



Baldwins Hill Conservation Area

*Character Appraisal and
Management Plan*

June 2014

Epping Forest District Council
www.eppingforestdc.gov.uk



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1. Introduction

1.1 Definition and purpose of conservation areas

A conservation area is an 'area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). Conservation areas can take many different forms. They may be focused on a historic town centre or village, an important country house set in landscaped grounds, or an area with strong links to a particular industry or philanthropist.

The designation of a conservation area introduces special planning controls, including the requirement of consent from the Council to demolish any building or part of a building or to carry out works to trees. These restrictions aim to ensure that the special architectural and historic interest of an area is retained for the benefit of local residents, businesses, visitors and future generations.

1.2 Purpose and scope of character appraisals

Following conservation area designation, local authorities have a statutory duty to formulate and publish proposals for the preservation and enhancement of conservation areas, and to consult the local community about these proposals. A conservation area character appraisal is intended to fulfil this obligation. Its main aims are to:

- define the special architectural and historic interest of the conservation area;
- review the current conservation area boundaries, so that they reflect what is considered to be of special interest;
- increase public awareness of the aims of conservation area designation and encourage community involvement in the protection of the character of the area;
- identify measures that need to be taken to preserve the character of the conservation

area and put forward proposals for its enhancement.

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

However, it is not intended to be comprehensive in its content and failure to mention any particular building, feature or space does not imply that these are of no interest.

1.3 Extent of Baldwins Hill Conservation Area

Baldwins Hill Conservation Area was first designated in 1977 as part of York Hill Conservation Area. However, it was subsequently designated as a separate conservation area in 1995. The boundary incorporates most of Baldwins Hill in addition to sections of Stony Path, Wroths Path and Whitakers Way. The conservation area is shown in Map 1 (Appendix 5).

1.4 Methodology

This document was compiled between autumn 2008 and summer 2014. As part of this process, the conservation area was surveyed and photographed in detail, a range of cartographic sources were consulted and documentary research was undertaken. A draft version of the appraisal was put out to public consultation between November 2009 and January 2010. Comments and suggestions of key stakeholders were then incorporated into the final version.

Following this process, the conservation area was reviewed by heritage planning consultants, DPP Consulting Ltd., in May 2012 along with the other conservation areas in the District. The review involved undertaking documentary research, site visits and consultation with key stakeholders, and recommended extending the boundary of York Hill Conservation Area to include one extra plot. For the full 'Heritage Asset Review' report see the Heritage Conservation webpages of the Epping Forest District Council (EFDC) website.

2. Planning Policy Context

2.1 National Policy and Guidance

Conservation areas were first introduced by the Civic Amenities Act of 1967 and are now protected by law under the Planning (Listed Buildings and Conservation Areas) Act 1990. National guidelines concerning government policies for the identification and protection of historic buildings, conservation areas, and other elements of the historic environment are set out in the National Policy Framework (NPPF) (2012), particularly under section 12. This document supersedes Planning Policy Statement 5: Planning for the Historic Environment (2010).

2.2 Local Plan Policies

The Council's current policies relating to conservation areas are set out in the Epping Forest District Local Plan. This plan was originally adopted in 1998 with alterations adopted in 2006, including the addition of policy HC13A concerning the creation of a list of buildings of local architectural or historic importance and matters relating to them. The Local Plan policies have been reviewed in light of the NPPF and a significant number remain compliant with government policies.

The Council has begun work on a replacement Local Plan. The Local Development Scheme, adopted in July 2013, anticipates adoption of the plan in June 2016. At this stage, it is uncertain how conservation area character appraisals will fit into the new system, but it is expected that they will become advisory policy documents that will support the main development plan. Further information can be found on the Planning section of the EFDC website.

3. Summary of Special Interest

3.1 Definition of special architectural and historic interest

The special architectural and historic interest of Baldwins Hill Conservation Area derives from the large number of historic buildings found within it, many of which are statutory or locally listed. These include cottages, houses and a gate keeper's lodge, built between the 19th and 20th centuries. The main elements contributing to the special architectural and historic interest of Baldwins Hill Conservation Area are set out below:

Elements of special architectural and historic interest

- Architecturally the area is characterised by two distinct phases of development, reflecting the influence of the Epping Forest Act of 1878 which prevented further expansion onto Epping Forest land. The houses around the *Foresters Arms* on both sides of Baldwins Hill, extending towards Goldings Hill were constructed during the first phase and an isolated group of houses at nos. 2-36 Baldwins Hill, were constructed during the second.
- Two grade II 20th century listed buildings.
- Three locally listed 20th century buildings.
- Many Victorian houses, featuring unique architectural designs.
- Nos. 37 and 39, Baldwins Hill built in 1995 were runners up in the District Council's Design Awards (Residential Category) 1996.

3.2 Definition of the character of Baldwins Hill Conservation Area

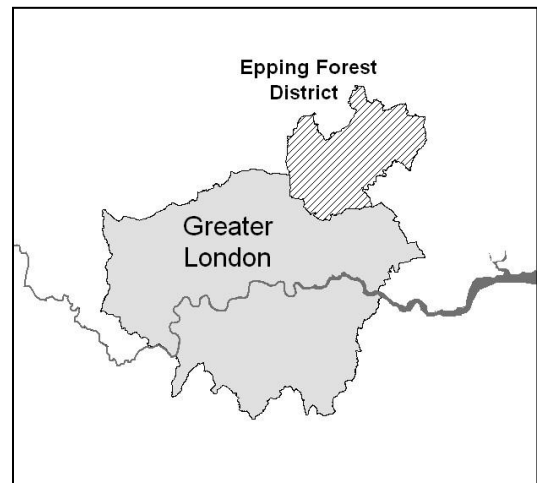
The character of a conservation area can derive from a range of different elements. These might include physical features such as architecture, open spaces, hedges and trees, landmarks, and boundary treatments; or intangible associations such as an area's relationship with people through time or its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

Factors contributing to the character of the conservation area

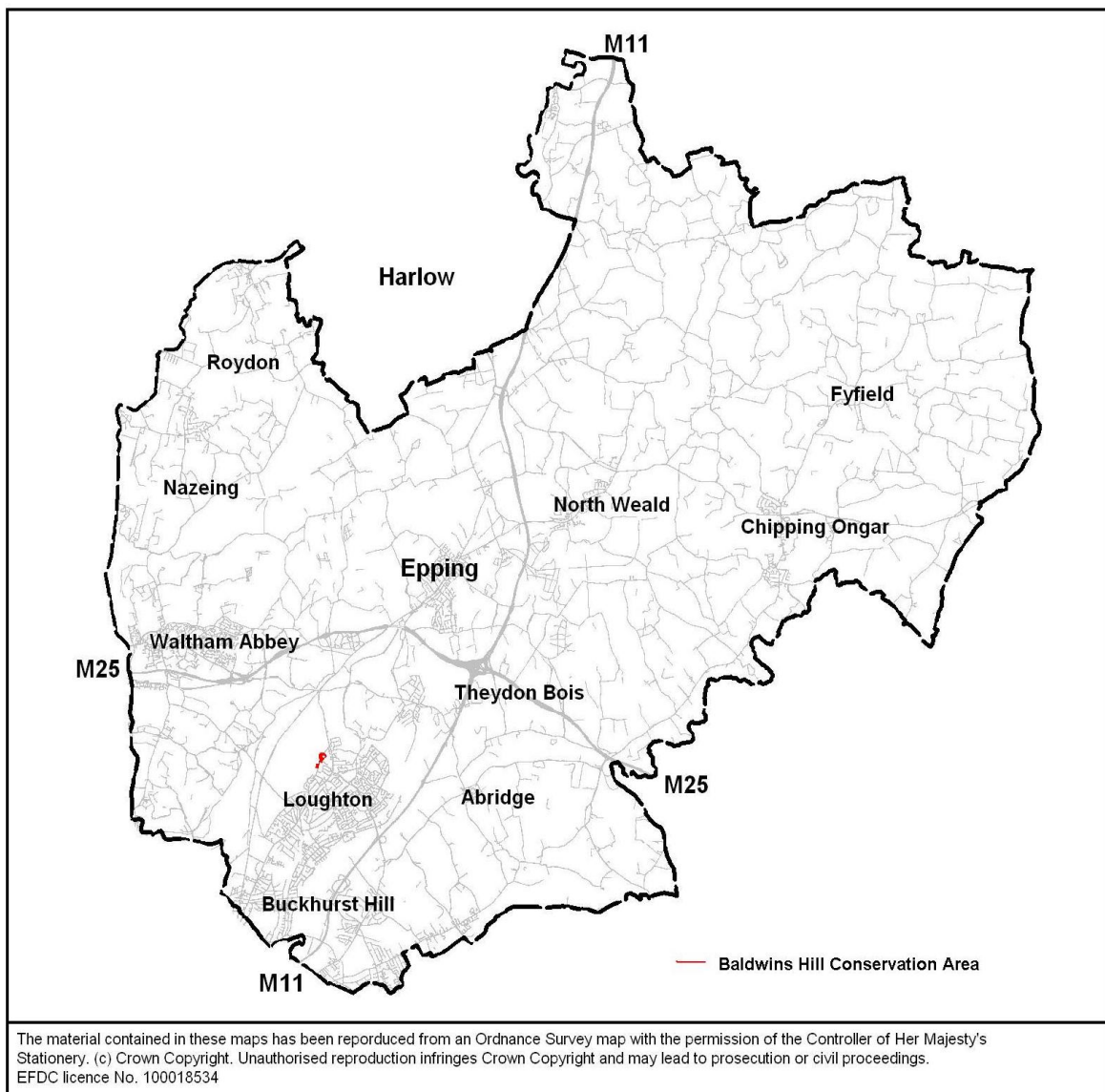
- Baldwins Hill is the highest part of Loughton and lies along the crest of a ridge that rises gently north from York Hill.
- The relationship of the buildings to the forest and the extensive views across the forest from the conservation area.
- The tranquility of the area despite its proximity to Loughton town centre.

4. Location

Baldwins Hill Conservation Area incorporates Stony Path, Wroths Path and Whitakers Way, in addition to Baldwins Hill, in Loughton, Essex. It lies approximately 9 miles south of Harlow, 4 miles south east of Waltham Abbey, 5 miles south west of Epping and 12 miles north east of the centre of London. Loughton is situated immediately south of the M25 and west of the M11, to the south west of Epping Forest District.



Location of Epping Forest District



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Location of Baldwins Hill Conservation Area within Epping Forest District

5. Topography and Setting

Loughton is the largest town in the Epping Forest District with the hilliest terrain. Baldwins Hill is located in the highest part of Loughton and lies along the crest of a ridge that rises gently north from York Hill. Epping Forest can be found immediately to the west of Baldwins Hill and Loughton town to the south-west.



View from the Foresters Arms



Aerial view of Baldwins Hill Conservation Area

6. Historical Development and Archaeology

6.1 Origins and development

The earliest known reference to Loughton is contained within a Charter of Edward the Confessor, dated 1062 (written Lukinton). The town is also later recorded in the Domesday Book (enscribed Lochetuna and Lochintuna). By the 13th and 14th centuries it had become known as Luketon.

Baldwins Hill (earlier Baldwyn's Hill) most likely originated as a track from Mutton Row (now York Hill) to the White Lion, a public house which stood in Goldings Hill until the late 18th century (north east of the conservation area). It was metalled in 1865, and was known locally as Dalley's Hill (drawn from Dalley's Dairy in Goldings Hill) until well into the 20th century.

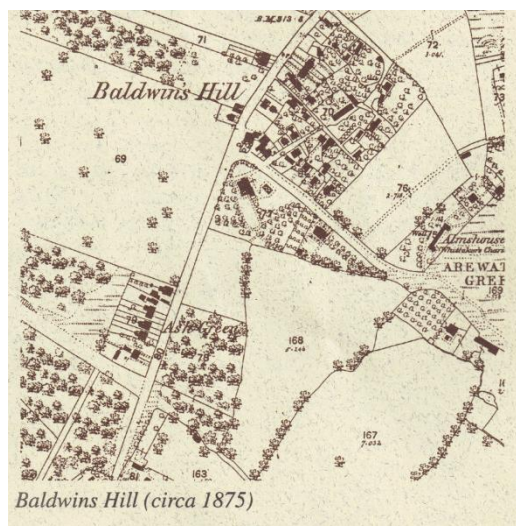
The history of Baldwins Hill is closely tied to that of the forest that it bounds. Strong hedges and stout gates, typical of forest-side occupation are reminders of the days when deer, cattle and wildlife had to be taken seriously. Once a Royal Forest, used by the Normans as hunting ground, the 'Forest of Essex' almost disappeared due to destruction and development by the local Lords of the Manors. Following the introduction of the 19th century parliamentary Enclosure Acts, large tracts of common land across the United Kingdom were fenced off and entitled to individual (or multiple) owners. The land was afforded legal property rights, thus enabling private development to take place.

Enclosure was unpopular, particularly amongst the working classes. By law, commoners had the right to access common land for activities such as grazing livestock and lopping wood for winter fuel. Not only were these rights crucial to their livelihoods, but they were also instrumental in preventing the large scale development of common land. By 1870, half of the forest's 6000 acres had been sold off at £5 an acre and enclosed by the local Lords of the Manor. In exchange for land, recipients were forced to give up their commoners rights.

Many local people were unhappy with what they saw as the unjust appropriation of public land for private benefit. The ensuing fight against the enclosure of Epping Forest was led by labourer Thomas Willingale (1799–1870). Willingale's legendary resistance in 1866 to Lord Maitland was highly influential in the rise of the national conservation movement and ultimately led to the Epping Forest Act of 1878. The Act prevented

enclosure of forest land for private development, and overturned laws preventing commoners from freely grazing their cattle. However, under the new act lopping rights for commoners were extinguished and handed over to the forest conservators. In compensation, Lopping Hall was gifted to the parishioners of Loughton.

By the Victorian period, Loughton had become a fashionable middle class address for prominent artistic and scientific members of society. New residents were attracted by its close proximity to both Epping Forest and London. The advent of the railways in the 1850s created a direct line from Loughton to the capital, reinforcing its popularity amongst discerning commuters.



Baldwins Hill c.1875

During the 19th and 20th centuries Baldwins Hill was frequently the focus of celebrations and games, including giant bonfires and firework displays for royal jubilees. Ash Green (opposite numbers 2 – 6 Baldwins Hill) was traditionally a meeting place for local boys to play football, and was also used by the local Grout family (who owned both the Foresters Arms and Gardeners Arms) to sell teas, snacks and confectionery to forest visitors.

Baldwins Hill was the also name of the 'rookery' (a hamlet of small cottages) clustered on the hilltop, and reached by a track of the same name which extended from Ash Green to Goldings Hill. This hamlet (also known as Baldwins Gardens, and Budd's or Birds Hill) was named after George Baldwyn, who owned tenements there in the early 18th century. Most of the built up area in Baldwins Hill began life as "assarts" (small scale areas of

cleared forest given over to other uses). These evolved from the edge of the forest, often through use of the “Loughton fence”. This was a boundary to the land formed by a hedge of bramble cut annually from the inside, and so constantly enlarging as the brambles spread.

Loughton is one of the very few examples in England where the tenements of the poor were historically located on a hilltop. In Loughton’s case it was no doubt because the gravel soil below was less fertile and that the adjacent forest provided work, building materials and, to a certain extent, food. The Victorian writer D.W. Collier, in his *People’s History of Essex* (1861), recognises the idleness of the inhabitants who, from foraging in the forest, growing their own vegetables and selling forest produce, were able to subsist without the need for regular work.

The original focus of the Baldwins Hill ‘rookery’ was the parish Poor House, the almshouses and the Potato Ground allotments (the latter two still existing) all of which underline the relative poverty of its inhabitants in Victorian and earlier times.



2 – 36 Baldwins Hill c1920

The variation in style and size of plot of the houses demonstrates the gradual evolution of the settlement created in or adjoining the forest on forest waste land as was the custom of the manor of Loughton. This can be seen from the necklace of buildings on the edge of the forest which is present throughout Baldwins Hill.

The development was shaped by lords of the manor giving away small plots to the deserving poor as well as to workers on their estates. The land on which nos. 47 & 49 stand was one example of this practice, given to the George Hicks family c.1830. This area was also where the two families of Higgins and Willingale (previously mentioned) lived in addition to other well known people. It was also the site where a group of artists founded a paint factory to make colours based on medieval recipes. The forest had an influence on many of these people’s work.

The cottages in Stony Path were built by Lord Cholomondley for workers in Madderton’s artists’ colour factory, and described by Waller as “on the Yorkshire model”. The manager of the factory was Vincent Nello, who lived at Leigh House (2 Baldwins Hill) who secured several patents for artistic materials including an improved easel, in conjunction with Loughton artist William Brown MacDougall.

6.2 Archaeology

There has been no recorded archaeological exploration in the conservation area which was forest land until the latter part of the 19th century.

6.3 Notable Residents

Muriel Lester (1882-1968) and her sister Doris were peace campaigners and philanthropists who lived at no. 47 Baldwins Hill. They later lived at no. 49, using no. 47 as a hostel for East End children visiting the forest. In 1934 Muriel Lester accompanied Mahatma Gandhi on his tour of earthquake-shaken regions in Bihar on his anti-untouchability tour. Today they are usually associated with Kingsley Hall, the East London social centre they helped found, and Gandhi, whom they befriended and supported during his campaign for Indian independence.



Muriel Lester



Doris Lester

Sir Jacob Epstein (1880-1959), the American-born sculptor and painter, lived on Baldwins Hill for almost 30 years. At no. 49, he created his controversial sculpture ‘Rima’, which was unveiled in Hyde Park by Stanley Baldwin in 1925. He later bought no. 50.



Sir Jacob Epstein

Dr. Fred Stoker (1878-1943) was a surgeon, who came to live in Loughton around 1920. Although he trained and worked as a medical doctor, he and his wife became famous nationally as gardeners developing five acres of glorious gardens at 'The Summit' between 1928-1964. After his death the house and gardens were offered to the National Trust but declined. A 1970's development also called 'The Summit', now covers the area.



Dr Fred Stoker

Anne Whitaker (1744 -1825), the unmarried daughter of William Whitaker, inherited Loughton Hall and estate on her mother's death. In her own will of 1825, Anne left £2,200 to build the almshouses on Arewater Green, and gave three acres of forest waste for allotments in 1813 and a further three acres in 1817. This was potentially for soldiers returning from the Napoleonic wars. Later part of the gardens was joined with Loughton Potato Grounds to provide allotments. The allotments have been known by different names, originally Poor's Potato Ground, Parish Allotments, Potato Grounds, Botney or Bodney. They are the oldest allotments in Essex and may be the oldest in continuous cultivation in the country.

7. Character Analysis

7.1 General character and layout

Baldwins Hill Conservation Area is largely focused around Baldwins Hill itself, but also incorporates the group of houses found around Whitakers Way and the northern end of Stony Path, in addition to extending down to the row of cottages opposite Ash Green. The area is predominantly residential and is characterised by detached dwellings, historically built in or close to the forest. A public house, The Forester's Arms, exists in the centre of the area overlooking the forest. The surrounding trees and open spaces of Epping Forest heavily influence the character of the area, and afford a tranquil atmosphere. These spaces are protected either as forest land or as an identified open space in the Council's Local Plan.

A clear divide can be seen in the layout of the conservation area between the north west and the other parts, with the former mostly consisting of large detached dwellings and the latter featuring a higher density settlement pattern, where historically many people would have lived in crowded conditions.

7.2 Key views

The variety and quality of views are an important part of the Baldwins Hill Conservation Area. The key views have been identified as follows;

From the southern end of the Conservation Area looking north along Baldwins Hill as far as the Foresters Public House and also south towards Ash Green and the York Hill Conservation Area.

From the Foresters Arms Public House looking west across the forest towards High Beech, which is one of the many views painted by Sir Jacob Epstein.

From the top of Stony Path and from the Potato Ground looking southeast and south as far as Brentwood and the North Downs.

Finally a secluded view of the locally listed Keepers Cottage and surrounding forest can be seen from the very north edge of the conservation area.

7.3 Character areas

The Baldwins Hill Conservation Area can be divided into four character areas as shown on map 3 (Appendix 5). These areas do not have precise boundaries, but they identify how different parts of

the conservation area have their own unique character in terms of special and architectural features, land use and levels of activity.

Area 1. Houses opposite Ash Green

This section of the conservation area comprises the cottages opposite Ash Green and Baldwins Hill stretching north along the road, ending at no. 5 Baldwins Hill. It forms the southern end of the Baldwins Hill Conservation Area, some 300 yards north of Ash Green House and the York Hill Conservation Area.

This cluster of detached and semi-detached cottages on the south west side of Baldwins Hill originally derive from two irregularly-shaped "assarts" which gradually evolved into the eclectic mix of houses we see today. Though most are much altered, the ensemble retains some charm, especially where weatherboarding survives as at Holly Cottage, no. 34, which dates from the 1830s.

The open forest on the east side of the road is known as Ash Green. This acts as a buffer between the Harwater estate to the east and Baldwins Hill Conservation Area. The valuable corridor of undeveloped land between these cottages and the next houses helps maintain local biodiversity.

Area 2. Around the Foresters Arms



The Foresters Arms

This section of the conservation area is based around the Foresters Arms Public House. Set within its own grounds in a prominent position, it affords some of the most important views in the area. The area also includes the cottages from the Foresters Arms down to the north end of Ash Green, 2-10 (odd) Stony Path to the east and nos. 38, 40 and 42 Baldwins Hill to the west.

The cottages around the Foresters Arms are high density settlements and have historically had the highest concentration of population in the area.

No. 40 nearby, known as Swiss Cottage though it was earlier Rose Cottage, was for some years the home of playwright and actor Ken Campbell (d. 2008). It has been claimed that this extraordinary little timber cottage was imported directly from Switzerland, though as the name is relatively new and such houses were readily available in kit form for plotlands developments in the 19th and 20th centuries, this seems unlikely.



Swiss Cottage, Baldwins Hill

The Foresters Arms stands foursquare on the corner of Baldwins Hill and Stony Path. It may have originated as a beershop after 1830, but certainly assumed its present form soon after 1865. The tea gardens to one side survive as a beer garden and there is a superb panorama across the forest from the balcony. This spot is the highest point in Loughton.

The bottom half of Stony Path remained unmade until the 1990s. There was once a shop in the row of 4 houses (which used to be known as "Foresters Cottages") at the top of Stony Path. The shop,

which closed in 1939 was, like many other local enterprises including the Foresters Arms and the Gardeners Arms, run by the prolific Grout family.

From the Foresters Arms, Baldwins Hill continues in a south-westerly direction. No. 9, Monkwood, is a very fine example of Art Deco architecture, dating from 1937. No. 5, White Cottage was originally a fine Arts & Crafts house but is now much altered.

Area 3. Stony Path and Potato Ground

This section of the conservation area includes the south eastern end of Stony Path within the conservation area and the allotments, ending at the Almshouses.

No. 18, Stony Path (Walnut Cottage) is essentially a 1960s rebuild of an original weatherboarded tenement, though it retains many charming features. It was once the home of Millican Dalton (1863-1947), the "Professor of Adventure" who promoted outdoor activities such as climbing, hill-walking and pioneered sustainable living decades before it became fashionable. No. 26 Stony Path (Norham Lodge), retains much attractive detailing, including a rustic porch sheltering a front door ornamented with coloured glass showing a Viking longboat in full sail. The house is double-aisled, brick-built to the first floor with white weatherboarding above, topped off with a tile roof; many original details such as flagstone flooring and timber window frames survive. Again, it is likely to have a late medieval origin as one of the little maze of timber dwellings so characteristic of the Birds Hill rookery. Oddly the house has Crittall windows fitted c. 1950, which appear incongruous given the age of the building. Norham Lodge was the home of the Jacobs family from c.1910-1950. Charles Jacobs was a local magistrate and Chairman of Loughton Urban District Council 1920-22 and 1928-29.



Norham Lodge, Stony Path

The potato ground allotments and the row of Almshouses (1827) form an important historical site. The allotments are among the oldest in the country and lay claim to being among the oldest in continual cultivation in the country. The almshouses were home to poor people of the village and were built of yellow stock bricks with slate roofs and containing windows with four-pointed arches. The outside is unchanged although there are now four instead of six having been enlarged internally to accommodate bathrooms.

The area retains its semi-rural character. Hedgerows and fences surround the allotments. Two footpaths through the allotments lead to Goldings Hill, Stony Path and to the Poor Houses.

Across the road to nos. 12-28 Stony Path lie two houses within the conservation area, nos. 1 and 9. These are both within the grounds of what was once a single plot of land extending to Ash Green which contained a large detached house, Baldwyns. No. 9, Baldwyns Cottage, is reputedly the coach-house of Baldwyns. The rear property boundary of nos. 1 and 9 extending up to no. 5 Baldwins Hill where it adjoins Ash Green and also behind nos. 11-23 Stony Path is an ancient boundary, containing several ancient trees which are outgrowths from what was a medieval hedge marking a field boundary.

Area 4. Whitakers Way to western boundary

This section of the conservation area incorporates the north end of Baldwins Hill including the 5 statutory listed and 1 locally listed buildings.

At the north end of the conservation area Baldwins Hill is characterised by a very narrow passage way with development on both sides and a diversity of building styles and sizes.

Whitakers Way is named after Ann Whitaker, lady of the manor of Loughton (1744-1825). This remains a private unmade road. Monkwood Cottage is a fine example of the Arts & Crafts style, by William Lethaby and dating from 1896. It was built for Sir Hubert Llewellyn Smith (1864-1935), prominent educationalist and sociologist, and later lived in by Arthur Pillans Laurie (1861-1949), the scientist and founder of Madderton's colour factory (see below). There was formerly an open-air theatre in the grounds, much used for entertaining East End children.



Monkwood Cottage, Whitakers Way

The conservation area continues beyond Whitakers Way with two contrasting built areas. On the south side is the Baldwins Hill 'rookery', an area of relatively small houses clustered around Wroths Path (named for the Wroth family, lords of the manor in the 17th century). This was where "Old" Thomas Willingale (1798-1870) lived. Originally laid out as cottage gardens, after 1891 Wroths Path was dominated by Madderton's, an artisan works in the style of William Morris, where paint was mixed by hand to medieval recipes. Madderton's closed during the Second World War, but the works remained in industrial use until the 1960s.

Many of the houses date from this time (by local builders Sapsford) with some from the 1990s (by Westcott, another local builder) and are excluded from the conservation area, but there are also a number of interesting older buildings reflecting the area's origin as a settlement of poor tenements. Nos. 29-35 (odd) are listed Grade II cottages, partly weatherboarded and dating from about 1867. Nos. 47-49 bear a blue plaque commemorating the Lester sisters, social reformers and philanthropists. The sculptor Jacob Epstein also lived at no. 49 before he moved across the road to no. 50. In Wroths Path itself, Nos. 3-5 are the only remaining original weatherboarded cottages, though much altered. Nos 12-14 (Whitethorn Cottages) were built

in 1909 by William Waller to help improve the neighbourhood. No. 2 was sympathetically extended in 2008-09 using traditional materials and designs.

On the north side lies a grouping of much larger houses, whose origins lie in 19th-century “assarts” or arbitrary seizures of land from the forest. Much of this land was a rose nursery in the 19th century, and is designated ‘pink land’, forest land which, while not having to be returned to the forest, cannot be further built on. Some of the houses are locally significant. Of these, No. 50, Deerhurst, a listed building, has already been mentioned as the home of Jacob Epstein. Also important is the locally listed Keepers Cottage. This late Victorian cottage, designed by Loughton architect Edmond Egan, is a truly rustic bower half-hidden in the forest.

7.4 Buildings of architectural and historic interest

Many of the buildings in the conservation area are of architectural and historic interest. These include statutory listed buildings, locally listed buildings and other buildings of townscape merit (Map 4, Appendix 5). The buildings, which include cottages and public houses, are spread throughout the conservation area and range in date from the 19th to the 20th centuries (Map 5, Appendix 5).

Statutory listed buildings

Statutory listed buildings are considered to be of special architectural and historic significance. They are of national or regional importance and are usually referred to simply as ‘listed buildings’. Listed buildings are designated by the state and listed building consent is required before any alterations can be made which affect the character of the building. Listed buildings are categorised as Grade I, II* and II, in descending order of importance. All the listed buildings in York Hill Conservation Area are Grade II listed.

Statutory listed buildings

- **Deerhurst, 50 Baldwins Hill**
- **29-35 (odd) Baldwins Hill**



Deerhurst, Baldwins Hill, Statutory Listed

No. 50 Baldwins Hill (Deerhurst) dates from the 19th century and was the home of sculptor Sir Jacob Epstein between 1933 and 1950. Rendered and painted white it has been well-maintained with many original features.

Deerhurst is on one side of the road and the row of partly weather boarded cottages, nos. 29-35, are on the other. It was at no. 47 Baldwins Hill that peace campaigners Muriel and Doris Lester lived and worked from 1937 to 1968. They are still owned by their Kingsley Hall foundation.

In two of these, 1 Albion Cottages (49) and later ‘Deerhurst’ (50), lived the Sculptor, Sir Jacob Epstein. In the still extant (though possibly renewed) shed behind no. 49, he sculpted his ‘Rima’ and ‘Visitation’.

Nos. 29, 31, 33 and 35 Baldwins Hill were built by JW Maitland as estate cottages around 1867. The terrace of four dwellings is set back from the road behind large front gardens and are of timber frame construction with weatherboarding to the ground floor and roughcast render above.



29 – 35 Baldwins Hill, Statutory Listed

Locally listed buildings

The Local List, which is maintained by the District Council, includes buildings which are considered to be of local architectural or historic importance. No specific consent is needed for alterations to locally listed buildings over and above the normal planning controls, but they do receive special consideration within the normal planning process and their inclusion on the Local List normally provides a presumption against the redevelopment of the site.

All three of the locally listed buildings in the area have an unusual element to them. 9 Baldwins Hill is one of the few surviving examples in Loughton of a “curvilinear” Art Deco house. Swiss cottage (40 Baldwins Hill) is suggested to have been imported from Switzerland in 1849 and rebuilt here. However, such cottages were also available in kit form in Britain in the late 19th century and were intended for plotlands and as seaside cottages with decorative features.

Locally listed buildings

- 9 Baldwins Hill
- Swiss Cottage, 40 Baldwins Hill
- Keeper’s Cottage, Baldwins Hill

Finally, Keepers Cottage in Baldwins Hill is a late 19th-century Forest-keepers lodge. Designed by

Edmond Egan, it is one of the few remaining of such lodges.

Key Buildings of Townscape Merit

Besides the statutory and locally listed buildings, there are other ‘key buildings of townscape merit’ which contribute significantly to the character and appearance of the conservation area. The most important of these have been identified as follows:

Key Buildings of Townscape Merit

- Nos. 17 & 19 Baldwins Hill
- Nos. 21 & 23 Baldwins Hill
- Nos. 37 & 39 Baldwins Hill
- Albion Cottages, nos. 47 & 49 Baldwins Hill
- Holly Cottage, Baldwins Hill
- Little Monkwood Lodge, no. 52 Baldwins Hill
- Pebbles, Baldwins Hill
- Baldwyns Cottage, Stony Path
- Northam Lodge, no. 26 Stony Path
- Walnut Cottage, Stony Path
- No. 2 Wroths Path
- Monkwood Cottage, Whitakers Way
- Oak Cottage (no. 51 Baldwins Hill) & Oak Lodge, Whitakers Way
- Woodcroft, Whitakers Way

Just north of The Foresters Arms are nos. 17-23 (odd) Baldwins Hill, consisting of two pairs of detached houses which offer good examples of their period, the first rendered and the second in soft red brick.

Nos. 37 & 39 Baldwins Hill are unusual in that they are not valued for their age or history but for their sympathetic design in relation to the area. They were built in 1995 on a small but visually prominent site at the northern end of the conservation area where a paint factory used to stand. Their varied elevational features such as a jettied first floor, gables, window design, and use of materials including render, weatherboarding, soft red brick and plain clay tiles, have produced a modern development which both complements and enhances the character of this part of the conservation area. The houses were runners up in the Council’s District Design Awards (Residential Category) in 1996.

Albion Cottages (nos. 47-49 Baldwins Hill) were built by a poor Loughton family; the Hicks, in 1878. No. 49 was the first home in Loughton of Sir Jacob Epstein before he moved to Deerhurst and was later used for poor children from Bow who came to stay with Murial and Doris Lester, peace campaigners, who lived next door at no. 47.

Holly Cottage, now divided into two, has maintained many of its original features of weatherboarding, slate roof, wooden sash windows and white painted picket fencing making it a notable building in the area.

Little Monkwood Lodge, attached to Deerhurst, was built in an identical style but attracts less attention. It is part of the same cottage row as no. 50.



Little Monkwood Lodge, Baldwins Hill

Similarly, Pebbles in Baldwins Hill is an accurate recreation of the original and sets off well the line of Grade II listed cottages set back beyond it.

Built in the 19th Century, Baldwyn's Cottage took the name of what is thought to be one of the area's earliest residents. The house was one of two built to house the chauffeur and estate manager of the large house, Baldwyn's, which stood on the site of what is now nos. 3-11.

Walnut Cottage is a hidden point of interest at the top of Stony Path, although it has been rebuilt from the original.

No. 2 Wroths Path is a 19th Century house which has recently been sympathetically restored using traditional materials.

Monkwood Cottage was built by Hubert Llewellyn Smith, the social investigator and later Permanent Secretary at the Board of Trade. Monkwood Cottage was designed in 1895 by W.R. Lethaby, the noted arts and crafts architect, who was a friend of Smith.

Oak Cottage and the linked Oak Lodge on the corner of Baldwins Hill and Whitakers Way is the 19th century lodge houses/stable block. This was Fred Stoker's original residence in Loughton, and was demolished c1971.

Adjacent is a similar group of 1970s houses developed from the grounds of Oak Lodge, a very large house by Thomas George Hart and built in 1865. Fred Stoker lived in Oak Lodge 1920-28 before moving to The Summit. The only surviving remnant of the Oak Lodge estate is Oak Cottage (51 Baldwins Hill), which marks the beginning of the conservation area. Oak Cottage is a gabled cottage of c1905.

Although much altered and extended, Woodcroft, now a school, retains its original character in many of the features such as weatherboarding and feature brick chimneys. A garden diary written by Christina Boardman, owner in Edwardian times, remains in family ownership.

7.5 Traditional building materials

There is a rich variety of traditional building materials in Baldwins Hill Conservation Area which contributes to the great deal of colour and texture. A summary of these are listed below;

Traditional Building Materials

- **Walls: Weatherboarding, render, brick**
- **Roofs: plain clay tiles, pantiles, slate**
- **Windows & doors: timber & metal**
- **Boundaries: timber, brick, cast-iron & hedges**

Walls

Traditionally, Epping Forest (at the west boundary of the conservation area) has provided a ready source of timber for use as building material. Therefore, many of the buildings in the area are timber frame clad with weatherboarding painted white or black. However, other traditional finishes

are also present such as rendering with a rough or smooth finish, clay tile hanging or brick cladding.

More recently, brickwork has become the most common material used in construction, using a mixture of Essex red or yellow London stock bricks. The reds are used as surrounds to openings including shaped arches, but also for band courses at mid point and eaves level. Yellow bricks provide the main bulk, creating an attractive combination. Often rendering or brickwork is now found painted.

Roofs

A variety of materials are used as roof coverings from plain clay tiles and clay pantiles to slates and more recently concrete tiles, but it is the variation of roof shapes and angles of pitch that add a great deal of character. Small dormer windows in their differing shapes and materials with slate tiles and lead add interest to plain slopes as do bay roofs and chimney stacks.

At eaves level are traditional cast iron gutters and rainwater pipes can be seen occasionally on exposed rafter ends.

Doors & Windows

Doors and windows are traditionally made from softwood with hardwood sills and thresholds. Doors come in varying patterns with glazed areas of all shapes and sizes while windows come in two styles; vertically sliding box sash windows and side opening casement windows. The former were predominant in Victorian properties while the latter were in use before and after this period. Some metal casement windows can also be found.

Boundary Treatment

The majority of boundaries are defined by timber picket fences some of which are painted white. Elsewhere close boarded fences, hedges and brick walls are popular; in places metal railings have been incorporated.

Street Furniture

There are many traditional style cast iron lamp posts throughout the area and in a small section of Baldwins Hill cast iron bollards can be found sited at the edge of pavements.

7.6 Contribution made by trees, hedges and green spaces

Trees and hedgerows are essential parts of the character of the Baldwins Hill Conservation Area. Ancient hedgerow lines still define street patterns

and are an essential part of the character of the Area.

Epping Forest

The overriding feature of Baldwins Hill is the presence of the forest, crowding in at times and at others opening up to provide uplifting views across the tree tops to hills beyond. Ash Green provides a green break, both between the Baldwins Hill and York Hill Conservation Areas and between Baldwins Hill and the busy part of Loughton beyond.

There are many landmark trees including oak, cypress, hornbeam and birch, many of which have statutory Tree Preservation Orders, however, all trees within a conservation area are afforded a degree of individual protection. Before undertaking any works to trees it is advisable to contact the Council's tree and conservation department.

Pathways

Footpaths and passages shrouded by greenery are an important feature of the area. These include Wroths path, Clay ride to Baldwins Hill Pond, the track to Keepers Cottage, the path from Baldwins Hill to Harwater Drive, the track through to York Hill and finally the path to Arewater from Stony Path.



Track to Keepers Cottage

7.7 Activity and Movement

Baldwins Hill is predominantly a residential area. The positioning of the pub in its central location in the conservation area increases visitors to the area. The open forest land opposite the Forester's Arms encourages walkers to the area but does increase the number of parked cars along the road opposite nos. 5 – 11 Baldwin's Hill. The allotment gardens to the South East of the conservation area are also another use of the land.

8. Opportunities for Enhancement

8.1 General threats to the character of the area

- Street furniture
- Litter
- Road and footpath surfaces
- Parking

Overall the condition of the conservation area is good and the majority of the buildings are well maintained. However, one of the main threats to the aesthetic character of the conservation area is the replacement of traditional doors and windows with unsympathetic modern alternatives.

The use of uPVC and aluminium for doors and windows erodes the character of the conservation area and detracts from its architectural quality, which in turn affects its townscape merit. Similarly, the use of concrete roof tiles can detract from the roofscape in a conservation area. Although planning permission is needed to replace doors and windows to statutory listed buildings and buildings in commercial use, no planning permission is needed to replace doors and windows to unlisted, residential buildings in conservation areas (including locally listed buildings) unless there is an Article 4 direction in place. Thus such buildings are the most vulnerable to unsympathetic change.

There is an opportunity for Epping Forest District Council, 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 unlisted residential buildings.



A cast iron gutter – an example of good practice

There could also be the perceived threat of development on forest land bordering the conservation area, however, this is protected under the ownership of the City of London. New development is therefore against the principles of the conservation of this land.

8.2 Street furniture

Another area for improvement within the conservation area is unsympathetic street furniture. Signage, street lamps, litter bins and bollards are all items for consideration. It would be beneficial to take a more uniform approach throughout the conservation areas when items need replacing.

8.3 Other areas for improvement and enhancement

Some of the road surfaces and footpaths in the conservation area are in a poor state of repair and need to be brought to the attention of Essex County Council Highways.

Other areas for discussion with Highways and Loughton Town Council are weight, height and speed restrictions for the vehicles entering the conservation areas, problems with the high level of inappropriate parking and potential damage being caused to roadside hedges.

9. Conservation Area Boundary

9.1 Current Conservation Area Boundary

Baldwins Hill Conservation Area is focused on Baldwins Hill but also incorporates part of Stony Path, Wroths Path and Whitakers Way. It was originally designated in 1977 as part of York Hill Conservation Area but was subsequently afforded a separate designation status in 1995.

9.2 Possible Areas for Inclusion

Two areas have been considered for inclusion within Baldwins Hill Conservation Area.

The first proposed extension would join York Hill Conservation Area to Baldwins Hill Conservation Area. This would include a small group of houses which are mainly detached and large in scale with open driveways. However, all have had replacement uPVC windows and four have uPVC doors. There are two satellite dishes visible on the façades of the buildings. Due to this unsympathetic development, the sort of which we do not encourage in a conservation area, it is our recommendation not to support this proposed boundary change.



No. 1, Baldwins Hill

The second suggestion is to extend the Baldwins Hill Conservation Area boundary to include the Almshouses; a row of 19th century terraced single storey houses sited at the end of Stony Path and the Allotment Gardens.

The Almshouses are grade II listed and the allotments have historic significance as they are among the oldest in the country. This is an area which could be at risk of future development.

It is due to this historic significance, the potential threat of development and the importance of including areas of open land with historic significance in the conservation area that it is recommended that they be included in the Baldwins Hill Conservation Area.



Allotment Gardens

There has also been a proposal to include the rest of Stony Path (not the Almshouses and Allotment Gardens) in the Baldwins Hill Conservation Area. These houses are not particularly architecturally or historically significant and there is an abundance of uPVC windows present. Therefore they are not recommended for inclusion.

9.3 Heritage Asset Review Boundary Amendments

The Heritage Asset Review (May 2012) recommended removing two parts from the conservation area boundary; the properties at nos. 2-36 (even) Baldwins Hill, and the central part of Wroths Path. The recommendation to remove nos. 2-36 Baldwins Hill was dismissed as these properties are considered to be of historic interest, being built on forest land prior to the Epping Forest Act 1878. Residents and other interested parties (including Loughton Town Council, Loughton Residents Association, and the Hills Amenity Society) were consulted on the removal of the central part of Wroths Path from the conservation area in November 2012. Objections were received due to the historic interest of some of the buildings; it was therefore decided to retain this part within the conservation area boundary.

10. Community Involvement

10.1 Involving local people

Community involvement is an integral part of the appraisal process. The Council aims to take into account local residents' views in defining the special interest of the conservation area and formulating strategies for its improvement and management. The comments and suggestions of local residents and amenity groups have been taken into account in the publication of the final version of this document. Loughton Town Council, and local organisations such as the Hills Amenity Society and the Loughton and District Historical Society will be consulted on the draft appraisal and a public meeting was held in the area to discuss its content. In order to inform local residents of the public consultation period, flyers and posters were distributed in the conservation area. A copy of the draft has been posted on the Council's website from September 2010 to June 2014 and hard copies of the draft are available on request.

10.2 Timetable

September 2008 – September 2010	Draft appraisal prepared
September 2010	Public Consultation
November 2010 - May 2014	Finalising Report
June 2014	Publication

11. 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 Baldwins Hill Conservation Area in order to ensure that it is properly maintained as a heritage asset. The Council's local plan policies (adopted 1998) regarding conservation areas are set out in Appendix 2.

11.1 Views and setting

It is important that the significant views both within and outside 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.

11.2 Architectural details

As set out in the Council's local plan policy regarding the demolition of buildings in conservation areas (policy HC9), there 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, shopfronts and railings, as these features contribute a great deal of interest and value to 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, historical evidence.

11.1 Traditional building materials

The use of traditional materials such as brick, render, timber weatherboarding, plain clay tiles and natural slate will be encouraged in the construction of new buildings or extensions to existing buildings in the conservation area. Modern materials such as concrete, 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.

11.2 Trees and open spaces

Trees, hedges and open green spaces are an integral part of the character of the conservation area and the Council will endeavour to retain them

where possible. The Council has stated in the local plan 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 (policy HC6).

11.3 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 preserve the character of the area.

11.4 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. 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, landscape and access. New development should generally be composed of traditional facing materials (policy HC7).

11.4 Activity and uses

Baldwins Hill Conservation Area is predominantly a residential area although the existence of popular licensed premises creates a significant leisure use at the centre of the area. There are no retail premises in the conservation area.

11.5 Renewable energy and Technology

In recent years, there has been a growing interest in the use of renewable energy systems such as wind turbines and solar panels on individual residential properties. In order to preserve the character of the conservation area, permission will only be granted for such fixtures where they are installed in undamaging and visually unobtrusive positions. It should be noted that such fixtures will rarely be acceptable on statutory listed buildings (policy CP10, local plan alterations, 2006). Please note that this is summarised guidance only. Before undertaking any works residents are advised to contact the Conservation Officer at Epping Forest District Council.

12. 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 section outlines the Council's objectives for the preservation and enhancement of Baldwins Hill Conservation Area over the next five years.

Following the public consultation, proposals put forward have been considered and an action plan for the preservation and enhancement of the Baldwins Hill Conservation Area has been drawn up.

12.1 Conservation Area Management Plan

CONSERVATION AREA MANAGEMENT PLAN

General management objectives to preserve and enhance the conservation area

1. Ensure that any new development is to a high standard and is sympathetic to the character and appearance of the conservation area in terms of scale, massing, style and materials.
2. Discourage the use of unsympathetic modern materials such as uPVC, untreated aluminium and concrete roof tiles.
3. Ensure that the clean and tidy environment expected in a conservation area is maintained.

Short term objectives for enhancement

4. Discuss with local community groups how we can inform new residents and businesses that their properties are in a conservation area and the responsibility that this entails.
5. Carry out an audit of street furniture with particular reference to repair or replacing where necessary.
6. Assess the current conservation area boundary and see if any alterations need to be made.

Medium term objectives for enhancement

7. Evaluate the visual impact and necessity of signage in the conservation area with a view to removing any unnecessary signs and replacing those necessary ones with more sympathetic alternatives.

13. Action Plan 2014 - 2019

Action	Lead Body	Year 1	Year 2	Year 3	Year 4	Year 5	Status/ Comments
GENERAL MANAGEMENT OBJECTIVES							
1. Produce a leaflet on the repair and maintenance of historic buildings and the responsibilities of living in a conservation area	HAS EFDC - Conservation Section		2015				Review existing leaflets
2. Provide historic building grants	EFDC - Conservation Section	2014					Ongoing depending on budget
3. Conservation Area Character Appraisal and Management Plan to be reviewed every 5 years	EFDC - Conservation Section HAS					2019	Resource and budget dependent
4. Supply information on local craftsman and builders with experience in dealing with historic buildings	EFDC - Conservation Section	2014					List of local craftsmen and builders is available
5. Liaise with ECC – Highways on: parking restrictions/ enforcement, speed restrictions, weight and width restrictions, street lighting, repair of road surfaces	LTC HAS ECC - Highways		2015				Resource and budget dependent Road re-surfacing completed
6. Review plan for maintenance of trees, hedges and forest fringe land with City of London.	LTC HAS City of London		2015				Resource and budget dependent

Action	Lead Body	Year 1	Year 2	Year 3	Year 4	Year 5	Status/ Comments
7. Review maintenance plan with EFDC (Environment and Street Scene) for: maintenance of trees etc on triangular greens, emptying litter bins, management of roadside hedges and development of a 'conservation style' wheelie bin	LTC HAS EFDC - Environment and Street Scene		2015				Resource and budget dependent
SHORT TERM OBJECTIVES FOR ENHANCEMENT							
8. Work with the Hills Amenity Society, local residents and business owners to give conservation area information through the HAS newsletter	HAS EFDC - Conservation Section		2015				
9. Carry out an audit of street furniture to identify items which need to be repaired or replaced	LTC HAS EFDC - Conservation Section		2015				Resource and budget dependent Replace with a consistent style throughout the conservation areas
10. Assess the conservation area boundary and make alterations as necessary	EFDC Conservation Section	Completed	2015				Needs Member approval
11. Re-evaluate the local list	LTC HAS EFDC - Conservation Section		2015				Resource and budget dependent

Action	Lead Body	Year 1	Year 2	Year 3	Year 4	Year 5	Status/ Comments
MEDIUM TERM OBJECTIVES FOR ENHANCEMENT							
12. Carry out an audit of signage in the conservation area and inform Highways of any redundant signs, with an aim of reducing clutter in the conservation area	LTC HAS ECC - Highways		2015				Resource dependent
13. Highways to consult EFDC and LTC on any new proposals.	ECC - Highways LTC EFDC - Conservation Section		Ongoing				Co-operation needed between ECC - Highways, EFDC and LTC
14. Install interpretation panels in Baldwins Hill to help explain the view	LTC HAS EFDC – Conservation section		2015				Resource and budget dependent
15. Install signs to show when you are entering the conservation area	HAS		2015				Residents to design sign?

Lead Bodies

LTC – Loughton Town Council

HAS – Hills Amenity Society

ECC – Essex County Council

EFDC – Epping Forest District Council

14. Bibliography

- Images courtesy of Epping Forest District Museum and The Hills Amenity Society.

14. Acknowledgements

We are indebted to the many local people who, from personal interest or as representatives of local organisations, have taken the time and trouble to contribute to the development of this Character Appraisal and Management Plan. This has involved attending meetings, carrying out an inordinate amount of legwork in order to compile the townscape survey and to take photographs. This groundwork contributed to the formulation of the original draft. Without this invaluable support we would be unable to produce this document at this time. Particular thanks are due to:-

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Photographs Courtesy of:

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Apostrophes:

After much debate it was decided to omit apostrophes from all street and public house names as there is no consistency of use.

Appendix 1. Listed Buildings in Baldwins Hill Conservation Area

Loughton

50 Baldwins Hill (Deerhurst)

Grade II

Late C19 house associated with Sir Jacob Epstein. Painted brick, slate roof. Aligned approx. N-S, aspect E, with one chimneystack in E pitch of roof. 2 storeys. Ground floor, 2 double-hung sash windows of 4 lights with flat brick arches, flat-roofed bay window/porch, one splayed bay window. First floor, 2 sash windows as described, one splayed bay window. String course at level of sills of first floor windows. Roof hipped. Round plaque inscribed ' Sir Jacob Epstein, sculptor,

born 1880 died 1959, lived in this house from 1933 to 1950'.

29,31,33,35 Baldwins Hill

Grade II

Terrace of 4 cottages, mid to late C19. Timber framed, weather boarded on ground floor, roughcast rendered above, roofed with clay roman tiles. Aligned approx. NE-SW, aspect NW. Axial chimney stacks at each end and in the middle. Single storey with attics. Ground floor, 4 boarded doors, 4 flat roofed splayed half below eaves level, and 4 smaller casement windows.

Appendix 2. Relevant National Guidance and Local Plan Policies

National Guidance

There are several special restrictions that apply to conservation areas. These are in addition to normal planning controls. For further information please contact the Development Control Office.

Consent must be obtained from the District Council for the demolition of any building within the conservation area – this may also include gates, walls and fences.

You must give the District Council six weeks notice in writing before felling or cutting back any tree in the conservation area.

Some additional restrictions apply to the siting of advertising hoardings or other advertisements, satellite dishes and chimneys.

Epping Forest District Local Plan Policies (Adopted January 1998)

POLICY HC6

Within or adjacent to a conservation area, the Council will not grant planning permission for any development, or give listed building consent or consent for works to trees, which could be detrimental to the character, appearance or setting of the conservation area.

POLICY HC7

Within conservation areas, all development and materials will be required to be of a particularly high standard to reflect the quality of the environment. Development should:

- (i) be sympathetic to the character and appearance of the conservation area in terms of scale, density, massing, height, layout, building line, landscape and access;
- (ii) have traditional pitched roofs and create a roofscape with sufficient features to provide an appropriate degree of visual interest in keeping with the character of the conservation area;
- (iii) be composed of facing materials chosen from the traditional range used in the district;
- (iv) have facades which:

- (a) provide an appropriate balance between horizontal and vertical elements, and proportions of wall to window area;

- (b) incorporate a substantial degree of visual intricacy, compatible with that of the facades of historic buildings; and

- (v) where applicable, be of a scale compatible with any adjacent historic buildings.

POLICY HC9

The Council will only grant consent for the demolition of a building in a conservation area where the building does not make a significant contribution to the character and appearance of that area, or where the redevelopment proposal preserves or enhances that character or appearance. Any consent may be subject to:

- (i) planning permission having already been granted for the redevelopment of the site; and
- (ii) a legal agreement that the building is not demolished before a contract for the redevelopment of the site has been made.

POLICY HC10

The Council will not give consent for works to the interior or exterior of a listed building which could detract from its historic interest or architectural character and appearance.

POLICY HC11

The Council will not give consent for the demolition of a listed building unless it can be shown, to the satisfaction of the Council, that there are very exceptional circumstances as to why the building cannot be retained and returned to an appropriate use.

POLICY HC12

The Council will not grant planning permission for development which could adversely affect the setting of a listed building.

POLICY HC13

The adaptation or conversion of a listed building to a new use may be permitted where:

- | | |
|--|---|
| <ul style="list-style-type: none"> i) This can be shown to be the only way to retain the special architectural or historic interest of the building; ii) Any proposed alterations respect and conserve the internal and external characteristics of the building and do not diminish its special architectural or historic interest; and iii) The immediate and wider landscape settings of the building are respected. | <ul style="list-style-type: none"> (ii) the service provided is to be continued in another location in the village or locality; or (iii) the new use would meet an identified community need. |
|--|---|

Substantial reconstructions or extensions, and subdivisions into more than one unit will not be permitted. Conditions may be imposed to control land use or development rights associated with the converted building.

POLICY HC13A (adopted in 2006)

The Council will prepare a list of buildings of local architectural or historic importance (the 'local list'). Maintenance of these buildings will be encouraged and they will receive special consideration in the exercise of the development control process.

POLICY TC6 (ADOPTED IN 2006)

The council will not grant planning permission for the change of use to any non-retail use of shop premises which are in the local centres identified on the Proposals Map, corner shops and village shops unless it can be demonstrated that:

- (i) there is no market demand for a retail use; or

POLICY CP10 (ADOPTED IN 2006)

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

- (i) existing land uses from loss of visual amenity, noise, pollution or odour;
- (ii) the local highway network including the convenience and safety of road users;
- (iii) telecommunications networks, radar installations and flight paths for aircraft;
- (iv) sites of importance for nature conservation (ie. Statutory and locally designated sites), conservation areas, scheduled ancient monuments and other nationally important remains and their settings, listed buildings and their settings, or landscape character.

In granting permission for the scheme the Council may require, by use of Section 106 Obligations and/ or planning conditions, that (a) appropriate mitigation measures are provided to ensure compliance with criteria (i) to (iv) above, and other relevant policies in the Plan and, (b) that the application site is fully returned to a condition appropriate for its previous use when or if the scheme is decommissioned or becomes redundant.

Appendix 3. Townscape Survey

No.	Name/ Number of Building	Road Name	Age of Building	Statutory listed	Locally listed	Building of townscape merit	Blue Plaques	Impact on conservation area*	Type**	UPVC/ Aluminium Windows &/or Doors	Concrete roof tiles (or similar)	Elements of poor condition	Satellite dish on façade	Boundary out of character
41	5, White Cottage	Baldwins Hill	C20					O	D					
42	50, Deerhurst	Baldwins Hill	C19	Y				P	SD					
43	51, Oak Cottage	Baldwins Hill	C20			Y		O	SD	•				
44	52, Little Monkwood Lodge	Baldwins Hill	C19			Y		P	SD					
45	9, Monkwood	Baldwins Hill	C20		Y			P	D					
46	Keepers Cottage	Baldwins Hill	C19		Y			P	D					
47	1	Stony Path	C20					O	D					
48	2	Stony Path	C20					O	ET					
49	4	Stony Path	C20					O	T					
50	6	Stony Path	C20					O	T	•				
51	10	Stony Path	C19					O	ET	•				
52	12	Stony Path	C20					O	SD	•				
53	14	Stony Path	C20					O	SD	•				
54	18, Walnut Cottage	Stony Path	C20			Y		P	D					
55	22, Plumtree Cottage	Stony Path	C19					O	D					
56	26, Northam Lodge	Stony Path	C19			Y		O	D					
57	28, South View Cottage	Stony Path	C19					N	D					
58	8, Honey Pot Cottage	Stony Path	C19					O	T					
59	9, Baldwyn's Cottage	Stony Path	C19			Y		P	D					
60	1	The Lanterns	C20					O	D					
61	2	The Lanterns	C20					O	D					
62	3	The Lanterns	C20					O	D					
	Oak Lodge	Whitakers Way	C19			Y		O	SD	•				
63	1, Honeysuckle Cottage	Whitakers Way	C19					O	SD					
	Fairview Cottage	Whitakers Way	C19					O	SD					
64	Monkwood Cottage	Whitakers Way	C20			Y		O	D	•				
65	Mulberrycroft	Whitakers Way	C20					O	SD					
66	Rosecroft	Whitakers Way	C20					O	SD					
67	Stable Cottage	Whitakers Way	C20			Y		O	D					
68	The Oaks	Whitakers Way	C20					O	D	•				
69	Woodcroft	Whitakers Way	C19			Y		P	D					
70	2	Wroths Path	C19					O	SD					
71	3	Wroths Path	C19					P	SD					
72	5	Wroths Path	C19					P	SD					
73	8	Wroths Path	C19					N	SD	•		•		
74	10	Wroths Path	C19					N	SD			•		
75	26	Wroths Path	C19					P	T					
76	32	Wroths Path	C20					N	SD	•	•			
77	12, Whitethorn Cottages	Wroths Path	C20					O	SD	•				
78	14, Whitethorn Cottages	Wroths Path	C20					O	SD	•				
79	16, Cobweb Cottage	Wroths Path	C20					P	D	•				

No.	Name/ Number of Building	Road Name	Age of Building	Statutory listed	Locally listed	Building of townscape merit	Blue Plaques	Impact on conservation area*	Type**	UPVC/ Aluminium Windows &/or Doors	Concrete roof tiles (or similar)	Elements of poor condition	Satellite dish on façade	Boundary out of character
80	24, Rose Cottage	Wroths Path	C19					O	ET	•				
81	30 Woodruff	Wroths Path	C20					N	SD	•	•			
82	4, Honey Cottage	Wroths Path	C19					O	SD	•				

Key

* Type; PH = Public House, D = Detached, ET = End of Terrace, C = Cottage, LD = Link Detached, SD = Semi-detached, T = End of Terrace

** Impact on the conservation area; P = Positive, O = Neutral, N = Negative

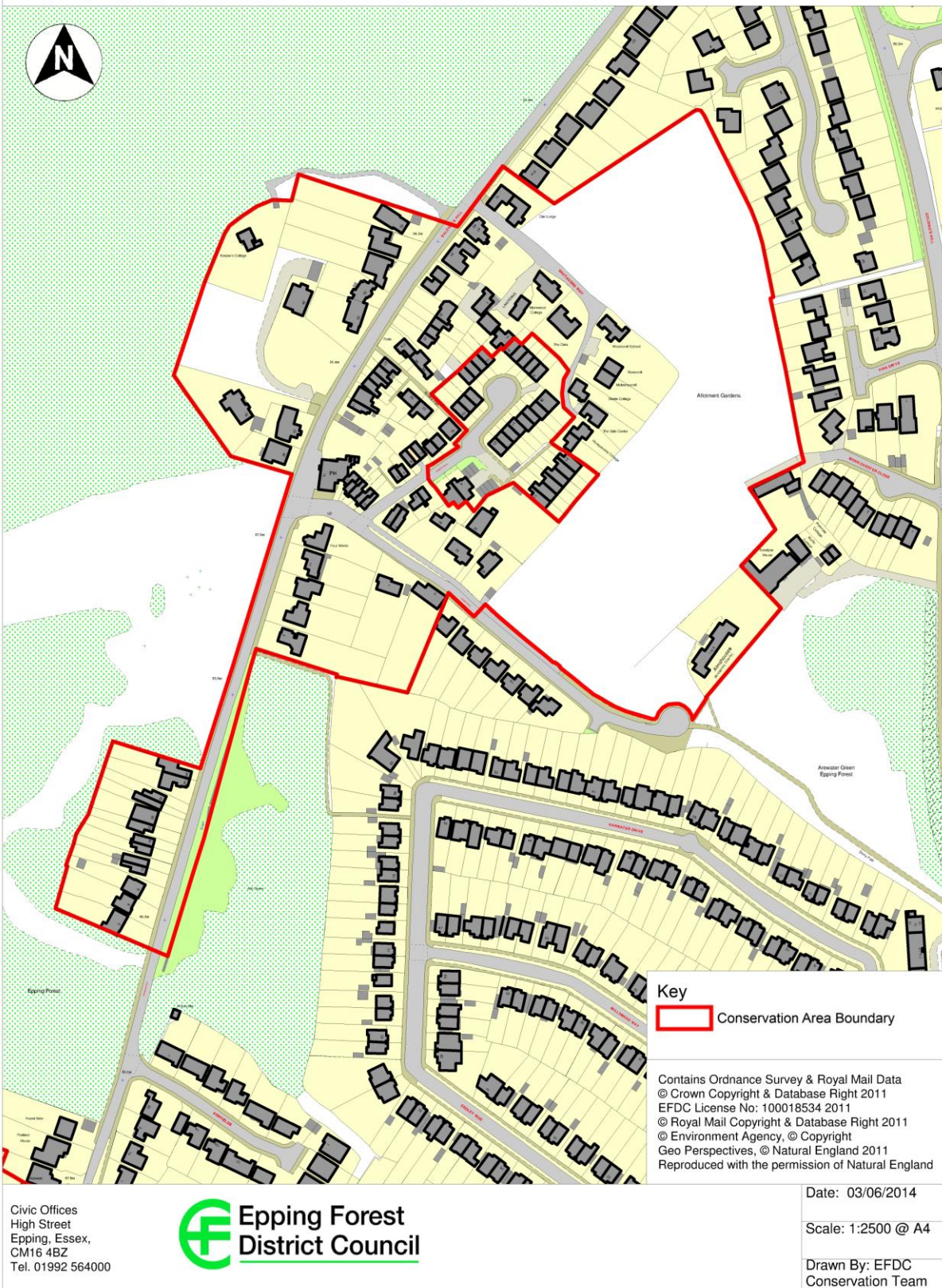
Appendix 4: Glossary of terms

Bargeboard	A timber piece fitted to the outer edge of a gable, sometimes carved for decorative effect.
Casement	Side hinged window.
Chalybeate	Containing iron
Cinquefoil	An ornamental foliation in panels or tracery so called because it is arranged around five intervals, known as foils or cusps, that describe the outlines of five leaves or petals.
Console	An ornamental bracket with a compound curved outline.
Feather-edged	Boards fixed with their thin edge upwards, then overlapped by the next board, thick edge down, with any rebate helping to keep out rain and wind
Flemish Bond	Brickwork with alternating headers (short ends) and stretchers (long sides) showing.
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	A 19th century style that imitated medieval Gothic, marked by thin, delicate forms.
Jettied	An upper floor is extended out over the floor below, usually on timber joists.
Metalled	A road with a hard smooth surface of bitumen or tar.
Pantile	Curved, interlocking roof tile of S-shaped section usually made of clay or concrete.
Pargetting	The use of external lime plaster in a decorative manner with incised or moulded surfaces, especially timber-framed houses of the sixteenth and seventeenth centuries.
Pilasters	A shallow pier or rectangular column projecting slightly from a wall.
Quatrefoil	In the shape of a four leaf clover or circular with four foils enclosed.
Rendering	The covering of outside walls with a uniform surface or skin for protection from the weather. Cement rendering: a cheaper substitute for stucco (fine lime plaster), usually with a grainy texture.
Sash window	A window that slides vertically or horizontally on a system of cords and balanced weights.
Stallrisers	In a shopfront, the vertical surface from the pavement to the window.
Stock brick	A traditional clay brick commonly used in house construction; often called London stocks because of the frequency of use locally. Maybe yellow or red.

Appendix 5: Maps

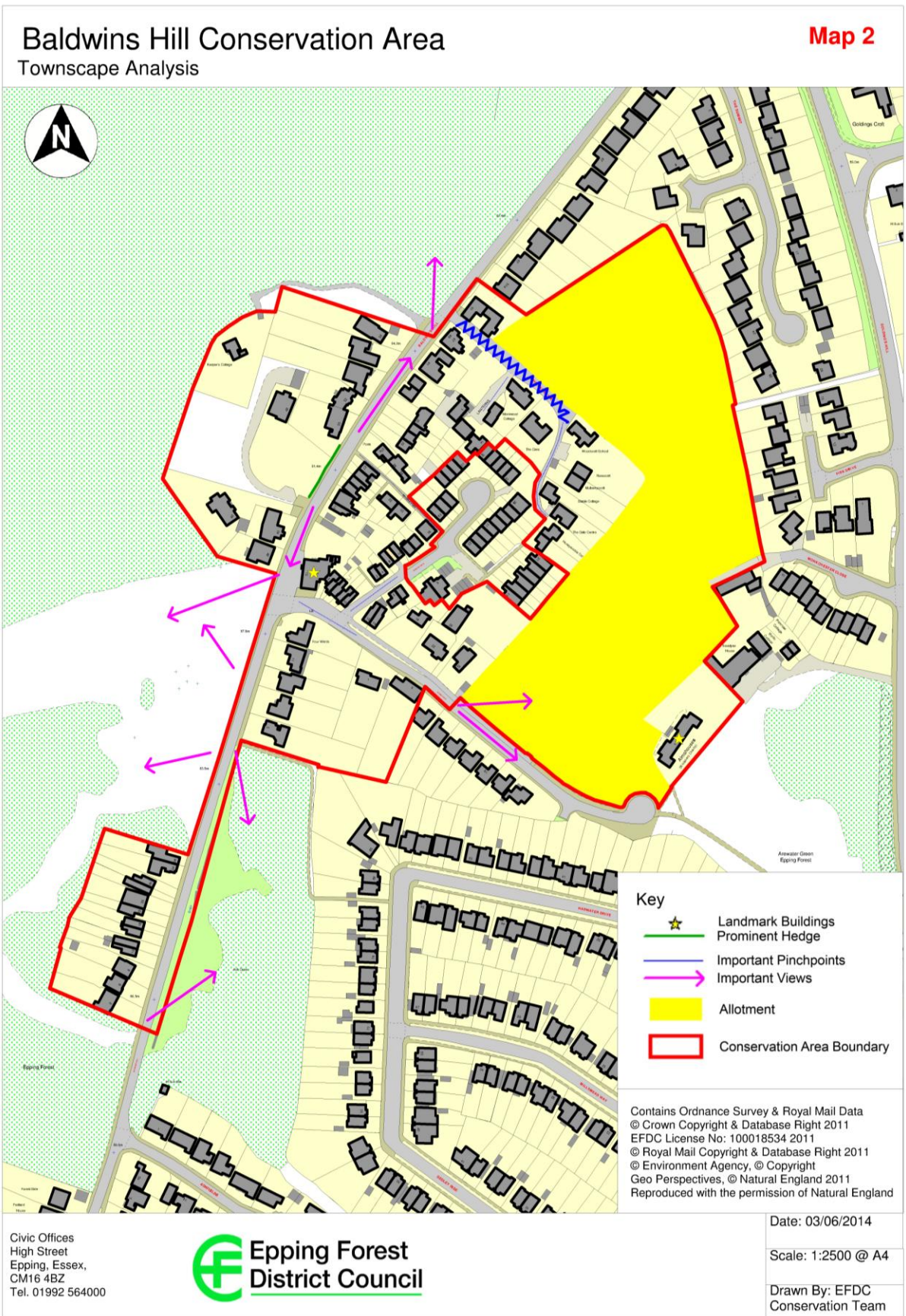
Baldwins Hill Conservation Area

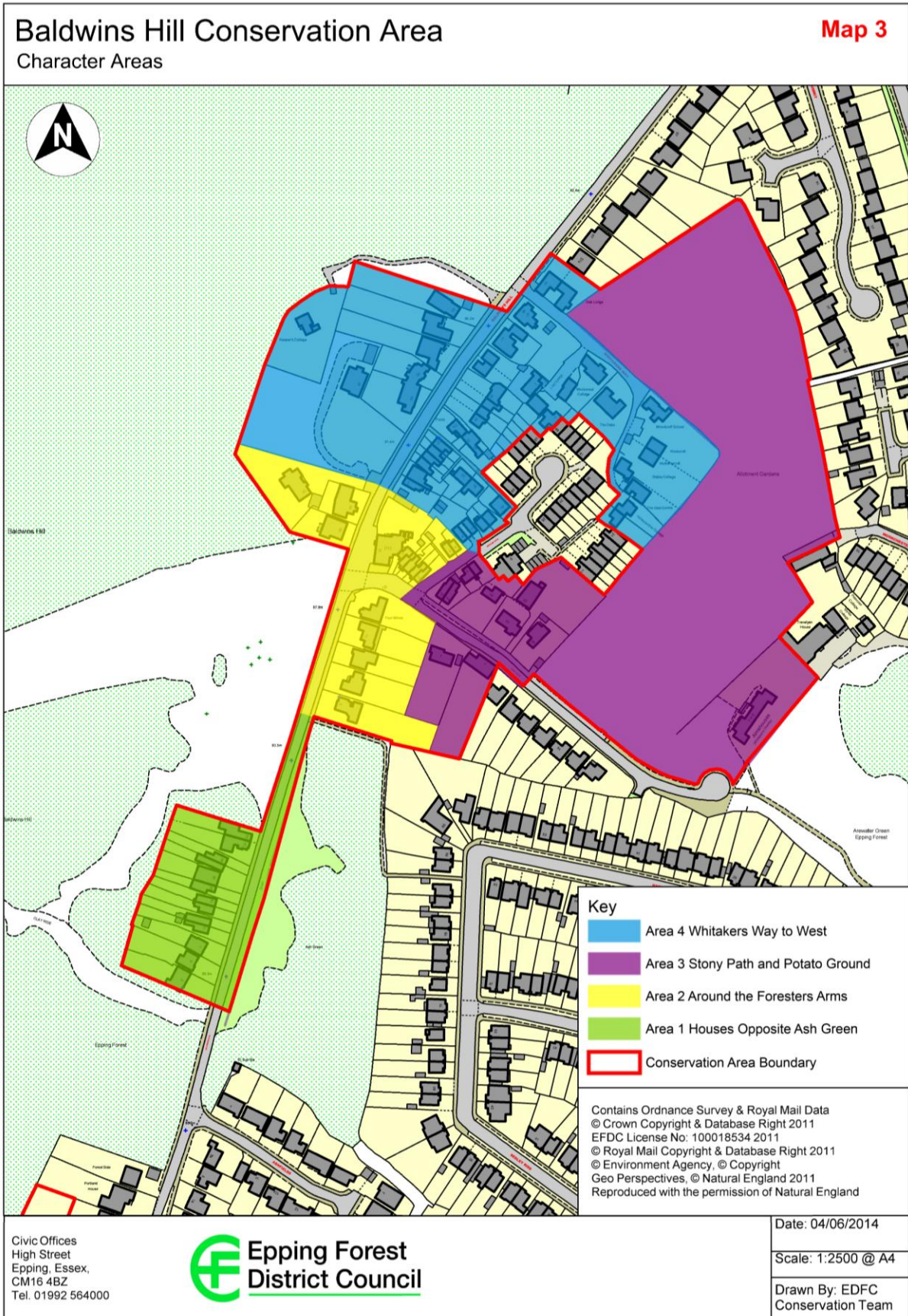
Map 1



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 Epping, Essex,
 CM16 4BZ
 Tel. 01992 564000



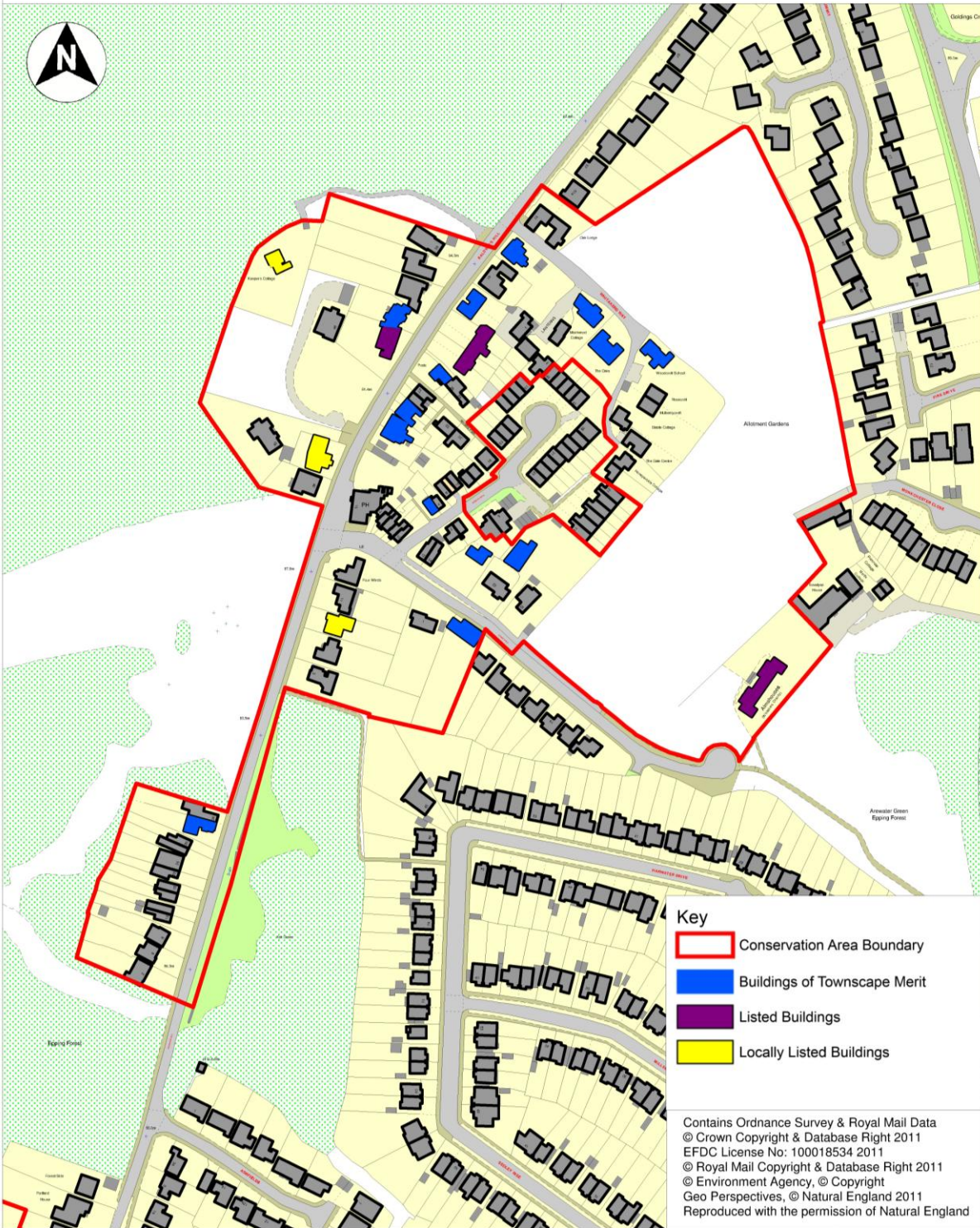




Baldwins Hill Conservation Area

Buildings of Key Importance

Map 4



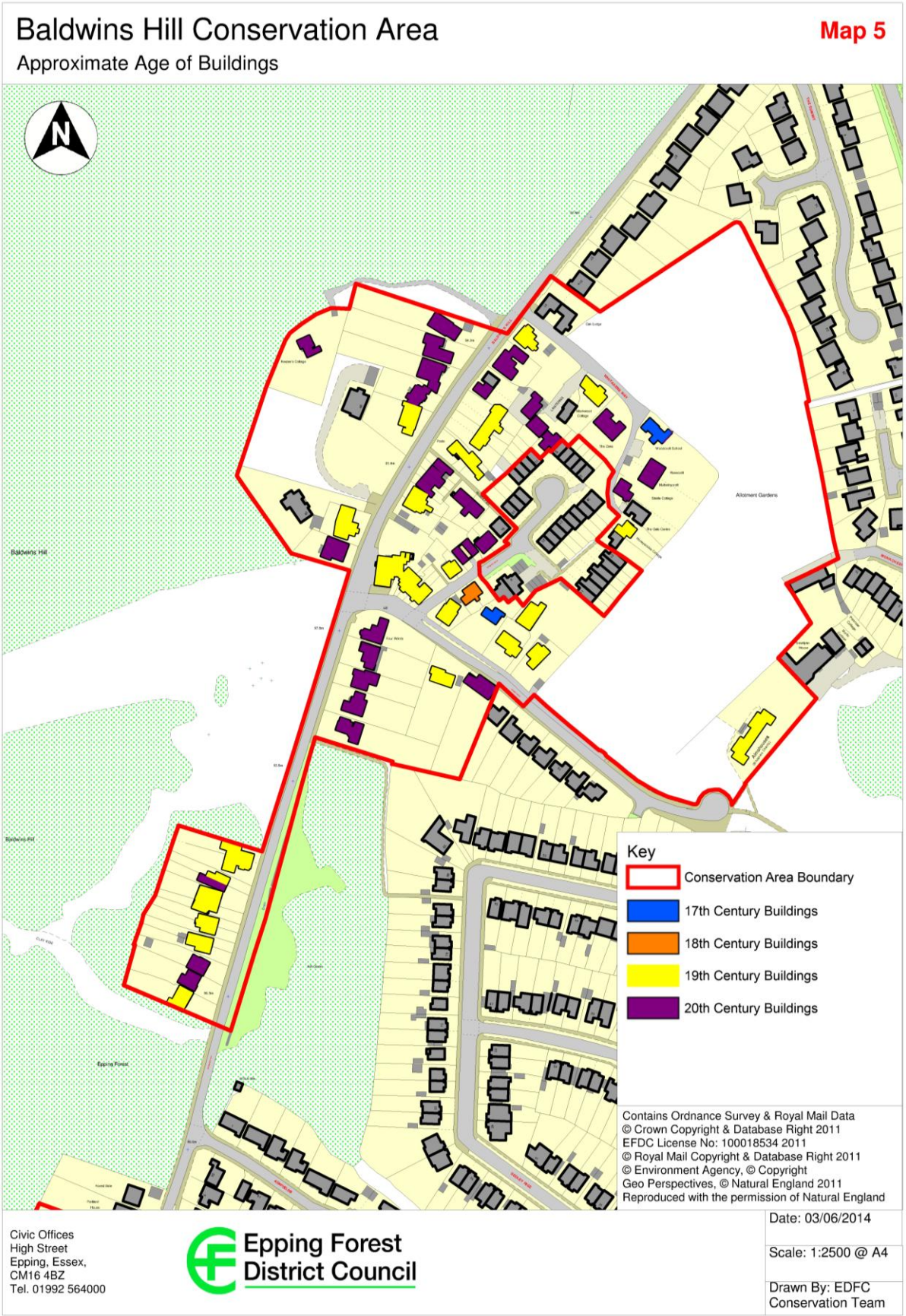
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Date: 03/06/2014

Scale: 1:2500 @ A4

Drawn By: EFDC
 Conservation Team



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**Epping Forest
District Council**