

# CHIGWELL VILLAGE

Conservation Area



*Heritage and  
Environment  
in Epping Forest District*

## CHIGWELL VILLAGE CONSERVATION AREA

Chigwell Village lies on rising ground to the east of the Roding Valley in an area that once formed part of the Forest of Essex. The name Chigwell may have derived from two Saxon words - "Cig" (King) and "Pelle" (well) and therefore means King's well, although the name "Cicca," is another possible source (The Place Names of Essex XII - P.H. Reaney, 1969).

The High Road forms the backbone of the village and was part of the main coaching route between London and Chipping Ongar. The steady rise northwards culminates in the high point near the junction with Vicarage Lane. The appearance and charm of Chigwell Village owes much to the large number of traditional historic buildings, many of which are listed. These are of varying age and size, grouped within a short, linear settlement which has largely been unaffected by unsympathetic development.

The Conservation Area encloses the historic core of the village and includes four Grade II\* listed buildings - St. Mary's Church, the King's Head Public House, Chigwell School, and Grange Court. St. Mary's Church has Norman origins and dates largely from the 12th century. As is common with many churches of this period, a number of alterations have been made over the centuries. Its main features include a 15th century white weatherboarded belfry with its copper broach spire, a chapel and south aisle of circa 1475, and the nave, constructed in 1886/87 to enlarge the Church. The only visible elements that survive from the Norman period are the south wall, the doorway, a small window to the east of the door and a recess for a Holy Water stoup. Inside the Church there is a brass, reputed to be one of the best in the country, to commemorate Samuel Harsnett (see below) .

The King's Head Public House is a picturesque, timber frame building originating from the 1620s - the central part of the building with the oriel (bay) window is the oldest section. This three storey building (with attics and cellars) has been significantly altered over the years. Its timber framing is exposed although at the turn of the century it was completely rendered. Each upper storey overhangs the one below as a jetty, and there are five differently sized gables. The Public House was mentioned by Charles Dickens in "Barnaby Rudge" where it is referred to as "The Maypole," having "more gable ends than a lazy man would care to count on a sunny day."

Chigwell School was founded in 1629 by the Reverend Samuel Harsnett, the vicar of Chigwell who later became Archbishop of York. The original part of the school still survives with its red brick walls built in English bond, its roof with original tie beams and queen posts, and two original four-light windows on the first floor. The School also had a very famous pupil - William Penn, Quaker and founder of Pennsylvania, U.S.A.

Grange Court is a spectacular 17th century house which was largely rebuilt in 1774. It was purchased by Chigwell School in 1946 as a memorial to former pupils killed

in World War II and is used as accommodation for boarding pupils of the School.

The centre of the Conservation Area lies at the junction of High Road and Roding Lane and provides the key townscape space. This focal point is tightly enclosed by buildings, namely the King's Head Public House, St. Mary's Church, Chigwell School, Kings Head Cottages, Church House and Harsnetts which are all listed buildings.

The houses and cottages to the north of Chigwell School are domestic in scale and set close to the road with little or no front garden. On the western side of the road this creates a strong building line. Where buildings are set back from the road, front garden walls maintain the building line and add variety to the streetscene, for example, in front of the Almshouses (129-131 High Road) and Chigwell School. The eastern side of the road is contained largely by trees, hedgerows and modern housing developments between which there are views across the village green.

To the north of the junction with Vicarage Lane buildings tend to be set within larger gardens and set back from the road. This creates a semi-rural quality to the approach to the village from the north and reflects the character of the southern approach to the Conservation Area. Grange Court and Brook Lodge are large residential buildings but they are less prominent than many other buildings in the village, being set back from the High Road within large gardens. Trees and shrubs have prominence and serve to define the semi-rural character of this part of the Area.

There are three large areas of undeveloped open space within the Conservation Area, each with its own character and each making a significant contribution to the setting of the village. These are:

- the village green between High Road and Vicarage Lane which is an important area of unmanaged land and provides a natural setting to part of the Conservation Area;
- the grounds of Chigwell School which provide an important visual transition along Roding Lane from the village to the open countryside beyond; and
- the churchyard which contains two distinct areas separated by a hedgerow - the graveyard fronting onto Roding Lane and the area to the rear of the Church Hall.

The grounds of the Metropolitan Police Sports Club (Chigwell Hall) front onto the High Road and contain a number of mature trees which provide an important sense of visual enclosure on the north-west side of the road. The grounds provide a semi-formal back-drop to the Conservation Area - the playing fields being reminiscent of parkland.

Epping Forest District Council would like to thank the Loughton and District Historical Society for providing historical information on the Conservation Area.

## Buildings of Special Architectural or Historic Interest in Chigwell Village Conservation Area:

Harsnetts  
King's Head Public House  
Nos. 1 and 2 King's Head Cottages  
Grange Court  
Brook Lodge  
Wall and railings to the east of Brook Lodge  
Christies  
Proctors and Dickens Cottage  
Hainault House  
No. 95 (The Haylands)  
Hilltop and 107 and 109 High Road

Saville Cottage  
Haydens Restaurant and Nos. 1 and 2 Haydens Cottages  
Radleys Cottage  
Linden Cottage and Dawkins  
Chigwell School  
Church House  
St. Mary's Church  
Table tomb south of St. Mary's Church  
to W. Browne 1653, Sarah 1643 and son.  
Belmont Lodge

**All the above are listed as Grade II except Ye Olde Kings Head Public House, Grange Court, Chigwell School and St. Mary's Church which are listed Grade II\*.**

### Facts About Conservation Areas

#### What is a Conservation Area?

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. A Conservation Area may be the historic centre of a town or village, an older unspoilt residential area, or an important country house in large landscaped grounds. Conservation Areas are designated by the District Council in recognition of their special character and to protect an important part of our heritage.

#### What does this mean to residents in practical terms?

Conservation Area designation aims to ensure that the special architectural or historic character of the area is properly preserved and enhanced. Buildings, paved areas, trees, hedges, walls, open spaces and other landscape and architectural features can all contribute to the character of an Area. Designation of a Conservation Area does not mean that changes cannot occur, but rather that any changes should preserve and enhance the special character of the Area.

#### Are there any special restrictions?

There are several special restrictions that apply to Conservation Areas. These are in addition to normal planning controls:

- \* The size limit for extending your home without obtaining planning permission is 50m<sup>3</sup> or 10% of the house's original volume, up to a maximum of 115m<sup>3</sup>.
- \* Consent must be obtained from the District Council for the demolition of any building within the Conservation Area. This may also include gates, walls and fences.

- \* You must give the District Council six weeks' notice in writing before felling or cutting back any tree unless the tree is:
  - dead, dying or dangerous;
  - causing a nuisance in law;
  - a cultivated fruit tree
  - less than 236mm (9 1/2") in girth around the trunk when measured 1.5m (4'10") above the ground.
- \* Some additional restrictions apply to the siting of satellite dishes and advertising hoardings or other advertisements.

Apart from these special restrictions, the rights and obligations of the property owner are not affected.

#### Are there any benefits?

Protecting the special character of the Area will be of benefit to residents, businesses and visitors alike. The designation of a Conservation Area places a duty on the District Council to pay special attention to the desirability of preserving and enhancing its character and appearance in carrying out its planning functions. Enhancement schemes may be prepared and implemented as resources permit. In special cases, English Heritage in partnership with the District Council may be prepared to give grant aid for the structural repair of specific buildings which add to the special character of a Conservation Area.

#### Where can I obtain further information?

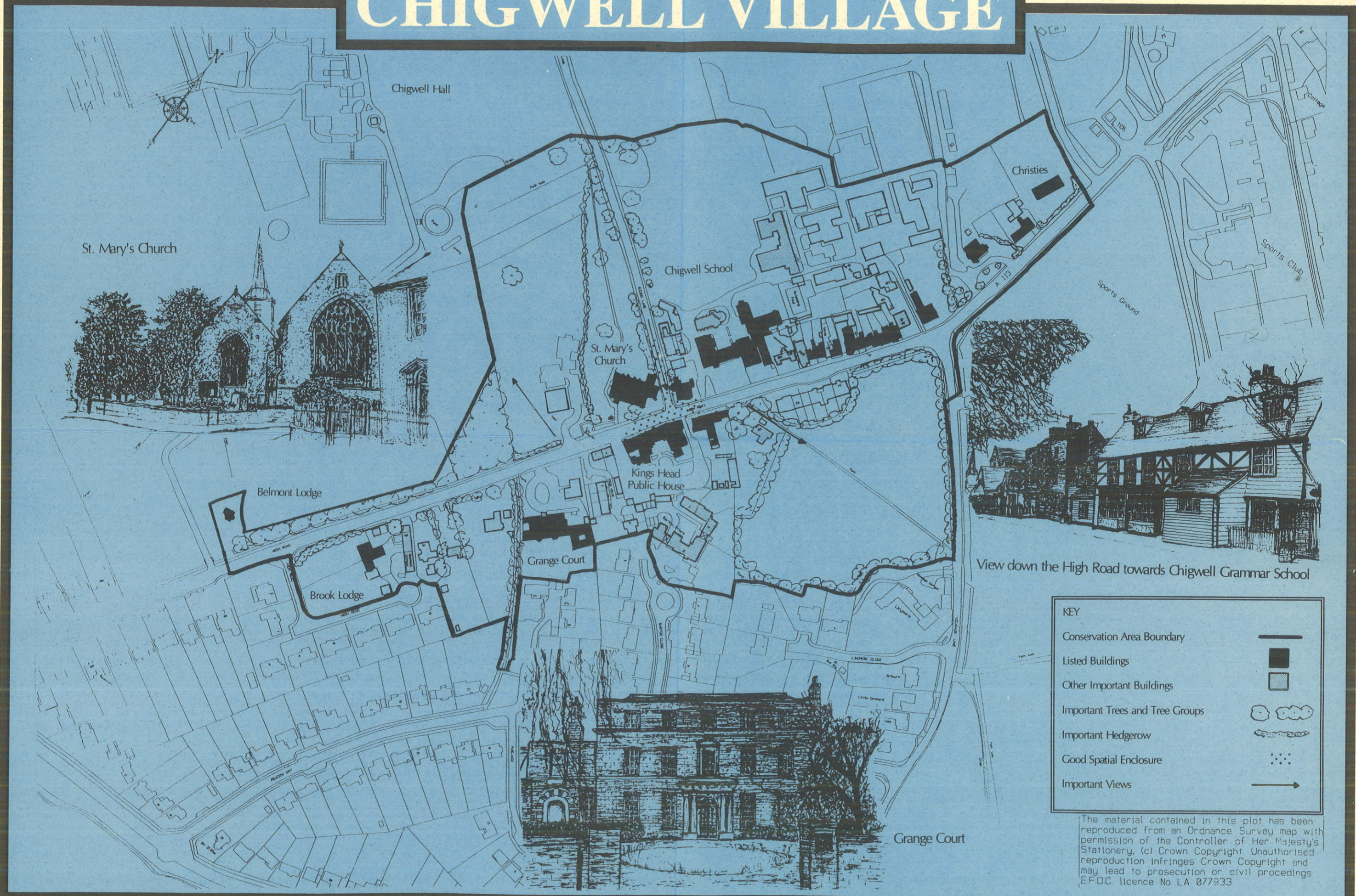
More detailed information can be obtained by contacting: The Conservation Section, Planning Services: Tel: (01992) 564119.



This is the ninth of a series of Conservation Area leaflets to be published by Epping Forest District Council. Companion leaflets on other Conservation Areas and Listed Buildings are also available.  
Epping Forest District Council, Civic Offices,  
High Street, Epping, Essex. CM16 4BZ.  
(01992) 564000



# CHIGWELL VILLAGE



St. Mary's Church

Chigwell Hall

Chigwell School

Christies

St. Mary's Church

Kings Head Public House

Belmont Lodge

Brook Lodge

Grange Court

Grange Court

View down the High Road towards Chigwell Grammar School

KEY	
Conservation Area Boundary	
Listed Buildings	
Other Important Buildings	
Important Trees and Tree Groups	
Important Hedgerow	
Good Spatial Enclosure	
Important Views	

The material contained in this plot has been reproduced from an Ordnance Survey map with permission of the Controller of Her Majesty's Stationery, (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings E.F.D.C. licence No LA 077933