framing (EFDC)*



*Red brick wall to Abbey Gatehouse (EFDC)*

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



*Traditional weatherboarding (EFDC)*

The Abbey Church and the remains of buildings in its grounds are the only stone buildings in the conservation area. They are constructed of Caen Stone sourced from quarries in north-western France. The Normans are known to have brought their own masons, builders and carpenters over to England following the Conquest.

Stone is not a common building material in Essex due to the fact that geologically the area has no indigenous building stone. It was therefore generally only used for important public buildings such as churches.

A few buildings in the conservation area feature hanging tiles, illustrating the influence of the Arts and Crafts movement on local late 19<sup>th</sup> century builders. When clay roofing tiles became cheaper and easily available, they were widely adopted as a cladding panel over timber framed walls.



*Hanging tiles (EFDC)*

## Roofs

The red hand-made plain clay tile is the most common traditional roofing material in the conservation area. Plain red clay tile roofs tend to be much more steeply pitched (45° upwards) than slate or clay pantile roofs, which can have pitches as shallow as 30°. There are also some examples of pantiles on some of the 19<sup>th</sup> and 20<sup>th</sup> century buildings. Slate was another material that became widely available for the first time in the 19<sup>th</sup> century with the advent of the railways and can be seen on many of the 19<sup>th</sup> century buildings.



*Plain clay tiles (EFDC)*

## Doors and Windows

The numerous traditional designs of 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 16<sup>th</sup> and 17<sup>th</sup> century buildings tend to be of a casement style with a horizontal emphasis while those on 18<sup>th</sup>, 19<sup>th</sup> century, and early 20<sup>th</sup> century buildings tend to be double-hung sliding sash windows with a vertical emphasis.



*Norman south door featuring a pair of substantial timber doors with large iron strap hinges set in a Norman arch, Abbey Church (EFDC)*

In the conservation area, there are large developments that feature modern replacement windows that do not reflect the proportions, materials or quality of traditional windows and undermine the historic character of the conservation area.



*Hooded pediment door with fanlight (no. 16 Sewardstone Road) (EFDC)*

## Shopfronts

There are a small number of traditional timber shopfronts in the conservation area, the majority of which date from the late 19<sup>th</sup> or early 20<sup>th</sup> century. Many of these shopfronts have common traditional features including decorative consoles, pilasters, fascias,

panelled or rendered stallrisers, and occasionally, tiled stall risers or pilasters.



*Tiled pilaster with decorative console (EFDC)*

### Boundary treatments

Most buildings are built directly onto the back of the pavement but where boundary treatments exist, brick walls are prevalent. The bricks used in the construction of boundary walls are similar to those used in the construction of many of the town's buildings and, consequently, they contribute to the harmony of colour and texture within the conservation area.

Walls define space within the town and serve to emphasise the sense of space on certain streets, particularly the back streets that do not have a continuous active building frontage such as Derby Drive and Quaker Lane. The yellow stock brick wall with gate piers that stands to the west of the Old Courthouse on the south of Highbridge Street is particularly important in this respect, as it maintains the street frontage of this significant approach to the town centre in the absence of a building.

Walls are also particularly prominent features of the area in front of the Abbey Church, where they define the graveyard and form an integral part of the design of the more elaborate Town Hall. However, it is the surviving walls of the Abbey itself, which can be glimpsed from this part of the town, that are the most significant and account for much of the historical interest of Waltham Abbey.

There are also attractive white, timber picket fences surrounding the gardens of several houses in South Place.



*White picket fences in South Place (EFDC)*

### Street Furniture

There are some examples of inappropriate street furniture within the conservation area, where improvements could be made. In general, signs and other street furniture should be designed to be in keeping with the character and appearance of the conservation area. In places there is often no recognition of this and standard street lights and fittings are used.

Examples of this include the utilitarian street lights and signage found along Sewardstone Road, in addition to the railings along the north east part of Highbridge Street and along Foxe's Parade.



*Traditional style lamppost in Church Street (EFDC)*

## 7.6 Contribution made by trees, hedges and green spaces

The contrast between the urbanised medieval street pattern of the town centre and the open green expanse of the Abbey Gardens is one of the most striking features of the conservation area.



*Willow trees in the Abbey Grounds (EFDC)*

Green spaces in the commercial centre of the town are rare as it is distinctly built up. Trees, however, contribute greatly to the quality of certain areas. These large and numerous landscape features around the Cornmill Stream are crucial to the character of this open urban green space within the conservation area, which helps to retain some of the country market town feel of Waltham Abbey. The Cornmill Stream itself is of course a significant element of this in addition to being of historic interest as an ancient manmade channel that diverted water from the River Lea to power the town's industrial activities.



*The Cornmill Stream and wildlife (EFDC)*

The stream joins the River Lea to the west of the conservation area. The river has historically been important to the town; it influenced the initial siting of the settlement and provided it with a source of water and

power. Today it is a pleasant feature of Highbridge Street that marks the entrance to the town centre, before winding its way through the countryside to the north. These urban waterways are an integral part of the fabric of the town and significant features of its character and history.

Some areas of formal planting also enhance the conservation area. The avenue of trees on Monkswood Avenue creates a distinguished entrance to the road and complements the grand architectural quality of Lea Valley Church. A number of street trees have also been planted in the Market Square, which, when well maintained, add to the quality of the town centre.

## 7.7 Activity and Movement

Since 1984 Sun Street and Market Square have been pedestrianised. This provides a safe and pleasant environment for shoppers, residents and business owners which contrasts with the busier vehicle routes of Highbridge Street, Leverton Way, Quaker Lane and Sewardstone Road.

Waltham Abbey retains its historic function as a market town. The main streets are commercially orientated, with weekly markets still held every Tuesday and Saturday. This long standing tradition is extremely important to the town's identity and economic viability, attracting people to the town centre and creating a vibrant, bustling atmosphere. Significant public and ecclesiastical buildings, such as the Town Hall, library, Abbey Church, Epping Forest District Museum, and the Tourist Information Centre, are also located in the conservation area and provide services to the local community and visitors.



*Pedestrians on Sun Street (EFDC)*

The upper floors of shops are often in residential use; this is reflective of the longstanding tradition of traders residing above their shops, and also ensures that the town centre is occupied in the evening. However, residential use is very much a secondary activity of the commercial core.

The historical interest of Waltham Abbey, particularly the Abbey Church, the Royal Gunpowder Mills and the Epping Forest District Museum, also makes the town a tourist destination.

## 8. Opportunities for Enhancement

There are several opportunities for enhancement in the conservation area which are discussed below.

### Opportunities for enhancement

- **General:** Encourage sympathetic refurbishment of buildings, both listed and unlisted, within the area (including replacement of uPVC windows with timber).
- **Darby Drive:** Reduce gaps in the street frontage, improve poor quality boundary treatments and storage places for refuse, encourage sympathetic redevelopment of street.
- **Sun Street:** improve shopfronts and signage, bring empty units back into use and encourage sympathetic redevelopment of sites that have a negative impact on the area.
- **Highbridge Street:** Improve signage and shopfronts.
- **Leverton Way:** Improve car park to rear of Green Dragon PH and encourage the sympathetic redevelopment of sites that have a negative impact on the area.

### 8.1 General: the use of unsympathetic modern materials

One of the main threats to the character and appearance of the conservation area is the use of unsympathetic modern materials for doors, windows and roofs. A large number of buildings in the conservation area have uPVC windows and/or concrete roof tiles. These materials detract from both the character and appearance of the conservation area and the quality of the townscape. The conservation area would be enhanced if these unsympathetic modern materials were replaced with more traditional materials such as timber for doors and windows and slates or hand-made clay tiles for roofs. Although planning permission (or Listed Building Consent) is needed to replace doors and windows to flats, buildings in commercial use

and statutorily listed buildings, permission is not normally needed to replace doors and windows to unlisted houses in conservation areas (including those that are locally listed). As a result, unlisted residential buildings are particularly vulnerable to this type of unsympathetic change. The creation of an Article 4 Direction to cover the extent of the conservation area would help to prevent further unsympathetic alterations to unlisted buildings.

### 8.2 Darby Drive

The street could be improved if some of the gaps in the building line were filled in with traditional boundary treatments or sympathetic new buildings. Untidy service yards, with refuse piled up in plain view, parked cars and unsympathetic signage dominate the street. Sensitive and sympathetic reinstatement of boundary treatments or high quality architectural additions would improve the appearance of the street.



*Unsympathetic alterations to buildings, Darby Drive (EFDC)*



*Unsympathetic 20<sup>th</sup> century additions to buildings, Darby Drive (EFDC)*

### 8.3 Sun Street

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

#### Sun Street: condition of buildings

The majority of the buildings on the street are in good condition. However, there are buildings, including some of the listed buildings, with features in need of repair.

In addition, it is important that a viable future use is secured for any vacant shops on Sun Street to ensure the long term survival of the historic buildings and the vitality of the town centre.



Vacant shops, Sun Street (EFDC)

#### Sun Street: shopfronts & signage



Untraditional shopfront with deep fascia (EFDC)



Vacant shops, Sun Street (EFDC)

#### Sun Street: general street scene

One particular building that detracts from the character and appearance of Sun Street is nos.25-27 currently occupied by Waltham Carpets. It is a single storey 20<sup>th</sup> century, flat-roofed building with a deep fascia sign and external roller shutter. It would greatly enhance the street if this site were redeveloped and replaced with a building of a more sympathetic design, in keeping with the surrounding conservation area.

Shopfronts have a significant visual impact on the character and appearance of the conservation area. Although there are a large number of traditional timber shopfronts on Sun Street which act to enhance the area, a large number of modern shopfronts can also be seen. Many are constructed from modern materials such as untreated aluminium, uPVC and Perspex, and also feature excessively deep fascias that mask architectural features and are out of scale with the historic buildings. Many traditional shopfronts have been replaced with full-height glazed openings at ground floor level which appear out of place on an historic street.

It is important that where traditional shopfronts do survive they are preserved and maintained, in order to maintain the quality and interest of the townscape.

The Council has a guidance document outlining the principles of good shopfront design (*Shopfronts & Advertisements*, 1992). The content of this leaflet is summarised below in Section 11 (General Guidance). In certain parts of Sun Street, excessive or inappropriate signage is having an adverse effect on the

appearance of the conservation area. Large adverts and signage can detract from the character of historic buildings and create unsightly clutter in the town centre. The Council will, therefore, explore the possibility of designating the conservation area as an Area of Special Advertisement Control which would introduce the need for additional consent for some advertisements and signage.



*Large adverts and excessive signage (EFDC)*

**Sun Street: public realm**

Some of the facades along Sun Street are peppered with redundant signage and fixtures and fittings that look unsightly and detract from the appearance of the area. Owners will be encouraged to remove the abundance of redundant electrical cables, fuse boxes, etc. to facades of buildings.

**8.4 Market Square**

The planting of trees along the south side of the Market Square would help to enclose the space and reinstate the historic building line, as well as helping to soften the unsympathetic late 1950s buildings sited along its south side. However, any new additions would have to be carefully considered so as to cause minimum disruption to the market.

Unauthorised parking in the square is also an issue in need of a resolution. It is recommended that more effective parking enforcement measures should be explored to deter people from parking their vehicles within the square.



*The Market Square (EFDC)*

**8.5 Highbridge Street**

There are several listed buildings which are currently in a poor state of repair on Highbridge Street, in addition to several shops which are currently empty and need to be brought back into use. Issues of maintenance and reuse of historic buildings along this street will be addressed and promoted.

Although the car park in front to the Abbey Church detracts from its setting it is considered to be a valuable amenity within the town, particularly for customers of the businesses on Highbridge Street.



*The car park in front of the Abbey Church (EFDC)*



### 8.6 Leverton Way

There are several sites along this stretch that do not display the same character as other parts of the conservation area, likely due to the fact that Leverton Way was only created in the mid-20<sup>th</sup> century. These include the builders supply yard and the car park to the rear of the Green Dragon Public House. Both sites have potential for improvement.



*Car park at rear of Green Dragon PH  
(EFDC)*

## 9. Conservation Area Boundary

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### 9.1 Current conservation area boundary

One of the purposes of a character appraisal is to review the boundaries of the conservation area. The conservation area boundary, which was drawn up in 1969, encompasses the historic commercial town centre along with the Abbey Church and its historic grounds. All the areas that retain their special character and historic interest are included within the conservation area boundary, however, there are some areas that do not uphold this level of special interest and do not contribute to the character of the conservation area. These will be excluded from the conservation area boundary.

### 9.2 Areas to be excluded from the boundary

#### West of Greenyard

The boundary has been re-drawn to exclude the car park between Cornmill and Greenyard, and the late 20<sup>th</sup> century doctors' surgery on Greenyard which lacks any architectural or historic interest.

#### Sewardstone Road, Rue St Lawrence, and Farm Hill Road

A change of boundary is also proposed in the south east corner of the conservation area.

The revised boundary excludes the fuel station and depot, and also some buildings on Rue de St Lawrence (Newmet, no.11 Rowandene, and nos.1,3,5,7 and 9). These buildings are not considered to be in keeping with the character of the rest of the area.

The removal of these buildings from the conservation area results in the boundary terminating to the south of no.15 Sewardstone Road, and no longer stretching as far south as Thrift Hall and Thrift Cottage. These buildings have become detached from the historic core of the town through unsympathetic 20<sup>th</sup> century development. Their inclusion in the conservation area does not justify the inclusion of buildings lacking character and special interest which stand between them and the previous conservation area boundary to the north, particularly as Thrift Hall and Thrift Cottage are adequately protected by their Grade II statutory listing.

## 10. Community Involvement

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### 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.

A public consultation ran from November 2015 to January 2016, including a public exhibition held at Waltham Abbey Town Hall on 7<sup>th</sup> December 2015. Local amenity groups, organisations and residents were informed of the consultation by letter and through posters displayed in the area. Hard copies of the draft appraisal were made available and it was published on the Council's website. People

were encouraged to make comments either through a questionnaire (electronic or in paper form), or by email or letter. The consultation responses received have informed revisions to the document.

### 10.2 Timetable

<b>January 2014 – October 2015</b>	<b>Draft appraisal prepared</b>
<b>November 2015 – January 2016</b>	<b>Public consultation</b>
<b>January 2016 – February 2016</b>	<b>Finalising report</b>
<b>March 2016</b>	<b>Publication</b>

## 11. General Guidance

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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 section contains general guidance aimed at managing and guiding change within Waltham Abbey Conservation Area 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 and amended 2006) regarding conservation areas and the historic environment are set out in Appendix 2.

### 11.1 Views and setting

It is important that the significant views and vistas from both within and from the outside of the conservation area are preserved and, where possible, enhanced. Any development within the town should respect the nature of these views and contribute positively to them. Some of the important views and vistas are identified on Map 2 (Appendix 4).

### 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 is a strong presumption towards the retention of all buildings that make a positive contribution to the character or appearance of the conservation area. There is also a presumption in favour of the retention of original historic features such as traditional doors, windows, shopfronts and boundary treatments. These features contribute significantly to the architectural and historic interest of 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, underpinned by 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 and uPVC

will be discouraged as these are generally out of character with the conservation area and 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 will not give consent for 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 prevent clutter in the public realm.

### 11.6 Shopfronts

Poor quality shopfronts erode the character of historic areas, usually through the use of inappropriate or brashly coloured materials and large fascias. Conversely, if shopfronts are well-designed and make use of good quality materials, they can greatly enhance the appearance of the street scene. Where an existing shopfront contributes to the character of the building or the area, it should 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 in the conservation area the shopfront should match the scale and proportions of the existing building. All too often shopfronts are designed in isolation without any consideration to the architectural composition of the building. Excessively deep fascias (over 400mm in depth) should be avoided and the shopfront should incorporate a stall riser 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 to the fascia. Materials such as self-coloured

aluminium, uPVC, unpainted tropical hardwood and perspex should 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 if possible. Internally illuminated box fascias, illuminated letters, and fluorescent lighting are 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 street scene. External shutters with protruding shutter boxes should be avoided.

### **11.7 Signs and advertisements**

In historic streets, projecting signs 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. Signage on any building in the conservation area should be kept to a minimum to reduce the amount of visual clutter in 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 they are of a high quality and sympathetic to their surroundings. Any new development, including extensions to existing buildings, 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, landscaping and access. New development should generally be composed of traditional facing materials (policy HC7).

### **11.9 Activity and uses**

Waltham Abbey Conservation Area is centred on the medieval town centre and market place as well as several smaller residential and mixed use areas. The area around the Market Square contains a number of shops, cafes, pubs, restaurants and other services, and the principal streets entering into the Market Square (Sun Street and Church Street) have similar uses. Retail use has been declining on Sun Street in recent years due to growing competition from larger out-of-town retail outlets. A certain amount of change of use in the commercial town centre is inevitable. However, in general, the Council will seek to retain retail uses wherever possible to ensure the diversity of the shopping streets (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 be 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 statutorily listed buildings (policy CP10).

## 12. Management Plan

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It is important that the character of the conservation area is preserved and, where possible, enhanced in order to preserve its special interest. The following section outlines the Council's objectives for the preservation and enhancement of Waltham Abbey 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. Original historic features such as doors, windows and shopfronts will also be retained as these make an important contribution to the character and historic interest of the area. Many of the properties in the conservation area are statutorily 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 features, particularly doors and windows.

In order to raise public awareness of 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 can 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 essential repair of historic fabric on non-residential statutorily and locally listed buildings, with priority given to those on the statutory list.

### 12.2 Enhancement of public areas

In order to enhance the character and appearance of the public spaces in the area, the Council will discuss with Essex County Council

Highways the possibility of reducing the negative visual impact of some of the road signs in the conservation area, and improving the setting of the Abbey Church and the lanes and alleyways off Sun Street. The Council will also try to arrange an agreement with Highways whereby the Conservation Section are consulted on proposals for any new road signs, road markings or street lamps in the conservation area.

### 12.3 Review

The Character Appraisal and Management Plan will be reviewed once every 5 years in order to compare achievements with the objectives outlined in the management plan.

The townscape survey that forms part of the character appraisal will be used to monitor incremental change in the conservation area, including physical condition and any loss of historic fabric or important trees, hedges or green spaces.

### 12.4 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 of the area. The following are some of the ways in which local residents can help to preserve the character and appearance of the conservation area:

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

## 12.5 Waltham Abbey Conservation Area management plan

# Waltham Abbey Conservation Area Management Plan 2015-2020

### 1. Retention and enhancement of historic fabric

- Provide information to promote and encourage good design for shopfronts and advertisements.
- Provide information on the repair and maintenance of historic buildings to encourage retention of traditional architectural features.
- Provide access to historic building grants for the repair of historic fabric on non-residential statutorily and locally listed buildings.
- Make sure that any new development is sympathetic to the character of the conservation area in terms of scale, density, massing, style and materials.

### 2. Enhancement of the public realm

- Discuss with Essex County Council Highways, and other relevant bodies, the possibility of improving signage to the historic town centre and Sun Street, in order to encourage local business.
- Liaise with Essex County Council Highways to ensure that any new road signs, street lamps and traffic lights do not have a further negative impact in any parts of the conservation area.
- Improve and increase areas of greenery to the south of the Market Place and along the length of Sun Street with trees and planting.

### 3. Enhancement of sites in private ownership

- Encourage improvements to the car park at the rear of the Green Dragon PH.
- Encourage sympathetic redevelopment of sites with a negative impact along the Sewardstone Road and Leverton Way.
- Encourage the re-use of vacant buildings and shops along Highbridge Street and Sun Street.
- Encourage the closure of boundaries along Darby Drive and Quaker Lane, and find solutions for the containment of waste on Darby Drive.

## 13. Action Plan 2016 - 2021

Action	Lead Body	Year	Status/ Comments
<b>GENERAL MANAGEMENT OBJECTIVES</b>			
1. Produce guidance to promote and encourage good shopfront and advertisement design	EFDC - Conservation Section	2016	Resource dependent
2. Produce guidance on the repair and maintenance of historic buildings and the responsibilities of living in a conservation area	EFDC - Conservation Section	2017	Resource dependent
3. Provide historic building grants for essential repairs to non-residential listed buildings	EFDC - Conservation Section	Ongoing	Budget dependent
4. Supply information on local craftsman, suppliers of traditional building materials, and builders with experience in dealing with historic buildings	EFDC - Conservation Section	2016	Information on craftsmen and builders can be provided
5. Liaise with relevant bodies on: parking restrictions (particularly unauthorised parking in the Market Square); traffic congestion; street lighting; repair of road surfaces (including badly patched pot holes, uneven surfacing, worn road markings)	WATC ECC - Highways	2017	Identify areas of responsibility
6. Review maintenance plan with EFDC for: maintenance of trees and tree pits; maintenance of street furniture; and replacement of street furniture.	WATC EFDC - Neighbourhoods	2017	Resource and budget dependent  Resolve ownership issues
7. Conservation Area Character Appraisal and Management Plan to be reviewed every 5 years	EFDC - Conservation Section	2021	Resource and budget dependent
8. Assess the conservation area boundary and make alterations as necessary	EFDC - Conservation Section	2021	Completed as part of appraisal  To be reassessed as part of 5 year review
9. Provide support to residents, owners, or groups in putting forward buildings for statutory listing	EFDC - Conservation Section	Ongoing	Resource dependent
10. Highways to consult EFDC and WATC on any new proposals	ECC - Highways WATC EFDC - Conservation Section	Ongoing	Co-operation needed between ECC - Highways, EFDC and WATC



<b>OBJECTIVES FOR ENHANCEMENT</b>			
<b>11.</b> Re-evaluate the Local List of buildings of local historic or architectural interest	WATC EFDC - Conservation Section	2018	Resource and budget dependent
<b>12.</b> Carry out an audit of signage/redundant fixtures and fittings to building facades and inform Highways of any redundant signs, with an aim of reducing clutter	WATC ECC - Highways	2018	Resource dependent
<b>13.</b> Investigate need for an Area of Special Advertisement Control and the introduction of Article 4 Direction	EFDC - Conservation Section	2017	Resource and budget dependent  Requires Member approval
<b>14.</b> Encourage owners to remove redundant electrical cables, dead fuse boxes, etc. to facades of buildings	EFDC - Conservation Section	Ongoing	Resource dependent
<b>15.</b> Encourage owners of vacant retail units to utilise shop windows for display purposes (e.g. vinyl coverings) rather than leaving windows blank	EFDC - Conservation Section	Ongoing	Resource dependent
<b>16.</b> Liaise with and assist the Waltham Abbey Town Partnership for the procurement of wayfinding/signage design consultants	WATP EFDC – Economic Development	2017	Resource dependent
<b>17.</b> Liaise with and assist the Waltham Abbey Town Partnership regarding the design of a Meridian Line marker on Sun Street	WATP	2017	Resource dependent
<b>Lead Bodies</b> WATC – Waltham Abbey Town Council WATP – Waltham Abbey Town Partnership ECC – Essex County Council EFDC – Epping Forest District Council			

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### Images

- Waltham Abbey Historical Society Collection, provided courtesy of Epping Forest District Museum
- Epping Forest District Council

## 15. Acknowledgements

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## Appendix 1. Listed Buildings in Waltham Abbey Conservation Area

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### Highbridge Street (North Side)

**No 44**

**Grade II**

Early C19. Stucco, hipped machine tile roof. 2 storeys, parapet. 1<sup>st</sup> floor sash window with glazing bars, also to shop window. Included for group value.

### Highbridge Street (North Side)

**Nos. 40 and 42**

**Grade II**

C19 front to earlier structure. Stucco, old and machine tiled roof of 2 parallel ridges. 3 storeys, 3 sash windows. No 40 has C19 shop front with glazing bars, No 42 earlier C19 shop front with entablature on consoles, panelled Doric pilasters.

### Highbridge Street (North Side)

**No 38**

**Grade II**

C18 front, altered C19. Stucco, old tiled roof with box casement dormer. 2 storeys and attic, 1st floor sash window, modern wide ground floor window. Included for group value.

### Highbridge Street (North Side)

**No 36 (HSBC)**

**Grade II**

C16 or C17, refronted C18 and C19. Red and painted brick, cornice band, parapet, steeply pitched roof. 2 storeys, 4 windows, 1st floor flush sashes under slightly cambered arches. Included for group value.

**Nos. 36 to 44 (even) form a group**

### Highbridge Street (North Side)

**No 31**

**Grade II\***

Early to mid C18 house. Red brick, mansard Welsh slated roof with 3 box dormers. 2 storeys and attics, stucco quoins, moulded brick cornice. 6 flush set sash windows, original glazing bars to 3 1st floor and 2 ground floor windows. 10 fielded panelled door (2 panels now glazed) in fielded panelled reveal and architrave surround, all under pedimented Roman Doric porch with triglyph frieze and mutule cornice. Passageway on right in rusticated stucco arch.

### Highbridge Street (North Side)

**No 23**

**Grade II**

Early to mid C19. Stock brick, parapet. 3 storeys, cornice bands. 2 slightly projecting bays to left centre and right, 1:1:3:1 sash windows in reveals under flat arches, arched panels to 1st floor recessed windows. Glazing bars. C19 shop front with Doric pilasters, main windows altered to plate glass, panelled stallrisers retain diagonal beading and paterae in centres of panels. Carriageway on left.

### Highbridge Street (North Side)

**No 16**

**Grade II**

1 building with no 14. Stucco, Welsh slated hipped roof with box sash dormer. 2 storeys and attics, 2 1<sup>st</sup> floor sash windows with glazing bars in reveals. C19 shop front with cornice. Weatherboarded and tiled back elevation.

### Highbridge Street (North Side)

**No 14**

**Grade II**

One building with No 16. Painted weatherboarding, hipped Welsh slated roof. Early C19, with slightly altered shop window. Ground floor fascia with dentil cornice. 1<sup>st</sup> floor flush sash window. Attic box casement, dormer. Weatherboarded and tiled back elevation.

**Nos. 8-16 (even) form a group**

### Romeland

**No 4 (The Crown Public House)**

**Grade II**

C17 or earlier building with subsequent alterations. Timber framework roughcast and colourwashed. Tiled roof with wide eaves cornice and box dormer. 2 storeys and attics, 3 flush set sash windows with glazing bars. 2 doorways with modern doors.

### Highbridge Street (Opp No 2)

**K6 Telephone Kiosk**

**Grade II**

Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.

**Abbey Gateway****Grade II\***

Mid C14 gatehouse to the Abbey of the Holy Cross. Ashlar with red and yellow brickwork.

**Waltham Abbey Garden Wall****Grade II**

Late C15 or early C16. Red brick wall with steeply pitched coping of stretchers laid on end. Black brick cross in wall above steps. Steep ramp up to former gateway at south end.

**Highbridge Street****Waltham Abbey Vicarage****Grade II\***

Late C16 or early C17 L-shaped building. 2 storeys and attic, 3 windows. High pitched roof, renewed tiles, gabled at left and with projecting section under gable at right. 1 original and 1 renewed brick chimney. 2 later, flat headed dormers stuccoed walls. Sash windows (some renewed) with glazing bars in near flush, moulded frames. Ground floor windows have old external shutters. Projecting ground-floor section within the L has early C19 entrance porch with square wood columns, cornice hood and trellised side. Door has 2 glazed panels above and rusticated panels below. Reeded architrave. 2 round-headed late C18 windows at back, one, in gabled extension, has patterned radial head which may have been a door fanlight. Joseph Hall, afterwards Bishop of Exeter and Norwich, lived here 1612-34. Thomas Fuller, cleric and historian, lived here 1649-57. Graded partly for historic interest.

**Highbridge Street****Ruins to the E of the Church of Holy Cross and St Lawrence****Grade I**

Mediaeval church much reduced in size with later additions and alterations. Naves and aisles circa 1100-1151. 2 west bays of nave and west front circa 1300. Lady Chapel and undercroft 1<sup>st</sup> quarter of C14. West tower 1556-62. Main body of church restored 1859-60 by William Burges with new nave roof, reredos, east window with glass by Edward Burne-Jones. Lady Chapel restored 1876 by Burges and J A Reeve; screen 1886.

Last judgement wall painting, C14, in Lady Chapel. Brasses of 1559 and 1591. Carved table tomb 1697; monument with effigies 1599; carved marble wall monument with effigies and reliefs of 1761; carved wall monument by J Kendrick 1805; wall monument with bas relief 1824.

Bases of 2 columns and of a curved wall beyond the present east end survives from the Normal choir, first half of C12.

**Waltham Abbey Walls including walls to Chapter House****Grade II**

Late C12 or early C13, dating from rebuilding period after 1184, raising of Priory to Abbey and before 1242, date of rededication of enlarged church. Rubble, incorporating some flintwork, and red brickwork, some perhaps original. North west section later became part of Abbey House and incorporates brick fireplaces from the time of Sir Edward Denny, died 1599; mullioned and transomed window now blocked. 2 red brick piers in centre of north wall have stone plinths and pyramidal caps. Abbey House demolished 1770.

**Midnight Chapel****Grade II\***

Late C12 or early C13 slype of 2 bays forming an entry to the former cloister of the Abbey of the Holy Cross (raised from Priory to Abbey in 1184). Probably built before 1242, date of rededication of enlarged church. Coursed rubble and ashlar, open archways either end, stone vault.

*Church of the Holy Cross and St Lawrence, Abbey Gateway, Midnight Chapel and Harold's Bridge, Walls of Abbey and Chapter House, Garden Wall and the Vicarage form a group.*

**Church Street (North Side)****No 1 (Lychgate House)****Grade II**

C16 or C17 north front facing churchyard retains some pargetted panels, weatherboarded ground floor, stucco 1st floor, old tiled roofs with gable on right. 2 storeys with most of 1st floor oversailing. Ground floor, 2 closed windows and sash on right, all with glazing bars, canted central bay, slim pilasters to window on left. 2 1st floor flush sash windows. 2 half glazed doors. South elevation to Church Street has 2 small windows, attic window on left in gable.

**Church Street****No 3 & 4****Grade II**

C15 or C16, much altered. Stucco, old tiled roof. 2 storeys, 1<sup>st</sup> floor oversailing. 2 flush 1<sup>st</sup> floor sash windows with glazing bars. Ground floor has C19 sash window on right, C19 shop window on left between 2 doorways.

**Church Street****No 2****Grade II**

C15 or C16, much altered. Colourwashed roughcast front, steeply pitched old tiled roof. 2 storeys, 1<sup>st</sup> floor oversailing on beam with carved patterned fascia. C19 shop with steps up to door, cellar door under window. Carriageway on left, some weatherboarding extending to ground floor of low 2 storey back wing. 2 flush 1<sup>st</sup> floor sash windows.

**No 2 to 4 (cons) form a group.**

**Monkswood Avenue****The Roman catholic Church of St Thomas****More and St Edward****Grade II**

Late C19. Stone dressed red brick, Welsh slated roof. Free late Gothic style with porch under west tower and belfry, facing end of Sun Street.

**Sewardstone Road (West Side)****No 15****Grade II**

C18 house, one of pair with No 16. Brown brick, machine tiled roof behind parapet. 3 storeys, 2 sash windows to each floor in reveals under cutter red brick flat arches, 1 dummy window to each upper floor, no glazing bars to ground floor windows. Door and traceried fanlight in reveal and narrow surround with consoles to open pediment.

**Sewardstone Road (West Side)****No 16****Grade II**

C18 house, one of a pair with No. 15. Brown brick, pantilled roof behind parapet. 3 storeys, 2 storey red brick canted bay to left and centre. Top floor has 3 sash windows with glazing bars in reveals under red cutter brick flat arches. 1<sup>st</sup> floor dummy window on right. 6 panel door, 4 panels fielded, 2 glazed, traceried fanlight, arched reveal, narrow surround under consoles and open pediment. Included for group value.

**Nos 15 and 16 form a group**

**Sewardstone Road (East Side)****Thrift Hall****Grade II**

Early C19, altered. Pebbledash, hipped Welsh slated roof. 2 storeys, 5 sash windows with marginal glazing bars. Half glazed door and fanlight in centre under Greek Doric porch with fluted columns, guttae and triglyphs to entablature. Lower south wing slightly recessed, 2 windows wide, has glazing bars, 6 panel door on right with rectangular fanlight, reveal,

surround of reeded Doric pilasters, entablature with triglyphs and guttae.

**Sewardstone Road (East Side)****Thrift Cottage****Grade II**

C17 or C18, altered. Pebbledash, old tiled roof. 2 storeys, 2 flush 1<sup>st</sup> floor sash windows with glazing bars. Ground floor C19 bay with 2 light sash window on right, original sash with glazing bars on left. C19 gabled porch.

**South Place****Nos 2 & 3****Grade II**

C16 or C17, altered. Colourwashed brick ground floor, stucco 1<sup>st</sup> floor, old tiled roof. 2 storeys, 1<sup>st</sup> floor angle timbers exposed, 2 early sliding casements windows with glazing bars. Ground floor moulded continuous hood over 2 sash windows flush set, 1 with glazing bars. Hood projects on cut brackets over central door. Double ridged roof with 2 gables to side elevation on right.

**Nos 1-3 (cons) form a group.**

**Sewardstone Street (East Side)****No 20 Essex House****Grade II\***

Date 1722 and initials IWS on rainwater heads. Chequer brickwork of red stretchers, grey headers, roof concealed behind parapet. 3 storeys and basement, plinth, dentil and moulded brick cornice. 5 sash windows with glazing bars in flush frames under flat arches, central window arches scalloped. 8 fielded panelled door, 2 panels now glazed, under cut bracketed doorhood. Inhabited in the early C19 by Samuel Howell, poet of Essex scenery. Graded partly for historical interest.

**Market Square (East Side)****No 13 (The Queen's Arms Public House)****Grade II**

Early C17 or late C16 timber framed building of 2 storeys and attic. Irregular windows, 3 all at right of 1<sup>st</sup> floor, and 2 more evenly spaced on ground floor. High pitched roof, renewed in machine tiles, with one C19 flat dormer at right. Roughcast walls with parapet front, probably an C18 rebuilding, whitewashed. Replaced sash windows in flush, moulded frames on 1<sup>st</sup> floor. Ground floor has wide C19 windows, with pivoted heads and glazing bars, in flush frames. Long rear extension with hipped gable end. Ground floor below present street level.

**Market Square (West Side)****No 20****Grade II**

C16 timber-framed building of 2 storeys, with 1-window front to Market Square, long south return to Leverton Way with 3 irregular windows. T-shaped tiled roof of moderately high pitch, the front section abutting on "The Green Dragon" public house and gabled on south may be of late C17 date. Long rear section hipped at west end. Walls now roughcast but with overhanging 1<sup>st</sup> floor along return. Chamfered and moulded posts at angles support upper floor. At front 1 renewed sash window on 1<sup>st</sup> floor and early C20 shop front on ground floor. On return 2 renewed casement windows and one sliding sash, one single door and one double carriage door.

**Market Square (West Side)****No 21 (The Green Dragon Public House)****Grade II**

C18 front to older, timber-framed building, probably of late C16. 2 storeys and attic, 3 windows. High pitched tiled roof of rounded mansard shape with 3 flat – headed early C19 dormers. Brick front with parapet. Gauged brick arches to recessed sash windows on 1<sup>st</sup> floor. On ground floor 2 canted bays with small pilasters, panelled frieze and moulded cornice; all windows 2<sup>nd</sup> quarter of C19. Modernised central door. 2 long rear extensions, one gabled and of C17 appearance, the other hipped and early C19. Old cellars beneath building.

**Market Square (West Side)****No 25 ((Formerly listed as No 1, Church Street (incorporating No 25 Market Square))****Grade II**

C16 timber framed building of 2 sections, that on left much rebuilt. On right, colour washed roughcast front walling curved round bend of street, uneven mansard machine tiled roof with 2 early C19 box dormers, old chimneystack of narrow red bricks behind roof ridge. 2 storeys and attics, 2 sash windows to 1<sup>st</sup> floor in nearly flush moulded frames. Part of 1<sup>st</sup> floor on right slightly oversails ground floor. Continuous shop front unobtrusively modernised. Section of building on left refronted and heightened in late C18 or early C19. Whitewashed roughcast, Welsh slated roof of moderate pitch. 3 storeys, 2 sash windows in flush moulded frames. C19 shop front, altered.

**Market Square (North Side)****The Welsh Harp Public House****Grade II**

C16, partially modernised. Timber framework, plaster and brick infilling, hipped old tiled roof. 2 storeys, modern ground floor windows, 2 C18 1<sup>st</sup> floor sash windows. Passageways on left, recessed wing on right with 2 first floor sash windows, modern ground floor casement and single storey projection with sash window.

***All the listed buildings in Market Square form a group.***

**Sun Street (South Side)****No 1****Grade II\***

C16. Plaster on timber framework, old tiled roof with a gable to north elevation. 2 storeys and attics, 1<sup>st</sup> floor oversailing. Carved wooden angle bracket below dragon beam of female figure carrying a jug. Modern flush 3 light casement window to 1<sup>st</sup> floor and attic, C19 shop window.

**Sun Street (South Side)****No 3, No 3A and No 3B****Grade II**

2 buildings, 1 on west comprising No 3 and part of No 3B, 1 on east comprising No 3A and part of No 3B.

Building on west of C16 or early C17. Timber framework, front plastered, old tiled roof. 2 storeys and attics with 1<sup>st</sup> floor oversailing, band at 1<sup>st</sup> floor flush window head level, casement box dormer. Modern shop front, 2 1<sup>st</sup> floor flush, sash windows with glazing bars. Building on east probably C17 with late C18 or early C19 front. Colourwashed brick facing, old tiled modified mansard roof with casement box dormer. 2 storeys and attics, shop window, 1<sup>st</sup> floor 3 light flush sash window with glazing bars.

**Sun Street (South Side)****No 5****Grade II**

C16 or C17 building refronted in C18. Roughcast, old tiled roof behind parapet. 2 storeys, brick cornice with modillions. 4 1<sup>st</sup> floor windows flush set with glazing bars, 3 sashes and 1 window converted to casement. Early shop front with pilasters, frieze cornice and brackets. Tared weatherboarding to east side elevation gable. Carriageway on left has brick noggin to exposed timber framing, visible also on back elevation with wattle and daub infilling.

***Nos 1, 3, 3A, 3B and 5 form a group.***

**Sun Street (South Side)****No 19****Grade II**

Early to mid C19 front. Painted weatherboarding, steeply pitched old tiled roof with 2 box sash dormers. 2 storeys and attics, 2 flush 1<sup>st</sup> floor sash windows. Original shop front with glazing bars, slim pilasters, frieze, cornice.

**Sun Street (South Side)****No 21 (The Sun Inn)****Grade II**

C18 or early C19 front of stucco. Old tiled roof. 2 storeys and attic, 2 nearly flush sash windows with glazing bars to 1<sup>st</sup> floor, 2 modern windows to ground floor, 1 retaining C19 ventilating grill. Lean-to single storey wing on left with flush sash window with glazing bars. 2 Doric door surrounds have pilasters, entablatures, pediments. Side and back elevations partly painted weatherboarding. 2 gabled casement dormers.

**Sun Street (South Side)****No 33****Grade II**

C19 front to earlier building. Stucco, old tiled hipped roof. 2 storeys, rusticated ground floor, 1<sup>st</sup> floor band, 2 arched and glazed, rectangular fanlight. Doorway reveal, surround, cornice on consoles. Early back wing.

**Sun Street (South Side)****No 39****Grade II**

C16 refronted late C19. Timber frame, front stucco with mock timber framework. 2 storeys, 2 roof gables. Wide casement window with mullions and transoms, Ogee arched recessed porch with narrower casement window above. Interior shows beams; timber framework now visible on side elevations. Roof with old tiles at back continuous with No 41.

**Sun Street****No 41****Grade II\***

C16 remodelled in C18 with front altered late C19. Whitewashed pebbledash, hipped old and machine tiled roof. 2 storeys and attics. East front has 3 flush sash windows with glazing bars. Central flush panel door with dummy fanlight, open pediment on consoles and slim pilasters. 2 late C19 box casement dormers. Some weatherboarding to ground floor. Timber frames structure with timbers exposed inside. Pointed arched chamfered doorway on 1<sup>st</sup> floor. Recent exposure of extra timbers shows 3 bay structure, tie beams, curved bracing. May have been hall of a substantial structure.

**Sun Street (North Side)****No 14****Grade II**

Early C19 front. Whitewashed brick, machine tiled and old tile mansard roof. 2 storeys and attics, 2 box sash dormers. C19 shop front, 2 1<sup>st</sup> floor 3 light nearly flush sash windows under cambered relieving arches.

**Sun Street (North Side)****No 16****Grade II**

C19 front to earlier structure. Whitewashed brick, machine tiled and old tiled steeply pitched roof. 2 storeys and attics with box casement dormer, coved and moulded cornice. 2 1<sup>st</sup> floor sash windows. C19 shop front.

**Sun Street (North Side)****No 18 & 18A****Grade II**

Modern front to earlier structure. One building with No 16. Pebbledash, machine tiled roof. 2 storeys and attics, box casement dormer. Modern shop windows to ground and 1<sup>st</sup> floors. Modified coved cornice.

***Nos 8 & 10 & 14 & 20 (even) forma group.***

**Sun Street (North Side)****No 24****Grade II**

C18 or earlier, refronted C19. Stucco, pantiled roof behind parapet, red brick back elevation, timber frame of main structure visible in wagon way on left. 2 storeys, eaves band, 3 1<sup>st</sup> floor sash windows in reveals. Modern shop front. Included for group value.

**Sun Street (North Side)****No 24A & 26****Grade II**

C19 front of colour washed brick, hipped Welsh slated roof with wide eaves cornice. Central carriageway shows timber framework with whitewashed brick noggin. 2 storeys, 3 1<sup>st</sup> floor windows, 2 casements and 1 sash, under flat arches. 2 ground floor C19 shop fronts, 1 altered. Back roof slope now covered in modern interlocking tiles. Included for group value.

***Nos 24 to 28 (even) & No 24A form a group.***



**Sun Street (North Side)****No 34****Grade II**

One building with No 36. Yellow brick colour washes, roof parapets. 3 storeys with 2<sup>nd</sup> floor band, recessed 2 storey wing on left with segmentally arched carriageway. Casement windows to 1<sup>st</sup> floor under flat arches, sash window under flat arch to 2<sup>nd</sup> floor. C19 shop front. Included for group value.

**Sun Street (North Side)****No 36****Grade II**

One building with No 34. Early C19. Yellow brick, roof parapet, 3 storeys, 2<sup>nd</sup> floor band. C19 shop front. Upper floors have 2 windows each, sashes with glazing bars in reveals under flat arches, 2<sup>nd</sup> floor dummy window on left. Included for group value. Nos 34 to 40 (even) form a group

**Sun Street (North Side)****No 38****Grade II**

Late C18 or early C19 front. Stucco, mansard old tiled and pantiled roof. 2 storeys and attics, box dormer behind parapet, eaves cornice

band. 2 1<sup>st</sup> floor sash windows in reveals. C19 shop front with glazing bars.

**Sun Street (North Side)****No 40****Grade II**

Early C19 front of yellow brick, old tiled roof behind parapet, 2 storeys, 2 windows under flat arches, ground floor modern closed windows in flush reeded frames, 1<sup>st</sup> floor sashes in similar frames and central dummy window over door and fanlight under semi-circular arch with impost.

*Nos 34 to 40 (even) form a group*

**Sun Street (North Side)****No 44****No 44A****Grade II**

C16 or C17, refaced. Stucco on timber framework with angle posts exposed on right. Old tiled roof. Back elevation tarred weatherboarding. 2 storeys, 2 1<sup>st</sup> floor windows in flush moulded frames, sash and casement. Modern shop window on right, C19 on left with glazing bars. Interior has much visible timber framework.

## Appendix 2. Relevant National Legislation and Local Plan Policies

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### ***National Legislation***

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 Management Office.

Planning permission 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 in the conservation area.

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 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 CP10 (adopted in 2006)**

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

- existing land uses from loss of visual amenity, noise, pollution or odour;
- the local highway network including the convenience and safety of road users;
- telecommunications networks, radar installations and flight paths for aircraft;
- sites of importance for nature conservation (i.e. 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

Building Name	Road Name	Age of Building	Designation				Vacant	Negative aspects					Shopfronts					
			Statutorily listed	Locally listed	Building of townscape merit	Contribution to Conservation area*		uPVC/aluminium windows	Concrete roof tiles (or sim.)	Elements in poor condition	Satellite dish on façade	Boundary out of character	Historic railings	Historic shopfront	Dutch canopy blinds	Deep fascia	Large amount of signage	
Abbey Farmhouse Church Centre	Abbey Gardens					O												
Abbey Gardens House	Abbey Gardens	19th				O												
Gatehouse	Abbey Gardens	14th	Y			P												
Garden Wall	Abbey Gardens	12th	Y			P												
Midnight Chapel	Abbey Gardens	13th	Y			P	Y		Y									
Ruins to the E of the Church	Abbey Gardens	12th	Y			P												
10 Pizza Tup	Arlingham Mews	20th				O										Y	Y	
2-4 Thirteen Tattoos&Piercing	Arlingham Mews	20th				O												
3 Glitzs & Bits	Arlingham Mews	20th				O												
9e & 13 Abbey Tropicals	Arlingham Mews	20th				O												
1 Cooking Time/ Le Spice	Arlingham Mews	19th	Y			P												
1-12 Edith House	Bargeyard	20th				O	Y											
4	Church Street	16th	Y			P												
1 White Witch	Church Street	16th	Y			P							Y					
2 Thread It	Church Street	16th	Y			P							Y					
3 The Chimes	Church Street	16th	Y			P							Y					
5 The Old Society House	Church Street	18th				N	Y	Y										
6 Keepmoat	Church Street	20th				N	Y									Y		
9	Cornmill	18th			Y	P												
10 Willowbrook Cottage	Cornmill	18th			Y	P												
11 Cornmill Cottage	Cornmill	18th			Y	P	Y											
12 Blackway Cottage	Cornmill	18th			Y	P												
Flats 1-3 Stream Lodge	Cornmill	20th				N	Y	Y	Y									
1&2 Orchard Mews	Darby Drive	20th				O												
18 Jigsaw	Darby Drive	20th				N							Y					
18a&b The ironing Shop	Darby Drive	20th				O												
22/23 Domino's Pizza	Darby Drive	20th				N	Y	Y										
3 Orchard Mews	Darby Drive	20th				O			Y									
4-6 CTP OSAT Ltd.	Darby Drive	20th				N												
Flats 100-103	Darby Drive	20th				N	Y											
1 AbbeyeXpress*	Farm Hill Road	19th				N	Y		Y	Y						Y	Y	
BP Garage*	Farm Hill Road	20th				N										Y	Y	
1	Fountain Place	20th				N	Y	Y										
2	Fountain Place	20th				N	Y	Y										
12	Fountain Place	20th				N		Y	Y									
13	Fountain Place	20th				N		Y	Y	Y								
14	Fountain Place	20th				N	Y	Y	Y									
15,a, 16,a, 17,a	Fountain Place	20th				N	Y	Y	Y									
3,a, 4,a, 5,a	Fountain Place	20th				N	Y	Y	Y									
6,a,b, 7,a,b, 8,a,b	Fountain Place	20th				N	Y	Y	Y									
9,10,11	Fountain Place	20th				N	Y	Y										
The Old Spotted Cow PH	Fountain Place	19th		Y		P							Y					
1-4 Garages*	Greenyard	20th				N			Y									
4,3,2	Greenyard	18th				P												
5	Greenyard	18th				P				Y								
5a Clinic*	Greenyard	18th				N	Y											
8 & 9	Greenyard	18th			Y	P												
1st Floor Greenyard Health Centre	Greenyard	20th				N	Y	Y										
1 Mahinur Tandoori House	Greenyard	19th			Y	P				Y			Y					

Building Name	Road Name	Age of Building	Designation				Vacant	Negative aspects				Boundary out of character	Historic railings	Shopfronts			
			Statutorily listed	Locally listed	Building of townscape merit	Contribution to Conservation area*		UPVC/aluminium windows	Concrete roof tiles (or sim.)	Elements in poor condition	Satellite dish on façade			Historic shopfront	Dutch canopy blinds	Deep fascia	Large amount of signage
Victoria Hall	Greenyard	20th				N	Y		Y	Y							
12a-16a	Greenyards	20th				N		Y	Y		Y						
10	Highbridge Street	20th				O					Y						
13	Highbridge Street	19th			Y	O		Y								Y	
27	Highbridge Street	20th				O				Y							
29	Highbridge Street	19th			Y	P		Y									
30	Highbridge Street	20th				O					Y						
12 Puff Dad E	Highbridge Street	20th				O										Y	Y
14 Chic Boutique	Highbridge Street	19th	Y			P							Y				
1-4 Cornmill Mews	Highbridge Street	20th				O		Y	Y		Y						
15a Great Cash Deal	Highbridge Street	19th				O		Y		Y						Y	
16 Shuhag Tandoori Restaurant	Highbridge Street	19th	Y			P				Y			Y				
1-7 Church Gardens Court	Highbridge Street	19th	Y			P		Y									
1-7 Highbridge House	Highbridge Street	20th				N		Y		Y	Y						
17 Nubelles Unisex hairdressers	Highbridge Street	20th				N		Y	Y								
19A	Highbridge Street	20th				N		Y	Y	Y							
20 A Ouch Tatoos	Highbridge Street	18th				N		Y			Y					Y	
22 Medivet	Highbridge Street	18th				O		Y		Y	Y		Y				
23 High Abbey Personnel	Highbridge Street	19th	Y			P				Y			Y				
24 Riverlee Books	Highbridge Street	18th				O				Y			Y				
26 Warmhouse Services	Highbridge Street	18th				N		Y		Y	Y					Y	
31 The Old Courthouse	Highbridge Street	18th	Y			P											
36 HSBC	Highbridge Street	18th	Y			P							Y				
38 Szissor's Barbers	Highbridge Street	18th	Y			N			Y	Y							
40 Chili Pickle	Highbridge Street	19th	Y			N				Y							
42 Hings Chinese	Highbridge Street	19th	Y			N				Y			Y				
44 The Nail Gallery	Highbridge Street	19th	Y			P				Y							
8 Abbey Flower Designs	Highbridge Street	20th				O		Y	Y						Y		
19 Abbey Off Licence	Highbridge Street	20th				N		Y	Y							Y	
15 Abbott & English Funeral Directors	Highbridge Street	19th			Y	P		Y									
2-4 Castles Estate Agents	Highbridge Street	19th		Y		P		Y									
Church of the Holy Cross and St Lawrence	Highbridge Street	11th →	Y			P											
46 DJK Solicitors	Highbridge Street					N		Y	Y							Y	
21 Harrisons Kitchens	Highbridge Street	20th				N		Y	Y								
30 Jays Convenience Store	Highbridge Street	20th				N		Y			Y				Y	Y	Y
The Town Hall and Abbey Chambers	Highbridge Street	20th		Y		P						Y					
6 WA Tourist Information	Highbridge Street	20th				O		Y									
Waltham Abbey Vicarage	Highbridge Street	17th	Y			P											
Builders Yard Bemor Building Supplies	Leverton Way	20th				N				Y	Y						
1 Cut Price Cards	Market Place	16th	Y			P				Y			Y				
4 HL Hawes and son Ltd	Market Square	19th				O							Y				Y
5	Market Square	20th				O	Y									Y	Y
10 Dotties	Market Square	20th				N		Y		Y						Y	
14 Co-op Funeral Care	Market Square	19th				O											
20 The Magic Wok	Market Square	16th	Y			P							Y		Y		
21 The Green Dragon PH	Market Square	18th	Y			P				Y							Y

Building Name	Road Name	Age of Building	Designation				Vacant	Negative aspects				Boundary out of character	Historic railings	Shopfronts			
			Statutorily listed	Locally listed	Building of townscape merit	Contribution to Conservation area*		uPVC/aluminium windows	Concrete roof tiles (or sim.)	Elements in poor condition	Satellite dish on façade			Historic shopfront	Dutch canopy blinds	Deep fascia	Large amount of signage
22 Abbey Café	Market Square	19th				O											Y
23 Dare	Market Square	19th				O		Y		Y							
23 Ladbrokes	Market Square	19th				N		Y		Y	Y					Y	Y
25 Abbey Properties	Market Square	16th	Y			P							Y				
3 R P Sweet News	Market Square	19th				N		Y		Y						Y	
7-8 Tony's Pie and Mash	Market Square	20th				O											
9 Abbey Cars	Market Square	20th				O				Y						Y	
9a Billam Sandwich Bar	Market Square	20th				O											
6 Barclays Bank	Market Square	20th				N		Y								Y	
1 Choice Phones Ltd	Market Square	19th				N										Y	Y
Flats 15a, 16a/b, 17a, 18a, 19a	Market Square	20th				N		Y	Y		Y						
19 Market Kebabs	Market Square	20th				N		Y									Y
2 NHS Dentistry	Market Square	19th				N				Y						Y	Y
24a Philpotts Tearooms, Lytchgate House	Market Square	17th	Y			P							Y				
15 Stanly Bridge Cycles	Market Square	20th				N		Y									
16 Starfish	Market Square	20th				N		Y								Y	
17 The Abbey Independent Funeral Directors	Market Square	20th				O										Y	
18 The Hair Lounge	Market Square	20th				N		Y									Y
13 The Queens Arms PH	Market Square	17th	Y			O							Y				
19 Waltham Abbey Stationers Ltd.	Market Square	20th				N		Y									Y
Welsh Harp PH	Market Square	16th	Y			P							Y				Y
Lea Valley Church	Monkswood Ave	19th	Y			P				Y		Y					
Lea Valley Church Hall	Monkswood Ave	20th				O		Y	Y								
6	Paradise Road	20th				N		Y	Y								
7	Paradise Road	20th				N		Y	Y		Y						
8	Paradise Road	20th				N		Y	Y								
9	Paradise Road	20th				N		Y	Y								
1 Franchise Place	Paradise Road	20th				O		Y	Y								
10,a,b, 11,a,b, 12,a,b, 13,a,b	Paradise Road	20th				N		Y	Y		Y						
14,a - 19,a	Paradise Road	20th				N		Y	Y								
2 Franchise Place	Paradise Road	20th				O			Y								
3 Franchise Place	Paradise Road	20th				O		Y	Y								
4 Franchise Place	Paradise Road	20th				O			Y								
5 Franchise Place	Paradise Road	20th				O		Y	Y								
Waltham Abbey Baptist Church	Paradise Road	19th		Y		P		Y			Y						
1	Plantagenet Place	20th				O					Y						
3	Plantagenet Place	20th				O					Y						
5	Plantagenet Place	20th				O					Y						
7	Plantagenet Place	20th				O					Y						
9	Plantagenet Place	20th				O											
10	Plantagenet Place	20th				O		Y									
11	Plantagenet Place	20th				O											
12	Plantagenet Place	20th				O		Y									
13	Plantagenet Place	20th				O											
14	Plantagenet Place	20th				O		Y									
15	Plantagenet Place	20th				O											
17	Plantagenet Place	20th				O					Y						

Building Name	Road Name	Age of Building	Designation				Negative aspects	Shopfronts									
			Statutorily listed	Locally listed	Building of townscape merit	Contribution to Conservation area*		Vacant	UPVC/aluminium windows	Concrete roof tiles (or sim.)	Elements in poor condition	Satellite dish on façade	Boundary out of character	Historic railings	Historic shopfront	Dutch canopy blinds	Deep fascia
19	Plantagenet Place	20th				O					Y						
21	Plantagenet Place	20th				O					Y						
23	Plantagenet Place	20th				O					Y						
1-8 Moore House	Plantagenet Place	20th				O		Y									
25-39	Plantagenet Place	20th				O											
14a-16 Hanover Court	Quaker Lane	20th				N											
15 Doggie Saloon	Quaker Lane	20th				N	Y	Y									
1-6 Hanover Court	Quaker Lane	20th				N											
17-26 Hanover Court	Quaker Lane	20th				N											
27-34 Hanover Court	Quaker Lane	20th				N											
7-12 Hanover Court	Quaker Lane	20th				N											
Apollo House	Quaker Lane	20th				N											
Public Toilets	Quaker Lane	20th				O											
Flats 1-15 Essex House	Quaker Lane	18th →	Y			P											
8	Romeland	20th				O		Y									
Flats 1-85	Romeland	20th				O		Y		Y							
No.s 10-12	Romeland	20th				O		Y		Y							
No.s 2-6	Romeland	20th				O		Y									
The Crown PH	Romeland	17th	Y			P						Y	Y				
1*	Rue de St. Lawrence	20th				O		Y		Y							
11 Rowandene*	Rue de St. Lawrence	20th				N		Y									
3*	Rue de St. Lawrence	20th				O											
5*	Rue de St. Lawrence	20th				O											
7*	Rue de St. Lawrence	20th				N		Y									
9*	Rue de St. Lawrence	20th				N		Y									
NewMet*	Rue de St. Lawrence	20th				O											
Videcom-Photobet	Rue de St. Lawrence	20th				P											
4	Sewardstone Road	19th			Y	P		Y									
7	Sewardstone Road	19th			Y	P		Y									
8	Sewardstone Road	19th				P				Y							
15	Sewardstone Road	18th	Y			P				Y							
16	Sewardstone Road	18th	Y			P				Y							
1 Foxes Parade Vas Barbers	Sewardstone Road	20th				O		Y	Y							Y	
2 Foxes Parade WA Real Estate	Sewardstone Road	20th				O		Y									
2&3 Trent House British Services Ltd.	Sewardstone Road	19th				P		Y					Y		Y	Y	
3 Foxes Parade William Hill	Sewardstone	20th				O		Y								Y	

Building Name	Road Name	Age of Building	Designation				Negative aspects				Shopfronts					
			Statutorily listed	Locally listed	Building of townscape merit	Contribution to Conservation area*	Vacant	uPVC/aluminium windows	Concrete roof tiles (or sim.)	Elements in poor condition	Satellite dish on façade	Boundary out of character	Historic railings	Historic shopfront	Dutch canopy blinds	Deep fascia
4 Foxes Parade Iron Lady	Sewardstone Road	20th				O		Y	Y						Y	
5 Foxes Parade Waltham Abbey Fish Bar	Sewardstone Road	20th				O		Y	Y						Y	Y
5 Oxford Villas	Sewardstone Road	19th			Y	P		Y								
6 Charing and Co.	Sewardstone Road	19th			Y	P		Y								
6/7 Foxes Parade The Abbey Taverna	Sewardstone Road	20th				O		Y								Y
Abbey Service Centre*	Sewardstone Road	20th				N									Y	Y
Thames Water Utilities Ltd.*	Sewardstone Road	20th				N	Y		Y							
Thrift Cottage*	Sewardstone Road	18th	Y			N	Y		Y							
Thrift Hall*	Sewardstone Road	19th	Y			P					Y					
1	Sewardstone St.	20th				N		Y	Y	Y						
3	Sewardstone St.	20th				N		Y	Y							
5	Sewardstone St.	20th				N		Y	Y							
13,a, 15,a, 17,a	Sewardstone St.	20th				N		Y	Y	Y						
7a, 9a, 11a	Sewardstone St.	20th				N		Y	Y	Y						
Ivy Dene' The Coach House	Sewardstone St.	19th			Y	P			Y	Y	Y					
Salvation Army Church	Sewardstone St.	20th				O		Y	Y		Y					
The Hut' Lea Valley Church	Sewardstone St.	20th				N			Y	Y						
1	Silver Street	20th				N		Y	Y							
2	Silver Street	20th				O										
3	Silver Street	20th				N		Y	Y							
5	Silver Street	20th				N		Y	Y	Y						
2	South Place	17th	Y			P										
3	South Place	17th	Y			P										
4	South Place	18th			Y	P										
1 The Cottage	South Place	19th				P		Y								
5 Poshfrocks	South Place	19th				O			Y							
6	Sun Street	19th				N	Y	Y	Y			Y				
8	Sun Street	19th		Y		N	Y	Y	Y			Y				
15	Sun Street	19th				O	Y	Y	Y							Y
10 Odd Jobs Hardware	Sun Street	20th				N		Y	Y							Y
1-11 Harolds Court	Sun Street	20th				O			Y							
12 Russiandollz	Sun Street	19th				O										
12 The Post Office	Sun Street	20th				O										
17 Annie's Coffee Shop	Sun Street	19th				O										
18 Jigsaw	Sun Street	19th	Y			O		Y								
18a Spirit of Isis	Sun Street	19th	Y			O						Y				
19 Duncan Phillips Estate Agents	Sun Street	19th	Y			P						Y				Y
24 Clean 'n' Sew	Sun Street	18th	Y			N		Y								
24a Brooklyn Steak House	Sun Street	19th	Y			O				Y		Y		Y	Y	
24a Nail Care	Sun Street	19th				O				Y						
26 The Strand	Sun Street	19th	Y			O		Y		Y		Y				



Building Name	Road Name	Age of Building	Designation	Negative aspects							Shopfronts							
			Statutorily listed	Locally listed	Building of townscape merit	Contribution to Conservation area*	Vacant	uPVC/aluminium windows	Concrete roof tiles (or sim.)	Elements in poor condition	Satellite dish on façade	Boundary out of character	Historic railings	Historic shopfront	Dutch canopy blinds	Deep fascia	Large amount of signage	
26b Abbey Stoves	Sun Street	19th				O											Y	Y
28a Cityline Construction	Sun Street	19th				O								Y				Y
30 Crepes and Shake	Sun Street	20th				N	Y	Y		Y	Y						Y	
31 Waltham Abbey Opticians	Sun Street	18th				O		Y										
32 Dainty Delilah	Sun Street	20th				O												
33 Sir Maxima Café Lounge	Sun Street	19th	Y			P							Y					
36	Sun Street	19th	Y			O	Y			Y								
34 Forestville Montessori School	Sun Street	19th	Y			O								Y				
39-41 Epping Forest District Museum	Sun Street	16th	Y			P								Y				
44 Abbey Parlour	Sun Street	17th	Y			P												
4a Pearley's	Sun Street	20th				O		Y										
5 Verdes Hair Design	Sun Street	17th	Y			P												
54 Abbey Bookmakers	Sun Street	20th				N			Y									
7-9 Co-operative Food	Sun Street	20th				O		Y										Y
22B Abbey Fruits	Sun Street	19th				N				Y							Y	
3 Abbey Health Foods	Sun Street	17th	Y			P				Y			Y					
16 Annabelle's Boutique	Sun Street	19th	Y			O											Y	Y
42 Apollo Café	Sun Street	19th				O					Y						Y	
6 Barclays	Sun Street	20th				N			Y								Y	
37 Bridgeman House/ Library	Sun Street	20th				O		Y										
38 CHAOU'L'S	Sun Street	19th	Y			O				Y								
Dave's Barbers	Sun Street	19th				O		Y										
14 Greggs	Sun Street	19th	Y			O		Y										
10 Lloyds Pharmacy	Sun Street	20th				O		Y		Y								
13 Lynnes Florist	Sun Street	19th				O		Y		Y							Y	
22a Mr John's of Waltham Abbey	Sun Street	19th				O		Y						Y			Y	
46 Phoenix Chinese Restaurant	Sun Street	20th				N		Y										
35 Police Station	Sun Street	19th			Y	P	Y						Y					
48 The Angel PH	Sun Street	19th		Y		P				Y			Y					
58 Rare Cow	Sun Street	19th		Y		P												
21 The Sun PH	Sun Street	19th	Y			P							Y					Y
11 The White Lion PH	Sun Street	19th		Y		P		Y					Y				Y	Y
20 TSB	Sun Street	19th		Y		O					Y							
22c Waltham Abbey Travel	Sun Street	19th				N		Y									Y	Y
25-27 Waltham Carpets	Sun Street	20th				N		Y		Y							Y	
Abbey Farmhouse Church Centre	Abbey Gardens	18th				O												

**Key**

\* P=Positive, N=Negative, O=Neutral

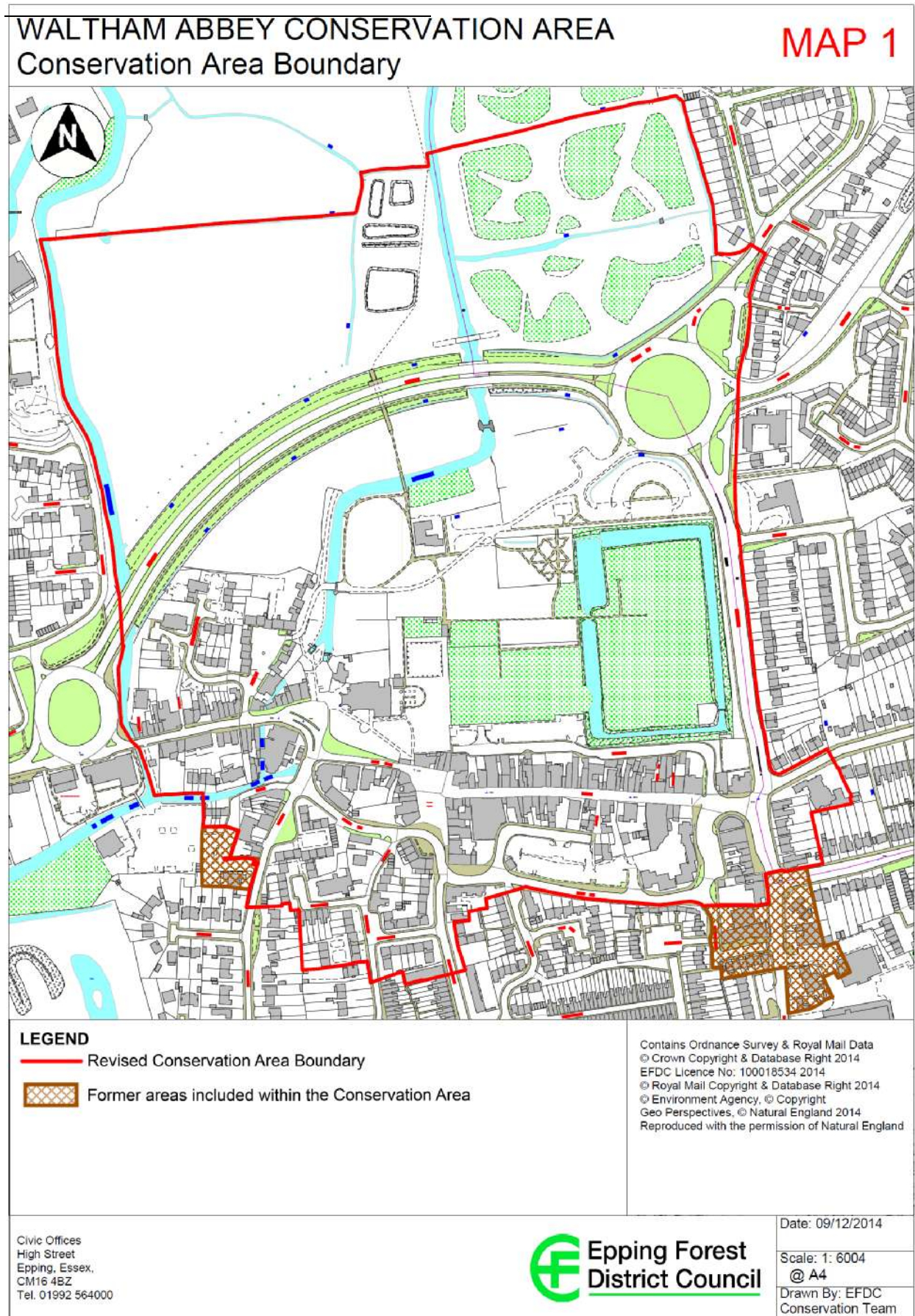
## Appendix 4. Glossary of Terms

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<b>Belfry</b>	Chamber or stage in a tower where bells are hung.
<b>Bracket</b>	Small supporting pieces of stone or others materials to carry a projecting horizontal member.
<b>Casement</b>	Side hinged window.
<b>Cornice</b>	A continuous moulded projection that crowns a wall.
<b>Colourwash</b>	This is an area decorated with a coat of soft distemper or lime wash.
<b>Dormer</b>	This is a window pierced in the roof and set as to be vertical while the roof slopes away from it.
<b>Entablature</b>	In classical architecture, collective name for the three horizontal members (architrave, frieze and cornice) carried by a wall.
<b>Frieze</b>	A decorative band immediately below the cornice.
<b>Gable</b>	The vertical part of the end wall of a building contained within the roof slope, usually triangular but can be any 'roof shape'.
<b>Gothic</b>	A 19th century style that imitated medieval Gothic, marked by thin, delicate forms.
<b>Impost</b>	Horizontal moulding at the springing of an arch.
<b>Hipped</b>	A roof having sloping ends and sides.
<b>Lychgate</b>	A gateway, covered with a roof, found at the traditional entrance to the churchyard.
<b>Mansard</b>	A roof that has on each side a shallow upper part and a steeper lower part
<b>Mullion</b>	Vertical member between window lights.
<b>Pantile</b>	Curved, interlocking roof tile of S-shaped section usually made of clay or concrete.
<b>Parapet</b>	A low wall projecting from the edge of a platform, terrace, or roof, which may rise above the cornice of a building.
<b>Pargetting</b>	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.
<b>Pebble-dash</b>	This is a surface coat, consisting of a thick base covered with a thin coat of render and small stones.

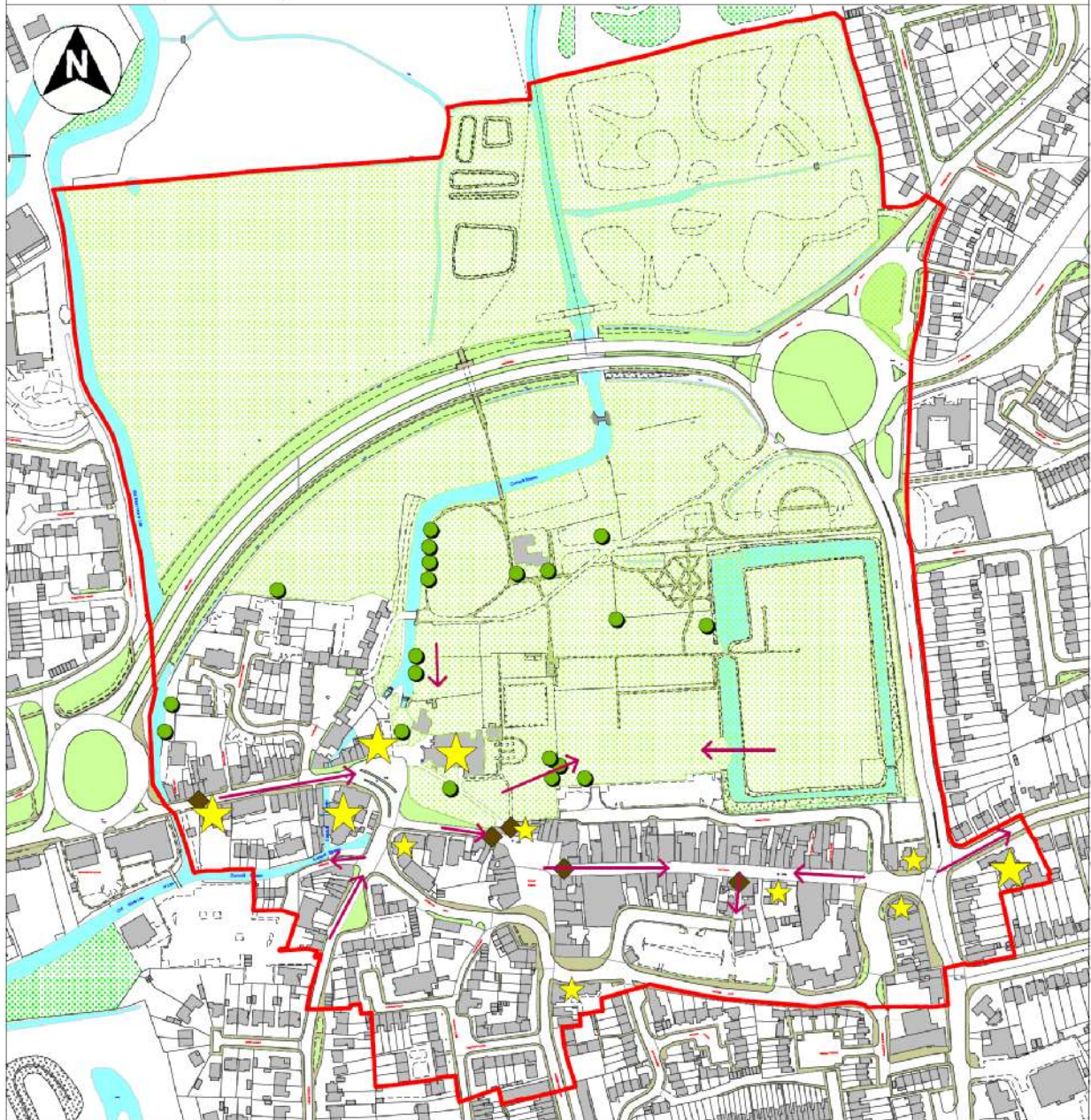
<b>Pediment</b>	The triangular space forming the gable of a roof. It came to mean a similar form used as a decoration over porticoes, doors, and windows.
<b>Pilasters</b>	A shallow rectangular feature that projects from the wall, with a capital and base, treated visually as a column.
<b>Quoins</b>	A solid exterior corner of a building. The term is usually applied to the selected pieces of material by which the corner is marked.
<b>Rendering</b>	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.
<b>Roughcast</b>	An exterior finish composed of a mix of fine pebbles and stucco, dashed against a wall.
<b>Rusticated</b>	Ashlar masonry that has the faces of the dressed stones raised above the horizontal and vertical joints, which may be bevelled or chamfered.
<b>Sash window</b>	A window that slides vertically or horizontally on a system of cords and balanced weights.
<b>Stucco</b>	This was widely used during the 18th and 19th centuries as an external render for walls.
<b>Transom</b>	Horizontal member between window lights.
<b>Vernacular</b>	Buildings made of local materials and following traditional patterns.
<b>Wattle and daub</b>	Wattle and daub is the term for the panels of woven wood and mud used to fill between the timbers.
<b>Weatherboarding</b>	This is a covering or siding of a building, formed of timber boards lapping over one another.

# Appendix 5: Maps



# WALTHAM ABBEY CONSERVATION AREA Townscape Analysis

## MAP 2



**LEGEND**

- Conservation Area Boundary
- Prominent Trees
- ← Important Views
- Public Green Space
- ★ Landmark Buildings
- ◆ Pinchpoints
- ★ Other Prominent Buildings

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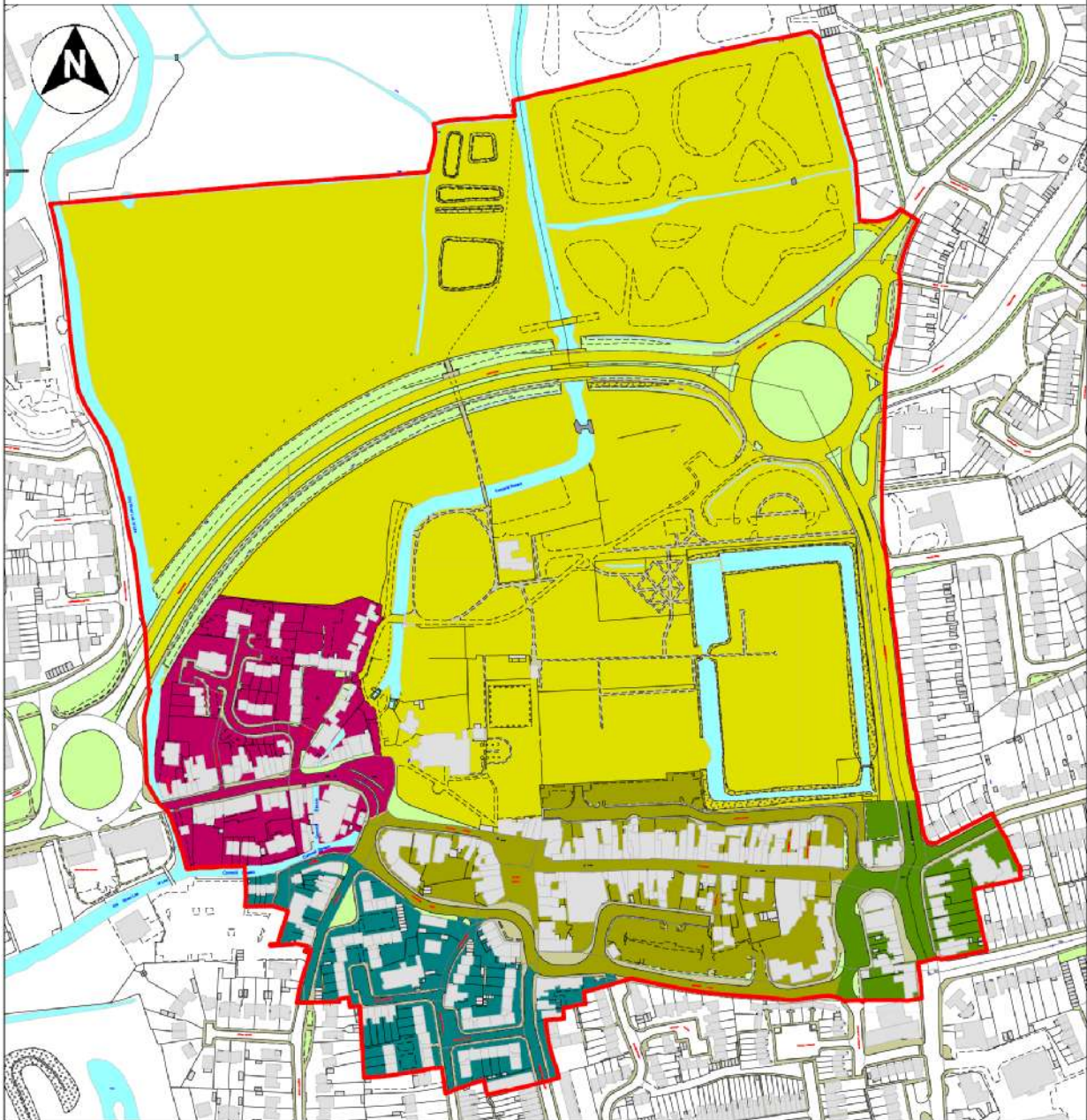
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# WALTHAM ABBEY CONSERVATION AREA Character Areas

## MAP 3



**LEGEND**

- Conservation Area Boundary
- Character Area 1
- Character Area 2
- Character Area 3
- Character Area 4
- Character Area 5

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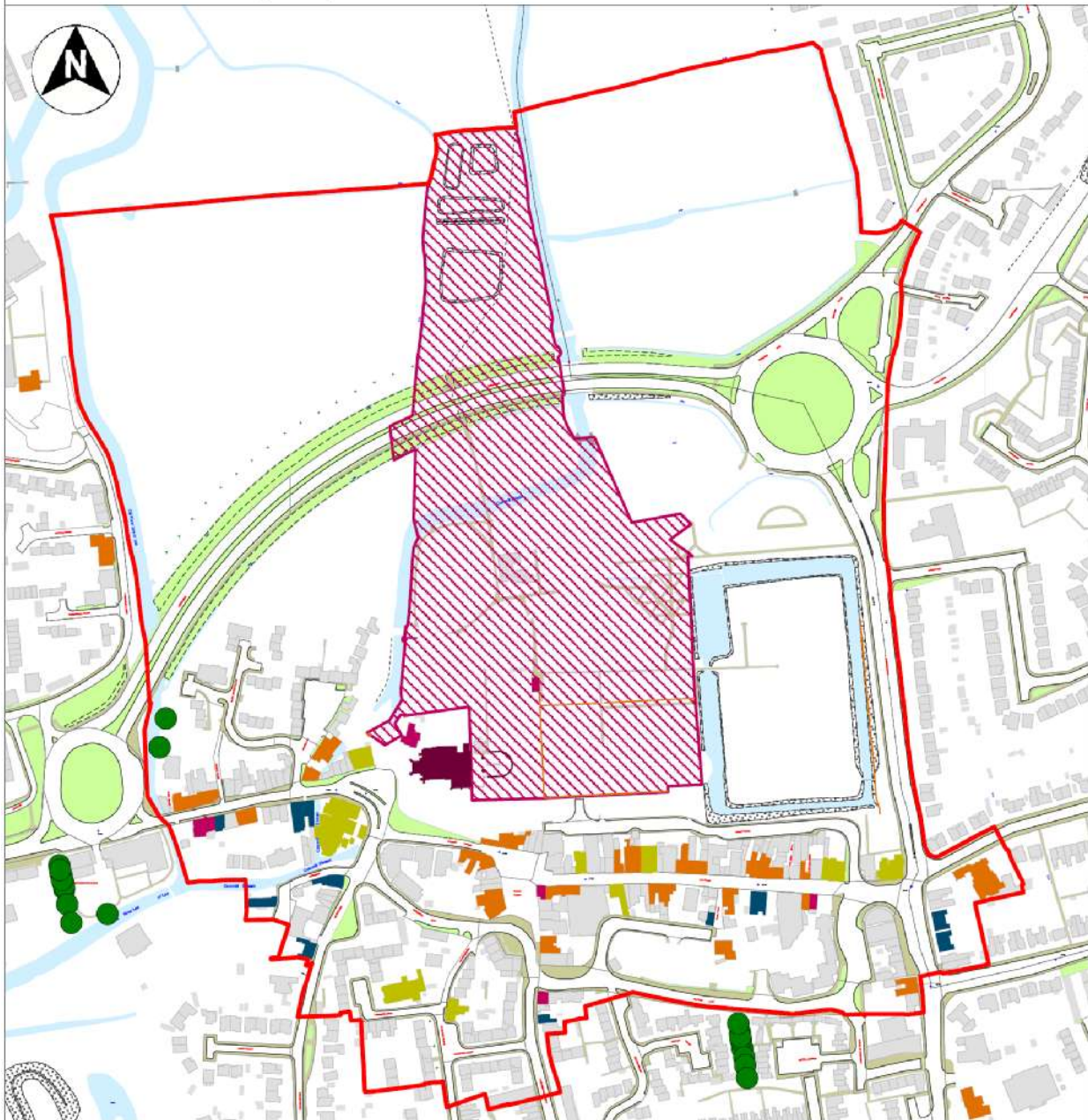
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# WALTHAM ABBEY CONSERVATION AREA Elements of Key Importance

## MAP 4



### LEGEND

- Conservation Area Boundary
- Statutory Listed Buildings - Grade I
- Statutory Listed Buildings - Grade II\*
- Statutory Listed Buildings - Grade II
- Locally Listed Buildings
- Buildings of Townscape Merit
- Scheduled Monuments
- Tree Preservation Orders

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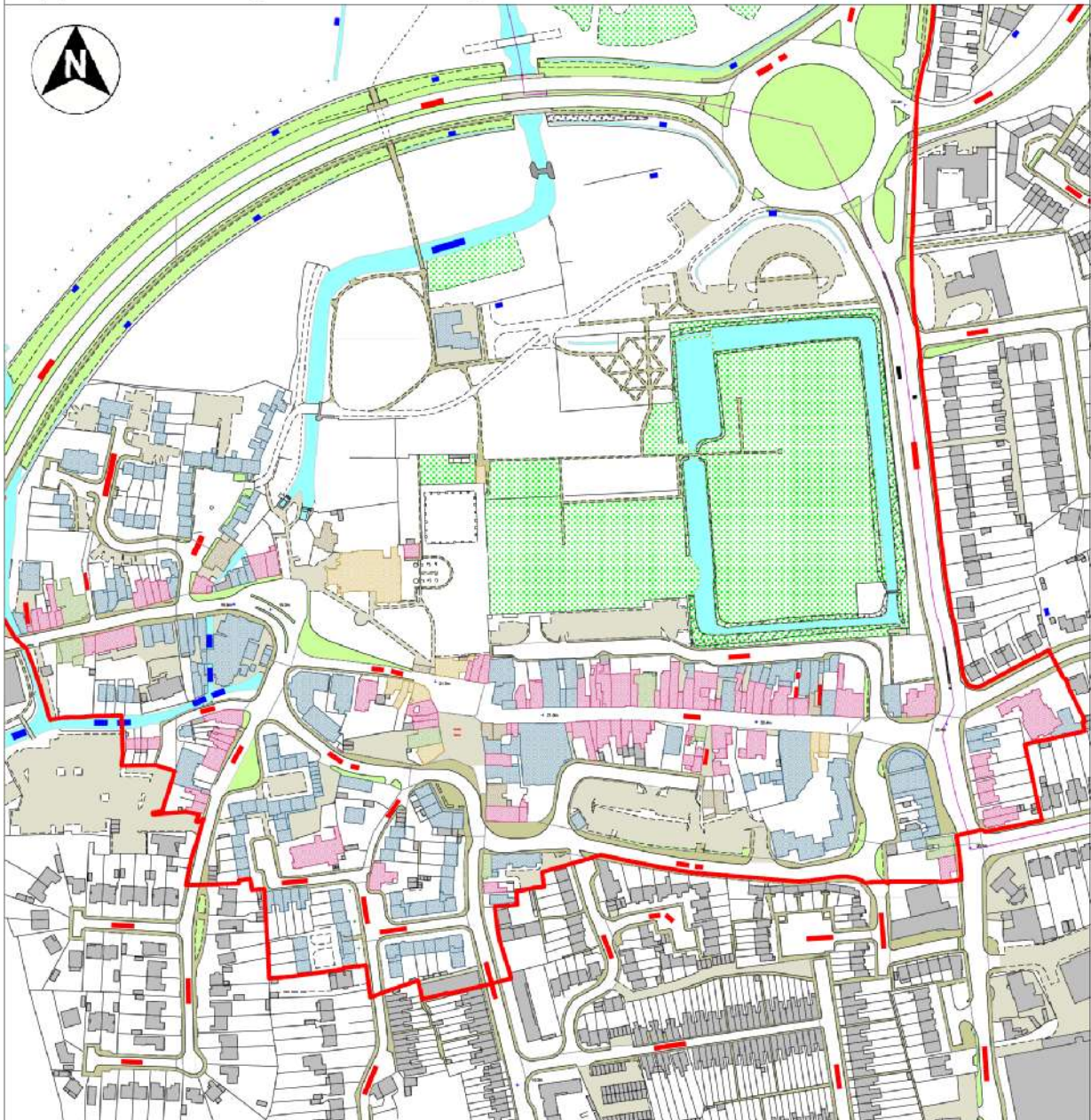
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# WALTHAM ABBEY CONSERVATION AREA

## Approximate Ages of Buildings

MAP 5



**LEGEND**

- Conservation Area Boundary
- 16th Century Buildings or earlier
- 17th Century Buildings
- 18th Century Buildings
- 19th Century Buildings
- 20th Century Buildings

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## Contact Details

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<http://www.eppingforestdc.gov.uk/index.php/residents/planning-and-building/conservation-areas-and-listed-buildings>



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