

Interpretation of Survey Data and Collation of Results Index Sheet: Conservation Areas

Conservation Area Reference	Conservation Area	At Risk?	Condition of Conservatio n Area	Buildings at Risk Present?	Appraisal & Management Plan a Priority	Summary of Significance	Boundary Amendments	Article 4 Directions/Ame ndments	Area of Special Advertisement Control	Recommendation from Stakeholder
AR	Abbess Roding	No	Optimal	Barn to Abbess Hall Farm (Grade II) showing severe signs of deterioration (Photos: AR-18/19)	No	Abbess Roding is one of the 8 hamlets/villages known as 'The Rodings's'. The church is the focal point of the settlement. A linear settlement on a north/south axis along the Main Road. Buildings are set back from the road and set within large plots. Wide verges contain mature trees. The mature landscaping creates an Arcadian character which compliments the rural setting. The conservation area contains a concentration of statutorily listed and locally listed buildings. The conservation area is of significant aesthetic & historic value. In addition there is some evidential value arising from the potential for archaeological remains to provide evidence for village origins and development	Suggested extension - see map at Appendix 5	No	No	No
AB	Abridge	No	Fair	No 19 Ongar Road - Starting to deteriorate (loose plasterwork, Photo: AB-04) / No 13 Ongar Road starting to deteriorate (Photo: AB-10) / No 12 Ongar Road starting to deteriorate (Photo: AB-18) / Roding Hall starting to deteriorate (Photo: AB-44) / Maltings to former Brewery in a poor state of repair (Photo: AB-99) / Former Post Office building starting to deteriorate (Photo: AB-98)	Yes	The village of Abridge lies on the historically important coaching route between London and Chipping Ongar and has been an important crossing point of the River Roding for many centuries. The boundary of the Conservation Area includes the historic core of the village. Market Place has a mixed residential and commercial character which adds to the vitality of the space. There are several prominent listed buildings in Market Place the oldest of which is the "hall house" (known as The Coach House), which dates from the 14th century and is listed Grade II*. There is a concentration of other statutorily and locally listed buildings in the settlement creating an attractive street scene. The conservation area is of significant aesthetic and historic value.	Suggested reduction - see map at Appendix 5	No	No	No

BA	Baldwins Hill, Loughton	No	Fair	No	No	Baldwins Hill forms part of the area of Loughton known locally as "The Hills" which overlook Epping Forest. Towards the end of the 19th century, Loughton, and the Hills area in particular, became very popular with a number of artists and intellectuals because of their proximity to Epping Forest. Of particular note is the sculptor Sir Jacob Epstein who lived at "Deerhurst" (50 Baldwins Hill) between 1935 and 1956. The conservation area contains a diversity of building types, character and ages which creates a pleasing informal character. All the building plots on the west side of Baldwins Hill were enclosed from the Forest before the passing of the Epping Forest Act of 1878. The conservation area is therefore of primarily aesthetic and historic value. The area also has some evidential value as physical evidence of the process of private enclosure.	Suggested reduction - see map at Appendix 5	Article 4(2) - control of incremental loss of detailing. removal of boundary treatments & formation of hardstandings	No	No
BC	Bell Common, Epping	No	Optimal	No	No	Bell Common provides an important transition in the landscape between Epping Forest and the built-up area which forms the hinterland of Epping. The area was once known as "Beacon Common" and it has been suggested that the settlement of Epping Heath (Epping) was founded to maintain an ancient beacon. High Road became a toll road in the late 18th century and the southern tollgate stood close by the turning to Ivy Chimneys (Theydon Road). The tollhouse is now Belle Vue house. The nearby "Forest Gate Inn" perpetuates the memory. The conservation area has an attractive collection of post-medieval vernacular buildings which together with the large areas of green, open space reinforce the village character. The conservation area is primarily of aesthetic and historic value. There remains the potential for evidential value on the earlier origins of the settlement.	Suggested extension - see map at Appendix 5	Article 4(2) - control of incremental loss of detailing. removal of boundary treatments & formation of hardstandings	No	No
BH	Blake Hall	No	Optimal	No	No	This conservation area encompasses the Registered Historic Park and Gardens of the Grade II* Blake Hall and the historic hamlet of Bobbingworth. Blake Hall is sited on a slightly raised spur of ground stretching down from Bobbingworth to the northwest. The ground falls gently away from the northeast round to the southwest. The setting of the Hall is characterised by its open parkland landscape, particularly to the east and west of the house. Woodland lines both sides of the southern approach drive, and there are other areas of substantial woodland to the north and along the eastern boundary of the Park. Blake Hall has been the home of the Capel-Cure family since 1789. The house, which incorporates a 17th century or older fabric, was largely rebuilt in the 18th century and further remodelled in 1822 by George Basevi. It was extended c.1840 by the addition of a south wing which was gutted in World War II for use by the RAF as the Sector Operations Room. As a result the conservation area is of significant aesthetic and historic merit and the potential for earlier remains within the Hall give rise to modest evidential value	No	No	No	No

CV	Chigwell Village	No	Optimal	No	No	Chigwell village once lay within the Forest of Essex on the main coaching route between London and Chipping Ongar (the High Road). The village boasts five Grade II* listed buildings, four of which are in the conservation area - Chigwell School (c.1620); the King's Head Inn (17th century); St. Mary's Church (12th century), and Grange Court (late 18th century house). The historic core of the village remains virtually unaltered with relatively few modern buildings. This state of preservation has been aided by historic restrictions on private building and is particularly evident on the north side of the High Road. The conservation area is therefore of significant aesthetic and historic value.	No	No	No	No
CO	Chipping Ongar	No	Poor	No 79 High Street - Starting to deteriorate (Photo: CO-59) /	Yes	The town was the administrative centre of the Saxon Hundred and the fortress established during this period was enlarged after the Norman Conquest. The town became known as Castle Ongar in the 12th century because of the "motte and bailey" castle, the remains of which still survive. The line of the former medieval town enclosure can also be traced to the north and south of the inner bailey, around the Pleasance car park and along Castle Street. The form and layout of the historic core of the town have changed little since the medieval period for instance the historic market place is still apparent as the widest part of the High Street between Wren House and Manor House. The character of the High Street derives from: the strong building lines; the gentle curve of the street which offers a series of attractive vistas; "pinch point" buildings which mark entry/exit points to the former town enclosure; views into the surrounding countryside; and prominent public buildings which form local landmarks. The conservation area is therefore of significant evidential, historic and aesthetic value.	No	Article 4(2) - control of incremental loss of detailing. removal of boundary treatments & formation of hardstandings	No	Yes
CS	Coopersale Street	No	Optimal	No	No	Coopersale Street is a small, dispersed, linear settlement which lies one-mile southeast of Epping at the bottom of Stonards and Houblons Hills. Most of the buildings in the conservation area are set within large gardens, often containing significant groups of trees and hedgerows that help to define the property boundaries. The informal and picturesque arrangement of buildings emphasises the dispersed nature of the settlement and the spaces between the buildings are important in maintaining this character. The conservation area is therefore primarily of aesthetic and historic value.	No	No	No	No

CH	Copped Hall	No	Optimal	Copped Hall	No	<p>Copped Hall is an ancient hunting park and rural estate dating from the 12th century or earlier. The present mansion is the visual centrepiece and focus of the 18th century landscaped parkland. It was built between 1751 and 1758 by John Conyers to the designs of John Sanderson and replaced the Tudor mansion, built for Queen Elizabeth's Vice-Chamberlain Thomas Heneage in 1564-68, which stood 250 metres to the northwest. Edward James Wythes, carried out extensive improvements to the house and its grounds to the designs of the architect C.E. Kempe between 1883 and 1905. The house was transformed into an ornate Victorian mansion with a new extension (servants' wing) to the north and a conservatory to the south. An Italianate two level, "parterre" garden was added to the west together with a causeway, two garden pavilions and a "ha-ha". The conservation area is therefore of significant evidential, historic and aesthetic value.</p>	Suggested extension - see map at Appendix 5	No	No	No
EP	Epping	No	Fair	Yes - Centrepiece & associated buildings, St. John's Road	Yes	<p>It is not known for certain when the present day Epping was first settled but by the mid-12th century a settlement known as Epping Heath (later named Epping Street), had developed south of Epping Upland as a result of vigorous clearing of the forest for cultivation. In 1253 King Henry III conveyed the right to hold a weekly market in Epping Street, which helped to establish the town as a centre of trade and has continued to the present day. The village of Epping Heath developed slowly into a small main-road town and by the early 19th century, considerable development had taken place along what is now High Street and Hemnall Street. Up to 25 coaches a day passed through the town from London en route to Norwich, Cambridge and Bury St. Edmunds. By the end of the 19th century 26 coaching inns lined the High Street. A few survive today as public houses, e.g. The Thatched House, The George and Dragon, and The Black Lion. The conservation area is of significant aesthetic and historic value.</p>	Suggested extension - see map at Appendix 5	Article 4(2) - control of incremental loss of detailing. removal of boundary treatments & formation of hardstandings	Yes	Yes
GSP	Great Stony School, Chipping Ongar	No	Optimal	No	No	<p>Great Stony Park was originally a school built between 1903 and 1905 as an orphanage to house the children of paupers. The school was designed to accommodate 300 children in a series of two and three storey dormitory blocks set around a central "village green". Great Stony was completely self-sufficient and even had its own infirmary, as well as classrooms and assembly hall within the main school building. It is a particularly well preserved example of its type and although the buildings are not of exceptional architectural merit individually, they are of high quality and the group remains complete within a virtually unaltered setting. The buildings were converted to residential use in 1998. The buildings are of significant historic and evidential value as well as modest aesthetic interest.</p>	No	No	No	No

HO	High Ongar	No	Optimal	No	No	<p>The village of High Ongar has existed since the beginning of the 17th century, although in the Middle Ages it was probably no more than a tiny hamlet. The most prominent building in the conservation area is the parish church of St. Mary the Virgin, which is listed Grade I. The church dates from the mid-12th century although it was extended and restored in the 19th century. The conservation area has a concentration of listed traditional properties which results in a harmonious village character. The landscape setting provides an attractive aspect and reinforces the settlements rural origins. The conservation area is of significant historic and aesthetic value.</p>	No	No	No	Yes
HH	Hill Hall	No	Optimal	No	No	<p>The conservation area of Hill Hall includes the historic house of Hill Hall, St Michael the Archangel church and the gardens and former parkland of the house. A house at the site dates back to the 12th Century with the current Grade I Listed early renaissance brick house built 1569-75 by Sir Thomas Smith, Queen Elizabeth I's ambassador to France. The church of St Michael the Archangel has important historical and architectural connections with the Hall. It was completed in 1614 by Sir Thomas Smith's nephew William Smith. The gardens of the Hill Hall estate are also Registered Historic Park and Garden (Grade II) with substantial parts having been designed by Humphrey Repton in 1791. The Hall has had an interesting occupancy history: originally as a family home, then a maternity home, a billet for RAF officers and a woman's open prison up until 1969 when a fire gutted the premises. The conservation area has significant evidential, aesthetic and historic value.</p>	No	No	No	No

LS	Lower Sheering	No	Optimal	Poor state of repair to some of the units within the Malting Buildings	No	Lower Sheering Conservation Area adjoins the Sawbridgeworth Conservation Area (in Hertfordshire) to the northwest, sharing a contiguous boundary along Station Road and the River Stort. The area comprises an extensive group of mid-late 19th century Maltings which lie either side of the London-Cambridge railway line. Listed Grade II, the buildings were constructed for the local malting company H.A. and D. Taylor Ltd. The Maltings to the west of the railway remained in use for their original purpose until the late 1940's. They are unusual in form, in that instead of being multi-floored (like the Maltings to the east), several malthouses are ranged end-to-end. The Maltings east of the railway were constructed later and are both higher and bolder in design. The conservation area has aesthetic and historic values which are amplified by the shared values of the Sawbridgeworth Conservation Area.	No	No	Yes	No
CA15	Matching	No	Optimal	Marriage Feast Room (Grade II*) showing signs of deterioration (Photos: M-13/14/15)	No	Matching comprises a unique collection of vernacular village building types: a 15th century manor house (Matching Hall); an early 13th century parish church (St Mary the Virgin); a lobby entrance house of c.1600 (the Vicarage); a 15th century public hall (the Marriage Feast Room); an aisled tithe barn of c.1600 and a late 17th century dovecote (at Matching Hall). Matching Hall, St Mary's Church and the Marriage Feast Room are all Grade II* listed buildings. The significance of the conservation area lies with the concentration and diversity of high quality Essex vernacular building which are of significant aesthetic, historic and evidential value.	Suggested extension - see map at Appendix 5	No	No	No
MG	Matching Green	No	Poor	Cricket pavillion / 'Perrys Cottage' and 'Redcot' are both listed and in a poor state of repair (see Photos: MG-62-64).	No	The special architectural and historic interest of Matching Green Conservation Area derives from the historic layout of the settlement and the large number of historic buildings ranging in date from the 14th to the 19th centuries. These buildings include two late medieval hall houses, several 17th century timber-framed cottages, an 18th century neo-classical country house, several early 19th century dwellings and a mid-19th century former coaching inn. The conservation area therefore demonstrates significant aesthetic and historic value.	Suggested extension - see map at Appendix 5	No	No	No

MT	Matching Tye	No	Optimal	Outbuildings to Shetlocks Farm (see Photos: MT-27/28/29) /	No	The special architectural and historic interest of Matching Tye Conservation Area derives from the historic layout of the settlement and the high proportion of buildings of architectural and historic interest which range in date from the 16th to the 19th century. Seven of these buildings are statutorily listed and six are locally listed. The conservation area therefore has significant historic and aesthetic value.	Suggested extension - see map at Appendix 5	No	No	No
MR	Moreton	No	Optimal	Outbuildings to White Hart Inn (see Photo: MR-34/35) /	No	The conservation area encompasses the historic core of the village from Moreton Bridge in the south, to the centre of the village at the junction of Church Road and Bridge Road. The village probably developed during the Middle Ages on the higher ground overlooking the crossing point of the Cripsey Brook. Entering the village from the south, over Moreton Bridge, the road bends to the pinch-point created by two prominent listed buildings - the White Hart public house and Castle House which both date from the 16th century. The centre of the village is an attractive space enclosed by the facades of listed buildings, particularly the Nags Head public house - which was once two houses and dates from the late 16th century. The conservation area has significant historic and aesthetic merit.	No	No	No	Yes
NSR	Nazeing and South Roydon	Yes	Optimal	No	Yes	The conservation area covers a wide expanse of historic and attractive countryside between Harlow and Lower Nazeing. It includes: the medieval "long green" settlements of Middle Street and Halls Green; Bumble's Green and the medieval "closed field" system to the north; and the medieval settlements of Nazeing, Broadley Common and Roydon Hamlet. The well-preserved medieval settlements and "closed field" patterns are important landscape features that form a fundamental part of the character and appearance of the Area. Although the field enclosures and patterns are not discernible close to, the area can be clearly distinguished in longer views. The area retains its quiet, intimate, small-scale rural qualities characterised by small-grassed fields that are dissected by narrow, winding lanes and footpaths and bounded by tall hedgerows and mature trees. The combination of historic landscape and exceptional listed buildings means that the conservation area has significant evidential, aesthetic and historic value.	Suggested reduction - see map at Appendix 5	No	No	Yes

RGF	Royal Gunpowder Factory, Waltham Abbey	No	Optimal	Grand Magazine & Quinan Stove / Various structures throughout the CA, in particular, the mill buildings along Middle Road (GII*/GI Listed) overlooking the open green	Yes	The conservation area has the longest known continuous association with the manufacture of explosives of any site in the country. It is known that the site contained gunpowder mills in 1672 and that it developed into the largest and most complete works in Britain by 1735. The site was sold to the government in 1787. The site was a major supplier of powder to the Army during the Napoleonic Wars and manufacture continued throughout the 19th century. The surviving shells of the steam-powered incorporating mills are mainly from this period. Earlier production took place in water-powered mills. The site closed as a production factory in 1945 and became a military research establishment. The site can be divided into two main areas. The northern half is covered almost entirely by alder woodland (the original source of charcoal), whilst the area to the south contains most of the buildings on the site, twenty-one of which are listed (eight at Grade I and II*). The conservation is therefore of exceptional evidential, aesthetic and historic value.	No	No	No	No
R	Roydon	No	Fair	Engine Sheds at Roydon Station / Outbuildings and nearby Dental Laboratory either side of Coalyard Cottage, No 32 in a bad state or repair/fire damaged / Building plot on former Garage Forecourt.	Yes	Roydon has been a distinct rural community for over 900 years. The Domesday survey notes that there were at least 20 village households in the year 1085 lying at the heart of a 720 acre Manor. Two of Roydon's four medieval manor houses were located in the village. Temple Roydon was named after the Order of the Knights Templar who were granted the manor in 1205. Roydon Hall once stood on a site down the lane leading from The Green to Roydon Lock. Henry VIII displayed his infant son Edward to the people of Roydon at the Hall in 1538. It was demolished in 1864. Much new development has taken place in the village since 1950. Despite some unfortunate early estate development, the fine character of the village has survived. Some of the more recent developments (such as Church Mead) have been designed to complement the historic character of the village. The conservation area therefore demonstrates significant evidential, historic and aesthetic value.	Suggested extension - see map at Appendix 5	No	No	Yes



SR	Staples Road, Loughton	No	Optimal	No	Yes	The special interest of this area derives mainly from the unaltered streetscape, a shared traditional materials palette and the use of interesting architectural features. The street is predominantly from the Victorian period; built by notable architects including J. Cubitt, G. Beckett, E. Lawrence and G. Hatton. Many features built were new for the period. The area has also been the subject of visits and residence from notable people. The distinct forest edge environment with houses directly facing the forest across the lane provides an attractive semi-rural setting for the conservation area. This setting amplifies the historic and aesthetic values of the conservation area.	No	Existing Article 4 Direction is satisfactory	No	Yes
UP	Upshire	No	Optimal	No. 3 Fernhall Road	No	Upshire Conservation Area includes the historic park and gardens of "Warlies" and the linear hamlets of Upshire, Copthall Green and Wood Green. The hamlets are attractive settlements with a consistent vernacular aesthetic. Warlies is an important estate that derives its name from Richard de Warley who owned land in Upshire in the early 14th century. It was purchased by Dr Barnado's in 1915 and turned into a school; it has since been changed into private offices. Warlies Park House, which dates from the late 18th century, is Grade II listed. The conservation area has significant aesthetic and historic interest.	Suggested extension - see map at Appendix i	No	No	No
WA	Waltham Abbey	Yes	Fair	Thrift Cottage, Sewardstone Rd / Sun Street / Waltham Abbey Monastic site / The Old Spotted Cow PH, Fountain Place	Yes	The conservation area owes its growth to the college and shrine of the Holy Cross. This growth was assisted by confirmation of the market charter in 1189. The ancient Abbey Church forms the major focal point of the town - its tower is a prominent landmark from much of the surrounding countryside. The setting of the Abbey Church is enhanced by the character and variety of the open spaces around it. The Abbey Gardens represent an extremely significant part of the Conservation Area in terms of their archaeological interest. The Market Square still forms the principal public space in the town and is enclosed by an attractive group of listed, 16th century timber-framed buildings. Sun Street forms the tightly enclosed, commercial core of the town and includes a number of prominent listed buildings. This contrast between the bustling commercial centre and quite residential areas is an integral part of the conservation area's significance. This significance is therefore based on evidential, historic and aesthetic values.	Suggested reduction - see map at Appendix 5	Article 4(2) - control of incremental loss of detailing. removal of boundary treatments & formation of hardstandings	Yes	Yes

YH	York Hill, Loughton	No	Optimal	No.48 Steeds Way 'Inglewood' and 'Klindini' showing signs of deterioration (see Photo: YH-103)	Yes	York Hill is a peaceful residential area that benefits from the tranquillity and views of the adjoining Epping Forest, as well as the survival of hedges that follow and define the historic road pattern. The topography of the area is a critical element of the conservation area's significance. There is a steep and dramatic rise from King's Green (off Church Hill), to the two greens outside the Gardener's Arms Public House at the top of York Hill. York Hill forms the backbone of the Conservation Area and the close proximity of houses to the street and long lengths of high hedges create the character of a country lane. While there are several areas of 20th century development, the houses have been incorporated into the landscape so that they do not visually dominate. The conservation area is primarily of aesthetic and historic interest.	Suggested extension - see map at Appendix 5	Article 4(2) - control of incremental loss of detailing. removal of boundary treatments & formation of hardstandings	No	Yes
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