

Stakeholder Engagement Summary Index Sheet - Locally Listed Buildings

Stakeholder	Feedback	Recommendation Taken	
		Forward	Commentary
David Wixley	Pemberley, Tycehurst Hill should be added to the local list	No	Building has been too badly altered which has adversely affected the integrity of the building. It does not meet the council's criteria for local listing.
David Wixley	57, Alderton Hill should be added to the local list	See commentary below	See comments in response to Loughton Town Council suggestions
David Wixley	See suggestions made by Loughton Town Council	See commentary below	As commentary on Loughton Town Council's suggestions.
Loughton Town Council	Greengates, Albion Hill should be added to the local list	Yes	An attractive property of architectural value. Has group value with the statutory listed gates and boundary wall.
Loughton Town Council	8 Alderton Hill should be added to the local list	No	A substantial but ultimately typical example of interwar neo-Tudor residential architecture that is not of sufficient architectural interest to warrant inclusion on the local list.
Loughton Town Council	18 Alderton Hill should be added to the local list	No	A substantial but ultimately typical example of Edwardian/interwar residential architecture that is not of sufficient architectural interest to warrant inclusion on the local list.
Loughton Town Council	32 'Mossley', Alderton Hill should be added to the local list	No	A substantial but ultimately typical example of Edwardian/interwar residential architecture that is not of sufficient architectural interest to warrant inclusion on the local list.
Loughton Town Council	36 Alderton Hill should be added to the local list	Yes	A substantial handsome early 20th century Olde English/Arts & Crafts property with an interesting composition and retains much of its original detailing. Set within a spacious plot that reinforces its suburban character.
Loughton Town Council	37 Alderton Hill should be added to the local list	No	A substantial handsome early 20th century Olde English/Arts & Crafts property. Has undergone extensive extensions and remodelling.
Loughton Town Council	40 Alderton Hill should be added to the local list	Yes	A substantial handsome early 20th century Queen Anne Revival/Arts & Crafts property with an interesting composition and retains much of its original detailing. The extensive hard standing to the front of the property has compromised its setting but does not detract from the architectural integrity of the property as a whole
Loughton Town Council	57 Alderton Hill should be added to the local list	Yes	An attractive and understated detached house in an Arts & Crafts style. The substantial gambrel roof with dormers and chimneys creates a picturesque roofscape.
Loughton Town Council	60 Alderton Hill should be added to the local list	No	A substantial but ultimately typical example of Edwardian/interwar residential architecture that is not of sufficient architectural interest to warrant inclusion on the local list.
Loughton Town Council	52 Baldwins Hill should be added to the local list	No	No. 50 is statutorily listed because of its association with Jacob Epstein (also has a blue plaque to this effect) and as such there is ambiguity regarding the associated value of this property. It would not be appropriate in these circumstances to add the property to the local list.
Loughton Town Council	Golden Lion PH, Borders Lane should be added to the local list	No	Property has been significantly altered which has undermined its architectural integrity. Given the relatively late date of construction it is important that a building of this type remains in good condition. Accordingly the property does not warrant local listing.
Loughton Town Council	28 Brook Road should be added to the local list	No	Despite its associations with a local architect of note this is a non-descript property. Furthermore it has been altered and extended. It is not of sufficient architectural or historic interest to warrant inclusion on the local list.
Loughton Town Council	50 & 52 Chigwell Lane should be added to the local list	No	Property has been significantly altered which has undermined its architectural integrity. Given the relatively late date of construction it is important that a building of this type remains in good condition. Accordingly the property does not warrant local listing.
Loughton Town Council	Debden Station House should be added to the local list	No	Whilst the core of the property is mid-19th century it has been extensively and unsympathetically altered to the detriment of its architectural and historic integrity. The property does not therefore meet the criteria for local listing.
Loughton Town Council	Alpha, Beta, Gamma, Debden Lane should be added to the local list	No	An attractive group of early 20th century tied cottages built for the owner of Debden House. Are of architectural interest and have historical connections to a local country house.
Loughton Town Council	106-108 High Road should be added to the local list	No	A competently handled mid-20th century building. It is not, however, of exceptional architectural quality that is needed to warrant designation for a building of this late date.

Loughton Town Council	102 High Road (Natwest Bank) should be added to the local list	Yes	An attractive late 1920s neo-Georgian bank that is well executed and detailed with decorative stonework and original metal framed windows. A good example of bank architecture of the period.
Loughton Town Council	104 High Road should be added to the local list	No	A non-descript building that has been significantly altered. It does not meet the criteria for inclusion on the local list.
Loughton Town Council	145-149 High Road should be added to the local list	No	A non-descript building of no particular architectural or historic interest. It does not meet the criteria for inclusion on the local list.
Loughton Town Council	160-164 High Road should be added to the local list	No	A short 2 storey terrace with apparent mid-19th century origins. The building has been significantly altered and is in poor condition. It does therefore not warrant inclusion on the local list.
Loughton Town Council	Browns Garage, 199 High Road should be added to the local list	Yes	An attractive late 19th century property, formerly Holmdale, now a car dealership. Whilst it has been altered at ground floor it retains the majority of its architectural character. Also has direct connections with a successful local enterprise who have occupied the site since the 1950s.
Loughton Town Council	No. 227 High Road should be added to the local list	No	Already on the local list.
Loughton Town Council	Little Woodbury, King's Hill should be added to the local list	No	This building does not meet the criteria for inclusion on the local list.
Loughton Town Council	23 Ollards Grove should be added to the local list	No	Whilst this is a handsome vernacular revival house it is of a very late date (c.1954) and is considered to be anachronistic. Whilst it has some historic connections to a local engineer/surveyor this property does not warrant inclusion on the local list.
Loughton Town Council	4 Shelley Grove should be added to the local list	Yes	A handsome Art Deco property that has been sensitively rehabilitated and retains its original architectural character. Has connections with the author Ruth Rendall.
Loughton Town Council	The Lindy House, Steeds Way should be added to the local list	Yes	An attractive Arts & Crafts/Mock Tudor property that is well executed in good quality materials. Forms a group with the adjoining property which is already on the local list.
Loughton Town Council	2-24 The Avenue should be added to the local list	No	Whilst these are attractive properties they are entirely standard for speculative residential development of this date. In order to warrant addition to the local list a great degree of homogeneity and survival of original detailing would have been required. The properties have, however, been altered and extended. For these reasons the properties do not warrant inclusion on the local list.
Loughton Town Council	74-76 The Drive should be added to the local list	No	The properties are unusual, however, they are not of a sufficient architectural quality to warrant inclusion on the local list.
Loughton Town Council	22-24 The Uplands should be added to the local list	No	A pair of ordinary interwar houses. Given their relatively recent date it is important that they retain all original detailing and remain symmetrical. The properties have been altered and extended to such a degree that even if they were potentially worthy of inclusion on the local list this interest has been undermined to such an extent that they do not warrant designation as an undesignated heritage asset.
Loughton Town Council	28 The Uplands should be added to the local list	Yes	An attractive building in an informal Arts & Crafts/Old English Revival style. A strong composition with good detailing. A better than average example of its type. Located in a mature plot.
Loughton Town Council	41 The Uplands should be added to the local list	No	An attractive building in an informal Arts & Crafts style. It is, however, ultimately a standard house of the period and is of not any particular heritage significance.
Loughton Town Council	56 The Uplands should be added to the local list	No	Whilst this is a traditional 2 storey building with quirky original detailing still in place it is not of an architectural quality that would warrant inclusion on the local list.
Loughton Town Council	62 The Uplands should be added to the local list	N/A	Ambiguity over the address provided
Loughton Town Council	Loughton Library should be added to the local list	No	An interesting modern building it does not, however, demonstrate the necessary architectural quality to warrant protection as a heritage asset.
Loughton Town Council	29-31 Traps Hill should be added to the local list	Yes	A pair of handsome Arts & Crafts/Vernacular Revival houses with a complex and informal composition including prominent chimneys gables and tile hanging. Good examples of their type and form a cohesive pair.

Loughton Town Council	52 Traps Hill should be added to the local list	?????	Substantial early 20th century house. Hipped roofs and tile hanging. Requires further assessment to determine whether it should be included on the local list.
Loughton Town Council	Woodpeckers, No. 37 Woodbury Hill should be added to the local list	No	This building does not meet the criteria for inclusion on the local list.
Loughton Town Council	The Nook, 23 York Hill should be added to the local list	No	Property has been redeveloped and its replacement is not worthy of inclusion on the local list.
Theydon Bois Parish Council	Hogarth and Deepdene, Loughton Lane should be added to the local list	No	The properties are attractive but are not of a sufficient architectural or historic interest to warrant inclusion on the local list.
Theydon Bois Parish Council	Rosedale and Rosedene, Coppice Row should be added to the local list	No	The properties are attractive but are not of a sufficient architectural or historic interest to warrant inclusion on the local list.
Theydon Bois Parish Council	32-44 Forest Drive should be added to the local list	No	The properties are typical of the area but are not of sufficient architectural or historic interest to warrant inclusion on the local list. Having reviewed the Inspector's decision it is clear that whilst the properties form an established part of the streetscene they are not of particular architectural merit.
Theydon Bois Parish Council	Ye Olde Almshouses, Coppice Row should be added to the local list	Yes	A characterful vernacular property that contributes to the history of the area. Primarily of historic significance.
Theydon Bois Parish Council	Memorial to demolished Old Theydon Bois Parish Church, Theydon Hall, Abridge Road should be added to the local list	Yes	A modern structure that is of limited historic or aesthetic value in itself. It does have specific connections to the local community and is therefore of communal and associative value.
Theydon Bois Parish Council	Theydon Lodge, Coppice Row should be removed from the local list	Yes	Property has been extensively altered and extended to the detriment of its integrity. It is no longer of sufficient architectural interest that warrants its inclusion on the local list.
North Weald Bassett Preservation Society	9 Church Lane, North Weald should be added to the local list	No	Whilst the building has historical associations with Margaret Rose Young the property is not of any architectural or historic significance. It forms part of a pair, one half of which has been significantly extended, to the detriment of the significance of the pair. Does not warrant inclusion on the local list.
North Weald Bassett Preservation Society	North Weald Airfield Museum should be added to the local list.	No	The property has some connections to the airfield but is located within a pre-existing house that has limited connections to the war time history of the airfield. A comprehensive survey of the airfield has been undertaken - the results of which will be outlined in the report to officers.
Waltham Abbey Historical Society	Note that Thrift Cottage, Sewardstone Road is in very poor condition	N/A	Outside of the remit of this review.
Cllr Chris Pond	As the buildings suggested by Loughton Town Council	Yes - in part	See comments in response to Loughton Town Council suggestions
Epping Forest District Museum	No response given	N/A	N/A
Chris Harper	Suggested a number of buildings for addition to the local list. These buildings are, however, either already on the list or are statutorily listed.	No	No need for further action
High Ongar Parish Council	Note that the Red Lion PH (Royal Masala Zone/Royal Masala Indian Restaurant) and Mulberry House are at risk.	N/A	Noted in the analysis of the report to Officers.
Theydon Bois Action Group	32-44 Forest Drive should be added to the local list	No	The properties are typical of the area but are not of sufficient architectural or historic interest to warrant inclusion on the local list. Having reviewed the Inspector's decision it is clear that whilst the properties form an established part of the streetscene they are not of particular architectural merit.
Tora Murphy - Moreton Parish	Notes that there are no other buildings which would warrant addition to the local list.	No	Noted.
SPAB Essex	Littlebury Hall, Standford Rivers is at risk.	No	This is a statutorily listed building and therefore falls outside of the scope of this review.
Buckhurst Hill Residents Association	St Elisabeth's Church, Chestnut Avenue is at risk	No	Noted

Buckhurst Hill Residents Association	St Stephen's Lodge, 702 High Road, Buckhurst Hill should be added to the local list	Yes	A striking late 19th century red brick detached property which retains much of its original detailing. Has associations with Clifford Heap and local architect William Ketts. Of intrinsic architectural merit and historic associations.
Ongar Millenium History Society	Suggest the additionn of 1, 3 & 5 Castle Street and Railway cottages to Benson's Way to the local list.	No	These properties are already on the local list.
Cllr Caroline Pond	As the buildings suggested by Loughton Town Council	See commentary on Loughton Town Council suggestions	See comments in response to Loughton Town Council suggestions
Epping Society	Half Moon PH should be added to the local list	No	The building has vernacular origins but has been extensively and inappropriately altered to a degree that leaves without sufficient architectural or historic interest to warrant inclusion on the local list.
Epping Society	Whiskers, 265 High Street	Yes	A handsome mid-19th century house converted to office use. Retains original materials and details and contributes positively to the local townscape.
Epping Society	Hawthorn Dentist, 117a High Street	No	An attractive 19th century villa (latterly converted to dentist use), however, it is of an entirely typical standard/quality that does not warrant inclusion on the local list.
Epping Society	Costa Coffee, 189 High Street	No	The property has been unsympathetically altered to a degree that has compromised its significance. It does not warrant inclusion on the local list
Epping Society	122 High Street	Yes	Attractive mid-19th century that forms part of a substantial symmetrical property in a late Classical style. Good quality traditional shop front
Epping Society	116 & 118 High Street	No	Properties have been significantly altered with the insertion of replacement windows and unsympathetic shop fronts.
Epping Society	179 High Street	Yes	Modest vernacular structure typical of vernacular Essex architecture. Appears to be of 19th century date but may contain earlier fabric. Makes a positive contribution to the streetscene.
Epping Society	121-123 High Street	No	A non-descript pair of Victorian villas which are not of sufficient architectural or historic interest to warrant inclusion on the local list
Epping Society	148-152 High Street	Yes	Whilst much altered these properties have vernacular origins that are very typical of Essex architecture. Probably have at least 18th century origins. Form part of a coherent townscape group which enhances their significance to a degree that warrants inclusion on the local list.
Epping Society	168 & 170 High Street	Yes	Whilst much altered these properties have vernacular origins that are very typical of Essex architecture. Probably have at least 18th century origins. Form part of a coherent townscape group which enhances their significance to a degree that warrants inclusion on the local list.
Epping Society	Police Station, 230 High Street	Yes	Handsome neo-Georgian red brick building which retains much of its original detailing. Has a prominent role in the local townscape
Epping Society	Vicarage Cottage, Hartland Road	No	A typical Victorian property which are not of sufficient architectural or historic interest to warrant inclusion on the local list
Epping Society	12-12a Hemnall Street	No	A non-descript pair of Victorian cottages which are not of sufficient architectural or historic interest to warrant inclusion on the local list
Roydon Parish Council	Old Engine Shed/Signal box is in a poor condition	N/A	Noted
North Weald Parish Council	Would like to see the surviving WWII structures at North Weald airfield added to the local list.	Yes	The airfield has strong historic links to the Battle of Britain and post-war defence strategies. A number of structures survive from this period, however, the integrity of the site has been undermined by successive reductions in the extent of the airfield and removal/replacement of historic structures. There are, however, individual structures that warrant protection at local and potentially national level which have been noted during the survey process and will be set out within the main body of the report to officers.
North Weald Parish Council	Would like to see 282 High Road, North Weald Bassett added to the local list	No	The property is also ready Grade II listed
Epping Town Council	Note that Centrepont, 23 St John's Road, Epping + associated cookery building are at risk but in fair condition	N/A	Noted

Epping Town Council	Suggest that the decorative iron boundary railings to 59-65 St John's Road be added to the local list	No	There are no iron railings to these properties. There are, however, a consistent row of late 19th/early 20th century decorative iron railings to the front boundaies and dividing front gardens to nos. 52 - 60. These are attractive examples of decorative boundary treatments which are relatviely rare survivors and are already included on the local list.
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