

**INTERPRETATION OF SURVEY DATA: LOCALLY LISTED BUILDINGS - EPPING PARISH**

Ref	BUILDING NAME OR NO.	ADDRESS	DESCRIPTION	BUILDING AT RISK?	CONDITION	RECOMMEND FOR STATUTORY LISTING?		
						REMOVE/ADD TO LOCAL LIST	RECOMMENDATION	STAKEHOLDER RECOMMENDATION
E-E01	Forest Gate Inn and outbuilding	Bell Common	A historic vernacular pub possibly dating from the 18th century, which largely retains its original form. Brick (part painted), under a clay tile roof. The outbuilding is elaborate for a 19th century ancillary structure thought to have once been a Victorian bowling alley. Both pub and outbuilding are of historic & aesthetic value.	No	Good	N/A	No	N/A
E-E02	Walnut Cottage, 37	Bell Common	A modest 19th century weatherboarded cottage in a simple traditional vernacular style. Render to ground floor with weatherboarding above, under half hip clay tile roof. Of historic & aesthetic value.	No	Good	N/A	No	N/A
E-E03	iron railings at Nos. 10 & 12	Bower Hill	Decorative cast-iron railings, rare survivors of traditional iron railings (to boundary and entrance steps). Boundary railings set on top of a red brick dwarf wall. Of some aesthetic and historic value. Note: Houses of no significant heritage value.	No	Good	N/A	No	N/A
E-E04	37 & railings in front	Church Hill	An attractive & well executed mid-19th century detached house with decorative railings to frontage. House of brick under clay tile roof, displaying a pleasing simplicity and symmetry, with classically inspired proportions incorporating shutters to openings. The property retains its railing boundary treatment to highway. Primarily of aesthetic value.	No	Good	N/A	No	N/A
E-E05	Dane Lodge, No. 9	Church Hill	An attractive & well executed late-19th century Victorian detached red brick house. Brick with hipped roof behind parapet, projecting bays with decorative terracotta panels and Dutch gables. Externally is essentially complete with original boundary treatment. Primarily of aesthetic value.	No	Good	N/A	No	N/A
E-E06	Pump Cottage, No. 13	Church Hill	An understated delicately detailed mid-19th century villa. Well executed in yellow brick under a hipped slate roof, with a single stack. The buildings elevations retain their symmetry and detailing. Primarily of aesthetic value,	No	Good	N/A	No	N/A
E-E07	35	Church Hill	Example of a large 19th century villa in yellow brick under a hipped slate roof. Three bay principal elevation, with entrance flanked by canted bay windows, with three sash windows corresponding above. Small possibly later extension to right although executed in sensitive materials. Of aesthetic value.	No	Good	N/A	No	N/A
E-E08	Home Farm	Copped Hall Estate	A substantial late 19th century house or red brick, associated with adjoining farm. Part of Copped Hall estate. Of both historic and aesthetic value. Note: NO ACCESS	-	-	N/A	-	N/A
E-E09	Home Farm Dairy building	Copped Hall Estate	A substantial late 19th century 'model' farm building, constructed of red brick. Part of Copped Hall estate model farm. Of both historic and aesthetic value. Note: NO ACCESS	-	-	N/A	-	N/A
E-E10	Timber Lodge	Copped Hall Estate	Late 19th century red brick cottage. NO ACCESS	-	-	N/A	-	N/A
E-E11	Griffins Wood House	Copped Hall Estate	A substantial late 19th house (dated 1895) in Arts & Crafts/Olde English style. Interesting informal composition. Of aesthetic value. Note: NO ACCESS	-	-	N/A	-	N/A
E-E12	Milestone	Epping Road	A weathered 18th century milestone. Of historic and aesthetic value.	No	Poor	N/A	No	N/A
E-E13	The Merry Fiddlers	Fiddlers Hamlet	19th century building, albeit displaying evidence of multiple phases of development and alteration. An iterative and picturesque composition of styles combining render and red brick under slate, clay tile and pantile roof. Of historic & aesthetic value.	No	Fair	N/A	No	N/A
E-E14	Home Farm Farmhouse	Fiddlers Hamlet	A pleasingly detailed vernacular 18th century timber framed farmhouse, rendered facing under a clay tile roof. The building as now encountered is possibly as a result of aggrandisement of previous farmhouse. Of historic & aesthetic value.	No	Good	N/A	No	N/A
E-E15	Friends Meeting House	Hemnall Street	An understated Meeting House constructed in yellow brick built 1850, replacing earlier Meeting House of 1705 (since demolished). There is history of Friends Meetings in Epping dating back to at least 1667. Of historic and aesthetic value.	No	Good	N/A	No	N/A
E-E16	Milestone	High Road	Late 18th century milestone - UNABLE TO LOCATE.					
E-E17	Milestone	High Road	Late 18th century, inscribed 'London 14' on upper chamfered face, 'Woodford 5' on left hand face and 'Epping 1' on right hand face. Of historic and aesthetic value.	No	Fair	N/A	No	N/A

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E-E18	Methodist Church, 119	High Street	Late 19th century Methodist church built in the gothic style and completed in red brick, built 1887 to replace an earlier iron church which was built in 1878. Methodist links in Epping go back to 1815. Of aesthetic and historic value	No	Good	N/A	No	N/A
E-E19	183	High Street	Imposing 1930s red brick building built in a 'Queen Anne' style but incorporating heavy neo-Baroque building inspired porch canopy. Attractive composition and well executed in good quality materials. Local landmark. Of significant aesthetic value.	No	Good	N/A	Yes	N/A
E-E20	208-212	High Street	Large vernacular building with potentially 17th century origins. Timber framed but re-fronted early-mid 19th century, in a simple Georgian style. As a building potentially dating from the 1600 the building has significant historic value, whilst its multi-period building adds layers of interest. Of historic, aesthetic & evidential value.	No	Good	N/A	Yes	N/A
E-E21	226	High Street	Early 20th century bespoke Post office Sorting office, constructed of yellow brick under clay tile hipped roof. Two storey with attic dormers. Attractive classically inspired design. Of aesthetic value.	No	Fair	N/A	No	N/A
E-E22	Fountain	High Street	Fountain installed in 1887 (rededicated 1989) to commemorate Queen Victoria's Golden Jubilee. Attractive stone plinth topped by decorative iron lamp column. Of aesthetic, historic & communal value.	No	Good	N/A	No	N/A
E-E23	5	Kendall Avenue	Large late 19th century Dutch influenced house, constructed of red brick under clay roof. Two and a half storey, with dormers sited within hipped roof. Very substantial property displaying highly original and distinctive detailing. Of significant aesthetic value.	No	Good	N/A	No	N/A
E-E24	16	Lindsey Street	Attractive 18th century vernacular house. Constructed of painted brick, with clay tile roof behind parapet. Simple classically inspired proportionality to principal elevation emphasises significance. Of historic & aesthetic value.	No	Good	N/A	Yes	N/A
E-E25	1	Lindsey Street	Attractive modest vernacular house/cottage with possible 18th century origins. Two storey completed in render and weatherboarding, under clay tile roof. Of historic & aesthetic value.	No	Good	N/A	No	N/A
E-E26	Milestone	Palmers Hill	Partially buried stone, late 18th century - UNABLE TO LOCATE	-	-	N/A	-	N/A
E-E27	Centrepont, 23	St. John's Road	Large former school (Building vacant at time of survey) dating to the mid 19th century. Building is constructed of yellow brick with gothic influenced stone detail and dressings, under a slate roof. Due to its scale the building holds an imposing presence in streetscene. Of aesthetic and historic value.	Yes	Fair	N/A	No	N/A
E-E28	19-21	St. John's Road	Pair of mid 19th century semi-detached houses associated with the adjacent school building (building vacant at time of survey). Constructed in yellow brick, design displaying gothic influences. Of aesthetic and historic value.	Yes	Fair	N/A	No	N/A
E-E29	Cookery' at Epping Junior School	St. John's Road	Yellow brick building with red brick dressings and rusticated quoins, plaque with 'Cookery 1915' over main door. NO ACCESS	-	-	N/A	-	N/A
E-E30	Iron railings at Nos. 52-60	St. John's Road	Decorative iron boundary railings, affixed to stone copings above dwarf red brick wall. Rare survivors of historic boundary treatment. Attractive elements of the streetscape. Of historic & aesthetic value. Associated houses are of no significant heritage value. NOTE: Wall to No.60 rebuilt and railings removed.	No	Fair	N/A	No	N/A
E-E31	15	Station Road	Attractive late Victorian house (date panel 1883) with inventive picturesque character, incorporating gabled and half hip roofs in an interesting roofscape. Constructed of red brick under clay tile roof. Prominent element in streetscape. Of significant aesthetic value.	No	Good	N/A	No	N/A
E-E32	Epping Station	Station Approach	Red brick station building, built c1865 by the Great Eastern Railway when the new railway line opened between Loughton and Ongar. Attractive with high quality brick detailing. Platforms retain much of original character. Of aesthetic and historic interest.	No	Good	N/A	No	N/A

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E-E33	Station House	Station Approach	Red brick station-master's house, built c1865 attached to station building of same date. Attractive with high quality brick detailing. Of aesthetic and historic interest.	No	Good	N/A	No	N/A
E-E34	Theydon Grove Lodge, No. 131	Theydon Grove	Substantial late Victorian (1882) dwelling, showing influences of vernacular revival architecture. Completed in painted brick incorporating date stone 1882, under clay tile roof. Of aesthetic value.	No	Good	N/A	No	N/A
E-E35	Milestone	Thornwood Road	An 18th century milestone, inscribed 'London 17' on upper chamfered face, other inscriptions deteriorating. Of historic and aesthetic value.	Yes	Very Bad	N/A	No	N/A
E-E36	44-46	Hemnall Street	Mid 19th century cottages, no 44 was inhabited by the painter Lucien Pissarro (son of the famous impressionist painter Camille Pissarro) between 1893 and 1897. Of historic value only.	No	Good	N/A	No	N/A
E-P37	Brickfields Business Centre	High Road, Thornwood	Late 19th/early 20th century single storey red brick building. Symmetrical front elevation with long ancillary wing to rear which is rendered. Simple plain tiled pitched roofs unifies composition. Given its location in close proximity to Brickfield Cottages it may be associated with the former Wintry Park Brick & Tile Works. An attractive building of aesthetic value	No	Good	Add	No	No
E-P38	Rosario	High Road, Thornwood	2 storey building with hipped plain clay tiled roof. Painted roughcast render and replacement timber sash windows. Appears to be a late 18th/early 19th century house. Of sufficient architectural and historic value to warrant local listing	No	Fair	Add	No	Yes
E-P39	Belle Vue House	Junction of Theydon Road & High Road	2 storey building with hipped plain clay tiled roof. Painted roughcast render and replacement timber sash windows. Appears to be late 18th/early 19th in date. Former Toll House for the turnpike road. Of architectural and historic value	No	Good	Add	No	No
E-P40	Nos.22-22	High Street, Epping	Substantial late 19th Century Arts & Crafts house with a highly original picturesque roofscape dominated by a large central stack. Complex materials palette including red brick, smooth and roughcast render. Of significant aesthetic value.	No	Good	Add	No	No
E-P41	Whiskers', no.265	High Street, Epping	Large mid-19th century Italianate property. Constructed of gault and yellow brick with rich plaster detailing. Slate hipped roof. A good example of its type with an exterior that remains essentially intact. Of aesthetic and historic value.	No	Good	Add	No	Yes
E-P42	Nos.122-130	High Street, Epping	Attractive mid-19th century symmetrical commercial property with 4 bay central block with single storey extensions to each flank. Built of yellow brick in a late Classical style with a hipped slate roof and good quality brick detailing. Good quality traditional shop front to no.122. Of aesthetic and historic value.	No	Good	Add	No	Yes
E-P43	No.179	High Street, Epping	Modest vernacular structure typical of vernacular Essex architecture. Appears to be of 19th century date but may contain earlier fabric. 2 storeys, roughcast render with pronounced gables. Makes a positive contribution to the streetscene. Of aesthetic and historic interest.	No	Good	Add	No	Yes
E-P44	Nos. 148-152	High Street, Epping	Whilst much altered these properties have vernacular origins that are very typical of Essex architecture. Probably have at least 18th century origins. Form part of a coherent townscape group which enhances their significance. 2 storeys with applied half timbering. 2/3 of the old tile roof remains. Of historic and aesthetic interest.	No	Good	Add	No	Yes
E-P45	Nos. 168-170	High Street, Epping	Whilst much altered these properties have vernacular origins that are very typical of Essex architecture. 2 storeys with old clay tile roof. Traditional type shopfronts remain. Probably have at least 18th century origins. Form part of a coherent townscape group which enhances their significance. Of historic and aesthetic value.	No	Good	Add	No	Yes
E-P46	Police Station, no. 230	High Street, Epping	Handsome 3 storey neo-Georgian red brick building which retains much of its original stone and brick detailing. Has a prominent role in the local townscape and is of aesthetic value.	No	Good	Add	No	Yes
E-P47	The Elms	Stewards Green Road	A two storey red brick Victorian frontage with projecting frontage. High parapet. Conceals what appears to be an older vernacular building to rear. Of aesthetic and historic value. Forms part of an attractive group of traditional properties	No	Good	Add	No	No

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E-P48	Nos. 1 & 2	Mount Road	Pair of attractive 2 storey red brick cottages. Hipped roof and substantial central chimney stack. Historic handmade clay tile roof. Original sashes remain. Of aesthetic and historic value. Forms part of a group of traditional properties	No	Fair	Add	No	No
E-P49	Nos. 1 & 2, including gate piers	High Road, Bell Common	Lodge and gate piers to Copped Hall estate. Picturesque buildings built in Olde English/Arts & Crafts style. Substantial chimney stacks and pitched roofs. No. 2 has decorative dragon finials. Timber gate piers probably contemporary. Forms part of a cohesive group. Of significant historic and evidential value.	No	Good	Add	No	No
E-P50	Nos. 3 & 4	High Road, Bell Common	Symmetrical pair of properties in Olde/English/Arts & Crafts style. 2 storey gabled end wings with 1 1/2 storey central block. Large central chimney stack. Roughcast render and plain clay tiles. Presumably associated with the Copped Hall estate and part of a cohesive group. Of historic and aesthetic value.	No	Poor	Add	No	No
E-P51	No. 5	High Road, Bell Common	Asymmetrical 2 storey house in Olde/English/Arts & Crafts style. 2 storey gable with decorative half timber work. Roughcast render and plain clay tiles. Presumably associated with the Copped Hall estate and part of a cohesive group. Of historic and aesthetic value.	No	Good	Add	No	No
E-P52	Nos. 6 & 7	High Road, Bell Common	Symmetrical pair of properties in Olde/English/Arts & Crafts style. 2 storey gabled end wings with 1 1/2 storey central block. Large central chimney stack. Roughcast render and plain clay tiles. Presumably associated with the Copped Hall estate and part of a cohesive group. Of historic and aesthetic value.	No	Good	Add	No	No
E-P53	Nos. 8 & 9	High Road, Bell Common	Symmetrical pair of properties in Olde/English/Arts & Crafts style. 2 storey gabled end wings with 1 1/2 storey central block. Large central chimney stack. Roughcast render and plain clay tiles. Presumably associated with the Copped Hall estate and part of a cohesive group. Of historic and aesthetic value.	No	Good	Add	No	No
E-P54	Nos. 10 & 11	High Road, Bell Common	Symmetrical pair of properties in Olde/English/Arts & Crafts style. 2 storey gabled end wings with 1 1/2 storey central block. Large central chimney stack. Roughcast render, red brick and and plain clay tiles. Presumably associated with the Copped Hall estate and part of a cohesive group. Of historic and aesthetic value.	No	Good	Add	No	No
E-P55	Nos. 12 & 13	High Road, Bell Common	Symmetrical pair of properties in Vernacular Revival/Arts & Crafts style. 2 storey gabled end wings with 1 1/2 storey central block. Large central chimney stack. Roughcast render and handmade plain clay tiles. Presumably associated with the Copped Hall estate and part of a cohesive group. Of historic and aesthetic value.	No	Good	Add	No	No