



St John's Conservation Area

Character Appraisal and Management Plan

DRAFT

August 2024

Epping Forest District Council

www.eppingforestdc.gov.uk



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1. Introduction

1.1. 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' (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, philanthropist, or historic figure.

The designation of a conservation area introduces special planning controls, including the requirement of planning permission from the Council to demolish any building or part of a building, or to notify the Council before carrying 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. What is a character appraisal?

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; and
- 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 St John's Conservation Area. 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. Methodology

This document was compiled over the last few years. As part of this process, the conservation area was surveyed and photographed, a range of cartographic sources were consulted, and documentary research was undertaken. A draft version of the appraisal will be put out to public consultation in mid-2024. The comments and suggestions of residents and key stakeholders will be incorporated into the final version.

The suggestion to designate the area around St John's Church in Buckhurst Hill as a conservation area arose from the District-wide Heritage Asset Review undertaken in 2012. The Review assessed the adequacy of existing conservation areas within the District and explored the need for new designations. The St John's area was considered to meet the level of special architectural and historic interest required of conservation areas under the *Planning (Listed Buildings and Conservation Areas) Act 1990* and paragraph 197 of the National Planning Policy Framework (2023).

2. Conservation Area Boundary

2.1. Initial proposal

The suggestion for the designation of a conservation area around St John's Church in Buckhurst Hill arose from a Heritage Asset Review of the District in 2012. This review sought to better understand the heritage assets designated at a local level (conservation areas and locally listed buildings) and to suggest new designations where it was thought relevant and necessary. A suggestion was made to designate the area around St John's Church, St John's School, the green and pond, Osborne Road and Hills Road.

2.2. Current conservation area boundary

Further assessment of the surrounding area has led to the proposed boundary also encompassing Warwick House, Buckhurst Hill House, and the Bald Faced Stag (now Toby Carvery) to the south; part of Trent Road to the west; and Ardmore Lane Wood (or The Wilderness) to the north. This is due to the quality and age of the buildings, the age and townscape value of many trees and the historic value of these sites in telling the story of Buckhurst Hill. The limit of this area is identified on *Map 1: Conservation Area Boundary* (see **Figure 1**).

It is considered that the boundary can be logically extended to cover these areas without compromising the conservation area or the robustness of the boundary. Other buildings and sites of architectural and historic interest lie within the vicinity of the conservation area, including locally listed buildings further down Queens Road and Palmerston Road, however, it is considered that the boundary cannot extend to these without undermining the value of the conservation area as too many buildings with little interest would also be incorporated in doing so.

The boundary as drawn is considered to capture the best of the special interest and history of Buckhurst Hill; an impressive Victorian church and school, surviving pockets of Epping Forest, Victorian terraces, Victorian villas, a historic public house, and countless statement and veteran trees.



Figure 1: Map 1 showing the St. John's Conservation Area Boundary

3. Planning Policy Context

3.1. National policy

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) (2023), particularly under Section 16.

3.2. National guidance

Guidance on the designation and management of conservation areas is provided in several national guidance documents. The Planning Practice Guidance (accessible online) provides additional guidance on how to interpret and apply the NPPF to the historic environment. This is covered in more detail in Appendix 2 under 'National Policies'.

Historic England's Advice Note 1, Second Edition (2019), *Conservation Area Appraisal, Designation and Management*, sets out best practice on the creation and management of conservation areas.

3.3. Local Plan policies

The Council has recently adopted a new Local Plan 2011-2033 (adopted March 2023) which contains policy DM7 relating to the Historic Environment; as well as policy DM9 related to High Quality Design and policy DM13 related to the appearance of advertisements. Further details can be found in Appendix 2 under 'Epping Forest District Local Plan 2011-2033 (2023)'.

4. Summary of Special Interest

4.1. Definition of special architectural and historic interest

The special interest of St John's Conservation Area derives from the sense of open green space provided by the green, the pond, and the churchyard; along with the Grade II listed church which provides a focal point within the area. The streets of Victorian terraced houses are a good example of 19th century domestic architecture and demonstrate the rapid growth and development of Buckhurst Hill in the 19th century. The main elements contributing to the special architectural and historic interest of the conservation areas are set out below:

4.1.1. Elements contributing to the special architectural and historic interest of the conservation area

- Green spaces, prominent trees, and pond
- Grade II listed 19th century church and churchyard
- Attractive examples of Victorian terraced houses
- Locally listed former Bald Faced Stag public house (1938)
- Links to notable local historic figures, including Edward North Buxton, the Powell family and Walter E. Spradbery

4.2. Definition of the character of St John's Conservation Area

The character of a conservation area can be derived from a range of different factors. 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. These are discussed below.

4.2.1. Factors contributing to the character of the conservation area

- The proximity to and historic links with Epping Forest
- The combination of the green, pond, and churchyard providing the main focal point of the area
- The number of Victorian terraced houses demonstrating the rapid growth of Buckhurst Hill in the mid to late 19th century after the arrival of the railway line in 1856
- The locally listed late 19th century terrace along Osbourne Road providing a backdrop to the green
- The Grade II listed Victorian church
- The locally listed former Bald Faced Stag public house
- The consistency of the architectural style, age and typology of Victorian buildings
- The range of traditional building materials including red and yellow stock bricks and natural slate tiles
- Good examples of typical Victorian architectural features including crested ridge tiles, terracotta panels, decorative bargeboards, pilasters with foliated capitals, storm porches and glazed external floor tiles
- The high rate of survival of historic timber windows and doors

5. Location and Population

Buckhurst Hill is a town situated on the border of Essex and Greater London under the jurisdiction of Epping Forest District Council (EFDC), see **Figure 2** and **Figure 3**. Woodford (within the London Borough of Redbridge) is located to the south, Chingford (within the London Borough of Waltham Forest) to the west, Chigwell to the east and Loughton to the north-west. Despite Buckhurst Hill's proximity to the latter, Epping Forest forms its immediate environs preserving its sense of a settlement within the Forest. It had a total population of 11,749 at the last census in 2021.

The town underwent a period of rapid growth after the creation of the railway line in 1856, which continued into the 20th century. In 1838 there were around 180 inhabitants, dramatically rising to 4000 in 1884 and a steadier rise throughout the 20th century.

The town is well served by Buckhurst Hill and Roding Valley Underground Stations (both on the Central Line), buses and the M11 motorway. Good transport links have always made the town attractive to commuters and businesses.



Figure 2: Location of Epping Forest District



Figure 3: Location of Buckhurst Hill

6. Topography and Setting

Buckhurst Hill stands on a ridge of high land rising from the floodplain of the River Roding in the east. To the west the land rises to a higher ridge occupied by Epping Forest providing a distinctive enclosed setting. The landscape setting of Buckhurst Hill is characterised by the Lower Roding Valley to the east and Epping Forest to the west, which is a prominent landscape feature within views across the District.

Epping Forest is an area of Ancient Woodland and is also designated as a Site of Special Scientific Interest (SSSI) due to its diverse range of habitats, including woodland, grass, heath, rivers, bogs and ponds. The conservation area also contains a Local Wildlife Site known as Ardmore Lane Wood, but more commonly known as The Wilderness, which is a fragment of Epping Forest (outside of the SSSI designation).

St John's Conservation Area centres on the area around St John's Church, including the churchyard and pond, see **Figure 4**, and stretches down the High Road to incorporate The Bald Faced Stag (now Toby Carvery). St John's Church provides a landmark in long distance views from the surrounding landscape setting. The conservation area is bounded by Epping New Road to the west with the Forest beyond, by Ardmore Lane and the Forest to the north, and the bulk of the largely 19th century settlement of Buckhurst Hill to the south-east with a further fragment of Epping Forest (Lord's Bushes) beyond.

Open green spaces constitute a major part of the conservation area with the green on the east side of the High Road, the pond on the west, and the churchyard and The Wilderness behind the church. The built up parts of the conservation area are largely confined to the west around Osborne Road, Hills Road and Trent Road.



Figure 4: St John's Pond towards St John's Church in 1931, *Epping Forest District Museum* (top) and present day (bottom).

7. Historical Development and Archaeology

7.1. Origins

The earliest mention of Buckhurst Hill appears to be in the 12th century when the name 'La Bocherste' occurs. In 1135 the landowner William de Montfichet granted his 'wood of Buckhurt' to Stratford Abbey who retained the land until the Dissolution of the Monasteries in the early 16th century. Until the 19th century, the settlement consisted of just a few houses and farms mostly clustered around the Bald Faced Stag and Roebuck Inns. The houses of King's Place (also known as Langfords, now demolished, but located to the east of the conservation area in the position of 'Langfords' off King's Avenue) and Monkams (demolished in the 1930s but located to the south of the conservation area in the position of Farm Close off Forest Edge) were among the most notable of the houses in Buckhurst Hill in the 15th century. North Farmhouse (north-east of the conservation area and just off the High Road), listed at Grade II, dates from around 1600 and appears to be the oldest surviving example of the few houses and farms that once formed the settlement now known as Buckhurst Hill. By the late 1700s and into the 1800s Buckhurst Hill was simply known as 'Bucket Hill'. It formed part of the parish of Chigwell along with Chigwell village and Chigwell Row although until Roding Lane was opened in 1890 there was no proper road between Chigwell and Buckhurst Hill.

The Forest of Essex (encompassing Epping Forest along with Waltham Forest and Hainault Forest), of which Bucket Hill was a small hamlet on its edge, was a remote area with isolated settlements and few roads but by the early 17th century a road ran through the forest from the Kings Head at High Beach to The Roebuck Inn (to the north-east of the conservation area on Roebuck Lane). The Loughton to Epping road through the forest was also completed in the early 17th century making the Loughton-Woodford road, running through Buckhurst Hill, more heavily trafficked by people travelling between London and Newmarket. In the 18th century the road came under the control of the Epping and Ongar Highway Trust and in around 1780 the section between Buckhurst Hill and Loughton was straightened and remade but in 1834 the Trust completed the Epping New Road bypassing the older route up Buckhurst Hill High Road and into Loughton High Road. Prior to the 19th century the only roads running through Buckhurst Hill, other than the High Road, appear to be a road running from The Bald Faced Stag to Langfords (King's Place), now Westbury Lane, and a road running south-west from The Roebuck to Chingford.

Buckhurst Hill as we recognise it today developed from the early 19th century, springing up on farm and forest land unlike Loughton which formed around an ancient village. The growth of Buckhurst Hill was rapid, particularly from the 1850s when the railway arrived, see **Figure 5**.



Figure 5: Buckhurst Hill Station circa 1895

7.2. Archaeology

The Historic Environment Characterisation Project (2015) identified broad historic environment character areas across the District and further divided these into more detailed character zones (Buckhurst Hill being covered by zones HECZ 9.6, HECZ 9.7 and HECZ 9.8). This study summarised that no archaeological fieldwork has taken place within the St John's Conservation Area. It is likely that any below-ground archaeology was severely impacted on by development, however, there may be some below-ground remains in the areas of open space where no development has occurred. In the case of the conservation area these areas of archaeological potential are the Forest land on either side of the High Road.

Just to the north of the conservation area, on the land now occupied by the western end of Ardmore Lane, the New Road Brickworks operated from the 1860s to the 1880s. Bricks and drain pipes were manufactured here but as the site is now occupied by housing it is likely that any below-ground archaeology had been destroyed.

7.3. Epping Forest

Buckhurst Hill's history is inextricably intertwined with the history of Epping Forest given its position on the edge of, and incorporating parts of, the forest. Human activity in Epping Forest can be traced back to the Iron Age when both Ambresbury Banks and Loughton Camp (both designated as Scheduled Monuments) were constructed. The Forest is perhaps best known as a medieval hunting forest. Epping Forest is a remnant of the Forest of Essex, which also included Waltham and Hainault Forests. Forest Law was introduced in the 12th century to preserve the King's right to hunt in the Forest and the rights of the commoners were also protected to allow for the collection of firewood and to graze cattle. The surviving Tudor hunt standings of Queen Elizabeth's Hunting Lodge (Chingford), dating from 1543, and the Little Standing (incorporated into The Warren House) are tangible reminders of the use of the forest for hunting.

In the 17th and 18th centuries the Forest Laws fell out of use and were no longer as strictly enforced. Parts of the Forest were enclosed to construct large houses within private parkland, some of which evolved from medieval manor houses. The rapid growth of London in the 18th century accelerated the change in the use of the Forest, particularly where wealthy city dwellers desired both homes in the city and country retreats in the Forest. Within the District, Copped Hall is the most significant example. This period also saw the decline in Royal participation in hunting and the selling off of the Royal Forest hunting rights (Forestial Rights).

By the late 18th and early 19th century large swathes of Forest land had been enclosed and the commoners' rights removed. The continuing growth of London presented opportunities for Forest land to be released for development. In the 19th century, a series of unsuccessful Bills pushing for the deforestation of Epping Forest, the clearing of Hainault Forest in 1851, and the sale of Epping Forest's Forestial Rights resulting in the enclosure of huge quantities of Forest land and the loss of commoners' rights, ultimately led to the campaign to save Epping Forest (far better documented in other publications).

The Epping Forest Act was passed in 1878 following years of campaigning, lawsuits against illegal enclosures, protests and the removal of fences around enclosures, the purchasing of Forest land by the City of London, and the relinquishing by the Crown of the remaining Forestial Rights.



Figure 6: Area of woodland near the location of The Wilderness

The Act established the preservation and management of the unenclosed parts of the Forest as open spaces for the enjoyment of the public and established the City of London as the Conservators of Epping Forest. Within Buckhurst Hill this saved Lord's Bushes and other fragments of Forest land from enclosure and development including, within the conservation area, the Forest land either side of the High Road and the woodland known as The Wilderness, see **Figure 6**.

The saving of Epping Forest at a point when Buckhurst Hill was rapidly growing helped to shape the town and the unique character of the conservation area by preserving open spaces that may well have otherwise been built over.

7.4. 19th century growth

The extension of the railway from Woodford to Loughton in 1856 spurred development and a flourishing town grew around the station within twenty years.

Table 1 below shows the rapid rate of population growth in the late 19th and early 20th centuries.

Date	Inhabitants
1780	200
1838	180
1856	Arrival of railway
1884	4000
1901	4786
1951	11 249
1991	11 244
2001	10 738
2011	11 380
2021	11,749

Table 1: Showing the population change in Buckhurst Hill

Soon after the arrival of the railway, the main roads were laid out east-west from the station to the High Road. These include Queens Road, Palmerston Road, Princes Road, Gladstone Road and Victoria Road. Their names are clear indications of the period in which they were established and, for the most part, they retain their Victorian character and appearance.

Queens Road, laid out 1856-7, was and remains the main commercial street lined with shops, while Palmerston Road, Westbury Road, Gladstone Road and Victoria Road were lined with villas and grand houses.

7.5. St John's Church

The Church of St John's originated as a Chapel-of-Ease to the Parish of Chigwell to serve the growing populations of Buckhurst Hill, Loughton and Woodford Wells. Consecrated in 1837, see **Figure 7**, it originally consisted of a simple square-plan, Gothic revival chapel with a tower above the south-west entrance. By 1838 the chapel was attributed the status of an 'ecclesiastical district' within the Parish of Chigwell.



Figure 7: St John's Church (1837). *Epping Forest District Museum.*

The church was expanded in 1865 with the chancel to the east, the north aisle (funded by Nathaniel Powell) and a new east window (funded by John Bulmer). The church became a

parish church in 1867 when St John's was established as a parish in its own right. Due to the unrelenting expansion of the population in Buckhurst Hill, the church was further extended in 1870 with the addition of a south aisle. The graveyard was also expanded to the west and south during which a pond was drained and ornamental trees, still surviving, planted. In 1876 the old tower was demolished to allow for the lengthening of the south aisle. In 1879 a new tower with a spire was built, a gift of Edward North Buxton, and the south aisle extended westwards to connect with it. Further works to rebuild the west front and create a porch over the south west entrance were carried out in 1892. In 1896 the roof of the nave was raised to create a clerestory, the chancel arch replaced in stone, the chancel extended, a new east window inserted, and the entire interior redecorated, refitted and overhauled.

7.6. St John's School

Constructed in 1838 as St John's National School, it was founded by local Churchmen on a site donated by the lord of the manor and funded predominantly by local subscribers. The original building is neo-gothic in style and the architect is likely to have been the architect for the neighbouring St John's Church, Jonathan Savill. The school admissions rose dramatically over the late 19th century due to the arrival of the railway in 1856 and the subsequent boom in house building. Joseph Tanner (who added the south aisle to the church) designed an extension in 1865, see **Figure 8** although it was not constructed until 1887. It was extended further during the 20th century to add new classrooms and a school hall (The Barn). In 2012 it was extended again by the Tooley and Foster Partnership who occupy Warwick House at the top of Palmerston Road.

7.7. Houses

The arrival of the railway in 1856 triggered the "golden age" of Buckhurst Hill. For wealthy businessmen and the upper class, the prosperous suburb of Buckhurst Hill became an attractive prospect for setting up large family homes. Many grand houses were erected and some, pre-dating the railway, extended and altered to suit their new residents. Often their owners travelled into London to work whilst their families enjoyed the rural surroundings. Unfortunately, many of these houses have now been lost, including Luctons, Knighton, Oakfield, Ardmore and Devon House. While these houses were located outside of the conservation area boundary, their history and that of the families occupying them are intertwined with the development and present-day character of the area.

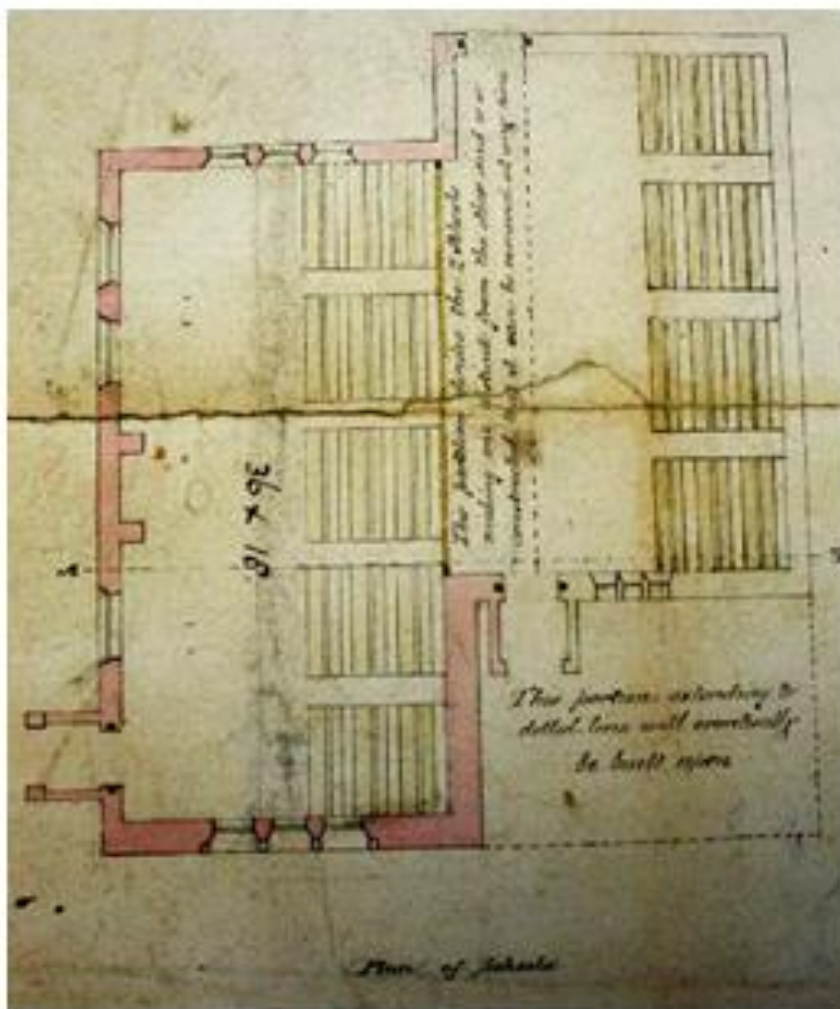


Figure 8: St John's School, plans for extension (1865). Essex Record Office.

7.7.1. The Wilderness

Located within the area of woodland to the north of St John's School see **Figure 6**, in between the High Road and Epping New Road, The Wilderness was a cottage occupied by the artist Walter E Spradbery, see **Figure 9**, perhaps most famous for his poster designs for London Transport, see **Figure 19**. Following his death, the house and gardens were left to be incorporated into the woodland and the house subsequently demolished. A memorial plaque within the woodland denotes location of the house and traces of the garden can still be seen.



Figure 9: The Wilderness by Walter E. Spradbery. *William Morris Gallery, London Borough of Waltham Forest.*

7.7.2. St John's Church Rectory

The Victorian rectory stood just north of the historic core of St John's School. It was a large two-storey house of part brick, part render with mock-Tudor detailing including square-headed windows with prominent hoodmoulds, windows with four-centred arches, and chevron decorated chimney pots. This rectory was demolished and replaced with the current building, slightly further to the north, in the late 1930s.

7.7.3. Warwick House

Warwick House, see **Figure 10** has been occupied by the architectural firm Tooley and Foster since the early 1960s. Prior to this it was a house known as Fairview dating from the late 19th century. In the early 20th century it was occupied by the Goodrich family. The building is rendered with full-height canted bay windows, multi-paned casements and a hipped slate roof with overhanging bracketed eaves.



Figure 10: Warwick House (formerly Fairview)

7.7.4. Terraces and villas

As a result of the arrival of the railway, a substantial number of new roads were laid out and lined with houses of all sizes and shapes. The overarching character of much of Buckhurst Hill, and the conservation area in particular, is as a Victorian suburb. In the years following the arrival of the railway terraced and semi-detached housing was laid out along the newly established roads of Queens Road, Princes Road, Palmerston Road, and Gladstone Road and, within the conservation area, along Hills Road, Trent Road and Osborne Road.

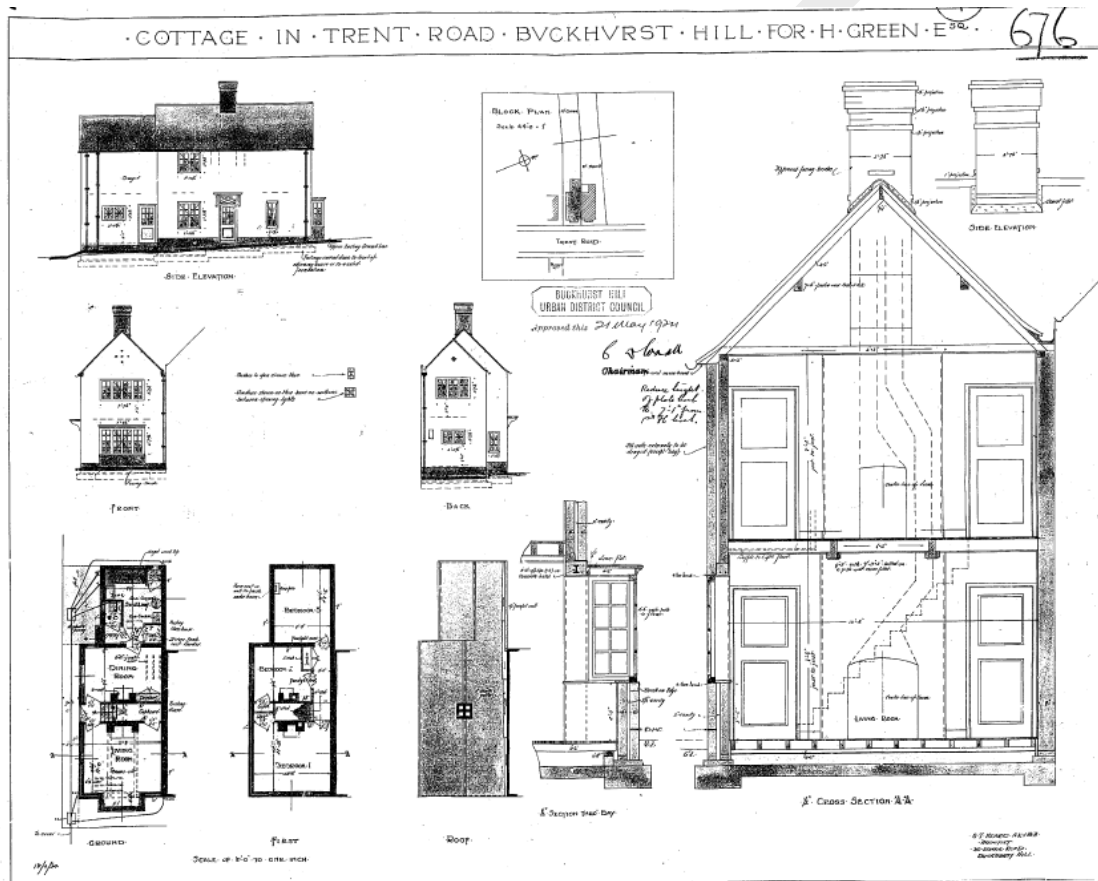


Figure 11: Cottage in Trent Road (now no. 4) (1924). Epping Forest District Council

The huge growth in population throughout the late 18th and 19th centuries, see **Table 1**, saw a boom in building with speculative builders creating rows of brick terraces made from the now mass-produced or widely transported materials to standardised designs published in widely circulated architectural magazines and catalogues. Victorian terraces were often higher and deeper than their predecessors and included rear extensions (often paired with the neighbouring house) containing a range of service rooms, see **Figure 11**. The relaxation of strict

Classical rules adhered to by Georgian architects saw the use, particularly from the mid-19th century, of a far greater variety of architectural detailing and building forms and features drawing on references from a range of architectural styles from Classical and Italianate, to Gothic and Revival (including Arts and Crafts) styles later in the 19th century.

Typical Victorian houses of the second half of the 19th century (due to the arrival of the railway in Buckhurst Hill in 1856) can be found within the conservation area and most are very good survivals which, as a group, are a significant remnant of Buckhurst Hill's past and historic development. Terraces laid out in symmetrical pairs with deeply recessed doors, canted bay windows, paired first floor windows, multi-coloured brickwork, large paned sash windows, Classical details and Gothic flourishes can all be found on the 19th century houses within the area.



Figure 12: Victorian terrace on Trent Road

Although many of these houses have survived in Buckhurst Hill, many have been extensively altered or the original run of development interrupted with, sometimes unsympathetically

designed, modern buildings. The conservation area is considered to cover the best surviving examples of these 19th century buildings and complete development with minimal modern interventions. The group value of these houses contributes to their importance and the reason for designating the conservation area here.

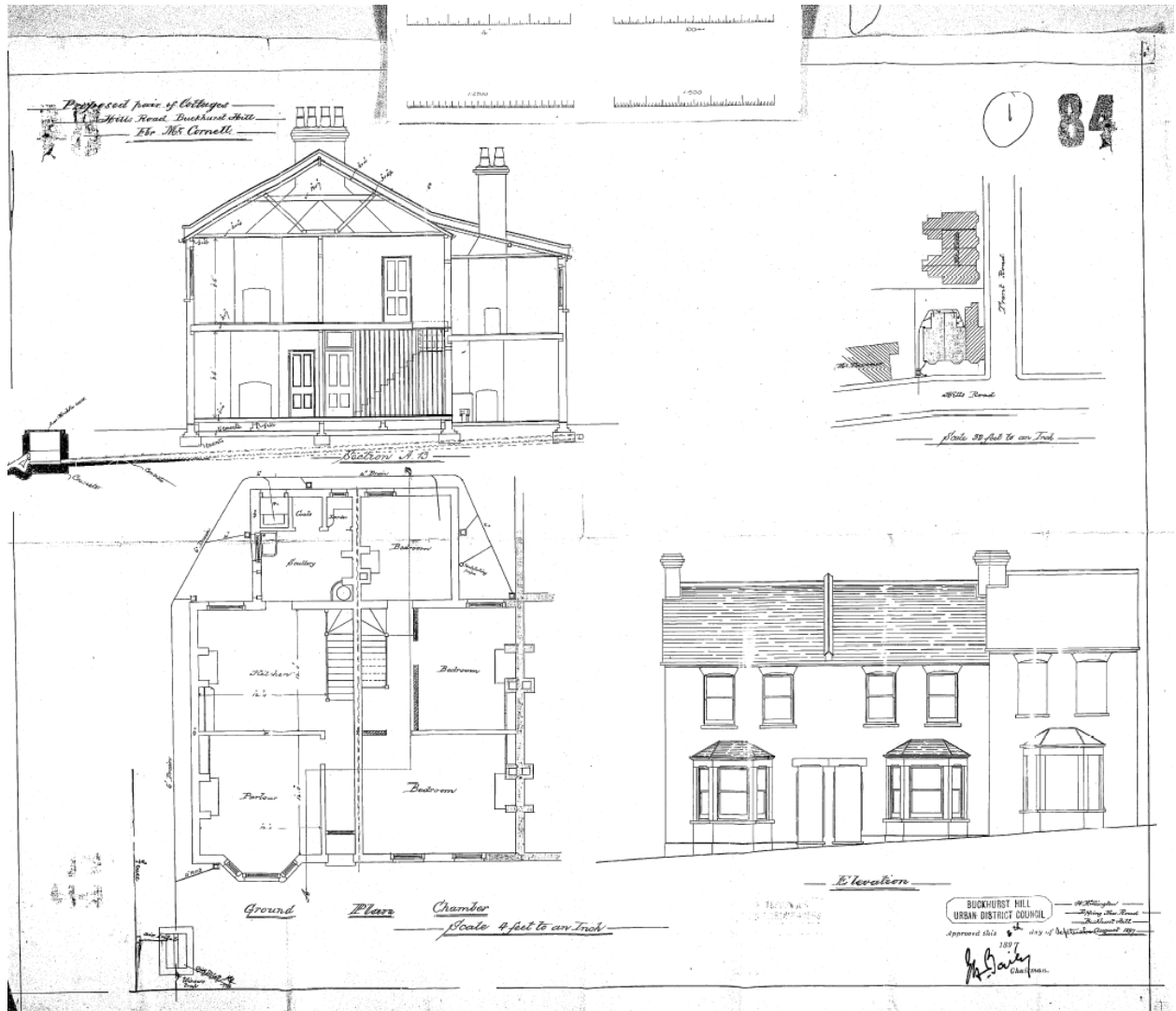


Figure 13: Pair of cottages (now nos. 27-29) Hills Road (1897). Epping Forest District Council

The streets of terraced housing included within the conservation area are Osborne Road, Trent Road, most of Hills Road, and part of Church Road, see Figure 12 and Figure 13. Church Road was originally known as Church Lane, a rough track to a group of old cottages facing the church. Other than the historic High Road, it was the first road to be laid out within the conservation area and before the construction of the surviving late 19th century houses there

were other cottages occupying the site of nos. 2-18. These were demolished when Trent Road was set out and the site left empty until nos. 10-18 (even) were constructed at the turn of the 20th century (permission being granted for their construction by Buckhurst Hill Urban District Council in 1899). The terrace of no.1 Trent Road and nos. 20 and 22 Church Road are slightly earlier in date.

Osborne Road and Hills Road were once private streets with the parish holding no responsibility for their upkeep. Their names are likely to relate to Mr Osborne Hills who in the 1850s was the licensee of The Roebuck Inn (noted in the Trade Directory of 1855) and later became a successful local builder. He owned all the land in this area between the High Road and Epping New Road by 1875 and was responsible for the construction of many houses here and in other parts of Buckhurst Hill. The roads were laid out in the late 19th century and were quickly developed with the terraces surviving today. Osborne Road replaced a short track leading to two small houses with a formal garden by the pond. The site occupied by nos. 8-10 Osborne Road was left empty when Osborne Villas (nos. 1-6) were constructed in 1884 and on Hills Road most of houses on southern side of the road were constructed first followed by others on the northern side to infill the gaps, including nos. 19 and 17 (Worcester Cottages) in 1896 and nos. 27 and 29 (next to no.25 built earlier) which were granted permission in 1897.

Trent Road was also a private road until after the First World War and its name may derive from a William Trent who owned a house, Newbury, in Palmerston Road in the 1870s. Trent Road was also laid out at the same time as Osborne Road and Hills Road. The terrace running from nos. 5-8 (named Trent Cottages) dates from 1887, no. 3 is similar in date and no. 4 was built on a gap site in the mid-1920s.

7.8. Beyond the conservation area

Luctons was the home of the Powell family. It was located to the north-east of the conservation area in the location of the present day Luctons Avenue. The house was purchased by the Powell family in 1855 at which time it was a small cottage possibly of early 17th century origins and associated with the infamous highwayman, Dick Turpin. Substantial extensions were added to the house in 1860 creating a large house that was part two storey and rendered under a plain tile roof, with a three storey brick wing under a slate roof projecting to one side. The grounds included lawns, tennis courts, a kitchen garden, stabling, a coach house, a greenhouse, a cottage and a lodge. Following the estate's sale in 1906 the house and associated buildings were demolished and Luctons Avenue built.

Located to the south of the conservation area and just outside of the District boundary, **Knighton House** was the home of Edward North Buxton a 19th century politician who campaigned for the preservation of open spaces including, Epping, Hainault and Hatfield Forests. He moved into the house in 1862 and became a prominent figure in Buckhurst Hill,

contributing to many local causes. The house was demolished in 1929 following the death of Edward North Buxton earlier in the decade and then the death of his wife. Knighton Lane running between Queens Road and the High Road provides a reminder of the former house.

7.9. Inns and public houses

Buckhurst Hill contains a number of historic public houses, some no longer in use, they are nonetheless important elements of the history of the area. Most of their names took inspiration from the Forest: The Roebuck, The Warren Wood and The Bald Faced Stag.



Figure 14: The Bald Faced Stag before rebuilding. © TfL from the London Transport Museum collection (<http://www.ltmuseum.co.uk/>)

The Bald Faced Stag and The Roebuck date from at least the late 18th century and underwent several phases of rebuilding, see **Figure 14**. The Roebuck was extended to create a large hotel in the late 19th century and at the end of the century, due to the growing popularity of the temperance movement, the 'Forest Lodge Tea Gardens' was opened by John Guy near to the Roebuck, later becoming known as 'Guy's Retreat' (now demolished and replaced with a block

of flats). The Roebuck has since been demolished and a block of flats erected in its place with some of the same architectural detailing as the former public house.

The Bald Faced Stag on the High Road (now Toby Carvery) stands within the conservation area boundary. It was first recorded in 1725 but is probably an earlier establishment. It was an important staging post given its location on the road running from London to Newmarket, particularly following the opening of the Loughton-Epping road in the early 17th century. From the early 17th century a road also ran from the Kings Head at High Beach through the Forest to join Buckhurst Hill High Road. The Epping and Ongar Trust were established in 1786 to maintain the road from Woodford to Harlow (running past the Bald Faced Stag) and in 1794 a tollhouse and gate were built nearby. The High Road was only bypassed in 1834 when the Epping New Road was opened (a new tollhouse was constructed to the south of the Bald Faced Stag at the fork of the New Road and High Road and survived until 1930).

The original building is likely to have been of timber frame construction but sometime before 1770 it was rebuilt in brick, see **Figure 14**. The current building was constructed in 1938, see **Figure 15**, and it is likely that the inn's rebuilding was partially the result of a fire in 1936 which destroyed the rear of the building (unfortunately the old Buckhurst Hill Urban District fire station which was just across the road at the top of Stag Land had moved to Loughton by 1933). It is thought that the 1938 rebuild retained the bars and billiards room of the former building.



Figure 15: The rebuilding of the Bald Faced Stag (1938). *Epping Forest District Council*

In 1752 the area in front of the Bald Faced Stag was the scene of a gruesome hanging when John Swan and Elizabeth Jeffryes were executed for shooting Elizabeth's uncle in Walthamstow. Originally set to take place in Walthamstow, the execution was moved at the last minute to Buckhurst Hill due to the criticism of gentlemen in Walthamstow who did not want to see the event from their expensive town houses. It attracted hundreds of onlookers.

7.10. Industrial and commercial activities

Given its position on the edge of the Forest, industrial activities in Buckhurst Hill have always been quite limited. In the 1860s a brickworks was established at the end of Lower Queens Road by Elizabeth French. It is likely that many houses within the conservation area were constructed using local bricks. The company developed into the construction firm W & C French Ltd. (1870), based on Epping New Road, who undertook large civil engineering projects including the construction of roads, reservoirs and, during the Second World War, RAF airfields. The company was acquired by the Kier Group in 1973.

Prior to the town's expansion and the development of Queens Road as a commercial street, local people visited markets in Epping and Waltham Abbey as the closest market towns. As Buckhurst Hill grew, Queens Road established itself as a bustling shopping street.

7.11. Public services

Buckhurst Hill became an Urban District in 1894 with Loughton following in 1900 and Chigwell remaining under parish government until 1933 when the three areas combined to form Chigwell Urban District. In 1974 Chigwell Urban District was incorporated into Epping Forest District.

The Chigwell and Woodford Bridge Gas Co. was supplying gas to Buckhurst Hill by 1867 and in 1874 water was supplied to Buckhurst Hill by the East London Waterworks Co. with a former water tower being replaced in around 1895 with a reservoir. In 1876 Buckhurst Hill was the first, ahead of Loughton and Chigwell, to benefit from a sewage-disposal plant and had its own fire engine from 1884 and a purpose-built fire station from the 1890s until 1933 when it was moved to Loughton. A Village Hospital opened in Buckhurst Hill in 1875 funded by public subscriptions.

7.12. Development in the 20th century

Little development of note has occurred within the conservation area boundary within the 20th century. Additions and alterations have been made to the Victorian housing stock but, for the most part, these has been sympathetic to the character of the buildings.

No. 4 Trent Road dates from the mid-1920s. Just outside of the conservation area, house building boomed in the 1930s with the northern side of Church Road and the High Road between the school and The Wilderness developed. Within the conservation area, St John's Rectory was rebuilt in the late 1930s as was the most recent incarnation of The Bald Faced Stag.

In the early 1970s permission was given for the construction of the five townhouses at nos. 7-15 (odd) Hills Road and in 1982 permission was granted for the construction of the three houses on Osborne Road overlooking the pond (nos. 8, 9 and 10), see **Figure 16**.



Figure 16: Nos. 8, 9 and 10 Osborne Road

7.13. Notable figures

Notable former residents of Buckhurst Hill include several influential and charitable Victorian and Edwardian families who helped to shape the town, as well as local architects and a celebrated artist. Some of these figures lived or worked within the conservation area and others lived elsewhere in Buckhurst Hill; their influence is evident within the conservation area.

7.13.1. Nathanael Powell (1813-1906) and the Powell Family

Nathanael Powell was born in South Hackney in 1813 and educated at Chigwell School. He was the son of James Powell (1774-1840) a London wine merchant who purchased the Whitefriars Glass Company (a small glassworks off Fleet Street established in the late 17th century) in 1834 renaming it James Powell and Sons. The firm, of which Nathanael was a partner, produced a huge amount of stained glass for churches and the success of the business was helped by the building of hundreds of new churches during the Victorian period. Powell and Sons produced much of the stained glass within the church with pieces dating from the late 19th century and into the mid-20th century.

Nathanael Powell served as churchwarden at St John's from 1855 to 1894 and was influential in the works to expand and extend the church during this period. He and his wife Agnes moved to Buckhurst Hill in 1855 when they purchased a house called Luctons (demolished following the sale of the estate in 1906 after Nathanael's death) on the present day site of Luctons Avenue to the north-east of the conservation area.



Figure 17: Powell Family tomb, St John's Churchyard

The Powell family were very active in the local community and some of their works are evident within the conservation area, both in its buildings and its history. Within the church, as well as the several stained glass windows attributed to the Powell and Sons firm, the font was donated

to the church in 1865 by Mrs Nathanael Powell in memory of the children she had lost in infancy and on the north side of the church within the churchyard is the tomb of Nathanael Powell and other family members, see **Figure 17**. Edmund Powell, Nathanael's son and ordained at Colchester in 1883, is buried here and is the only Bishop to have been buried within the churchyard. The church hall is named after Mary Cotton, a cousin of the Powells who lived with them in Buckhurst Hill, who worked with the poor of the community.

7.13.2. Edward North Buxton (1840-1924)

Born in Stratfield, Essex, in 1840, Buxton lived at Knighton House (just south of the District boundary alongside Lord's Bushes; Knighton Lane derives its name from the once nearby house) from 1862 until his death in 1924. He is best remembered for the influential part he played in preserving Epping (as well as Hainault and Hatfield) Forest which was preserved in perpetuity for public use in 1878 under the Epping Forest Act.

Although Buxton did not reside within the conservation area boundary, the landscape of the conservation area as it is today is partly thanks to the people like Buxton who fought against the enclosure of the Forest. The green and the pond, which are key features in the character of the area, were never built over as parcels of forest land protected by the 1878 Act. Buxton and his family also attended St John's church and were lifelong benefactors, most notably funding the construction of the church spire in 1879. Members of the Buxton family are buried within St John's Churchyard.

7.13.3. Herbert Tooley (1866-1958) and Reginald Charles 'Rex' Foster (1886-1970)

Tooley moved to Buckhurst Hill from Sheffield (although originally from Norfolk) and set up his first architectural practice in 1892 above a newsagent. In 1894 the practice moved to the Midlands Bank Chambers on Queens Road and from 1962 to Warwick House on Palmerston Road where the Tooley and Foster Partnership still work. There are many surviving examples of Tooley's architecture in the local area from houses to schools and hospitals. Many examples of his work have been recognised as locally listed buildings due to their local architectural merit as well as being designed by such a prominent local architect. He built his own house 'Fairstead' on Roebuck Lane in 1895. He also designed the Forest Hospital on Roebuck Lane built between 1909 and 1912 (now Forest Place Nursing Home).

Foster was apprenticed to Herbert Tooley at the age of 16 in 1900 and eventually became partner with the founding of the Tooley and Foster Partnership in 1910. The Foster family had moved from Northamptonshire to Loughton in 1888 and Rex Foster later lived in Woodford Green. As well as his work further afield, Foster designed numerous buildings in Buckhurst Hill including the Monkams Inn (1934) and St Elizabeth's Church (1938).

7.13.4. Walter E. Spradbery (1889-1969)

Walter Spradbery, see **Figure 18**, was born in 1889 in East Dulwich, London. He studied and later taught at Walthamstow Art School and worked as a watercolourist, linocut artist and poster designer. He is perhaps best known for his poster designs for London Transport but he was also an official war artist having served in the Royal Army Medical Corps during the First World War. One of Spradbery's poster designs for London Transport is extremely well known in and around Epping Forest; a striking green, orange and purple tree design featuring Epping Forest's characteristic ancient pollards from 1913, see **Figure 19**. This has been used on the 'gateway' signs on roadsides entering the Forest. Spradbery was also one of the founding members of the Buckhurst Hill Community Association in 1946 which now occupies Bedford House in Westbury Road.

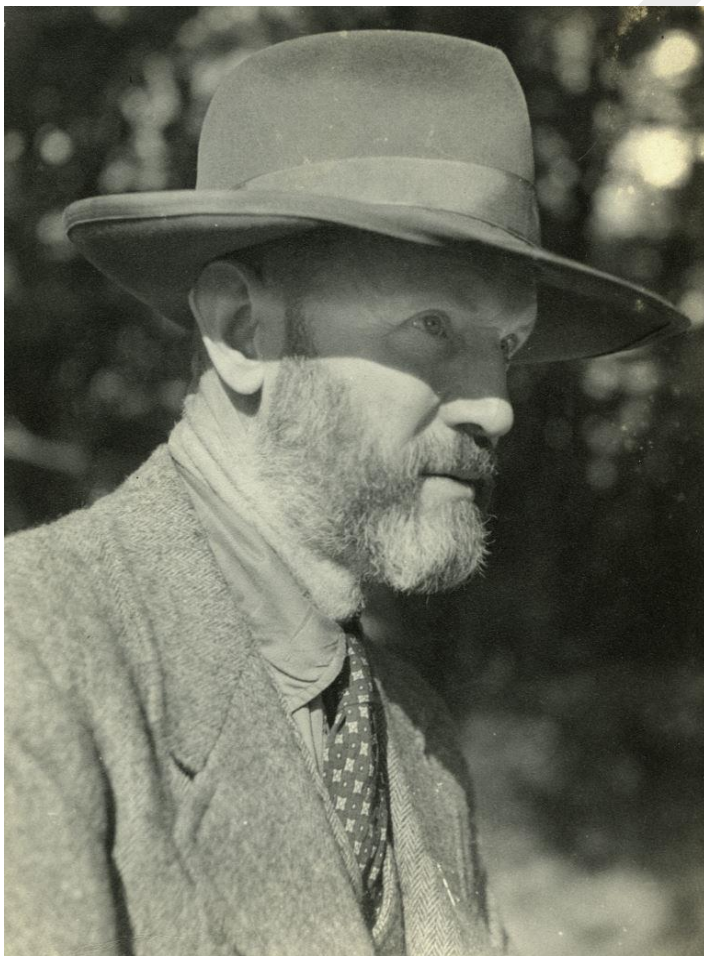


Figure 18: Walter Spradbery, taken between 1935-1945 (exact date unknown). © TfL from the London Transport Museum collection (<http://www.ltmuseum.co.uk/>)

Spradbery lived in a cottage called The Wilderness to the north of the church and school, see **Figure 9** within the woodland now known as The Wilderness (and also known as Ardmore Lane Wood) at the northernmost point of the conservation area. He left the house and garden to be incorporated into the woodland and later the house was demolished. A memorial plaque within the woodland denotes the position of Spradbery's former home and traces of the garden can still be seen.

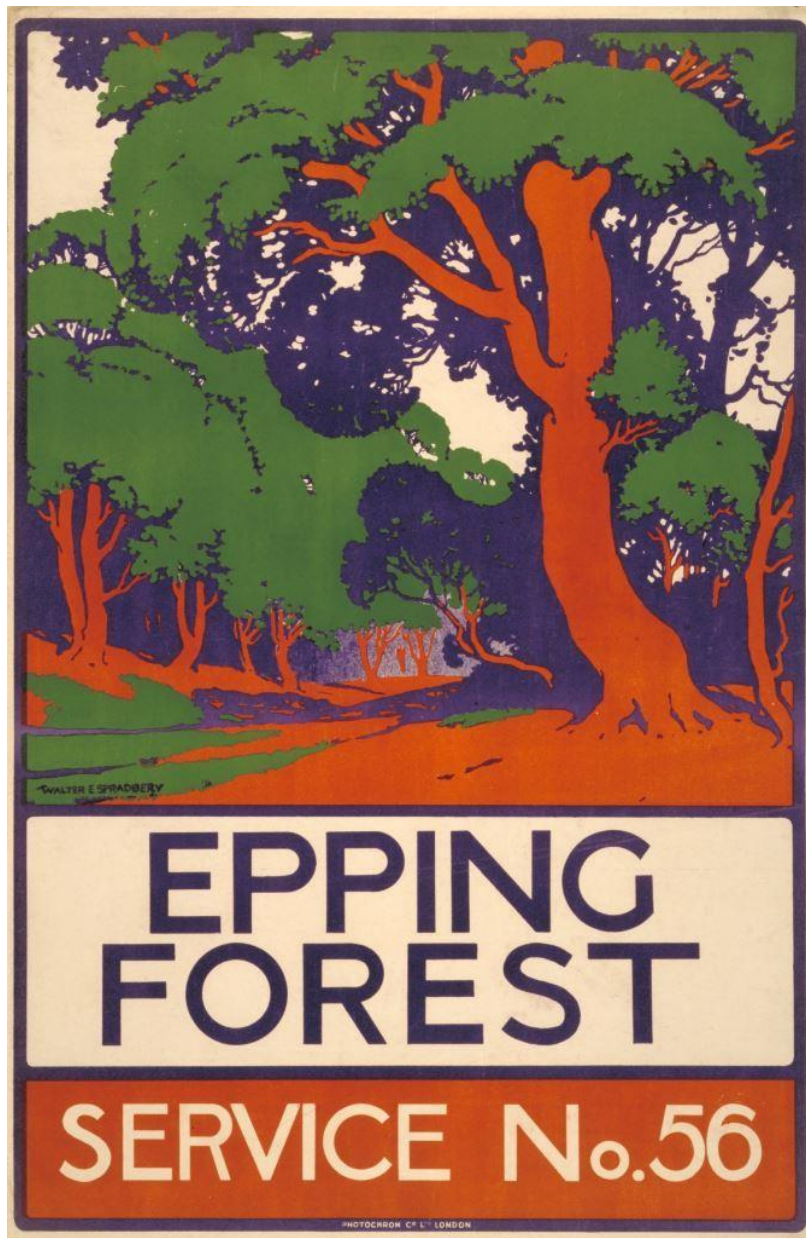


Figure 19: Spradbery poster from 1913 advertising the no.56 bus service. © TfL from the London Transport Museum collection (<http://www.ltmuseum.co.uk/>)

8. Character Analysis

8.1. General character and layout

The strong sense of open space created by the pond, green and churchyard is one of the most remarkable aspects of the conservation area. The pond is bordered on two sides by Victorian houses, by the High Road to the east and St John's Church and churchyard over Church Road.

The area is dissected by four main roads; the High Road running north-south, Church Road connecting the High Road down to Epping New Road, and Russell Road and Palmerston Road running parallel east-west from the High Road. These roads effectively divide the area into four parts with a projection to the south to encapsulate Buckhurst Hill House and the former Bald Faced Stag public house.

The locally listed Victorian houses on Osbourne Road face directly onto the pond but most houses within the conservation area line the residential streets of Hills Road and Trent Road as well as part of Church Road. Warwick House and Buckhurst Hill House provide good examples of larger detached houses also built for wealthier residents during the late 19th century.

Along the western side of the conservation area the houses are quite densely grouped together and occupy relatively long, narrow building plots such as the semi-detached houses on Hills Road. Away from the denser residential streets the other buildings within the conservation area towards the northern and southern boundaries are more widely spaced and surrounded by open land, particularly the school, church and rectory to the north.

There is a definite architectural consistency to the conservation area as the majority of buildings date from the Victorian period. This creates a coherent character only interrupted by some later 20th century developments at the end of Osborne Road and on Hills Road. These do not feature the same quality of design or materials as the surrounding Victorian buildings.

8.2. Key views

The variety and quality of views into the conservation area form an important part of its character and appearance. It is therefore important that they are identified and that efforts are made to protect significant views into, out of and within the conservation area. The most important of these are discussed below and identified on the accompanying *Map 2: Key Views* (see **Figure 20**).

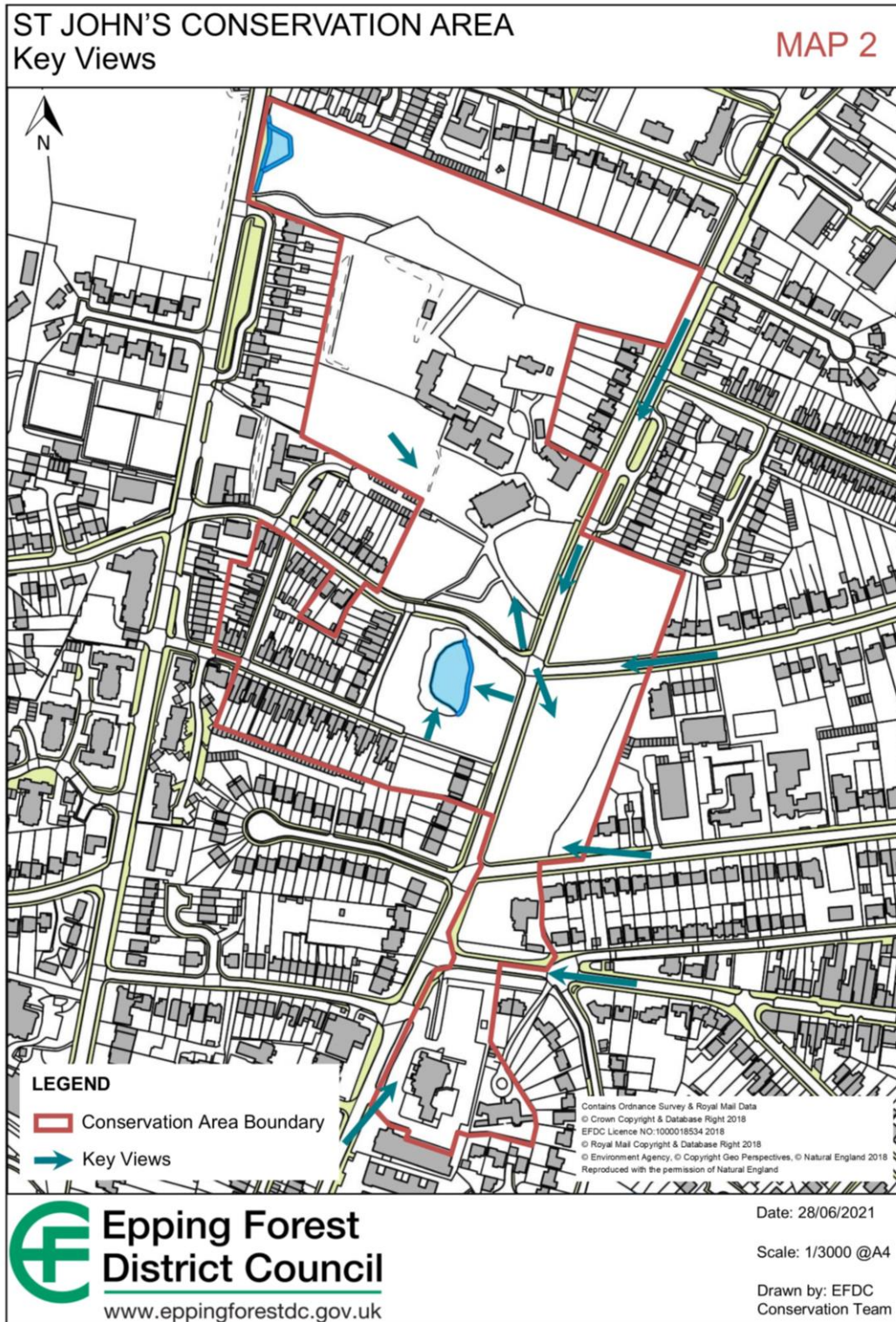


Figure 20: Map 2 showing key views

8.2.1. Primary views from the High Road

Primary views are afforded from both sides of the High Road, with the green counterbalancing the pond and surrounding buildings. From this view point the conservation area appears very green and leafy, demonstrating the strong links between Buckhurst Hill and Epping Forest. When approaching the conservation area from the north, the tree-lined High Road presents a green entrance into the conservation area, see **Figure 21**.



Figure 21: View from the High Road looking south

Looking up the High Road from the south, the Toby Carvery (former Bald Faced Stag) is a dominant feature given its scale and bold 1930s picturesque composition. The size of the building is softened by the quantity and quality of trees on its boundary.

8.2.2. Prominent views from the east

There are prominent views into the conservation area from Russell Road, Palmerston Road and Queens Road. Russell Road offers a wide view of St John's Church, the pond and the green creating a strong sense of open space. Palmerston Road provides a more limited but still important view of the conservation area featuring Warwick House to the south, and the trees

surrounding the pond and the green to the north and north-west. Views from the top of Queens Road feature Warwick House and the Toby Carvery behind a screen of prominent mature trees. All of these viewpoints demonstrate the green and open character of this part of the area.



Figure 22: View from Russell Road towards St John's Church

8.2.3. Views from the pond

The pond sits at the centre of the conservation area and from it there are a number of important views. From its eastern side looking west, there is an attractive view of the pond itself, the Victorian terraced houses on Osbourne Road and the semi-detached houses at the top of Hills Road facing the pond. From here, the three 20th century houses on the southern end of Osbourne Road and Hills Road are prominent features which are not entirely in keeping with the rest of the conservation area. From the south side of the pond the view also takes in the houses on Osbourne Road and the trees around the pond and within the churchyard with St John's Church beyond, see **Figure 22** and **Figure 23**.

The view from the corner of Osbourne Road and Hills Road reflects the characteristic balance within the conservation area between the buildings and open green spaces.



Figure 23: View looking north across the pond to Osbourne Road and St John's Church beyond

8.3. Character zones

The conservation area can be broken up into three different character zones identified on the accompanying *Map 3: Character Zones* (see **Figure 24**). These zones do not have precise boundaries: their purpose is to define parts of the conservation area in terms of their common special and architectural characteristics, land use and levels of activity.

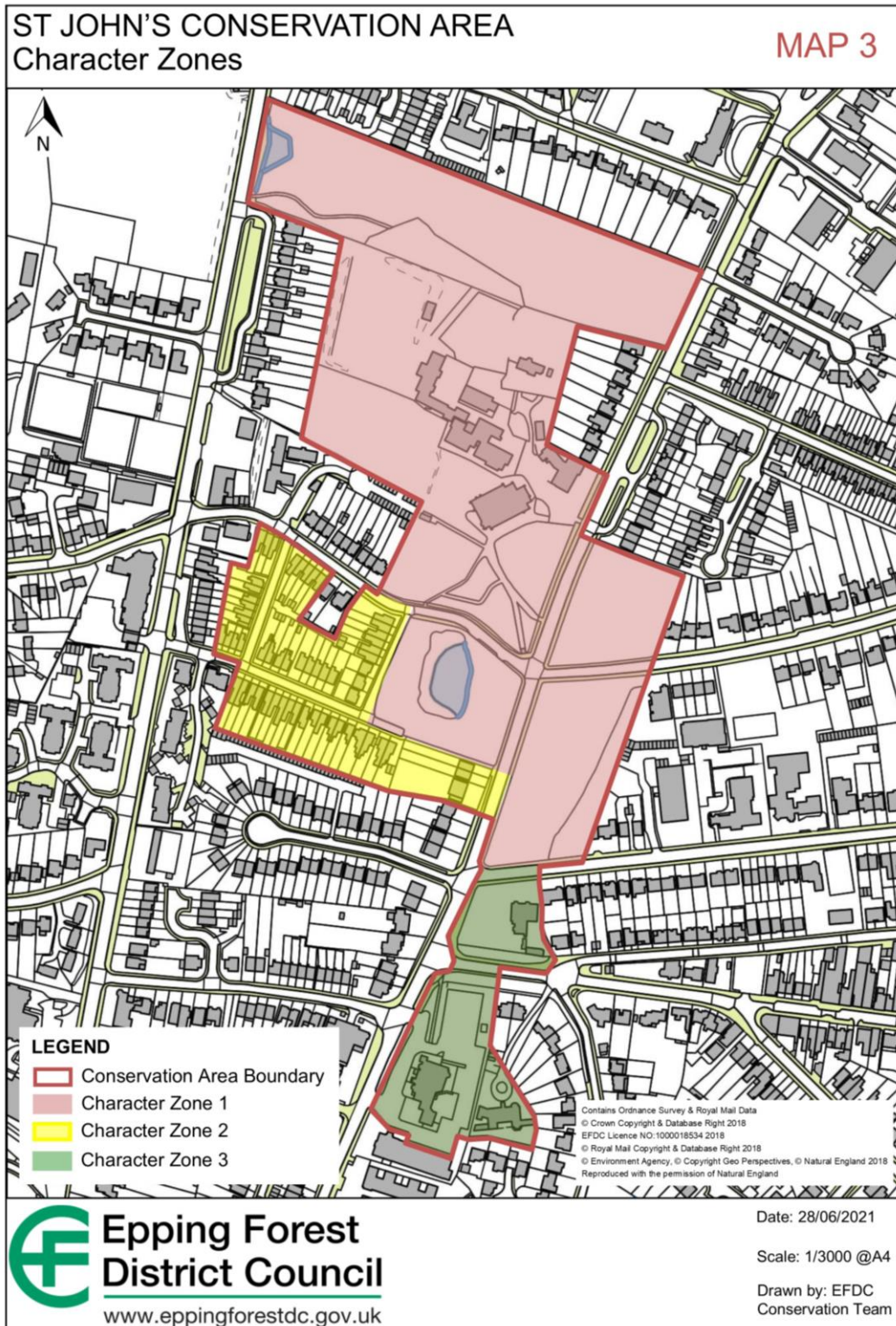


Figure 24: Map 3 showing St. John's Conservation Area Character Zones

8.3.1. Zone 1: The Church and the Forest

Stretching from The Wilderness (Ardmore Lane Wood) at the most northern point of the conservation area, through the churchyard to the pond and down to the green at the side of the High Road, this part of the conservation area is characterised by its green, open spaces, see **Figure 24**. The Wilderness, the pond and the green are all fragments of Epping Forest land (although outside of the SSSI designation). This zone contains a wealth of prominent mature and veteran trees, including (but not exclusively) oak and hornbeam pollards in The Wilderness woodland, oaks and pines around St John's School and within the churchyard, and Horse Chestnuts planted along the edge of the High Road to commemorate the marriage of the future King George V and Queen Mary in 1893.

Views of the church are partially screened by the mature trees within the churchyard, but it is still a prominent landmark, particularly with its 1879 tower and spire. The lychgate is a valued feature at the top of Church Road, both in the contribution it makes to the streetscene and as a war memorial.

The pond and the green are vital elements of the area's character in providing green space in an otherwise built-up area and in providing a link back to the origins of Buckhurst Hill as a tiny cluster of buildings on the edge of Epping Forest. The trees and open spaces give a very distinct sense of space and enrich the area.

8.3.2. Zone 2: Victorian streets

This zone is characterised by the Victorian houses and terraces laid out along Osborne Road, Hills Road, Church Road and Trent Road.

There is an overlap between Zone 1 and Zone 2 as the pond provides an attractive foreground to the Victorian terrace on Osborne Road and views of the pond, the green and the churchyard from the residential streets add to their sense of place, see **Figure 24**.

The streets were laid out here within the space of around 20 years and their architectural style and use of materials are characteristic of the late Victorian period. The retention of original features, including timber windows and doors, and materials, including natural slate roofs, is therefore vital in preserving the character of this zone.

8.3.3. Zone 3: Victorian mansions and the Bald Faced Stag

This zone includes the large Victorian houses of Fairview (now Warwick House) and Buckhurst Hill House, both built in the second half of the 19th century, and the former Bald Faced Stag public house (now Toby Carvery) constructed in the late 1930s see **Figure 24**.

As with Zone 1, mature trees dominate views of this part of the conservation area and provide continuity in the streetscene down from the pond and the green. They also provide attractive backdrops to Warwick House and the former Bald Faced Stag.

Warwick House and the former Bald Faced Stag have been identified as locally listed buildings because of their contribution to the architectural quality of the streetscene. The Bald Faced Stag is of value as an attractive 1930s public house but also for the historic value of the site on which it is located given the existence of a public house and staging post here since at least the early 18th century demonstrating the former importance of Buckhurst Hill High Road to travellers. Warwick House and Buckhurst Hill House are good surviving examples of the large individual houses built in Buckhurst Hill by wealthier families and contrast with the smaller Victorian terraced houses in Zone 1. They are of value both as architectural pieces typical of their time but also in displaying the different building types being constructed in Buckhurst Hill during the second half of the 19th century.

8.4. Setting of the conservation area

Although not included within the conservation area boundary, the area's surroundings are considered to form its setting. Features within its setting can contribute to the significance of the conservation area but others can have a negative impact on it.

The street trees and trees within the front gardens of the properties of roads leading into the conservation area, including Russell Road, Queens Road, the High Road and Church Road all make a positive contribution to the setting of the conservation area as they enhance the characteristic green appearance of the conservation area.

The 1930s housing facing into the conservation area on Church Road (nos. 1-17 odd) and along the High Road (nos. 100-114 even) also form a positive aspect of the area's setting by demonstrating the form of later housing development, although they are not considered to meet the level of architectural or historic interest required to include within the conservation area boundary.

The late 19th century wall and piers outside the Stag Heights block of flats on the High Road, see **Figure 25**, opposite the Bald Faced Stag are an unassuming but interesting aspect of the conservation area's setting and contribute to the understanding of the area's historic uses and development. The wall and piers are the only surviving feature of the late Victorian reservoir and fire station (fronting Stag Lane) constructed in the 1890s and demolished in 2004. The red brick piers are octagonal in plan and topped with faience (glazed terracotta) domed heads. The wall is formed of terracotta blocks with modern railings above.



Figure 25: Wall and pier of now demolished Victorian reservoir

The late 20th century developments towards the westernmost ends of Hills Road and Church Road and the Premier Inn building to the south of the Bald Faced Stag detract from the setting of the conservation area.

8.5. Buildings of architectural and historic interest

The quality of the buildings within St John's Conservation Area, and their architectural and historic interest, forms an important part of the area's distinctive character and appearance. It is crucial that efforts are made to preserve and enhance their significant features. The most

important of these buildings are discussed below and identified on the accompanying *Map 4: Key Buildings of Architectural and Historic Interest* (see **Figure 41** in **Appendix 5**). However, it should be noted that the omission of a building here does not mean that it does not contribute to the character or appearance of the conservation area.

8.5.1. Statutory listed buildings

Statutory listed buildings are considered to be of special architectural and/or historic significance. They are of national and regional importance and usually referred to as simply 'listed buildings'. Listed buildings are designated nationally following the advice of Historic England, and listed building consent is required before any alterations can be made which would affect the character of the building. Listed buildings are categorised as Grade I, II* or II, in descending order of importance. The only statutory listed building in Buckhurst Hill is St John the Baptist Church, see **Appendix 1**.

St John the Baptist Church was Grade II listed in 1984. Originally consecrated in 1837, it was extended and enlarged substantially throughout the remainder of the 19th century to meet the needs of a growing congregation. The 1837 nave was designed by Jonathan Savill of Chigwell; the north aisle, north chapel and chancel were added in 1865 by G. Smith and G.B. Williams; the south aisle added in 1870 by Joseph Tanner; the tower with spire constructed in 1879 by T.E.C. Streatfeild; the west front altered in 1892; and the chancel enlarged by J.O. Scott in 1897.

It is constructed from Kentish ragstone, part coursed, part random, under slate roofs, see **Figure 26**. The tower occupies the south-west corner and is topped with four pinnacles, one to each corner, and a recessed spire. The east window features five trefoiled lights and tracery under a four-centred arch, similarly the west window features five trefoiled lights under a two-centred arch. The nave has two arcades of five bays with two-centred arches and foliated capitals, and the roof over the nave is of hammerbeam construction. The north aisle has a lean-to roof and the south aisle a higher pitched roof, both with windows of two trefoiled lights under segmental pointed arches. The interior was rearranged in 1980 when the timber screen was moved from below the chancel arch further towards the east, see **Figure 27**. Much of the stained glass is by the firm James Powell and Sons of which Nathaniel Powell was a partner and churchwarden from 1855 to 1894. The stained glass is of various styles and dates, including the 1893 windows to the north aisle designed by Ada Currey depicting the Biblical story of the Road to Emmaus and the 1906 east window to Nathaniel Powell.



Figure 26: St John the Baptist Church

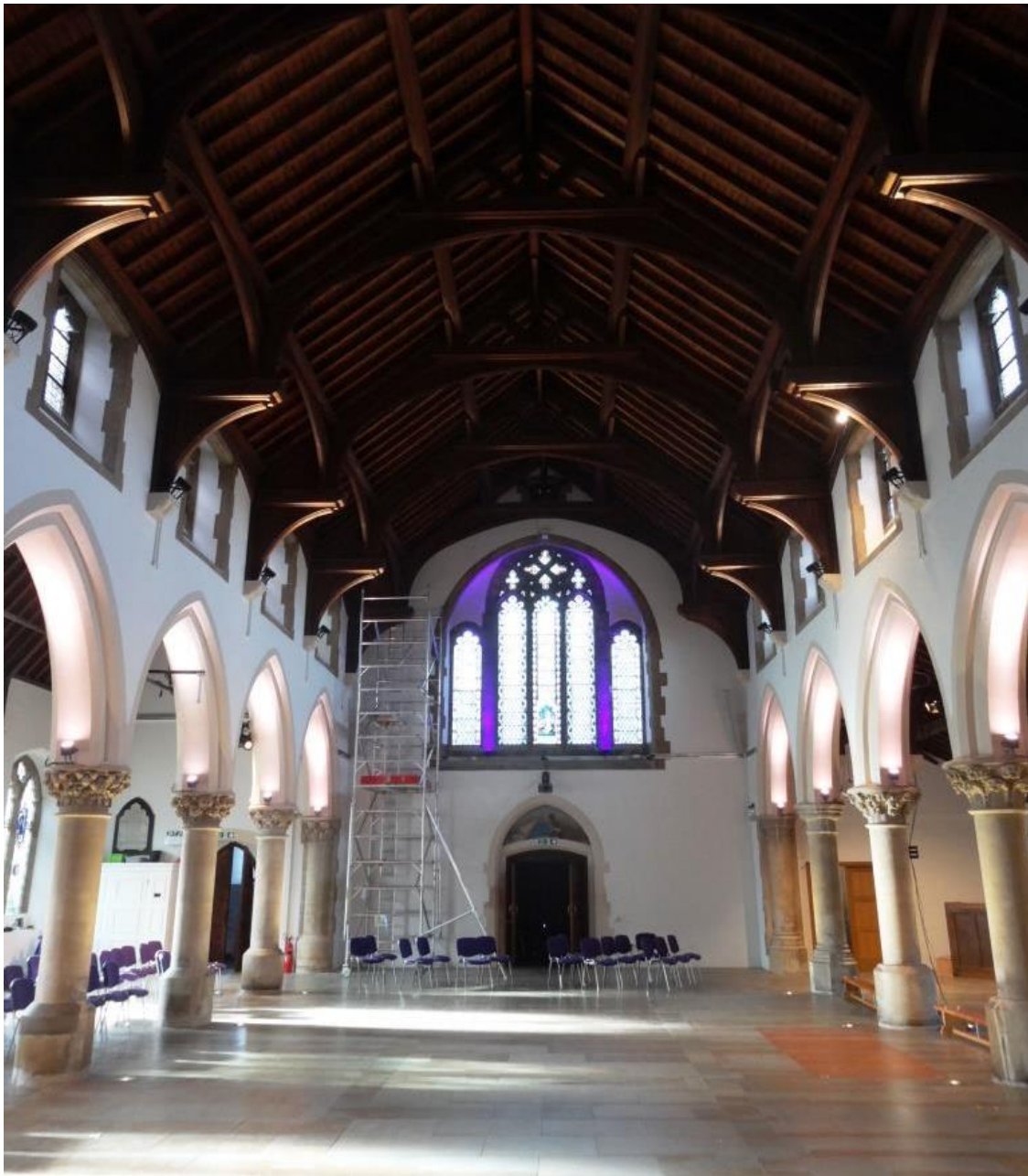


Figure 27: St John the Baptist Church - internal view of the nave

8.5.2. Locally listed Buildings

The 'Local List' is a list of buildings and structures considered to be of local architectural and/or historic importance; these buildings contribute significantly to the character and appearance of the conservation area. The Local List is drawn up by the Council. 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 provides a presumption against their demolition or irreversible harmful change. There are several locally listed buildings within St John's Conservation Area.



Figure 28: St John's School

St John's Primary School is a large, neo-gothic school constructed in 1838, see **Figure 28**. Originally *St John's National School* it was founded by local Churchmen on a site donated by the lord of the manor and funded predominantly by local subscribers. The architect is likely to have been the architect for the neighbouring St John's Church, Jonathan Savill, given the

similarities in style. Joseph Tanner (who added the south aisle to the church) designed an extension in 1865, although it was not constructed until 1887. The school admissions rose dramatically over the late 19th century due to the arrival of the railway in 1856 and the subsequent boom in house building; in 1840 there were around 50 pupils rising to 71 in 1872, to 158 in 1886, and to 403 in 1904. Further extended at several points throughout the 20th century to add new classrooms and a school hall, it was again extended in 2012 by the Tooley and Foster Partnership who occupy Warwick House at the top of Palmerston Road.

Like the church, the historic elements of the school are constructed of Kentish ragstone under slate roofs. The original school and late 19th century addition stand at the front of the site roughly on an east-west alignment. They feature large lancet windows on the gable ends fronting the High Road and a bellcote above the neo-gothic arched door. The age and history of the school contribute to the character of the area and the historic elements of the school buildings are attractive additions to the area and complement the neighbouring church.



Figure 29: *Victorian terrace (1884) on Osborne Road*

The Victorian terrace on Osborne Road was built in 1884 (the end terrace being largely rebuilt in the mid-1990s). It is a fine terrace of symmetrical pairs constructed of yellow brick with red brick banding under slate roofs, see **Figure 29**. They feature attractive architectural ornament including canted bay windows with pilasters and foliated capitals, recessed storm porches with round arched canopies decorated with pilasters, foliated capitals and keystones, and paired first floor windows with bracketed cills, large decorative stucco lintels under gables fronting the street with fretted bargeboards. The terrace occupies a prominent position providing the backdrop to the pond and making a strong contribution to many views within and into the conservation area. For this reason, the front elevations of these properties are of particular importance.



Figure 30: 80 High Road

No. 80 High Road is a large, detached, late Victorian villa of around 1880. The front elevation is buff brick with the rear being constructed of yellow brick, see **Figure 30**. The front elevation displays decorative stonework detailing including a broken pediment above the door, chamfered lintels over the windows, and ashlar-detailed pilasters with foliated capitals to the canted bay window. Roofed in slate, the ridge features decorative ridge tiles. The building is a good example of a substantial late 19th century villa and, due to the survival of its original features and detailing, is a strong contributor to the streetscene.



Figure 31: Buckhurst Hill Parish milestone

Buckhurst Hill Parish milestone is a more unassuming locally listed structure; the Buckhurst Hill Parish London 10, Epping 6 milestone sits on the High Road outside St John's Church, see **Figure 31**. The milestone dates from the 18th century (possibly before 1769), the stone displays the distance from Epping on the southern side (6 miles) and London (10 miles) on the northern side; the London mileage measurement is taken from St Mary's Church, Whitechapel which was destroyed in the Second World War. The milestone may have fallen out of use from 1837 when Epping New Road was opened, and traffic bypassed the High Road running through Buckhurst Hill. It is also likely to have been buried in the early 1940s in the event of a German invasion during the Second World War. It stands on the verge at the edge of the churchyard and is a four-sided with a rounded up painted white and picked out in black paint read the distances to Epping and London and 'Buckhurst Hill Parish' carved into the front of the stone.



Figure 32: Buckhurst Hill House

Buckhurst Hill House (also Buckhursthill House) is a large mansion dating from around 1869. It stands at two and a half storeys and five bays with the central three bays projecting forwards slightly, see **Figure 32**. Its elevations are smooth rendered with rusticated quoins, bracketed hoods above the central first floor windows, and a bracketed cornice below a parapet. The central entrance door has a flat roofed porch with bracketed cornice and pilasters.

It was home to Sir Charles Stafford Crossman in the early 20th century (his maids raised the alarm when the Bald Faced Stag caught fire in 1936); he was a partner in the Whitechapel brewery of Mann, Crossman and Paulin and a High Court Judge. The building was converted to flats in the 1950s and the former stables and service yard demolished to allow for the construction of the houses on Knighton Lane to its east.

Warwick House is an attractive, detached neo-Classical house built in the late 19th century. The elevations are rendered with full-height canted bay windows, multi-paned casements and a hipped slate roof with overhanging bracketed eaves, see **Figure 10**. In 1962 it became the office Tooley and Foster Partnership architectural firm who have been in practice since 1892 (Rex Foster joining the practice in 1910). The building sits on a prominent plot by the High Road and between Palmerston Road and Queens Road and is surrounded by lawn, hornbeam hedges and trees, further contributing to the leafy appearance of the conservation area.



Figure 33: Lychgate

The Lychgate is positioned on the corner of the High Road and Church Road. The lychgate stands at the churchyard entrance and is constructed of a black-stained oak frame standing on a tall stone plinth under a steeply pitched clay plain tile roof, see **Figure 33**. Originally used as shelters and meeting places for those bringing a body for burial ('lich' from the Old English meaning corpse), the lychgate at St John's was constructed as a war memorial for those who lost their lives during the First and Second World Wars. The names of the fallen are embossed on bronze panels fixed to the stone plinth on each side of the interior.



Figure 34: Toby Carvery (formerly The Bald Faced Stag)

The Bald Faced Stag (now Toby Carvery) makes an important contribution to the appearance of the southern part of the conservation area and its long history adds to the character of the whole area. Discussed in more detail in **Section 7.9** above, the Bald Faced Stag dates from the beginning of the 18th century and has undergone several reincarnations. The current building dates from its most recent rebuilding in 1938. It has a picturesque composition with steeply pitched roofs, prominent gable ends fronting the High Road with Queen-post detailing, two-tier dormer windows, and high quality brickwork detailing. The windows are largely original and make a strong contribution to the architectural quality and authenticity of the building along with other surviving architectural details including exaggerated dentilled verges, bay windows and a first floor balustrade, see **Figure 34**. The modern signage added to the building is largely sympathetic as it is relatively restrained and does not detract from the architectural quality of the building.

The low hedge at the front of the site and the mature trees in and around the site enhance both the appearance of the building and the conservation area.

8.6. Traditional building materials

A rich variety of traditional building materials, predominantly from the Victorian period, can be seen throughout the conservation area. These make an important contribution to the unique urban character and local distinctiveness of the area.

8.6.1. Traditional building materials

- Walls: brick (reds, yellow stocks), Kentish ragstone, and sandstone and terracotta detailing
- Roofs: clay plain tiles and natural slate
- Windows and doors: timber
- Boundaries: timber fencing, brick walls and iron railings

8.6.2. Walls

Brick is the most common material for external walling within the conservation area. Brick was used in Buckhurst Hill in the 17th and 18th centuries but became much more widely available in the 19th century due to the arrival of cheaper forms of transportation, such as the railway. A large number of buildings utilise yellow or buff bricks with red brick detailing (string courses, bands, lintels and cornices) giving them a distinctive striped appearance clearly distinguishable on the houses on Hills Road.

By the end of the 19th century good quality machine-made bricks with sharp edges and a durable surface were being transported all over the country. As these were still more expensive than common bricks often, they were only used for the front elevations of buildings with the cheaper common bricks used for the side and rear elevations. This is apparent on nos. 34, 36 and 38 Hills Road.

Nos. 36 and 38 also feature decorative terracotta bands, a popular form of decoration in the Victorian period as terracotta is extremely hardwearing and can be cast into elaborate patterns and designs.

Kentish ragstone is another prominent building material in the area being used for both St John's Church and St John's Primary School. On both buildings the ragstone is part coursed, part random and finished with sandstone dressings. Kentish ragstone is a dark grey limestone

from Kent. It has been used since Roman times for building walls in roughly squared blocks while sandstone, being softer and easier to work, was used for dressings and carvings.

Render features rarely within the conservation area but Warwick House is a prominent rendered building painted in a pale blue colour. Stucco render painted white also features on some of the properties to create faux stone detailing, particularly on the Osborne Road terrace facing the pond where the details of the door surrounds, bay windows, and window surrounds are formed of render, see **Figure 35**.

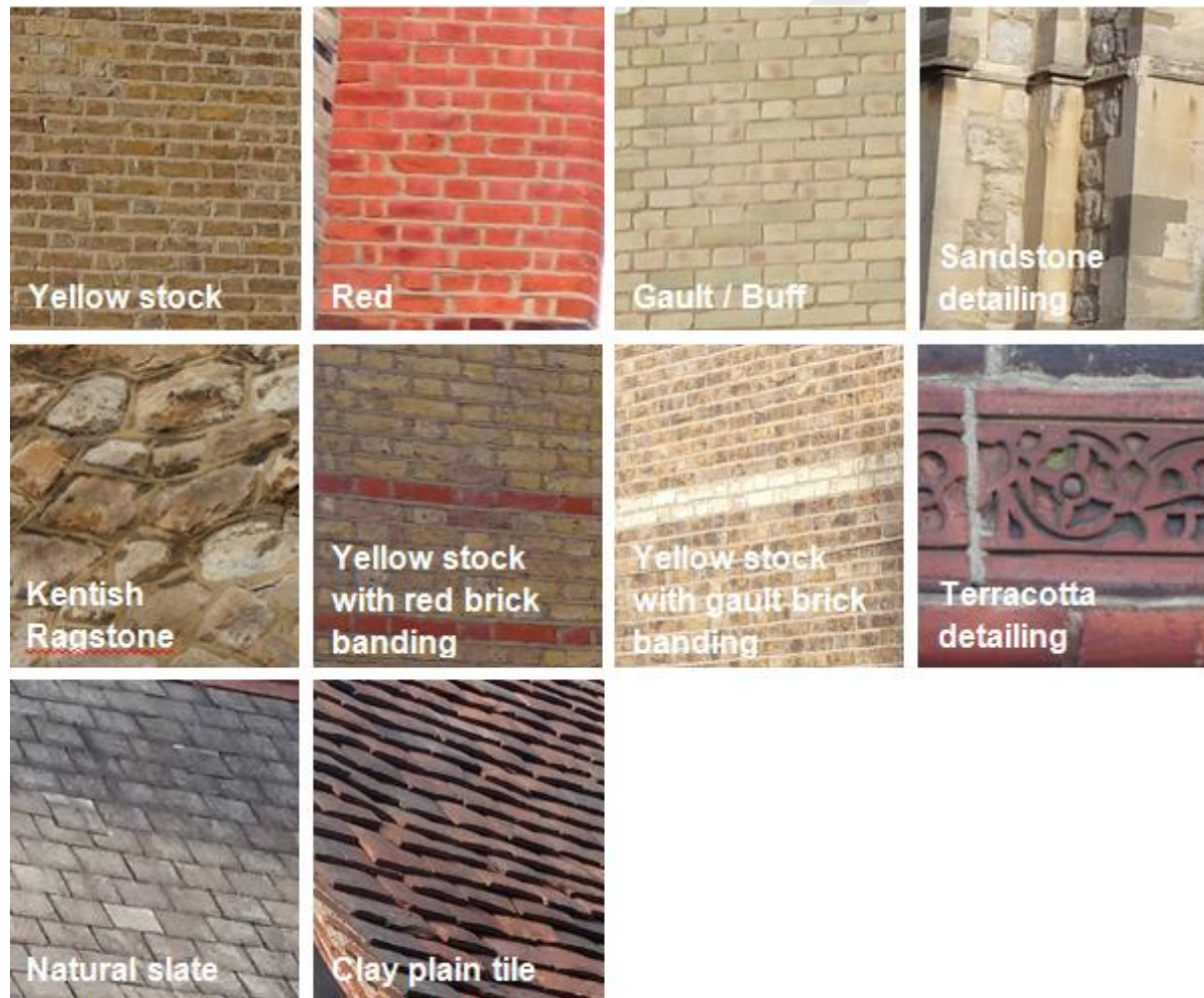


Figure 35: Traditional walling and roofing materials within the conservation area

8.6.3. Roofs

The most common traditional roofing material within the conservation area is slate. Slate is not found locally to Essex and so it became widely available for the first time in the 19th century with the advent of the canals and railways for transportation, see **Figure 35**.

There are very few examples of clay plain tiles, although the lychgate at the top of Church Road is a prominent example. Most of the buildings in the conservation area have retained their slate roofs but unfortunately some have been reroofed in concrete tiles.

8.6.4. Doors and windows

The surviving historic doors and windows add a great deal of visual interest and authenticity to the townscape, see **Figure 36**. Timber is by far the most common material as timber remained the primary material for windows and doors up until the mid-late 20th century. Historic windows and doors survive in relatively high quantities and are a key contributing factor to the character of the area. They are an integral part of the design of many of the historic buildings within the conservation area as well as displaying high quality craftsmanship and materials. Windows are a feature under threat within the conservation area as they are easily altered or replaced with unsympathetic and poorly detailed modern alternatives.



Figure 36: Timber windows and doors (historic and replacements)

Most doors are four panelled with glazing to the upper two panels, sometimes stained glass, and are often deeply recessed to create open storm porches. Some feature pediments, foliated pilasters, exaggerated keystones, and chamfered lintels. Often front doors are approached by a glazed tile path from a gate on the pavement edge.

The most common window type is the sash window, either in a two-over-two arrangement or single panes to each sash both featuring horns to the mid-rails.

8.6.5. Architectural details

Most of the houses within the conservation area display interesting architectural details which contribute to their character and are indicative of their mid-19th century construction, see **Figure 37**.

Almost all of the houses feature canted bay windows, some with pilasters forming the mullions and capitals decorated with foliage and others with bracketed cills. Corbelled and bracketed eaves can be found on some houses along with decorative bargeboards and the deeply

recessed doors are surrounded by pediments, pilasters and round-headed arches with keystone details. These original details are the features that, cumulatively, make the housing stock of the conservation area significant.

Date plaques are also relatively common features being found on at least five buildings or terraces within the area. Often carved from sandstone, a good example can be found on the front of nos. 6 and 7 Trent Road. They are obvious useful features for identifying the ages of buildings.

8.6.6. Boundary treatments

Low brick walls are dominant front boundary treatment in the conservation area, sometimes with the addition of black iron railings or hedges or both. The bricks used are similar to those used in the construction of the houses and consequently they contribute to the harmony of colour and texture in the streetscape. In some cases, front boundaries are defined by simple hedges, railings without a brick dwarf wall, or low timber fencing. The survival of the front boundaries enclosing the small amount of private space at the front of the terraces is an important feature of the conservation area and preserves views of the fronts of the houses from off-street parking. Boundaries to the sides and rears of properties are often marked by higher timber fences, most prominently to the side of no. 84 High Road.

8.6.7. Street Furniture

Street furniture within the conservation area largely consists of common and unremarkable items; modern streetlights, telegraph posts, plastic bins, etc. Timber bollards by the pond and a timber bus shelter on the High Road are relatively sensitively designed, and timber benches by the pond, on the green and within the churchyard provide public amenity.

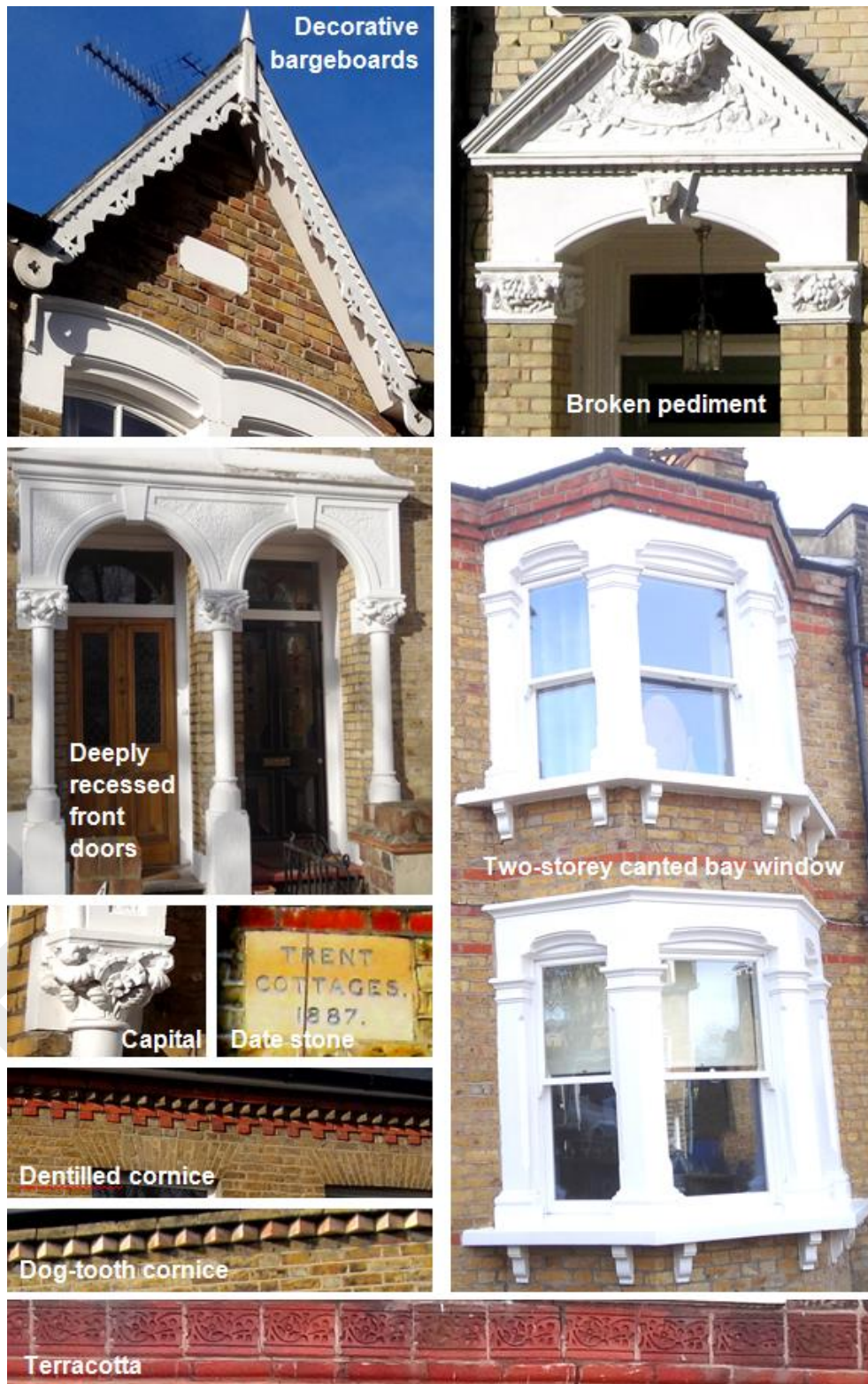


Figure 37: Common architectural details within the conservation area

8.6.8. Trees, hedges and green spaces

From the outset, Buckhurst Hill's history and development was closely intertwined with Epping Forest and it developed almost entirely out of forest and farmland. Its name derives from 'Bucket Hill' meaning a hill covered with beech trees and illustrates the origins and historic characteristics of the area.

Even today, the large green and the presence of many prominent trees are some of the most significant characteristics of the area. The green and parcel of Forest land along the High Road provide a strong sense of open space and, along with the trees and pond, provide a remnant of the once rural character of the area. The continued survival of these green spaces, free from development, is the result of the area's particular situation and history and, more influentially, the Epping Forest Act of 1878 which required that all land that had been open or unenclosed in 1851 had to remain open or be returned to forest if it had been enclosed or built over. Within Buckhurst Hill this saved Lord's Bushes and other fragments of Forest land including, within the conservation area, the Forest land either side of the High Road.

The Wilderness, also known as Ardmore Lane Wood, see **Figure 9** is a designated Local Wildlife Site (designated in 1992) as well as being a fragment of Epping Forest. It is a small former wood-pasture in which pollarded Hornbeam and Oak are characteristic along with Holly. To the south of the woodland stood the home of Walter E. Spradberry, a cottage known as *The Wilderness*. A plaque commemorates the former house and residents and within the former garden planted specimens of Norway Maple, Yew, Lime and Beech can be seen.

The residential streets generally do not benefit from statement trees within the streetscape but the hedges forming front boundaries and planting within the front gardens provide attractive and valued green additions to the rows of terraces, see **Figure 38**.

Several trees within the conservation area are protected by Tree Preservation Orders (TPOs) because of their quality and the contribution they make to the character of the area and the quality of the streetscene.



Figure 38: Hedges in front of 16/18 Hills Road

8.7. Activity and movement

The church and the pond are the two main focal points of the area, see **Figure 39**. The pond and green are frequented by residents, dogwalkers and families occasionally feeding ducks and geese on the pond. The church provides an obvious important community focal point, see **Figure 40**.

The High Road (A121) linking Loughton to Woodford dissects the conservation area and Church Road is a busy thoroughfare connecting the High Road with Epping New Road running to the west from Epping to Woodford. These busy roads contrast with the relative quietness of the rest of the area.

Visitors to the church and pupils attending the school add to the activity and business within the area at certain points of the day.

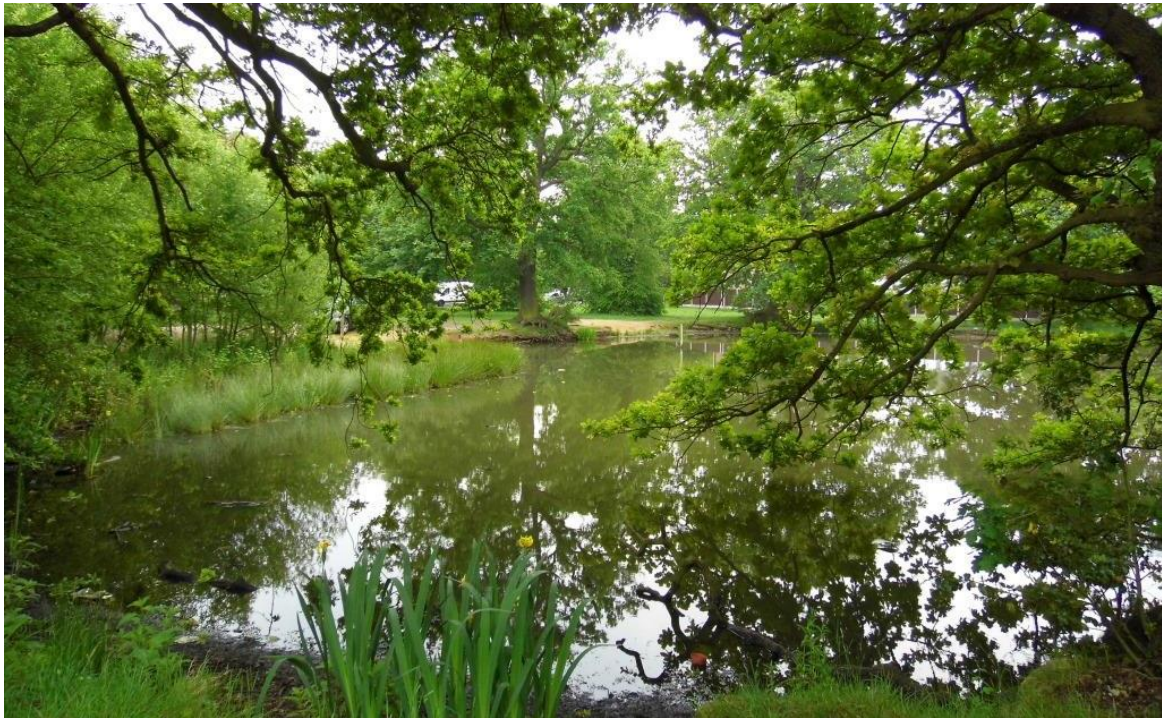


Figure 39: St John's Pond

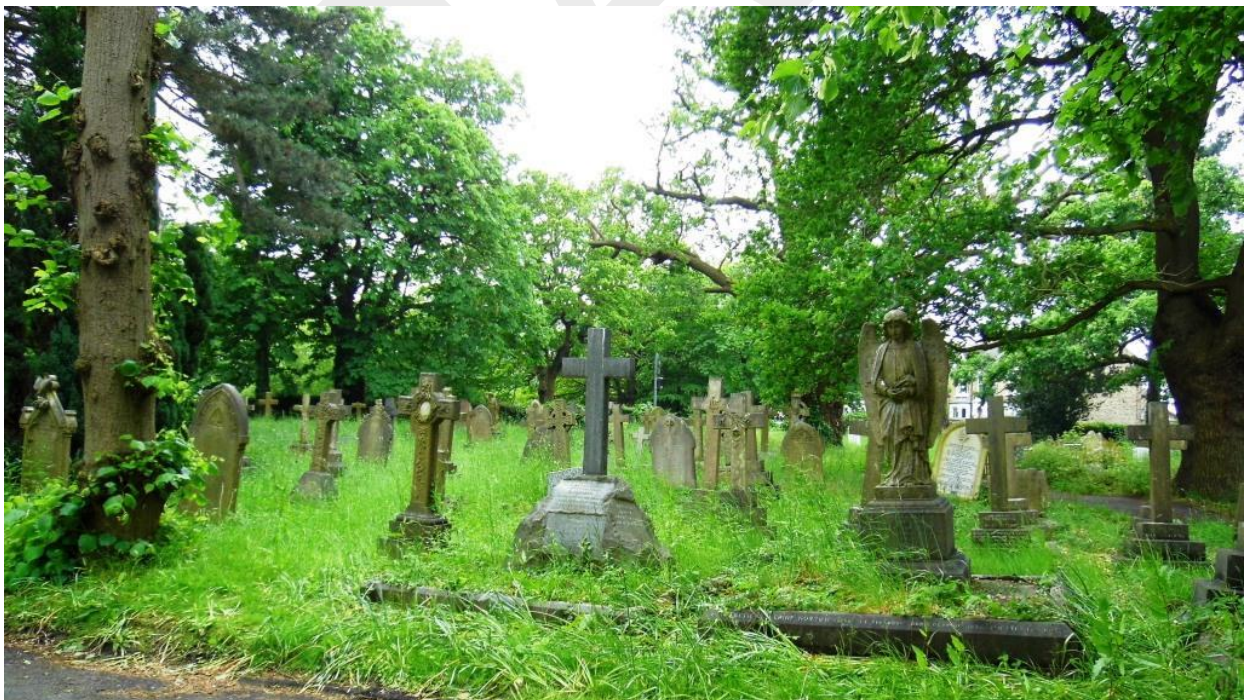


Figure 40: St John's Churchyard

9. Opportunities for Enhancement

9.1. General condition of the building stock

A Townscape Survey was carried out in November 2021 and completed in May 2022. This identified the general condition of the buildings in the area and the condition of their key architectural features. Based on this survey and coupled with the character analysis, we can observe that a large majority of the buildings within the conservation area retain their original or historic architectural detailing and features. The results of the Townscape Survey can be found in **Appendix 3**.

There are, however, opportunities for enhancement. Additional controls, particularly Article 4 (2) Direction, has been introduced to prevent further erosion of the area's special and historic interest and support its potential capacity for beneficial change. The NPPF advises that all Article 4 Directions should be applied in a measured and targeted way. They should be based on robust evidence and apply to the smallest geographical area possible. The sections below demonstrate this evidence.

For guidance on further actions, see **Section 10. General Guidance** and **Section 12. Management Plan**.

9.2. Opportunities for enhancement

- Managing the unsympathetic use of modern materials
- Improving road and footpath surfaces
- Sympathetic new development where possible

9.2.1. Unsympathetic use modern materials

The most common threat is the replacement of traditional doors and windows with unsympathetic modern alternatives. The use of uPVC and aluminium for doors and windows harms the character and appearance of the conservation area and detracts from its architectural quality, which in turn affects its townscape merit. Planning permission (or listed building consent) is needed to replace doors and windows on statutory listed buildings and buildings in commercial use but is not required to replace doors and windows on non-designated residential buildings in conservation areas (including locally listed buildings) unless

there is an Article 4 direction in place (see **Section 9.7**). As such, these buildings are the most vulnerable to unsympathetic change.

In the same way, the use of concrete tiles can detract from the roofscape of the area. Fortunately planning permission is required to change roofing materials within conservation areas helping to prevent further loss of traditional roofing materials.

There is an opportunity for EFDC, working with the local community, to encourage greater awareness of good and bad practice in the maintenance and reconstruction of buildings. This will help to reduce unsympathetic change to buildings most at risk, such as non-designated (listed) residential buildings.

9.2.2. Road and footpath surfaces

Some of the road surfaces and footpaths are in a poor state of repair. Vehicles are causing damage to the verges of the green. This detracts from the appearance of the conservation area as well as harming the green and could be rectified through the introduction of timber posts similar to those already found on the northern side of the pond.

EFDC can bring this to the attention of Essex Highways who holds responsibility for their upkeep, particularly in regards to Osbourne Road, Church Road and the High Street.

9.2.3. Encouraging sympathetic new development

A fundamental element of the area's character is the predominance of 19th century domestic architecture. It is therefore crucial to the preservation of the area for EFDC to encourage the maintenance, retention and enhancement of historic architectural features and materials including windows and doors, front boundaries, stucco detailing, slate roofs, chimney stacks, etc.

Some buildings dating from the late 20th century do not uphold the quality and interest of the architectural detailing and materials of the 19th century buildings. For example, nos. 8-10 Osbourne Road do not make a positive contribution to the area due to their use of modern materials without the variation in colour of the 19th century examples and as they are poorly proportioned in comparison, appearing squat and boxy next to the higher Victorian terrace with large vertically proportioned windows. Similarly, the houses at nos. 7-15 (odd) Hills Road feature uPVC windows, large mansard roofs and garage doors which do little to enhance the surrounding Victorian buildings. Should opportunities arise for alterations or redevelopment, these sites could provide further opportunities for enhancement.

9.3. Impacts on significance

According to the townscape survey, see **Appendix 3**, 74% of the buildings within St John's Conservation Area have a positive impact on its special architectural and historic interest and contribute positively to its character and appearance.

The remaining 26% of buildings currently have either neutral or negative impacts on the condition of this significance. The local planning authority (LPA) has a statutory duty to preserve or enhance these features within a Conservation Area.

9.3.1. Neutral impact

- 10, 12, 14, 16 and 18 Church Road
- 25 Hills Road
- 31 Hills Road
- The Barn (part of St John C of E Primary School)

9.3.2. Negative impact

- 7, 9, 11, 13 and 15 Hills Road
- 20 Hills Road
- 8, 9 and 10 Osborne Road
- 4 Trent Road

9.4. Threats to significance

The most common threat to the special architectural and historic interest of Conservation Areas is unsympathetic, modern alterations to residential buildings, which in turn negatively affects the area's character and appearance. The following changes and/or modern additions threaten the condition of architectural details and potentially result in their total loss:

9.4.1. Threats to significance

- Replacement of original timber doors and windows with poor quality materials, e.g., aluminium or plastic;
- Removal of architectural features/materials and replacement with those of poor quality, e.g., concrete;
- Erosion of distinctive Victorian plan forms, e.g., poorly positioned and/or poorly designed extensions.
- Visual impacts of satellite dishes and renewable energy devices when positioned in a prominent location, i.e., the front façade;
- Alterations/Extensions of roof forms; i.e., through the addition of a box dormer or other bulky window form;
- Altering boundary walls/fences resulting in the total loss of traditional boundary treatment and potentially loss of greenery, i.e., for the creation of parking; and
- New building form differing from the existing, distinctive pattern of development.

9.5. Impacts on setting

Features within the setting—outside the boundary—of St John's Conservation Area can either contribute to or detract from its significance. Those which currently negatively impact its condition include:

9.5.1. Negative impact

- Late 20th century developments towards the westernmost end of Hills Road;
- Late 20th century developments towards the westernmost end Church Road; and
- Late 20th century Premier Inn building to the south of the Bald Faced Stag.

9.6. Threats to setting

Threats to the setting of St John's Conservation Area can affect its character. The following changes and/or modern additions further threaten the condition of its setting.

9.6.1. Threats to setting

- Encroachment of unsympathetic development on or around open/green spaces;
- Street clutter in the form of excessive and/or inappropriate signage;
- Highway paving in varied and/or poor condition; and
- Poor traffic management/calming along High Street in an otherwise quiet setting.

9.7. Article 4 Direction

An Article 4 Direction is a direction under Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 which enables the Secretary of State or the local planning authority (LPA) to:

- Remove specified permitted development rights across a defined area related to operational development or change of use; and
- Remove permitted development rights with temporary or permanent effect.

It is important to note that development within the area is encouraged in cases of preservation and enhancement. An Article 4 Direction only means that a particular development cannot be carried out under permitted development and therefore needs a planning application. Where an Article 4 Direction relates to a change from non-residential use to residential use, it is limited to situations where the direction is necessary to avoid wholly unacceptable adverse impacts. In other cases, Article 4 Directions are limited to situations where it is necessary to protect local amenity or the well-being of the area.

Owners must therefore apply for permission in the case of any of the following alterations:

9.7.1. Article 4 Direction will introduce control over

- The provision of hardstandings in gardens fronting a highway;
- The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure fronting a highway or open space;
- Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure fronting a highway or open space;
- Replacement and loss of distinctive architectural details from the Victorian period;
- Changes to front elevations of buildings, particularly those fronting High Street, St. John's pond and open green spaces;
- Alterations to any part of the front roof slope; e.g., the insertion of dormer or other windows in the roof, the change of roof material, the removal of chimney stack, or the installation of a microgeneration unit; and
- New inappropriate signage within the area and its setting.

For visualisation of the buildings covered by Article 4 Direction, see *Map 6: Article 4 Direction (Appendix 5)*.

Please note that this is summarised guidance. Further government guidance on Article 4 Directions can be found [online] in the Planning Practice Guidance, paragraphs 036 to 053 from 'When is Permission Required'.

10. General Guidance

It is the intention of Epping Forest District Council to make use of its powers to preserve and enhance the character and appearance of its conservation areas. The following is general guidance aimed at controlling and guiding change within St John's Conservation Area in order to ensure that it is properly maintained both as a heritage asset and a high-quality place in which to live and work. The Council's Local Plan policies (adopted on 6 March 2023) regarding conservation areas are set out in **Appendix 2**.

10.1. Views and setting

It is important that the significant views both within and out of the conservation area are preserved and, where possible, enhanced. Any development in the town should respect the nature of these views and contribute positively to them. Important views are set out in **Section 8.2** but this list is not exhaustive.

10.2. Architectural details

There will be a strong presumption towards the retention of all historic buildings that make a positive contribution to the character and appearance of the conservation area.

There will also be a presumption in favour of the retention of original historic features such as traditional doors, windows, front boundary treatments and architectural detailing including 19th century stuccowork (pilasters, capitals, lintels, cills, etc.). 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.

10.3. Traditional building materials

The use of traditional materials commonly found within the conservation area such as brick, plain clay tile and natural slate will be encouraged in the construction of new buildings or extensions to existing buildings in the conservation area. Modern materials such as concrete,

uPVC and aluminium will be discouraged as these will generally be out of character with the conservation area and can erode its quality and historic interest.

10.4. Trees and open spaces

Trees, hedges and open green spaces, many of which are under the control of the City of London Corporation, are an integral part of the character of the conservation area and the Council will encourage their retention where possible.

The Council has stated in the Local Plan 2011-2033 (2023) that it will not give consent to any work to trees that could be detrimental to the character, appearance or setting of the conservation area through policy DM5.

Conservation area designation automatically protects trees and prior notice of any pruning or removal works must be made to the Council. Trees will be, or have already been, protected with Tree Preservation Orders where they are considered to be of particular value and may be under threat.

10.5. 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 there being too much clutter in the public realm.

10.6. New development

It is recognised that conservation areas must evolve to meet changing demands and that new additions can make a positive contribution to the character of a conservation area if of a high quality and sympathetic to their surroundings, as per paragraph 212 of the NPPF (2023).

Any new development (including new buildings and extensions) should be in keeping with the character and appearance of that particular part of the conservation area in terms of scale, density, massing, height, layout, building line, facing materials, landscape and access, in accordance to policies DM7 and DM9 of the Local Plan 2011-2033 (2023).

10.7. 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, it is recommended that such fixtures are installed in undamaging and visually unobtrusive positions.

More information on how improvements can be made to historic buildings to reduce their carbon impact whilst retaining the integrity of these historic structures can be found here: [Climate Change and the Historic Environment | Essex Design Guide](#)

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11. Management Plan

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

11.1. Retention and enhancement of historic fabric

Historic or architecturally notable buildings which make a positive contribution to the character of the conservation area will be retained. Original historic features such as windows and doors will also be retained as these make an important contribution to the character and historic interest of the area. St John's Church is statutorily listed at Grade II which protects it from potentially unsympathetic changes (a Faculty for works to alter the building has to be obtained from the Diocesan Advisory Committee in place of listed building consent required for non-ecclesiastical buildings). However, there are many non-designated heritage assets, such as locally listed buildings, which are vulnerable to the loss of historic features, particularly doors, windows and traditional materials.

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.

11.2. Enhancement of specific parts of the conservation area

Should opportunities arise to redevelop or alter the late 20th century buildings within the conservation area the Council will encourage improvements to bring them more in keeping with the character and appearance of the area.

11.3. 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 regarding physical condition and any loss of historic fabric or important trees, hedges or green spaces.

11.4. 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 conservation area. The following list suggests some of the ways in which local residents can help to preserve the character and appearance of the area:

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

11.5. St John's Conservation Area Management Plan 2024-2029

11.5.1. Retention and enhancement of historic fabric

- Provide information on the repair and maintenance of historic buildings to encourage retention of traditional architectural features, including timber windows and doors.
- Provide advice on the accurate reinstatement of lost architectural features.
- Encourage the retention of front boundary treatments.

11.5.2. Proposals for the enhancement of the public realm and open spaces

- Liaise with Essex Highways to ensure that any new road signs, streetlamps and traffic lights do not have a negative impact in the conservation area.
- Investigate the possibility of sympathetically repairing or resurfacing damaged pavements and roads.
- Encourage the maintenance and retention of trees, hedges and open spaces and appropriate replacement of trees where necessary.

11.5.3. Sympathetic new development

- Through the planning process ensure extensions are sympathetic to the area in terms of scale, massing, facing materials, building form, architectural details and fenestration.
- Resist the insertion of box dormers unless demonstrated to have no impact on the appearance of the area.
- Encourage the use of traditional materials.

12. Action Plan 2022-2029

OBJECTIVE	BODIES INVOLVED	TARGET DATE	COMMENTS
Supply information on local craftsmen and builders with experience in dealing with historic buildings	Conservation Team (EFDC)	Ongoing	Advice can be sought via contactlb@eppingforestdc.gov.uk
Provide advice on reinstatement of historic features and on new developments within the conservation area	Conservation Team (EFDC)	Ongoing	Advice provided to Development Management Team and can be sought via contactlb@eppingforestdc.gov.uk
Request Essex Highways consult EFDC regarding any new proposals	Essex Highways; Conservation Team (EFDC)	Ongoing	Cooperation from Essex Highways required
Request utilities companies consult EFDC regarding any new proposals	Utility companies; Conservation Team (EFDC)	Ongoing	Cooperation from utility companies required
LONG TERM OBJECTIVES			
Conservation Area Character Appraisal and Management Plan to be reviewed every 5 years	Conservation Team (EFDC)	2029	Resource and budget dependent
Assess the conservation area boundary and make alterations as	Conservation Team (EFDC)	2029	Resource and budget dependent; requires

necessary			Member approval
Review the local list of buildings of local architectural or historic interest	Conservation Team (EFDC)	Ongoing	Resource and budget dependent; requires Member approval
Assess the need for an Article 4 Direction to restrict specific Permitted Development Rights within the conservation area	Conservation Team (EFDC)	Ongoing	Resource and budget dependent; requires Member approval

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Images

Epping Forest District Museum

London Transport Museum Collection

William Morris Gallery

Appendix 1: Listing Description

Church of St John the Baptist, Buckhurst Hill

Grade II

List entry number: 1337256

Parish church, C19. Stone, part coursed, part random, with slate roofs. Nave consecrated 1837, N aisle, N chapel and chancel 1865, S aisle 1870, extension and SW spire 1879, W front 1892. The chancel has an E window of 5 trefoiled lights with tracery under a 4-centred arch, and N and S windows of 2 trefoiled lights with segmental-pointed arches. To the W of these on the N side there is an arcade of 2 2-centred arches with brown marble shaft and capital of naturalistic foliage into the N chapel, and on the S side a single 2-centred arch with engaged shafts and naturalistic floriate capitals into the organ-chamber. The chancel arch is 2-centred and moulded. A richly carved timber screen has been moved from its original position in the chancel arch further E into the chancel. The roof of the chancel is in 3 bays with arch-braced collars. The nave has 2 arcades of 5 bays with 2-centred arches and capitals of naturalistic foliate designs, all different, except the 2 most westerly capitals of the N arcade which are moulded. The N aisle is low, with a lean-to roof, the S aisle high, with a pitched roof. The W window has 5 trefoiled lights and a 2-centred arch. The roof of the nave is of hammerbeam construction with arched braces of 4-centred curvature. The glass is of various styles and dates; one window of the N aisle has glass of Pre-Raphaelite character.

Available at: <https://www.historicengland.org.uk/listing/the-list/list-entry/1337256>

Appendix 2: Relevant National Legislation, National Policy and Local Plan Policy

National Legislation

Under the *Planning (Listed Buildings and Conservation Areas) Act 1990* special attention is given to the desirability of preserving or enhancing the character or appearance of conservation areas when planning applications are being considered (section 72).

The Act is available here: <https://www.legislation.gov.uk/ukpga/1990/9/contents>.

There are also several restrictions that apply to conservation areas in addition to normal planning controls. These include:

- Obtaining planning permission for the demolition of buildings and structures within the conservation area (with some exemptions);
- Giving the Council six weeks' notice in writing before felling or cutting back any tree.
- Planning permission will also be required for certain works including (but not exclusively):
 - Extensions that extend beyond the side wall of a building;
 - Any two storey side extension;
 - Cladding the exterior of a building with materials such as stone, timber, plastic or tile;
 - The addition of dormer windows;
 - The installation of a flue, chimney or soil and vent pipe on the side or front of a building if it faces a road; and
 - The positioning of satellite dishes on any part of a building that faces a road.

These restrictions are contained within the General Permitted Development Order (2015): <http://www.legislation.gov.uk/uksi/2015/596/contents/made>.

If there is any doubt regarding these restrictions and the need for planning permission then please contact the Epping Forest District Council Development Management Team before carrying out any work.

National Policies

National policy on development within conservation areas is contained within the National Planning Policy Framework (2023), Section 16. Conserving and enhancing the historic environment, is of the most relevance and assigns great weight to the conservation of heritage assets (including conservation areas).

This is available here: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>.

Local Plan Policies

Epping Forest District Local Plan 2011-2033 (2023)

A Submission Version Local Plan (2017) was accepted since 2017; after a thorough review of this document, a final version was formally adopted as the Epping Forest District Local Plan 2011-2033 on 6 March 2023. Please note that these policies were up to date at the time of publication and may have been updated. At the time of publication weight will be given to these policies. Included below are the policies relevant to this conservation area.

POLICY DM 7: Heritage Assets

A. Heritage assets (both designated and non-designated) and their settings will be preserved or enhanced in a manner appropriate to their significance in accordance with national planning policy and guidance. The more important the asset the greater the weight that will be given to its conservation.

B. Development proposals that affect any heritage asset or its setting should preserve and, wherever possible, enhance the significance of the heritage asset having regard to the special architectural or historic interest of its character, appearance and the contribution made by its setting.

C. A Heritage Statement, to be produced using appropriate expertise, will be required for any application which may affect the significance of any heritage asset (both designated and non-designated). The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on the significance of any heritage asset. Where development proposals may affect heritage assets of archaeological interest, an archaeological evaluation will be required.

D. Where there is evidence demonstrating the neglect of, or damage to, a heritage asset, any consequential deteriorated or damaged state of the heritage asset will not be taken into account in any decision.

DESIGNATED HERITAGE ASSETS

E. When considering the impact of proposed development on the significance of designated heritage assets, the Council will give great weight to the assets' conservation. Any harm or loss will require clear and convincing justification.

F. Development proposals that would lead to substantial harm to or total loss of significance of a designated heritage asset will not be permitted unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss; or alternative criteria are satisfied in accordance with the requirements of national planning policy and guidance. Less than substantial harm to the significance of a designated heritage asset should be weighed against the public benefits of the proposal, where appropriate, securing its optimum viable use.

NON-DESIGNATED HERITAGE ASSETS

G. There is a general presumption in favour of retaining non-designated heritage assets. When considering the impact of proposed development on the significance of non-designated heritage assets, or their setting, including local heritage assets on the Council's Local List of Validation Requirements, the Council will give weight to the assets' conservation. Proposals that would lead to harm to the significance of non-designated heritage assets or their loss will not be permitted unless it can be demonstrated that:

- i) the level of harm or loss is justified following a balanced judgement of the scale of harm and significance of the heritage asset; and
- ii) any harm or loss is mitigated through the retention of features of significance and/or good design.

ENABLING DEVELOPMENT

H. In exceptional circumstances, where a heritage asset requires significant investment to secure its long term future conservation, and the cost of repair and/or investigation cannot be funded by any other means, the principle of Enabling Development may be considered acceptable.

POLICY DM 9: High quality design

A. All new development must achieve a high quality of design and contribute to the distinctive character and amenity of the local area. The Council will require all development proposals to be design-led and:

- i) relate positively to their context, drawing on the local character and the natural and historic environment;
- ii) make a positive contribution to a place;
- iii) incorporate sustainable design and construction principles that integrate adaptation and mitigation measures to address climate change;
- iv) are planned to minimise vulnerability to climate change impacts and which will not exacerbate vulnerability in other areas;
- v) incorporate design measures to promote healthy communities and individuals, reduce social exclusion, the risk of crime, and the fear of crime; and
- vi) enable/encourage healthy and active lifestyles.

STRATEGIC SITES

B. The Council will require Strategic Masterplans to be prepared and developed for the Garden Communities set out in Policy SP4 and other relevant allocated sites as set out in Chapter 5. Strategic Masterplans will be produced by the applicant, in partnership with the Council, and the local community, and be capable of being adopted by the Council as Supplementary Planning Documents. Design Codes will be required to be produced and agreed with the Council to support the implementation of the Strategic Masterplans. All relevant applications should be accompanied by Strategic Masterplans and Design Codes which demonstrate that the development requirements set out in Policy have been accommodated and which have been endorsed by the Council.

C. The Council will require the use of its Quality Review Panels for schemes of more than 50 homes or 5,000 square metres of employment/other floorspace at appropriate stages, to be agreed with the Council. Other smaller schemes which are complex or locally sensitive may also be appropriate for review.

DESIGN STANDARDS

D. Development proposals must relate positively to their locality, having regard to:

- i) building heights;
- ii) the form, scale and massing around the site;
- i) the network of routes and spaces connecting locally and more widely;
- ii) the rhythm of any neighbouring or local plot and building widths and, where appropriate, existing building lines;
- iii) the need to provide active frontages to the public realm; and
- iv) distinctive local architectural styles, detailing and materials.

E. Development proposals for extensions or alterations to residential buildings will be required to respect and/or complement the form, setting, period, and detailing of the original buildings. Matching or complementary materials should be used.

LANDSCAPING

F. Development proposals must demonstrate how landscaping and planting has been integrated into the development as a whole. The Council will expect development proposals to respond to:

- i) the topography of the site and its surroundings;
- ii) trees on and close to the site;
- iii) natural or historic boundary features;
- iv) the biodiversity of the site and its surroundings; and
- v) the need to maximise the use of permeable surfaces.

PUBLIC REALM

G. Where appropriate development proposals must contribute positively to the public realm and to any public spaces to which it is physically or functionally connected. Connectivity and Permeability

H. Development proposals are expected to maximise connectivity within, and through the development and links to the surrounding areas including the provision of high quality and safe pedestrian and cycle routes.

PRIVACY AND AMENITY

I. Development proposals must take account of the privacy and amenity of the development's occupiers and neighbours, and integrate occupier comfort and wellbeing within the design and layout. The Council will expect proposals to:

- i) provide good sunlight, daylight and open aspects to all parts of the development and adjacent buildings and land (including any private amenity space);
- ii) minimise risks of overheating and provide adequate ventilation within development proposals;
- iii) avoid overlooking and loss of privacy detrimental to the living conditions of neighbouring occupiers and the occupiers of the proposed development;
- iv) not result in an over-bearing or overly enclosed form of development which materially impacts on either the outlook of occupiers of neighbouring properties or the occupiers of the proposed development; and
- v) address issues of vibration, noise, fumes, odour, light pollution, air quality and microclimatic conditions likely to arise from the development or from neighbouring uses or activities.

J. All development proposals must demonstrate that they are in general conformity with relevant Local Development Documents, Design Guides, Neighbourhood Plans or Village Design Statements adopted or endorsed by the Council.

K. Where appropriate, the design of development proposals must integrate health and wellbeing principles and any relevant Health and Wellbeing strategies.

POLICY DM 13: Advertisements

A. Where advertisement consent is required, such consent will be permitted if the proposal respects the interests of public safety and amenity, taking into account the following criteria:

- i) the design, materials and location of the advertisement respects the scale and character of the building on which it is displayed and the surrounding area;

- ii) the proposals would not result in a cluttered street scene, excessive signage, or result in a proliferation of signs advertising a single site or enterprise;
- iii) any illumination will be considered in relation to its impact on visual amenity, potential for light pollution, road safety and functional need;
- iv) Internally illuminated signs will not be permitted where harm is caused to heritage assets including Listed Buildings and Conservation Areas; and
- v) to safeguard residential and visual amenity, illuminated signs will not be permitted in residential areas to protect the general characteristics of such areas.

DRAFT

Appendix 3: Townscape Survey

Name / No.	Street	Statutorily Listed	Locally Listed	Impact on Conservation area*	Age of Building	Type**	Roof shape and material***	Walls****	Boundary*****	Garage	UPVC Windows	UPVC / Aluminium Doors	Concrete roof tiles (or similar)	Elements in need of repair or maintenance	Satellite Dish on façade	Roof Lights / Solar panels	Metal windows
St John the Baptist Church	High Rd	•		P	19th	CH	P, G + S	KR + S	H								
Lychgate	High Rd		•	P	20th	D	P + T	S									
St John C of E Primary School	High Rd		•	P	19/20th	SCH	P, G + S	KR + S + YB + T	R + H		•						
The Barn (part of the School)	High Rd			O	20th	SCH	P + T	WB	R		•					RL	
St. John Centenary Hall	High Rd			P	19/20th	D	P, G + S	YB + R			•	•	•				
The Rectory	High Rd			P	19th	D	P + T	RB	BW + R	•	•	•		•			
116 Warwick House	Palmerston Rd		•	P	19/20th	D	H + S	R	H								•

Name / No.	Street	Statutorily Listed	Locally Listed	Impact on Conservation area*	Age of Building	Type**	Roof shape and material***	Walls****	Boundary*****	Garage	UPVC Windows	UPVC / Aluminium Doors	Concrete roof tiles (or similar)	Elements in need of repair or maintenance	Satellite Dish on façade	Roof Lights / Solar panels	Metal windows
Buckhurst Hill House	Queen's Rd		•	P	19th	D	FP	R	BW+ H		•						
Toby Carvery (formerly Bald Faced Stag)	High Rd		•	P	20th	D	H, G + T	RB	P								
80	High Rd		•	P	1st Half 20th	D	P, G, TC + S	BU	BW	•	Some					•	
82	High Rd			P	19/20th	SD	P + S	YB, RB, R	BW + H		•					RL	
84	High Rd			P	19/20th	SD	P + S	YB, RB, R	FP + H		•	•		•		RL	
2	Hills Rd			P	19/20th	SD	P + S	YB, RB	BW + R + H	•							
4	Hills Rd			P	19/20th	SD	P	YB, RB			•		•			RL	

Name / No.	Street	Statutorily Listed	Locally Listed	Impact on Conservation area*	Age of Building	Type**	Roof shape and material***	Walls****	Boundary*****	Garage	UPVC Windows	UPVC / Aluminium Doors	Concrete roof tiles (or similar)	Elements in need of repair or maintenance	Satellite Dish on façade	Roof Lights / Solar panels	Metal windows
6	Hills Rd			P	19/20th	SD	P	YB, RB	R	•	•	•	•				
8	Hills Rd			P	19/20th	SD	P + S	YB, RB		•					•	RL	
10 Baddow Cottage	Hills Rd			P	19/20th	D	P + S	YB, RB	R							RL	
12	Hills Rd			P	1st Half 20th	SD	H	YB	BW + R				•			RL	
14	Hills Rd			P	1st Half 20th	SD	H	YB	BW + H		•		•				
16	Hills Rd			P	19/20th	SD	P	YB, RB	FP + H				•				
18	Hills Rd			P	19/20th	SD	P + S	YB, RB	BW + R						•	RL	
20	Hills Rd			N	19/20th	D	P	R	BW + R		•	•	•				

Name / No.	Street	Statutorily Listed	Locally Listed	Impact on Conservation area*	Age of Building	Type**	Roof shape and material***	Walls****	Boundary*****	Garage	UPVC Windows	UPVC / Aluminium Doors	Concrete roof tiles (or similar)	Elements in need of repair or maintenance	Satellite Dish on façade	Roof Lights / Solar panels	Metal windows
22	Hills Rd			P	19/20th	T	P, TC + S	YB, RB	BW + R		•				•		
24	Hills Rd			P	19/20th	T	P, TC + S	YB, RB	FP								
26	Hills Rd			P	19/20th	T	P + S	YB, RB	BW + R						•		
28	Hills Rd			P	19/20th	T	P + T	YB, RB	BW + H		•		•			RL	
30	Hills Rd			P	19/20th	T	P + S	YB, RB	BW		•					RL	
32	Hills Rd			P	19/20th	SD	P + S	R	BW		•	•				RL	
34	Hills Rd			P	19/20th	SD	P	RB	BW		•	•	•				
36	Hills Rd			P	19/20th	SD	H + S	RB	BW + H								

Name / No.	Street	Statutorily Listed	Locally Listed	Impact on Conservation area*	Age of Building	Type**	Roof shape and material***	Walls****	Boundary*****	Garage	UPVC Windows	UPVC / Aluminium Doors	Concrete roof tiles (or similar)	Elements in need of repair or maintenance	Satellite Dish on façade	Roof Lights / Solar panels	Metal windows
38	Hills Rd			P	19/20th	SD	H	RB	BW + H				•				
7	Hills Rd			N	2nd Half 20th	T	M + T	YB	BW		•	•	•				
9	Hills Rd			N	2nd Half 20th	T	M + T	YB	BW		•		•				
11	Hills Rd			N	2nd Half 20th	T	M + T	YB	BW		•		•				
13	Hills Rd			N	2nd Half 20th	T	M + T	YB	BW		•	•	•				
15	Hills Rd			N	2nd Half 20th	T	M + T	YB	BW		•	•	•				

Name / No.	Street	Statutorily Listed	Locally Listed	Impact on Conservation area*	Age of Building	Type**	Roof shape and material***	Walls****	Boundary*****	Garage	UPVC Windows	UPVC / Aluminium Doors	Concrete roof tiles (or similar)	Elements in need of repair or maintenance	Satellite Dish on façade	Roof Lights / Solar panels	Metal windows
17 Worcester Cottages	Hills Rd			P	19th	SD	P + S	PB	BW + R		•					RL	
19 Worcester Cottages	Hills Rd			P	19th	SD	P	YB, RB	BW + R + H			•		•			
21	Hills Rd			P	19th	SD	P	R	BW + R + H			•					
23	Hills Rd			P	19th	SD	P	YB, RB	BW + R + H		GF	•					
25	Hills Rd			O	19th	T	P	YB, RB	BW		•	•					
27	Hills Rd			P	19/20th	T	P + S	YB, RB	BW		•	•					
29	Hills Rd			P	19/20th	T	P	YB, RB	BW + R		•	•					
31	Hills Rd			O	19/20th	T	P + S	YB, RB	FP + R			•			•		

Name / No.	Street	Statutorily Listed	Locally Listed	Impact on Conservation area*	Age of Building	Type**	Roof shape and material***	Walls****	Boundary*****	Garage	UPVC Windows	UPVC / Aluminium Doors	Concrete roof tiles (or similar)	Elements in need of repair or maintenance	Satellite Dish on façade	Roof Lights / Solar panels	Metal windows
1	Osborne Rd		•	P	2nd Half 20th	T	PG, DBB + S	YB, RB	BW + R						•		
2	Osborne Rd		•	P	19th	T	PG + S	YB, RB	BW, R				•				
3	Osborne Rd		•	P	19th	T	PG, DBB + S	YB, RB	BW				•				
4	Osborne Rd		•	P	19th	T	P + S	YB, RB	BW						•	RL	
5	Osborne Rd		•	P	19th	T	P + S	YB, RB	BW, R, H						•	RL	
6	Osborne Rd		•	P	19th	SD	DBB, PG	YB, RB	BW, R, H							RL	
8	Osborne Rd			N	2nd Half 20th	D	P	YB	H	•		•	•		•	SP	

Name / No.	Street	Statutorily Listed	Locally Listed	Impact on Conservation area*	Age of Building	Type**	Roof shape and material***	Walls****	Boundary*****	Garage	UPVC Windows	UPVC / Aluminium Doors	Concrete roof tiles (or similar)	Elements in need of repair or maintenance	Satellite Dish on façade	Roof Lights / Solar panels	Metal windows
9	Osborne Rd			N	2nd Half 20th	D	P	YB	H	•			•				
10	Osborne Rd			N	2nd Half 20th	D	P	YB	H	•			•		•		
10	Church Rd			O	19/20th	T	P, G	YB, RB	R		•		•			•	RL
12	Church Rd			O	19/20th	T	P, G	YB, RB	BW, H		•	•	•				
14	Church Rd			O	19/20th	T	P, G	YB, RB	FP, R, H		•		•				
16	Church Rd			O	19/20th	T	P, G	YB, RB	H, BW				•				
18	Church Rd			O	19/20th	T	P, G	YB, RB	BW, R		•	•	•				

Name / No.	Street	Statutorily Listed	Locally Listed	Impact on Conservation area*	Age of Building	Type**	Roof shape and material***	Walls****	Boundary*****	Garage	UPVC Windows	UPVC / Aluminium Doors	Concrete roof tiles (or similar)	Elements in need of repair or maintenance	Satellite Dish on façade	Roof Lights / Solar panels	Metal windows
1	Trent Rd			P	19/20th	T	H + S	YB, BU	R								
20	Church Rd			P	19/20th	T	P	YB, BU	R		•		•		•		
22	Church Rd			P	19/20th	T	P	YB, BU	R				•				
3	Trent Rd			P	19/20th	SD	G	YB, RB	R	•			•				
4	Trent Rd			N	2nd Half 20th	SD	G + T	R	FP		•				•		
5 Trent Cottages	Trent Rd			P	19th	T+C	P + S	YB, RB	BW								
6 Trent Cottages	Trent Rd			P	19th	T+C	P + S	YB, RB	R								
7 Trent Cottages	Trent Rd			P	19th	T+C	P + S	YB, RB	BW								

Name / No.	Street	Statutorily Listed	Locally Listed	Impact on Conservation area*	Age of Building	Type**	Roof shape and material***	Walls****	Boundary*****	Garage	UPVC Windows	UPVC / Aluminium Doors	Concrete roof tiles (or similar)	Elements in need of repair or maintenance	Satellite Dish on façade	Roof Lights / Solar panels	Metal windows
8 Trent Cottages	Trent Rd			P	19th	T+C	P + S	YB, RB	BW	•				•			

Appendix 4: Glossary of Terms

Aisle	Subsidiary space alongside the body of a building, particularly churches, separated from it by columns or posts.
Arcade	Series of arches supported by piers or columns.
Ashlar	Masonry of large blocks worked to even faces and square edges.
Balustrade	Length of vertical supports for a handrail.
Bargeboard	Boards, often carved or pierced (called fretted), fixed beneath the eaves of a gable to cover and protect the rafters.
Bay window	Window of one or more storeys projecting from the face of a building.
Bellcote	Small gabled or roofed housing for a bell.
Bracket	Small supporting pieces of stone or other material to carry a projecting horizontal member.
Broken pediment	A pediment with its apex omitted
Canted	With angled sides.
Capital	Head or crowning feature of a column or pilaster.
Cill (also Sill)	Horizontal member at the bottom of a window or door frame.
Chancel	The eastern part or end of a church where the altar is placed.
Chancel arch	In a church, an arch dividing the chancel from the nave.
Clerestory	Uppermost storey of a church pierced by windows
Corbel	Projecting block supporting something above.
Cornice	A continuous moulded projection that crowns a wall.
Course	Continuous layer of stones, bricks etc. in a wall.
Dentil	Small square block used in series in classical cornices. Dentilation is produced by the projection of alternating headers (the short faces of bricks) along cornices or string courses

Dormer	This is a window pierced in the roof and set as to be vertical while the roof slopes away from it.
Dressing	The stone or brickwork worked to a finished face about an angle, opening, or other feature.
Eaves	Overhanging edge of a roof.
Faience	Moulded and fired glazed terracotta, when coloured or left white.
Foliated	Decorated with leaves.
Font	Vessel in a church or chapel for baptismal water, usually of stone or lead.
Four-centred arch	An arch with four arcs, the lower two curving inward
Gable	The vertical part of the end wall of a building contained within the roof slope, usually triangular but can be any 'roof shape'.
Gothic style	A 19 th century style that imitated medieval Gothic, marked by pointed arches and thin, delicate forms.
Hammerbeams	In a timber roof, horizontal brackets projecting at wall-plate (timber at top of wall) level carrying hammerposts (vertical posts) which support the purlin (horizontal longitudinal timber) and are braced into a collar-beam (horizontal transverse timber) above.
Hipped roof	A roof having sloping ends and sides.
Hoodmould	Projecting moulding above a lintel to throw off water.
Keystone	Central stone in an arch or vault.
Lancet	Slender single-light, pointed-arched window.
Lintel	Horizontal beam or stone bridging an opening.
Mullions	Vertical member between window lights (compartment of a window).
Nave	The body of a church west of the chancel, often flanked by aisles.
Pediment	A formalised gable used over doors, windows etc.

Picturesque	An approach to architecture and landscape design first defined by English theorists in the later 18 th century. Characterised in architecture by irregular forms and textures, sometimes with the implication of gradual growth or decay. Its influence continued into the 20 th century.
Pilaster	Flat representation of a classical column in shallow relief.
Pinnacle	A small spike or turret-like termination of a buttress, parapet etc., especially in Gothic architecture.
Queen-posts	Paired vertical or near-vertical timbers placed symmetrically on a tie-beam (main horizontal transverse timber) of a roof to support purlins (horizontal longitudinal timbers).
Quoins	Dressed or otherwise emphasized stones at the angles of a building, or their imitation in brick or other materials.
Random rubble	Masonry whose stones are wholly or partly in a rough state, uncoursed and laid in a random pattern.
Rustication	Exaggerated treatment of masonry to give an effect of strength. The joints are usually recessed by V-section chamfering or square-section channelling.
Segmental arch	An arch with part-circular top.
String course	Horizontal course or moulding projecting from the surface of a wall.
Stucco	A durable lime plaster, sometimes incorporating marble dust. It can be shaped into ornamental or architectural features or used externally as a protective coating.
Terracotta	Moulded and fired clay ornament or cladding.
Trefoil	A three-lobed opening.
Two-centred arch	The simplest form of pointed arch.
Victorian period	The period of Queen Victoria's reign from 1837 to 1901.

Appendix 5: Maps

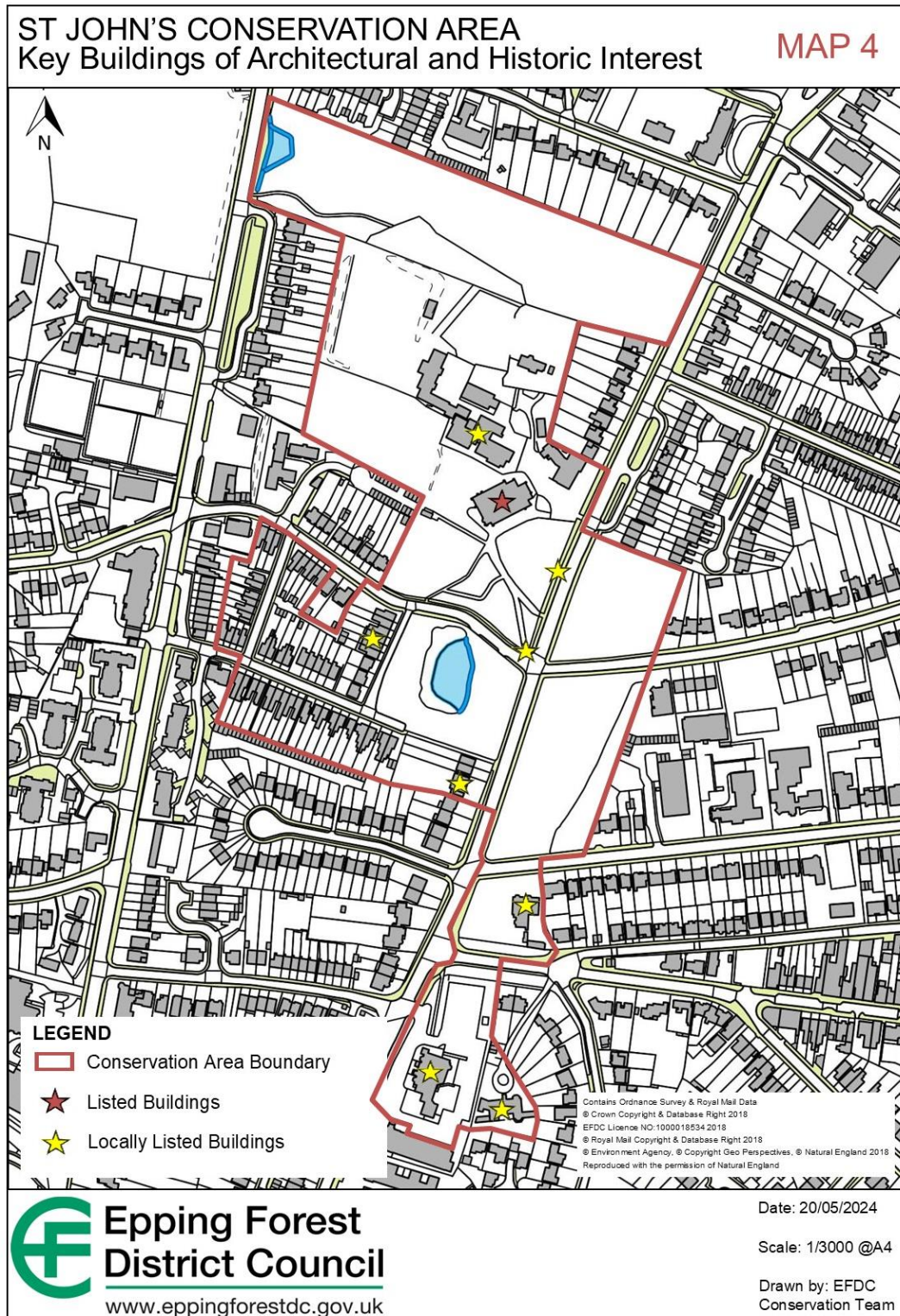


Figure 41: Map showing designated and non-designated heritage assets.



Figure 42: Map showing trees and green spaces

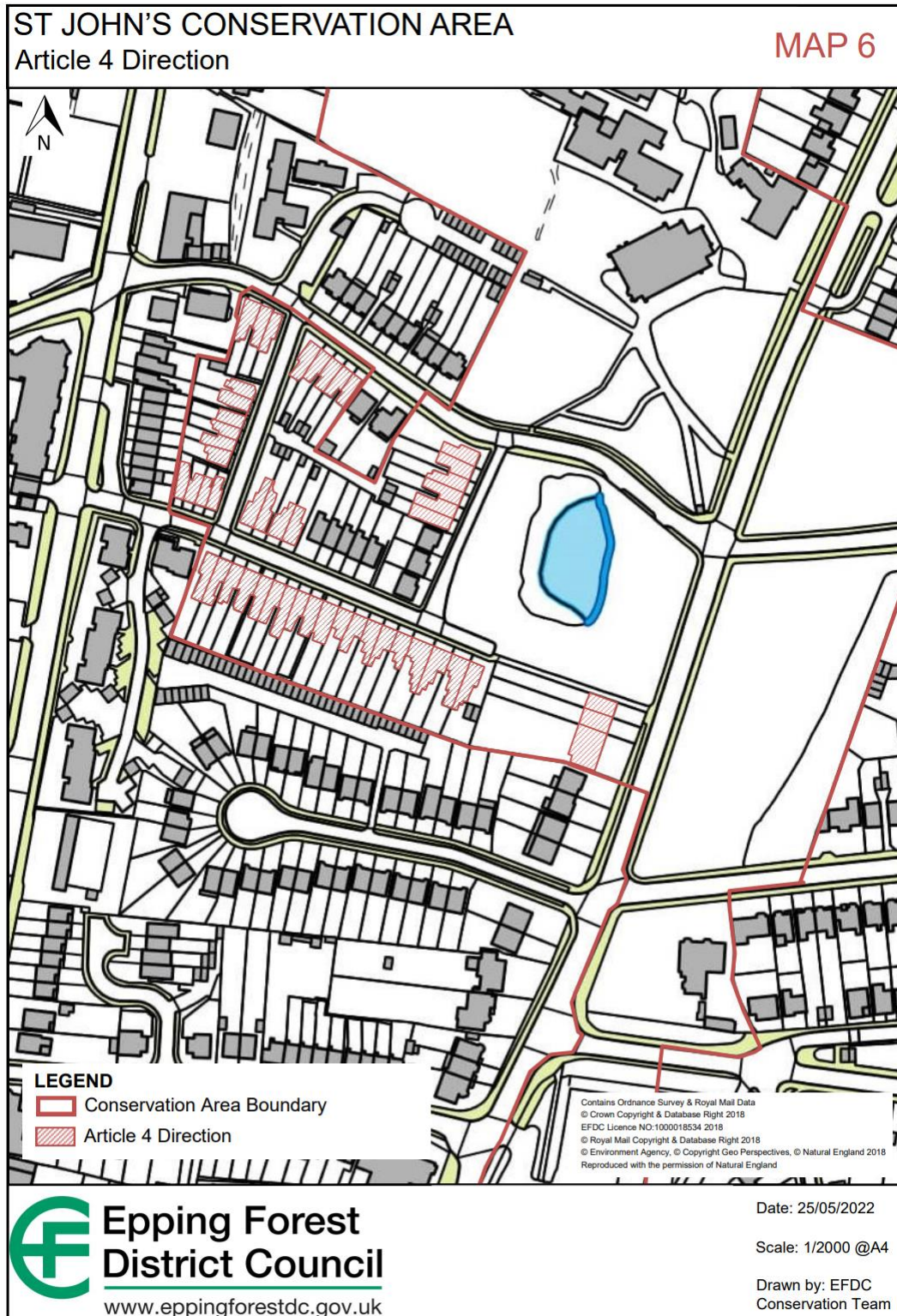


Figure 43: Properties covered by Article 4 (2) Direction

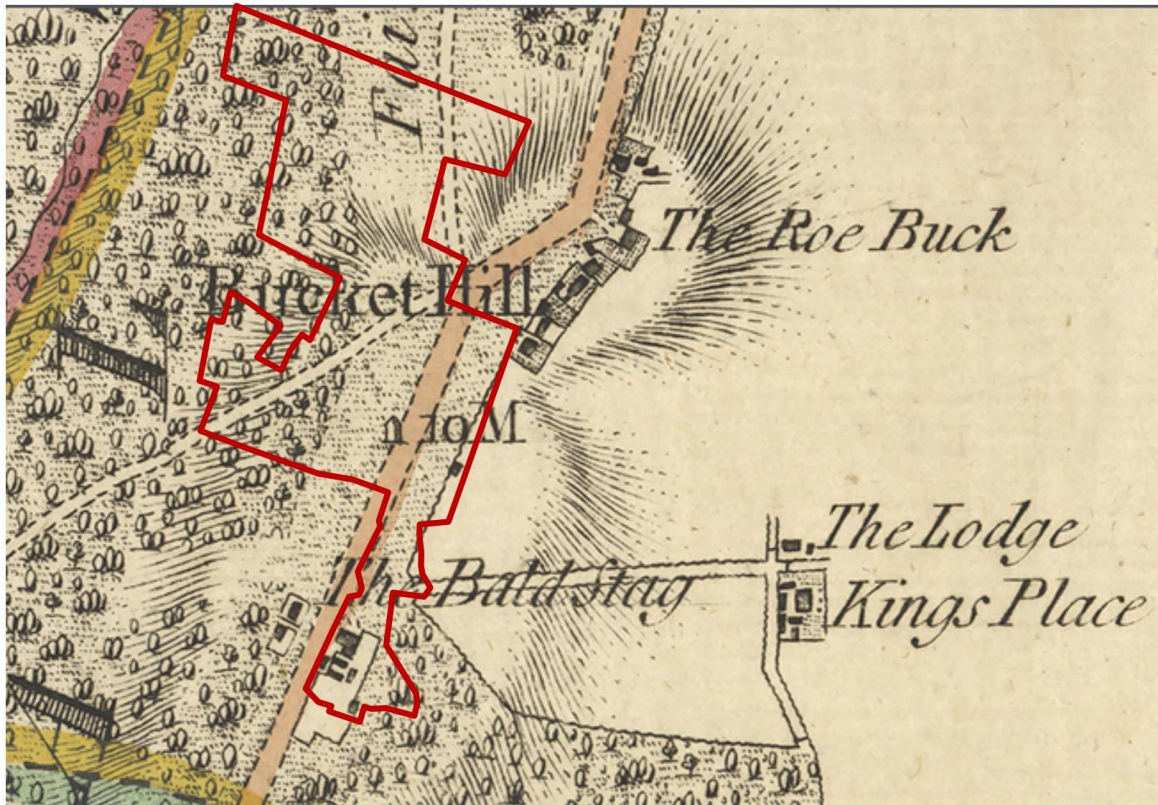


Figure 44: Map of Essex 1777 by John Chapman & Peter André taken from <https://map-of-essex.uk/> with approximate boundary of St. John's Conservation Area

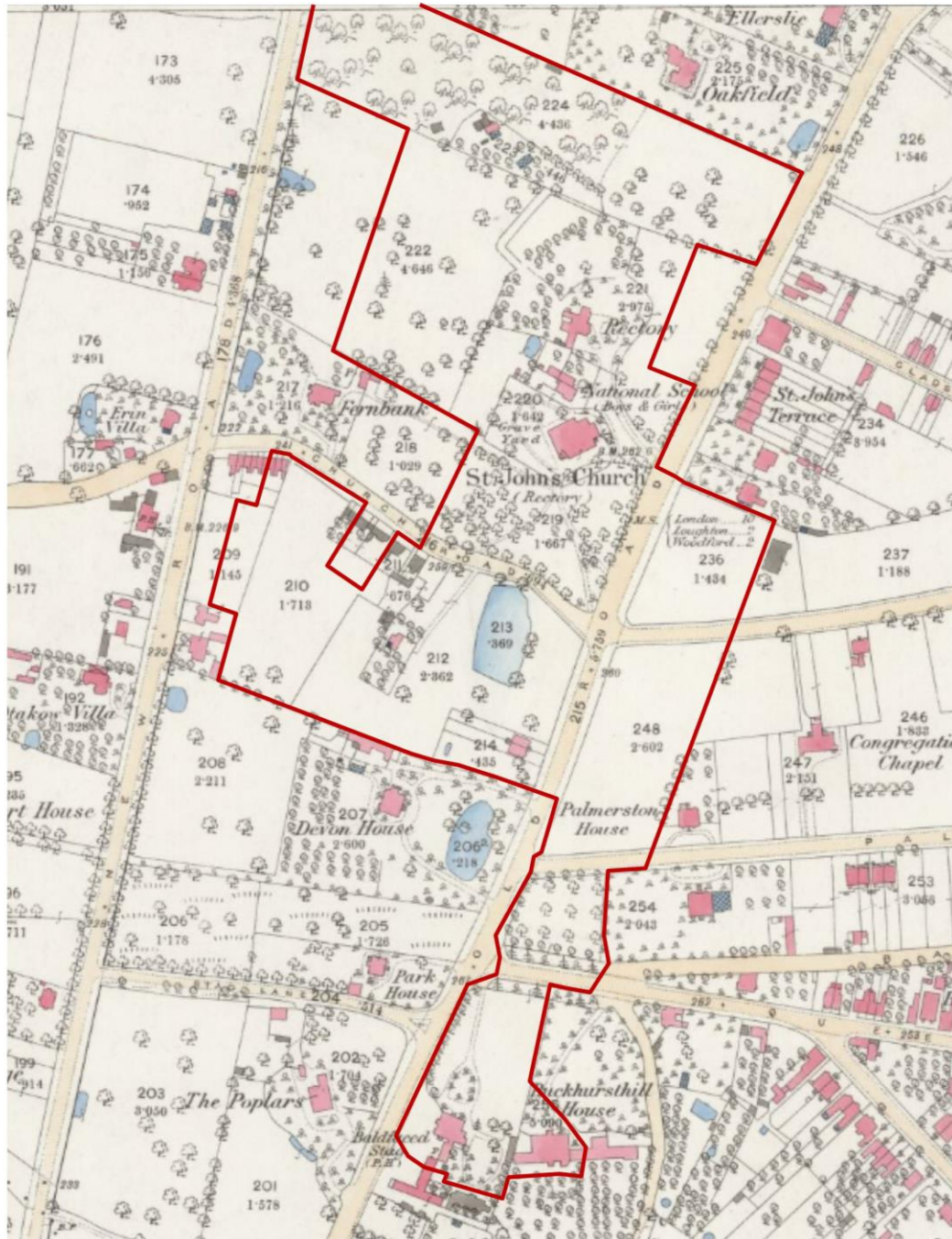


Figure 45: Essex (New Series 1913) n LXIX.10. Revised: 1914, Published: 1920. National Library of Scotland

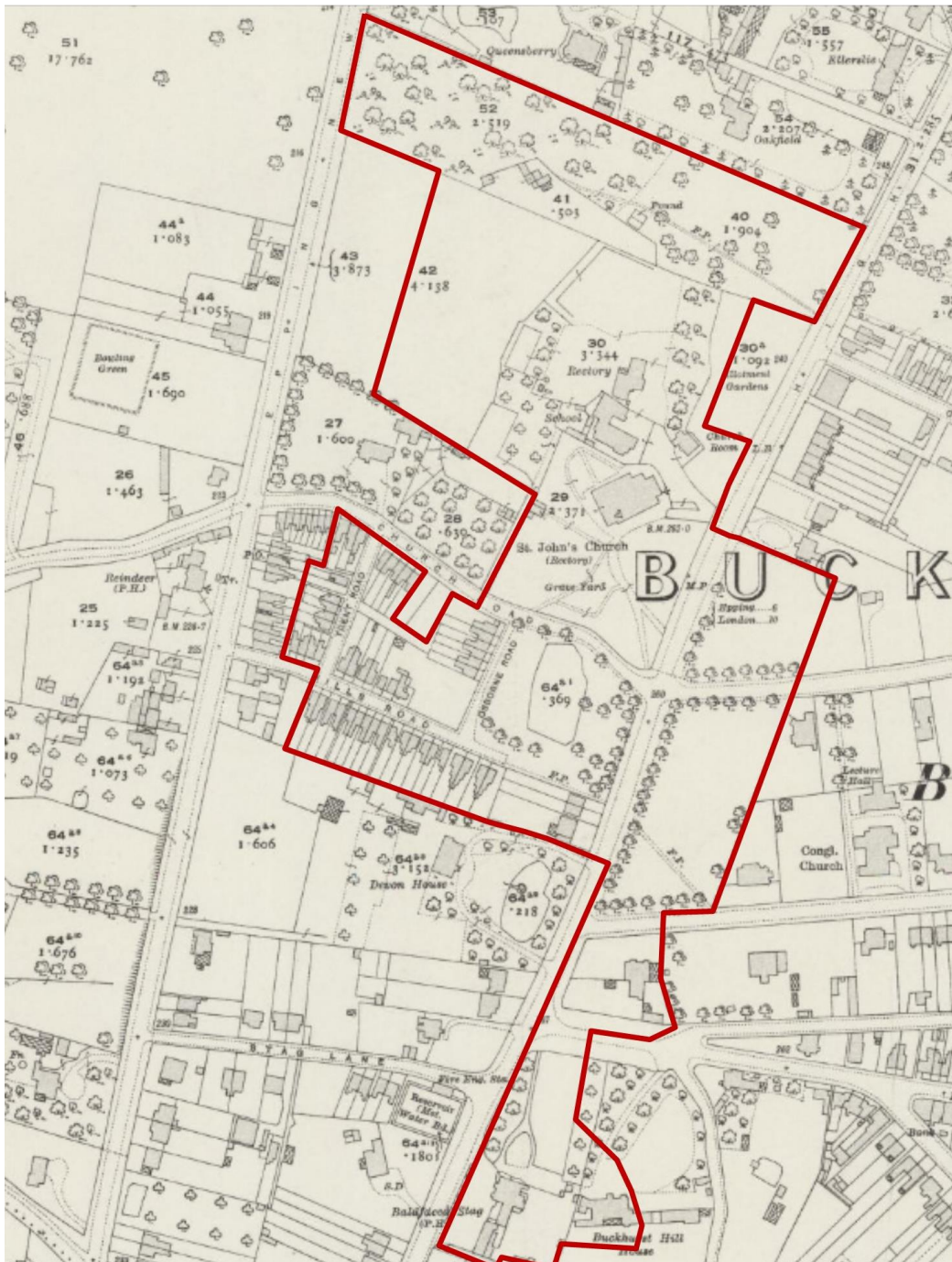


Figure 46: 1914 Map of Buckhurst Hill with approximate boundary of St. John's Conservation Area
Revised: 1914, Published: 1920 National Library of Scotland <https://maps.nls.uk/view/104193783>

Contact Details

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<https://www.eppingforestdc.gov.uk/planning-and-building/built-heritage/>



**Epping Forest
District Council**