



Roydon Conservation Area

Character Appraisal

September 2006



**Epping Forest
District Council**

Planning Services

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1. Introduction

1.1 Definition and purpose of conservation areas

A conservation area is defined by law as 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). A conservation area may be the historic centre of a town or village, an unspoilt historic residential area or an important country house in large landscaped grounds.

Conservation areas form part of our cultural heritage and national identity. They are irreplaceable records, which contribute through formal education and in many other ways, to our understanding of both the present and the past. The designation of a conservation area introduces special controls, including the requirement of consent from the council to demolish any building or part of a building or to carry out works on unprotected trees. These restrictions aim to ensure that the special architectural and historic interest of the conservation area is retained for the enjoyment of local residents, business owners and visitors alike.

1.2 Purpose, scope and nature of character appraisals

Following conservation area designation, councils have a statutory duty to formulate and publish proposals for the preservation and enhancement of their conservation areas, and to consult the local community about these proposals. In accordance with this duty, the main aims of a conservation area character appraisal are to:

- Define the special architectural and historic interest of a conservation area;
- Review current conservation area boundaries, so that that they reflect what is considered to be worthy of preservation;

- 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 and appearance of the conservation area and put forward proposals for its enhancement.

It is hoped that this document will provide a management framework to control and guide change in the Roydon Conservation Area and form a basis for other planning decisions that affect the area.

It is, however, 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 the conservation area

Roydon Conservation Area, which was first designated in 1973, extends from the village green at the northern end of the village as far as Harlow Road and Epping Road at the southern end. The precise conservation area boundaries are illustrated in Map 1.

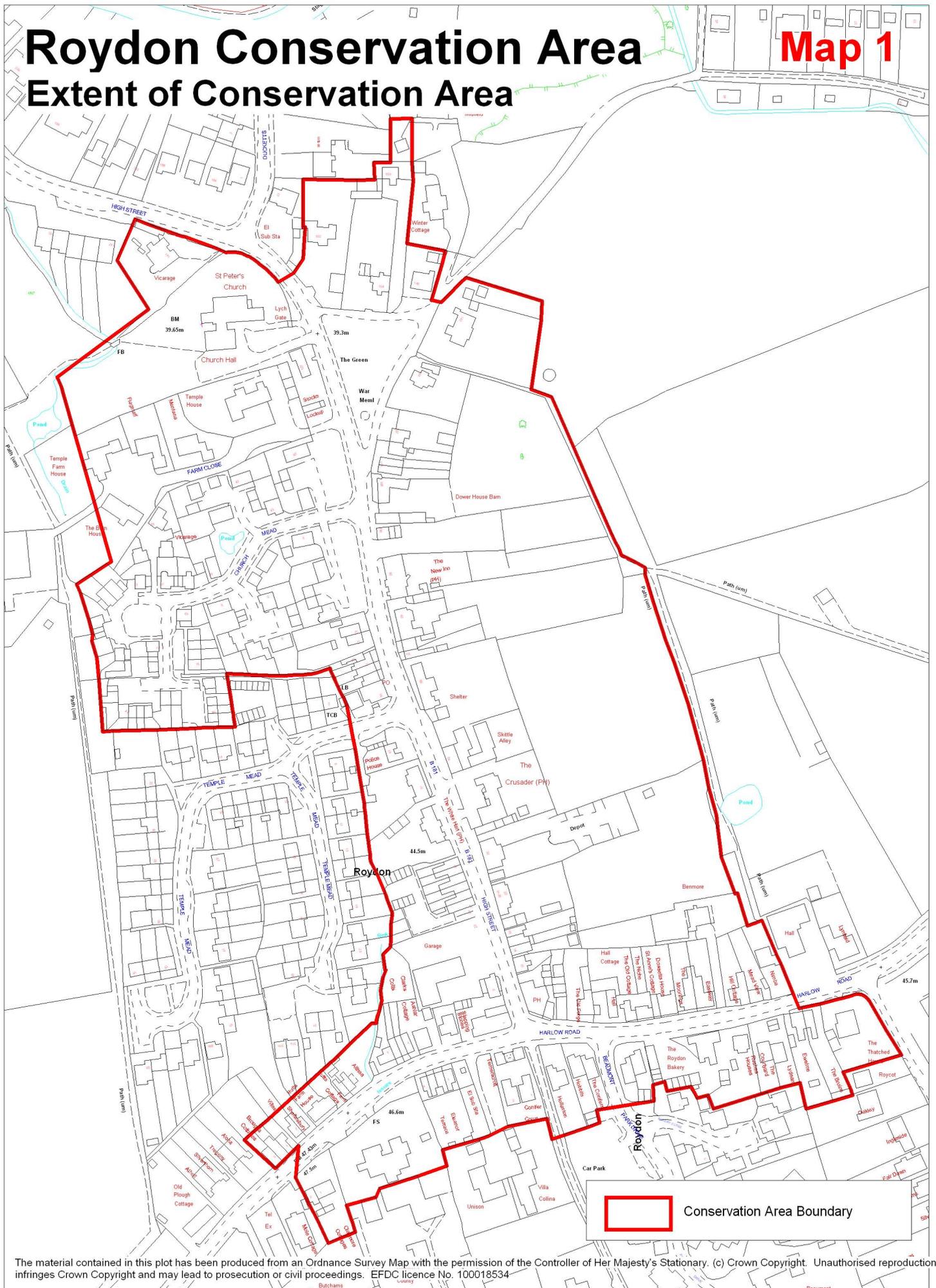
1.4 Methodology

This appraisal was put together between February and July 2006. As part of its appraisal, the conservation area was surveyed and photographed in detail, a range of historic maps was consulted and documentary research was carried out. A draft version of the appraisal was put out to public consultation between April and May 2006 to allow the comments and suggestions of local residents to be incorporated into the final published version.

Roydon Conservation Area

Extent of Conservation Area

Map 1



 Conservation Area Boundary

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2. Planning Policy Context

2.1 Local plan policies

Conservation areas were first introduced by the Civic Amenities Act of 1967. 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 Planning Policy Guidance Note Number 15 – “Planning and the Historic Environment”.

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 and has recently been reviewed. Alterations were

adopted in July 2006, although policies concerning conservation areas have not been changed.

The council has already begun work on the new system of local policy plans that will replace the existing local plan – this will be known as the local development framework. At this stage, the council cannot say for certain 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 Services section of the council’s website).

3. Summary of Special Interest

3.1 Definition of special architectural and historic interest

Buildings of architectural and historic Interest

- A 13th century church (Grade I listed)
- A range of 15th, 16th and 17th century buildings (all Grade II listed)
- A range of good quality 19th century buildings (two of which are statutorily listed and three of which are locally listed)

Roydon Conservation Area contains a large number of buildings of special architectural and historic interest ranging in date from the 13th to the 19th century. It is the group value of these buildings that accounts for the designation of the conservation area.

3.2 Definition of the character of Roydon Conservation Area

The character and appearance of Roydon Conservation Area derives from the interaction of a number of different components which are outlined below.

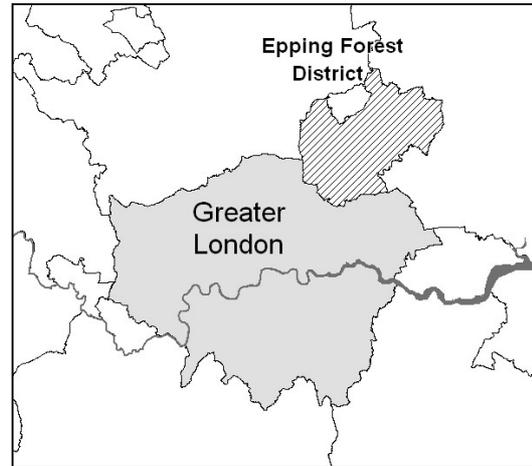
Factors contributing to the character of the conservation area

- The historic street pattern, including public paths, lanes and historic plot divisions;
- The wide range of buildings of special architectural and historic interest dating from the 13th to the 19th century, many of which display local traditional building characteristics;
- The general low height and domestic scale of the buildings and the varied density of building distribution;
- The rural setting, open grassed areas and numerous trees and hedges;
- The colour and texture of traditional building materials and the variety of architectural features such as traditional sliding sash windows, decorative doorcases and historic shopfronts and;
- The quiet residential character of the village and the small number of local services.

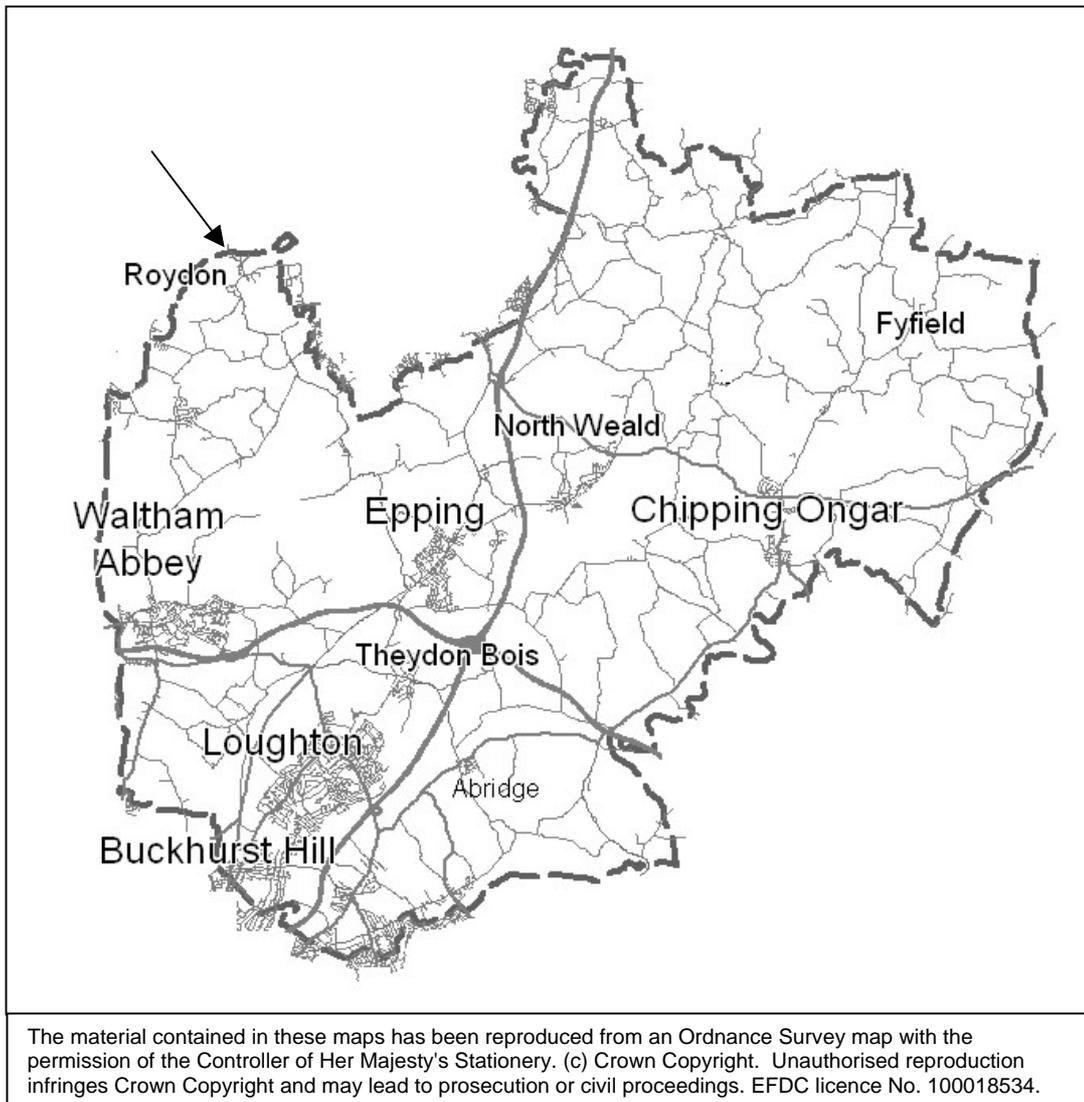
It is important to ensure that these qualities and characteristics are maintained in order to preserve the character and special interest of the conservation area.

4. Location and Population

Roydon village is situated in the northwest corner of Epping Forest District in the county of Essex. It is approximately 3 miles west of Harlow, 8 miles northwest of Epping and 20 miles northeast of the centre of London. Immediately to the north of the village is the Stort Navigation and the West Anglia Main (railway) Line. At the time of the 2001 census, Roydon parish had a population of 2,177.



Map showing location of Epping Forest District



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Map of Epping Forest District showing location of Roydon Conservation Area

5. Topography and Setting



Landscape view from the eastern boundary of the conservation area

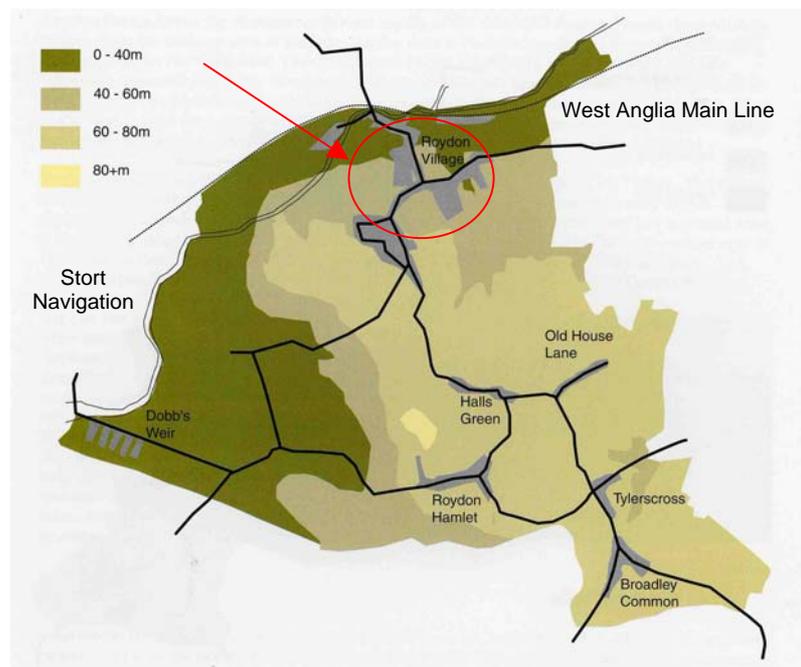
Roydon is situated on a gentle spur on the south bank of the former River Stort (now the Stort Navigation) within an undulating landscape of farmland, hedgerows and patches of woodland. This landscape forms part of the Metropolitan Green Belt. A small part of Roydon Conservation Area (the open land to the rear of the properties on the eastern side of the High Street) also lies within the Green Belt boundary (see Map 2). The local area has good quality soils with chalk deposits which give the land a natural fertility and make it suitable for

farming. In recent years the quarrying of underlying sands and gravels in the area, mainly to the north of the village in Hertfordshire and to the southwest of the village near Dobbs Weir and Netherhall, has led to the modification of large sections of the natural landscape. However, these areas are usually left to naturalise again following quarrying, which allows a new landscape to take shape.

There are attractive views of the surrounding countryside from the eastern boundary of the conservation area.



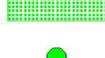
Landscape view from Harlow Road

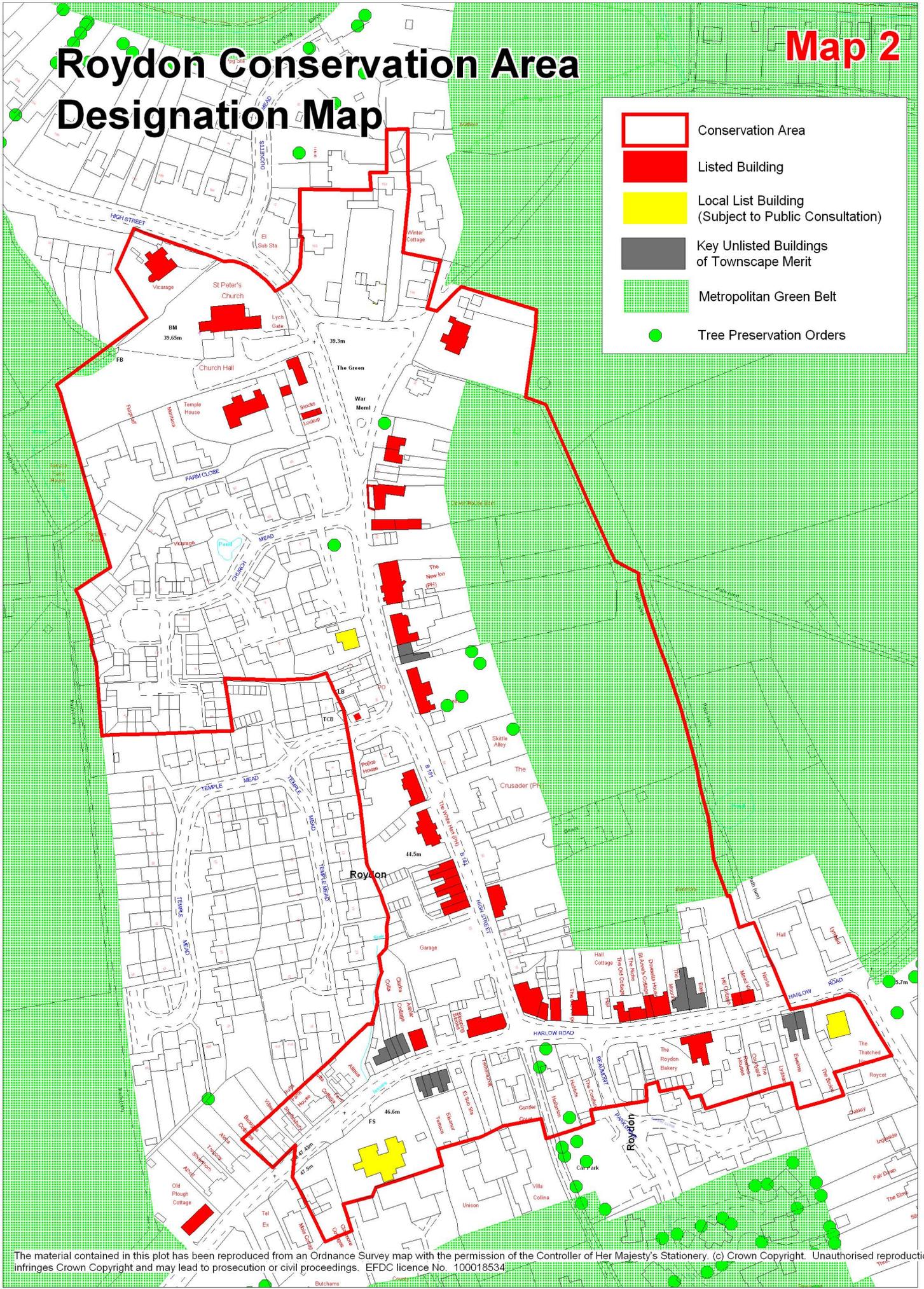


Topographical map showing Roydon village within Roydon parish

Roydon Conservation Area Designation Map

Map 2

	Conservation Area
	Listed Building
	Local List Building (Subject to Public Consultation)
	Key Unlisted Buildings of Townscape Merit
	Metropolitan Green Belt
	Tree Preservation Orders

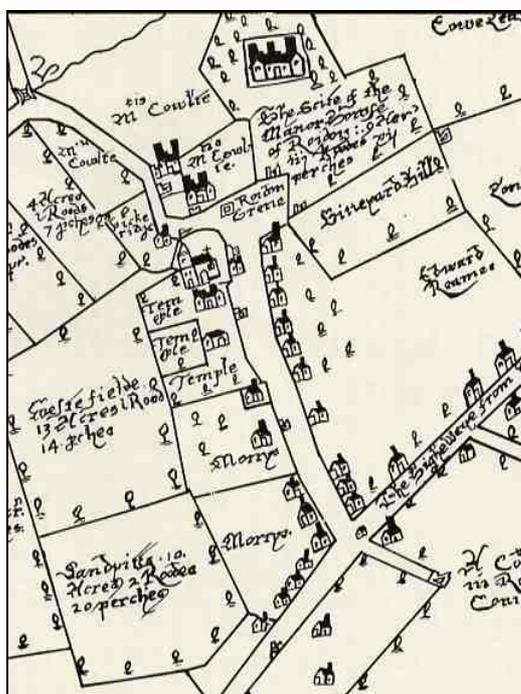


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6. Historic Development and Archaeology

6.1 Origins and development

Roydon originated as a medieval farming settlement and is first mentioned in the Domesday book (c.1086) as 'Ruindune' which possibly means 'rye-covered hill'. At this time, there were at least 20 households in the village and the majority of the land was owned by a Saxon lord of Danish descent named Ingwar. The parish church of St. Peter-ad-Vincula dates back to 1225 and was probably built on the site of an even older church dating to the 11th or 12th century.



Roydon village c.1597, from a plan of Roydon Manor and Parsonage (VCH, Essex, Vol. VIII)

By the 13th century, Roydon Parish had four manor houses, two of which were located within Roydon village: Temple Roydon and Roydon Hall. Temple Roydon was named after the Order of the Knights Templar who were granted the manor in 1205. Several property names within Roydon today retain this connection such as Temple House, which was built on the site of Temple Roydon manor, and the Crusader public house on the High Street (formerly the Temple Inn).

Roydon Hall, which was demolished in 1864, was situated to the north of the village

green. In the 15th century, it was owned by Christ's College Cambridge. However, ownership of both Temple Roydon and Roydon Hall was passed to the Tudor English monarchs after the dissolution of the monasteries in 1540. Henry VIII is said to have displayed his infant son and heir Edward to the people of Roydon at Roydon Hall in 1538.

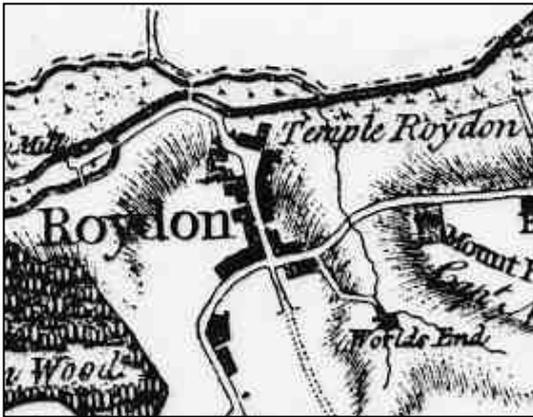


St Peter's Church, 13th century

In 1290, Roydon village was granted a charter to hold a weekly market. An annual village fair was also held in the village in early August, probably to celebrate the feast day of St. Peter-ad-Vincula and Lammas Day. Both the market and fair are likely to have taken place on the village green, which was originally larger and rectangular in shape, according to a map of Roydon Manor from 1597. Village greens, such as that at Roydon, usually came about when the poorer bits of land belonging to a manor were made available to workers on the estate as common land for grazing animals and other benefits such as taking peat and wood.

By 1351, the settlement at Roydon had already begun to spread southwards from the village green and by the late 16th century, there were numerous houses along Epping Road, Harlow Road and the southern part of the High Street. The process of enclosure of large common fields also began around this time as is evident from the plot divisions marked on the estate map of 1597. During the 16th and 17th centuries, there was an extensive re-building of the properties along the High Street. The majority of the listed buildings in Roydon Conservation Area date to this period and are mainly long and narrow in plan due to

the limits of traditional building techniques. The historic buildings in the northern part of the village tend to be well spaced apart as a result of the large plot divisions of the original medieval settlement; however, those in the southern part, particularly the Niche, St Anne's Cottage and Dowsett's House on Harlow Road are more closely set together, which demonstrates the growing restrictions on available space as the population of the village began to increase. By the late 17th century, a market cross stood at the junction of the High Street, Epping Road and Harlow Road.



Extract from Chapman & André Map, 1777

The Chapman and Andre map of 1777 shows the layout of the village much as it is today with the village green at the north of the settlement (triangular by this time) and various buildings lining the High Street, the north side of Epping Road and both sides of Harlow Road. Three of the four pubs in the village also date back to the late 17th and 18th centuries: the New Inn was in existence by 1769, the White Hart was an alehouse by 1789 and there has been a public house on the site of the White Horse since at least 1671. The Crusader Public House wasn't built until the early 19th century (at which time it was known as the Temple Inn).

The Stort Navigation, which gave Roydon direct access to London by barge, was completed in 1769 and the Eastern Counties Railway, as it was then known, was extended to Roydon in 1841. Both the railway and the canal greatly improved the village's communication links and contributed to the increase in its population in the late 18th and 19th centuries. The canal was developed by a man named George Jackson, later Sir George Duckett, who also



Roydon Lodge, photo taken July 1967

built Roydon Lodge, a large country house which once stood to the northwest of the village green. Although this house was demolished in the late 1960s, some remains of the estate still survive to the north of the village green. These include an early 19th century gardener's cottage (150 High Street), a row of historic potting sheds (behind Roydon Green Cottage) and some substantial red brick garden walls which run along the boundaries of both of these properties and 160 High Street.



150 High Street, gardener's cottage of the former Roydon Lodge

A large proportion of the buildings in the conservation area date to the 18th and 19th centuries, particularly in the southern half of the village. The majority of the 19th century buildings in Roydon are terraced or semi-detached which reflects the limited availability of space as the population continued to increase. 1-7 Allens Row on the High Street is said to have been built as a speculative venture when the railway was being constructed. The first edition Ordnance Survey map shows two blacksmiths in the village in the early 1870s, including the Old Forge on Harlow Road,

and two schools at the north end of the village, one of which occupied the Dower House Barn.



A view of the village green c.1900

Roydon continued to expand and by the late 20th century, it had changed from being a traditional farming settlement to a residential commuter village. In the interwar period, a number of large detached houses were built around the village green on the grounds of the former Roydon Lodge. In the late 1950s, Temple Mead housing estate was built behind the western side of the High Street and Roydon Garage was later built at the southern end of the High Street. The last two remaining cottages that stood on the High Street in front of Roydon Garage were demolished in 1981. In the 1980s, Church Mead housing estate was built on part of the land belonging to Temple House Farm and a number of detached and semi-detached houses were built along the southern side of Harlow Road and Epping Road on land that

previously formed part of the Beaumont Hall estate.

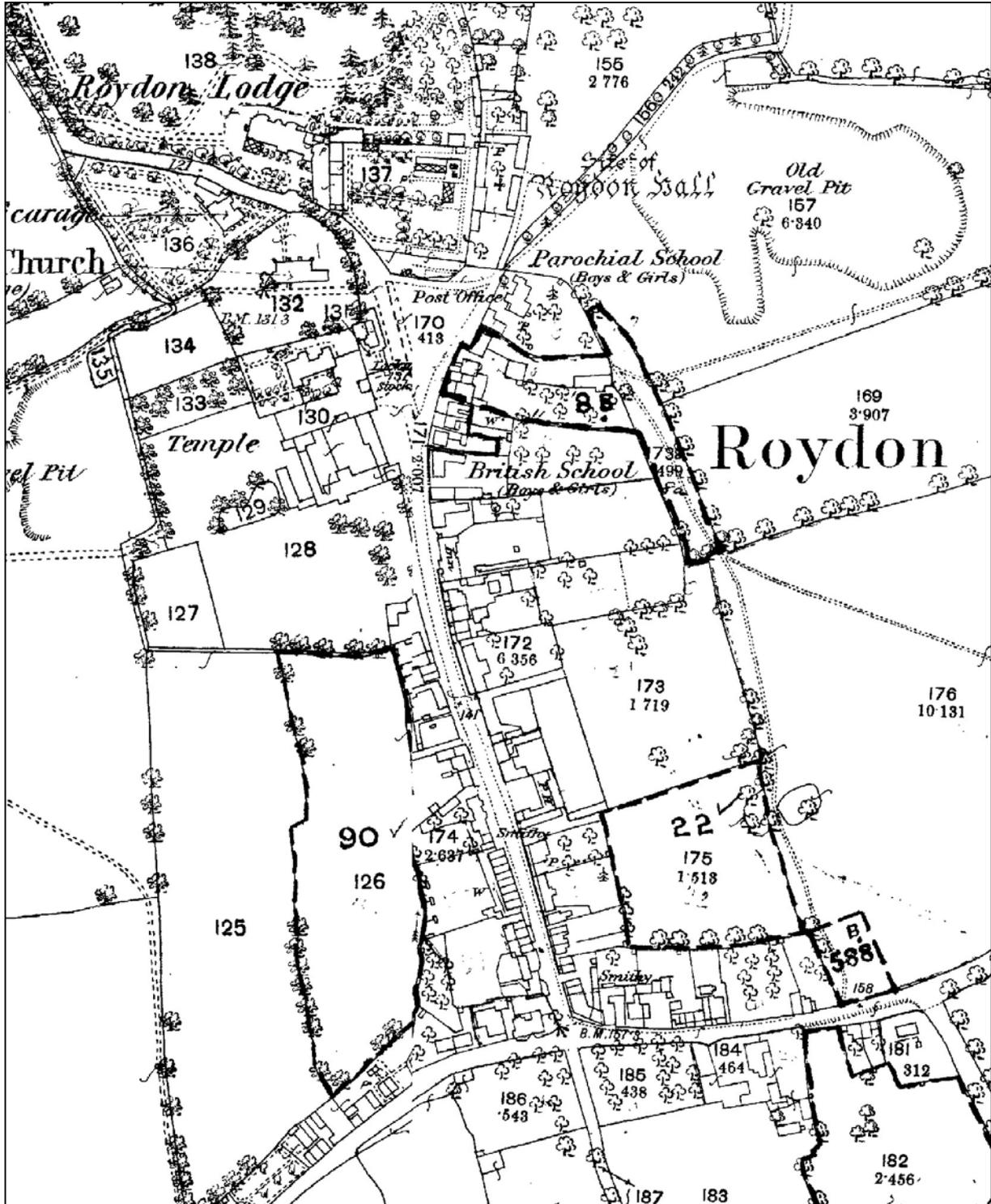
6.2 Archaeology

To date, there have been no archaeological excavations in Roydon village. However, Palaeolithic and Neolithic flints have been found within Roydon parish at New Barns Farm and Roman pottery has been discovered at Tylers Cross. A number of Roman silver coins were also allegedly found within the parish boundaries in 1855. On the basis of comparison with similar settlements, archaeological deposits and features can be expected to be found within Roydon Conservation Area, particularly around the village green, where the original medieval settlement was located.



Photo taken of the High Street in 1978 showing 1-7 Allens Row (Grade II listed) and the cottages that formerly stood in what is now the Roydon garage forecourt

1st Edition Ordnance Survey map, c1874



7. Character Analysis

7.1 Plan form

Roydon village is a linear rural settlement which has formed along the High Street and its junction with Epping Road and Harlow Road. The village has retained its historic street pattern including a large triangular village green at the north end of the settlement. The buildings are more closely grouped together in the southern part of the conservation area than in the northern part. Behind the properties on the eastern side of the High Street, there is an area number of historic plot divisions known as 'closes'. These are thought to be portions of land once used by the adjoining houses on the High Street for paddocks or kitchen gardens.



View across the green to St Peter's Church

7.2 Key views and vistas



View into the conservation area from the north



View down the High Street towards the church

Views are an integral part of the conservation area and they serve to highlight focal points. There are a number of important views within Roydon Conservation Area (see Map 2) including the various views across the village green and the view down the High Street towards St Peter's Church. On the approach to the conservation area on Epping Road, the bend in the road creates an attractive view of the buildings which line the northern side of the street. There are also good views of the buildings on the north side of Harlow Road from the entrance to Beaumont Park Drive.



View along Epping Road

7.3 Definition of ‘character areas’

The conservation area can be divided into seven separate ‘character areas’ or zones which are illustrated in Map 3. These character areas do not have precise boundaries and the main purpose of their identification is to show how parts of the conservation area differ in terms of architectural characteristics, spatial composition and land-use.

- Character Areas**

 - **Area 1 – Village Green**
 - **Area 2 – Farm Close**
 - **Area 3 – Church Mead**
 - **Area 4 – High Street**
 - **Area 5 – T- junction**
 - **Area 6 – Epping Road**
 - **Area 7 – Harlow Road**



Area 2 – Farm Close

Area 2: Farm Close

To the west of the village green is Farm Close, a small group of late 20th century buildings built in a local traditional style. Situated off the main road, it is a quiet residential zone and the high walls around the houses create a sense of enclosure. The scale of the buildings is also generally larger than houses elsewhere in the conservation area.



Area 1 – Village Green

Area 1: Village Green

The village green and adjoining land forms a distinct character area. The large triangular village green that occupies the majority of this area creates a strong sense of open space. The buildings, which range in date from the 13th to the 20th century, are widely spaced apart and loosely arranged around the green. There are also several mature trees which, together with the green space and the unsurfaced roads, give this area a rural character. Apart from St Peter’s Church, all the buildings in this area are residential.

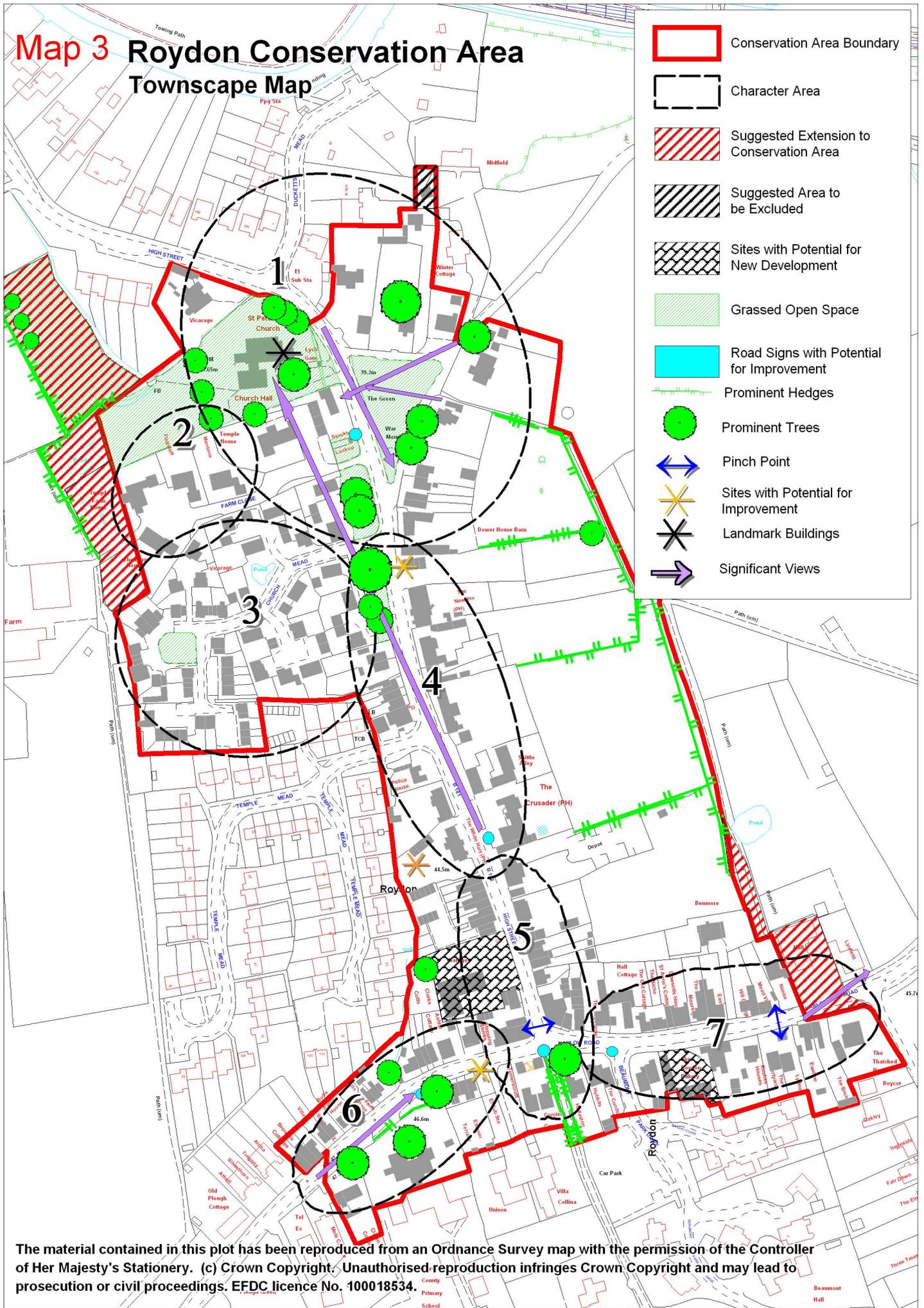


Area 3 – Church Mead

Area 3: Church Mead

To the south of Farm Close is Church Mead housing estate, another quiet residential area which incorporates many of the urban design criteria set out in the Essex Design Guide (1973 edition) and represents a conscious attempt to move away from the suburban, highway dominated “anywhere” housing estates of the 1960s. The buildings are set relatively close together and arranged in an irregular pattern.

Map 3 Roydon Conservation Area Townscape Map



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Area 4 - Central section of the High Street

Area 4: Central section of the High Street

The central section of the High Street, between the village green and the Crusader pub, is relatively wide and spacious. Most of the buildings have wide street frontages and are reasonably well spaced apart, creating frequent breaks in the street line. The buildings range in date from the 15th to the 20th century and the area contains a mixture of residential and commercial uses.



Area 6 – Epping Road

Area 6: Epping Road

The majority of the properties on Epping Road are terraced and semi-detached and date to the 19th and 20th centuries. On the northern side of the road they are grouped closely together and set close to the road, while on the southern side of the road they are more widely spaced apart with the majority set back from the road. Apart from the village primary school, all the buildings in this area are residential.



Area 5 – South end of the High Street

Area 5: South end of the High Street

The southern part of the High Street, between the Crusader pub and the T-junction is more enclosed as the High Street becomes narrower and the buildings are set closer together. A pinch-point is created at the T-junction where the High Street is at its narrowest. The buildings range in date from the 16th to the 20th century. This area also contains both residential and commercial uses.



Area 7 - Harlow Road

Area 7: Harlow Road

Harlow Road contains a mixture of 16th, 17th, 19th and 20th century buildings. Most of the buildings are set on the north side of the road are terraced or semi-detached and set close to the road, while those on the southern side are mostly detached or semi-detached and set back from the road. The road narrows in this area to create 'pinch-point' between Hill Cottage and Lydeard. Apart from the United Reformed Church Hall, it is primarily a residential area.

7.4 Buildings of architectural and historic interest

Roydon Conservation Area contains a wide variety of buildings of architectural and historic interest built in a range of styles from the 13th to the 19th century. These include a range of statutorily listed buildings, locally listed buildings and other key buildings of townscape merit.

Listed buildings

There are 27 listed buildings (see map 3) in the conservation area, all of which make an important contribution to its architectural and historic interest. The majority of the listed buildings date to the 15th, 16th and 17th centuries (see map 4), although the facades of many of these properties were rebuilt in the 18th and 19th centuries.



Church House, listed Grade II

The oldest building in the conservation area is St Peter's Church, which is Grade I listed. It was built in the 13th century, added to in the 14th and 15th centuries and restored again in the 19th century. It is the tallest structure in the village and is an important visual and cultural landmark in the conservation area. To the south of St Peter's Church is Church House, a 15th century timber framed building with 16th century extensions and to the north of the church is the Old Vicarage, a 16th century timber-framed building was restored in the 19th century. Across the green is Sakins, another timber-framed 16th century building featuring a number of later alterations.

Listed buildings in Roydon Conservation Area

Grade I

- St Peters Church, High St

Grade II

- The Old Vicarage, High St
- Church House, High St
- The stocks and lock-up, High St
- Granary at Temple House
- Temple House, High St
- Sakins, High St
- 120-122 High St
- Dower House, High St
- Dower House Barn, High St
- The New Inn, High St
- Whitegates, High St
- Cambridge House, High St
- 57 High St
- The White Hart, High St
- 1-7 Allens Row, High St
- The Old Post Office, High St
- 1 High St
- Clark's Cottage, Epping Rd
- The White Horse, High St
- The Old Forge, Harlow Rd
- The Old Cottage, Harlow Rd
- The Niche, Harlow Rd
- St Anne's Cottage, Harlow Rd
- Dowsett's House, Harlow Rd
- The Old Bakery, Harlow Rd
- Mead View, Harlow Rd

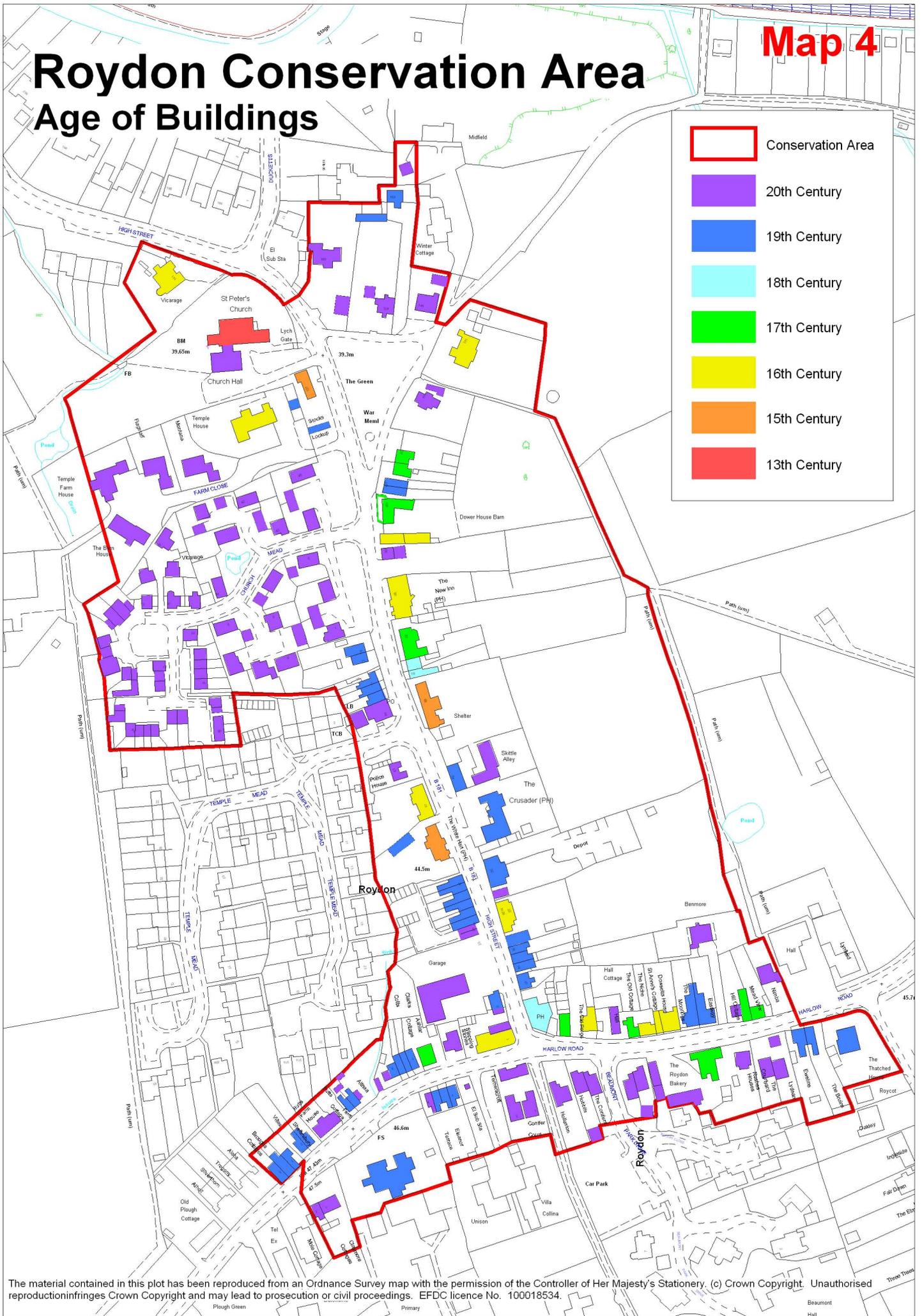
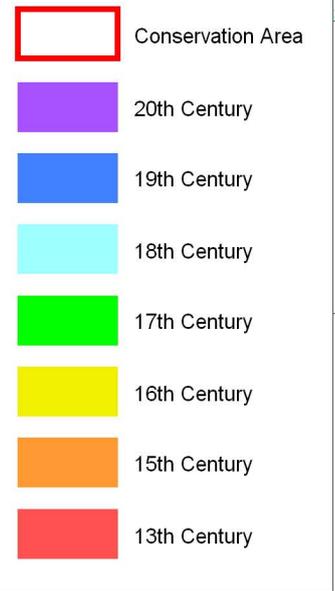


Stocks and lock-up, listed Grade II

Behind Church House is the large two-storey Temple House, a 16th century timber-framed building with some 18th and 19th century extensions and alterations. Adjacent to this is an early 19th century timber-framed granary building (now used as an office). To the south of Church House are the stocks and lock-up, an interesting reminder of how minor offences were dealt with in villages during the 18th and 19th centuries. The timber lock-up dates to the early 19th century but the stocks, only part of which are original, are of

Roydon Conservation Area

Age of Buildings



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uncertain date. At the south side of the village green is 120-122 High Street, a pair of 17th century timber-framed cottages with a late 18th or early 19th century brick façade.



Whitegates, High Street, listed Grade II

In the central section of the High Street is Dower House, a 17th century timber-framed building with an 18th century Georgian facade and the Dower House Barn, a long narrow 16th century weatherboarded building with a steeply pitched thatched roof. Further along from this is the New Inn, a 16th century timber-framed building with a number of 19th century alterations. This building was recorded as an inn as early as 1769. Whitegates, which is next door to this, was originally a late medieval timber-framed house that was rebuilt in the 17th century. Further along the High Street is Cambridge House, a 15th century timber-framed building with a late 18th century façade. Cambridge House was given to Christ's College, Cambridge in 1513 by Edith Fowler, countess of Richmond and Derby. The house was probably built on the site of an earlier building.



Cambridge House, listed Grade II



Early shopfront at 55-57 High Street

On the opposite side of the road is the White Hart, a 15th century timber-framed building containing a number of later alterations. Records suggest that it has been a pub since 1789. Beside this is No. 55-57 High Street, a 16th century timber-framed building that features an early shopfront. There is a listed 'K6' red telephone box beside the post office.



The Old Post Office, listed Grade II

On the other side of the White Hart is 1-7 Allens Row, a group of unusual three-storey terraced industrial-style cottages. This terrace was built c.1840 by Nathaniel and William Allen and is an important and rare example of this building type in Essex. According to research carried out by a former resident of Roydon, the first occupants of this building were farm labourers, a gardener and a blacksmith. Across the road from this is the Old Post Office, a late 16th century timber-framed building with a 19th century facade. A post office opened in this building in 1863, but had moved to the village green by 1874. At the southern end of the High Street is the White Horse, an 18th century timber-framed building with a 19th century façade. On the opposite side of the road is No. 1-3 High Street, a late 16th century building with a 19th century façade, an 18th century classical doorcase and a 19th century timber shopfront.



The Old Cottage, the Niche, St Anne's Cottage & Dowsett's House, listed Grade II

The listed buildings on Harlow Road include the Old Forge and the Old Cottage, two 17th century timber-framed buildings and the Niche, Dowsett's House and St Anne's Cottage, a group of 16th century timber-framed and weatherboarded houses. Further along Harlow Road is Mead View, a 17th century timber-framed building with a large 19th century extension and on the other side of the road is the Old Bakery, a late 17th or early 18th century timber-framed building with a number of 19th and 20th century extensions. The only listed building on Epping Road is Ashlar cottage, a 17th century timber-framed house that was altered in the 20th century.

Locally listed buildings

<p><u>Locally listed buildings</u></p> <ul style="list-style-type: none"> • 77-79 High Street • Primary School, Epping Road • The Thatched House, Harlow Road
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Roydon Primary School on Epping Road

There are three buildings in the conservation area on the council's Local List, which includes buildings of local architectural and historic interest. These are: the large Arts and Crafts style school on Epping Road, built in 1876; the Thatched House on Harlow Road, a early 19th century house with a steeply pitched thatched roof; and 77-79 High Street, a pair of labourer's cottages dating to the late 19th century.



The Thatched House, Harlow Road, a locally listed building



77 & 79 High Street, a locally listed building

Key unlisted buildings of townscape merit

There are a number of unlisted buildings in the conservation area which, although not statutorily or locally listed, nevertheless make a significant positive contribution to the character and appearance of the conservation area and enhance the setting of the many listed buildings in the village.

**Key unlisted buildings
of townscape merit**

- **78-80 High Street**
- **Eleanor Terrace, Epping Road**
- **Clarks Cottages, Epping Rd**
- **Moorings/Eastway, Harlow Road**
- **Ewelme & The Bruins, Harlow Road**

The key unlisted buildings of townscape merit in Roydon Conservation Area include: 78-80 High Street, a pair of 18th century townhouses on the High Street; Eastway/The Moorings, a pair of late 19th Victorian townhouses on Harlow Road; Ewelme & the Bruins, a pair of mid-late 19th century Tudor-style houses on Harlow Road; Eleanor Terrace, a group of late Victorian terraced townhouses on Epping Road and Clarks Cottages, a group of 19th century weatherboarded terraced cottages on Epping Road.



Eastway/The Moorings, Harlow Road, a pair of key unlisted buildings of townscape merit



Eleanor Terrace, a group of key unlisted buildings of townscape merit

7.5 Traditional building materials

There is a wide variety of traditional building materials in Roydon Conservation Area that contribute a great deal of colour and texture to the townscape. The main traditional materials used are timber, brick, hand-made plain red clay tiles, slate, thatch, cast-iron and a small amount of stone, although it should be recognised that stone is not a traditional building material in this part of Essex.

Traditional Building Materials

- **Walls (timber weather-boarding, brick, render)**
- **Roofs (plain clay tiles, slate, thatch)**
- **Doors & windows (timber)**
- **Boundaries (timber, brick and cast-iron)**

Walls

The majority of the pre-19th century buildings within the conservation area are timber-framed, though this is not always evident from the facades. Brick is the most common material used for exterior walls in the conservation area and a number of different types and shades of brick are used including red and yellow London stock brick and gault brick. From the late 18th and 19th century onwards, brick became much more widely available due to the advent of more efficient forms of transportation such as the canal and the railway. Nearly all the 19th century buildings in the conservation area are built in this material and many earlier properties were also refaced in brick around this time. Smooth render is another common form of wall surface and there are several examples of decorative pargetting, a local technique of creating decorative surface patterns in the plaster. A small number of buildings feature timber weatherboarding, a traditional finish that is usually feather-edged. This is not to be confused with modern 'shiplap' boarding which is flat and characterless (see chemist building in section 8.3). St Peter's Church and Roydon School are the only buildings in the village that use stone. The church is built from a mix of flint rubble, freestone, limestone and clunch and the school is built in flint and brick.

Roofs

The most common roofing material in the conservation area is the hand-made plain red clay tile. There are also a number of natural slate roofs on some of the 19th century properties. Slate was another material that became more easily accessible with the advent of the canal and the railway. Two of the properties in the conservation area feature thatched roofs. Long straw (wheat) thatch is the traditional material for thatching in this part of Essex.

The different roofing materials in Roydon create an interesting and colourful roofscape which is characteristic of the conservation area. Almost all of the historic properties in the conservation area incorporate chimneys as a 'skyline' feature which is another important characteristic of the area. A small number of chimneys, such as that on the Niche on Harlow Road, display decorative brickwork.



Decorative brick chimney and hand-made plain red clay tiles on The Niche, Harlow Road



Traditional timber door and side-hung casement window and 19th century wrought iron canopy and railings on St Anne's Cottage, Harlow Rd



Decorative pargetting and traditional double-hung vertical sliding sash windows on the White Horse pub and restaurant, High Street

Doors and windows

Timber is the traditional material for doors and windows on historic buildings within the conservation area. Other materials are used, such as the cast-iron pivot windows on 1-7 Allen Row and the non-traditional but ubiquitous UPVC replacements on many unlisted houses (see section 8.2). The glazing style of the windows is very much dependent on the age of the building and varies from side-hung casement windows to double-hung vertical sliding sash windows. There are also a small number of classical style timber doorcases and traditional timber shopfronts in the conservation area.

Property boundaries

The prevailing building materials of property boundaries in the conservation area are timber, cast-iron and brick. The timber picket fence is the most common type of fence in the conservation area but there are also some timber post-and-chain fences. There are many good examples of 19th century cast-iron railings in the conservation area such as those in front of Eleanor Terrace, the White Horse, the Dower House and Whitegates. Wrought iron is used for the railings and canopies at St Anne's Cottage and Dowsett's House. The other types of property boundary in the conservation area include low brick walls and hedges.

7.6 Contribution made by trees, hedges and green spaces



Protected horse chestnut tree, High Street

The numerous mature trees, hedges and green spaces in the conservation area make a very significant contribution to its character and appearance. Important trees, hedges and green spaces are identified in map 2. Village greens have become increasingly rare in this country and are mainly to be found in older towns and villages. Roydon village green is protected from development as a registered village green (VG243) under the Commons Registration Act (1965) and the Countryside and Rights of Way Act (2000). The trees in the village are afforded some protection by their location within a conservation area (see section 10) and many are also protected by tree preservation orders (see map 3). The continued work of the local tree wardens and Roydon Countrycare also helps to preserve and protect the trees of Roydon. In 1996, the Roydon Landmark Tree Initiative identified a number of trees that are held to be of particular importance by the local community (see Appendix 5). The most common species of tree within the village are oak, horse chestnut, lime and poplar.



The village green, an important green space

7.7 Activity and movement



The New Inn, one of four pubs in the village

The small number of local services in Roydon village contribute greatly to the vitality of the conservation area. These services include a doctor's surgery, a shop and post office, a chemist, a dentist, an estate agent, a petrol station and four pubs. The former Roydon bakery is the only empty commercial property in the area. Movement through the village is mainly along the principal roads, although there are also a number of public pedestrian routes around the perimeter of the village. There is increased traffic and pedestrian activity in the mornings and evenings at rush hour in the northern part of the conservation area as commuters travel to and from Roydon railway station. There is also increased activity at the primary school on Epping Road at 'dropping off' and 'picking up' times during the school term.



'Picking up' time at the primary school on Epping Road

8 Opportunities for Enhancement

Areas with potential for enhancement

- **Physical condition (The White Hart)**
- **Modern materials (UPVC & concrete) and other modern additions to unlisted buildings (canopies, lamps & shutters)**
- **Specific sites (forecourt of Roydon Garage, Roydon Bakery, chemist building, electricity substation)**
- **Public areas (road signs, street furniture and road surfacing)**

8.1 Physical condition

Overall, the conservation area is in good condition. While there are some buildings containing elements in need of repair and redecoration, the majority of the buildings in the conservation area are well-maintained. The only building in the conservation area with a number of elements in need of repair is the White Hart pub on the High Street. In particular, the large weather-boarded barn to the rear of the pub is in very poor condition and there is a large amount of discarded timber building material around it which adds to the untidy and neglected appearance of this property.

8.2 Modern building materials and other modern elements

The main threats to the character and appearance of the conservation area are the use of modern replacement windows, doors and roof tiles on unlisted historic buildings. Aluminium and UPVC doors and windows are out of keeping with historic buildings and can erode the character and appearance of the conservation area. They also look particularly out of place when installed on a building that forms part of a homogenous group where the others retain their original doors or windows. Interlocking concrete roof tiles have replaced traditional plain clay tile or slate roofs on a small

number of buildings, and these too detract from the quality and interest of the roofscape in the conservation area. It should, however, be noted that re-roofing is now controlled by Building Regulations, and consent needs to be sought from the Council before re-roofing is carried out.

There are a small number of unlisted historic buildings in the conservation area containing modern 'add-on' features such as louvered shutters, 'Dutch' blinds, 'carriage' lamps and canopies. These features are generally out of keeping with historic buildings and can detract from the character and intended uniformity of terraces and semi-detached buildings.

8.3 Specific sites with potential for improvement

The conservation area has a number of sites where there is significant potential for enhancement.



Roydon Garage, High Street, present day



Roydon Garage, High Street, 1978

The first of these is the forecourt of Roydon Garage on the High Street. Roydon Garage itself is unremarkable and is set well back from the High Street. However, the open frontage of this site, which is now used by a second-hand car business, creates a large conspicuous gap in the street scene at the southern end of the High Street. In addition, the large perspex sign in front of the site is visually dominating and out of keeping with the conservation area in terms of scale, colour and materials.

This gap in the High Street originally contained a series of terraced buildings fronting the street. There were two cottages left on this site in 1981 when planning consent was granted to build a car showroom in their place. However, although the cottages were demolished, the car showroom was never built and the forecourt has been used to display cars ever since.

The character and appearance of this part of the conservation area could be enhanced through the sensitive redevelopment of the front part of the Roydon garage site (see section 11.7 & 12.2). If a new building in keeping with the character of conservation area were to be constructed on this site to fill the gap in the street frontage, Roydon Garage and the adjacent second-hand car business could still be retained to the rear of it. At the same time, the large garage sign could be repositioned and made smaller to reduce its negative visual impact.



Roydon Bakery and lock-ups, Harlow Road

The next site with potential for improvement is the former Roydon Bakery on Harlow Road. This site is currently occupied by a single storey 20th century building (that has recently become vacant) and a yard containing a row of lock-up garages. The yard, which creates a gap along the

frontage of this road, has an unkempt and neglected appearance that detracts from the character of this part of the conservation area. This site could be enhanced by the addition of a new building in front of, or in place of, the lock-up garages. Any new building in this location would have to be carefully designed so as to complement the adjacent grade II listed Old Bakery and the character of the conservation area as a whole.



Dower House Barn, listed Grade II and adjacent chemist building.

The chemist building beside the Dower House Barn is another site with potential for improvement. The building's flat modern timber boarding and concrete roof tiles are out of place beside the Grade II listed Dower House Barn and although the building features a large shop window, it lacks a proper shopfront structure. The character and appearance of this building could be significantly improved by a number of sensitive alterations using traditional materials. The concrete roof tiles could be replaced with hand made plain clay tiles, the modern timber boarding could be replaced with traditional feather-edged weatherboarding and a more traditional shopfront framework could be installed on the facade. Alternatively, the roof could be redesigned to include a gable or possibly some dormer windows to better complement the Dower House Barn.

The last site in need of improvement is the electricity sub-station on Epping Road. The negative impact of the substation's tall and characterless fence could be significantly reduced by planting some trees or hedges behind it to fill in the gap in the street frontage. Alternatively, the fence could be set back further from the road and a hedge planted in front of it to moderate its negative visual impact.



Electricity sub-station on Epping Road



Large road sign on Epping Road

8.4 Public areas

Elements in the public realm such as road signs, street furniture and road surfacing can have a significant impact on the character and appearance of a conservation area.

The street furniture in the conservation area also has potential for improvement. At the moment the street furniture is relatively uncoordinated and includes concrete and plastic litter bins, wooden benches, concrete public pathway signposts, timber knee-rails and aluminium local signs. If timber was used for the litterbins, information boards and local signposts, this would help to enhance the character and appearance of the area by visually linking the public spaces. There are also two disused lamp posts on the High Street and one on Harlow Road, the removal of which would help to tidy up the public areas. In addition, the public space at the corner of the post office and Temple Mead housing estate could be improved by the addition of a tree to better define it.



Cluster of signs at the T-junction

In certain parts of the conservation area, large road signs or clusters of signs are having a negative visual impact on the character of the area. These signs include the two large road signs near the school on Epping Road, the large road sign recently put up beside the stocks and lock-up and two groups of signs at the T-junction and at the entrance to Beaumont Park Drive. There is also an obsolete signpost on Epping Road where the sign itself is missing. The character and appearance of the conservation area could be greatly enhanced if these signs were repositioned and/or reduced in size and number.



Street furniture on the village green



Public area adjacent to the post office

There are a number of overhead wires in the village, and while these are not overly intrusive, it may be beneficial to re-route these underground if an opportunity arises at a future date.

The public pathway which runs along the eastern boundary of the conservation area also has some potential for enhancement. The entrance gate to the pathway on the village green is in need of repair and the entrance to the pathway on Harlow Road would benefit from being more clearly defined. Currently, the writing on the signpost is obscured by a hedge and the pathway itself is not very well marked out.

Finally, there are several potholes in the gravel-surfaced road on the eastern side of the village green. This section of road would



Entrance to the public pathway on Harlow Road

benefit from being repaired or even re-surfaced using an appropriate material in keeping with the rural character of this part of the conservation area.



Potholes in a road around the village green

9. Community Involvement

9.1 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 future management. In putting together this report, a number of local community groups were consulted, including:

- Roydon Parish Council
- Roydon Countrycare
- The Roydon Society

A consultation draft of the conservation area appraisal was also posted on the Council's website between April and May 2006 to enable as many people as possible to access the report and a public meeting was held on May 8th 2006 in Roydon to discuss the content of the appraisal.

9.2 Timetable

January – March 2006	Draft appraisal
April – May 2006	Consultation
June – August 2006	Finalising report
September 2006	Publication

10. Suggested Boundary Changes

10.1 Extensions to the existing conservation area

During the period of public consultation, local residents suggested a number of possible extensions to the conservation area. After careful consideration, it has been decided to extend the conservation area in two places (see Map 2). Firstly, as the existing conservation area boundary currently cuts through the gardens of two properties in Farm Close, it is proposed to extend the boundary westwards here to include the rest of the land belonging to both properties. It is also intended to extend the boundary behind St Peter's Church to include the remaining part of the churchyard. Secondly, it is proposed to extend the conservation area boundary eastwards on Harlow Road to include the village hall, an important 20th century community building in Roydon. To the north of this, the boundary will also be extended westwards to include the full extent of the rear garden of Nimba.

10.2 Area to be excluded from the conservation area

At the northernmost part of the conservation area is a 20th century detached garage. As it belongs to a property that lies outside the conservation area boundary, it is recommended that this garage be excluded from the conservation area (see Map 2).



The village hall on Harlow Road – to be included in the conservation area

11. Local Generic 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 Roydon Conservation Area in order to ensure that its value is maintained both as a heritage asset for future generations and as a high quality place in which to live and work. The council's local plan policies (adopted 1998) regarding conservation areas are set out in Appendix 1.

11.1 Topography and setting

It is important that the significant views both within and out of the conservation area are preserved and, where possible, enhanced. Any new development in the village should respect the nature of these views and contribute positively to them. Similarly, any new development in the wider area should take account of its impact on the views from the conservation area.

11.2 Architecture and building 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, roof tiles and railings as these add 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.

11.3 Traditional building materials

The use of traditional materials will be encouraged in new buildings and when repairs and extensions are made to existing buildings in the conservation area. Modern materials such as concrete, UPVC and aluminium should generally be avoided as these are out of character with the area and can erode the quality of the streetscene.

11.4 Trees and open spaces

Trees, hedges and open grassed spaces are an integral part of the character of the conservation area and should be retained 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).

11.5 Design of signs and shopfronts

Commercial signs in the conservation area should always be in keeping with their host buildings. In general, traditional materials such as wood and cast-iron should be used on historic buildings and signs should not be visually dominating or intrusive. The use of modern materials such as perspex, aluminium and neon will not normally be appropriate and very bright or garish colours should be avoided. Illuminated box signs are usually inappropriate within conservation areas.

Shopfronts should be in keeping with the overall character of their host buildings and should be of a high quality in terms of design, colour and materials. Timber should generally be used rather than modern materials such as aluminium or UPVC and intrusive elements such as 'Dutch' canopy blinds and excessively deep fascias should be avoided. The Council has produced a shopfront design guide to assist business owners in this regard.

11.6 Environmental quality

It is important that the overall quality of the environment is maintained to a high standard. Road signs should not have an adverse impact on the streetscape and any unnecessary signs and signposts should be removed. It is the Council's policy to ensure that public utility companies and the highway authority consider the character of conservation areas when carrying out works within them (policy HC8). Street furniture should enhance the environment and be in character with the conservation area in terms of design and materials.

11.7 New development

It is recognised that conservation areas must be allowed to evolve to meet changing demands and commercial pressures, and that new additions can enhance the existing fabric if sympathetic to their surroundings

and of a high quality. As set out in policy HC7 of the local plan, any new development should be in keeping with the overall character and appearance of the conservation area and respect adjoining buildings in terms of scale, density, massing, style and materials. In the past, local authorities in Essex have used the Essex Design Guide to direct and inform new residential development. This guide makes recommendations for sympathetic design in keeping with local building characteristics and sets out criteria for the design of buildings of varying densities. The 1997 edition of the Essex Design Guide was adopted as Supplementary Planning

Guidance in 1998 while the most up-to-date version, published in 2005, takes account of more recent Planning Policy Guidance and recognises the emerging East of England Plan.

11.8 Activity and uses

Roydon village is a small residential settlement with a few local services on the High Street. The Council will seek to ensure that the existing land uses and levels of commercial activity are maintained in order to preserve the character and vitality of the village and the conservation area.

12. Management Plan

The following section outlines the council's objectives for the preservation and enhancement of Roydon Conservation Area over the next 5 years.

12.1 Retention and enhancement of historic fabric

It is important that the historic fabric of the conservation area is preserved in order to maintain the quality and interest of the area. Traditional architectural features such as historic doors, doorcases, windows, shopfronts and railings, are in particular need of protection on unlisted historic buildings, where some have already been substituted with modern replacements. The most common example of this is the installation of UPVC doors and windows and the use of concrete roof tiles.

The addition of other elements such as shutters, 'Dutch' blinds, 'carriage' lamps and canopies also detracts from the façades of a small number of unlisted historic buildings in the conservation area.

1. Proposals for the retention and enhancement of historic fabric

- **The council intends to raise public awareness about the importance of preserving and enhancing the historic fabric of the conservation area by producing a leaflet on the repair and maintenance of historic buildings. The repair and reinstatement of traditional doors, windows and roof tiles will be encouraged and information will be made available on local craftsmen and suppliers of traditional building materials. The removal of 'add-on' elements which detract from the townscape will also be encouraged.**
- **Historic building grants may be available for the repair of fabric on listed buildings and grant assistance may also be**

available in a limited number of cases for the repair of historic fabric or the reinstatement of traditional features on unlisted buildings.

- **An Article 4(2) Direction could be considered which would remove 'certain permitted development rights' in the conservation area. This would mean that new doors, windows, roof tiles and any 'add-on' elements could not be installed without planning permission. While an Article 4(2) direction would help to ensure the retention of original historic features on unlisted historic buildings, it could not be applied retrospectively to properties that have already been altered. The support of local residents would be essential for its successful implementation.**
- **By collaborating with the Land Charges Section, the council will make efforts to ensure that any new residents are informed of the implications of living in a conservation area.**

12.2 New development

There is little scope for large-scale new development in the conservation area; however, a small number of potential development sites exist such as the forecourt of Roydon Garage and the area beside the former Roydon Bakery. Both sites could be improved by a sensitive new development which fills the existing gaps in the street frontage. There is also potential for improvement of the physical condition of the White Hart, and the enhancement of the chemist building beside the Dower House Barn and the electricity substation on Epping Road.

2. Proposals for specific sites

- The council will encourage sensitive new development in the forecourt of Roydon Garage and on the site beside the Roydon Bakery. It will consider the possibility of preparing planning briefs to guide developers and ensure that any new development makes a positive contribution to the conservation area.
- The council will also make contact with the owners of the White Hart and the chemist on the High Street and the electricity sub-station on Epping Road to explore the possibility of improving the appearance of these properties.

- The council will collaborate with the parish council and Roydon Country Care to repair the entrance gate to the public pathway on the village green and if possible, better define the entrance on Harlow Road.
- The council will collaborate with the parish council to repair or replace the road surface on the eastern side of the village green.

12.3 Improvement of public areas

Some parts of the conservation area contain large intrusive road signs or groups of signs. There are also several obsolete lamp-posts and sign-posts, the removal of which would improve the appearance of the area. The street furniture could also be better coordinated and both entrances to the public pathway along the eastern boundary of the conservation area are in need of improvement.

3. Proposals for the improvement of public areas

- The council will liaise with the highway authority (Essex County Council) to try and remove obsolete and unnecessary road signs and signposts and reduce the negative visual impact of other road signs.
- When resources become available, efforts will be made to upgrade and co-ordinate the street furniture and enhance the public area beside the post office on the High Street.

12.4 Review

The character appraisal and management plan will be reviewed on a five yearly basis in order to monitor progress. The photographic survey and notes made of each building as 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 or hedges.

12.5 How residents can help

Whilst the council can control certain types of development in the conservation area, the collaboration of local residents is vital for the preservation of the character and appearance of the area.

Local residents and business owners can help to preserve the character of the conservation area by:

- Keeping their properties in good condition.
- Retaining original features on historic buildings where possible and if replacements are needed, replacing with like-for-like in terms of style and materials.
- Making sure that any additions to properties are in keeping with the building and the conservation area as a whole.

13. Bibliography

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Appendix 1. List Descriptions of Listed Buildings in Roydon Conservation Area

(a) Epping Road

No. 1, Clarks Cottages

Grade II

House. C17, timber framed and plastered with weatherboarded end walls. Shingled roof. 2 storeys. Front roof raised C20. 2 window range, C20 casements. C20 door and lean-to porch. Lean-to extension at rear. Red brick chimney stack. Internally, good quality timber framed exposed, with through bracing and halved and bladed scarfs. Chamfered bridging joists. Some C17 doors with original ironmongery. Original mantel beams and inglenook fireplace, now partly blocked, with C20 fireplace and late C18 cupboard.

(b) Harlow Road

Mead View

Grade II

House. Late C17, timber framed and plastered with fake timbers applied to first floor externally. Red plain tile roof. 2 storeys. 2 bays with central chimney bay. 2 window range, late C19 vertical sliding sashes with glazing bars, and small paned casements. C19 parallel range at rear. Original red brick chimney stack part rebuilt at top. Internally, original frame and ceiling joists exposed.

Dowsetts House (includes St Anne's Cottage)

Grade II

House. Late C16, timber framed and weatherboarded, with red plain tile gambrel roof. 2 storeys and attics with lean-to at rear. 3 window range casements. 3 flat roofed dormers. 2 plain boarded doors, under wrought iron hoods. End wall red brick chimney stacks. C19 cast iron railings.

The Niche

Grade II

House. Late C16, timber framed and weatherboarded, with red plain tile roof. 2 storeys. 3 window range, casements. Central doorcase with flat hood. Original central red brick chimney stack with attached diagonal shafts.

House adjoining the Niche to the West

Grade II

House, formerly 2 storeys. C17 with C18 alterations. Timber framed and plastered, with red plain tile, hipped roof. 2 storeys. 2 window ranges of late C17 leaded casements, with blocked window between, all under segmental arches.

The Old Forge

Grade II

House. C16 and later. Timber framed and plastered with yellow stock brick façade. Red plain tile roof. 2 storeys, 2 rear wings, one of which is end jettied. Main range L shaped plan. 2 window range casements, and central doorway. Ground floor windows have segmental heads. Dentilled eaves course. Yellow brick chimney stacks.

The Forge (Formerly listed as The Forge and Former Shop)

Grade II

Cottage. C17 or earlier, timber framed and plastered with red plain tile roof, gabled to street. 1 storey and attics, with single storey range at rear. 1 window range with casement on ground floor and vertical sliding sash above. Casements in flank walls. Red pantile roof to forge. Internally original hearth, forge and fittings.

White Horse Public House

Grade II

Public House. Late C18, incorporating C17 house. Timber framed and part brick, all plastered, with red plain tile and grey slate roof. 2 storeys. Corner block, with return in High Street. 4 window range late C19 vertical sliding sashes, with 2 blind recesses above doors. Return is 3 window range, vertical sliding sashes with external shutters. Original red brick chimney stacks and C19 yellow stock brick chimney stack. Internally, C17 framing remains in front range with C18 detailing at rear.

The Old Bakery

Grade II

House. Circa late C17 or early C18 with C19 and C20 extensions. Pebble dash

timber frame. Plain tile roof with gabled ends. Rendered brick axial and gable end stacks. Plan: 3-room plan at right angles to road with direct entry into front of centre room, which is heated by axial stack between it and left end room; the left (north) room has lower ground floor level. C19 outshuts at rear and in front of left end room. 2 storeys. 3-window range overall, the left in single storey outshut. 3-light casements with horizontal glazing bars. Doorway to right of centre with C20 door. Main roof carried down as catslide over continuous outshut at rear. Interior: Soft-wood timber framing of walls, partitions, joists and ceiling beams exposed; centre room has chamfered cross-beam and brick fireplace with cambered arch.

(c) High Street (East Side)

No 22 Old Post Office

Grade II

House. Late C16, timber framed and plastered with red plain tile roof. 2 storeys, with single sliding sashes. Central doorway with flat hood on cast iron brackets. Red brick chimney stack. Internally, original frame survives, with side purlin roof.

Cambridge House No. 68

Grade II

House. C16 or earlier, with C18 facade. Timber framed and plastered, with red plain tile roof. 2 storey centre range, with single storey range at each end. Centre range has parapet front. 3 window range, vertical sliding sashes. Central door with C18 pedimented case and panelled door. North wing, 2 window range of 2 small paned casements. 1 gabled dormer. South wing, 2 window range of casements. 1 gabled dormer. South wing, 2 window range of casements. 1 gabled dormer. Red brick chimney stacks. C16 jetties on rear elevation. Internally, C16 and earlier framing survives, and there is C16 linenfold panelling. Sooted roof timbers indicate former existence of open hall.

Whitegates

Grade II

House. C17, timber framed and plastered with red plain tile half hipped roof. 1 storey and attics. C20 leaded casements. Plain boarded door. 3 flat roofed dormers. Yellow stock brick chimney stacks.

The New Inn Public House

Grade II

Public House. Mid C16 with extensive C19 alterations. Timber framed and plastered, part brick clad. Red plain tile roofs. 2 storeys. T-shaped plan, with small gabled crosswing at south end. 4 window range, 3 light casements. Doorway has stucco surround, with pilasters. Single storey extension to south has grey slate roof, and semi-hexagonal bay window with early C19 vertical sliding sashes, glazed in margins. Red brick chimney stacks.

Dower House Barn

Grade II

Barn. Late C16, timber framed and weatherboarded with thatched half hipped roof. Curved wall bracing, and braced tie beams. Side purlin, queen strut roof. C19 casements in north wall, and to street front.

The Dower House including front wall and railings

Grade II

House. C17 with circa 1700 red brick cladding. Timber framed, with red plain tile roof. 2 storeys and attics. L-shaped plan, with stone coped parapet front, decorated with flared headers. 4 window range early C18 vertical sliding sashes with glazing bars and exposed boxes. Panelled door in reeded case, with concentric indents, and flat hood on brackets. Band. Moulded cornice. Red brick chimney stacks. Late C19 rear wing. Dwarf front wall with railings.

Nos. 120/122

Grade II

House formerly 2 tenements. C17 with late C18 or early C19 alterations. Grey gault brick in Flemish bond, with red plain tile roof. 2 storeys. 4 window range, vertical sliding sashes with glazing bars. Gauged brick arches to ground floor. Panelled doors at left and right in simple moulded cases, with flat hoods on brackets. 2 gault brick chimney stacks.

Sakins

Grade II

House. C16 with later alterations. Timber framed and plastered with red plain tile roof. 2 storeys. Double range plan. 3 window range casements. Plain boarded door. Original red brick chimney stack,

now rendered, has 3 diagonal shafts and 1 square set shaft.

(d) High Street (West Side)

Nos. 1 and 3

Grade II

House and shop, partly in Epping Road. Late C16 or early C17, timber framed and clad in painted brick. Red plain tile roofs. 2 storeys and cellars. L shaped and double range plan. 3 bay elevation to Epping Road, 3 window range C19 vertical sliding sashes at first floor. C19 and C20 windows to ground floor, with segmental heads. String course. C18 pedimented doorcase with pilasters, panelled reveals and half glazed 4 panel door. Semi-octagonal C19 corner block with semi octagonal hipped roof and C19 shop front with painted fascia and consoles. Shopfront extends across No. 3, which has been rebuilt to the rear with flat roof in C20. Internally in No. 1 original frame is exposed on first floor with jowled posts. Some C18 doors.

1-7 (consec.) Allens Row

Grade II

Terrace of 7 industrial cottages. Early C19, in grey gault brick with grey slate roof. 3 storeys. 7 window range of original iron pivot windows with small panes and segmental heads. Internally there appears to have been some full length accommodation possibly workrooms. An extremely important example of a type otherwise unknown in rural Essex.

White Hart Public House

Grade II

Public House. C15 with later alterations. Timber framed and plastered with red plain tile roof, at 2 levels. 2 storeys. 4 window range to first floor, of 2 light casements, and 1 vertical sliding sash with glazing bars. C20 brick porch. Ground floor has 1 casement and 2 semi-hexagonal bay windows with flat tops and vertical sliding sashes with glazing bars. Flat canopy on brackets to doorway. Internally some of the original frame is exposed including ceiling joists, and bridging joists.

Nos. 55 and 57

Grade II

House. Late C16 or early C17. Timber framed and plastered with yellow stock brick. Red plain tile roof. 2 storeys with

lean-to extension at south end. 5 window range, vertical sliding sashes with glazing bars, and 2 casements, one with original ovolo mullions. Segmental brick arches to ground floor. 4 plain boarded doors. Small shop type window combined with south door in lean-to extension. Original red brick chimney stack, with attached diagonal shafts on moulded base.

Temple Farmhouse

Grade II

House. Late C16 or early C17, with C18 and C19 extensions. Timber framed and plastered, and red brick, with red plain tile roof. 2 storeys. T shaped plan, with C19 wing to west. South front has 3 window range, C18 vertical sliding sashes with glazing bars, with segmental and gauged brick arches. 2 single storey rear extensions to the north.

Granary at Temple Farmhouse

Grade II

Granary. Early C19, timber framed and weatherboarded, with grey slate pyramid roof. Ground floor in red brick, with external stairs.

Lockup

Grade II

Lockup. Circa 1800. Timber framed and clad with heavy square edged boards, butt jointed. Flat roof. Renewed double doors on strap hinges. Air vents above door.

Stocks

Grade II

Stocks. To west of lockup. Only the upper board and wrought iron band with clasp and hinge is original. Date uncertain.

Church House (Formerly listed under Roydon Village, W.side)

Grade II

House. C15 small hall house, with C16 extensions. Timber framed, plastered and weatherboarded, with red plain tile roof, hipped to the south. 2 storeys and 1 storey and attics. Small jettied crosswing of C16, at south end. 1, 3 window range of 2 light casements. Plain boarded door. 3 gabled dormers. C19. Yellow stock brick chimney stack, and C16 red brick chimney stack now painted. Internally, much of the original frame is exposed. There appears to have originally been a shop bay at the north end, and the 2 storey southern bay is part of a C16 rebuild, never completed.

Church of St. Peter**Grade I Listed**

Parish Church. C13, C14 and C15 restored in C19. Flint rubble, mixed with freestone, with limestone and clunch. Red plain tile roof. Early C13 Nave, with C14 north arcade, of 2 centred arches with 2 chamfered orders. Octagonal columns with moulded capitals and bases. South wall has 3 windows, one C14, of 2 cinquefoiled lights with tracery in 2 centred head and moulded label. Central window is C15, of 3 cinquefoiled lights with vertical tracery in a segmental head with moulded label, and west window is C13 lancet. C14 south doorway. C14 north aisle has a C14 window in east wall, with 3 trefoiled ogee lights with net tracery in a 2 centred head. North wall has three C14 windows, each of 2 trefoiled ogee lights with tracery. 2 centred heads to 2 eastern windows and square head to western. C14 north doorway with double chamfered jambs, 2 centre arch and moulded label. West wall is a C14 window matching that at east end, but much restored. Early C15 Chancel has original east window of 3 cinquefoiled lights with vertical tracery in a 2 centred head with moulded label. North wall has two C15 windows, one of 2 and one with single cinquefoiled light, both under square heads, with moulded labels. South wall also has two C15 windows, both of 2 cinquefoiled lights, one with segmental pointed arch and moulded label, and the other rebated for shutters. C19 south doorway. West tower is C14, of 3 stages with embattled parapet, restored externally. Late C14 tower arch is 2 centred, of 2 chamfered arches. West doorway is extensively restored. Late C14 west window of 2 cinquefoiled ogee lights with vertical tracery in a 2 centred head. Second stage has west window of 2 cinquefoiled lights with a sexfoil in a 2 centred head. C19, two light windows to each wall of bell chamfer. Early C13, seven cant, nave roof entirely lap jointed, with vee-struts above the collars. Mid C13 square shafted crown posts with 2 braces, moulded bases and capitals. C14 crown post roof to north aisle, with octagonal posts, moulded bases and capitals. C15 chancel roof with cambered tie beams and hollow chamfered wall plates. Late C17 ornate chair. C13 octagonal font bowl, with four carved heads, on circular stem of Purbeck marble with continuous moulded capitals and bases. Monument in Chancel to Margaret Heath, a tablet flanked by

enriched pilasters, with cresting and 4 shields of arms. Traces of wall painting in north aisle. Square chamfered Piscina in Chancel. chancel screen is C14, restored C19 and C20 with trefoiled ogee heads, cusped spandrels and elaborately moulded beam. C13 north door re- set in C14 opening. (C.A. Hewett: 1974).

Old Vicarage**Grade II**

House. C16 with C19 external restoration. Timber framed and plastered, with red plain tile roof. 2 storeys. U shaped plan, with 2 gables to street. C20 small casement windows and C20 door, with semi-circular fanlight. Original detailing internally.

(e) Temple Mead (North Side)**K6 Telephone Kiosk****Grade II**

Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.

Appendix 2. Relevant National Legislation and Local Plan Policies

National Legislation

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

The size limit for extending your home without obtaining planning permission is 50m³ or 10% of the house's original volume, up to a maximum of 115m³.

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 unless the tree is:

- dead, dying or dangerous;
- causing a nuisance in law;
- a cultivated fruit tree;
- less than 236mm (9.5") in girth around the trunk when measured 1.5m (4' 10") above the ground.

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

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 HC8

The council will seek to ensure that all public utility companies and the highway authority have regard to the need to preserve the character of conservation areas when considering works within them.

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:

- 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.

Substantial reconstructions or extensions, and sub-divisions 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

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.

Appendix 3

Townscape Analysis Table

Roydon Conservation Area Character Appraisal - September 2006

No.	Name/Number of Building	Road Name	Age of building (century)	Statutory listed	Locally Listed	Impact on CA*	UPVC Windows	UPVC Door	Aluminium Windows	Concrete roof tiles (or similar)	Elements in need of repair / maintenance	Improvements to signage	Improvements to shopfront	Vacant	Intrusive exterior features
1	Nimba	Harlow Road	20th			0	Y			Y					
2	Mead View	Harlow Road	17th	Y		P					Y				
3	Hill Cottage	Harlow Road	17th			P									
4	Benmore	Harlow Road	20th			0									
5	Eastway	Harlow Road	19th			P									
6	The Moorings	Harlow Road	19th			P		Y							
7	Dowsetts House	Harlow Road	16th	Y		P									
8	St Anne's Cottage	Harlow Road	16th	Y		P									
9	The Niche	Harlow Road	16th	Y		P					Y				
10	The Old Cottage (House adjoining The Niche)	Harlow Road	17th	Y		P									
11	Hall	Harlow Road	20th			0				Y					
12	Hall Cottage	Harlow Road	20th												
13	The Old Forge	Harlow Road	16th	Y		P									
14	The Forge	Harlow Road	17th	Y		P									
15	The White Horse	Harlow Road	18th	Y		P						Y			
16	10	High Street	19th			0	Y								
17	14	High Street	19th			0	Y	Y							Y
18	16	High Street	19th			0	Y	Y							
19	18	High Street	19th			P									
20	20	High Street	19th			0	Y			Y	Y				Y
21	22-28 (The Old Post Office)	High Street	16th	Y		P									
22	The Dentist	High Street	20th			P				Y					
23	32	High Street	19th			P									
24	The Crusader Public House	High Street	19th			P									
25	54	High Street	19th			P									
26	Cambridge House	High Street	16th	Y		P									
27	78/80	High Street	18th			P									
28	Whitegates	High Street	17th	Y		P									
29	The New Inn	High Street	16th	Y		P									
30	100 (The Chemist)	High Street	19th			N				Y			Y		
31	Dower House Barn	High Street	16th	Y		P									
32	Dower House	High Street	17th	Y		P									
33	116	High Street	19th			P									
34	118-120	High Street	17th	Y		P									
35	134 (St Peter's Cottage)	High Street	20th			0	Y								
36	Sakins	High Street	16th	Y		P									

*P = Positive impact on the conservation area
 0 = Neutral impact on the conservation area
 N = Negative impact on the conservation area

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37	146 (Green End)	High Street	20th			0			Y						
38	150 (house behind)	High Street	18th			P									
39	154 (Roydon Green Cottage)	High Street	20th			P									
40	160	High Street	20th			0	Y								
41	The Old Vicarage	High Street	16th	Y		P					Y				
42	St Peter's Church	High Street	13th	Y		P									
43	Church House	High Street	15th	Y		P									
44	The Stocks and Lockup	High Street	19th	Y		P									
45	Granary at Temple House	High Street	19th	Y		P									
46	Temple House	High Street	16th	Y		P									
47	Farm Close (houses)	Farm Close	20th			P									
48	Church Mead Estate	Church Mead	20th			0									
49	79	High Street	19th		Y	P									
50	77	High Street	19th		Y	P									
51	73	High Street	19th			0									
52	71	High Street	19th			0									Y
53	69	High Street	19th			0									Y
54	67 (Doctors Surgery)	High Street	19th			0					Y				
55	65 Post Office	High Street	20th			0				Y					
56	61 (Police House)	High Street	20th			0	Y			Y					
57	57	High Street	16th	Y		P									
58	The White Hart Public House	High Street	15th	Y		P					Y				
59	1 Allen's Row	High Street	19th	Y		P									
60	2 Allen's Row	High Street	19th	Y		P									
61	3 Allen's Row	High Street	19th	Y		P									
62	4 Allen's Row	High Street	19th	Y		P									
63	5 Allen's Row	High Street	19th	Y		P									
64	6 Allen's Row	High Street	19th	Y		P									
65	7 Allen's Row	High Street	19th	Y		P									
66	21 (next to Allen's Row)	High Street	20th			0	Y								Y
67	Roydon Garage	High Street	20th			N	Y			Y		Y			
68	9	High Street	19th			0	Y								
69	3 (Hair dressers)	High Street	20th			0									
70	1 (Estate Agents)	High Street	16th	Y		P									
71	Stepping Stones	Epping Road	20th			0									
72	Ashlar Cottage (1 Clark's Cottage)	Epping Road	17th	Y		P									

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73	3 (Clark's Cottage)	Epping Road	19th			P				Y					
74	5 (Clark's Cottage)	Epping Road	19th			P	Y			Y					
75	9 (Clark's Cottage)	Epping Road	19th			P				Y					
76	Althea	Epping Road	19th			P	Y			Y					
77	Butts Farm Cottage	Epping Road	19th			P	Y			Y					
78	Butts Farm House	Epping Road	20th			P									
79	1 Shaftesbury Villas	Epping Road	19th			P	Y								
80	2 Shaftesbury Villas	Epping Road	19th			P	Y								
81	1 Broughs Cottages	Epping Road	19th			P									
82	2 Broughs Cottages	Epping Road	19th			P	Y								
83	3 Broughs Cottages	Epping Road	19th			P									
84	1 Claymore Cottages	Epping Road	20th			P									
85	2 Claymore Cottages	Epping Road	20th			P	Y								
86	Roydon Primary School	Epping Road	19th		Y	P									
87	Gas station beside the school	Epping Road	20th			0									
88	1 Eleanor Terrace	Epping Road	19th			P									
89	2 Eleanor Terrace	Epping Road	19th			P									
90	3 Eleanor Terrace	Epping Road	19th			P									
91	4 Eleanor Terrace	Epping Road	20th			P									
92	Electricity Sub-station beside Eleanor Terrace	Epping Road				N									
93	1 Conifer Court	Epping Road	20th			0									
94	2 Conifer Court	Epping Road	20th			0									
95	Hollaston	Harlow Road	20th			P									
96	Hobbits	Harlow Road	20th			0	Y								
97	The Conifers	Harlow Road	20th			0									
98	The Corner House	Harlow Road	20th			0									
99	Arundel	Harlow Road	20th			0									
100	The Roydon Bakery and garages	Harlow Road	20th			N				Y				Y	
101	The Old Bakery	Harlow Road	17th	Y		P									
102	Rushes House	Harlow Road	20th			0									
103	The Courtyard	Harlow Road	20th			0	Y								
104	Lydeard	Harlow Road	20th			0	Y								
105	Ewelme	Harlow Road	19th			P									
106	The Bruins	Harlow Road	19th			P									
107	The Thatched House	Harlow Road	19th		Y	P									

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Appendix 4. Glossary of Terms

Arts and Crafts	Derived from an artistic movement of the late C19, based on the ideas of William Morris, which promoted traditional forms of design and the use of craft techniques in construction. Its architectural expression is seen in the use of traditional materials and restrained vernacular decoration.
Bargeboard	A timber piece fitted to the outer edge of a gable, sometimes carved for decorative effect.
Casement	Side-hinged window.
Catslide	A roof with one side longer than the other, continuing at the same pitch over an extension to a building.
Chamfered	Brickwork or masonry corner where the edge has been cut off or beveled.
Clunch	A hard chalk used as a building stone mainly in eastern England and Normandy.
Dentil course	A series of small, rectangular blocks arranged like a row of teeth, projecting from the lower part of a cornice in many classical orders.
Freestone	These are flat stones used for flooring and roofing prior to the widespread use of slate.
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'.
Gauged brick	Soft brick sawn roughly, then rubbed to a precise (gauged) surface. Mostly used for door or window openings. Also called rubbed brickwork
Gault brick	A whitish brick made from Gault clay which was used widely in the south-east of England outside London.
Hipped roof	Roof which slopes down to the eaves on all four sides.
Inglenook	A nook or corner beside an open fireplace.
Jettied	An upper floor extended out over the floor below, usually on timber joists.

Lancet	A pointed, two-centred, arch whose height is much greater than its span.
Mullion	Vertical member dividing window panes.
Outshut	An extension to a building, though sometimes contemporary with it, housed under a lean-to roof.
Ovolo	Wide convex moulding.
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.
Rendering	The covering of outside walls with a uniform surface or skin for protection from the weather. Cement rendering: a cheaper substitute for stucco (see below), usually with a grainy texture.
Sash window	A window that slides vertically on a system of cords and balanced weights.
Stock brick	A traditional clay brick commonly used in house construction; often called London stocks because of the frequency of use locally. May be yellow or red in colour.
Stucco	A generic term for all types of external plaster with a smooth finish (as opposed to render), or used for mouldings. It was usually a mix of fine lime, sand, and brick dust or stone dust, and later Portland cement.

Appendix 5. Landmark and Veteran Trees

Landmark Trees

In 1996, the Roydon Landmark Tree Initiative identified a number of trees in the village which are held to be of particular importance by the local community. The trees were chosen by the Roydon Tree Wardens, working with the Epping Forest District Council Landscape Officer, Chris Neilan.

Veteran Trees

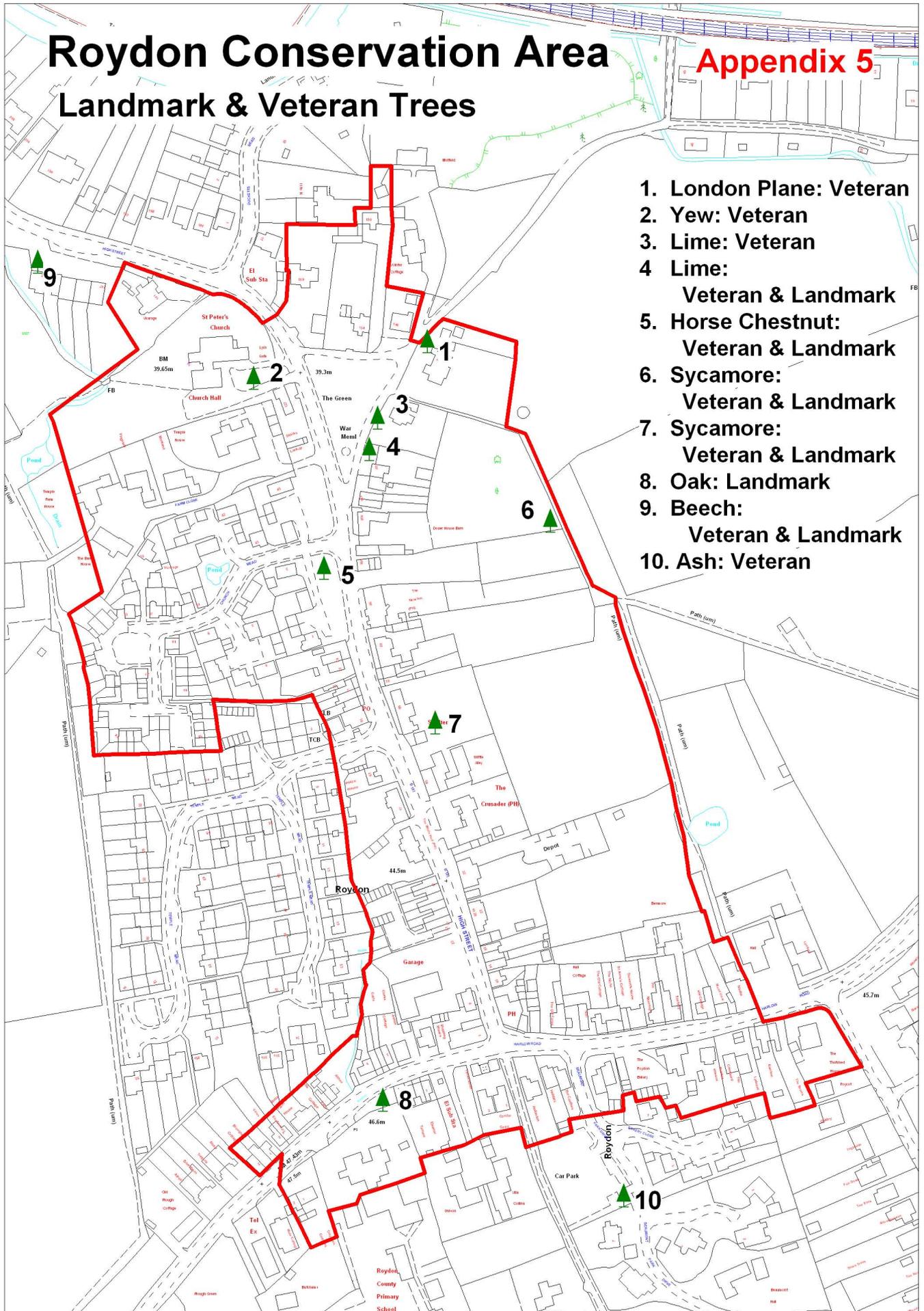
English Nature defines a veteran tree as 'a tree which, because of its great

age, size or condition is of exceptional value culturally, in the landscape or for wildlife'. Some trees which are clearly old would be instantly recognisable as veteran tree. Others may not grow to a great size or reach a great age but they may be veterans for their species. Veteran trees are an important part of our heritage and Britain is unique in Europe for having a large number of surviving old trees. Veteran trees are extremely importance to many forms of wildlife including birds, bats, insects, lichens and fungi. Many veteran trees also have cultural associations with people, places or events.

Roydon Conservation Area

Landmark & Veteran Trees

Appendix 5



1. London Plane: Veteran
2. Yew: Veteran
3. Lime: Veteran
4. Lime:
Veteran & Landmark
5. Horse Chestnut:
Veteran & Landmark
6. Sycamore:
Veteran & Landmark
7. Sycamore:
Veteran & Landmark
8. Oak: Landmark
9. Beech:
Veteran & Landmark
10. Ash: Veteran

Contact Details

Further information can be obtained by contacting us at:

Conservation Section

Planning Services

Epping Forest District Council

Civic Offices

High Street

Epping

CM16 4BZ

Tel: (01992) 564068

Fax: (01992) 564229

Email: conservation@eppingforestdc.gov.uk

or by accessing our website:

www.eppingforestdc.gov.uk/Council_Services/planning/conservation



Planning Services