

# Epping Forest Historic Environment Characterisation Project

2015



## **Acknowledgements**

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## **How to use this report and maps**

The project report looks at:

- a) How the historic environment of Epping Forest District developed from about 500,000 years ago to the present day.
- b) Broad historic environment character areas drawing together information on the historic landscape character, archaeological character, and historic urban character.
- c) More detailed character zones, with more information on the character of these zones including the diversity of historic environment assets, their survival and documentation, group value association, potential and sensitivity to change, and amenity value.

The individual character zones summarise the information listed on the Essex Historic Environment Record. Obviously they show what is known at a point in time, and it should be remembered that new features are being identified and added to the Record all of the time.

This report will be useful to developers, planners and interested members of the public and schools. To learn more about any of the historic environment assets and the potential use of the zones etc., you are advised to contact Place Services Historic Environment specialists for guidance. Contact details are on the last page of this report.

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## **Abbreviations**

ACA	Archaeological Character Area
CBA	Chris Blandford Associates
c.	Circa
ECC	Essex County Council
GIS	Geographical Information system
Ha	Hectares
HECA	Historic Environment Character Area
HECZ	Historic Environment Character Zone
HER	Historic Environment Record
HLC	Historic Landscape Characterisation
HLCA	Historic Landscape Character Area
HUCA	Historic Urban Character Area
NMP	National Mapping Programme
OS	Ordnance Survey
VDS	Village Design Statement

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# **Epping Forest Historic Environment Characterisation Project**

## **1 Introduction**

The historic environment is a central resource for modern life. It has a powerful influence on peoples' sense of identity and civic pride. Its enduring physical presence contributes significantly to the character and 'sense of place' of rural and urban environments. In Epping Forest this resource is rich, complex and irreplaceable. It has developed through a history of human activity that spans many thousands of years. Some of the resource lies hidden and often unrecognised beneath the ground in the form of archaeological deposits. Other elements, such as the area's historic landscape, are a highly visible record of millennia of agriculture, forestry, industry and commerce and now form an integral aspect of peoples' daily lives. The 'built' part of the historic environment is equally rich, with towns, villages and hamlets.

As a fundamental aspect of the District's environmental infrastructure, the historic environment has a major role to play in Epping Forest's future. At the same time it is sensitive to change and it needs to be properly understood before change is planned. This is in order to ensure proper management and conservation so that the historic environment can make its full contribution to shaping sustainable communities.

It is important that the many opportunities for the enhancement of the historic environment are realised and that adverse impacts associated with development are minimised so as to avoid unnecessary degradation. The historic environment lends character to places and provides a positive template for new development. It can play a key role in creating a 'sense of place' and identities as new communities are created and existing ones enhanced.

The Epping Forest Historic Environment Characterisation project is designed along similar lines to that of the Thames Gateway Characterisation report produced by Chris Blandford Associates (2004) on behalf of English Heritage (now Historic England), Essex County Council, and Kent County Council. The Thames Gateway study was followed by a further period of work that looked in greater detail at the



Historic Environment. This work was carried out or managed by Essex County Council and included a refinement of the Chris Blandford document creating a more in depth study of the Historic Environment across the Essex Thames Gateway Area (although this did not include Southend). The current study defines an Epping Forest specific Historic Environment Characterisation Project which is intended to inform the creation of the Local Plan, but should also be useful for a range of other purposes e.g. as in 1.1 below.

The Historic Environment has been assessed using character assessments of the historic urban, historic landscape and archaeological resource of Epping Forest (see appendix 1-3). The results of these studies were then combined to create large Historic Environment Character Areas.

The Historic Environment Character Areas are broken down into more specific and more detailed Historic Environment Character Zones which are more suitable for informing strategic planning, and master planning activity within the District.

The Characterisation Project is designed to be a live document with all of the Historic Environment Zone texts stored as separate files which can be updated. This can then be reintegrated into the overall report and the GIS for those for which the new information alters the scoring.

## **1.1 Purpose of the project**

This project has been developed to primarily serve as a tool for Epping Forest District to use in the creation of the Local Plan. The report reveals the sensitivity, diversity and value of the historic environment resource within the area. The report should facilitate the development of positive approaches to the integration of historic environment objectives into spatial planning for the Authority.

In addition to this primary purpose there are a range of other potential benefits:

- **Provide the opportunity to safeguard and enhance the historic environment as an integrated part of development within Epping Forest District.**

The report provides the starting point for identifying opportunities for the integration of historic environment objectives within action plans for major development proposals but also offers a means by which conservation and management of the historic environment can be pursued by means outside the traditional planning system.

The report will allow planners, with support from the specialist advisors, to integrate the protection, promotion and management of the historic environment assets both within development master plans and Supplementary Planning Documents.

- **Provide guidance to developers and planners at the early stages of development proposals.**

The report will provide developers and planners with background information on the historic environment covering the whole District. This can be used at an early stage for identifying the Historic Environment elements which could be affected, leading to informed conservation or enhancement, and effective communication and co-ordination between developers and appropriate services.

- **Provide a means for local communities to engage with their historic environment.**

The report may provide a means of engaging the wider public with the historic environment, with regard to the creation of Village Design Statements (VDS), Neighbourhood Development Plans and even the Community Strategy.

## ***1.2 Historic Towns and their relationship to the Green Belt***

The Historic Environment Characterisation Study helps us to identify those areas within the Green Belt which contribute to the preservation of our historic environment. Paragraph 80 of the National Planning Policy Framework sets out the importance of the Green Belt and highlights five essential characteristics or purposes. These purposes are:

- to check the unrestricted sprawl of large built-up areas
- to prevent neighbouring towns merging into one another
- to assist in safeguarding the countryside from encroachment
- to preserve the setting and special character of **historic towns**
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land

The fourth point in this instance is of particular importance. The function of the Green Belt to preserve the character of historic towns has been applied to World Heritage Sites as stated in “Green Belts: a greener future” (A report by Natural England and the Campaign to Protect Rural England) 2010. Examples of this use include the City of Bath, whose setting is preserved through the presence of a Green Belt, and the World Heritage Site of Saltaire, the 19<sup>th</sup> century planned town near Bradford in West Yorkshire. It is considered that this approach may be applied at a more local level in order to protect and enhance those settings of Epping’s historic towns which are further defined later in the study.

### ***1.3 Conserving and Enhancing the Historic Environment***

#### **National Planning Policy**

This study underpins our understanding of Epping Forest’s historic past and allows us to identify historically sensitive areas for which Local Plan policy can be applied appropriately.

National planning policy requires that local authorities develop an understanding of the historic environment and apply this knowledge in Local Plan preparation and the determination of planning applications.

**Paragraphs 169 and 170 of the NPPF** state:

“Local planning authorities should have up-to-date evidence about the historic environment in their area and use it to assess the significance of heritage assets and the contribution they make to their environment. They should also use it to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future. Local planning authorities should either maintain or have access to a historic environment record.

Where appropriate, landscape character assessments should also be prepared, integrated with assessment of historic landscape character...”

**The NPPF states (Paragraph 128)** that where a development proposal is likely to affect heritage assets:

‘As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.’

The Epping Forest District Council Historic Environment Characterisation Study forms a part of the ‘relevant historic environment record’ referred to in the NPPF. As such it also forms a part of the Local Plan Evidence Base, identifying those areas within the district which are sensitive to development proposals and provides the opportunity for the historic environment to be taken into account as a material consideration in determining all planning applications.

#### ***1.4 Historic Town definition***

The historic towns in Epping Forest District are Epping, Chipping Ongar and Waltham Abbey, as defined in the Essex County Council supplementary planning guidance Essex Historic Towns (Medlycott 1999). This project, funded by English Heritage, formed part of a nationwide Extensive Urban Survey, comprised as reassessment of the management of the urban archaeological resource. The first task of the survey was to establish which settlements were historically of urban status. It was decided that the survey would include Roman, Late Saxon, medieval and early post-medieval towns. Modern towns that did not exhibit urban characteristics prior to 1700 AD (with the beginning of the Industrial Age) were not included. This of course means the exclusion of a number of more modern urban areas in Essex, such as Loughton and Chigwell. These towns, although of interest in their own right, were considered to fall outside the remit of the English Heritage survey. However, those towns that were urban prior to 1700 are assessed up to the modern period. The criteria chosen for identifying a historic town was based on that used in a previous assessment of the

historic urban resource in Essex (Eddy & Petchey 1983). In all, 14 criteria were selected, to be included within this survey a town had to exhibit five or more of the criteria (Table 1). The criteria used to identify a historic town differs from those used in *Settlement Hierarchy Technical Paper* (2015), which is used for modern settlements.

Urban criteria	Chipping Ongar	Epping	Waltham Abbey
1. Legal status		X	X
2. Relatively large population size & density	X		X
3. Urban defences	X		
4. Castle/fort	X		
5. Temple/church	X	X	X
6. Internal street pattern	X	X	X
7. Public buildings (includes guild hall, baths, hospitals, mansions, prisons etc.)	X	X	X
8. Administrative centre (civic, judicial and industrial)		X	
9. Focus of communications network (land, sea and river)	X	X	X
10. Market	X	X	X
11. Mint			
12. Economic diversity/industry	X	X	X
13. Urban buildings	X	X	X
14. Religious organisations			X

*Table 1 Urban criteria for Historic Towns status: Chipping Ongar, Epping, Waltham Abbey, (X = present)*



### ***1.5 Keeping the project 'live'***

The Characterisation Project is designed to be a 'live' document, in that it can be updated if new information comes to light that changes or enhances the interpretation of a Historic Environment Zone or where the character of the zone is changed, for example if large-scale development has taken place after its assessment. The Historic Environment Zone texts stored as separate files by Place Services, these can be individually updated and reintegrated into the overall report and the accompanying GIS data.

## **2 The Historic Environment of Epping**

### **2.1 Introduction**

Epping Forest District comprises a rolling landscape of fertile agricultural land, predominately under arable cultivation, but with important areas of ancient woodland, including Epping Forest itself. It is drained by a number of rivers and streams, which largely run north-south, of which the most significant are the Lea which forms the western boundary to the District and the Roding which forms the eastern boundary. The geology is predominately clay, with London Clay in the southern half of the District, overlain by boulder clay in the northern half. There are however significant areas of sands and gravels exposed in the valley sides and alluvium on the valley floors, particularly along the River Lea.

Epping Forest District has a rich and varied historic environment, with indications of human activity stretching back over half a million years. Evidence of human occupation has been identified by excavation, field-walking, stray finds, cartographic and documentary research and aerial photography. The latter technique was for many years considered not to be very effective on the clays; however, recent developments in assessing web-based photographic resources have revealed many new sites in the area.

### **2.2 The Palaeolithic Period (500,000-10,000 BC)**

The boulder clay which covers most of the District was deposited during the great Anglian glaciation (450,000-400,000 BC) which covered much of Britain. The District also contains evidence for at least two major inter-glacial periods when the climate warmed before cooling again, remains of large mammals dating to these periods have been recovered from gravel pits in the District. Much of the District has fairly low potential for Palaeolithic archaeological remains and there are few recorded find-spots of Palaeolithic date. Areas of moderate potential exist along the river valleys of the Roding and Lea where outcrops of Lower Thames Terrace deposits and brickearth silts have been shown to preserve cold-climate faunal remains. The Palaeolithic flints recovered have come from areas mapped as glacial deposits along

the tributaries of the two main river systems. Around Fyfield deposits derived from a glacial lake have revealed further Pleistocene faunal evidence.

### **2.3 The Mesolithic Period (10,000 – 4,000 BC)**

There is scattered low-level evidence for Mesolithic occupation, in the form of finds of stone/flint artefacts, across the District. These sometimes occur as surface scatters, however the majority of the finds are found as residual elements in later features. There is settlement evidence from High Beach in Epping Forest in the form of a large flint scatter and associated stake-holes, and pit-like features. A number of Mesolithic tools have also been recovered from the vicinity of Waltham Abbey; people were probably attracted to the location by the proximity of the river Lea. A complex of important Mesolithic sites has been investigated in the Lea Valley, just 100 metres across the border with Hertfordshire at Broxbourne. Sampling of peat deposits at Enfield Lock gave an excellent record of the colonisation of the valley of the River Lea by various tree species at the end of the last Ice Age as the climate slowly improved. The sequence between c. 7,500-5,500 BC begins with low levels of pine and birch, then pine dominates the record before being superseded by elm and hazel and finally oak. Recent work further south outside the District has revealed the wealth of information regarding past environment and landscape development which exists in the Lea Valley. The sequence extends from the late glacial through the early post-glacial, and the potential for important environmental and other evidence in the Lea Valley in Epping Forest District is considerable. It may be that similar deposits are present in the Roding Valley, which has so far seen little archaeological investigation. The evidence would indicate that Epping Forest District was occupied during the Mesolithic, with the river valleys acting as the foci for hunting-and-gathering as well as routeways into the District, with the higher ground also being exploited.



*Figure 1 Collecting peat samples at Enfield Lock*

## **2.4 The Neolithic Period (4,000 – 2,200 BC)**

Evidence for Neolithic occupation is still low-level and scattered in nature, with most of the sites comprising stray discoveries of flint axes or arrowheads. There is however a possible settlement site in the Abbey Grounds at Waltham Abbey, where a shallow pit containing the remains of a Peterborough Ware vessel and two possible stake-hole shelters were excavated. Current evidence indicates that Epping Forest District was occupied in the Neolithic period. Whilst at present evidence is somewhat limited, there seems little reason to suppose that occupation will have been greatly differed from other areas of southern Essex. Certainly further south in the Lea Valley there is considerable evidence for Neolithic occupation, in the form of artefact scatters, pits and other cut features and environmental evidence for woodland clearance and agricultural activity. A causewayed enclosure lies north west of Epping Forest District at Sawbridgeworth in the Stort valley.

## **2.5 The Bronze Age (2,200 – 700 BC)**

The distribution of Bronze Age activity in the District suggests the clearance of woodland and the extent of agricultural exploitation, begun during the Neolithic, had increased significantly. A range of hoards and single finds of metal objects are known from across the District. Evidence for Bronze Age burials is also widespread, both through excavation and more specifically from aerial photography. Many circular ring-ditches (remains of barrows) have been identified from aerial photographs, either in small groups or as isolated features in the landscape. There is a notable group of ring-ditches on the valley rim above the Pincey Brook at Sheering. This northernmost area of Epping appears to have been particularly active during the period; in Matching a bronze sword recovered during cultivation in the 1970s may be associated with a cropmark of a large double-ringed enclosure in the same field. Whilst monitoring during the construction of the Hatfield Heath to Matching Tye Rising Main and metal-detecting on the Sheering/Matching border have recorded scatters of flint flakes, a burnt mound and a number of bronze artefacts, including a sword.

At Nazeing, down in the floor of the Lea Valley, recent excavation at Valley Grown Nurseries has recorded 34 cremations without urns which were radiocarbon dated to the Middle to Late Bronze Age and a small shallow circular depression tentatively interpreted as a very small pond barrow. Associated with these were the remains of a ploughed out burnt flint mound and a hearth. In the Lea Valley south of the District there is a growing body of evidence for settlement and field-systems. The valleys of the Rivers Lea, Roding and the Pincey Brook appear to have been favoured locations, although activity is widespread across the District. Pollen analysis from Epping Forest has established that during the Bronze Age the area of the forest was largely lime woodland.





*Figure 2 Excavation of the possible pond barrow at Valley Grown Nurseries, Nazeing  
© Archaeology South-East*

## **2.6 The Iron Age (700 BC – 43 AD)**

Evidence for Iron Age occupation is found throughout Epping Forest District. During the middle/late Iron Age the area formed the border between the Iron Age tribes of the Trinovantes in the Essex area and the Catuvellauni in the Hertfordshire area. The largest surviving monuments are the hillforts, Ambresbury Banks and Loughton Camp in Epping Forest. Both of these monuments still retain their substantial earthworks, which were originally constructed during the Middle Iron Age; however, they were probably occupied through to the end of the Iron Age. They form part of a chain of hillforts along the Lea, Stort and Cam valleys from south Essex to Cambridgeshire. This river system appears to have formed a major route way from the Thames estuary to the fens throughout prehistory, and perhaps during the Iron Age formed a tribal boundary.



*Figure 3 The bank and ditch at Ambresbury Banks hillfort, Epping Forest.*

A wide range of enclosed and unenclosed settlement sites of this date have also been identified across the District. The enclosed settlements range from those that seem to have been occupied by a single family group, comprising a roundhouse and maybe a granary or store-building and fire pits, through to those that may have held a number of families with a range of buildings located within the enclosure. Part of one of the smaller examples was excavated at Matching.

An unusual find of this date is a blacksmith's hoard, comprising a collection of bent and broken iron tools found during gravel-quarrying at Town Mead, Waltham Abbey. There are also numerous metal-detecting finds of this period from across the District; these include coins and personal dress items, most commonly brooches.



## **2.7 The Roman Period (43-410 AD)**

The evidence for Romano-British settlement is widespread across Epping Forest District. The District was crossed by two major road routes: the route from the crossing of the River Stort and Harlow Temple to London, and the route from Great Dunmow to London. There is a documentary record to a settlement, Duroлитum, on the Great Dunmow to London route, but its location is uncertain, with both Romford and Chigwell being proposed as possible sites. Roman finds made during gravel digging c 1765 in the Little London area of Chigwell uncovered a tessellated pavement, as well as Roman pottery and coins. Further excavation in the late 19<sup>th</sup> century and by the West Essex Archaeological Group in the 1970s revealed a Roman cremation cemetery associated with settlement evidence, including a bath-house, on the Dunmow-London Roman road. It is possible that this site represents the location of Duroлитum.

Many rural villas/farmsteads have been recorded throughout the District. These include the partially excavated villa site at Boarded Barns, High Ongar, which comprised at least two buildings, one of which had an apse and an *opus signinum* floor. Trenching in advance of potential widening of the M11 in response to the expansion of Stansted Airport at Theydon Garnon has identified large-spread of Roman tile associated with structural remains. At Hill's Farm, Theydon Bois, excavation in 1863 next to the River Roding recovered the remains of a probable villa site, including a hypocaust. Associated with this was a rich burial, comprising a lead ossuary with cover, a bronze ewer and various pottery vessels.

## **2.8 The Saxon Period (410-1066 AD)**

There are a number of nationally important Saxon sites within the District. There appears to have been a royal estate at Waltham Abbey, which was also the hundredal meeting-place. Associated with the Royal estate was a Minster church. Excavation by the Waltham Abbey Archaeological Group within the Abbey precinct identified the foundations of three successive Saxon churches. Church 1 is thought to date to the 7<sup>th</sup> century, and may possibly date to the period of the conversion of the East Saxons (AD 604) by King Sabert and Bishop Mellitus. Its location on or adjacent to what is thought to be a royal site is certainly suggestive of royal

patronage. It was this church which became the centre of the Minster parish whose establishment was confirmed by 673 at the Synod of Hertford. Church 2 has been dated to the 8<sup>th</sup> century, and it is to this church that legend has it that Tovi brought a miraculous stone cross in about 1030. Harold Godwinson (later King Harold) increased the original foundation by rebuilding and extending the church and creating a college of secular canons c 1060; legend also has it that he was buried there. Saxon burials have been found within the monastic precinct, and a late 10<sup>th</sup> to 11<sup>th</sup> century hall to the north of the church has been excavated. To the south of the Abbey there is documentary and excavation evidence for a rectangular enclosure (known as the *Eldeworth*) within which the medieval market-place developed. The dating of this enclosure is uncertain, however it is possible that it served as a boundary to the late Saxon/early medieval settlement. Not much is known about the Saxon settlement, but the Domesday Book shows it to have had a sizeable population in 1066.

To the north of Waltham Abbey, at Lapwoods Nursery, Nazeing Mead, salvage excavations recorded the remains of c.230 burials on an east-west alignment; these were predominantly of older females and were centred on two post-built rectangular structures. The dating evidence suggests a pre-850 date, and it is possible that they represent a nunnery or hospice with accompanying church and hall. A remarkable hoard of late Saxon metalwork including axes, spears, a plough share, chisels, gouges, a fish spear and copper alloy vessel was recovered from Nazeing Marsh. The fish spear is a reminder of the importance of rivers like the Lea for fishing and Domesday Book records fisheries, presumably indicating fish traps in the Lea, five at Waltham and six at Chingford immediately south of Epping Forest District.



Figure 4 *The stave-built wall at St Andrew's church, Greensted*

The Greensted St Andrew's Church is the oldest surviving wooden building in Britain; the nave is a unique survival of a technique of building with split logs, of 'stave' construction. Dendrochronological dating of the staves suggests that construction probably occurred between c 1053 to c 1100. To the west of the church Ongar Great Park is the oldest recorded park in England, being first referenced in 1045 as 'the deerhay' in a will.

Although the excavated evidence to date has largely been confined to the identification of Saxon cemetery and church sites, there is also palaeo-environmental evidence from Epping Forest which demonstrates that in the mid Saxon period (c.600-850) there was selective forest clearance and a dramatic decline in lime trees (which became extinct in the Forest). It appears that it was in this period that the wood-pasture system was established.





Figure 5 *The pale of the Great Park, Ongar*

A scatter of Saxon find-spots across the District attest to the widespread settlement of the area, and it is evident from the Domesday Book that much of the present distribution of settlements, including church/hall sites, villages and towns was already in place by the end of the Saxon period.

## **2.9 The Medieval Period (1066-1537)**

Much of the present historic landscape is thought to have originated in either the late Saxon or early medieval period. The impact of the Norman Conquest is evident in the construction of the motte and bailey castle at Ongar. It is thought to have been built in the decades following the Conquest, but it was definitely present by 1157 when it was occupied by the King's Justiciar, Richard de Lucy, who may have built it. There was a keep on top of the motte, but this was demolished in the 16<sup>th</sup> century. The town of Chipping Ongar appears to have been a deliberate plantation attached to the castle, and comprised the High Street and market-place, enclosed by a

defensive ditch and bank. Recent excavations at Basons Yard have demonstrated that there was industrial activity located immediately outside the town defences on the north-western side of the High Street.



Figure 6 *Excavation of a mid 13-14<sup>th</sup> century oven at Basons Yard*

At Waltham Abbey the medieval town grew up immediately to the south of the monastic precinct. Permission to hold a fair had been granted in the early 12<sup>th</sup> century, and a market confirmed at the end of that century. Excavation has established the presence of extensive medieval archaeological deposits within the core of the historic town and along Sewardstone Street and the Romelands area.

Epping by contrast is a commercial venture by the canons of Waltham Abbey in the mid-12<sup>th</sup> century. The intention was to capitalise on the trade passing along the London-Cambridge route, and hence maximise their assets from their landholdings. In 1253 the canons were granted a charter for the town and permission to clear timber for the construction of stalls and houses. The town lay on the south-eastern side of the main route-way, which was widened to form a market-place. In plan and origin it has considerable similarities to Brentwood.





*Figure 7 The Marriage-feast Hall and Church at Matching; these together with Matching Hall, form a church-hall complex one of the focal points in the dispersed polyfocal settlement pattern typical of this area of Essex*

The medieval rural settlement was largely dispersed in nature, with church/hall complexes, individual farms, moated sites and small hamlets strung out along linear greens. Matching and Roydon are good examples of this settlement type. It is thought that many of the greens also developed in the 12<sup>th</sup> and 13<sup>th</sup> centuries, although those associated with church/hall complexes or manors may be earlier. In common with other areas of Essex a large number of sites were abandoned in the 14<sup>th</sup> century, perhaps as a consequence of the dual impact of the Black Death and the advent of the Little Ice Age. The historic roads and green lanes throughout the District are twisting and often partially sunken, mostly dating to the medieval period.





Figure 8 *Epping Forest*

Epping Forest, together with its northern outlier Wintry Wood, is the greatest Essex common to survive. It comprised a mix of open grassland and plains, wood-pasture and pollarded woodlands, used for pasture and as a source of timber and fuel. Specialist landscape use included the construction of pillow-mounds for rabbit-rearing within the Forest. On the southern edge of the District was Hainault Forest, now largely lost, having been grubbed out and converted to farmland in the mid-19<sup>th</sup> century. There were also extensive areas of commonage in the Roydon and Nazeing area.

## **2.10 The Post-Medieval Period (1538-1900)**

The post-medieval period saw a notable increase in population in Epping Forest District, largely fuelled by improvements in transport. The Stort Navigation was cut in 1769; the new turnpike roads also date to the 18<sup>th</sup> century, whilst the railways were built in the mid-19<sup>th</sup> century. In addition to the steady growth of the existing medieval towns of Waltham Abbey, Chipping Ongar and Epping, the previously small settlements at Chigwell, Loughton and Buckhurst Hill also began to develop.

The proximity of the District to London also attracted wealthy individuals who wished for a country residence within easy reach of the capital. Nether Hall, Roydon, had its origins as a medieval manorial centre; in the 1470s a fortified moated manor house and three-storeyed gatehouse in red brick was constructed. At Hill Hall, Theydon Garnon, Sir Thomas Smith built in 1570 an Elizabethan mansion, described as “one of the most important early Elizabethan houses in England” (Pevsner 2007). The courtyard is possibly the earliest known example of the renaissance style to be built in England and a forerunner of the classical style subsequently adopted in the building of many of England’s stately homes. Copped Hall, Epping, now stands as a conspicuous local landmark on the high ground above the M25. The 1751 Palladian mansion, which stood on the site of Tudor and medieval predecessors, was devastated by fire in 1917.

At Loughton the present High Road was constructed between 1611 and 1622, becoming the main focus of settlement. After the arrival of the railway in the 1850s there was some new building along the High Road, including St Mary's Church and the present Union Church. The historic settlement of Loughton could still however be classed as a rural village until around 1914. At Chigwell and Buckhurst Hill the original small settlements began to expand in the early 19<sup>th</sup> century, with the establishment of settlements on former common land and the expansion of existing villages. In 1861 the historic parish of Chigwell (which included Buckhurst Hill) had c.2400 inhabitants. The population increased by over 2000 within the next 10 years. The construction of the railway line between 1856 and 1865, linking the parish to London, was certainly a factor in this.

During the post-medieval period, changes in agricultural practices are reflected in the enclosure of arable open fields from the Tudor period to the first half of the 19<sup>th</sup> century. The process of enclosure is most dramatically demonstrated by the loss of Hainault Forest. In 1851 the Crown enclosed and sold Hainault after which it was rapidly converted into farmland destroying over 90% of the Forest.

At Epping Forest in the 1860s the Reverend Maitland, then Lord of the Manor of Loughton, began the large scale enclosure of the Forest. There was opposition to this from the inhabitants of Loughton who had an ancient right of lopping wood from the Forest (the other parishes had forfeited their rights or had come to other arrangements by then). Disputes between Maitland and the Loughton tenants, headed by the local family of Willingale, regarding the enclosures and the commoner's rights continued for a decade. The Epping Forest Act of 1871 set up a Royal Commission to investigate the whole problem of the Forest and at the same time the City of London started legal proceedings in defence of common rights throughout the Forest. In 1875 it was concluded that the enclosures had been illegal and the lopping rights of the inhabitants was recognised. By 1878 the Epping Forest Act had appointed the Corporation of the City of London to be Conservators of the Forest, with the duty to "protect the timber and other trees, pollards, shrubs, underwood, heather gorse, and herbage growing in the Forest" and "at all times keep Epping Forest unenclosed and unbuilt on as an open space for the recreation and enjoyment of the people." Epping Forest remains in the care of the City of London.





Figure 9 *The Gunpowder Mills, Waltham Abbey*

Changes in agriculture production are also reflected in changing farm complexes with the development of the Victorian 'High Farming' tradition when new ideas culminated in significant alterations in the design and layouts of buildings. A large number of farm complexes reflect this change. Many are now being converted and it is important these are recorded prior to their conversion. The majority of industry in the area was either based on agriculture (malting, milling, etc.) or on the mineral extraction (gravel works and brick-making). However, a notable exception is the Royal Gunpowder Factory at Waltham Abbey. There is documentary evidence that by the mid-1660s gunpowder was being produced in various water-driven mills on North Site. These were purchased by the Government and the factory expanded southwards with the creation of the Lower Island Works and then the South Site in the 19<sup>th</sup> century. The North Weald redoubt was built in the 1890's as part of a scheme of defence works for London. It was the first of the mobilisation centres to be constructed and the only fortified centre north of the Thames. It was located on high

ground to the south of North Weald Bassett and faced north east with good command of the ground to its front and sides.



Figure 10 *The late 18<sup>th</sup> century timber-framed watermill at Passingford, Stapleford Abbots*

### **2.11 Modern (1900 to the present day)**

At Waltham Abbey, the Gunpowder Factory was developed to include a nitro-glycerine and guncotton works. When explosive manufacture ended in 1945 it became the most important non-nuclear research centre in Britain, closing in 1991. The Gunpowder Works is now partially housing and partially a Visitor Attraction. Epping contains numerous important defences constructed in World War II including both defence lines and airfields. The Outer London Defence Ring comprised a complex of anti-tank ditches, pill boxes, anti-aircraft guns and other defences, which crossed the southern edge of the District from Lower Nazeing to Chigwell. In addition, four airfields were constructed at Willingale, Matching, North Weald and Stapleford Tawney, with the latter two still active airfields. Ongar Radio Station, was

established in 1919, in and around the late 19<sup>th</sup> century North Weald Redoubt. The Marconi Wireless Telegraphy Company acquired the Redoubt in 1919. When the station was completed in 1922, with a receiver station at Brentwood, it was the ultimate in wireless communication, and held the world speed record of fifty-eight words per minute for many years (Baker 1970, 205). During the Second World War it was placed under direct government control, and its importance was reflected in the provision of local defence system including two Allen Williams turrets, both of which survive. Most of the buildings specifically built for the radio station were demolished in 1999.

The most significant developments within the District comprise large-scale housing development in the southern half of the District, and the construction of the M11 and M25. These roads have augmented the railways in facilitating transport and commuting and have been key factors in the housing growth in the District. At Loughton the bulk of the urban area dates to the post-World War II period. Chigwell and Buckhurst Hill saw major expansion in the interwar and post-war period. North Weald Bassett is the most recent of the modern urban areas, largely dating to the post-war period.

The processes of agricultural change are perhaps most obvious for the modern period, and include the amalgamating of smaller fields to make larger units and the widespread removal of ancient hedgerows, exacerbated by the loss of standard elms as a consequence of Dutch Elm Disease. In addition, many of the historic Essex barns and other agricultural buildings that are so characteristic of the District landscape have been converted to housing. The early 20<sup>th</sup> century saw the development of the glasshouse industry from market gardening in the Lee Valley, reaching a peak in the 1930s. The industry has since declined from that peak, although it still operates and is a dominant visual factor of the landscape in Roydon, Nazeing, and Sewardstone. Beginning in the interwar period and accelerating after World War II, much of the river-side pasture along the River Lea was extracted as sand and gravel. The flooded gravel pits are now key features of the Lee Valley Regional Park, which stretches from Ware in Hertfordshire for 25 miles down the Lee Valley to the Thames estuary. The Park runs right through the western part of Epping Forest District. As well as the enormous flooded gravel pits, it includes areas

of surviving meadow, reed beds and numerous canalised and natural channels of the river and is a landscape of great historic, natural and amenity value.

### 3 Characterisation of the Historic Environment

The characterisation analysis formed the initial stage of this project, with the methodology based on the work carried out by CBA for the Thames Gateway Historic Characterisation Project and the work undertaken for the other Historic Environment Characterisation Projects undertaken by Essex County Council which involved a number of distinct processes. These focussed on preparing three separate strands of characterisation, one for each strand of the historic environment, namely: ***Historic Landscape Character, Archaeological Character*** and ***Historic Urban Character*** and then weaving these together into a single combined ***Historic Environment Character***. The Historic Environment Character Areas descriptions are presented within Section 4 of this report with the landscape, archaeological and urban areas described within the appendices.

Although the characterisation of all the three strands drew on existing approaches, e.g. Historic Landscape Characterisation and Landscape Character Assessment, in terms of its scope, varied subjects and style, the characterisation work undertaken for this and the previous projects is novel and challenging.



## 4 Historic Environment Character Area descriptions

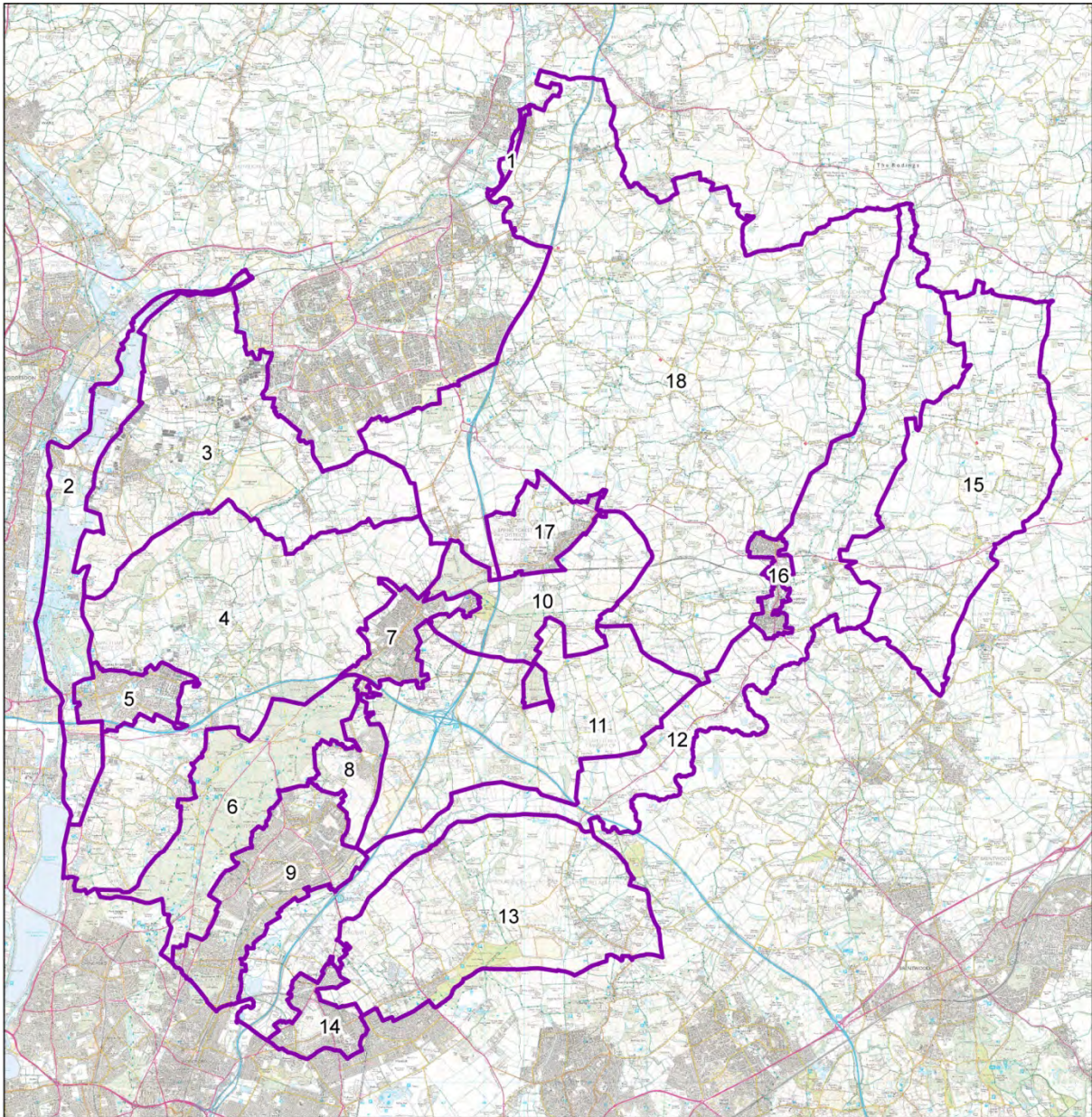


Figure 11 *Historic Environment Character Areas*

### 4.1 HECA 1: Stort Navigation

#### Summary

This area lies between the River Stort and the main Cambridge to London Railway line within a broad and flat-bottomed valley with steep-sides, cutting through head deposits, with alluvium in the valley floor. The area has attracted industry linked with the use of water; in particular watermills and maltings with a number of surviving

structures protected as Listed Buildings. The arrival of, first the canal, and then the railway line facilitated a concentration of maltings in the northern part of the area.

**Historic Landscape Character:** The historic fieldscape in the valley bottom consisted largely of meadow pasture, which is medieval or earlier in origin. Elements of this survive in the southern area. There is little historic settlement in the area, with the exception of those structures associated with the river itself. Residential development has occurred on both the north and south of Sheering Mill Lane, with that to the north formed by a large block of modern residential accommodation in a gated community whilst to the south there is an open modern housing estate both overlooking the river and boat yards.

**Archaeological Character:** Aerial photographic evidence indicates potential prehistoric occupation in the form of a ring ditch at the bend in the river. The presence of alluvial deposits in the river valley indicates the potential for surviving palaeo-environmental deposits within this area.

The first Act for navigational improvements on the Stort was passed in the 18<sup>th</sup> century. By 1769 parts of the river had been canalised to allow for movement of timber and cereals. A complex of mill buildings developed at Sheering Lock, of which the only structure to survive is the listed Mill House. A post-medieval complex lies at the northern end of the area, comprising a range of malting buildings most of which have now been converted into commercial or residential uses. These were also clustered to the south of Sawbridgeworth railway station, which has a number of sidings leading to the malting complexes. The pub to the east of the station was constructed at a similar time to the station. The industrial complex is protected as a Conservation Area.

## ***4.2 HECA 2: The Lea/Stort Valley***

### **Summary**

The Lee/Stort Valley forms the western edge of Epping Forest District. The valley is broad and flat-bottomed with steep-sides, cutting through glaciofluvial gravel

deposits, alluvium and London Clay as it heads southwards. The valley contains extensive evidence of palaeo-environmental deposits and cropmarks, despite large scale gravel extraction which has quarried significant areas of the valley. The industrial revolution resulted in the development of the Rivers Stort and Lea as navigation corridors, with elements of the river canalised. The expansion of the explosives industry in the mid-19<sup>th</sup> century resulted in a major production centre being developed on the banks of the Lea at Waltham Abbey. The development of steam mills massively increased the level of explosives production.

**Historic Landscape Character:** The fieldscape in the valley bottom consisted largely of meadow pasture, of medieval or earlier date. Originally much of it was held in common by a parish, before enclosure in the post-medieval period. Part of the area forms the Lee Valley Country Park. The historic landscapes of the parishes of Roydon and Nazeing are described in their respective Historic Settlement assessment reports. Post-1950s boundary loss can be described as moderate to high, in places this has resulted in former enclosed common reverting to its medieval dimensions. The gravel deposits, particularly from south of Roydon through Nazeing to the Holyfield area, have been extensively extracted, resulting in a landscape of lakes, reclaimed land, and surviving meadow which forms a key part of the character of the Lee Valley Regional Park which now incorporates most of this HECA. The construction of the Lea and Stort Navigations in the 19<sup>th</sup> century had a significant impact in the creation and development of the Royal Gunpowder Factory. The area has attracted other industries linked with the use of water, in particular numerous mills along the river itself.

**Archaeological Character:** This area has a high potential for surviving palaeo-environmental deposits within the valley deposits as shown by the Middle Thames Northern Tributaries project, despite considerable areas of destruction caused by gravel extraction. Crop mark evidence from aerial photographs indicates multi-period occupation within the valley with evidence of enclosures, interpreted as settlements, and former field boundaries, outside the areas lost to gravel extraction.

The industrial revolution led to the exploitation of the Rivers Lea and Stort to become Navigation canals in the 18<sup>th</sup> century. Both river valleys contain numerous features

associated with them being used for navigational purposes. The production of explosives on the banks of the River Lea near Waltham Abbey began during the 17<sup>th</sup> century. The production proved inadequate during the Crimean War (1854-1856), so afterwards productivity was increased by installing mills powered by steam. Following the ending of explosive manufacture in 1945, the site became the most important non-nuclear research centre in Britain. The remaining buildings were recorded by the Royal Commission and parts of the site are protected as a Conservation Area, Scheduled Monument and Listed Buildings. In the late 19<sup>th</sup> and 20<sup>th</sup> centuries, a major glasshouse industry developed in the valley, though the currently operating glass houses lie immediately outside this area in HECAs 3 and 4.

### **4.3 HECA 3: The Roydon and Nazeing area**

#### **Summary**

An undulating area of higher ground overlooking the Lea/Stort valley, often with steep slopes dropping towards the valley, and numerous small tributary streams. The geology comprises boulder clay and head deposits, overlying London Clay, with exposed gravels in the valley sides. The large urban expanse of Harlow New Town forms the eastern boundary of this area. The area had a dispersed settlement pattern that is medieval in origin, with a small nucleated settlement at Roydon. Much of the wider landscape of fields, commons and woodland is also medieval in origin; there is an extensive 20<sup>th</sup> century glasshouse industry.

**Historic Landscape Character:** Until the 20<sup>th</sup> century the Roydon and Nazeing area had a dispersed settlement pattern of farms and cottages scattered along the roads and around the edges of commons and greens, with a small nucleated settlement at Roydon. Lower Nazeing developed into a large nucleated settlement in the 20<sup>th</sup> century. The historic fieldscape comprised a mixture of pre-18<sup>th</sup> century irregular fields (these are probably of medieval origin and some maybe even older) belonging to the manorial demesnes and larger farms, and large common fields which were farmed on the strip method by both the manor and its tenants. There were numerous commons and roadside greens which once formed the most distinctive element of the landscape, and were focal points in the settlement patterns. Epping Long Green is a remarkable survival of one of the roadside greens, now a

green lane, with small woods and ponds. The common fields were subsequently enclosed, some in the later medieval period and the remainder in the 19<sup>th</sup> century. Post-1950 boundary removal has restored some of these to their original dimensions. Analysis of the hedgerows from the cartographic evidence shows that their survival levels are quite good; those that separated the irregular fields belonging to the demesnes and bigger farms largely survive, and the original medieval boundaries of the common fields are also largely intact, the later boundaries which subdivided have been mostly removed. There are a number of areas of ancient woodland. Much of the land is currently used for agriculture, with an emphasis on glasshouse market-gardening which forms the dominant visual characteristic of much of the area.

**Archaeological Character:** The evidence for prehistoric and Roman activity is relatively sparse, probably due to the scarcity of cropmarks and lack of archaeological fieldwork in the area. There has been only limited archaeological fieldwork within the area due to the absence of large-scale development. The medieval settlement pattern was dispersed and polyfocal comprising church/hall complexes, small hamlets such as Bumbles Green, common-edge settlement, and individual farmsteads. There are a number of moated sites, largely concentrated on the boulder clays in the north-east of the area. Historic Settlement assessments have been undertaken for the principal settlements of Nazeing and Roydon and their respective parishes. Historic landscape features include a significant number of commons and greens, most notably at Nazeingwood Common, and relatively small blocks of ancient woodland. The ancient woodland is likely to preserve earthworks both of an earlier date and those related to the woodland management itself. During the post-medieval period changes in agricultural production are reflected in changing farm complexes with the development of the Victorian 'High Farming' tradition when new ideas culminated in significant alterations in the design and layouts of buildings. The glasshouse industry, which originated in the 1920s and 1930s, developed in this area reaching a peak in the 1950s and continuing today. Much of the area is Conservation Area, comprising the areas of Roydon Village and Nazeing and South Roydon. Particularly significant sites include the moated site and buildings at Netherhall and there are a few other Scheduled Monuments. Listed Buildings are distributed across the area, with a notable concentration at Roydon.



#### ***4.4 HECA 4: The Copped Hall ridge and the Cobbin's Brook area***

##### **Summary**

Copped Hall ridge and the valley and slopes of the Cobbin's Brook are bounded on the west by the Lea Valley and Waltham Abbey and to the east by Epping Forest and the town of Epping. The geology is largely London Clay, with some overlying boulder clay and head and alluvium deposits in the Cobbin's Brook valley. The area is notable for the number of historic parks within the area, and in the post-medieval period the planting of woodlands for game cover. Much of the wider landscape of dispersed settlement, fields, commons and woodland is also medieval or early post-medieval in origin.

**Historic Landscape Character:** The area is characterised by a high density of historic parks, including Copped Hall, Monkams Hall, Warlies, Beech Hill and Gilwell parks. This historic recreational use is also reflected in the numerous small woodlands, many of them 'shaws' and 'springs' planted as habitat for game. In addition there are also shelter belts and ornamental planting associated with Copped Hall. The Copped Hall warren, now woodland, is separated from the rest of the Copped Hall parkland by the M25 which runs across the centre of the area. The significance of leisure activities in this landscape persists in the form of golf courses in the south of the area adjoining Epping Forest. The historic field pattern comprises pre-18<sup>th</sup> century irregular enclosure (these are probably of medieval origin and some maybe even older) and former common arable enclosed by later agreement; the latter is more common in the northern half of the area. Post-1950s boundary loss can be described as low to moderate.

Historically the settlement pattern is dispersed, comprising church/hall complexes, farms and small hamlets, the latter often strung out along linear greens. Galley Hill Green, Puck Lane and Claygate Lane are remarkable survivals of these linear roadside greens, now green lanes and lacking the houses which the late 18<sup>th</sup> century Chapman and André map shows strung out along them. In general the historic settlement pattern is still very evident, although in places there is some infilling of linear settlement along the roads and greens. Some of the farms have become small

nucleated clusters of buildings, partly due to changed agricultural practice and partly due to diversification and changed usage. There are a number of glasshouses toward the Lee Valley in the south west of the area.

**Archaeological Character:** There has been little archaeological fieldwork within the area due to the lack of large-scale development pressures. The evidence for prehistoric and Roman activity is relatively sparse, probably due to the scarcity of cropmarks and archaeological fieldwork in the area. The medieval settlement pattern was dispersed and polyfocal comprising church/hall complexes, small hamlets, common-edge settlement, and individual farmsteads. Historic landscape features include a significant number of commons and greens, and relatively small blocks of ancient woodland. The ancient woodland is likely to preserve earthworks both of an earlier date and those related to the woodland management itself. Particularly significant sites include Copped Hall and the other historic parklands. During the post-medieval period, changes in agricultural production are reflected in changing farm complexes with the development of the Victorian ‘High Farming’ tradition when new ideas culminated in significant alterations in the design and layouts of buildings. The glasshouse industry, which originated in the 1920s and 1930s, developed in this area reaching a peak in the 1950s and continues today. The World War II Heavy Anti-Aircraft gun site at Lippitts Hill, which is scheduled, also includes a significant group of Listed Buildings related to military activity. The central portion of the area is largely comprised of the Conservation Areas of Upshire and Copped Hall. There are a few Scheduled Monuments, which include three at Lippitts Hill. Listed Buildings are largely distributed around the edges of the area, with concentrations at Lippitts Hill and Copped Hall.

#### **4.5 HECA 5: Waltham Abbey**

##### **Summary**

Waltham Abbey is one of three historic towns in Epping Forest District (Medlycott 1999c). The area comprises both the historic and the modern town area of Waltham Abbey. The historic core of Waltham Abbey comprises both the abbey and its associated grounds and the medieval town that built up adjacent to it. Later the town also developed alongside the Royal Waltham Abbey Gunpowder Factory lying to the

west in the Lea Valley. There was limited expansion until the middle of the 20<sup>th</sup> century after which there was extensive urban expansion to the east of the town.



*Figure 12 Digital reconstruction of the medieval Waltham Abbey by Iain Bell*

**Historic Urban Character:** The town of Waltham Abbey initially developed following the establishment of the Abbey. A market was granted to the town in the late 12<sup>th</sup> century. A Historic Town assessment has been undertaken for the historic core of Waltham Abbey, which developed alongside the Abbey. The historic core lies immediately to the south of the Abbey grounds. The historic town expanded further in the post-medieval period with the development of the Royal Gunpowder Factory in the Lea Valley to the west of the town. Following World War II, housing was provided by the MOD for employees in the areas of Walton Gardens, Lea View and further to the east at Monkswood Ave, Quenden Drive, Thaxted Way and The Cobbins. From the early 20<sup>th</sup> century a nursery industry developed to the east of the historic town. Major urban expansion to the south and east of the historic core developed in the mid- to late-20<sup>th</sup> century.

**Archaeological Character:** Historically Waltham Abbey consisted of the Abbey and the town, which were interdependent. There appears to have been a Saxon royal estate at Waltham Abbey, and it was also the hundred meeting-place. At the western end of the town lies a church which was founded in the early 11<sup>th</sup> century. In 1177, as part of his penance for his part in the murder of Thomas Becket, Archbishop of Canterbury, Henry II re-founded Harold's church as a priory of Augustinian Canons.



Three successive phases of pre-Norman churches have been identified on the site. A substantial part of the church survives (Grade I listed) and the ruins of the Abbey; much of its precincts are protected as a Scheduled Monument and Conservation Area. During the construction of the inner relief road, excavations were undertaken on part of the monastic grange. The medieval town lay to the immediate south of the monastic precinct now being protected as a Conservation Area; it contains a wide range of Listed Buildings. Excavation has shown that complex stratified deposits survive within the medieval town.

#### **4.6 HECA 6: Epping Forest**

##### **Summary**

Epping Forest, which gives its name to the District, lies on a long ridge comprised of a mixture of gravels and Bagshot Beds overlying Claygates, which in turn overlies London Clay. The forest is highly important for both its historic and natural environment. The medieval forest not only retains medieval woodland banks but also has earthworks associated with two Iron Age hillforts, both of which are protected as Scheduled Monuments post-medieval pillow mounds.

**Historic Landscape Character:** Epping Forest is a very large un-compartmented wood-pasture common; it appears that the wood-pasture reached its medieval and post-medieval form in the Anglo Saxon period. In the medieval period Epping formed part of the much larger, legally defined, Waltham Forest. The wood pasture trees were pollarded to produce wood, and the wood pasture was interspersed by plains, areas of grass, heather and occasional bog, on low-lying or particularly poorly drained areas. This historic pattern is shown on the Chapman and André map of 1777. The vegetational history of the forest is complex; currently beech is dominant on the top of the ridge with hornbeam on the slopes.

In the 1860s Epping Forest faced the threat of enclosure which had earlier destroyed Hainault Forest. Fortunately this was resisted, and in 1878 the Epping Forest Act appointed the Corporation of the City of London to be Conservators of the Forest, with the duty to “protect the timber and other trees, pollards, shrubs, underwood, heather gorse, and herbage growing in the Forest” and “at all times keep Epping

Forest unenclosed and unbuilt on as an open space for the recreation and enjoyment of the people." Epping Forest remains in the care of the City of London Corporation. The cessation of pollarding, reduction of grazing and other changes had adverse effects on the biodiversity and historic character of the Forest, but in recent decades the forest has been managed with greater regard to its historic character. The historic settlements of Epping and Theydon Bois lie to the north-west of this area, and today most of the north and west sides of the forest are bordered by housing.

**Archaeological Character:** There is evidence of early prehistoric occupation with a significant site at High Beech and scatters of Mesolithic flint work being recovered from the forest. Pollen analysis of samples from peat deposits within the forest has given some insight into vegetational changes from the prehistoric period onwards. The Forest contains many earthworks including the Iron Age hill-forts of Ambresbury Banks and Loughton Camp, both Scheduled Monuments, and later features such as boundary banks and pillow mounds associated with artificial warrens. Two Roman roads run through the forest. Epping Forest was a part of the much larger legally defined royal hunting forest of Waltham and was used as common heath, grassland and wood pasture since the Saxon period. Queen Elizabeth hunting lodge stands just outside the southern boundary of the District and is the only three storey hunting lodge dating to the mid-16<sup>th</sup> century in the country. The Warren, adjacent to the Epping New Road is a 16<sup>th</sup> century hunt-standing, extended and converted to an inn in the 18<sup>th</sup> century, and then a house in the 19<sup>th</sup> century. It sits within a Humphrey Repton landscape.

## ***4.7 HECA 7: Epping***

### **Summary**

Epping is one of three historic towns in Epping Forest District (Medlycott 1999b). This area comprises both the historic and modern town area of Epping. The historic core of Epping comprises the High Street and Hemnall Street. The expansion of the town from this historic core was slow until the mid-19<sup>th</sup> century which saw the arrival of the railway. The majority of the urban area is however mid- to late-20<sup>th</sup> century in date. The area includes the open space of Bell Common. A Historic Town assessment report was prepared in 1999 for Epping.

**Historic Urban Character:** The town was founded in the mid-13<sup>th</sup> century by the Canons of Waltham Abbey. The present historic town core contains the Church and a series of Listed Buildings centred on the High Street, most of which date to the 18<sup>th</sup> century. The church stands on the site of St John the Baptist Chapel which was originally constructed in the 14<sup>th</sup> century. Post-medieval development occurred along the High Street with commercial development in the form of shops and inns as Epping grew in importance as a staging-post on the toll-road. There were also small common-side hamlets at Bell Common and Coopersale, to the north and south of the town. Expansion beyond this historic core was slow until the mid-19<sup>th</sup> century which saw the construction of the railway and associated development to the east of the town. Development also expanded to include the Epping Union Workhouse to the north of the historic core. At Coopersale to the north-east of the historic core is a 19<sup>th</sup> century church complex, comprising a church, rectory and Sunday School hall. Ribbon development along the principal routes leading out of the town also began in the 19<sup>th</sup> century. However the majority of the development is mid- to late-20<sup>th</sup> century in date.

The area includes Bell Common, an area of open ground forming part of the forest with ribbon development along the High Road and southern edge of the common, with a series of small fields and woods, located between the southern edge of the common and Ivy Chimneys. The western edge of this HECA is undeveloped, comprising a cemetery, school playing fields, a recreation ground and other areas of open space.

**Archaeological Character:** This area comprises the historic town of Epping, and the outlying common-side hamlets of Coopersale and Bell Common. Epping, one of the historic market towns in the District, originated as a commercial venture of Waltham Abbey in the mid-12<sup>th</sup> century, and was granted a charter in the mid-13<sup>th</sup> century. There is high potential for surviving archaeological deposits, within the historic core of Epping. In addition there are significant numbers of surviving historic buildings, largely of post-medieval date. Modern residential expansion, outside the pre-urban historic settlement cores, would have caused significant disturbance of archaeological deposits within those areas. Epping historic core, Bell Common and

Coopersale Street are all Conservation Areas, and the Listed Buildings are largely concentrated in those areas.

#### **4.8 HECA 8: Theydon Bois**

##### **Summary**

This area comprises the semi-urban area lying between Epping to the north and Loughton to the south. There is known to have been Roman occupation in the area. During the medieval period there was a dispersed pattern of medieval farms, with small fields and large areas of woodland. The settlement of Theydon Bois lies in the centre of the area with a number of Listed Buildings clustered around the historic Green. Urban expansion facilitated by the coming of the railway developed around the railway station with significant expansion in the second half of the 20<sup>th</sup> century.

**Historic Urban Character and Historic Landscape Character:** This area includes the modern nucleated settlement of Theydon Bois. There are a number of Listed Buildings from the 16-18<sup>th</sup> century concentrated on the northern and eastern edges of the historic Green. The station opened in 1865 and proved a catalyst for the growth of the settlement in the late 19<sup>th</sup> and early 20<sup>th</sup> century. The Green still survives today, although it is now edged by urban development. Beyond the main settlement area there is ribbon development running west towards Epping Forest. In the northern part of the area there is a large golf course and some ribbon development along roads leading to Epping.

The southern part of the area is rural in character. The historic settlement pattern was sparse, and largely focussed on the Debden Green, a triangular green linked to Epping Forest by historic trackways. The historic field pattern comprised somewhat irregular fields of ancient origin. That pattern is quite well preserved in the west of the area where there are also ancient woods; to the south, 20<sup>th</sup> century boundary loss has been more severe. There is some ribbon development along a track parallel to the railway on the eastern edge of the area.

**Archaeological Character:** Historically the area was an open rural landscape on the London Clay, with a dispersed settlement pattern. The remains of a scheduled

Roman villa lie in the southern part of the area indicating that the landscape was exploited at this period. The settlement pattern in the medieval period comprised dispersed hall complexes across the area. A large example is known at Birch Hall in the north of the area. There are a number of ancient woods all likely to contain earthworks related to the woodland management and possibly earthworks of earlier features. The remains of a large woodland boundary bank crosses the middle of the area. The Listed Buildings are located around Theydon.

#### **4.9 HECA 9: Loughton**

##### **Summary**

Loughton comprises a large urban area situated on the London Clay. During the medieval period the agricultural landscape comprised a mix of church/hall and hall complexes exploiting the good agricultural land with forestry on the boundaries. It has two post-medieval settlement cores at Buckhurst Hill and Loughton with ribbon development along High Road. Extensive urbanisation has occurred throughout the area in the 20<sup>th</sup> century.

**Historic Urban Character:** The historic post-medieval core of Loughton encompasses three separate Conservation Areas: Staples Road, York Hill and Baldwins Hall, and ribbon development along most of the High Road. The road junction of Forest Road, Station Road and High Road forms the commercial centre of Loughton with the 19<sup>th</sup> century listed church also located at this junction. There has been extensive residential development dating from the late-19<sup>th</sup>, early, mid, and later 20<sup>th</sup> century. This comprises an interesting mix of detached, semi-detached and terraced properties, which includes a number of good examples of houses of the period, many by known architects. The area is bisected by the railway which opened in 1856, and which did much to facilitate the urbanisation of the area.

The southern part of the area comprises Buckhurst Hill District which was created in 1838, becoming an urban District in 1895. Urbanisation developed during the 19<sup>th</sup> and 20<sup>th</sup> centuries, comprising largely of terraced and semi-detached properties; development was spurred on by the construction of the railway station in 1865. The

area includes Lords Bushes, an area of ancient wood pasture once an integral part of the Epping Forest common, now entirely surrounded by housing.

**Archaeological Character:** The areas comprises an extensive urbanised area to the east of Epping Forest including the urban areas of Loughton and Buckhurst Hill. Historically this area was agricultural with an area of wood pasture at the southern end. Within this rural area prior to urban development the settlement pattern was dispersed including greens, hall and church/hall complexes dating from the late medieval and post-medieval periods. The Staples Road, York Hill and Baldwins Hall Conservation Areas in Loughton are sited adjacent to Epping Forest. The Listed Buildings are largely concentrated in the Loughton area. Any significant survival of buried archaeological remains is likely to be restricted to the open spaces.

#### ***4.10 HECA 10: Wintry Forest area***

##### **Summary**

The area is located to the north-east of Epping, at the end of a long ridge comprised of a mixture of gravels and Bagshot Beds overlying Claygates, which in turn overlies London Clay. The historic character is dominated by ancient woodland, which were outliers of Epping Forest, and Ongar Great Park. Historic houses, Coopersale and Gaynes Park, are situated to the south of the area. Only limited archaeological investigation has taken place, mostly in response to the widening of the M11.

**Historic Landscape Character:** Wintry Forest and the neighbouring woods were within the legally defined medieval Waltham Forest. Wintry Forest and Gernon Bushes were commons, rather like the main area of Epping Forest, with large areas of wood pasture and the trees pollarded for wood; there were also open areas or 'plains.' Numerous pollards survive, with Gernon Bushes particularly densely covered with pollarded hornbeams, its formerly open areas are now mainly wooded. The other woods in the area appear to have been managed woodland rather than wood pasture.

Gaynes Park and Coopersale Park lie in the south of the area, they originated as medieval parkland. They both retain elements of their parkland character including

specimen trees. Ongar Park on the southern edge of the area is the oldest recorded park in England, with its origins in the Late Saxon period. Although the park is no longer in existence, its outline is preserved as hedgerow and part of its original enclosing bank is Scheduled, the modern field pattern echoes its original open aspect. Otherwise, the fields are largely of the pre-18<sup>th</sup> century irregular form (these are probably of medieval origin and some maybe even older), probably the result of assarting. There are some patches of later enclosure on the northern boundary. There is very little settlement due to the predominant land-use of woodland and park, and what there is, is dispersed in nature. The M11 now runs north-south through this area.

**Archaeological Character:** Due to the predominantly wooded and undeveloped nature of this area, very little archaeological fieldwork has been carried out. The Roman road from Dunmow to London crosses the area. Roman tile and pottery has come from Gaynes Park, and may indicate a possible kiln site. Archaeological investigation associated with the construction and widening of the M11 revealed post-medieval pottery from several locations. Medieval pottery has come from Wintry Field. There are a few cropmarks, probably old field boundaries.

The historic settlement pattern was dispersed with individual farms, halls and at least one moat. Historic landscape features include the ancient woodland, historic parkland and historic houses. Ongar Great Park was the earliest parkland in Britain, and much of its original boundary can still be traced on the ground. Gaynes Park Mansion is a late 19<sup>th</sup> century house, and Coopersale House is an 18<sup>th</sup> century villa with landscaped garden by Adam Holt. The 1890s saw the construction of the Essex Redoubt at North Weald, within Ongar Great Park, as part of the late 19<sup>th</sup> century defences of London, designated as a Scheduled Monument.

#### **4.11 HECA 11: *The Theydons area***

##### **Summary**

The area is located to the north-west of the Roding Valley. Topographically it is undulating, dissected by numerous small tributary streams running down into the valley. The geology is very mixed, with London Clay overlain in patches with boulder

clay and head deposits, and alluvium in some of the tributaries. This is a largely rural area which has retained much of its historic landscape, particularly in its surviving settlement pattern. Hill Hall is the dominant historical landscape feature in the area and is of national significance. The area is bisected by the M11 and M25. Archaeological fieldwork associated with these roads has established the survival of archaeology in the area dating from the prehistoric period onwards.

**Historic Landscape Character:** There are extensive tracts of pre-18<sup>th</sup> century sinuous fields interspersed by patches of pre-18<sup>th</sup> century irregular fields (these are probably of medieval origin and some maybe even older). These latter field-forms appear in some cases to be a response to the local topography of small side-valleys. There are numerous small areas of ancient woodland, many of which were 'springs' or 'shaws' planted in the 17<sup>th</sup> and 18<sup>th</sup> century for the shooting of game-birds. Historically the settlement pattern is dispersed, comprising church/hall complexes, manorial centres, farms and small hamlets. There are still no settlements of any size in the area. Hill Hall is one of the finest examples of an early Renaissance mansion in the country, set within an extensive landscaped park; it has multiple designations including a Conservation Area, Scheduling, Listed Buildings (Hill Hall itself being listed at Grade I) and a Registered Park and Garden. Tawney Common forms a notable landscape feature. The south west of the area is bisected by both the M25 and the M11, with the junction of the two forming the most intrusive modern feature in the area. There has been limited post-1950s boundary loss, rising to moderate-severe in the area affected by the construction of the motorways. However this boundary loss has not affected the overall sinuous pattern of the landscape.

**Archaeological Character:** The M25 and M11 motorways cross the area, both of which have had some archaeological assessment and investigation, as did the Chipping Ongar Trunk Main. This work has demonstrated the survival of archaeological remains in the area dating from the prehistoric period through to the medieval period. Otherwise there has been little archaeological fieldwork within the area, due to the lack of large-scale development pressure. The area is bisected by the Roman road from Dunmow to London. The medieval settlement pattern was dispersed and polyfocal, comprising church/hall complexes, small hamlets, common-edge settlement, a number of moated sites and individual farmsteads. The moated



sites potentially have their origin in the 12<sup>th</sup> and 13<sup>th</sup> centuries. Historic designed landscape features include the Scheduled Monument and Registered Garden of Hill Hall, which includes the site of medieval Mount Hall as well as one of the earliest Renaissance mansions in Britain. During the post-medieval period, changes in agricultural production are reflected in changing farm complexes with the development of the Victorian 'High Farming' tradition when new ideas culminated in significant alterations in the design and layouts of buildings.

#### **4.12 HECA 12: *The Roding Valley***

##### **Summary**

This area comprises the Roding River Valley which bisects the eastern half of Epping Forest District, running from Beauchamp Roding in the north to Chigwell in the south. The geology consists of gentle boulder clay slopes on the valley sides, with head deposits and alluvium in the valley floor. The area has a high potential for surviving palaeo-environmental deposits within the alluvium. Historic Town and Historic Settlement assessments have been undertaken for Chipping Ongar and High Ongar, respectively.

**Historic Landscape Character:** The Roding Valley was the core of an ancient Saxon territory known as the *hrodingas*, which stretched from High Roding in Uttlesford District down to Abbess and Beauchamp Roding in Epping Forest District. The only settlement of any size in the area is Chipping Ongar, which is sited midway along the valley. Otherwise the settlement pattern is of a highly dispersed nature, comprising church/hall complexes, individual farms and cottages, moated sites, small hamlets and mills on the river itself. There are enclosed meadows along the Roding and many of its smaller tributaries. The field type can be described as pre-18<sup>th</sup> century irregular fields (these are probably of medieval origin and some maybe even older), and pre-18<sup>th</sup> century co-axial sinuous fields running down the valley side. It is probable that much of this field-scape is very ancient indeed, and may well have its origins in the late Saxon period. The High Ongar Historic Settlement assessment report established that the boundary of an estate recorded in 1062 is still visible on the modern map. There are a number of small scattered areas of ancient woodland, particularly in the northern half of the valley. The post-1950s boundary loss ranges

from moderate to high, rising to severe on some farms. There has been extensive gravel extraction at the southern end of the valley between Chigwell and Loughton. The M25 crosses the area at Passingford Bridge and the M11 is a dominant feature of the southern part of the area between Loughton and Chigwell.

**Archaeological Character:** The area has a high potential for surviving palaeo-environmental deposits within alluvial deposits; there is also the potential for settlement evidence within and beneath the alluvium. Cropmark evidence from aerial photographs indicates multi-period occupation within the valley, with evidence for enclosures, interpreted as settlements, and former field boundaries. There has been little archaeological fieldwork within the area due to the lack of large-scale development pressure. The Roding Valley appears to have attracted prehistoric activity, particularly in the earlier prehistoric periods. There is a notable Roman site at Little London, which possibly represents the settlement of *Durolitum*. There is also evidence for Roman activity in the Chipping Ongar area and at Boarded Barns, Shelley.

Historic Settlement assessment has been undertaken for High Ongar which is designated as a Conservation Area. This, and Fyfield, are the only other settlements of any size within the area. The medieval settlement pattern was dispersed and polyfocal comprising church/hall complexes, small hamlets, and individual farmsteads; these tend to be located on the slightly higher ground on the slopes of the valley or strung out along the roads. Industrial remains, particularly watermills, of medieval and post-medieval date are recorded along the length of the river.

#### **4.13 HECA 13: Lambourne and Hainault**

##### **Summary**

The area is located to the south-east of the valley of the River Roding and north of Greater London. The geology is very mixed, with London Clay overlain in patches with boulder clay and head deposits; numerous small tributary streams drain into the Roding River. This is a largely rural area which has retained elements of its historic landscape and has experienced very little modern development. There is considerable woodland surviving, including elements of Hainault Forest; much of the

other woodland survives owing to its history as part of hunting estates. The known archaeology largely relates to the medieval settlement pattern and field scape. There is very little known about the earlier periods largely due to the lack of archaeological fieldwork in the area.

**Historic Landscape Character:** Historically the settlement pattern was dispersed, comprising church/hall complexes, manors, farms and small hamlets. A feature of this area is the numerous shooting lodges built in the 17<sup>th</sup> and 18<sup>th</sup> century. The principal historic settlements are Stapleford Abbots and Chigwell Row, which is largely late post-medieval in origin. The landscape of Lambourne is still predominately rural and retains many elements of its historic landscape including the farms, hedgerows and woodland. Historic Settlement Assessment Reports have been completed for Lambourne and Abridge parish and settlement and for Chigwell Row (as part of Chigwell).

There are extensive tracts of pre-18<sup>th</sup> century sinuous fields interspersed by patches of pre-18<sup>th</sup> century irregular fields (these are probably of medieval origin and some maybe even older). These latter field forms appear in some case to be a response to the local topography of small side-valleys. There has been limited-moderate post-1950s boundary loss, rising to severe on a few farms. There are a number of small areas of ancient woodland, many of which were 'springs' or 'shaws' planted in the 17<sup>th</sup> and 18<sup>th</sup> century for the shooting of game-birds. The park at Bishops Hall, Lambourne, is medieval in origin. The modern expansion of Abridge into a small nucleated settlement lies within this area. The Abridge Conservation Area encompasses the small cluster of historic and Listed Buildings fronting the Market Place.

On the southern edge of the area is the northern (and only surviving) portion of the medieval Royal Forest of Hainault. In 1851 Hainault Forest was disafforested (reduced from the status of forest to ordinary land, impacting on the commoners rights). However public dissatisfaction at the loss of the common land led in 1858 to the Hainault Forest Allotment of Commons Act, which provided that 317 acres in Chigwell, Lambourne and Dagenham should be allotted as common to the parish of Lambourne. This surviving area of Hainault Forest now provides a very good

impression of a wood pasture; the areas of hornbeam, oak and thorn match quite closely the areas shown on 16<sup>th</sup> century surveys, pollarding continued until quite late and has been revived, and the plains and heath have been restored. During the post-medieval period changes in agricultural production are reflected in changing farm complexes with the development of the Victorian 'High Farming' tradition when new ideas culminated in significant alterations in the design and layouts of buildings, which is reflected in the current building stock. The Stapleford Common area was enclosed in the 19<sup>th</sup> century and part of it became plot-lands in the early 20<sup>th</sup> century, creating an area of ribbon development with houses set within quite large plots. The settlement is historically dispersed, spaced out along the edges of the forest and commons; this linear pattern is largely preserved though small scale modern development and infilling of gaps has created some ribbon development east of Chigwell Row.

**Archaeological Character:** The geology largely comprises London Clay and is not particularly conducive to cropmark formation although some sites have been identified. There have been some finds of prehistoric material, although overall little archaeological fieldwork has been undertaken in this area which has resulted in general a lack of known prehistoric and Roman deposits. The medieval settlement pattern was dispersed and polyfocal comprising church/hall complexes, small hamlets, forest-edge settlement, and individual farmsteads. Historic landscape features include three former parks at Rolls, Dews Hall and Albyns. In addition to the Hainault Forest there are a number of small ancient woodlands to the south of Abridge. Stapleford Tawney Airfield began as a civilian airfield in the 1930s, before being requisitioned by the RAF in World War II. It is currently used by a flying club.

#### ***4.14 HECA 14: Chigwell and Grange Hill***

##### **Summary**

This is a large modern urban area located on the southern edge of Epping District, situated on London Clay on the eastern slopes of the Roding Valley. It contains the modern settlements of Chigwell and Grange Hill with open space in its centre formed by the Chigwell Golf Club. At the northern end of the area lies the Conservation Area of Chigwell Village. A concentration of Listed Buildings lies along High Road

running from Chigwell to Woodford. The southern part of the area was formerly part of Hainault Forest.

**Historic Urban Character:** The earliest evidence of settlement is from the Conservation Area of Chigwell with the church dating to the 12<sup>th</sup> century. This would have formed a key focal point in what was historically a dispersed and polyfocal settlement pattern. Most of the Listed Buildings in the Conservation Area and along High Road date from the 17<sup>th</sup> to 19<sup>th</sup> centuries. However, the wider distribution of Listed Buildings across the zone reflects the historically dispersed settlement pattern. Within the historic settlement lies the Grade II\* Chigwell School, with a large modern building constructed towards the edge of the settlement. The large area of Grange Hill began to be developed in the middle of the 20<sup>th</sup> century, lying within the area of the former Chigwell Manor. The railway which bisects the area was opened in 1903 with the station of Chigwell within the area. A large open area formed by the Chigwell Golf Club lies in the centre of the area. The area is notable for its trees within the urban setting; these include relicts from the original Hainault Forest as well as more recent planting.

**Archaeological Character:** The historic settlement pattern was originally dispersed with the church hall complex forming a key focal point. Some ribbon development occurred along Chigwell Road from the medieval into and throughout the post-medieval period. There is the potential for surviving archaeological deposits in the immediate areas of the church hall complex and the High Road frontage as well as in the historic core of Chigwell Conservation Area. The southern part of the area contained the northern edge of Hainault Forest. Due to the degree of more modern development it is unlikely that earthwork features related to the forest survive, although there are a number of veteran trees that survive from the forest.

#### **4.15 HECA 15: Willingale**

##### **Summary**

This area comprises a ridge of higher ground on the eastern side of the Roding Valley, drained by a number of small streams. The geology is predominately boulder clay, with occasional pockets of sand and gravel, and head deposits in the southern

portion of the area. The historic settlement pattern was dispersed, comprising church and hall complexes, manor sites, farms, small hamlets and greens. There has been very limited development within this area and consequently little archaeological fieldwork, however cropmark evidence indicates evidence of prehistoric settlements and extensive field systems probably of medieval or earlier origin. The medieval settlement pattern is well understood with a number of moats now protected as Scheduled Monuments.

**Historic Landscape Character:** The area has a historic dispersed settlement pattern, comprising church and hall complexes, manorial sites, farms, small hamlets and greens. There are many small irregular fields of medieval or earlier origin across the area, with pockets of sinuous co-axial fields. Post-1950s boundary loss is moderate to high; this has given an open feel to the countryside. There are a few small woods of ancient origin. A complex network of narrow roads and green lanes linked the settlements; these have largely survived. Willingale airfield is located on the western side of the area and is World War II in origin. The area is still overwhelmingly rural in character.

**Archaeological Character:** Crop mark evidence from aerial photographs indicates prehistoric occupation across the area. Evidence of enclosures, interpreted as potential prehistoric settlements, and extensive former field boundaries has been recorded. The medieval settlement pattern was dispersed and polyfocal comprising church/hall complexes, moated and un-moated farmsteads, small hamlets and greens. Many of the moated sites in Essex are thought to have their origin in the 12<sup>th</sup> to 13<sup>th</sup> centuries and four of those within this area are protected Scheduled Monuments. Willingale had its origins as a pair of adjacent manorial centres, each with its own parish church; unusually the two churches are located next to each other. Many of the farm complexes reflect changes in agricultural production with the development of the Victorian 'High Farming' tradition when new ideas culminated in significant alterations in the design and layouts of buildings.

#### ***4.16 HECA 16: Chipping Ongar***

##### **Summary**

Chipping Ongar is one of three historic towns in Epping Forest District (Medlycott 1999a). The area comprises both the historic and the modern town area of Chipping Ongar. The historic core of Chipping Ongar comprises the scheduled castle and the medieval town within its enclosing defensive ditch. The town expanded northwards in a piecemeal fashion in the 19<sup>th</sup> and early 20<sup>th</sup> century with the construction of the railway, the cemetery, Great Stony School and the Memorial Hospital. The majority of the residential expansion of the town dates to the late 20<sup>th</sup> century.

**Historic Urban Character:** This area comprises the historic core of Chipping Ongar and its modern expansion. Chipping Ongar had its origins as a Norman castle town, sited on the eastern slopes of the River Roding. The motte and bailey castle, which is scheduled, is located on the eastern edge of the town. The medieval town appears to have been a deliberate plantation, and was centred on the High Street and defended by a substantial ditched enclosure. There are a number of surviving medieval buildings, including the 12<sup>th</sup> century Church of St Martin of Tours. Further development occurred along the High Street in the post-medieval period, with commercial development in the form of shops and inns. The majority date to the 17<sup>th</sup> and 18<sup>th</sup> century when Chipping Ongar appears to have played a significant role as a traveller's staging-post. The arrival of the railway in the 1860s was a catalyst for further, albeit limited, development in the vicinity of the station. The railway is now run as a heritage railway by volunteers. Ongar Town Cemetery was opened in 1866 when the original cemetery at St Martins was closed to burials. It includes a mortuary chapel and ornamental tree planting. The burial area was extended to the west in the second half of the 20<sup>th</sup> century. The early 20<sup>th</sup> century Hackney Homes (later Great Stony School), designed as a self-contained community of "cottage homes" for the accommodation of up to 300 children, was located to the north of the historic core. Both the historic core of Chipping Ongar and Great Stony School are designated as Conservation Areas. The Ongar War Memorial Hospital was located on the western edge of Fyfield Road to the north of the A414; this was demolished in 2010 and the present Health Centre occupies the site. The second half of the 20<sup>th</sup> century saw the expansion of the residential areas of Chipping Ongar to its present extent. There is a small amount of open space associated within the urban area, comprising the cemetery, recreation ground and playing fields.



**Archaeological Character:** This area comprises the historic town of Chipping Ongar and its post-medieval and modern expansion. Chipping Ongar, one of the historic market towns in the District, originated as a deliberate plantation town attached to the Norman motte and bailey castle. There is known potential for surviving archaeological deposits within the historic core of Chipping Ongar, including significant stratigraphic sequences within the town defensive ditch. The castle motte and bailey is scheduled. In addition there are significant numbers of Listed Buildings, largely of post-medieval date. Modern residential expansion outside the pre-urban historic settlement cores would have caused significant disturbance of archaeological deposits within those areas.

#### ***4.17 HECA 17: North Weald Airfield and North Weald Bassett***

##### **Summary**

This area includes the modern settlement at North Weald Bassett and the surviving airfield which has its origins in World War I. The historic settlement pattern comprises dispersed hall and church/hall complexes. The area developed from the early part of the 20<sup>th</sup> century with the creation of the World War I airfield. The urban area developed to the east of the airfield throughout the 20<sup>th</sup> century with significant expansion in the second half of the 20<sup>th</sup> century.

**Historic Urban Character:** The medieval settlement pattern was rural with dispersed farms and halls. The presence of the North Weald Airfield from the early 20<sup>th</sup> century encouraged development at North Weald Bassett with a number of aircraft related industries at the western end of the settlement. The present settlement developed on the line of High Road with the majority constructed in the mid- to late-20<sup>th</sup> century. The area located between the built-up edge of North Weald and the airfield is used for a mix of farming and leisure purposes.

**Archaeological Character:** The medieval settlement pattern was dispersed with a church/hall complex and individual farms with at least one moated site. The church hall complex at St Andrews lies in the centre of the area. The airfield at North Weald was originally constructed in 1916, and became one of the south-east's premier airfields in the Second World War at which time two concrete runways were

constructed, each approximately 900 metres long. The airfield contains a mix of military architecture from both World Wars, both on and around the perimeter of the airfield.

#### **4.18 HECA 18: *The Lavers area***

##### **Summary**

An area in the northern part of Epping Forest District it is undulating ridge of higher ground, between the Lea-Stort valley and the Roding Valley, drained by numerous small streams. The area is predominately boulder clay, with head deposits and sands and gravels in the valley sides, alluvium in the valley floors and an area of London Clay at the southern edge of the area. The historic settlement pattern was dispersed, often originally focussed on greens, comprising church and hall complexes, manorial sites, farms and small hamlets. There has been very limited development within this area and little is known from excavation; however the evidence, particularly from cropmarks, indicates widespread settlement across the area from the prehistoric period onwards.



Figure 13 *Linear green at Tilegate Road, High Laver*

**Historic Landscape Character:** This area incorporates part of an ancient Saxon territory known as the *hrodingas* (now the Rodings parishes). Historic Settlement assessments have been undertaken for Moreton and Matching Green. The historic settlement pattern was highly dispersed and polyfocal comprising church/hall complexes, many moated sites, individual farms and cottages, greens (both linear and triangular) and small hamlets. The overall grain of the landscape is very irregular, dissected by many small valleys of tributary streams and with numerous small twisting roads and lanes linking the various elements of the dispersed settlement pattern. There are a number of parks of medieval or early post-medieval origin, including those at Blake Hall, Greenstead Hall and Little Laver Hall. On a macro-scale the field type can be described as pre-18<sup>th</sup> century irregular fields (these are probably of medieval origin and some maybe even older), although on a micro-scale there is evidence of pre-18<sup>th</sup> century co-axial sinuous fields within the individual farms. There are enclosed meadows along the Roding tributaries; these survive well in the valley of the Cripsey Brook. There are small scattered areas of

ancient woodland, particularly in the northern half of the area. It is probable that much of this field-scape is very ancient indeed, and may well have its origins in the late Saxon period. The impact of the Second World War is visible in the landscape, with an airfield at Matching Green. The degree of post-1950s boundary loss can be categorized as slight to moderate, rising to high in the areas of the airfield and on some individual farms.

**Archaeological Character:** There is extensive cropmark evidence for the area, ranging in date from prehistoric enclosures to World War II airfields. In addition there are numerous metal-detecting find-spots, particularly in the northern portion of the area, around Matching and Sheering. There has been little archaeological fieldwork within the area, due to the lack of large-scale development pressures. However the archaeological monitoring of the Matching Green to Ryehouse gas main has demonstrated the survival of multi-period archaeological remains. Significant sites include Greensted Church, which is the oldest surviving timber building in Britain, and Latton Priory, as well as a range of scheduled moated sites. There are five Conservation Areas within the area; Moreton, Matching Green, Matching, Matching Tye and Abbess Roding.

There is widespread evidence for prehistoric and Roman activity, largely based on the cropmark and metal-detecting evidence. The medieval settlement pattern was dispersed and polyfocal comprising church/hall complexes, small hamlets, common-edge settlement, moated sites and individual farmsteads. The moated sites are thought to have their origins in the 12<sup>th</sup> and 13<sup>th</sup> centuries. There are a number of ancient woods, particularly in the north of the area, which may contain surviving earthworks. Historic landscape features include commons and greens, most notably at Matching Green, and significant areas of surviving water meadow along the Cripsey Brook. During the post-medieval period changes in agricultural production are reflected in changing farm complexes with the development of the 'Victorian High Farming' tradition when new ideas culminated in significant alterations in the design and layouts of buildings. The airfield at Matching dates to World War II; this still has significant surviving remains.

## **5 Creation of Historic Environment Character Zones**

### **5.1 General Background**

This section of the report is designed to look at the Historic Environment in more detail than that appropriate for the larger HECAs. This is achieved by dividing the Historic Environment Character Areas into smaller Historic Environment Character Zones of a size more suitable for strategic planning within Epping Forest District.

### **5.2 Methodology**

Through a combination of analysing the main datasets such as historic mapping, ancient woodland, Historic Environment Record data, and secondary sources, it was possible to develop a series of character zones within the Historic Environment Character Areas. These zones were digitised and descriptions for each have been prepared.

The descriptions draw on a range of sources and attempt to reflect simply, clearly and briefly the reasoning behind the definition of each zone and, where possible, relate that zone to its wider historic context. The descriptions seek to highlight the key characteristics in an area and identify any particularly significant aspects of the zones historic environment. Preparation of the descriptions of the zones clarified their nature and their boundaries, so that an iterative process between descriptions and boundary definition resulted in the creation of robust Historic Environment Character Zones.

For each character zone the description comprises an overall summary, a summary of the Archaeological Character, and either a summary of the historic landscape character or Historic Urban Character as appropriate. A number of particular issues are highlighted relating to the conservation management and understanding of the historic environment in the zones.

### **5.3 The scoring of the Historic Environment Character Zones**

Each character zone has been scored on a range of criteria for which separate scores are retained within the GIS metadata. The following system is based on scoring developed for the English Heritage Monuments Protection Programme (MPP), modified to consider broad zones rather than particular monuments. This method of scoring is intended as a simple means of engaging with issues of sensitivity, value and importance. It is not designed to be definitive and is likely to be subject to change as new information becomes available and understanding develops.

Seven criteria have been used:

- Diversity of historic environment assets
- Survival
- Documentation
- Group Value Association
- Potential
- Sensitivity to change
- Amenity Value.

Each of the criteria has been scored for each of the zones with a rating of Low, Medium, or High (for plans see Appendix 5).

#### **5.3.1 Diversity of historic environment assets**

This indicates the range of Historic Environment Assets within the zone which may be chronologically diverse. For example a zone with multi-period settlement sites or a zone with a range of assets, such as church, village, farmstead, field systems of the same date would both score highly, whilst a zone containing a limited range of historic environment assets would score low.

Low = Very few known assets or many assets of a limited range of categories.

Medium = Contains a range of assets of different date and character.

High = Contains a wide range of assets both in date and character.

### **5.3.2 Survival**

This relates to the state of completeness of the range of historic environment assets within the character zone. The zone may be relatively well preserved or it may have been disturbed by hostile land-use/development and/or erosion. Even where such factors have adversely affected assets within a zone there may be potential for well-preserved but deeply buried deposits.

Low = Zone extensively disturbed by for instance quarrying or development. Likelihood is that whilst many of the assets have been disturbed or destroyed there is the potential for survival in some areas or of some types of assets.

Medium = Zone has little disturbance but there are few known assets, or there are many known assets but there has been some adverse effects from, for instance, development or quarrying.

High = Zone contains known assets which are well preserved.

### **5.3.3 Documentation**

The level of documentation for a zone reflects the extent of investigations that have taken place. Such work includes: excavation, field survey/recording, historical documentation, and research project work (this includes for example the National Mapping Programme, coastal zone survey etc).

Low = Little or no documentation.

Medium = A range of documentation containing elements of the above.

High = A wide range of documentation.

### **5.3.4 Group Value Association**

Two forms of association are considered, either historic environment assets of a similar nature or historic environment assets of a similar date. For example a zone with numerous medieval moated sites all of the same date or a zone with multi period historic environment assets associated with military defences would both score



highly, whilst a zone with a wide range of diverse assets, which are not associated, would score low.

Low = Contains few historic environment assets of a similar date or nature.

Medium = Contains a limited range of historic environment assets which are related or of a similar date.

High = Contains a range of historic environment assets which are related such as moats with well-preserved field systems of medieval origin or salt working sites of different dates.

### **5.3.5 Potential**

The potential is assessed with reference to the expected average circumstances within the zone. The score considers the nature of the historic environment assets based on current evidence and indicates the likelihood of further assets being present.

Low = The potential for surviving historic environment assets within the zone has been significantly reduced by for instance quarrying or development.

Medium = There are limited known historic environment assets however the landscape has not been significantly disturbed and current lack of knowledge is probably the result of lack of investigation rather than poor preservation.

High = Current evidence and little disturbance indicates that a range of high quality assets probably survive within the zone.

### **5.3.6 Sensitivity to Change**

Each Historic Environment Zone is assessed with regard to the sensitivity of the area to medium to large scale development, specifically housing expansion (10 houses or more). The score is an indication of the vulnerability of the historic environment assets within the zone to this type of change. A lack of sensitivity to change should not be taken as an indication that no historic environment mitigation would be required to accommodate development. Similarly a high sensitivity to change does not preclude development but does mean there will need to be early and detailed

discussions on the impact and design of the development. It would be possible to consider sensitivity to other types of change e.g. flood risk management.

Low = The historic environment of the zone could accommodate medium to large scale development, however specific historic environment assets may suffer adverse effects.

Medium = Medium to large scale development is likely to have a considerable impact on the historic environment character of the zone.

High = The zones historic environment is highly sensitive to medium to large scale development.

### **5.3.7 *Amenity Value***

Relates to the actual and/or potential amenity value of the historic environment zone and this is indicated in the description box. If there are specific elements which would warrant enhancement these are also indicated in the description box. The score may relate to uniqueness, historical associations, key landmarks, good access, and interest for visitors and educational value etc.

Low = Historic environment does not lend itself to display or visitor attraction. Current knowledge gives limited potential for the historic environment to play a significant role in creating a definable and promotable identity to the zone.

Medium = Historic environment does, or could help define a sense of place of the zone. There may be specific elements which are or could be promoted such as woodlands, military and industrial sites etc.

High = The historic environment plays, or could play a key role in the zones sense of place for the local people and visitors. The zone contains assets which, are or could be, promoted for the benefit of local people or visitors.

## 6 Epping Forest Historic Environment Characterisation Zones

### 6.1 Historic Environment Character Area 1:

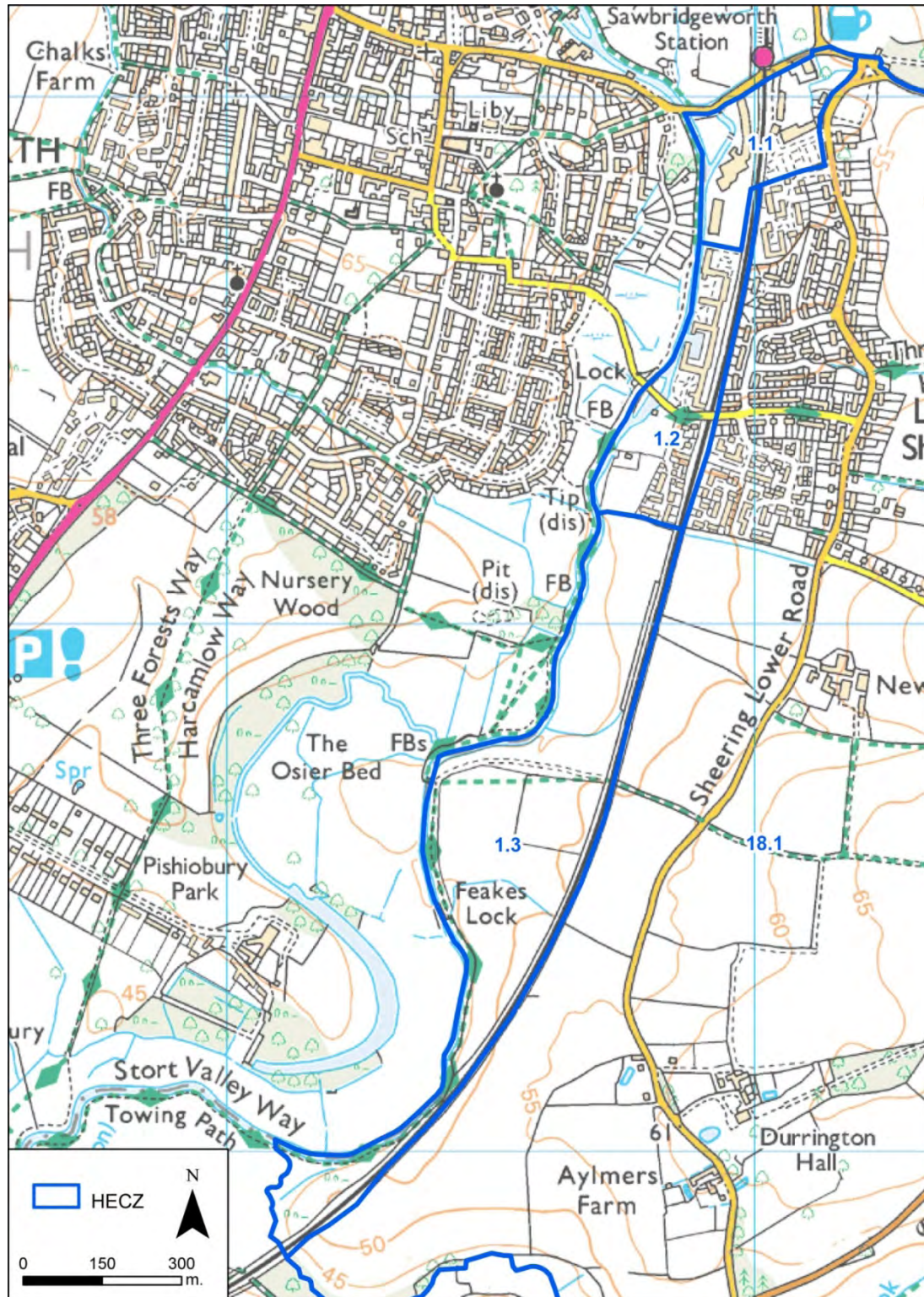


Figure 14 Historic Environment Character Area 1 showing division into zones

### **6.1.1 HECZ 1.1: Lower Sheering Conservation Area**

#### **Summary**

This zone, which is bisected by the main Cambridge to London Railway line, lies beside the River Stort within a broad and flat-bottomed valley with steep-sides, cutting through head deposits, with alluvium in the valley floor. The canalisation of the Stort in the 18<sup>th</sup> century and the construction of the railway line in the 19<sup>th</sup> century facilitated the development of a large-scale maltings complex. The entirety of this zone is a Conservation Area, and the majority of the surviving historic buildings are Listed.

**Historic Landscape Character:** The historic fieldscape in the valley bottom comprised meadow pasture, which was medieval or earlier in origin. Nothing survives of this in the zone. The first Act for navigational improvements on the Stort was passed in the 18<sup>th</sup> Century. By 1769 parts of the river had been canalised. The railway which bisects the zone was first constructed in 1843. The current landscape character is industrial in nature and comprises a mix of historic maltings and warehousing and car-parks. The zone includes two small areas of open ground, the westernmost comprising the Sawbridgeworth Moorings and informal car-park, whilst the easternmost is a small patch of woodland adjoining The Railway public house. The Conservation Area of Lower Sheering occupies the whole of this HECZ.

**Archaeological Character:** The presence of alluvial deposits in the river valley indicates the potential for surviving palaeo-environmental deposits within this area. It is probable that there are surviving archaeological and built remains relating to the construction and use of the Stort Navigation in the 18<sup>th</sup> century. The large maltings complex retains the only surviving purpose-built pneumatic malting in Essex. All four building blocks are Listed. Little internal technological information is expected to survive as the majority of the structures have been converted to commercial or residential use. The original floor levels have been lost and the small ventilator windows have been replaced with large modern casements. The Victorian Sawbridgeworth Station formerly lay within the zone (the replacement early 20<sup>th</sup> century station is located on the other side of the County boundary), and there were a number of sidings leading to the malting complexes. The Railway pub was

constructed at a similar time to the station. The industrial complex is protected as a Conservation Area.

Criteria	Evidence	Score
• Diversity of historic environment assets	Maltings complex, Stort Navigation, railway	Medium
• Survival	Good survival of Listed Buildings	High
• Documentation	HER data, building reports, cartographic and documentary evidence	High
• Group Value Association	18 <sup>th</sup> and 19 <sup>th</sup> century industrial complex, including navigation and railway and pub	High
• Potential	Potential for surviving below ground deposits. Palaeo-environmental deposits	Medium
• Sensitivity to change	Highly sensitive to change due to the significance of industrial complex	High
• Amenity Value	Potential for promotion to the local population via displays and education boards etc.	High

Table 2 HECZ 1.1 Historic Environment Character Zone scoring

Gould, S.	1996	<i>The Essex Malt Industry: History Technology and Architecture: Comparative Survey of Industrial Sites and Monuments No. 1 The Essex Malt Industry.</i>
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### 6.1.2 HECZ 1.2: Lower Sheering riverside

#### Summary

This zone lies between the River Stort and the main Cambridge to London Railway line, within a broad and flat-bottomed valley with steep-sides, cutting through head deposits, with alluvium in the valley floor. The zone includes part of the 18<sup>th</sup> century Stort Navigation and 19<sup>th</sup> century railway.

**Historic Landscape Character:** The historic fieldscape in the valley bottom comprised meadow pasture, which was medieval or earlier in origin. Nothing survives of this in the zone. The first Act for navigational improvements on the Stort being passed in the 18<sup>th</sup> Century. By 1769 parts of the river had been canalised. The railway which forms the boundary to the zone was first built in 1843. The current landscape character is largely modern residential in nature. The zone includes an area of open ground at the southern end of the zone, comprising landing stages and the boat-yard.

**Archaeological Character:** The presence of alluvial deposits in the river valley indicates the potential for surviving palaeo-environmental deposits within this area. It is probable that there are surviving archaeological and built remains relating to the construction and use of the Stort Navigation in the 18<sup>th</sup> century. The Listed Mill House is 17<sup>th</sup> century in origin, and may be on the site of an earlier predecessor. There is the possibility of surviving archaeological deposits or features within the open spaces.

Criteria	Evidence	Score
• Diversity of historic environment assets	Mill House, Stort Navigation, railway	Medium
• Survival	Listed Building	Medium
• Documentation	HER data, cartographic and documentary evidence	Low
• Group Value Association	Navigation and railway, Mill	Medium
• Potential	Potential for surviving below ground deposits. Palaeo-environmental deposits	Medium
• Sensitivity to change	Sensitive to change in southern portion	Medium
• Amenity Value	Potential for promotion in conjunction with HECZ 1.1	Medium

Table 3 *HECZ 1.2 Historic Environment Character Zone scoring*

### 6.1.3 HECZ 1.3: Stort Valley south of Lower Sheering

#### Summary

This zone lies between the River Stort and the railway, within a broad and flat-bottomed valley with steep-sides, cutting through head deposits, with alluvium in the valley floor. The canalisation of the Stort in the 18<sup>th</sup> century, the construction of the railway line in the 19<sup>th</sup> century and the development of Lower Sheering to the north effectively cut this area of land off from the surrounding countryside, but it retains the meadow pasture characteristics.

**Historic Landscape Character:** The historic fieldscape in the valley bottom comprised meadow pasture, which was susceptible to flooding and medieval or earlier in origin. Some of the historic field boundaries survive. The first Act for navigational improvements on the Stort being passed in the 18<sup>th</sup> Century. By 1769 parts of the river had been canalised. The railway which borders the zone dates to 1843. The current landscape character is still largely pastoral in nature.

**Archaeological Character:** The presence of alluvial deposits in the river valley indicates the potential for surviving palaeo-environmental deposits within this area. There are cropmarks of linear features in the south of this zone, probably representing former field boundaries. There are also finds from the Roman and Saxon periods here. It is probable that there are surviving archaeological and built remains relating to the construction and use of the Stort Navigation in the 18<sup>th</sup> century. Freakes Lock and a Landing stage are situated in this zone.

Criteria	Evidence	Score
• Diversity of historic environment assets	Former meadow pasture, Stort Navigation, railway, cropmarks	Medium
• Survival	Good survival of former pastures. Preservation of archaeological deposits	High
• Documentation	HER data, aerial survey, cartographic evidence	Medium
• Group Value Association	Pastures and field boundaries, cropmarks and finds, Stort Navigation and railway	Medium



• Potential	Potential for surviving below ground deposits. Palaeo-environmental deposits	Medium
• Sensitivity to change	Sensitive to change across whole area due to rural nature	High
• Amenity Value	Public access along footpath which looks over the Stort to the meadows to the west, and access to Stort Navigation tow path	High

Table 4 *HECZ 1.3 Historic Environment Character Zone scoring*

## 6.2 Historic Environment Character Area 2:

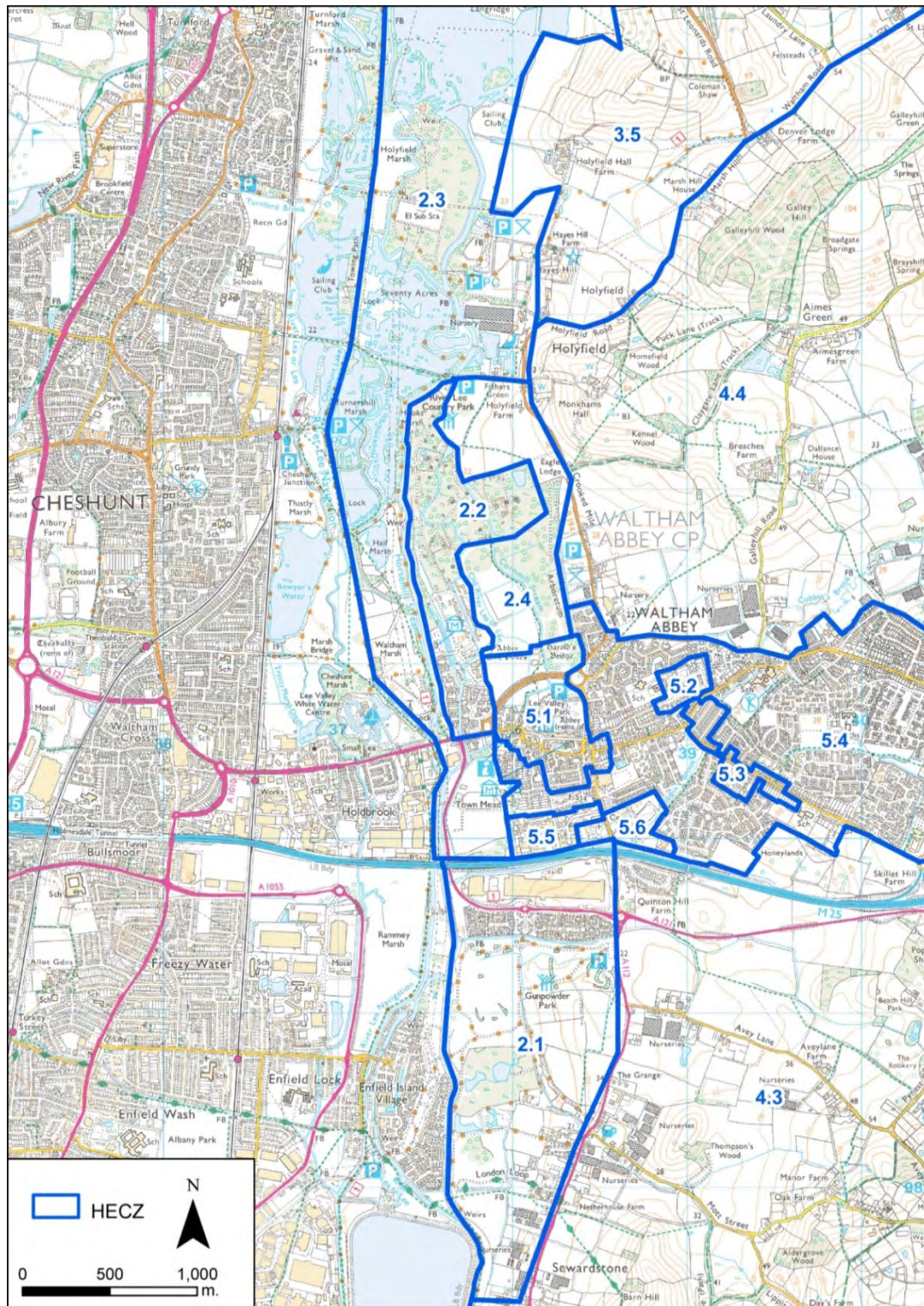


Figure 15 Historic Environment Character Area 2 showing division into zones 2.1, 2.2, 2.3, and 2.4

### **6.2.1 HECZ 2.1: Waltham Abbey Gunpowder South Site**

#### **Summary**

This zone lies to the south of Waltham Abbey, a large part of it being the former Waltham Abbey South site explosives factory. The factory began in the early years of the 19<sup>th</sup> century and developed through to the post-Second World War period. Large scale decontamination and redevelopment work took place on the site in the late 20<sup>th</sup> century. The factory exploited the river both for its water and for transportation. Due to the flood risk a large flood relief scheme was completed in 1976, resulting in no significant flooding in the valley since then.

**Historic Landscape Character:** This zone contains a very varied landscape within the valley of the River Lea. There is industrial development on the northern boundary, with an area of residential development to the south of this, all developed in the late 20<sup>th</sup> century. These were both located on top of part of the former Waltham Abbey South site. The remaining area of the former South site has now been extensively landscaped with all of the historic structures and earthworks removed. A large quarry was located south of this, now occupied by an area of scrub land. The western side of the zone is formed from the Rammey Marsh Flood Relief Channel which was only completed in 1976. This flood relief system was incorporated in the Lee Navigation linking into the Hardmead and Stanstead Locks. The south eastern part of the zone is formed from ribbon development along Sewardstone Road largely of residential and the glasshouse industry. On the eastern side of the zone there is an area of surviving fieldscape comprising a series of rectilinear fields.

**Archaeological Character:** The Waltham Abbey South Site was first developed in the early years of the 19th century on a small island in the Lea Valley. Originally there were three mills, but additional mills, magazines, a press house, and a corning and granulating house were quickly added; materials were transported by water and on the internal tramway. Most of the buildings survived until the Second World War, although they were no longer used for gunpowder manufacture. The structures were deliberately burnt down in the 1950s and 1960s, and had mostly been demolished by 1970. Although there are no standing remains, survey by the RCHME in 1994

showed that the footings/foundations for many of the buildings survived beneath the ground. Since that period extensive decontamination work and some development has destroyed most of the site. A series of Second World War defensive structures, mainly comprising pillboxes, were located around the South site, many of which survive. In the undeveloped areas, because of the position on the valley slopes there is a high potential for prehistoric occupation overlooking the river.

Criteria	Evidence	Score
• Diversity of historic environment assets	Many features related to the explosives industry	High
• Survival	Decontamination work, development and landscaping have removed all above ground earthworks	Low
• Documentation	Detailed archaeological survey	High
• Group Value Association	Explosive industry assets	High
• Potential	High level of information but little physical survival	Low
• Sensitivity to change	Most archaeological features and historic buildings destroyed	Low
• Amenity Value	Promotional activity surrounding the explosives industry, linked to zone 2.2, access to the river	Medium

Table 5 HECZ 2.1 Historic Environment Character Zone scoring

RCHME	1993	<i>The Royal Gunpowder Factory, Waltham Abbey, Essex, An RCHME survey</i>
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### 6.2.2 HECZ 2.2: Waltham Abbey Royal Gunpowder Site

#### Summary

This zone lies to the west and north of Waltham Abbey in the Valley of the River Lea. The majority of the zone is occupied by the former Waltham Abbey Royal Gunpowder Factory which is designated as a Scheduled Monument and a

Conservation Area with most of the surviving buildings also listed. The Gunpowder Factory is thought to have developed from the late medieval period and there is extensive survival of buildings dating from the later post-medieval period through to today. The northern part of the site is covered in woodland, which was originally managed to supply charcoal to the Gunpowder Factory. There is an area of modern residential development at the southern end of the site, part of which is within the Conservation Area.

**Historic Landscape Character:** The Lea Valley forms the western boundary to Epping Forest District. The river was canalised in the 19<sup>th</sup> century. The valley is broad and flat-bottomed with steep-sides, cutting through glaciofluvial gravel deposits, alluvium and London Clay as it heads southwards. The area has attracted industry linked with the use of water, in particular the gunpowder works at Waltham Abbey, as well as earlier mills along the river itself. The northern part of the site is covered in woodland, which was originally managed to supply charcoal to the Gunpowder factory; this area is a SSSI.

**Archaeological Character:** The zone contains the former Royal Gunpowder Mills originally constructed in 1672 and, under successive generations of the Walton family, developed into the largest and most complete explosives works in Britain by 1735. The site was sold to the government in 1787 and remained in public ownership into the 20th century. The Royal Gunpowder Mills were a major supplier of powder to the army during the Napoleonic Wars and, despite peacetime cutbacks in production, manufacture continued throughout the 19th century. The surviving shells of the steam-powered incorporating mills are mainly from this period. Earlier production took place in water-powered mills. The last 100 years saw the diversification of production to include nitro-glycerine, cordite, TNT, and the high explosive RDX, used extensively by the RAF in World War II. The site closed as a production factory in 1945 becoming the government's Explosives Research and Development Establishment (ERDE) in 1947, later named the Propellants, Explosives and Rocket Motor Establishment (PERME) and finally, the Royal Armament Research and Development Establishment (RARDE).

The site can be divided into two main areas. The northern half is covered almost

entirely by alder woodland (the original source of charcoal), and is designated as a Scheduled Monument. The area to the south contains most of the buildings on the site, 21 of which are listed (eight at Grade I and II\*). A number of World War II defensive structures including pill boxes were constructed around the site for protection.

Criteria	Evidence	Score
• Diversity of historic environment assets	Many features related to the explosives industry	High
• Survival	High level of survival with many of the buildings listed	High
• Documentation	Detailed archaeological survey	High
• Group Value Association	Explosive industry assets	High
• Potential	High level of potential for below ground deposits and above ground earthworks and buildings	High
• Sensitivity to change	Extensive survival of historic environment assets	High
• Amenity Value	Promotional activity surrounding the explosives industry, linked to zone 2.1	High

Table 6 HECZ 2.2 Historic Environment Character Zone scoring

RCHME	1993	<i>The Royal Gunpowder Factory, Waltham Abbey, Essex, An RCHME survey</i>
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### 6.2.3 HECZ 2.3: Stort and Lea Valley and Navigation

#### Summary

The Lea-Stort Valley forms the western edge of Epping Forest District. The valley is broad and flat-bottomed with steep-sides, cutting through glaciofluvial gravel deposits. The valley contains evidence of palaeo-environmental deposits and cropmarks, despite large scale gravel extraction which has quarried the majority of the zone. Cropmark evidence would indicate that the surviving undisturbed areas will



contain archaeological deposits. The industrial revolution resulted in the development of the Rivers Stort and Lea as navigation corridors, with elements of the river canalised resulting in the presence of locks and other features related to water transport. Extensive gravel extraction took place in this zone mainly during the 20<sup>th</sup> century.

**Historic Landscape Character:** The Lea Valley forms the western boundary to Epping. The river was canalised in the 19<sup>th</sup> century. The valley is broad and flat-bottomed with steep-sides, cutting through glaciofluvial gravel deposits, alluvium and London Clay as it heads southwards. The historic field pattern comprised a rectilinear system, mostly used for grazing. The field system close to the river is more sinuous and ancient in origin; it would have formed flood meadows for the river. The gravel deposits have been extensively extracted throughout the length of this zone, and the now flooded gravel pits form a characteristic feature of the Lee Valley Regional Park.

**Archaeological Character:** Although a large part of the zone has been extracted resulting in the removal of all archaeological deposits within these areas there are some pockets of land which have survived untouched. The undisturbed areas contain a range of cropmark evidence indicating probable prehistoric occupation on the valley slopes above the River Roding. At least two ring ditches have been identified which may reflect ploughed flat Bronze Age burial mounds. The Industrial Revolution led to the exploitation of the Rivers Lea and Stort to become Navigations in the 18<sup>th</sup> century. Both river valleys contain numerous features associated with them being used for navigational purposes. Mills also developed along the edge of the river. The zone now lies within the Lee Valley Regional Park.

Criteria	Evidence	Score
• Diversity of historic environment assets	Surviving cropmarks, navigation features	Medium
• Survival	High level of loss due to gravel extraction	Low
• Documentation	HER and cartographic evidence	Medium
• Group Value Association	Features related to the Stort and Lea	High



	Navigation	
<ul style="list-style-type: none"> <li>Potential</li> </ul>	High level of potential for features related to the Stort and Lea navigation. The unquarried areas have high potential for surviving archaeological deposits	Medium
<ul style="list-style-type: none"> <li>Sensitivity to change</li> </ul>	Although extensive quarrying has taken place, the flooded quarries, surviving open areas, canalised and natural watercourses form a distinctive and valued landscape	Medium
<ul style="list-style-type: none"> <li>Amenity Value</li> </ul>	Navigation and the history and archaeology of the valley would lend itself to promotion, linked to the Lee Valley Regional Park, both as an historic asset as well as a visitor attraction	High

Table 7 HECZ 2.3 Historic Environment Character Zone scoring

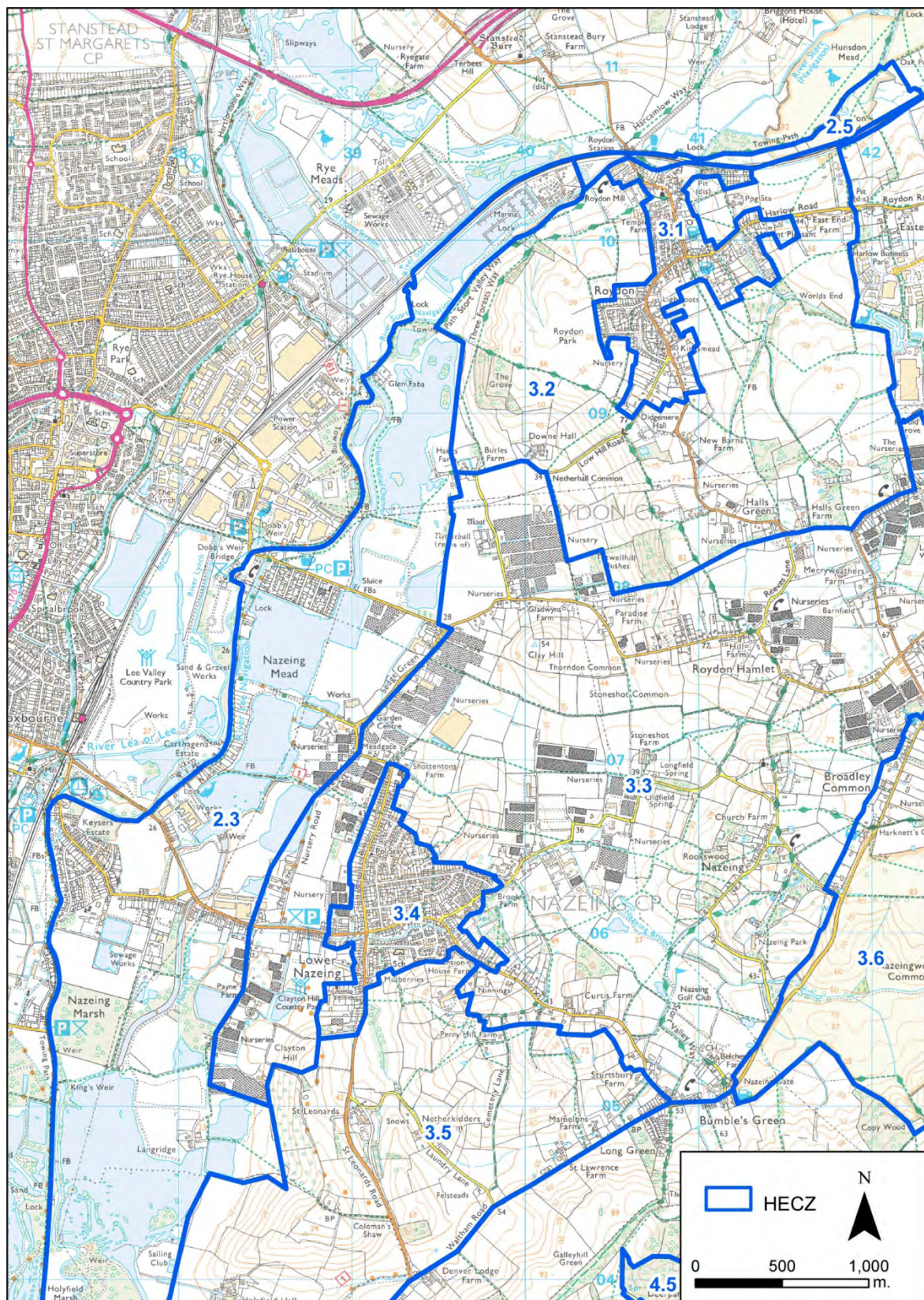


Figure 16 Historic Environment Character Area 2 showing division into zones 2.3 and 2.5

#### **6.2.4 HECZ 2.4: Cornmill Stream**

##### **Summary**

This zone lies within the Lee Valley Regional Park in the Lea Valley. The valley is broad and flat-bottomed with steep-sides, cutting through glaciofluvial gravel deposits. The zone contains two branches of the River Lea; the Cornmill Stream and the Old River Lea, which pre-date its canalisation in the 19<sup>th</sup> century. Extensive evidence for historic water management survives. There is evidence for archaeological deposits surviving in the zone.

**Historic Landscape Character:** This zone is located on the edges of the Lea Valley; it is bounded by the Gunpowder Factory and the Old River Lea on the west and the rising ground of the valley slopes on the east. The Cornmill Stream bisects the zone from north to south. As the name suggests the stream was modified to form the mill leat for the Abbey's Mill and fed its fish-ponds. The valley is broad and flat-bottomed with steep-sides, cutting through glaciofluvial gravel deposits, alluvium and London Clay as it heads southwards. The historic field pattern comprised a rectilinear system, mostly used for grazing. The field system close to the river is more sinuous and ancient in origin; it would have formed flood meadows for the river. There is extensive aerial photographic evidence for a sophisticated water management system on the meadows between the two streams. An arboretum and tree nursery has been planted at the southern end of the zone.

**Archaeological Character:** The zone has moderate potential for Palaeolithic and Pleistocene remains. Gravel-extraction at the Fisher's Green gravel pit at the northern edge of this zone recovered a range of archaeological artefacts dating from the Mesolithic/Neolithic period onwards. Further archaeological activity can be anticipated outside the area of the gravel pit. It is evident that the two rivers have been extensively utilised and modified during the millennia, including the harnessing of the water into an extensive drainage system on the flood meadows.

<b>Criteria</b>	<b>Evidence</b>	<b>Score</b>
• Diversity of historic environment assets	Water-meadows, old water course and water management features,	High



	archaeological finds	
• Survival	Majority survives, some gravel extraction at Fishers Green	High
• Documentation	Documentary, cartographic, HER, excavation report	Medium
• Group Value Association	Features related to the Stort and Lea navigation	Medium
• Potential	High level of potential for surviving archaeological deposits and features relating to water management	High
• Sensitivity to change	Historic landscape sensitive to change	High
• Amenity Value	In Lee Valley Regional Park, linked to Gunpowder Factory and Waltham Abbey ranks high both as an historic asset as well as a visitor attraction	High

Table 8 HECZ 2.4 Historic Environment Character Zone scoring

RCHME	1993	<i>The Royal Gunpowder Factory, Waltham Abbey, Essex, An RCHME survey</i>
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### 6.2.5 HECZ 2.5: Upper Stort Navigation

#### Summary

The Stort Valley forms the western edge of Epping Forest District. The western side of the zone is formed by the Stort navigation and the eastern side by the Cambridge to London Railway line. The valley cuts through glaciofluvial gravel deposits, with evidence for palaeo-environmental deposits. The Industrial Revolution resulted in the development of the River Stort as a navigation corridor with the presence of a lock at Roydon and other features such as the tow path. This period also saw the construction of the main railway line from Cambridge to London. The meadow pasture survives particularly well in this zone.

**Historic Landscape Character:** The Lea Valley forms the western boundary to Epping Forest District. The river was canalised in the 19<sup>th</sup> century. The valley is broad and flat-bottomed cutting through glaciofluvial gravel deposits, alluvium and London Clay. The historic field pattern comprised a sinuous system of flood meadows of great antiquity, mostly used for grazing. Most of the field pattern survives with the railway forming its eastern boundary.

**Archaeological Character:** The industrial revolution led to the exploitation of the Rivers Stort to become Navigations in the 18<sup>th</sup> century. The Navigation contains features such as the lock at Roydon and the tow path running the length of the zone. The 19<sup>th</sup> century saw the construction of the main railway line from Cambridge to London with the listed Roydon station in this zone.

Criteria	Evidence	Score
• Diversity of historic environment assets	Surviving navigation features, meadow pasture	Medium
• Survival	Meadow pasture and navigation features	High
• Documentation	HER and cartographic evidence	Medium
• Group Value Association	Features related to the Stort navigation especially linked to the zones to the south (2.3, 2.4 and 2.2)	Medium
• Potential	Potential for features related to the Stort navigation. Palaeo-environmental deposits in the valley base	Medium
• Sensitivity to change	Nature of historic field pattern and surviving industrial heritage in the form of the navigation and railway	High
• Amenity Value	Navigation would lead itself to promotion both as an historic asset as well as a visitor attraction in conjunction with HECZ3.1 and the Lee Valley Regional Park	High

Table 9 HECZ 2.5 Historic Environment Character Zone scoring

### 6.3 Historic Environment Character Area 3:

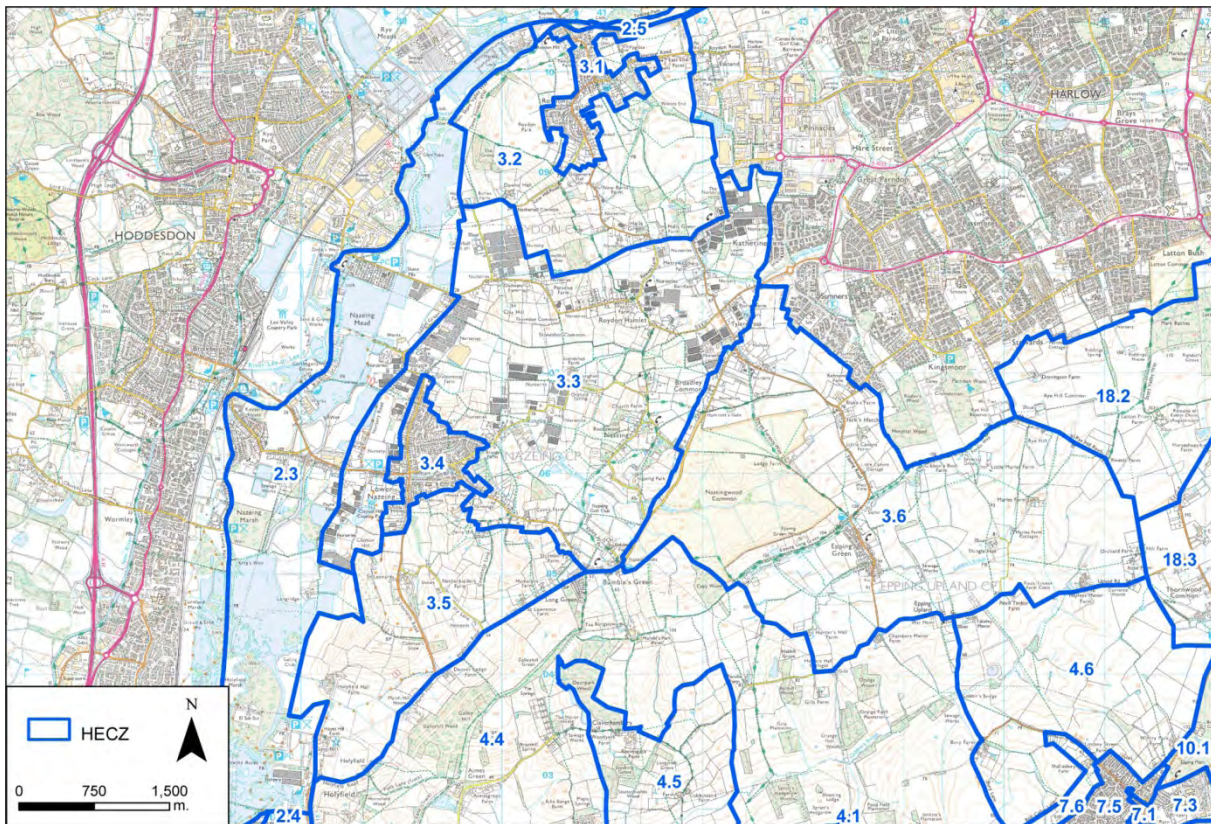


Figure 17 Historic Environment Character Area 3 showing division into zones

#### 6.3.1 HECZ 3.1: Roydon

##### Summary

The village of Roydon occupies a gentle spur on the south bank of the Stort Navigation. The geology comprises London Clay with a capping of boulder clay. Historically Roydon comprised a small nucleated settlement with church, manor and other houses set around a small green, with outlying scattered farms and cottages. Roydon village grew slowly throughout the post-medieval period and expanded during the second half of the 20<sup>th</sup> century.

**Historic Settlement Character:** Historically Roydon comprised a small nucleated settlement with church, manor and other houses set around a small green, with outlying scattered farms and cottages. The historic core of the settlement is defined by the Conservation Area in the north of the zone and contains numerous Listed

Buildings, including the parish church which dates from the 13<sup>th</sup> century, and the sites of two of Roydon's medieval manors: Roydon Hall was first mentioned in 1086; Temple Roydon, first mentioned in 1205, was where Temple Farm now is. Roydon village grew slowly throughout the post-medieval period, with the majority of expansion occurring along the junction with the Harlow-Epping Road. There was however clearly extensive re-building and re-facing in brick of properties along the High Street in the 16<sup>th</sup> to 17<sup>th</sup> century, with the majority of the Listed Buildings belonging to that period. In the late 19<sup>th</sup> century a number of substantial houses, such as Didgemere Hall and Beaumont Hall, were erected on the outskirts of the village. The village has expanded during the second half of the 20<sup>th</sup> century, with the construction of housing estates off the High Street, Epping Road and the Harlow Road. A Historic Settlement Assessment has been undertaken for Roydon.

**Archaeological Character:** The evidence for prehistoric and Roman activity is relatively sparse, probably due to the scarcity of cropmarks and lack of archaeological fieldwork in the area. There is potential for archaeological remains associated with the medieval settlement and post-medieval.

Criteria	Evidence	Score
• Diversity of historic environment assets	Many Listed Buildings of various dates, Stort Navigation, below-ground archaeology	High
• Survival	Large numbers of Listed Buildings, potential below-ground deposits related to medieval settlement	High
• Documentation	HER, cartographic, Historic Settlement assessment, Conservation Area character appraisal	High
• Group Value Association	Listed Buildings, church, green	High
• Potential	Potential for survival of above and below ground assets	High
• Sensitivity to change	Whole area sensitive to change, the Conservation Area particularly so	High



• Amenity Value	Range of assets which can be promoted, including church, historic settlement and Stort Navigation	Medium
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Table 10 HECZ 3.1 Historic Environment Character Zone scoring

Epping Forest District	2006	<i>Roydon, Conservation Area: Character Appraisal</i>
Medlycott, M	2004	<i>Roydon Historic Settlement Assessment</i>

### 6.3.2 HECZ 3.2: North Roydon

#### Summary

This zone lies around Roydon village in the north part of the parish. It is bordered by the Stort Navigation and railway line to the north and west, and Harlow to the east. The geology comprises London Clay with a capping of boulder clay. The historic fieldscape comprised a mixture of pre-18<sup>th</sup> century irregular fields (these are probably of medieval origin and some maybe even older) belonging to the manorial demesnes and larger farms, and large common fields, the major medieval boundaries survive well.

**Historic Landscape Character:** The historic fieldscape comprised a mixture of pre-18<sup>th</sup> century irregular fields (these are probably of medieval origin and some maybe even older) belonging to the manorial demesnes and larger farms, and large common fields which were farmed on the strip method by both the manor and its tenants. This zone contains one of Roydon's four medieval manors. Downes Hall was first mentioned in 1309; Roydon Hall's park is also in this zone, dating from 1236. Didgemere Common lies in the south of this zone, and Halls Green derives from a former roadside green. These once formed the most distinctive element of the landscape, and were focal points in the settlement patterns.

Analysis of the hedgerows from cartographic evidence shows that their survival levels are quite good; those that separated the irregular fields belonging to the demesnes and bigger farms largely survive, and the original medieval boundaries of

the common fields are also largely intact, the later boundaries which subdivided have been mostly removed.

**Archaeological Character:** There is some evidence for prehistoric activity, with cropmarks of linear features and ring ditches in the north of this zone. There is potential for some archaeological remains associated with the dispersed medieval settlement pattern. A 19th century brickworks was sited in the north-west of the zone. Another late-19th/early-20th century brickworks was at Hall Green. A Cold War Heavy Ant-Aircraft gun site was sited at the brickwork, and is Scheduled (SM 29473).

Criteria	Evidence	Score
• Diversity of historic environment assets	Parkland, common, greens, hedgerows, railway, cropmarks	High
• Survival	Potential below ground deposits related to medieval settlement and earlier land use	Medium
• Documentation	HER, cartographic, Historic Settlement assessment	High
• Group Value Association	Parkland, common, green, historic fieldscape, dispersed farmsteads	Medium
• Potential	Potential for survival of above and below ground assets	Medium
• Sensitivity to change	Whole area sensitive to change	Medium
• Amenity Value	Historic landscape tied into Conservation Area	Medium

Table 11 HECZ 3.2 Historic Environment Character Zone scoring

Medlycott, M	2004	<i>Roydon Historic Settlement Assessment</i>
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### **6.3.3 HECZ 3.3: Roydon Hamlet and Nazeing**

#### **Summary**

This zone includes Roydon Hamlet and Nazeing, and is primarily characterised by agriculture and the market gardening industry. Greens formed focal points in the historically dispersed and polyfocal settlement pattern, major medieval boundaries survive well. The geology comprises London Clay with a capping of boulder clay.

**Historic Landscape Character:** The historic fieldscape comprised a mixture of pre-18<sup>th</sup> century irregular fields (these are probably of medieval origin and some maybe even older) belonging to the manorial demesnes and larger farms, and large common fields which were farmed on the strip method by both the manor and its tenants. This zone contains several commons which lie across the north of the zone: the village of Nazeing, and the 'Long Green' settlements of Middle Street and Bumble's Green. These greens formed focal points in the historically dispersed and polyfocal settlement pattern. Analysis of the hedgerows from cartographic evidence shows that their survival levels are quite good; those that separated the irregular fields belonging to the demesnes and bigger farms largely survive, and the original medieval boundaries of the common fields are also largely intact, the later boundaries which subdivided have been mostly removed. Nazeing Park Estate was formed in the late-18<sup>th</sup>/early-19<sup>th</sup> centuries. The zone became a focus for market gardening in the 20<sup>th</sup> century with many glass houses still surviving. A Historic Settlement assessment has been undertaken for Nazeing.

There are numerous Listed Buildings, largely around Nazeing Triangle or on the outskirts of Lower Nazeing, with some relating to ribbon development along the linear green of Middle Street at the southern edge of the zone. The eastern part of the zone is covered by the Nazeing and South Roydon Conservation Area. This large Conservation Area also extends into the adjacent HECZ3.2 and 3.6.

**Archaeological Character:** There are undated cropmarks of linear features and in the north and middle of this zone. They may represent medieval or earlier field boundaries. Nazeing is spread out and still consists of a mixture of farms and houses. The church, dating from the 12<sup>th</sup> century, is sited to the north of the rest of

the village. Several Listed Buildings are situated around Back Lane and date from the 15<sup>th</sup>, 16<sup>th</sup> and 18<sup>th</sup> centuries. Nazeing had a windmill in the post-medieval period. Netherhall is a 15<sup>th</sup> century house and moat, and is Scheduled (SM EX23). It was one of the four medieval manors of Roydon. There is potential for some archaeological remains associated with the medieval settlement and land use.

Criteria	Evidence	Score
• Diversity of historic environment assets	Parkland, common, greens, hedgerows, Listed Buildings, Netherhall	High
• Survival	The main structure of the historic field-systems survive well. Potential below ground deposits related to medieval settlement and earlier land use	Medium
• Documentation	HER, cartographic, Historic Settlement assessment.	High
• Group Value Association	Parkland, common, green, historic fieldscape, dispersed farmsteads, Netherhall	Medium
• Potential	Potential for survival of above and below ground assets	Medium
• Sensitivity to change	Whole area sensitive to change	Medium
• Amenity Value	Limited range of assets which can be promoted, but landscape can be appreciated from public view points.	Low

Table 12 HECZ 3.3 .Historic Environment Character Zone scoring

Medlycott, M	2004	<i>Roydon Historic Settlement Assessment</i>
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#### 6.3.4 HECZ 3.4: Lower Nazeing

##### Summary

This zone comprises the modern built-up area of Lower Nazing; the historically dispersed settlement pattern has been transformed into a nucleated settlement. The geology comprises London Clay with a capping of boulder clay.

**Historic Settlement Character:** Cartographic evidence suggests that this settlement started as a few scattered houses, Nazeingbury or the manor of Nazeing, first mentioned in 1060, and an inn, situated around a crossroads beside Nazeing Brook. A pound was situated on the junction. The settlement only expanded to its current extent in the 20<sup>th</sup> century, forming a nucleated settlement a radical transformation of the historically dispersed settlement pattern.

**Archaeological Character:** This zone contains a few Listed Buildings, the oldest being Nazeingbury. This was originally moated and the present house is suggested to have originated in the 16<sup>th</sup> century, though dating mostly from the 18<sup>th</sup> century. There are also three Listed Buildings of the 17<sup>th</sup> century.

Criteria	Evidence	Score
• Diversity of historic environment assets	A few Listed Buildings	Low
• Survival	Zone heavily built-up reducing the potential of surviving deposits	Low
• Documentation	HER, cartographic, Historic Settlement assessment	Medium
• Group Value Association	Listed Buildings are scattered and do not form a group	Low
• Potential	Very limited potential for below ground assets	Low
• Sensitivity to change	Zone heavily built-up, little surviving sensitivity	Low
• Amenity Value	Little opportunity for interpretation	Low

Table 13 HECZ 3.4 Historic Environment Character Zone scoring

O'Connor, T.	2005	Nazeing <i>Historic Settlement Assessment</i>
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### 6.3.5 HECZ 3.5: Southern Nazeing

#### Summary

This zone comprises scattered farms, small fields and the settlement of Long Green; the overall structure of the historic field system and dispersed settlement pattern survive well. The topography is hilly. The geology comprises London Clay with a capping of boulder clay.

**Historic Landscape Character:** The historic fieldscape comprised a mixture of pre-18<sup>th</sup> century irregular fields (these are probably of medieval origin and some maybe even older) belonging to the manorial demesnes and larger farms, and large common fields which were farmed on the strip method by both the manor and its tenants. Long Green originated as a roadside green or common, with green-edge settlement. Analysis of the field boundaries from cartographic evidence shows that their survival levels are quite good; those that separated the irregular fields belonging to the demesnes and bigger farms largely survive, and the original medieval boundaries of the common fields are also largely intact, the later boundaries which subdivided have been mostly removed.

**Archaeological Character:** There has been little archaeological fieldwork within the zone, due to the lack of large-scale development pressures. A few Listed Buildings are scattered across the area, dating to the 16<sup>th</sup>, 17<sup>th</sup> and 18<sup>th</sup> centuries. Some World War II defences associated with the Outer London Defence Ring are situated in the north of this zone. There is potential for some archaeological deposits associated with the dispersed medieval settlement pattern and earlier land use.

Criteria	Evidence	Score
• Diversity of historic environment assets	Small fields, greens, hedgerows World War II defence line	Medium
• Survival	Potential below ground deposits related to medieval settlement and earlier land use	Medium
• Documentation	Historic Settlement assessment, HER, cartographic evidence	Medium
• Group Value Association	Green, historic fieldscape, dispersed historic	Medium

	farmsteads, World War II defence line	
• Potential	Potential for survival and management of above and below ground assets	Medium
• Sensitivity to change	Whole area sensitive to change	High
• Amenity Value	Limited range of assets, including the World War II defence line, can be promoted, but landscape can be appreciated from public view points	Medium

Table 14 HECZ 3.5 Historic Environment Character Zone scoring

O'Connor, T.	2005	Nazeing <i>Historic Settlement Assessment</i>
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### 6.3.6 HECZ 3.6: Nazeingwood Common and Epping Green

#### Summary

This zone lies immediately to the south-west of Harlow. It includes the settlements of Broadley Common, Jack's Hatch, and Epping Green. The historically dispersed settlement pattern and overall structure of the historic field pattern survive well. The ground undulates with a ridge between Nazeing Brook and Cobbin's Brook. The geology comprises London Clay with a capping of boulder clay.

**Historic Landscape Character:** The historic fieldscape comprised a mixture of pre-18<sup>th</sup> century irregular fields (these are probably of medieval origin and some maybe even older) belonging to the manorial demesnes and larger farms, and large common fields which were farmed on the strip method by both the manor and its tenants. Nazeingwood Common was originally part of Epping Forest. Lodge Farm is thought to be built on the site of a hunting lodge within Nazeing Wood, which was originally much bigger. Broadley Common lay to the north and the settlement lay along the west and northern edges of the common. This lies within the Nazeing and South Roydon Conservation Area. Epping Long Green extends right across this zone, following the ridge from Rye Hill to the south-west. This is a remarkable survival of one of the roadside greens, now a green lane, with small woods and ponds, and farms spread along its length. The area to the east of Epping Green is



agricultural with scattered farms. Analysis of the hedgerows from cartographic evidence shows that their survival levels are quite good; those that separated the irregular fields belonging to the demesnes and bigger farms largely survive, and the original medieval boundaries of the common fields are also largely intact, the later boundaries which subdivided have been mostly removed.

**Archaeological Character:** There has been little archaeological fieldwork within the area, due to the lack of large-scale development pressures. Cropmarks of former field boundaries are found on Rye Hill. Hayleys Manor Farm and Shingle Hall had moats. A few Listed Buildings are scattered across the area, dating to the 15<sup>th</sup>, 16<sup>th</sup>, 17<sup>th</sup> and 18<sup>th</sup> centuries. Broadley Common has some Listed Buildings, dating to 16<sup>th</sup>, 17<sup>th</sup> and 19<sup>th</sup> centuries. A World War II dummy airfield was located on Nazeingwood Common. There is potential for some archaeological remains associated with the medieval settlement and earlier land use.

Criteria	Evidence	Score
• Diversity of historic environment assets	Small fields, greens, commons, hedgerows, historic farms	High
• Survival	Epping Long Green, potential below ground deposits related to medieval settlement and earlier land use	Medium
• Documentation	HER and cartographic evidence, Historic Settlement assessment	Medium
• Group Value Association	Greens, commons, historic fieldscape, dispersed historic farmsteads	High
• Potential	Potential for survival and management of above and below ground assets	High
• Sensitivity to change	Rural character and settlement pattern sensitive to change	High
• Amenity Value	Landscape can be appreciated from public footpaths	Medium

Table 15 HECZ 3.6 Historic Environment Character Zone scoring

O'Connor, T.	2005	Nazeing <i>Historic Settlement Assessment</i>
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## 6.4 Historic Environment Character Area 4:

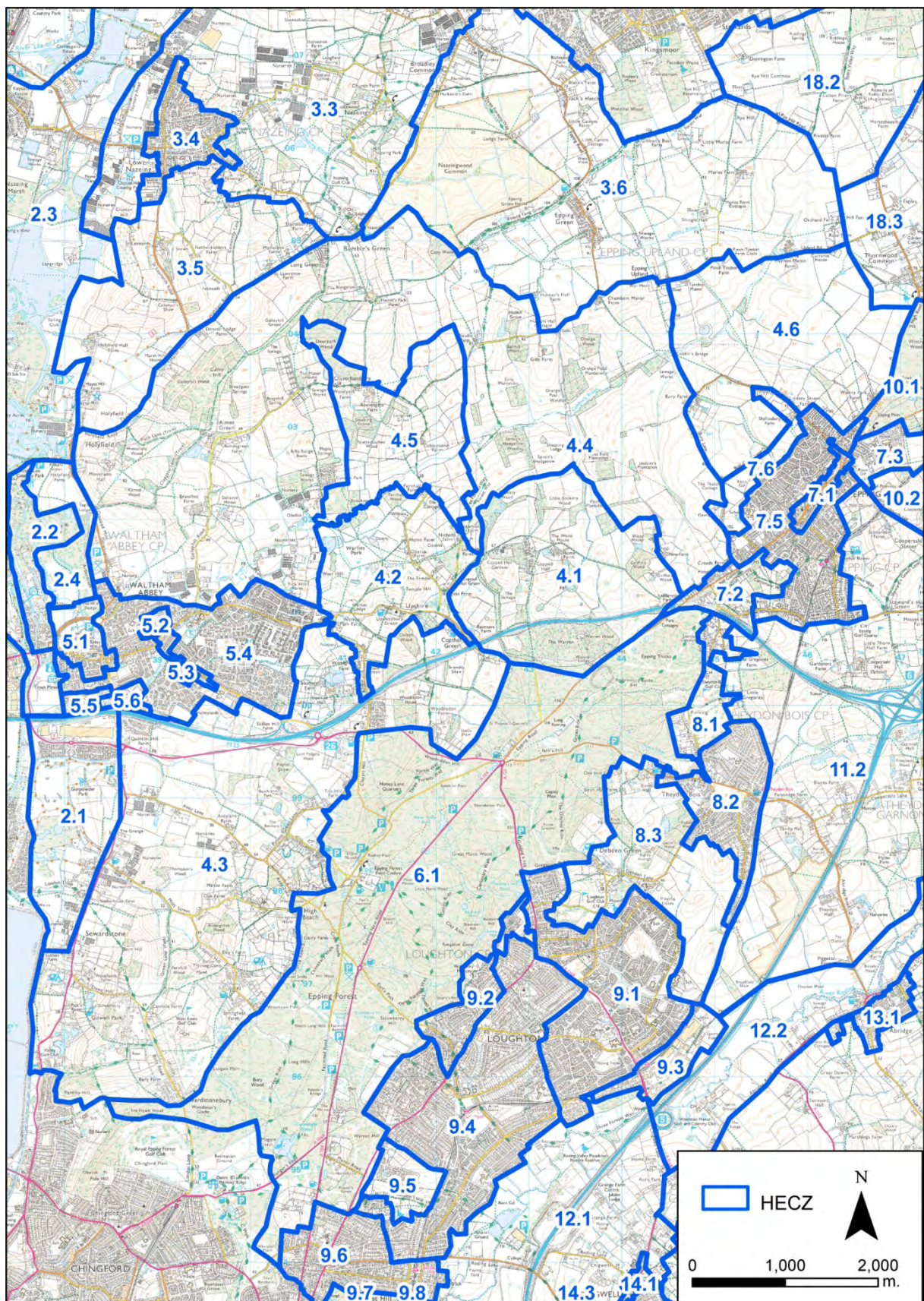


Figure 18 Historic Environment Character Area 4 showing division into zones



#### **6.4.1 HECZ 4.1: Copped Hall Conservation Area**

##### **Summary**

This zone lies to the north of Epping Forest and comprises the whole of the Copped Hall Conservation Area. Copped Hall originated as an early medieval hunting park and hall with a long association to Epping Forest. The park was landscaped in the mid-18<sup>th</sup> century around the current mansion, which originated in the Georgian era. It lies in a prominent position at the end of a spur of higher land which extends northwards from the ridge where Epping Forest lies. The geology is London Clay capped by Claygates, with some head deposits in the valleys.

**Historic Landscape Character:** Copped Hall Mansion forms a dramatic focal point within a designed landscape setting. The park is a Registered park and garden Grade II. It comprises the remains of a mid-18<sup>th</sup> century garden by Edward Conyers and Sir Roger Newdigate, and late 19<sup>th</sup> century gardens by Charles Eamer Kempe, set within a 16<sup>th</sup> century deer park that was extended by Lancelot 'Capability' Brown in the mid-18<sup>th</sup> century and further developed in the 19<sup>th</sup> century. To the east of the park the agricultural landscape preserves elements of pre-18<sup>th</sup> century 'rectilinear' or 'co-axial' enclosures despite hedgerow removal. A small area to the west of the park shows no boundary loss. The zone is cut by the M25 and the area to the south of the motorway is part of the park. It is known as the Warren and is wooded. These woods are immediately adjacent to Epping Forest and are designated as Ancient Woodland, they include ancient, semi-natural, and replanted woodland. Within the context of the park, this area was opened up with avenues and rides, and planted with trees and shrubs.

**Archaeological Character:** The Archaeological Character of this zone relates largely to the historic designed landscape of Copped Hall. The early medieval hunting park, mentioned in 1258, was associated with the adjacent Epping Forest. By 1564 the medieval timber framed house had been replaced or incorporated into a more extensive brick built Tudor mansion. Very little remains of this above ground. Archaeological excavations in 1984, and ongoing fieldwork since 2001, have revealed features which are shown on an 18<sup>th</sup> century plan of the house. This shows the house arranged around a courtyard, with a complex of outbuildings to the south, including farm buildings and possibly a chapel. Culinary gardens and formal gardens

were laid out around the property. The Warren, adjacent to the Epping New Road (and now separated from Copped Hall by the M25) is a 16<sup>th</sup> century hunt-standing, extended and converted to an inn in the 18<sup>th</sup> century, and then a house in the 19<sup>th</sup> century. It sits within a Humphrey Repton landscape.

Copped Hall mansion was demolished in 1748 and a new mansion was constructed between 1753-1758 on higher ground, chosen for its landscape setting and acting as a centre-piece of the park. The park and gardens were remodelled in the 18<sup>th</sup> century English landscape style, possibly with the input of Lancelot ‘Capability’ Brown. The entrance lodges, and stables and outbuildings at the farmstead, were added at this time. In the late 19<sup>th</sup> century the Georgian mansion was extended and transformed into an ornate Victorian mansion, largely to the designs of C.E. Kempe, and the same ornate approach was applied to the gardens. A grand carriage entrance was created to the east, and an Italianate garden was created to the west. A large three-storey accommodation wing was added, and a conservatory and rackets court. New buildings were also added and older buildings renovated in the farmstead. A new model farm was built known as Home Farm.

The mansion was gutted by fire in 1917 and never repaired; it is a prominent local landmark due to its visibility from the M25. The estate was sold in 1952. The southern part of the estate is now owned by the Corporation of London as a protected buffer to Epping Forest. The rest of the estate is administered by the Copped Hall Trust who are undertaking an ongoing programme of restoration.

<b>Criteria</b>	<b>Evidence</b>	<b>Score</b>
<ul style="list-style-type: none"> <li>Diversity of historic environment assets</li> </ul>	Listed Buildings and structures, historic estate buildings, model farm, parkland, landscaped gardens, registered park and garden, historic houses	High
<ul style="list-style-type: none"> <li>Survival</li> </ul>	Above ground remains of Georgian mansion. Below ground cellars and walls/stairs	High
<ul style="list-style-type: none"> <li>Documentation</li> </ul>	HER, cartographic, Record Office, Copped Hall Conservation Area	High

	Character Appraisal	
• Group Value Association	Range, scale and quality and historic interest of surviving buildings and structures within former medieval parkland and designed landscape	High
• Potential	High potential for below-ground archaeology and landscape features	High
• Sensitivity to change	Importance of setting and views within the estate, lack of traffic and houses, landscape character	High
• Amenity Value	Range, scale and quality and historic interest of surviving buildings and structures. Parkland setting and wide open spaces	High

Table 16 HECZ 4.1 Historic Environment Character Zone scoring

Epping Forest District	2015	<i>Copped Hall, Conservation Area: Character Appraisal</i>
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#### 6.4.2 HECZ 4.2: Warlies and Upshire Conservation Area

##### Summary

This zone comprises the entire Upshire Conservation Area which includes the historic park and gardens of Warlies and the linear hamlets of Upshirebury Green, Copthall Green and Wood Green, with surviving medieval greens and green lanes. Warlies had its origin as a medieval estate and later post-medieval country estate with an 18<sup>th</sup> century landscape park with classical rotunda and obelisks. The zone also includes an area of surviving historic field systems.

**Historic Landscape Character:** This zone is characterised by the presence of the linear greens and settlements of Sergeants Green, Upshirebury Green, Copthall Green and Wood Green in the south and east of the zone, Warlies Park in the centre of the zone, and historic field system in the north of the zone, with only moderate boundary loss. The medieval origins of the landscape are very strong and the

survival of the greens is remarkable. Sergeants Green no longer has any settlement around it.

Warlies Park occupies the floor and sides of two of the small valleys that characterise the area of dissected London Clays between the Epping Forest Ridge and the River Lea. The site slopes down to Cobbin's Brook that forms the northern boundary. The name was first mentioned in the early 14<sup>th</sup> century. The park was landscaped in the first half of the 18<sup>th</sup> century and included the construction of lakes, a rotunda and obelisks. The modern landscape of Warlies Park demonstrates the varied influences of the past centuries. The majority of the area is undulating parkland containing scattered clumps of trees, most of which are between 200-250 years old. The remnants of plantations or springs along the boundary of the park that are named on the 1825 estate plan can still be identified. Map evidence suggests that many trees have been lost from the park. Much of the park to the north and northwest is flat, containing a few ancient oaks. In the southern part two significant hills, West Hill and Temple Hill, provide fine views of the mansion and the surrounding parkland. Gardens surround the house and there is a walled kitchen garden.

**Archaeological Character:** There is no record of any earlier house on the site of Warlies Park House, but given the origin of the park in the 14<sup>th</sup> century it is probable that an earlier house existed. A possibly post-medieval tile and pottery kiln was situated on the south-east corner of the park where it adjoined Copthall Green. Warlies Park House, Listed Grade II, is located slightly south of centre of the park near the foot of the slope down from Horseshoe Hill. The present building dates from the 18<sup>th</sup> century with Victorian additions. The rotunda on Temple Hill dates from 1737 and is Scheduled. The obelisk at Obelisk Farm is Locally Listed. Other Listed Buildings are found along Upshirebury Green, Copthall Green, and Fernhill Lane and comprise farms, houses and an early 20<sup>th</sup> century church. They range in date from the 17<sup>th</sup> to the 20<sup>th</sup> century. Warlies Park Farm lies to the south of Sergeants Green and is the remains of a 19<sup>th</sup> century model farm. The farmhouse is Locally Listed. Wood Green Potteries at the southern end of Wood Green were established in 1830.

Criteria	Evidence	Score
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• Diversity of historic environment assets	Parkland with medieval origin, linear greens, green lanes, Listed Building, Conservation Area, Scheduled rotunda	High
• Survival	Parkland, linear greens, green lanes, Listed Buildings, field system	High
• Documentation	HER, cartographic, Record Office	Medium
• Group Value Association	Parkland, linear greens, green lanes, Listed Buildings, field system	High
• Potential	Potential within park for preservation of earlier archaeological features	High
• Sensitivity to change	Whole area very sensitive to change	High
• Amenity Value	Public footpaths give access to park and park and house visible from Upshirebury Green	High

Table 17 *HECZ 4.2 Historic Environment Character Zone scoring*

#### **6.4.3 HECZ 4.3: Copped Hall ridge south**

##### **Summary**

This zone lies immediately to the west of Epping Forest and south of Waltham Abbey. The Lea Valley lies to the west. Topographically the land is undulating, dropping from the Copped Hall ridge in the south-east down to the Lea Valley. The geology is London Clay with some head deposits, and Warley Gravels and Bagshot Beds on the ridge. The zone is characterised by mixed land use, with scattered farmsteads, some ancient woodland, linear greens, green lanes, Gilwell Park, the settlement of High Beech, nurseries, camping and caravan parks, golf courses, a cemetery and the Lippitts Hill Police Training Camp with its origins in World War II. The M25 crosses the north of the zone.

**Historic Landscape Character:** The historic field pattern comprises pre-18<sup>th</sup> century irregular enclosure (these are probably of medieval origin and some maybe even older). Post-1950s boundary loss can be described as low to moderate. Historically the settlement pattern is dispersed, comprising church/hall complexes,

farms and small hamlets, the latter often strung out along linear greens. Sewardstone Green, Blind Lane, Mott Street, Lippitts Hill, Pynest Green Lane and Green Lane are examples of surviving linear greens and green lanes. Small areas of ancient and semi-natural woodland also occur in this zone. These historic elements of the landscape survive in between the modern developments of golf courses, caravan and camping sites and the M25.

**Archaeological Character:** The ancient woodland is likely to preserve earthworks both of an earlier date and to those related to the woodland management itself. Finds in this zone include a Neolithic polished axe. A pottery kiln was reputedly found near Potkiln Wood, just to the east of Woodgreen Road, but no dating is mentioned. Post-medieval clay pits are marked on a map just south of Copthall Green. During the post-medieval period changes in agricultural production are reflected in changing farm complexes with the development of the Victorian ‘High Farming’ tradition when new ideas culminated in significant alterations in the design and layouts of buildings. Listed Buildings comprise houses, farmhouses, barns, lodge cottages, and World War II buildings, and range in date from the 16<sup>th</sup> century to the 20<sup>th</sup> centuries. The glasshouse industry, which originated in the 1920s and 1930s, developed in this area reaching a peak in the 1950s and still is a notable visual feature of the landscape. There are a number of World War II defence sites including Lippitts Hill which was an anti-aircraft site, part of which is Scheduled, and several of the buildings are Listed. These defences may be associated with the defence of the gunpowder works at Waltham Abbey. The Epping Green to Enfield gas pipeline crosses the north of this zone.

Criteria	Evidence	Score
<ul style="list-style-type: none"> <li>Diversity of historic environment assets</li> </ul>	Field system, greens, green lanes, scattered farmhouses, ancient woodland, World War II sites and remains	High
<ul style="list-style-type: none"> <li>Survival</li> </ul>	Historic environment assets have survived well, but landscape integrity impacted by modern features, such as nurseries, golf courses, cemetery,	Medium

	camping and caravan sites	
• Documentation	HER and cartographic, Listed Buildings	Medium
• Group Value Association	Field system, greens, green lanes, scattered farmhouses, ancient woodland	High
• Potential	Ancient woodland may preserve earthworks associated with woodland management. Former settlement beside the greens	High
• Sensitivity to change	Historic environment assets are very sensitive to change	High
• Amenity Value	The green lanes have footpaths and bridleways along them, with opportunity for interpretation, access to Epping Forest	Medium

Table 18 *HECZ 4.3 Historic Environment Character Zone scoring*

#### **6.4.4 HECZ 4.4: Copped Hall ridge north**

##### **Summary**

This zone lies in the north of the HECA, north of Waltham Abbey, Copped Hall and Upshire. The Cobbin's Brook flows through this zone; the land rising to the south and the north of the zone is dissected by several tributaries of Cobbin's Brook. The geology comprises London Clay, with head deposits and alluvium in the valley bottoms. There is a small area of Stanmore Gravel which lies on the top of the Epping Forest ridge in the south-east of the zone. The dispersed historic settlement pattern is still very evident, with two small hamlets and scattered farms, and there is the remarkable survival of a group of linear greens and some ancient woodland.

**Historic Landscape Character:** The historic field pattern comprises pre-18<sup>th</sup> century irregular enclosure (these are probably of medieval origin and some maybe even older). Post-1950s boundary loss can be described as low to moderate. Historically the settlement pattern is dispersed, comprising church/hall complexes, farms and small hamlets, the latter often strung out along linear greens. Galley Hill Green, Puck Lane and Claygate Lane are remarkable survivals of these linear

roadside greens, now green lanes and lacking the houses which the late 18<sup>th</sup> century Chapman and André map shows strung out along them. In general the historic settlement pattern is still very evident, with Holyfield and Aimes Green being the only two small settlements, both in the west of this zone, and scattered farmsteads across the zone. There are several areas of ancient woodland, the largest one being Galleyhill Wood which is adjacent to Galley Hill Green. Chambers Manor Farm Lane is protected. There is a small area of parkland around Monkham's Hall. Harolds Park Farm is named as King Harold held land here which was used as part of the endowment for Waltham Abbey. Deerpark Wood (in HECZ 4.5) is associated with a former deer park which was mentioned in 1189. There is an area of modern nurseries in the south-west of this zone, on both sides of Cobbin's Brook, and a caravan park just to the north of the nurseries.

**Archaeological Character:** There has been little archaeological fieldwork within the area, due to the lack of large-scale development pressures. There have been finds, including a Palaeolithic hand-axe, Mesolithic flints, and Roman finds. The ancient woodland has the potential to preserve earthworks both of an earlier date and related to the woodland management itself. There is a length of curved field boundary which is highly suggestive of an early medieval deer park boundary. One of the obelisks associated with Warlies lies just outside the park and is Scheduled. There are a number of Listed Buildings, consisting of farmhouses, farm buildings and houses, ranging in date from the 16<sup>th</sup> to the 19<sup>th</sup> centuries. There are also a number of World War II pillboxes and other defences across this zone related to the outer London defence line.

Criteria	Evidence	Score
<ul style="list-style-type: none"> <li>Diversity of historic environment assets</li> </ul>	Field system, linear greens, ancient woodland, parkland, Listed Buildings, archaeological finds. World War II defences	High
<ul style="list-style-type: none"> <li>Survival</li> </ul>	Remarkable survival of linear greens. Ancient woodland and moderate boundary loss in field system, World War	Medium

	II defence line	
• Documentation	HER records and cartographic evidence, World War II outer London defence ring	Medium
• Group Value Association	Field system, linear greens, ancient woodland, parkland, World War II defences	High
• Potential	Ancient woodland may preserve features relating to or earlier than the woodland. Cobbin's Brook alluvial deposits may have palaeo-environmental remains	High
• Sensitivity to change	Whole area apart from the extreme south-west corner will be sensitive to change.	High
• Amenity Value	Potential for interpretation of historic landscape along public footpaths. World War II defence line	Medium

Table 19 HECZ 4.4 Historic Environment Character Zone scoring

Nash, F.	1998	<i>World War Two defences in Essex: Interim Report : june 1998</i>
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#### **6.4.5 HECZ 4.5: Copped Hall ridge central**

##### **Summary**

This zone lies immediately to the north of Warlies Park. Cobbin's Brook crosses part of this zone and forms part of its southern boundary. The land rises to the north. The geology consists of London Clay deposits with some head and alluvium in the valley bottom and Lowestoft deposits on the higher ground. This zone is characterised by the surviving aspects of an ancient landscape in Upshire, which comprises a tract of land with ancient features including the boundary banks of ancient woods and fields, pollard trees and coppice stools, sunken lanes, winding brooks and field ponds. There has been minor boundary loss in recent years.

**Historic Landscape Character:** This zone is characterised by the surviving aspects of an ancient landscape in Upshire, which comprises a tract of land with ancient features including the boundary banks of ancient woods and fields, pollard trees and coppice stools, sunken lanes, winding brooks and field ponds. Deerpark Wood is the largest woodland and is designated as ancient woodland. It contains large earthworks which may be associated with the former deer park at Harolds Park (in HECZ 4.4), which was mentioned in 1189. Scatterbushes Wood is also designated ancient woodland. There are other areas of woodland which may be ‘shaws’ and ‘springs’ planted as habitat for game-birds and foxes. The fields are mostly pasture or meadow, with some arable. The historic fieldscape comprised mostly pre-18<sup>th</sup> century irregular fields (these are probably of medieval origin and some maybe even older).

**Archaeological Character:** There has been very limited archaeological fieldwork in this zone. Archaeological monitoring along Cobbin’s Brook in advance of a proposed flood alleviation scheme revealed little, suggesting that the Cobbin’s Brook area would have remained water-meadows and woodland with little human activity until relatively recently. Although there are no Listed Buildings, Maynards Farm is first mentioned in 1327, and Cobbinsend Farm dates from 1356.

Criteria	Evidence	Score
• Diversity of historic environment assets	Historic fieldscape and woodland, dispersed farmsteads	High
• Survival	Fieldscape, dispersed farmsteads	Medium
• Documentation	HER, Ancient Landscape SPG	High
• Group Value Association	Woodland, historic fieldscape, dispersed farmsteads	High
• Potential	Potential below ground deposits related to medieval settlement, land use and woodland management	High
• Sensitivity to change	Whole area is sensitive to change	High
• Amenity Value	Public footpaths cross the area. Some potential for interpretation	Medium

Table 20 HECZ 4.5 Historic Environment Character Zone scoring

Amy, C.	1991	<i>Proposed area of Ancient Landscape of Upshire and Waltham Holy Cross</i>
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#### **6.4.6 HECZ 4.6: Copped Hall ridge north-east**

##### **Summary**

This zone lies to the west of Wintry Wood. Cobbin's Brook crosses the north-west corner of the zone. Land rises to the north-west and to the east, and is dissected by small tributaries of Cobbin's Brook. The geology comprises London Clay with head deposits in the valleys and gravels near Wintry Wood. Pre-18th century irregular fields have suffered moderate to severe boundary loss, though there are areas which have survived well, particularly in the south of the zone.

**Historic Landscape Character:** The historic field pattern comprises pre-18<sup>th</sup> century irregular enclosure (these are probably of medieval origin and some maybe even older). There were originally meadows beside Cobbin's Brook. There has been moderate to severe boundary loss, but the grain of the historic field pattern survives, and the historic field pattern survives particularly well in the southern half of this zone. Historic mapping shows woodland around Wintry Park Farm which no longer survives. The zone is now crossed by 19<sup>th</sup> century field boundaries. A particularly long, sinuous field boundary which runs north to south across the zone, parallel and to the east of Cobbin's Brook, may indicate an earlier larger extent of woodland.

**Archaeological Character:** There has been little archaeological fieldwork within the area due to the lack of large-scale development pressures. There was the site of a possible prehistoric or Roman barrow to the south of Bury Farm. The medieval settlement pattern was dispersed and polyfocal, with dispersed farmsteads. These are historic and are spread around the edges of this zone, possibly due to the former presence of woodland in the centre of the zone. Some of these were moated. Most of the farm houses and their barns are Listed Buildings, and range in date from the 15<sup>th</sup> and 16<sup>th</sup> centuries to the 19<sup>th</sup> century.

<b>Criteria</b>	<b>Evidence</b>	<b>Score</b>
• Diversity of historic	Fieldscape, farms, moats	Medium



environment assets		
• Survival	Moderate to severe field boundary loss	Medium
• Documentation	HER, cartographic	Low
• Group Value Association	Fieldscape, farms, moats	Low
• Potential	Potential for below ground remains relating to settlement and land-use	Medium
• Sensitivity to change	Sensitive to change across whole area which is entirely rural in character	Medium
• Amenity Value	Potential for access from public footpaths into the historic landscape	Medium

Table 21 *HECZ 4.6 Historic Environment Character Zone scoring*

### 6.5.1 HECZ 5.1: Historic Town of Waltham Abbey

The historic town of Waltham Abbey comprises both the historic urban area of the town which has its origins in the medieval period and the ruins of the Abbey which dates back to the Saxon period. The whole zone is protected as a Conservation Area with the Abbey ruins also protected as a Scheduled Monument. Archaeological excavations on the line of the internal ring road found evidence of extensive surviving archaeological deposits. Within the zone there are numerous Listed Buildings which include the church, elements of the Abbey and the town buildings forming shops and residential properties.

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town lies Waltham Abbey, a church which was founded in the early 11<sup>th</sup> century. Three successive phases of pre-Norman churches have been identified. In 1177, as part of his penance for his part in the murder of Thomas Becket, Archbishop of Canterbury, Henry II re-founded Harold's church as a priory of Augustinian Canons. A Historic Town assessment has been undertaken for Waltham Abbey. A market was granted in the late 12<sup>th</sup> century which continues to this day.

**Archaeological Character:** This zone comprises the historic town area of Waltham Abbey where excavation has shown that complex well-stratified deposits survive. Historically Waltham Abbey comprised the Abbey and the town, which were interdependent. There appears to have been a Saxon royal estate at Waltham Abbey, and it was also the hundred meeting-place. At the western end of the historic town lies Waltham Abbey a church which was founded in the early 11<sup>th</sup> century. Three successive phases of pre- Norman churches have been identified. In 1177, as part of his penance for his part in the murder of Thomas Becket, Archbishop of Canterbury, Henry II re-founded Harold's church as a priory of Augustinian Canons. The church survives and the ruins of the abbey, and much of its precincts including a large moated enclosure, are protected as a Scheduled Monument and Conservation Area. Parts of the monastic grange were excavated in advance of the construction of the inner relief road and car park. The medieval town lay to the immediate south of the monastic precinct with numerous Listed Buildings surviving today.

Criteria	Evidence	Score
• Diversity of historic environment assets	Many Listed Buildings of various dates, abbey complex, extensive archaeological deposits	High
• Survival	Extensive survival of ruins: large numbers of Listed Buildings; below ground deposits related to the abbey and town	High
• Documentation	HER, cartographic and documentary, Historic Town assessment, excavation results,	High
• Group Value Association	Listed Buildings, abbey ruins, below	High

	ground archaeological deposits	
• Potential	High potential for survival and management of above and below ground assets, extensive below ground deposits	High
• Sensitivity to change	Whole area highly sensitive to change	High
• Amenity Value	Wide range of assets which can be promoted, abbey ruins to visit, historic core, potential for display of excavated material etc	High

Table 22 HECZ 5.1 Historic Environment Character Zone scoring

Medlycott, M.	1999	<i>Waltham Abbey Historic Town Assessment Report: Extensive Urban Survey</i>
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### 6.5.2 HECZ 5.2: Post-war housing for MOD employees

#### Summary

To the east of the historic core an area of post-war housing was constructed for workers within the Ministry of Defence establishment at Waltham Abbey. This housing, although architecturally plain and reminiscent of housing built in contemporary new town developments, was specifically tailored for status. All of the housing has now passed into private hands. The only archaeological deposits recorded from the area are a series of Roman coins which may indicate settlement in the vicinity.

**Historic Urban Character:** Post-war housing for MOD employees was provided by ARDE (Armament, Research and Development Establishment) at Walton Gardens, Lea View and further to the east at Monkswood Avenue, Quenden Drive, Thaxted Way and The Cobbins. This housing, although architecturally plain and reminiscent of housing built in contemporary new town developments, was specifically tailored for status with large 5 bed semi-detached management houses, larger 4 bed semi-detached supervisor level houses through to terraces and flats at the lower end of the employee spectrum. Maintained and overseen by a housing association run by the

MOD, the properties remained in MOD ownership until all were sold off during the 1980s. The majority of this housing group survives intact, but in most cases they have been modernised. Few examples of new build have replaced existing housing, and the entire estate has retained its spatial integrity and notably its original replica Victorian cast-iron street lamps. Quenden Drive and 69-111 Monkswood Avenue comprised a mixture of type C and type D, three bedroom houses. Built in either red or yellow brick the two types were equivalent in status but varied slightly in their design, specifically the type D houses were not built with a flat roofed side bay. These houses originally had metal casement windows but now very few original examples remain.

**Archaeological Character:** A series of Roman coins are recorded from the vicinity of this zone, although the exact location is not recorded. These finds may indicate that a Roman settlement may be located in the zone; however, its location is unknown. The only other archaeological evidence relates to the industrial housing described above.

Criteria	Evidence	Score
• Diversity of historic environment assets	Post-war housing	Low
• Survival	Buildings have survived although some elements have been modernised	Medium
• Documentation	HER and cartographic evidence, Industrial Housing In Essex report	Medium
• Group Value Association	Industrial buildings	High
• Potential	Little known archaeology in zone, Open spaces may preserve below ground deposits	Low
• Sensitivity to change	Buildings have already been modernised in many areas, however, layout and context remains important	Medium
• Amenity Value	These buildings form part of the historic of the explosives industry	Medium

	within Waltham Abbey	
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Table 23 HECZ 5.2 Historic Environment Character Zone scoring

Crosby, T. Garwood, A. and Calder-Birch, A.	2006	<i>Industrial Housing in Essex: Comparative survey of Modern/Industrial sites and Monuments No 17</i> , ECC Internal report
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### 6.5.3 HECZ 5.3: Early 20<sup>th</sup> century development in Waltham Abbey

#### Summary

This zone lies in the centre of the modern urban settlement of Waltham Abbey. It comprises the development of a series of terraced and semi-detached properties from the early part of the 20<sup>th</sup> century through to the interwar years. No archaeological deposits are recorded from the zone.

**Historic Landscape Character:** Prior to the residential development of this zone the agricultural field pattern comprised a series of rectilinear fields. The residential development, of early 20<sup>th</sup> century date, began at the western end of Honey Lane with a series of terraced properties being constructed on Eastbrook and Rounton Roads. A pair of listed 19<sup>th</sup> century weather boarded cottages is located to the west of the residential development. Further development occurred in the interwar years in Ruskin Avenue, Patmore Road and Tennyson Avenue comprising a mix of terraced, semi-detached and detached properties.

**Archaeological Character:** The Listed Buildings off Broomstick Hall Road are indicative of the rural dispersed settlement pattern which predated the residential expansion across this zone. There are no references to any archaeological deposits being recorded from this area. The residential development would have caused severe damage to any surviving archaeological deposits.

Criteria	Evidence	Score
• Diversity of historic environment assets	Unified early 20 <sup>th</sup> century residential	Low

• Survival	Extensive disturbance by the construction of the terraced properties	Low
• Documentation	HER and cartographic evidence	Low
• Group Value Association	Early 20 <sup>th</sup> century housing	Low
• Potential	Little is likely to survive	Low
• Sensitivity to change	Most archaeological features destroyed	Low
• Amenity Value	Little information to promote apart from overall development of Waltham Abbey	Low

Table 24 HECZ 5.3 Historic Environment Character Zone scoring

#### **6.5.4 HECZ 5.4: Mid to late 20<sup>th</sup> century Waltham Abbey**

##### **Summary**

Large zone of 20<sup>th</sup> century residential development lying to the east and south of the historic town area. Historically this was largely agricultural land with a mixed field pattern of irregular and rectilinear pattern. In the early to mid-20th century there was a rapid expansion of the glass house industry extending over the majority of this zone. Urban expansion took place rapidly in the later part of the 20<sup>th</sup> century.

**Historic Urban Character:** A large zone of 20<sup>th</sup> century housing, beginning at the start of the century with small areas of terraces and semi-detached, added through to the post World War II period. In the mid- to late-20<sup>th</sup> century there was massive expansion of residential development across the zone. A single road of terraced properties was constructed in the interwar years in Denny Avenue at the same time as the construction of the Britanna Works to its north. It is possible that the housing was related. Other properties then developed along Upshire Road although this was more in the form of ribbon development. The remainder of the area was developed in the second half of the 20<sup>th</sup> century with a range of residential estates constructed across the zone.



**Archaeological Character:** Little archaeological investigation was undertaken in advance of the development of this zone. Cartographic evidence indicates that historically this area was open farmland with a mix of rectilinear and irregular field patterns spread across the zone. In the early part of the 20<sup>th</sup> century a large scale glasshouse industry developed in this zone and the surrounding area. In the early part of the 20<sup>th</sup> century the Waltham Abbey Isolation Hospital was constructed in the south east corner of the zone. This was demolished and redeveloped in the later part of the 20<sup>th</sup> century.

Criteria	Evidence	Score
• Diversity of historic environment assets	Limited assets, hospital, glasshouses	Low
• Survival	Modern development has reduced the potential survival across the area	Low
• Documentation	HER and cartographic evidence	Low
• Group Value Association	Range of housing styles of the 20 <sup>th</sup> century	Low
• Potential	Little known archaeology in zone	Low
• Sensitivity to change	Buildings would have destroyed below ground deposits	Low
• Amenity Value	Limited amenity value	Low

Table 25 HECZ 5.4 Historic Environment Character Zone scoring

#### 6.5.5 HECZ 5.5: Late 20<sup>th</sup> century Industrial development Waltham Abbey

##### Summary

Area of commercial development just to the north of the M25 and south of the historic town. This dates to the later part of the 20<sup>th</sup> century, lying on the site of former allotments and sewage works. No archaeological deposits are known from the zone.

**Historic Urban Character:** A zone of commercial development located on the southern edge of the town area and just to the north of the M25. This comprises a

development of late 20<sup>th</sup> century commercial structures developed on the site of former nurseries and allotments as well as the site of a sewage pumping station.

**Archaeological Character:** Little archaeological investigation was undertaken in advance of the development of this zone. The development of this zone has probably destroyed any evidence of surviving archaeological deposits.

Criteria	Evidence	Score
• Diversity of historic environment assets	Limited assets	Low
• Survival	Modern development has reduced the potential survival across the area	Low
• Documentation	HER and cartographic evidence	Low
• Group Value Association	None	Low
• Potential	Little known archaeology in zone	Low
• Sensitivity to change	Buildings would have destroyed below ground deposits	Low
• Amenity Value	Limited amenity value	Low

Table 26 HECZ 5.5 Historic Environment Character Zone scoring

#### 6.5.6 HECZ 5.6: Cemeteries and green area Waltham Abbey south

##### Summary

This zone contains two cemeteries located either side of Sewardstone Road. The older of the two lies on the western side of the road and dates back to at least the mid-19<sup>th</sup> century. The remainder of the zone comprises a football ground, allotments and the swimming pool. No archaeological deposits are recorded in the zone.

**Historic Urban Character:** Waltham Abbey Cemetery is situated in Sewardstone Road and comprises the Old Cemetery on the west side and the New Cemetery on the east side. The older of the two lies on the western side of the road and dates back to at least the mid-19<sup>th</sup> century, containing at least two historic structures, a

mortuary chapel (there was once two chapels) and a gate-lodge. The later cemetery on the eastern side of the road came into use during the interwar period.

**Archaeological Character:** The cemetery on the western side of Sewardstone Road contains two buildings which are recorded on the first edition Ordnance Survey maps of the 1870s. The cemetery contains a range of grave stones and grave markers. The Cobbin's Brook runs through the zone and there is the potential that it contains palaeo-environmental deposits and would have been a focus for settlement.

Criteria	Evidence	Score
• Diversity of historic environment assets	Cemeteries and associated features	Low
• Survival	Limited development means there is potential for survival across the area. Cobbin's Brook is likely to contain palaeo-environmental deposits	Medium
• Documentation	Cartographic , in addition, it is assumed that the cemetery would have records of the burials within the graveyard	Low
• Group Value Association	Cemetery features	Medium
• Potential	Low due to disturbance by cemetery	Low
• Sensitivity to change	Cemeteries sensitive to change as is Cobbin's Brook	Medium
• Amenity Value	History of the cemetery	Medium

Table 27 HECZ 5.6 Historic Environment Character Zone scoring

## 6.6 Historic Environment Character Area 6:

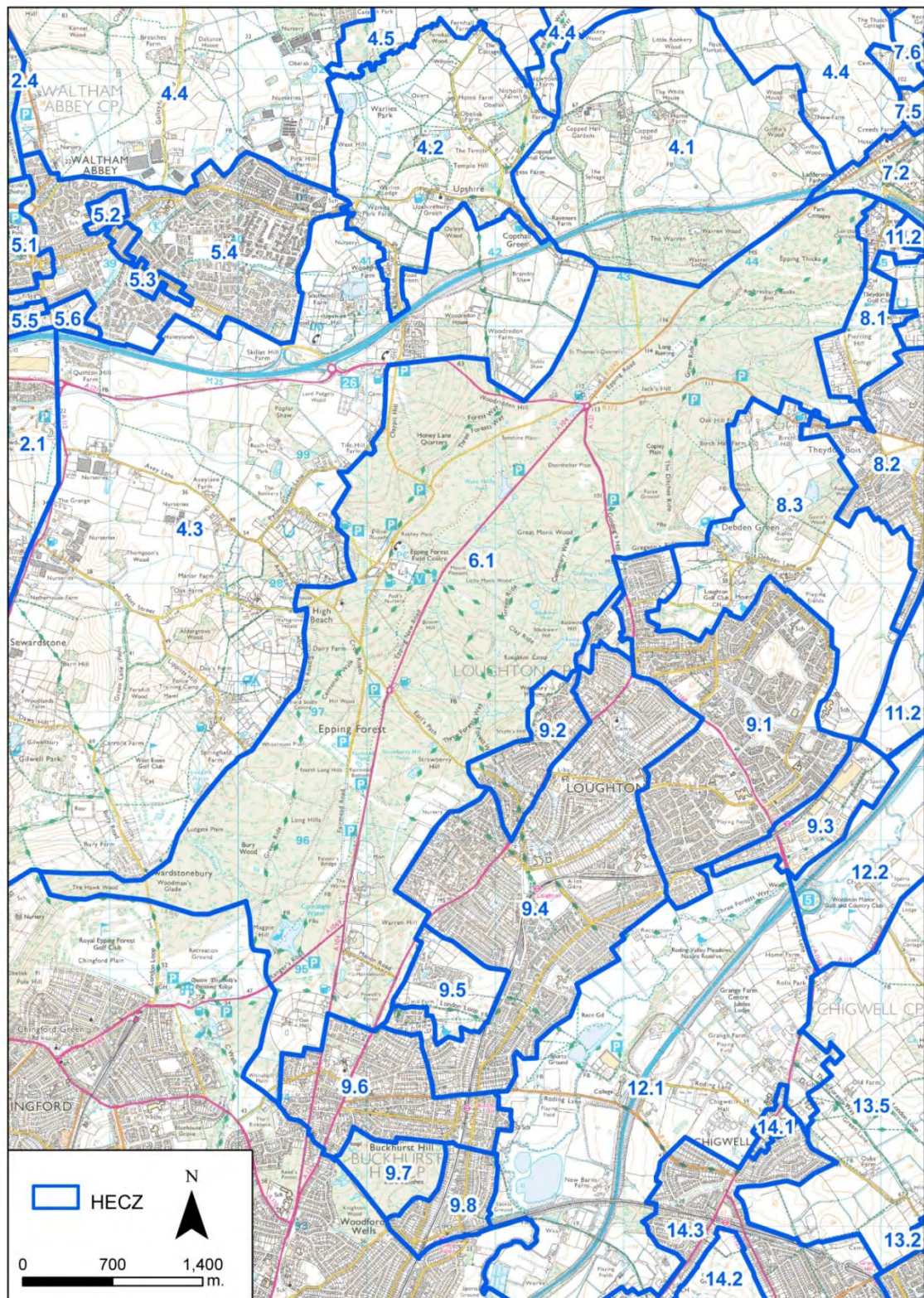


Figure 20 Historic Environment Character Area 6 showing division into zones



### **6.6.1 HECZ 6.1: Epping Forest**

#### **Summary**

Epping Forest, which gives its name to the District, lies on a long ridge comprised of a mixture of gravels and Bagshot Beds overlying Claygates, which in turn overlies London Clay, comprising un-compartmented wood pasture common. The Forest is highly important for both its historic and natural environment. The present forest was an extensive wood pasture common, part of a much larger royal hunting forest in the early medieval period (1130s). The Forest not only retains medieval woodland banks but also has earthworks associated with two Iron Age hillforts, both of which are protected as Scheduled Monuments along with scheduled post-medieval pillow mounds. Although the forest came under threat of enclosure in the 19<sup>th</sup> century, the Epping Forest Act of 1878 was passed, saving the forest from enclosure and halting the shrinkage of the forest that this had caused. Epping Forest is managed by the City of London Corporation.

**Historic Landscape Character:** Epping Forest is a very large un-compartmented wood-pasture common; it appears that the wood-pasture reached its medieval and post-medieval form in the Anglo Saxon period. In the medieval period Epping formed part of the much larger, legally defined, Waltham Forest. The wood pasture trees were pollarded to produce wood, and the wood pasture was interspersed by plains, areas of grass, heather and occasional bog, on low-lying or particularly poorly drained areas. This historic pattern is shown on the Chapman and André map of 1777. The vegetational history of the forest is complex; currently beech is dominant on the top of the ridge with hornbeam on the slopes.

In the 1860s Epping Forest faced the threat of enclosure which had earlier destroyed Hainault Forest; fortunately this was resisted. In 1878 the Epping Forest Act appointed the Corporation of the City of London to be Conservators of the Forest, with the duty to “protect the timber and other trees, pollards, shrubs, underwood, heather gorse, and herbage growing in the Forest” and “at all times keep Epping Forest unenclosed and unbuilt on as an open space for the recreation and enjoyment of the people.” Epping Forest remains in the care of the City of London Corporation. The cessation of pollarding, reduction of grazing and other changes had adverse

effects on the biodiversity and historic character of the Forest, but in recent decades the Forest has been managed with greater regard to its historic character. The historic settlements of Epping and Theydon Bois lie to the north-west of this area, and today most of the north and west sides of the forest are bordered by housing.

**Archaeological Character:** There is evidence of early prehistoric occupation with a significant site at High Beech and scatters of Mesolithic flint work being recovered from the forest. Pollen analysis of samples from peat deposits within the Forest has given some insight into vegetational changes from the prehistoric period onwards. In prehistory the Forest was dominated by lime with a change to oak and then beech which continues to this day. The Forest contains many earthworks including the Iron Age hill-forts of Ambresbury Banks and Loughton Camp, both Scheduled Monuments. Two Roman roads run through the Forest. Epping Forest was a part of the much larger legally defined royal hunting forest of Waltham and was used as common heath, grassland and wood pasture since the Saxon period. There is little surviving evidence from the medieval period except the management of the Forest itself, which dates back to at least the 12<sup>th</sup> century when Forest Law was introduced to safeguard the King's right to hunt game in the Forest. The role of the Verderers, who still help to look after the Forest today, dates to this period. Queen Elizabeth hunting-lodge stands just outside the southern boundary of the District and is the only three storey hunting-lodge dating to the mid-16<sup>th</sup> century in the country. Earthwork features such as boundary banks and pillow mounds associated with artificial warrens survive within the forest.

Criteria	Evidence	Score
• Diversity of historic environment assets	A wide range of historic assets are present within the Forest, both related to the Forest in the form of earthworks and unrelated in the form of two hillforts and early prehistoric occupation	High
• Survival	The earthworks related to the Forest and earlier features survive well	High
• Documentation	HER, cartographic, documentary,	High

	conservation management plans and appraisals for some monuments within the forest	
• Group Value Association	Earthwork features throughout the Forest	High
• Potential	Potential for below ground deposits surviving throughout the Forest. Potential of further monuments being identified through earthwork surveys. Palaeoenvironmental evidence within bogs and other wet areas	High
• Sensitivity to change	Small area surrounded by modern development, area around church significant	High
• Amenity Value	Many potential amenity possibilities from trails through to display boards/phone apps	High

Table 28 HECZ 6.1 Historic Environment Character Zone scoring



## 6.7 Historic Environment Character Area 7:

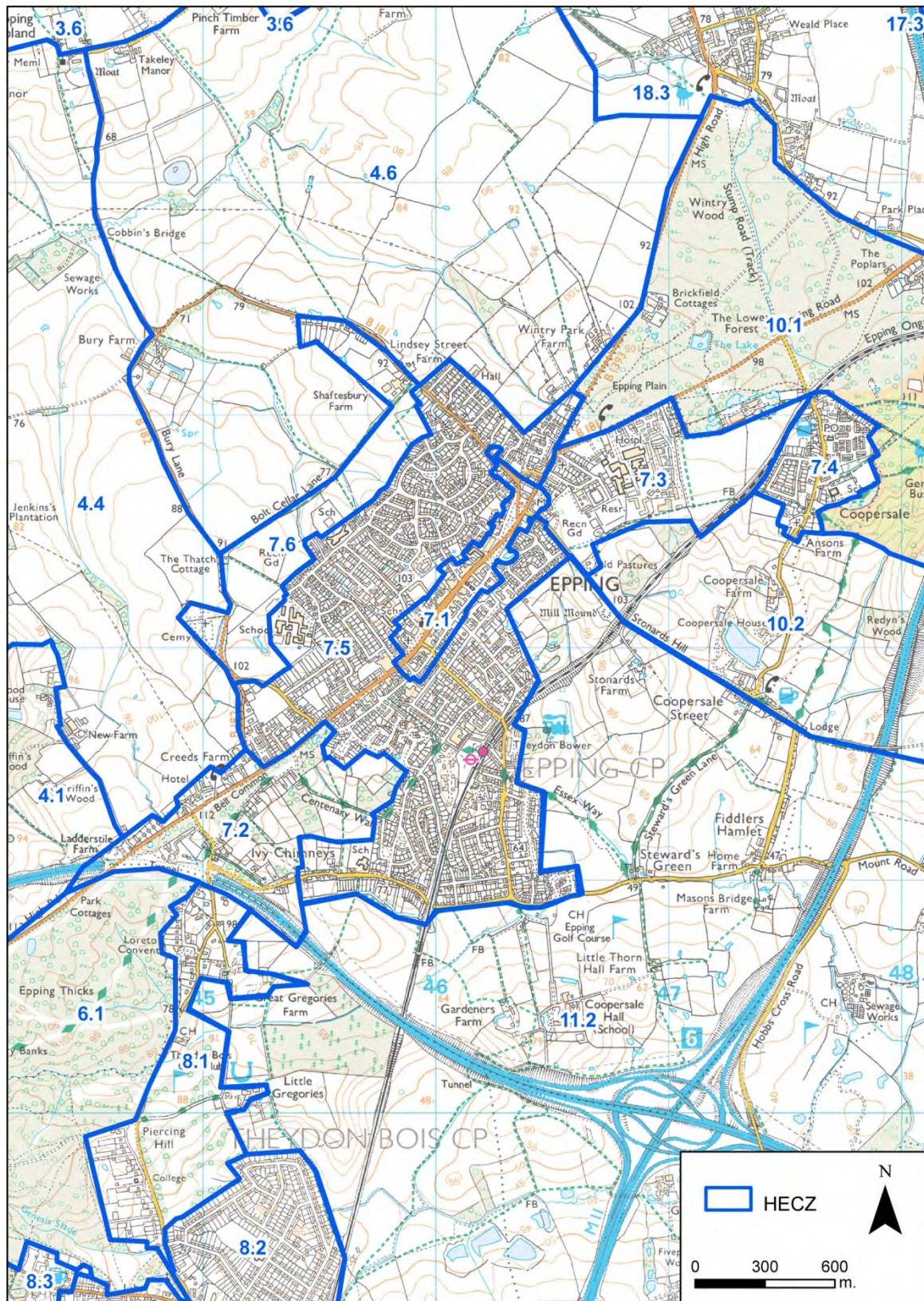


Figure 21 Historic Environment Character Area 7 showing division into zones

### 6.7.1 HECZ 7.1: Historic Epping

#### Summary

This zone comprises the medieval and post-medieval core of Epping. The majority of the zone is a Conservation Area and there are numerous Listed Buildings.

**Historic Urban Character:** The core of the historic town is a Conservation Area; it comprises the original medieval High Street and market, the Church and a series of Listed Buildings centred on the High Street, most of which date to the 18<sup>th</sup> century.

The town was founded in the mid-13<sup>th</sup> century by the Canons of Waltham Abbey. In 1253 the Canons were granted a charter for the town and permission to clear timber for the construction of stalls and houses. However, there are indications in the documentary evidence that there had already been occupation of the site for the previous 25 years. The town lay on the south-eastern side of the main route-way, which was widened to form a cigar-shaped market-place. At the northern end was a small triangular green. The church stands on the site of St John the Baptist Chapel which was originally constructed in the 14<sup>th</sup> century. The pace of development was slow in the early post-medieval period, but picked up in the 18<sup>th</sup> and 19<sup>th</sup> centuries when Epping was a noted supplier of agricultural produce (specialising in butter and geese) to the London market, and a staging point for coaches travelling between London and East Anglia. This is reflected in the number of commercial post-medieval properties along the High Street.

**Archaeological Character:** The only medieval above ground remains is the morphology of the town itself, the original main street, back lane and cigar-shaped market-place being preserved within the current street-pattern. The post-medieval period is represented by 18<sup>th</sup> and 19<sup>th</sup> century buildings, including the parish church of St John the Baptist and the water tower. There has been very little archaeological fieldwork in Epping to date, however excavation has established the survival of archaeological features and deposits dating from the medieval period onwards. The soil type is conducive to the survival of bone and other calcareous material.

Criteria	Evidence	Score
• Diversity of historic	Planned medieval and post-medieval	High

environment assets	town	
• Survival	Listed Buildings, archaeological deposits, town plan	High
• Documentation	HER, cartographic, Listed Buildings, Historic Town assessment	High
• Group Value Association	Medieval and post-medieval planned town	High
• Potential	Considerable potential for archaeological deposits	High
• Sensitivity to change	Historic plan, buildings and archaeology	High
• Amenity Value	History of origins and development of town, historic buildings	High

Table 29 HECZ 7.1 Historic Environment Character Zone scoring

Epping Forest District	2009	<i>Epping, Conservation Area: Character Appraisal and Management Plan</i>
Medlycott, M.	1999	<i>Epping Historic Town Assessment Report: Extensive Urban Survey</i>

### 6.7.2 HECZ 7.2: Bell Common

#### Summary

This zone comprises the area of Bell Common on the south-western side of the Epping urban area. It consists of the historic greenside settlement of Bell Common, which is a Conservation Area, and an area of largely open space located between the Conservation Area and HECZ 7.5.

**Historic Urban Character:** This zone comprises the area of Bell Common on the south-western edge of the Epping urban area. In the 12<sup>th</sup> century Bell Common was held by the Canons of Waltham Abbey as part of the manor of Eppingbury. It comprised a triangular area of common, located at the northern end of Epping Forest. The High Road from Epping ran along the western side of the Common. The historic settlement pattern comprised a series of properties fringing the eastern and



western edges of the common. The reminder of the zone was farmland. In the late 18<sup>th</sup> century the High Road became a toll-road; the southern toll gate still survives as the Listed Bellevue Cottage. The M25, as a consequence of local protests, has been tunnelled at this point; it forms the southern edge of the zone.

The zone is characterised by its open nature with green space, trees and relatively modest and spread-out building pattern giving it more of a rural than urban feel. There is a wide mix of building types, including a number of Listed Buildings, and a number of late 19<sup>th</sup> century Arts and Crafts Buildings.

**Archaeological Character:** The medieval purlieu bank, a Scheduled Monument, which defined the limits of Epping Forest crossed Bell Common. In addition a mill is depicted on the 1777 Chapman and Andre map at the southern edge of the zone at Millhouse Farm, and there are documentary records for a beacon. There has been no archaeological fieldwork within Bell Common to date, however given the known history of the site archaeological features and deposits dating from the medieval period onwards can be anticipated to survive. The soil-type is conducive to the survival of bone and other calcareous material.

Criteria	Evidence	Score
• Diversity of historic environment assets	Medieval and post-medieval greenside settlement, purlieu bank, mill	High
• Survival	Listed Buildings, probable archaeological deposits, Forest boundary	Medium
• Documentation	HER, cartographic, Listed Buildings, Conservation Area appraisal	High
• Group Value Association	Medieval and post-medieval greenside settlement, Epping Forest, Epping Town	High
• Potential	Potential for archaeological deposits	High
• Sensitivity to change	Historic plan, buildings and archaeology all sensitive to change	High
• Amenity Value	Green, Epping Forest, open spaces,	High

	historic buildings	
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Table 30 HECZ 7.2 Historic Environment Character Zone scoring

Epping Forest District	2010	<i>Bell Common, Conservation Area: Character Appraisal and Management Plan</i>
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### 6.7.3 HECZ 7.3: Epping Hospital area

#### Summary

This zone is located to the north of the Epping historic town, in the triangle of land between The Plain and the railway line. The zone is focussed on the former Epping Union Workhouse, now the site of the hospital. The remainder of the zone is a mix of housing, recreation grounds and open space.

**Historic Urban Character:** This zone developed around the Epping Union Workhouse, which was constructed in 1838 on the then outskirts of the town; it replaced an earlier workhouse which had been located in the town centre. The Union Workhouse was designed by Lewis Vulliamy, following Sampson Kempthorne's 'cross-in-square' model plan. The original buildings are of red-brick with stone dressings to the frontage, slate roofs and moulded, stepped stacks, in an 'Elizabethan' style. Re-named St. Margaret's, the site still operates as a hospital. The wings of the 1837 workhouse survive together with the much altered entrance block and the buildings around the north-west yard. The 1880s phase of building is represented by the south wing (Forest Ward), the chapel/dining room, a western range of workshops and an infirmary (later the schoolroom?). A nursery of c 1910 and a large infirmary of 1911 also survive. The Grade II Listed laundry was probably the 1846 infirmary, but is much altered. The basic shell of the surviving wings are in good condition but have been much modified by modern accretions and subdivisions. A small area of residential development dating from the post-medieval period was located on Tidy's Lane; the area was rebuilt in the later 20<sup>th</sup> century. Further residential dwellings were developed on part of the hospital complex in the early 21<sup>st</sup> century. The remainder of the zone comprises a recreation ground, playground and

football ground at the southern end and an area of grassland, largely used by dog-walkers on the eastern side of the zone.

**Archaeological Character:** With the exception of the survey of the buildings at St Margaret's no archaeological work has taken place within this zone. It is possible that archaeological remains relating to the earlier settlement of the Epping area may survive within the open spaces. The built-up areas are likely to have been heavily disturbed and are unlikely to have surviving archaeology.

Criteria	Evidence	Score
• Diversity of historic environment assets	Union Workhouse and St Margaret's Hospital	Low
• Survival	Workhouse and hospital	Medium
• Documentation	HER, cartographic, Listed Building, historic building record of hospital	High
• Group Value Association	Workhouse/hospital	High
• Potential	Potential for archaeological deposits in open spaces	Low
• Sensitivity to change	Historic buildings and potential archaeology all sensitive to change	Medium
• Amenity Value	History of Workhouse/Hospital, open space	Medium

Table 31 HECZ 7.3 Historic Environment Character Zone scoring

Garwood, A	1999	<i>Essex Hospitals 1800-1948: A study of their history , Design and Architecture: Comparative survey of Modern/Industrial sites and monuments No 9</i>
RPS Clouston	1998	<i>St Margarets Hospital : Historic Building Impact Assessment</i>

#### **6.7.4 HECZ 7.4: Coopersale**

##### **Summary**

This zone comprises the former Coopersale Common and hamlet, on the northern edge of the Epping urban area. The zone is delimited by the railway to the west and Gernon Bushes to the east. There is a small group of Listed Buildings at the southern end of the zone; the remainder of the area is largely 20<sup>th</sup> century housing, with open space limited to the school grounds, the cricket ground and the allotments.

**Historic Urban Character:** This zone comprises the former Coopersale Common. On the 1777 Chapman and Andre map the common is shown as woodland pasture and is indistinguishable from Gernon Bushes. The site of Coopersale Farm is shown, as is a line of green-side development along the western edge of the common. The church and vicarage of Coopersale date to 1852, the Sunday School dates to 1882; all are Grade II Listed. Previously this group included two double cottages, Nos 1-2 and 3-4 which served as Cottage Homes at the beginning of the 20<sup>th</sup> century for children associated with the Essex Union Workhouse. These are no longer extant. Laburnum Road, St Albans Road and Institution Road have their origins immediately pre-World War II, the remainder of the settlement comprises later 20<sup>th</sup> century housing. The open areas comprise the churchyard, the primary school grounds and the cricket grounds at the southern edge of the zone and the allotments adjoining the railway line.

**Archaeological Character:** No archaeological work has taken place within this zone. Coopersale itself is first mentioned in 1452 and it is possible that archaeological remains relating to the earlier periods of settlement survive in the open spaces. The built-up areas are likely to have been heavily disturbed and are unlikely to have surviving archaeology.

<b>Criteria</b>	<b>Evidence</b>	<b>Score</b>
• Diversity of historic environment assets	Church and rectory group	Low
• Survival	Listed Buildings	Medium
• Documentation	HER and cartographic evidence	Low



• Group Value Association	Church and rectory group	Medium
• Potential	Potential for archaeological deposits in open spaces	Low
• Sensitivity to change	Historic buildings and potential archaeology all sensitive to change	Medium
• Amenity Value	History of church and rectory, open space	Medium

Table 32 HECZ 7.4 Historic Environment Character Zone scoring

### 6.7.5 HECZ 7.5: Modern urban expansion of Epping

#### Summary

This zone comprises the late 19<sup>th</sup> century and 20<sup>th</sup> century expansion of Epping (Historic Urban Character Areas (HUCAs) 10, 12 and 13).

**Historic Urban Character:** This zone comprises the late 19<sup>th</sup> century and 20<sup>th</sup> century expansion of Epping (HUCAs 10, 12 and 13). The oldest elements comprise post-medieval ribbon development, along the High Street, Lindsey Street and Palmers Hill, to the north and south of the historic town core. Some of the surviving buildings are Listed; they are mostly of an 18<sup>th</sup> century date. The construction of the railway on the eastern side of the area in the mid-19<sup>th</sup> century, with the station opening in 1865, proved a catalyst for further development. During the first half of the 20<sup>th</sup> century, development was largely confined to the area behind the historic buildings fronting on to the High Street and the Ivy Chimneys area at the southern edge of the zone. The remainder of the zone was developed in the second half of the 20<sup>th</sup> century. Dwellings comprise a mix of semi-detached and detached properties and some low rise flats.

**Archaeological Character:** Archaeological work has been confined to industrial recording of the former brickworks, brewery and the station. No archaeological fieldwork has taken place within this zone. The built-up areas are likely to have been heavily disturbed and are unlikely to have surviving archaeology.

Criteria	Evidence	Score
• Diversity of historic environment assets	Listed Buildings, railway	Low
• Survival	Listed Buildings, railway, large-scale disturbance of below-ground deposits	Low
• Documentation	HER and cartographic evidence	Low
• Group Value Association	Listed Buildings	Medium
• Potential	Potential for archaeological deposits in open spaces	Low
• Sensitivity to change	Historic buildings sensitive to change	Low
• Amenity Value	Listed Buildings in conjunction with those in the historic core and Bell Common	Medium

Table 33 HECZ 7.5 Historic Environment Character Zone scoring

#### **6.7.6 HECZ 7.6: Open spaces on west side of Epping**

##### **Summary**

This zone is largely open in nature, comprising Epping Cemetery, the primary and secondary school grounds, the recreation ground and the allotment gardens. There is a small area of ribbon development along Lindsey Street which originates in the later post-medieval period. There has been little archaeological work in this area, however metal-detecting finds hint at Iron Age and Roman activity within the zone.

**Historic Urban Character:** This zone is largely open in nature, comprising Epping Cemetery, the primary and secondary school grounds, the recreation ground and the allotment gardens. There is a small area of ribbon development along Lindsey Street which originates in the later post-medieval period. Lindsey Street is first referenced in 1200 so earlier medieval occupation focussed on the road is a possibility.

Many of the historic field-boundaries shown on the 1st edition OS map survive into the modern landscape. Bolt Cellar Lane, the historic route linking Bury lane and Lindsey Street, survives partly as a footpath and partly as a green lane.

**Archaeological Character:** There are a number of metal-detecting find-spots from this zone, suggestive of possible Iron Age or Roman activity. Lindsey Street is medieval in origin. No other archaeological fieldwork has taken place, however given the relatively undisturbed nature of the landscape (with the exception of the cemetery) it is probable that below-ground archaeological features would survive. The soil-type is conducive to the survival of bone and ceramic remains.

Criteria	Evidence	Score
• Diversity of historic environment assets	Find-spots, Lindsey Street	Low
• Survival	Unknown, potential for below-ground archaeology	Medium
• Documentation	HER and cartographic evidence	Low
• Group Value Association	Lindsey Street	Low
• Potential	Potential for archaeological deposits	Medium
• Sensitivity to change	Landscape sensitive to change	Low
• Amenity Value	Open spaces, footpaths	Medium

Table 34 HECZ 7.6 Historic Environment Character Zone scoring



## 6.8 Historic Environment Character Area 8:

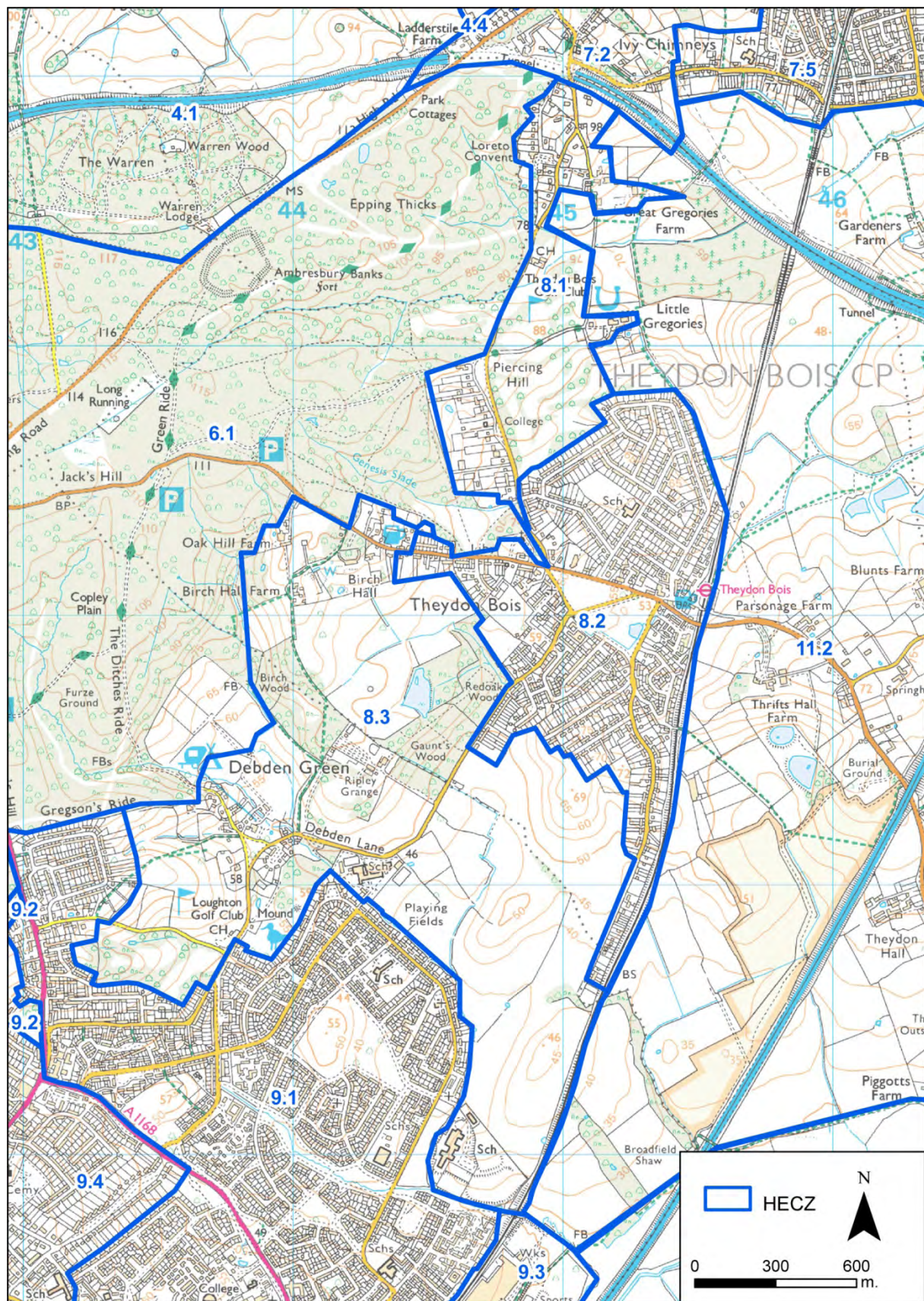


Figure 22 Historic Environment Character Area 8



### **6.8.1 HECZ 8.1: Piercing Hill - area north of Theydon Bois**

#### **Summary**

A small zone located to the north of Theydon Bois and adjoining Epping Forest. It is largely open in nature, comprising Theydon Bois Golf Club and detached properties in large gardens. There has been no archaeological work in this zone, although it retains potential.

**Historic Landscape Character:** This zone is largely open in nature, comprising Theydon Bois Golf Club and detached properties in large gardens. The original settlement was sparse and highly dispersed in nature. The farms of Great and Little Gregories seem to have their origins in the post-medieval period. The row of detached houses known as Manor Villas at Piercing Hill are 19<sup>th</sup> century in date, and appear to be on land that has been enclosed from a roadside green bordering Epping Forest; these are set in large gardens and were linked by lanes to the Forest. One of these, Wansfell College, includes designed grounds in the Edwardian Style complete with an oriental pavilion. The settlement at the northern end of the zone also largely comprises detached houses dating to the beginning of the 20<sup>th</sup> century, again in large gardens. Theydon Bois Golf Club was designed by James Braid in 1897, five times winner of The Open at the beginning of the 20<sup>th</sup> century and a prolific golf course designer. It is a traditional English forest course and is notable for the large numbers of mature trees. The lane linking the Gregories Farms to Epping and Theydon Bois is historic in origin. There are a number of veteran trees on Little Gregories Lane.

The area forms an intermediary zone between Epping Forest and the wider rural landscape (HECA 11) to the east.

**Archaeological Character:** The Scheduled purlieu bank marking the boundary of Epping Forest forms part of the eastern boundary of this zone. No other archaeological fieldwork has taken place within this zone; however given the relatively undisturbed nature of the landscape is probable that below-ground archaeological features would survive if present. There is the possibility that earthworks relating to the boundaries of Epping Forest may survive within existing

boundary lines. The soil-type is conducive to the survival of bone and other calcareous remains.

Criteria	Evidence	Score
• Diversity of historic environment assets	Manor Villas, Golf Course, Scheduled purlieu bank	Medium
• Survival	Earthworks, golf-course, potential for below-ground archaeology	Medium
• Documentation	HER and cartographic evidence, scheduling report	Medium
• Group Value Association	Manor Villas group, Epping Forest boundaries	Medium
• Potential	Potential for archaeological deposits	Medium
• Sensitivity to change	Landscape sensitive to change	High
• Amenity Value	Links to Forest, golf course, purlieu bank	Medium

*Table 35 HECZ 8.1 Historic Environment Character Zone scoring*

### **6.8.2 HECZ 8.2: Urban area of Theydon Bois**

#### **Summary**

Historically the settlement of Theydon Bois was very small, comprising a scatter of cottages around the perimeter of The Green and the Victorian church and vicarage at the western end of The Green. The remainder of the zone comprised fields until the very end of the 19<sup>th</sup> century. Most of the current settlement area is late 20<sup>th</sup> century in date.

**Historic Urban Character:** This area includes the modern nucleated settlement of Theydon Bois. Historically the settlement of Theydon Bois was very small, comprising The Green and a scatter of cottages around the perimeter of The Green, some of these date to the 16-18<sup>th</sup> centuries and are Listed. A possible moated site was located on the northern side of The Green. In 1850 the parish church of St Mary and its accompanying vicarage were constructed at the western end of The Green. The

church is Listed Grade II; it replaced the earlier medieval church at Theydon Bois Hall (HECA 11). Theydon Bois station opened in 1865, and proved a catalyst for the growth of the settlement in the late 19<sup>th</sup> and early 20<sup>th</sup> century, initially with residential development on Woburn Avenue, Black Acre Road and along Theydon Park Road, and glasshouses at the end of Woburn Avenue. In the second half of the 20<sup>th</sup> century the remainder of the zone was infilled with residential development, including the site of the glasshouses.

The Green still survives as a valuable area of open space and the focus of the modern settlement. Other open spaces include the school grounds, cricket ground and allotment gardens. A number of the original field boundaries survive into the modern estate pattern, particularly in the vicinity of Woburn Avenue and the western end of the green.

**Archaeological Character:** No archaeological fieldwork has taken place within this zone, however the chance discovery of possible prehistoric pot-boilers from the vicinity of the station and a Palaeolithic hand-axe from the general vicinity of the town suggest prehistoric activity in the immediate area. Medieval activity can be anticipated in the areas bordering The Green, although it will have been disturbed by later development. It is probable that the development of the remainder of the zone will have severely impacted on any below-ground remains, except in the area of open space.

Criteria	Evidence	Score
• Diversity of historic environment assets	The Green, Listed Buildings, moat	Low
• Survival	Unknown, potential for below-ground archaeology around The Green and in open spaces	Low
• Documentation	HER, cartographic	Low
• Group Value Association	The Green, Listed Buildings	Medium
• Potential	Potential for archaeological deposits limited to open spaces	Low



• Sensitivity to change	The Green and Listed Buildings sensitive to change	Medium
• Amenity Value	The Green, open space	Medium

Table 36 *HECZ 8.2 Historic Environment Character Zone scoring*

### **6.8.3 HECZ 8.3: Southern part of Theydon Bois**

#### **Summary**

This rural zone is located to the south of Theydon Bois, adjoining Epping Forest on its western side and bordered by the railway to the east. It largely comprises irregular fields, possibly medieval in origin, and a few areas of ancient woodland.

**Historic Landscape Character:** This zone is rural in character. The historic settlement pattern was sparse and largely focussed on the Debden Green, a triangular green linked to Epping Forest by historic trackways. The surviving buildings from this original settlement are Listed, however Debden Hall which was sited at the southern end of the green is no longer extant. The historic field pattern comprised irregular fields of probable medieval origin. That pattern is quite well preserved in the west of the area where there are also ancient woods; to the south 20<sup>th</sup> century boundary loss has been more severe. There are a number of ancient routes leading from the farmland into Epping Forest that may have had their origin as drove-routes. The Epping Deer Sanctuary occupies much of the former grounds of Birch Hall, and comprises a late example of a designed landscape that had been created out of former farmland at the end of the 19<sup>th</sup> century. There are a number of veteran trees, both associated with Birch Hall and to the south of Hill Road.

**Archaeological Character:** The Scheduled site of a Roman villa is located at the south-eastern edge of this zone at Long Shaws. This site is also the location for two unrelated aircraft crash sites, a Moth bi-plane in 1937 and a Hurricane in 1940. The site of the medieval and post-medieval manor of Birch Hall includes earthworks relating to the original medieval moated manorial site and the subsequent re-modelling of the landscape to form a series of broad garden terraces in the early post-medieval period. Medieval activity is possible throughout the area, particularly focussing on Debden Green and the historic routeways. Given the lack of

development within the zone, below-ground survival of archaeological remains is likely to be good, the soil-type is conducive to the survival of faunal and other calcareous remains.

Criteria	Evidence	Score
• Diversity of historic environment assets	Earthworks, lanes, historic landscape elements, Scheduled villa	High
• Survival	Scheduled Roman villa, earthworks at Birch Hall, historic landscape, green	High
• Documentation	HER and cartographic evidence, Epping Deer Sanctuary Conservation Statement	Medium
• Group Value Association	Historic landscape, Birch Hall	Medium
• Potential	Known archaeological deposits at Scheduled site and Birch Hall, potential elsewhere	Medium
• Sensitivity to change	Scheduled villa and historic landscape sensitive to change	High
• Amenity Value	Historic landscape, green and routeways into Epping Forest	Medium

Table 37 HECZ 8.3 Historic Environment Character Zone scoring

Place Services	2016	<i>Conservation Statement for the Deer Sanctuary, Theydon Bois, Epping Forest</i> , report prepared for the City of London
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## 6.9 Historic Environment Character Area 9:

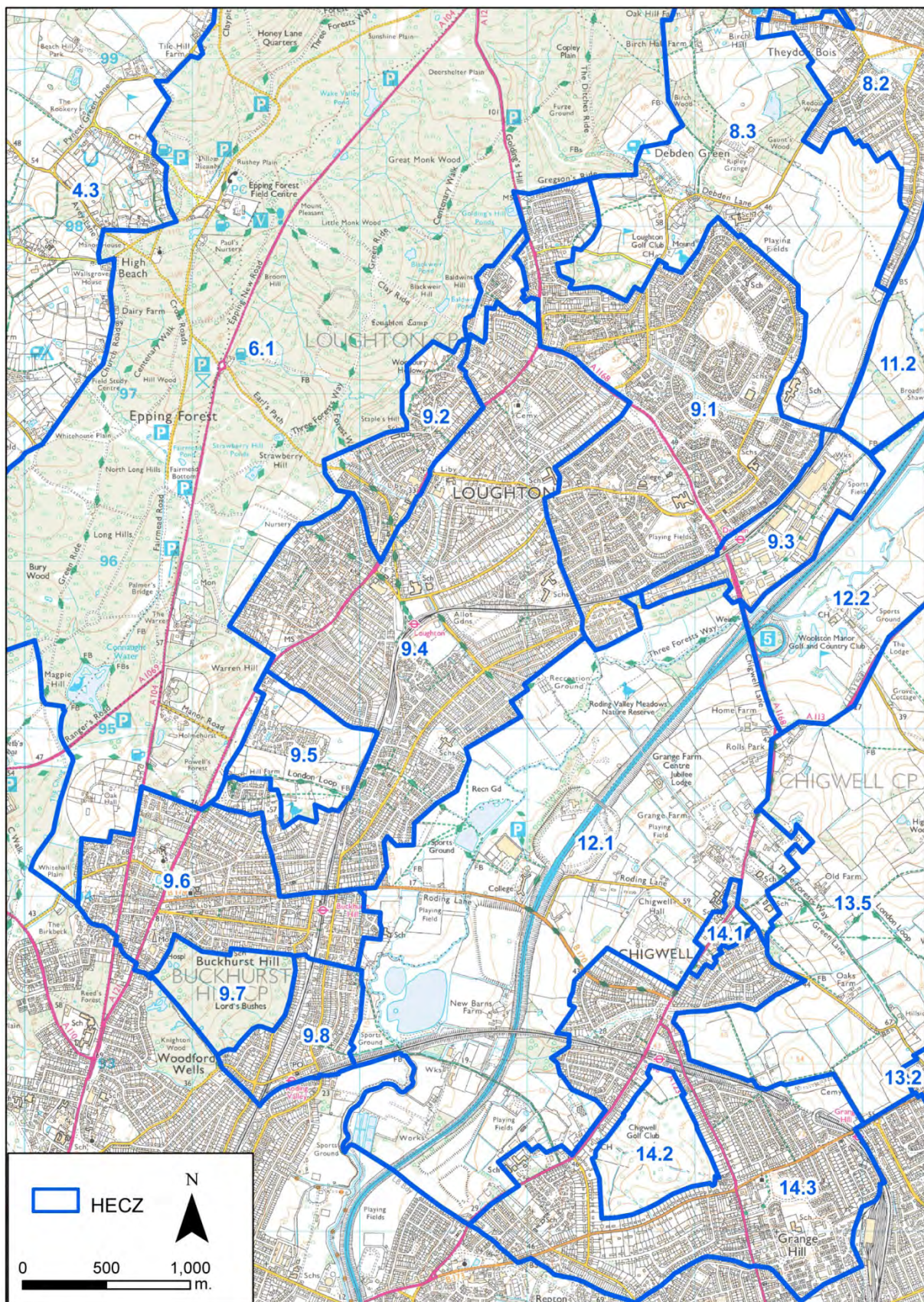


Figure 23 Historic Environment Character Area 9 showing division into zones



### **6.9.1 HECZ 9.1: North Loughton**

#### **Summary**

Historically the settlement in this zone was both highly dispersed and sparse, comprising the church and hall complex at Loughton Hall and a scatter of isolated farms and cottages. The remainder of the zone comprised open fields until the inter-war period, which saw the construction of the first housing estate at the northern end of the zone in the England's Lane area. Most of the current settlement dates to the second half of the 20<sup>th</sup> century.

**Historic Urban Character:** Loughton Hall was the medieval manorial centre, comprising the Hall, its associated farmstead and the Church of St Nicholas. The hall was burnt down in 1836; the current building is a Victorian replacement and is Listed. The Listed church is also a Victorian replacement (1877) of a medieval predecessor on the same site. To the immediate north is Hatfields, an 18<sup>th</sup> century listed house now in use as an acting school, and a 15<sup>th</sup> century aisled barn, also listed, which originated in Surrey and is now used as the Corbett Theatre. The remainder of the settlement was both sparse and dispersed, with a slight concentration along the Epping Road. The landscape comprised a mix of irregular fields and rectilinear fields, both historic in origin. Little of the historic landscape survives into the present day except the historic routeways and the small stream to the south of Debden Park High School. Development of the zone began between the wars along England's Lane in the north of the zone. All gaps in the original layout along the road have been infilled in the second half of the 20<sup>th</sup> century. The southern half of the zone was developed between 1945 and 1953 by the London County Council as the Debden Estate. There has been modern residential infilling throughout the zone. The only open spaces comprise playing fields and allotments

Urban settlement developed on the eastern side of Loughton largely constructed in the second half of the 20<sup>th</sup> century. Dwellings comprise a mix of detached and semi-detached properties. There are a number of veteran trees surviving, particularly along Newman's lane and in the grounds of the Millennium Remembrance Grove.

**Archaeological Character:** Little archaeological fieldwork has taken place within this zone, however there is a documentary reference to a medieval/post-medieval pottery manufacturing site at Goldings Hill. There is also a record of the discovery of worked flint from the vicinity of Loughton Hall, an area that has moderate potential for Palaeolithic or Pleistocene archaeology. Medieval activity can be anticipated in the area of the Hall and Church, although it will have been much disturbed by later development. It is probable that the development of the remainder of the zone will have severely impacted on any below-ground remains, except in the area of open space.

Criteria	Evidence	Score
• Diversity of historic environment assets	Listed Buildings, church and hall complex	Medium
• Survival	Unknown, potential for below-ground archaeology around Hall and in open spaces	Low
• Documentation	HER and cartographic evidence, Historic Settlement assessment	Medium
• Group Value Association	Listed Buildings	Low
• Potential	Potential for archaeological deposits in open spaces and vicinity of Hall	Low
• Sensitivity to change	Listed Buildings sensitive to change	Low
• Amenity Value	Hall and church	Low

Table 38 HECZ 9.1 *Historic Environment Character Zone scoring*

O'Connor, T.	2005	<i>Loughton Historic Settlement Assessment</i>
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## 6.9.2 HECZ 9.2: York Hill and Baldwins Hill – north-west Loughton

### Summary

Historically the settlement in this zone was strung out along the old road from Woodford to Epping which ran along the edge of Epping Forest. To the west of this was Epping Forest and some areas of piecemeal enclosure of the Forest to form

small farms and holdings. By the late 19<sup>th</sup> century this enclosure had led to the construction of a network of small roads linking these settlements and further ribbon development along these roads, the Forest edge effectively moving to the rear of Staples Road and Baldwins Hill. York Hill, Baldwins Hill and Staples Road are Conservation Areas and the Listed Buildings are all concentrated within them. The majority of the current settlement dates to the second half of the 20<sup>th</sup> century.

**Historic Urban/Landscape Character:** This zone is a landscape of steep hills and slopes on the edge of the Epping Forest Ridge, forming a distinctly hilly local topography with a network of small steep lanes with tiny triangular greens. Epping Forest forms the western boundary. Historically the settlement in this zone was strung out along the old road from Woodford to Epping (High Road/Church Hill) which ran along the edge of Epping Forest. To the west of this was Epping Forest. The 1777 Chapman and André map shows an area of piecemeal enclosure (assarting), forming small farms and holdings that have been carved out of the Forest. These were linked to the main road by a couple of lanes. The distribution of the Listed 17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup> century buildings attest to this piecemeal development of the zone. By the late 19<sup>th</sup> century this enclosure had led to the construction of a network of small roads linking these settlements, which in turn encouraged further ribbon development along the new roads. As a consequence Epping Forest edge effectively moved to its current position. The growing resistance to this process of enclosure in the second half of the 19<sup>th</sup> century culminated in the 1878 Epping Forest Act, which prevented further enclosure of forest land for private development. By this period Loughton had become a favoured location for prominent artistic and scientific members of society. As a consequence York Hill features buildings by some of the more noted architects of the day, including J. Cubitt and M.H. Baillie Scott, largely in the Arts and Crafts Style. York Hill and Baldwins Hill are Conservation Areas and the Listed Buildings are all concentrated within them. Staples Road Primary School is by James Cubitt and is Locally Listed.

The roads in the Conservation Area are largely bordered by hedges, with no pavements. The Potato Grounds allotments, which date to 1827, are thought to be the oldest in continual cultivation in the country.

**Archaeological Character:** Little archaeological fieldwork has taken place within this zone however a brick pottery-kiln which produced 17<sup>th</sup> century Metropolitan Ware was excavated in 1969 at No. 69 York Hill. Medieval and post-medieval activity associated with the enclosure of the Forest can be anticipated in the area of the older buildings, although it will have been much disturbed by later development. It is probable that the development of the remainder of the zone will have severely impacted on any below-ground remains, except in the area of open space.

Criteria	Evidence	Score
• Diversity of historic environment assets	Listed Buildings, Conservation Area, pottery-kiln	Medium
• Survival	Listed Buildings, possible below-ground archaeology in open spaces relating to Forest boundaries, and settlement history	Low
• Documentation	HER, cartographic and documentary evidence, Conservation Area assessments, Historic Settlement assessment	High
• Group Value Association	Listed Buildings, Conservation Areas	High
• Potential	Potential for archaeological deposits and earthworks in open spaces and vicinity of older buildings	Low
• Sensitivity to change	Listed Buildings and general urban character sensitive to change	High
• Amenity Value	Proximity and access to Epping Forest, historic development of the settlement	Medium

Table 39 HECZ 9.2 Historic Environment Character Zone scoring

O'Connor, T.	2005	<i>Loughton Historic Settlement Assessment</i>
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### **6.9.3 HECZ 9.3: Langston Road, Oakwood Hill Industrial Estate, Loughton**

#### **Summary**

A small zone on the eastern edge of Loughton comprising the railway, train station and industrial estate. Historically the settlement in this zone comprised Bridge Farm, with the remainder of the area being fields. The area has been utilised as an industrial estate since the early 1950s, most notably with the Bank of England printing works. Roman finds were recovered from the area of Langston Road in the 1950s.

**Historic Urban/Landscape Character:** Historically the settlement in this zone comprised Bridge Farm (which is no longer extant), with the remainder of the area being fields. The railway and original station opened in 1865, the current station dates to 1939-40 when the line became part of the Central Line. Industrial estates developed in the second half of the 20<sup>th</sup> century adjacent to the railway, encouraged by the location of the station and associated sidings. The industrial complex includes the Bank of England printing works, designed prior to World War II but developed in the early 1950s, which has a vast printing hall designed by Murray Easton and Robertson in the utilitarian style. At the northern end of the zone are a number of playing fields.

**Archaeological Character:** Roman coins and artefacts were found during the building of the old Hilger & Watts Factory, Langston Road, in the 1950s. However more recent archaeological trial-trenching in the vicinity has recorded no archaeological features or finds, possibly due to the degree of disturbance on the site. A pill-box and anti-tank blocks once stood next to the railway line; these are no longer extant. It is probable that the development of the remainder of the zone will have severely impacted on any below-ground remains, except in the area of open space.

<b>Criteria</b>	<b>Evidence</b>	<b>Score</b>
• Diversity of historic environment assets	Railway station, Bank of England print-works	Low
• Survival	Unknown, potential for below-ground	Low

	archaeology in open spaces only	
• Documentation	HER and cartographic evidence	Low
• Group Value Association	Industrial building	Low
• Potential	Potential for archaeological deposits in open spaces	Low
• Sensitivity to change	Sensitivity low as already highly developed	Low
• Amenity Value	None	Low

Table 40 *HECZ 9.3 Historic Environment Character Zone scoring*

#### **6.9.4 HECZ 9.4: Loughton**

##### **Summary**

A large zone comprising the core of the modern urban area of Loughton and northern Buckhurst Hill. Originally Epping Forest extended as far as the High Road, but was gradually encroached upon by piecemeal enclosure until reaching its current boundaries in the mid-19<sup>th</sup> century. The agricultural landscape in the medieval and post-medieval period comprised a mix of scattered farms and cottages, with ribbon development along the High Road. Extensive urbanisation has occurred throughout the zone in the 20<sup>th</sup> century.

**Historic Urban/Landscape Character:** The historic core of this zone comprised ribbon development along most of the High Road. The road junction of Forest Road, Station Road and High Road forms the commercial centre of Loughton with the 19<sup>th</sup> century listed church also located at this junction. A number of 17<sup>th</sup> century buildings on Trap's Hill are Listed. There has been extensive residential development dating from the late 19<sup>th</sup>, early mid and later 20<sup>th</sup> century. This comprises an interesting mix of detached, semi-detached and terraced properties, which includes a number of good examples of houses of the period, many by known architects. The area is bisected by the mid-19<sup>th</sup> century railway which did much to facilitate the urbanisation of the area. Loughton Underground Station is Grade II Listed. The southern part of the area comprises Buckhurst Hill District; this was created in 1838 with the District becoming an urban District in 1895. Urbanisation developed during the 19<sup>th</sup> and 20<sup>th</sup>

centuries, comprising largely of terraced and semi-detached properties. Areas of open space are limited to sports grounds and allotments.

**Archaeological Character:** There has been little archaeological fieldwork in the zone, however the chance find of a barbed and tanged arrowhead and documentary references to medieval/post-medieval pottery manufacture at Warren Hill and Albion Hill attest to the potential of archaeological sites in the area. However, it is probable that the development of the remainder of the zone will have severely impacted on any below-ground remains, except in the areas of open space.

Criteria	Evidence	Score
• Diversity of historic environment assets	Listed Buildings, pottery manufacture	Low
• Survival	Unknown, potential for below-ground archaeology in open spaces	Low
• Documentation	HER and cartographic evidence. Historic Settlement assessment	Medium
• Group Value Association	Late 19 <sup>th</sup> and 20 <sup>th</sup> century housing	Medium
• Potential	Potential for archaeological deposits in open spaces	Low
• Sensitivity to change	Character is late 19 <sup>th</sup> and 20 <sup>th</sup> century housing and urban form	Low
• Amenity Value	Access to Epping Forest, history of urban development in relation to neighbouring zones	Medium

Table 41 HECZ 9.4 Historic Environment Character Zone scoring

O'Connor, T.	2005	<i>Loughton Historic Settlement Assessment</i>
Bwettley, J and Pevsner, N.	1994	<i>The Buildings of England: Essex</i>

### 6.9.5 HECZ 9.5: Fallowfields area

#### Summary

A small zone adjoining Epping Forest, comprising an area of agricultural land, with the modern development of Fallowfields centrally placed within the zone.

**Historic Urban/Landscape Character:** This zone comprises a small area of agricultural landscape relating to North Farm and the former farms of Hill Farm and Beech Farm. North Farmhouse is Listed and is 16<sup>th</sup> or early 17<sup>th</sup> century in date. The late 20<sup>th</sup> century Fallowfields housing estate is set within a former quarry. Some of the original field boundaries survive, as do a number of the footpaths in the southern half of the zone.

**Archaeological Character:** There has been no archaeological fieldwork in the zone, although there is the potential for medieval or post-medieval deposits relating to the farm sites and it is possible that the footpath network relates to earlier medieval settlement of the zone. The area of the housing estate has been severely disturbed, but below-ground archaeological deposits could survive in the remainder of the zone.

Criteria	Evidence	Score
• Diversity of historic environment assets	Listed Building, historic landscape features	Low
• Survival	Surviving pattern of boundaries and paths, potential for below-ground archaeology in open spaces	Low
• Documentation	HER, cartographic	Low
• Group Value Association	Historic landscape, proximity to Epping Forest	Medium
• Potential	Potential for archaeological deposits in open spaces	Medium
• Sensitivity to change	Sensitivity high in open spaces, low in Fallowfields housing estate	Medium
• Amenity Value	Access to Epping Forest and footpaths	Low

Table 42 *HECZ 9.5 Historic Environment Character Zone scoring*

### **6.9.6 HECZ 9.6: Buckhurst Hill**

#### **Summary**

Historically this zone lay partially within Epping Forest. The 1777 map shows the High Road running along the approximate edge of the Forest. The only settlement appears to have been The Bald Stag and the medieval manorial centre of Kings Place. The development of the area dates to the coming of the railway in the mid-19<sup>th</sup> century and is largely residential in character.

**Historic Urban/Landscape Character:** Historically this zone lay partially within Epping Forest. The 1777 map shows the High Road running along the approximate edge of the Forest. The only settlement appears to have been The Bald Stag and the medieval manorial centre of Kings Place (which is no longer extant). The Epping and Ongar Highway Trust completed Epping New Road in 1834, bypassing the original High Street at Buckhurst Hill. The development of the area dates to the coming of the railway in 1856. The names of the adjoining streets, Queen's Street, Prince's Road, Victoria Road, Salisbury Road and Palmerston Road, reflect this Victorian origin as does some of the surviving architecture. The buildings at the western end of the zone along both the old and the new main roads were more varied in character, ranging from large Victorian villas to small terraces of cottages, and were set in land that had been enclosed from the Forest itself. The Victorian Church of St John the Baptist and associated rectory is sited on the High Street. There are only a few areas of surviving open space within this zone, largely concentrated around the Church and rectory.

**Archaeological Character:** No archaeological fieldwork has taken place within this zone. The site of the medieval manorial centre of Kings Place should contain medieval remains, but it is probable that these have been severely impacted on by subsequent development. It is also probable that little potential survives for below-ground archaeology in the remainder of the zone will have severely impacted on any below-ground remains, except in the area of open space.

Criteria	Evidence	Score
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• Diversity of historic environment assets	Church, site of Kings Place, former Epping Forest	Low
• Survival	Majority disturbed by urban development, some potential for below-ground archaeology in open spaces	Low
• Documentation	HER and cartographic evidence, Historic Settlement assessment	Medium
• Group Value Association	Listed Building	Low
• Potential	Potential for archaeological deposits in open spaces	Low
• Sensitivity to change	Listed Building sensitive to change	Low
• Amenity Value	Proximity and access to Epping Forest	Low

Table 43 *HECZ 9.6 Historic Environment Character Zone scoring*

### **6.9.7 HECZ 9.7: Lords Bushes**

#### **Summary**

A small area of historic wood pasture on the southern edge of Buckhurst Hill, comprising a detached portion of Epping Forest.

**Historic Urban/Landscape Character:** Lords Bushes is a remnant of the ancient woodland of Epping Forest, now detached from the main part of the Forest. Historically linked to the Manors of Chigwell and Woodford, the name 'Lords Bushes' derives from a hunting lodge that existed here in the 17<sup>th</sup> century known as 'Lodge Bushes' whose name became corrupted to 'Lords Bushes' over the years. Documentation in 1135 makes reference to the land here being managed as wood pasture and also that it was excellent for pannage (the practice of allowing pigs to forage for acorns). Cattle were traditionally herded from Epping Forest towards the grazing meadows of the Roding Valley in the east, following Squirrels Lane, an ancient drover's road that is partially still visible as a sunken track. In 1878 the Open Spaces Act enabled the Corporation of London to buy Lords Bushes 'for the recreation and enjoyment of the people of London.' The Epping Forest Act, passed

the same year, designated the Corporation of London as the Conservators of Epping Forest, thereby preventing its enclosure and bestowing a duty to ensure its future protection and management. The practice of common grazing and pollarding effectively ceased at this time. Monkams Lane on its southern edge forms the boundary between Epping District and the London Borough of Redbridge and is marked by the Veteran tree, the Pulpit Oak.

**Archaeological Character:** No archaeological fieldwork has taken place within this zone, however the chance discovery of flint flakes attest to the presence of prehistoric activity in the zone. In addition to the known trackways associated with the woodland, it is possible that further earthworks survive within the zone.

Criteria	Evidence	Score
• Diversity of historic environment assets	Former Epping Forest, historic boundary and landscape	High
• Survival	Surviving portion of Epping Forest, potential for earthworks and below-ground archaeology	High
• Documentation	HER and cartographic evidence	Low
• Group Value Association	With Epping Forest, earthworks, trees	High
• Potential	Potential for archaeological deposits and earthworks	Medium
• Sensitivity to change	Historic landscape, highly sensitive to change	High
• Amenity Value	Historic landscape, public access	High

Table 44 *HECZ 9.7 Historic Environment Character Zone scoring*

### **6.9.8 HECZ 9.8: Southern Buckhurst Hill**

#### **Summary**

A small, mid-20<sup>th</sup> century residential zone on the southern edge of Buckhurst Hill.



**Historic Urban/Landscape Character:** Urban settlement developed on the southern side of Buckhurst Hill, constructed in the mid to second half of the 20<sup>th</sup> century; development was spurred on by the opening of Roding Valley station in the mid-1930s. Dwellings comprise semi-detached properties. The Mission Church of St Elizabeth dates to 1938. Late 20<sup>th</sup> century development down Hornbeam Road comprises low level blocks of flats.

**Archaeological Character:** No archaeological fieldwork has taken place within this zone, and it is unlikely that there is any significant survival of below-ground archaeology given the degree of development within the zone. The former route of Squirrels Lane survives as footpath linking Buckhurst Way with the Sports Ground.

Criteria	Evidence	Score
• Diversity of historic environment assets	Historic footpath, 1930-40s development	Low
• Survival	Unknown, much disturbed, historic footpath	Low
• Documentation	HER, cartographic	Low
• Group Value Association	None	Low
• Potential	Significantly disturbed	Low
• Sensitivity to change	Little sensitivity	Low
• Amenity Value	Railway access to Roding Valley and Lords Bushes	Low

Table 45 HECZ 9.8 Historic Environment Character Zone scoring

## 6.10 Historic Environment Character Area 10:

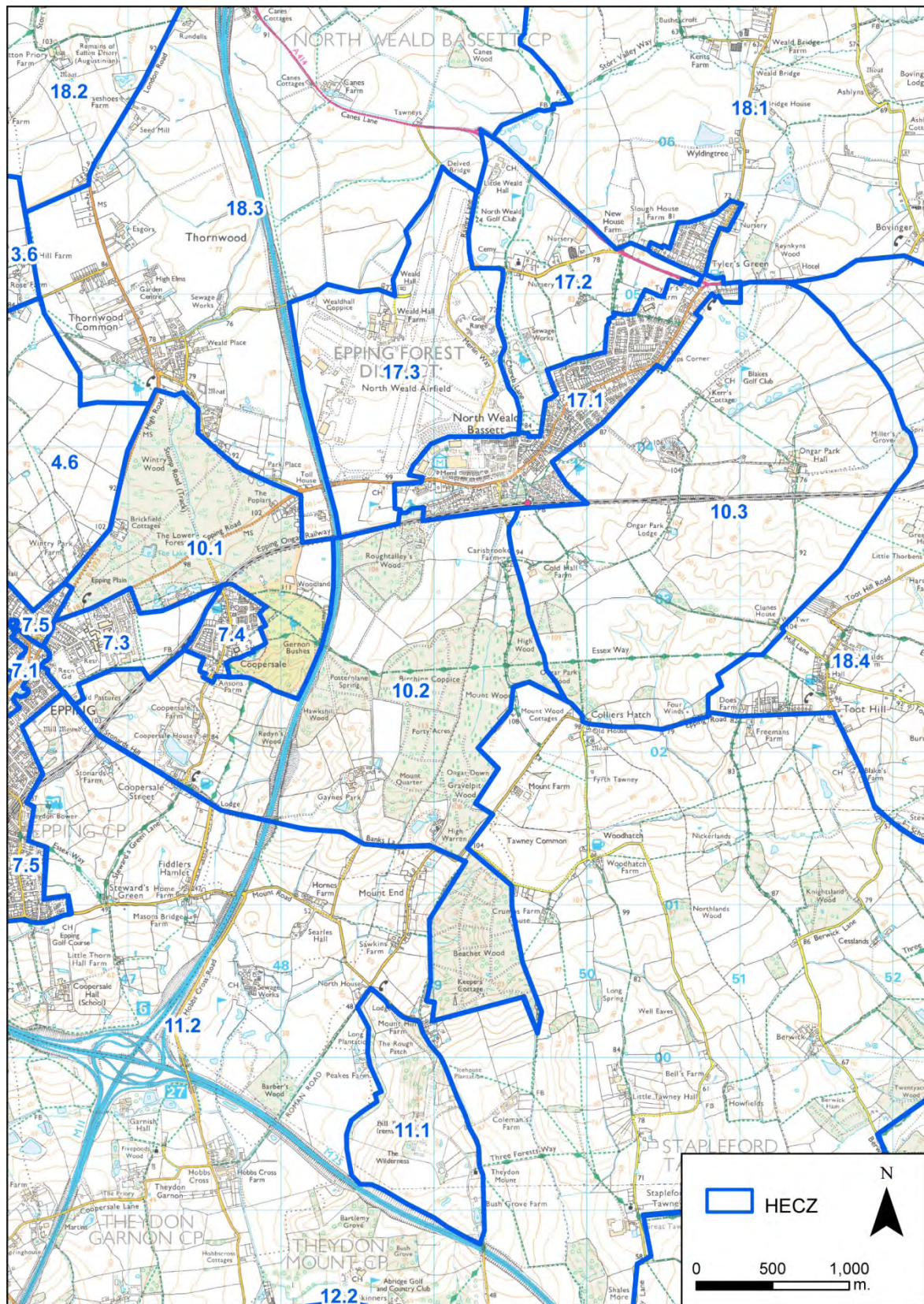


Figure 24 Historic Environment Characterisation Area 10 showing division into zones

### **6.10.1 HECZ 10.1: Wintry Wood and Gernon Bushes**

#### **Summary**

This zone lies immediately to the north-east of Epping and comprises Wintry Wood, a northern outlier of Epping Forest, and the former common around Coopersale. They lie on the northern end of a long ridge comprised of a mixture of gravels and Bagshot Beds overlying Claygates, which in turn overlies London Clay. Both areas are important for both the historic and natural environment.

**Historic Landscape Character:** Wintry Forest and Gernon Bushes were commons, rather like the main area of Epping Forest, with large areas of wood pasture and the trees pollarded for wood; there were also open areas or 'plains'. Like Epping Forest, Wintry Wood was un-compartmented wood pasture common and was part of the former medieval Waltham Forest (see HECZ 6.1 for a fuller description). It is unclear whether Gernon Bushes formed part of Waltham Forest, but it was managed as wood pasture and was regarded as common land for Coopersale. Numerous pollards survive, with Gernon Bushes particularly densely covered with pollarded hornbeams; its formerly open areas are now mainly wooded. Both areas are important for both the historic and natural environment.

**Archaeological Character:** Wintry Forest and Gernon Bushes have good potential for the preservation of woodland management features, and are designated ancient and semi-natural woodland. A Roman tile kiln was found in Wintry Wood near to Coopersale. A possible Roman roadway (Stump Road) survives within Wintry Wood running south from Thornwood. It has an agger and gravel surface and roadside ditches. Woodlands lies just to the north of Gernon Bushes; the house and barn date from the 16<sup>th</sup> century and are Listed. Within Wintry Wood is the site of the Wintry Park Brick and Tile Works, also known as the Epping Pottery Works. This operated from 1816 to the 1890s and mainly supplied the Copped Hall Estate. A terrace of eight worker's cottages survive and were built in the mid-19<sup>th</sup> century.

The former Epping Ongar Railway line crosses the zone; this dates from the 1860s. The M11 forms the eastern boundary of this zone and has cut through the former boundary of Gernon Bushes.

Criteria	Evidence	Score
• Diversity of historic environment assets	Roman features, medieval wood pasture, earthworks, post-medieval brick and tile industry	High
• Survival	Roman road, wood pasture, earthworks, Listed Buildings	High
• Documentation	HER and cartographic evidence	Low
• Group Value Association	Earthworks and woodland management and association with Epping Forest	High
• Potential	Potential for below ground assets and earthworks relating to land use, woodland management and industrial use	High
• Sensitivity to change	Whole area sensitive to change	High
• Amenity Value	Public access, extensive and largely intact historic landscape	High

Table 46 HECZ 10.1 Historic Environment Character Zone scoring

### 6.10.2 HECZ 10.2: Gaynes Park area

#### Summary

This zone lies to the east of Epping and south of North Weald Bassett at the end of a long ridge comprised of a mixture of gravels and Bagshot Beds overlying Claygates, which in turn overlies London Clay. The zone comprises a group of ancient managed woods and the historic houses and parkland of Gaynes Park and Coopersale House. Between these are patches of pre-18<sup>th</sup> century irregular fields, with a little boundary loss particularly in the north of the zone.

**Historic Landscape Character:** Gaynes Park and Coopersale Park lie in the south of the zone, they originated as medieval parkland. They both retain elements of their parkland character including specimen trees. The woods in the area appear to have been managed woodland rather than wood pasture and are Registered as ancient semi-natural woodland or ancient replanted woodland. Between the woods are some



patches of pre-18<sup>th</sup> century irregular fields (these are probably of medieval origin and some maybe even older). There has been little boundary loss particularly in the north of the zone.

**Archaeological Character:** Due to the predominantly wooded and undeveloped nature of this area, very little archaeological fieldwork has been carried out. Historic landscape features include the ancient woodland, historic parkland and historic houses. Roman tile and pottery has come from Gaynes Park, and may indicate a possible kiln site. Gaynes Park Mansion is 19<sup>th</sup> century, and there are a group of Listed 18<sup>th</sup> and 19<sup>th</sup> century houses in the grounds. South Lodge, at the entrance to Gaynes Park, is a Listed 16<sup>th</sup>/17<sup>th</sup>-century cottage. Coopersale House is a Listed 18<sup>th</sup> century villa with a Grade II Registered landscaped garden designed by Adam Holt in 1730. Theydon Oak Inn is a Listed 18<sup>th</sup> century coach house. Part of the Coopersale Street Conservation Area falls into the south of this zone. The Epping Ongar Railway line forms the northern boundary of the zone; it dates from the 1860s. A World War II gun site was sited just south of North Weald Bassett.

The M11 forms part of the western boundary and crosses part of this zone. It has cut through the former boundary of Roughtalley's Wood and cut the parkland west of Gaynes Park in half.

Criteria	Evidence	Score
• Diversity of historic environment assets	Roman kiln site, Ancient Woodland, medieval parkland, historic houses	High
• Survival	Woodland, field boundaries, parkland, Listed Buildings, below-ground deposits	High
• Documentation	HER and cartographic evidence	Low
• Group Value Association	Ancient Woodland and historic parkland	High
• Potential	Potential for below ground assets relating to woodland management, and further research	High
• Sensitivity to change	Woodlands and parkland landscapes	High

	highly sensitive to change	
• Amenity Value	Potential for amenity use	Medium

Table 47 HECZ 10.2 Historic Environment Character Zone scoring

### 6.10.3 HECZ 10.3: Ongar Great Park

#### Summary

This zone lies immediately to the south-east of North Weald Bassett. It comprises the whole extent of the former Ongar Great Park. The geology comprises London Clay with a capping of boulder clay. Ongar Park is the oldest recorded park in England, with its origins in the Late Saxon period.

**Historic Landscape Character:** Ongar Park is the oldest recorded park in England, with its origins in the Late Saxon period. Although the park is no longer in existence, its outline is preserved as hedgerow, the modern field pattern echoes its original open aspect. The only sinuous boundary which crosses the former park is the former boundary of Ongar Park Wood, which survived into the early 20<sup>th</sup> century before being removed. Two small fragments of the wood remain, one of which preserves the original earthwork bank which supported the park pale, and is Scheduled (SM 24889).

**Archaeological Character:** The line of a Roman road crosses the park from north-east to south-west. Ongar Great Park was the earliest recorded parkland in Britain, being mentioned in a will of 1045, and probably used for the management of Red Deer. It is not known how long it was used for. Much of its original boundary can still be traced on the ground, because field boundaries stop at the park boundary. Listed Buildings comprise Ongar Park Hall which is 16<sup>th</sup> century and its farm buildings of the 19<sup>th</sup> century, Ongar Park Lodge which is 16<sup>th</sup> century, and Cold Hall Farm which is 17<sup>th</sup> century. The Epping Ongar Railway line, now part of the London Central Line, crosses the park and dates from the 1860s. The 1890s saw the construction of the Essex Redoubt at North Weald, within Ongar Great Park, as part of the late 19<sup>th</sup> century defences of London. This is Scheduled (SM 29424). Ongar Radio Station was established in 1919, in and around North Weald Redoubt, it was

decommissioned in 1992 and largely demolished before 1999. There is now a golf course in the northern part of the park; this was archaeologically investigated prior to construction, recovering the site of a post-medieval farmstead. Otherwise here has been little archaeological fieldwork within the area, due to the lack of large-scale development pressures.

Criteria	Evidence	Score
• Diversity of historic environment assets	Parkland extent, boundary bank, historic buildings, remnant woodland, Redoubt, Radio Station	High
• Survival	Boundary mostly survives, Scheduled park bank and ditches, Listed Buildings	High
• Documentation	HER and cartographic evidence, published research, RCHME report on the Redoubt	Medium
• Group Value Association	Parkland extent, boundary bank, historic buildings, remnant woodland	High
• Potential	Potential for below ground assets relating to deer management and warrens	High
• Sensitivity to change	Whole area sensitive to change	High
• Amenity Value	Potential for promoting the park	Medium

Table 48 HECZ 10.3 Historic Environment Character Zone scoring

Hunter, J.	1999	<i>The Essex Landscape: A study of its form and history</i>
Barker, L. and Pattison, P	2000	<i>North Weald Redoubt, Essex : An archaeological Survey of the late 19<sup>th</sup> century Mobilisation Centre, RCHME report</i>



## 6.11 Historic Environment Character Area 11

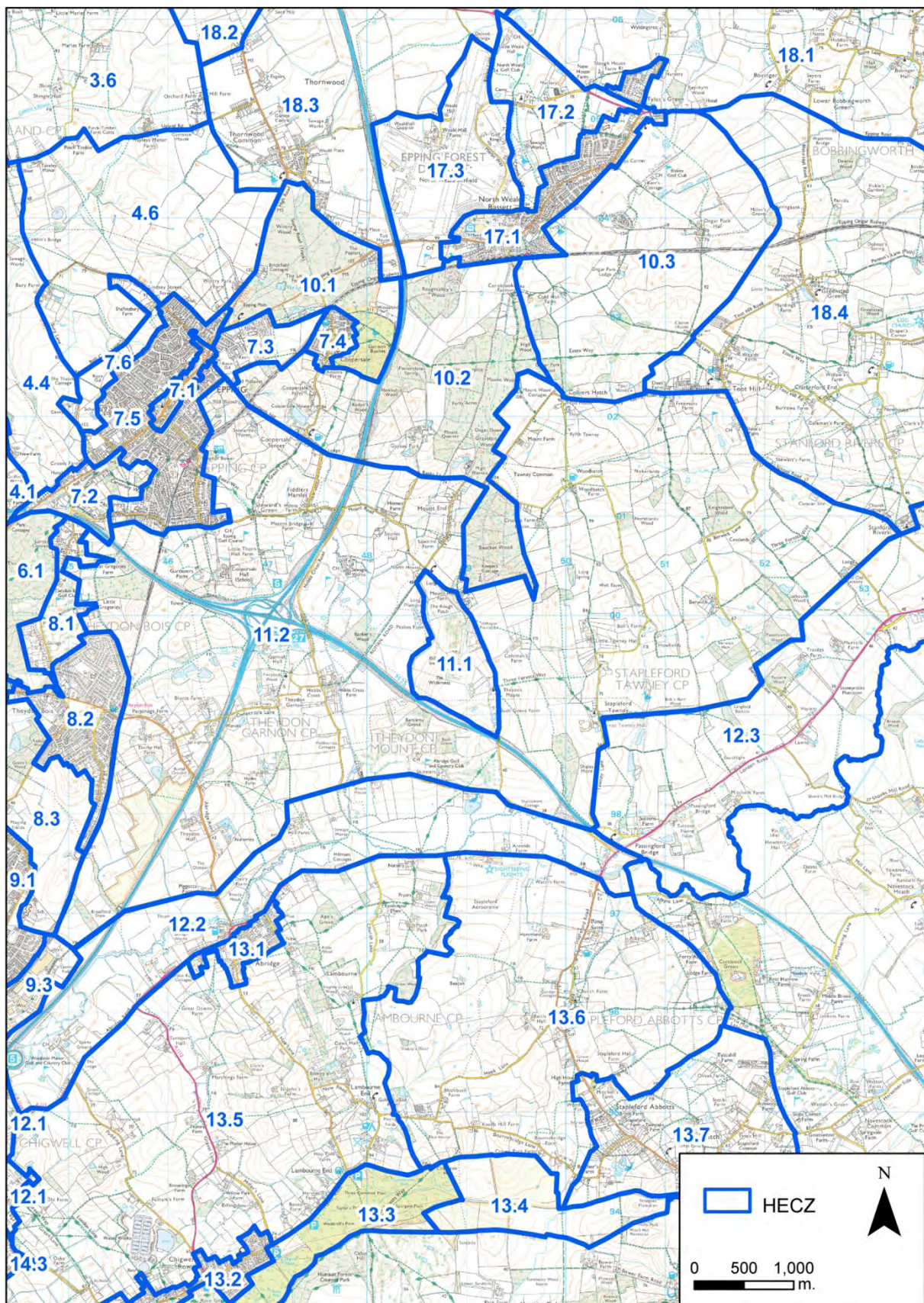


Figure 25 Historic Environment Character Area showing division into zones

### **6.11.1 HECZ 11.1: Hill Hall, Theydon Mount**

#### **Summary**

This zone lies south-east of Epping, on a hill at the end of a ridge with views over a valley to the west towards Epping. The geology is London Clay overlain in patches with boulder clay and head deposits. Hill Hall is the dominant historical landscape feature in the area and is of national significance, both as a Grade I house, Scheduled Monument and as a Registered Park and Garden. The M25 lies along the southern boundary of this zone, cutting off the southern edge of the park.

**Historic Landscape Character:** Hill Hall is one of the finest examples of an early Renaissance mansion in the country, with some of the earliest examples of classical decoration, and the finest Elizabethan domestic wall paintings in the country. It is set within gardens and an extensive landscaped park. Various garden features survive dating from the 16<sup>th</sup> to the 20<sup>th</sup> century. Hill Hall has multiple designations including a Conservation Area, Scheduling, Listed Buildings and a Registered Park and Garden. In 1791 Humphrey Repton, the landscape gardener, produced one of his 'Red Books', recommending improvements to both house and grounds, however only part of the scheme was implemented. The gardens were altered under the direction of the architect Philip Tilden in the 1920s. He was responsible for the pavilion at the end of the swimming pool, and a now lost 'sunken garden' to the east of the house. Originally the parkland extended further to the south, but this has been truncated by the M25 and the southern portion has been incorporated into the Abridge Golf and Country Club.

**Archaeological Character:** Historic designed landscape features include the Scheduled Monument and Registered Garden of Hill Hall, which includes the site of medieval Mount Hall as well as one of the earliest Renaissance mansions in Britain, Listed Grade I. Within this zone is also the Church of St Michael, dating from the 17<sup>th</sup> century and Listed Grade I.

The manor of Theydon Mount dates to the 10<sup>th</sup> century. Hill Hall was established within it, possibly as a hunting lodge, in the 11<sup>th</sup> century. A masonry chamber block was added in the early 13<sup>th</sup> century when the Manor of Theydon Mount was divided.



During the 14<sup>th</sup> century Hill hall grew incrementally into a small courtyard house, the centre of a modest estate. The great hall was demolished and the house remodelled on a compact plan with modest garden in 1486. In the Tudor period the mostly timber-framed manor was rebuilt by Sir Thomas Smith. In 1577-8 the house was replaced with a new one on a courtyard plan in brick and timber-frame; between 1568-9 the north and west ranges were rebuilt in brick in the Renaissance style. The interior included a lavish suite of wall-paintings. The designs of Sir Thomas Smith were influenced by his time as Ambassador to France. In the late 17<sup>th</sup> century the great hall was remodelled. Around 1714 the east front was rebuilt and the interior behind it replanned. Various minor improvements were carried out during the remainder of the 18<sup>th</sup> century including in c 1730-1740 the installation of an oak main stair. In 1791, Humphrey Repton (a landscape gardener) produced one of his 'Red Books', recommending improvements to both house and grounds the gardens were again remodelled in the 1920s. During the war the house was used as a maternity home and then a billet for RAF Officers. From 1942, following land mine damage, the house was abandoned although the huts in the grounds continued in use. In 1947 it was acquired for conversion to a women's open prison, this opened in 1952. In 1969 the main building was gutted by fire. The building was acquired by the Department of the Environment in 1980 and the shell restored by English Heritage in 1984. It is now subdivided into apartments, with public access to the rooms with surviving wall paintings. Extensive research was undertaken of the various phases of building work and of the landscape under the auspices of English Heritage and a report published (Drury 2009).

Criteria	Evidence	Score
<ul style="list-style-type: none"> <li>Diversity of historic environment assets</li> </ul>	Whole area rich in archaeology and covered by designations comprising Listed Buildings, Scheduled area, Registered Park and Conservation Area	High
<ul style="list-style-type: none"> <li>Survival</li> </ul>	Scheduled site of Mount Hall including Hill Hall, Listed Buildings including the church	High
<ul style="list-style-type: none"> <li>Documentation</li> </ul>	Published research (Drury 2009), HER and cartographic evidence	High

• Group Value Association	Parkland extent, site of medieval manor, historic buildings, parkland	High
• Potential	Potential for below ground assets relating to land management	High
• Sensitivity to change	Whole area sensitive to change	High
• Amenity Value	There is public access to parts of Hill Hall and there is further potential for interpretation	High

Table 49 HECZ 11.1 Historic Environment Character Zone scoring

Drury, P and Simpson, R	2009	<i>Hill Hall: A singular House Devised by a Tudor Intellectual</i>
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### 6.11.2 HECZ 11.2: The Theydons and Stapleford Tawney

#### Summary

This zone lies south-east of Epping and north-west of the Roding Valley. Topographically it is undulating, dissected by numerous small tributary streams running down into the valley. The geology is very mixed, with London Clay overlain in patches with boulder clay and head deposits, and alluvium in some of the tributaries. This is a largely rural area which has retained much of its historic landscape, particularly in its surviving settlement pattern. The area is bisected by the M11 and M25. Archaeological fieldwork associated with these roads has established the survival of archaeology in the area dating from the prehistoric period onwards.

**Historic Landscape Character:** There are extensive tracts of pre-18<sup>th</sup> century sinuous fields interspersed by patches of pre-18<sup>th</sup> century irregular fields (these are probably of medieval origin and some maybe even older). These latter field-forms appear in some cases to be a response to the local topography of small side-valleys. There are numerous small areas of ancient woodland, many of which were ‘springs’ or ‘shaws’ planted in the 17<sup>th</sup> and 18<sup>th</sup> century for the shooting of game-birds. These can preserve wood banks. Historically the settlement pattern is dispersed, comprising

church/hall complexes, manorial centers, farms and small hamlets, linked by a network of lanes and footpaths. A number of the lanes are identified as Protected Lanes. There are still no settlements of any size in the area. Tawney Common forms a notable landscape feature. The south west of the area is bisected by both the M25 and the M11, with the junction of the two forming the most intrusive modern feature in the area. There has been limited post-1950s boundary loss, rising to moderate-severe in the area affected by the construction of the motorways. However this boundary loss has not affected the overall sinuous pattern of the landscape. There are also three golf courses in this zone, one to the south of Hill Hall and two between Hill Hall and Epping.

**Archaeological Character:** The M25 and M11 motorways cross the area, both of which have had some archaeological assessment and investigation, as did the Chipping Ongar Trunk Main. This work has demonstrated the survival of archaeological remains in the area dating from the prehistoric period onwards. Otherwise there has been only a little archaeological fieldwork within the area, due to the lack of large-scale development pressure. Fieldwalking in two areas to the west of the M11 produced prehistoric, Roman medieval and post-medieval finds. A potentially prehistoric cropmark complex to the west of Piggotts Farm has been partially excavated but was inconclusive in terms of dating. The line of the Roman road from Dunmow to London passes through this area, and survives as a mixture of road, track and field boundaries. This may be a focus for Roman settlement or industrial processes.

The medieval settlement pattern was dispersed and polyfocal, comprising church/hall complexes, small hamlets, common-edge settlement, a number of moated sites and individual isolated farmsteads. The moated sites potentially have their origin in the 12<sup>th</sup> and 13<sup>th</sup> centuries. There is the site of a moat just to the south of Peakes Farm. The site of St Mary's Church at Theydon Hall is marked on the 1st edition OS map. The Church of All Saints at Theydon Garnon and the Church of St Mary at Stapleford Tawney date from the 13<sup>th</sup> century. There are numerous Listed Buildings in this zone, ranging in date from the 15<sup>th</sup> to the 19<sup>th</sup> centuries, and include farmhouses, farm buildings, houses, churches and alms houses. During the post-medieval period changes in agricultural production are reflected in changing farm complexes with the

development of the Victorian 'High Farming' tradition when new ideas culminated in significant alterations in the design and layouts of buildings.

The principal impact on the landscape has been the construction of the motorways with the associated archaeological work indicating the potential of the area especially for the late Prehistoric through to medieval period.

<b>Criteria</b>	<b>Evidence</b>	<b>Score</b>
• Diversity of historic environment assets	Range of HE assets, ranging from prehistoric to medieval, Listed Buildings	High
• Survival	High potential	High
• Documentation	HER and cartographic evidence	Low
• Group Value Association	Historic landscape and Listed buildings, Protected Lanes	Medium
• Potential	Potential for good survival of below ground prehistoric to medieval remains	Medium
• Sensitivity to change	Whole area sensitive to change, particularly in the area around Hill Hall	Medium
• Amenity Value	Access to historic landscape through country roads and footpaths	Medium

Table 50 *HECZ 11.2 Historic Environment Character Zone scoring*



## 6.12 Historic Environment Character Area 12:

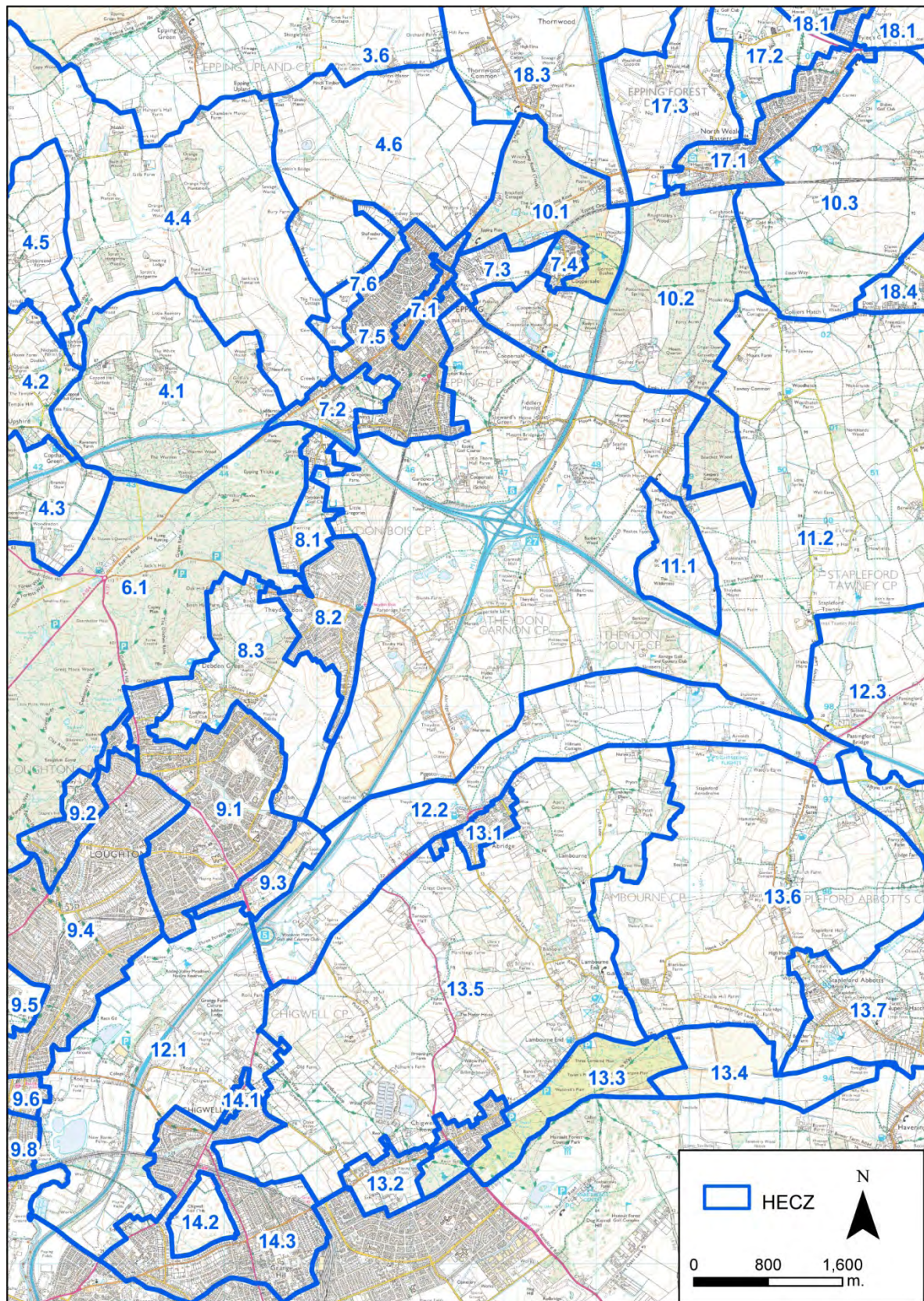


Figure 26 Historic Environment Characterisation Area 12 showing division into zones 12.1 and 12.2



### **6.12.1 HECZ 12.1: *The southern end of the Roding Valley***

#### **Summary**

This zone lies at the southern end of the Roding Valley, and is bisected from north to south by both the River Roding and the M11. The flat-bottomed valley floor comprises alluvial and gravel deposits, with London Clay overlain by patches of boulder clay on the gently-sloping valley sides. Most of the gravel deposits have been quarried, leaving areas of open water. The zone is bordered by Buckhurst Hill to the west and Chigwell to the east. Despite the proximity of the modern urban settlement and the quarrying, the zone contains significant relicts of the original historic landscape including the largest remaining water meadows in Essex, the remnants of a co-axial field-system of ancient origin and the site of Chigwell Hall.

**Historic Landscape Character:** The historic cartographic evidence shows that the landscape formerly comprised water meadow immediately adjoining the river, with distinctive co-axial fields of probable medieval origin running down the valley sides at right-angles to the river. The boundaries relating to these survive quite well at the northern end of the zone. The southern portion has been more disturbed by quarrying dating to the second half of the 20<sup>th</sup> century. Historically settlement of the zone has been relatively sparse and largely concentrated on the higher slopes out of the reach of seasonal flooding. The most notable element is the medieval manorial centre of Chigwell Hall, and there was a small scatter of dwellings along the Abridge Road, a number of these are Listed. The main road on the higher ground was linked to the river by a series of narrow lanes, some of which survive. The Roding Valley Meadows Nature Reserve, which is managed by the Essex Wildlife Trust, is the largest remaining water meadows in Essex. This 160 acre reserve is noted for its wet meadow flora and fauna.

**Archaeological Character:** There are significant archaeological sites within this zone, including a cropmark complex of enclosures of possible prehistoric date adjacent to Chigwell Hall. Medieval remains include the manorial site of Chigwell Hall and a moated site down by the river. Many of the surviving landscape features are also medieval or earlier in origin. The Second World War is represented by an

eight gun-emplacement anti-aircraft site on the Chigwell slope overlooking the valley, pill-boxes by the river crossing at Roding Lane and extensive anti-glider ditches in the valley floor. The valley floor has the potential to contain significant palaeo-environmental remains, and the surviving areas of gravel have been assessed as having moderate potential for Palaeolithic and Pleistocene remains.

Criteria	Evidence	Score
• Diversity of historic environment assets	Historic landscape, cropmarks, World War II, Chigwell Hall, moat	High
• Survival	Lanes, field boundaries, Listed Buildings, cropmarks	Medium
• Documentation	HER, cartographic, Historic Settlement assessment Loughton and Chigwell	Medium
• Group Value Association	River Roding, field-pattern, water-meadows	Medium
• Potential	Archaeological sites, potential for palaeo-environmental	High
• Sensitivity to change	Surviving elements of historic landscape highly sensitive to change	High
• Amenity Value	Potential for explanation of the historic landscape in conjunction with Nature Reserve and River Roding	Medium

Table 51 HECZ 12.1 Historic Environment Character Zone scoring

Epping Forest District	1997	<i>Chigwell Village Conservation Area Short Appraisal</i> , Epping Forest District Council
O'Connor, T.	2005	<i>Loughton Historic Settlement Assessment</i> , ECC Internal report

### 6.12.2 HECZ 12.2: The Abridge stretch of the Roding Valley

#### Summary

This zone comprises the Abridge stretch of the Roding River Valley between the M11 motorway and the M25. The flat-bottomed valley floor comprises alluvial deposits with gravel on the gently-sloping valley sides. The zone contains significant relicts of the original historic landscape, as well as the historic settlement of Abridge, and numerous archaeological sites including the Roman settlement at Little London, and cropmark complexes.

**Historic Landscape Character:** The historic cartographic evidence shows that the landscape formerly comprised meadow pasture immediately adjoining the river, with co-axial fields of probable medieval origin running down the valley sides at right-angles to the river. The boundaries relating to these survive quite well, and approximately half of the meadow pasture survives. Historically, settlement of the zone has been sparse and largely concentrated on the higher slopes out of the reach of seasonal flooding. The most notable element is the historic settlement of Abridge, which is largely a Conservation Area, on the eastern edge of the zone. The settlement, which was never very large, was concentrated on the junction of Ongar Road, Abridge Road, Hoe Lane and London Road. There are numerous Listed Buildings, including a number that are medieval in origin. Otherwise settlement consisted of scattered farms of which the most notable was the former site of Woolston Hall, now the Golf Club. The main road on the higher ground was linked to the river by a series of narrow lanes, some of which survive. There are three historic crossing-points of the river, at Loughton Bridge, Abridge Bridge and Passingford Bridge, the latter was evidently a ford before it was bridged.

**Archaeological Character:** There are significant archaeological sites within this zone. There are a number of cropmark complexes, comprising a ring-ditch, enclosures and field-systems of prehistoric and Roman date. To the south-west of Abridge is the Little London Roman site which included a substantial building or buildings, bath-house and burials, adjacent to the route of the Roman road. The site has been tentatively identified as Durolitum, which is referenced in the Antonine Itinerary. The medieval and post-medieval periods are represented by the historic settlement of Abridge, Woolston Hall and the other farm sites. Many of the surviving landscape features are also medieval or earlier in origin. There are the sites of several watermills along the river, again these may be medieval or earlier in origin.

The valley floor has the potential to contain significant palaeo-environmental remains, and the surviving areas of gravel have been assessed as having moderate potential for Palaeolithic and Pleistocene remains.

Criteria	Evidence	Score
• Diversity of historic environment assets	Historic landscape and settlement, cropmarks, historic Abridge, Little London Roman site	High
• Survival	Lanes, field boundaries, Listed Buildings, cropmarks, below-ground archaeology	High
• Documentation	HER, cartographic, Historic Settlement assessment Lambourne and Abridge, Little London excavation report	Medium
• Group Value Association	River Roding and associated sites, historic landscape, Abridge	High
• Potential	Archaeological sites, potential for palaeoenvironmental	High
• Sensitivity to change	Surviving elements of historic landscape highly sensitive to change	High
• Amenity Value	Potential for amenity use associated with River Roding and associate landscape	Medium

Table 52 HECZ 12.2 Historic Environment Character Zone scoring

Medlycott, M	2005	<i>Lambourne and Abridge Historic Settlement Assessment</i>
Clark, F.R.	1998	<i>The Romano-British Settlement at Little London, Chigwell</i>



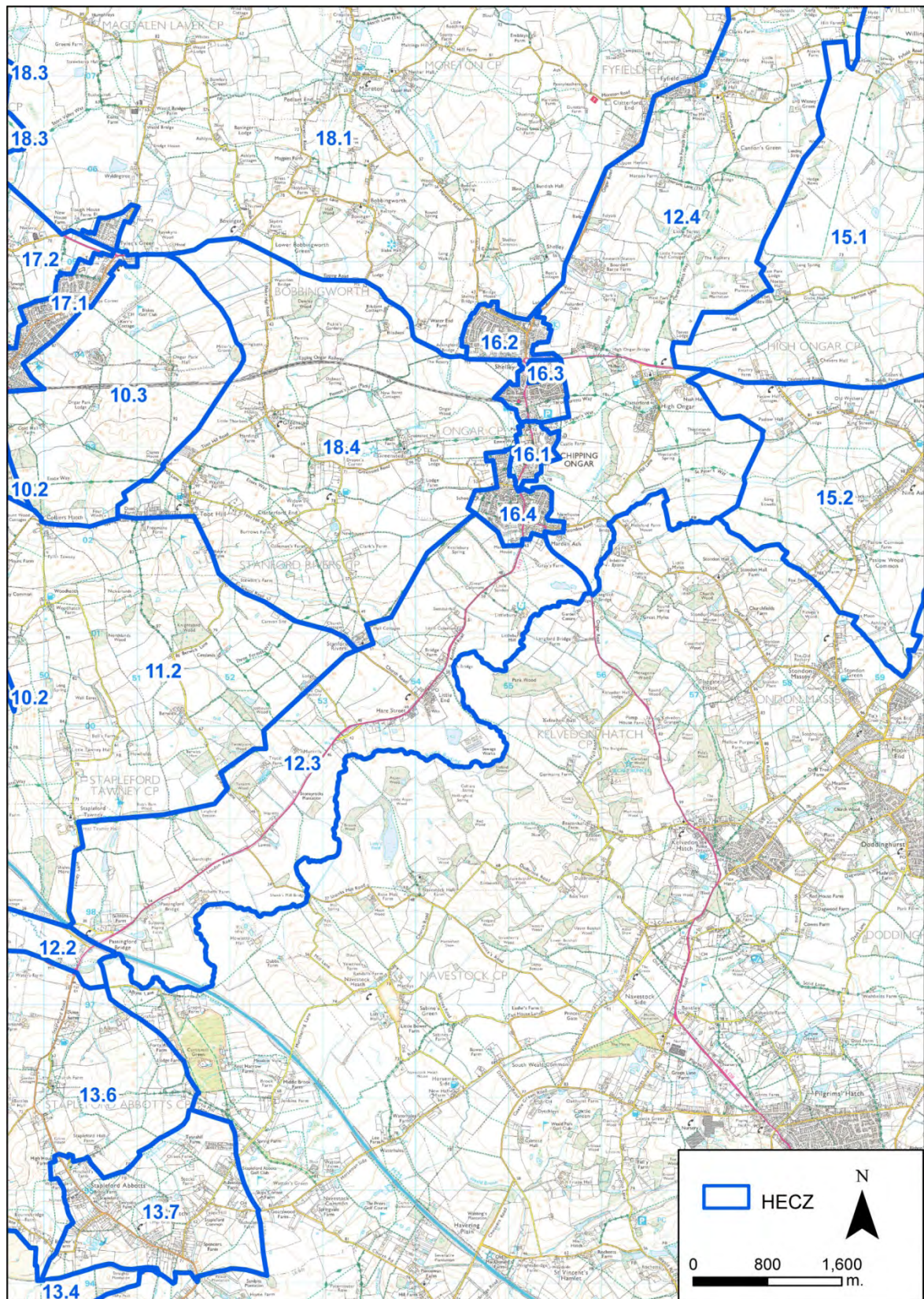


Figure 27 Historic Environment Characterisation Area 12 showing division into zones 12.3 and 12.4

### **6.12.3 HECZ 12.3: *The Roding Valley to the south of Chipping Ongar***

#### **Summary**

This zone comprises the stretch of the Roding River Valley between the M25 and Chipping Ongar. At this point the river forms the eastern boundary of Epping Forest District. The flat-bottomed valley floor comprises alluvial deposits with head deposits, river-terrace gravels and boulder clay on the gently-sloping valley sides. The zone contains relicts of the original historic landscape and settlement, as well as numerous archaeological sites and Listed Buildings.

**Historic Landscape Character:** The Roding River forms the eastern boundary to this zone, which is bisected by the Ongar to Abridge road which follows the 35-40m contour along the valley side. The historic cartographic evidence shows that the landscape formerly comprised meadow pasture immediately adjoining the river, with co-axial fields of probable medieval origin running down the valley side at right-angles to the river and a few small areas of irregular fields, also of historic origin. There has been moderate boundary loss, although the overall grain of the fieldscape is still discernible. Some of the former meadow pasture is still down to pasture at the northern end of the zone. Historically, settlement of the zone has been sparse and largely concentrated on the higher slopes out of the reach of seasonal flooding. It comprised a mix of historic farms and cottages spaced out along the road; many of the buildings are Listed. The Ongar Union Workhouse and an Independent Chapel were sited at Little End. The main road was linked to the wider rural hinterland, individual farms and to the river by lanes, two of which are Protected. There are a number of small areas of woodland or woodland belts, the latter possibly planted as game cover in the 18<sup>th</sup> or 19<sup>th</sup> century. Suttons at the southern end of the zone seems to have been set in an area of informal parkland; this is no longer extant, although some ornamental trees may survive.

**Archaeological Character:** There are significant archaeological sites within this zone. There are a number of cropmark complexes comprising ring-ditches, enclosures and field-systems of prehistoric and Roman date. The medieval and post-medieval periods are represented by the surviving Listed Buildings a number of

these are moated. Many of the surviving landscape features are also medieval or earlier in origin. There are the sites of several watermills along the river; again these may be medieval or earlier in origin. There has been little archaeological fieldwork within the zone, but the monitoring of the Ongar Sewerage Scheme has established the survival of below-ground features and finds. The valley floor has the potential to contain significant palaeoenvironmental remains, and the gravel has been assessed as having moderate potential for Palaeolithic and Pleistocene remains.

<b>Criteria</b>	<b>Evidence</b>	<b>Score</b>
• Diversity of historic environment assets	Historic landscape and settlement, cropmarks, moated sites, Listed Buildings	High
• Survival	Lanes, field boundaries, Listed Buildings, cropmarks, below-ground archaeology	High
• Documentation	HER and, cartographic evidence	Low
• Group Value Association	River Roding, historic landscape and settlement, Listed Buildings	High
• Potential	Archaeological sites, potential for palaeoenvironmental	High
• Sensitivity to change	Surviving elements of historic landscape highly sensitive to change	High
• Amenity Value	Potential for amenity use associated with River Roding	Medium

Table 53 *HECZ 12.3 Historic Environment Character Zone scoring*



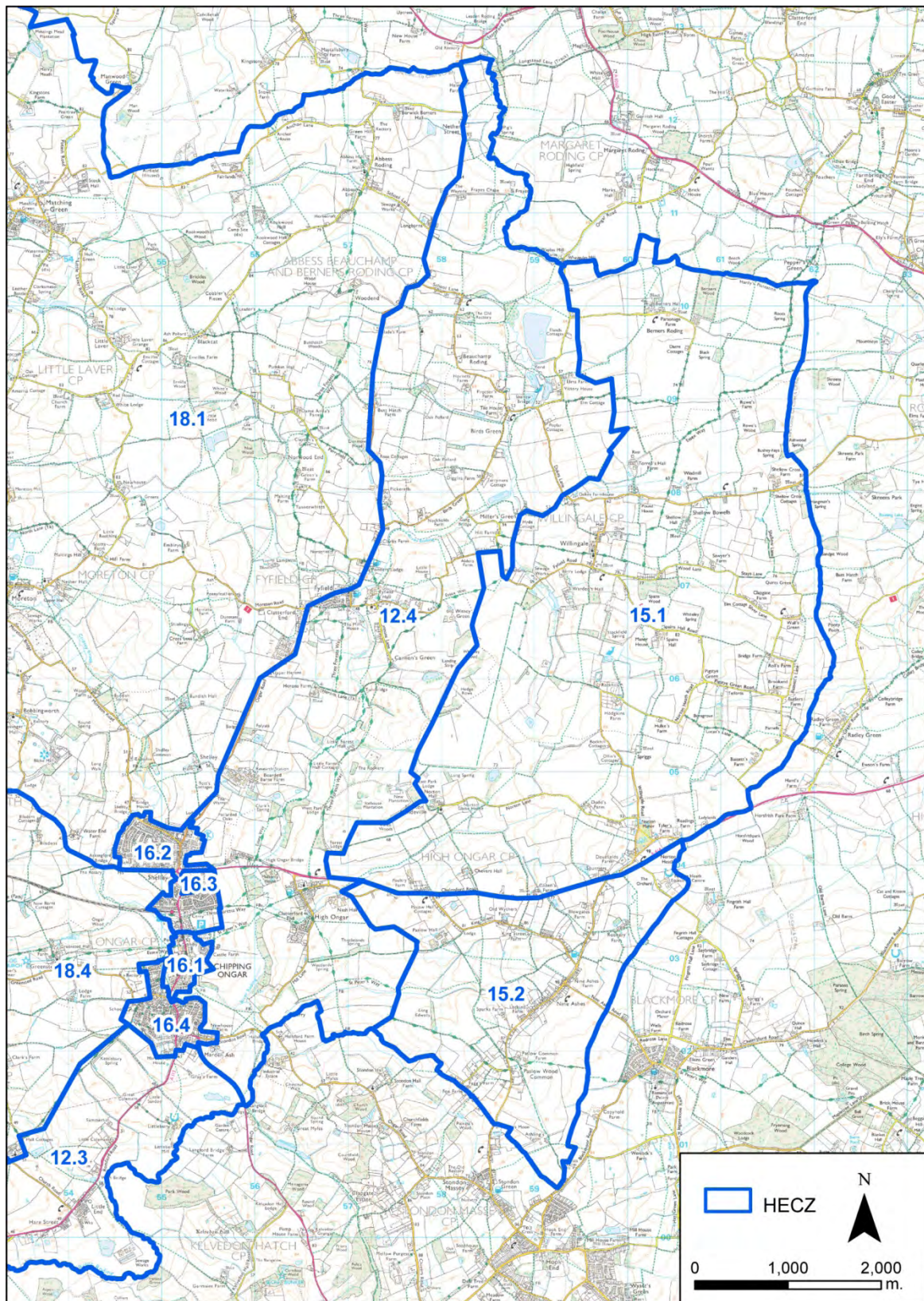


Figure 28 *Historic Environment Characterisation Area 12 showing division into zones showing 12.4*

#### 6.12.4 HECZ 12.4: The Roding Valley to the north of Chipping Ongar

##### Summary

This zone comprises the northern stretch of the Roding River Valley between Chipping Ongar and Beauchamp Roding. The flat-bottomed valley floor is narrower at this point; the gradient of the valley sides is largely gentle, although they are slightly steeper at the southern end of the zone. The geology comprises alluvial deposits with head deposits, river-terrace gravels and boulder clay on the sides. The zone contains significant relicts of the original historic landscape, as well as the historic settlement of High Ongar and numerous Listed Buildings and archaeological sites, including the Roman settlement at Boarded Barns and cropmark complexes.

**Historic Landscape Character:** The Roding Valley was the core of an ancient Saxon territory known as the *hrodingas*, which stretched from High Roding in Uttlesford District down to Abbess and Beauchamp Roding in Epping Forest District. The only settlements of any size in the area are High Ongar and Fyfield, and both are very small. High Ongar is a Conservation Area as is the small hamlet of Abess Roding. Otherwise the settlement pattern is of a highly dispersed nature, comprising church/hall complexes, individual farms and cottages, moated sites, small hamlets and mills on the river itself. A high proportion of the buildings are Listed. The zone is accessed by a complex network of lanes and footpaths; Millers Green Road is a Protected Lane. There are enclosed meadows along the Roding and many of its smaller tributaries. The field type can be described as pre-18<sup>th</sup> century irregular fields (these are probably of medieval origin and some maybe even older), and pre-18<sup>th</sup> century co-axial sinuous fields running down the valley side. It is probable that much of this field-scape is very ancient indeed and may well have its origins in the late Saxon period. The High Ongar Historic Settlement assessment report established that the boundary of an estate recorded in 1062 is still visible on the modern map. There are a number of small scattered areas of ancient woodland, particularly in the northern half of the valley. The post-1950s boundary loss ranges from moderate to high, rising to severe on some farms. There was a substantial park at Forest Hall at the southern end of the zone, but this has largely been converted to arable production.

**Archaeological Character:** The zone has a high potential for palaeo-environmental deposits within alluvial deposits; there is also the potential for settlement evidence within and beneath the alluvium. The areas of gravel have been assessed as having moderate potential for Palaeolithic and Pleistocene remains. Cropmark evidence from aerial photographs indicates multi-period occupation within the valley, with evidence for enclosures interpreted as settlements, and former field boundaries. There has been little archaeological fieldwork within the area, due to the lack of large-scale development pressure. However, the Roding Valley appears to have attracted prehistoric activity, particularly in the earlier prehistoric periods. There is also evidence for Roman activity at Boarded Barns, Shelley.

A Historic Settlement assessment has been undertaken for High Ongar. This, and Fyfield, are the only other settlements of any size within the area. The medieval settlement pattern was dispersed and polyfocal comprising church/hall complexes, small hamlets, and individual farmsteads; these tend to be located on the slightly higher ground on the slopes of the valley or strung out along the roads. Industrial remains, particularly watermills, of medieval and post-medieval date are recorded along the length of the river.

Criteria	Evidence	Score
• Diversity of historic environment assets	Historic landscape and settlement, cropmarks, moated sites	High
• Survival	Lanes, field boundaries, Listed Buildings, cropmarks, below-ground archaeology	High
• Documentation	HER, cartographic, Historic Settlement assessment for High Ongar, research on the <i>hrodingas</i>	Medium
• Group Value Association	River Roding, historic landscape and settlement	High
• Potential	Archaeological sites, potential for palaeo-environmental	High
• Sensitivity to change	Surviving elements of historic landscape	Medium

	highly sensitive to change	
• Amenity Value	Potential for amenity use associated with River Roding	Medium

Table 54 HECZ 12.4 Historic Environment Character Zone scoring

Bassett, S.R.	1997	<i>Continuity and Fission in the Anglo-Saxon Landscape: the origins of the Rodings (Essex), in Landscape History, Vol 19</i>
Medlycott, M	2004	<i>High Ongar Historic Settlement Assessment</i>



### 6.13 Historic Environment Character Area 13:

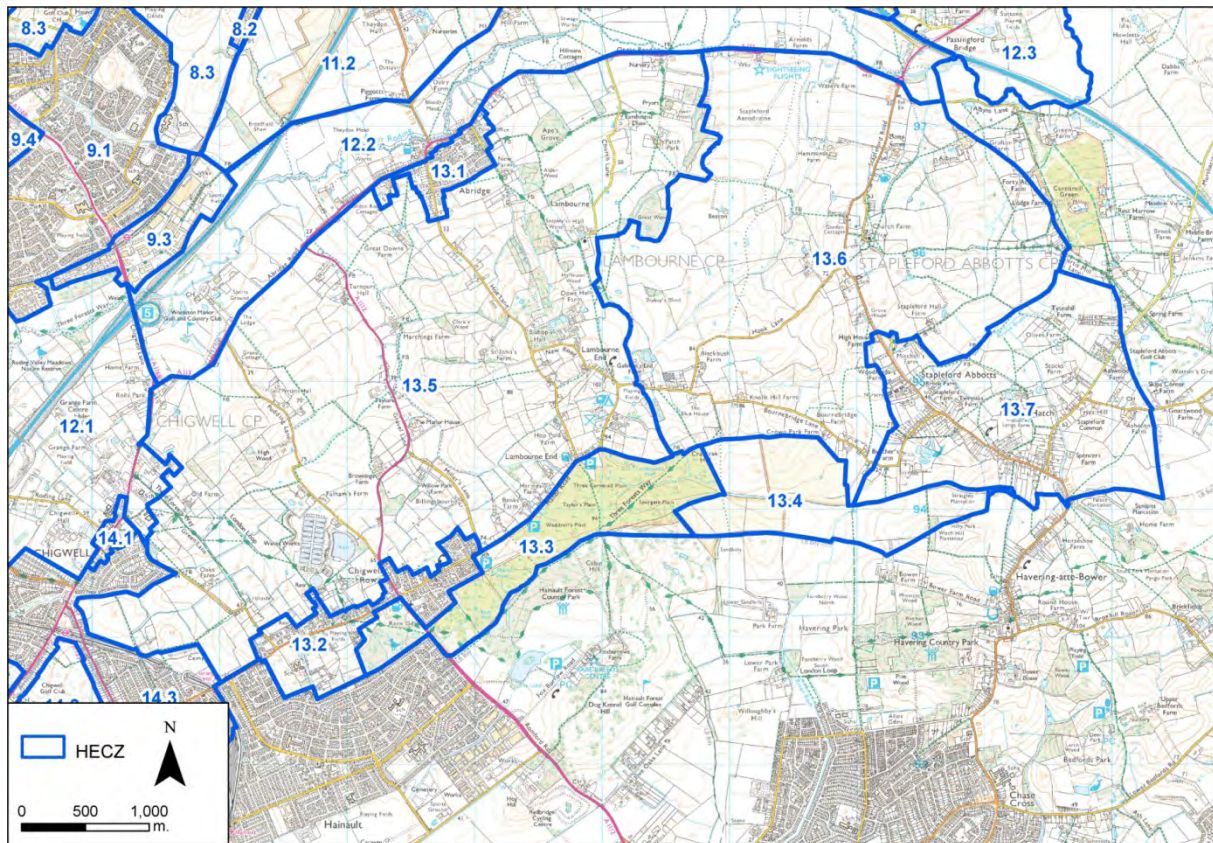


Figure 29 Historic Environment Character Area 13 showing division into zones

#### 6.13.1 HECZ 13.1: Later post-medieval and modern Abridge

##### Summary

This small zone comprises the later post-medieval and modern extension to the historic settlement of Abridge (HECZ 12.2). The geology comprises head deposits with boulder clay on the southern edge of the zone. Given the degree of modern development of the area there are unlikely to be significant surviving archaeological deposits, except in the few small open spaces.

**Historic Landscape Character:** This small zone comprises the later post-medieval and modern extension to the historic settlement of Abridge (HECZ 12.2). The 1881 1st edition OS map shows only moderate expansion outwards from the original historic core. This included Hogget's Terrace on the London Road and the National School on Hoe Lane. Hillman's Cottages on the main road to the east of the village

were built in 1935 for the employees of the nearby airfield. The Pancroft estate in east Abridge includes a group of prefabricated houses and 50 post-1945 council houses. There are a few small areas of open space; these include the cricket ground and the Abridge Park campsite.

**Archaeological Character:** A Historic Settlement assessment has been undertaken for Abridge. The site of a brick kiln (1830-1912) is recorded for London Road. It is unlikely that any significant archaeological remains survive within this zone given the degree of modern development, although there is slight potential for the remaining areas of open space.

Criteria	Evidence	Score
• Diversity of historic environment assets	Late post-medieval housing, post-war housing estate, National school, former brick kiln	Low
• Survival	Property boundaries on main roads, late post-med and post-war housing, potential below-ground archaeology in open spaces	Low
• Documentation	HER, cartographic, Historic Settlement assessment for Abridge	Medium
• Group Value Association	Post-medieval and post-war housing in conjunction with historic Abridge	Low
• Potential	Potential for below-ground archaeology in open spaces	Low
• Sensitivity to change	Surviving elements of post-medieval and post-war housing	Low
• Amenity Value	Potential for amenity use associated with historic Abridge	Low

Table 55 HECZ 13.1 Historic Environment Character Zone scoring

Medlycott, M	2005	<i>Lambourne and Abridge Historic Settlement Assessment</i>
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### 6.13.2 HECZ 13.2: Chigwell Row

#### Summary

This small zone comprises the largely later post-medieval forest-side settlement of Chigwell Row. The geology comprises boulder clay with London Clay on the southern edge of the zone. There are a number of Listed Buildings and some potential for surviving below-ground archaeology relating to the boundaries of Hainault Forest in the open spaces.

**Historic Landscape Character:** Chigwell Row has its origins as ribbon-development along the northern edge of Hainault Forest. There are a number of Listed properties in this zone; these include a couple of 17<sup>th</sup> century farmhouses, the remainder are largely 19<sup>th</sup> century in origin. All Saints Church dates to 1865-7 and has an adjoining vicarage of the same date. The Congregational Chapel dates to 1804. The older houses are largely characterised by being set back from the road on the northern side of what was once a green and track which formed the boundary to Hainault Forest. The modern development of Chigwell Row comprises a mix of infilling along Lambourne Road and modern housing estate at the eastern end of the settlement. The only significant areas of open space are the grounds and playing fields associated with Well Parks School these include part of the former grounds of the 19<sup>th</sup> century Woodlands and Fairview House.

**Archaeological Character:** A Historic Settlement assessment has been undertaken for Chigwell which includes Chigwell Row. The site of two windmills is recorded on the western end of the settlement, as are World War II anti-tank blocks and a pill-box none of these monuments are extant. With the exception of the surviving historic buildings, it is unlikely that any significant archaeological remains survive within the majority of this zone given the degree of modern development. However there is the potential for the remaining areas of open space at the western end of the zone, for below-ground features associated with the former boundary of Hainault Forest.

Criteria	Evidence	Score
• Diversity of historic environment assets	Post-medieval settlement, Hainault Forest boundary, windmills	Medium

• Survival	Listed Buildings	Medium
• Documentation	HER, cartographic, Historic Settlement assessment for Chigwell	Medium
• Group Value Association	Listed Buildings, association with Hainault Forest	Medium
• Potential	Potential for below-ground archaeology in open spaces	Low
• Sensitivity to change	Listed Buildings, open spaces	Low
• Amenity Value	Potential for amenity use associated with Hainault Forest (HECZ 13.3)	Medium

Table 56 *HECZ 13.2 Historic Environment Character Zone scoring*

O'Connor, T.	2005	<i>Chigwell Historic Settlement Assessment</i>
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### **6.13.3 HECZ 13.3: Hainault Forest**

#### **Summary**

This zone on the southern edge of the District comprises the surviving portion of Hainault Forest in Epping Forest District. The geology consists of boulder clay, London Clay and glaciofluvial gravel deposits. Hainault Forest was a Royal hunting-forest similar in nature to Epping Forest. It was disafforested in 1851 and this zone represents part of the one surviving portion. It is being managed as a traditional forest.

**Historic Landscape Character:** Hainault Forest was a Royal hunting-forest, 200 acres of which extended into Lambourne parish. In appearance and management it was similar to Epping Forest in that it comprised open areas, wooded areas and a long tradition of woodland pasture. In 1305 William de Sutton, Lord of Battles Hall in Stapleford Abbots who also owned land in Lambourne, was granted license to fell and sell the great trees and underwood in his wood at Lambourne. Hainault Forest was already being enclosed on a piecemeal basis by the mid-17<sup>th</sup> century, and in 1851 it was disafforested. However in 1858 the Hainault Forest Allotment of

Commons Act provided that 317 acres in Chigwell, Lambourne and Dagenham should be allotted as common to the parish of Lambourne, and a further total of 804 acres of land was bought for public use on 21 July 1906 in response to public pressure. It included 253 acres of woodland and rough pasture. This surviving area of Hainault Forest now provides a very good impression of a wood pasture; there are numerous veteran trees, the areas of hornbeam, oak and thorn match quite closely the areas shown on 16<sup>th</sup> century surveys, pollarding continued until quite late and has been revived, and the plains and heath have been restored.

**Archaeological Character:** Historic Settlement assessments have been undertaken for Chigwell and Lambourne, which include this zone. There are cropmarks of World War II anti-aircraft obstruction ditches at Henson Hill. However the principal archaeological significance of the zone is the physical remains of the Forest itself; these include tracks, rides, boundary earthworks and ponds. There is the potential for surviving palaeoenvironmental evidence from the ponds and the stream valleys which would enable a vegetational history of the Forest to be developed.

Criteria	Evidence	Score
• Diversity of historic environment assets	Hainault Forest and associated landscape and earthwork features	Medium
• Survival	Hainault Forest	High
• Documentation	HER, cartographic, Historic Settlement assessments for Chigwell and Lambourne	Medium
• Group Value Association	Hainault Forest, earthworks and veteran trees	High
• Potential	Potential for earthworks of medieval or earlier date, below-ground archaeology and palaeoenvironmental evidence	High
• Sensitivity to change	Highly sensitive to change	High
• Amenity Value	Hainault Forest	High

Table 57 HECZ 13.3 Historic Environment Character Zone scoring

Medlycott, M	2005	<i>Lambourne and Abridge Historic Settlement Assessment</i>
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O'Connor, T.	2005	<i>Chigwell Historic Settlement Assessment</i>
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#### **6.13.4 HECZ 13.4: Former Hainault Forest**

##### **Summary**

This small zone on the southern edge of the District comprises the former portion of Hainault Forest in Epping Forest District. The geology consists of London Clay with alluvium and head deposits in the valleys of the Spurgate Brook and the Bourne Brook. Hainault Forest was a Royal hunting-forest, similar in nature to Epping Forest. It was disafforested in 1851 and this zone represents part of the disafforested portion. It is now farmland.

**Historic Landscape Character:** Hainault Forest was a Royal hunting-forest, 200 acres of which extended into Lambourne parish. In appearance and management it was similar to Epping Forest in that it comprised open areas, wooded areas and a long tradition of woodland pasture. Hainault Forest was already being enclosed on a piecemeal basis by the mid-17<sup>th</sup> century. The 1777 Chapman and André map shows the area to the north of the Spurgate Brook as wood pasture and the area to the south as fields. There are a number of buildings along the northern edge of the wood pasture which appear to be encroaching upon it. By 1851 Hainault Forest was disafforested. However in 1858 the Hainault Forest Allotment of Commons Act provided that 317 acres in Chigwell, Lambourne and Dagenham should be allotted as common to the parish of Lambourne, and a further total of 804 acres of land was bought for public use on 21 July 1906 in response to public pressure. The 1st edition OS map of 1875 shows that within this zone the majority had been cleared of trees, although a portion of wood pasture called Bourne Plain survived in the north-east corner of the zone. By the 1890s this also had been cleared. Havering Hall Park overlapped into the eastern end of the zone, and the only woodland surviving in this zone are belts of trees planted as part of the park. Given the landscape history of this zone, the field-boundaries are largely 19<sup>th</sup> century in origin with the exception of those that mark the former limits of the Forest, although a number of the footpaths may be older. There are no surviving buildings within the zone, although the historic maps do show that there had been a few in the past.

**Archaeological Character:** A Historic Settlement assessment has been undertaken for Lambourne, which includes this zone. There is a cropmark of a rectangular enclosure of possible later prehistoric or Roman date on the southern side of the zone, close to the Bourne Brook. A World War II bombing-decoy was sited to the south of the Spurgate Brook; this is no longer extant. There is the potential for surviving palaeoenvironmental evidence from the ponds and the stream valleys which would enable a vegetational history of the Forest to be developed. It is possible that evidence for the former Forest boundary survives in the current field-boundaries delimiting the zone.

Criteria	Evidence	Score
• Diversity of historic environment assets	Former Hainault Forest, cropmark enclosure	Low
• Survival	Cropmark	Low
• Documentation	HER, cartographic, Historic Settlement assessment for Lambourne	Medium
• Group Value Association	Together with Hainault Forest	Medium
• Potential	Potential for below-ground archaeology and palaeoenvironmental evidence	Medium
• Sensitivity to change	Proximity to surviving elements of Hainault Forest make it sensitive to change	Medium
• Amenity Value	Access to Hainault Forest	Medium

Table 58 *HECZ 13.4 Historic Environment Character Zone scoring*

Medlycott, M	2005	<i>Lambourne and Abridge Historic Settlement Assessment</i>
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### **6.13.5 HECZ 13.5: Lambourne and rural Chigwell**

#### **Summary**

This rural zone is located between the Roding Valley and Chigwell and Hainault Forest. The geology consists of London Clay overlain by patches of boulder clay

and gravels deposits. It is drained by a number of small streams that flow northwards into the Roding. The area has retained elements of its historic landscape and has experienced very little modern development. The known archaeology largely relates to the medieval settlement pattern and field-scape. There is very little known about the earlier periods largely due to the lack of archaeological fieldwork in the area.

**Historic Landscape Character:** Historically the settlement pattern was dispersed, comprising church/hall complexes, manors, farms and small hamlets, linked by an intricate network of lanes and footpaths. Church Lane, Lambourne is a Protected Lane. Many of the older farms and manors are Listed Buildings as is Lambourne Church. A feature of this area is the numerous shooting lodges built in the 17<sup>th</sup> and 18<sup>th</sup> century, and the associated management of the landscape. The landscape of Lambourne is still predominately rural and retains many elements of its historic landscape including the farms, hedgerows and woodland. A Historic Settlement assessment Report has been completed for Lambourne and Abridge parish and settlement and Chigwell parish.

There are extensive tracts of pre-18<sup>th</sup> century sinuous fields interspersed by patches of pre-18<sup>th</sup> century irregular fields (these are probably of medieval origin and some maybe even older). These latter field forms appear in some case to be a response to the local topography of small side-valleys. There has been limited-moderate post-1950s boundary loss, rising to severe on a few farms. There are a number of small areas of ancient woodland, many of which were 'springs' or 'shaws' planted in the 17<sup>th</sup> and 18<sup>th</sup> century for the shooting of game-birds. Featherbed Lane, which contains a notable concentration of veteran trees, had its origins as a shaw. The parks at Bishops Hall, Dews Hall and Rolls are medieval in origin. During the post-medieval period, changes in agricultural production are reflected in changing farm complexes with the development of the Victorian 'High Farming' tradition when new ideas culminated in significant alterations in the design and layouts of buildings, which is reflected in the current building stock. The proximity of London and Hainault forest led to the area being used for outdoor recreation for organised groups from the inner cities during the first half of the 20<sup>th</sup> century; this included the development of 'Retreats' and conversion of farm buildings for the purposes of camping and the



construction of ancillary structures such as outdoor swimming-pools and playing fields.

**Archaeological Character:** Historic Settlement assessments have been undertaken for Lambourne and Chigwell. The geology largely comprises London Clay and is not particularly conducive to cropmark formation, although some field boundaries and a trackway have been identified. There have been some archaeological finds from the area, largely medieval and post-medieval recovered through metal-detecting, although overall little archaeological fieldwork has been undertaken in this area which has resulted in general a lack of known sites dating to the older periods. Comparison with similar locations elsewhere in Essex would however suggest that the zone has probably been settled since the prehistoric period. The medieval settlement pattern was dispersed and polyfocal comprising church/hall complexes, small hamlets, forest-edge settlement, and individual farmsteads. Historic landscape features include former parks and a number of small ancient woodlands to the south of Abridge.

Criteria	Evidence	Score
• Diversity of historic environment assets	Listed Buildings, Protected lane, historic landscape and settlement	Medium
• Survival	Listed Buildings, Protected lane, historic landscape and settlement	Medium
• Documentation	HER, cartographic, Historic Settlement assessment for Lambourne and Chigwell	Medium
• Group Value Association	Historic landscape and settlement, veteran trees	Medium
• Potential	Potential for below-ground archaeology and palaeo-environmental evidence	Medium
• Sensitivity to change	Historic landscape and settlement pattern sensitive to change	Medium
• Amenity Value	Historic landscape, footpaths, access to Hainault forest	Medium

Table 59 *HECZ 13.5 Historic Environment Character Zone scoring*

Medlycott, M	2005	<i>Lambourne and Abridge Historic Settlement Assessment</i>
O'Connor, T.	2005	<i>Chigwell Historic Settlement Assessment</i>

### **6.13.6 HECZ 13.6: Lambourne and Stapleford Abbots**

#### **Summary**

This rural zone is located between the Roding Valley and the former extent of Hainault Forest. The geology consists of boulder clay, overlying London Clay, with head deposits on the valley sides of the Roding River. It is drained by a number of small streams that flow northwards into the Roding. The area has retained elements of its historic landscape and has experienced very little modern development, although there have been field boundary losses. The 1930s Stapleford Tawney Airfield is sited in the northern half of the zone. The known archaeology largely relates to the medieval settlement pattern and field-scape. There is very little known about the earlier periods largely due to the lack of archaeological fieldwork in the area.

**Historic Landscape Character:** Historically the settlement pattern was dispersed, comprising church/hall complexes, manors, farms and small hamlets, linked by an intricate network of lanes and footpaths. Many of the older farms and manors are Listed Buildings as is Stapleford Abbots Church. A feature of this area is the numerous shooting lodges built in the 17<sup>th</sup> and 18<sup>th</sup> century, and the associated management of the landscape. The landscape is still predominately rural and retains many elements of its historic landscape including the farms and field boundaries. A Historic Settlement assessment report has been completed for Lambourne and Abridge parish and settlement.

There are extensive tracts of pre-18<sup>th</sup> century irregular fields (these are probably of medieval origin and some maybe even older). There has been moderate-high post-1950s boundary loss. There are a number of small areas of woodland, associated

with the parkland of Albyns. During the post-medieval period changes in agricultural production are reflected in changing farm complexes with the development of the Victorian 'High Farming' tradition when new ideas culminated in significant alterations in the design and layouts of buildings, which is reflected in the current building stock. The proximity of London and Hainault forest led to the area being used for outdoor recreation for organised groups from the inner cities during the first half of the 20<sup>th</sup> century; this included the development of 'Retreats' and conversion of farm buildings for the purposes of camping and the construction of ancillary structures such as outdoor swimming-pools and playing fields. Stapleford Tawney Airfield began as a civilian airfield in the 1930s and remodelled the existing landscape to that purpose, before being requisitioned by the RAF in World War II; it is still in use as flying club.

**Archaeological Character:** A Historic Settlement assessment has been undertaken for Lambourne. The geology largely comprises boulder clay and is not particularly conducive to cropmark formation although a number of enclosures and a probable windmill site have been identified in Stapleford Abbots. At Knowles Hall there are surviving earthworks relating to the 17<sup>th</sup> and 18<sup>th</sup> century gardens and terraces of the former house. Overall, little archaeological fieldwork has been undertaken in this area which has resulted in general a lack of known sites. Comparison with similar locations elsewhere in Essex would however suggest that the area has probably been settled since the prehistoric period. The medieval settlement pattern was dispersed and polyfocal comprising church/hall complexes, moated sites, small hamlets, forest-edge settlement, and individual farmsteads. Stapleford Tawney Airfield began as a civilian airfield in the 1930s before being requisitioned by the RAF in World War II.

Criteria	Evidence	Score
• Diversity of historic environment assets	Listed buildings, historic landscape and settlement, Stapleford Tawney airfield, cropmarks	Medium
• Survival	Listed buildings, historic landscape and settlement, Stapleford Tawney airfield	Medium
• Documentation	HER, cartographic, Historic Settlement	Medium

	assessment for Lambourne	
• Group Value Association	Historic landscape and settlement	Low
• Potential	Potential for below-ground archaeology and palaeoenvironmental evidence	Medium
• Sensitivity to change	Historic landscape and settlement pattern sensitive to change	Medium
• Amenity Value	Historic landscape, footpaths, access to Hainault forest	Low

Table 60 HECZ 13.6 Historic Environment Character Zone scoring

Medlycott, M	2005	<i>Lambourne and Abridge Historic Settlement Assessment</i>
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### 6.13.7 HECZ 13.7: Stapleford Common

#### Summary

This zone comprises the area around Stapleford Common. The geology consists of boulder clay, overlying London Clay, with head deposits on the valley sides of the Roding River. The Bourne Brook forms the western edge of the zone. The historic landscape formerly comprised Stapleford (or Tysea Hill) Common. This has largely been enclosed and there is considerable ribbon development along the former common-edge. The known archaeology largely relates to the medieval settlement pattern and field-scape. There is very little known about the earlier periods largely due to the lack of archaeological fieldwork in the area.

**Historic Landscape Character:** Historically the zone comprised Stapleford (or Tysea Hill) Common, which linked into Hainault Forest at its south-western corner and extended northwards into Navestock Common in Brentwood District. The common was enclosed in the 19<sup>th</sup> century for arable agriculture. Settlement, comprising farms and cottages, was largely located around the common edge and along the roads and linear greens that led out from the common linking it to the wider Stapleford landscape. There are a couple of Listed Buildings. Outside the common

the fieldscape largely comprised pre-18<sup>th</sup> century irregular fields (these are probably of medieval origin and some maybe even older). There has been moderate-high post-1950s boundary loss. Within the former common area the fieldscape is more regular in plan and dates to the commons enclosure in the 19<sup>th</sup> century. The mid-20<sup>th</sup> century saw extensive ribbon development along many of the roads within this zone, characterised by detached bungalows set in long thin building plots which extend onto the former common. There has been some modern infill. This area now forms the hamlet of Bournebridge.

**Archaeological Character:** The geology largely comprises boulder clay and is not particularly conducive to cropmark formation although an enclosure has been identified on Stapleford Common. The lack of archaeological fieldwork undertaken in this area has resulted in a lack of known sites. Comparison with similar locations elsewhere in Essex would however suggest that the area has probably been settled since the prehistoric period. The medieval settlement pattern largely comprised common-edge settlement, and individual farmsteads.

Criteria	Evidence	Score
• Diversity of historic environment assets	Listed Buildings, historic landscape and settlement, former common	Low
• Survival	Listed Buildings, historic landscape and settlement, former common	Low
• Documentation	HER, cartographic	Low
• Group Value Association	Historic landscape and settlement	Low
• Potential	Potential for below-ground archaeology and palaeo-environmental evidence	Medium
• Sensitivity to change	Historic landscape and settlement pattern already impinged on	Low
• Amenity Value	Historic landscape, footpaths	Low

Table 61 HECZ 13.7 Historic Environment Character Zone scoring

## 6.14 Historic Environment Character Area 14:

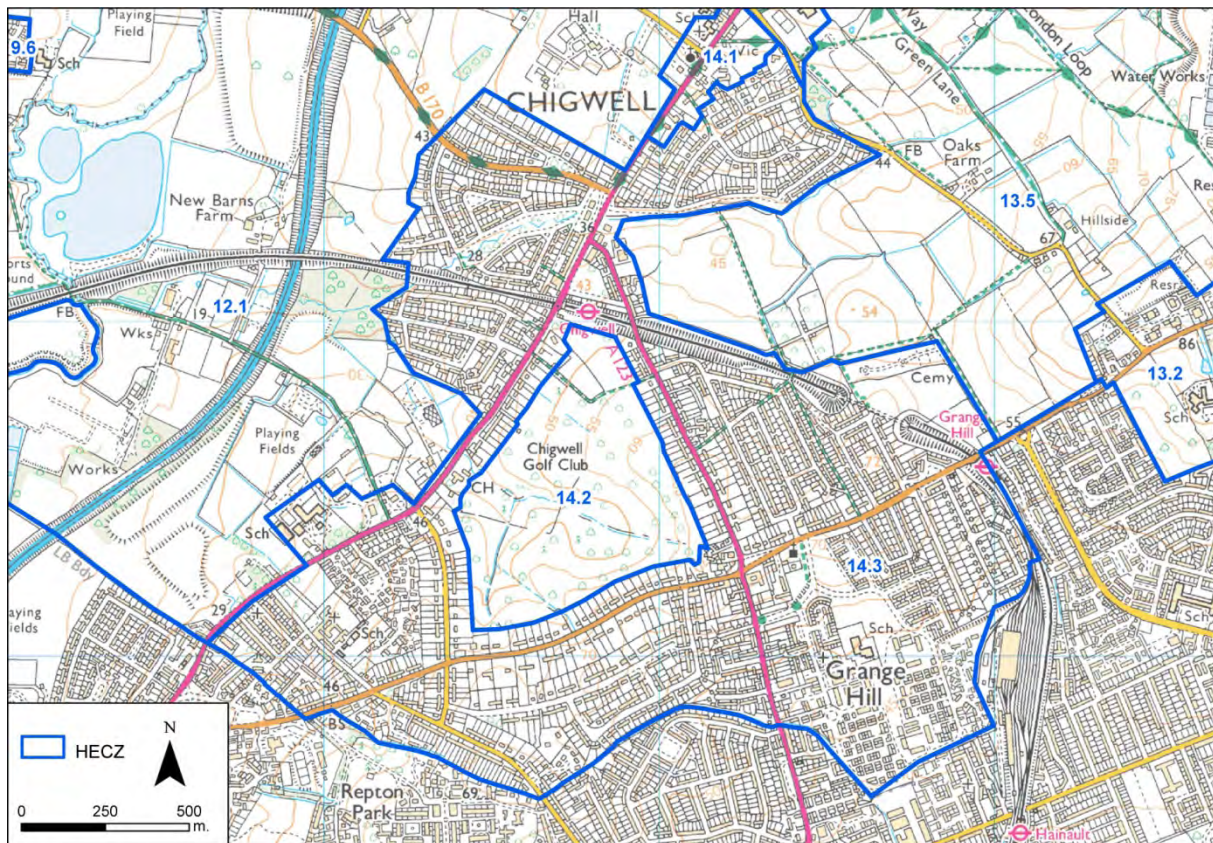


Figure 30 Historic Environment Character Area 14 showing division into zones

### 6.14.1 HECZ 14.1: Historic Chigwell

#### Summary

This small zone comprises the historic core of Chigwell and most of the Chigwell Village Conservation Area. The geology comprises boulder clay with London Clay on the southern edge of the zone. Many of the buildings are Listed and there is some potential for surviving below-ground archaeology relating to the origins of the settlement.

**Historic Landscape Character:** The historic settlement is sited on the High Road, which formed part of the main coaching route between London and Chipping Ongar. The church has its origins in the 12<sup>th</sup> century and is listed grade II\*. Opposite the church is the Kings Head, a large multi-gabled 17<sup>th</sup> century building; this building was the model for the Maypole in Dicken's Barnaby Rudge. Chigwell Grammar School



dates to the 17<sup>th</sup> century and is also Grade II\*. There is a concentration of listed residential properties along the main road through the village. The majority of the Listed Buildings date to the 17<sup>th</sup> to 19<sup>th</sup> centuries. There has been some late 20<sup>th</sup> century residential infill. The green at the junction of the High Road and Vicarage lane forms an important area of open space in the heart of the village.

**Archaeological Character:** A Historic Settlement assessment has been undertaken for Chigwell. The High Road follows the route of the Roman road, subsequently being incorporated into the coaching route from London to Ongar. The archaeological potential of the area however largely lies in its origins as a medieval and post-medieval settlement. In addition to the surviving historic buildings, there is the potential for below-ground remains relating to the development of the settlement both below the existing properties and in the areas of open space within the zone.

Criteria	Evidence	Score
• Diversity of historic environment assets	Medieval and post-medieval settlement, Conservation Area, Listed Buildings	Medium
• Survival	Listed Buildings, historic settlement	High
• Documentation	HER, cartographic, Historic Settlement assessment for Chigwell, Conservation Area Appraisal	High
• Group Value Association	Listed Buildings, Conservation Area	High
• Potential	Potential for below-ground archaeology	High
• Sensitivity to change	Listed Buildings, open spaces	High
• Amenity Value	Historic settlement, the green	High

Table 62 HECZ 14.1 Historic Environment Character Zone scoring

Epping Forest District	1997	<i>Chigwell Village Conservation Area Short Appraisal</i>
O'Connor, T.	2005	<i>Chigwell Historic Settlement Assessment</i>

### 6.14.2 HECZ 14.2: Chigwell Golf Club

#### Summary

This small zone comprises Chigwell Golf Club, the only sizeable area of open space within Chigwell urban area. The geology comprises London Clay. The history of the golf course is of interest. There has been no archaeological fieldwork in this zone.

**Historic Landscape Character:** This site was formerly farmland, subdivided into fields and bisected by a small stream; the presence of a scattering of trees across the southern half of the area would have given it a parkland appearance. There is only one building group depicted on the site on the 1875 OS map. Construction of the golf course began in 1924 to a Hawtree and Taylor design, and it was opened for play in April 1925. The design, which comprises long narrow fairways separated by bands of trees in a roughly concentric pattern across an undulating landscape, is largely unchanged from its original design. It incorporates a number of veteran trees within the layout that have their origins in the earlier landscape.

**Archaeological Character:** No archaeological fieldwork has taken place within this zone and the degree of disturbance caused by the construction of the golf course in the 1920s is not known. Given the known archaeology in the adjoining HECZ12.1, there is however the potential for below-ground deposits being present. The golf course itself is of some interest as an example of the courses constructed during the early 20<sup>th</sup> century.

Criteria	Evidence	Score
• Diversity of historic environment assets	Golf course, landscape elements	Low
• Survival	1924 Golf course	High
• Documentation	HER, cartographic, Historic Settlement assessment for Chigwell	Medium
• Group Value Association	1924 golf course	Low
• Potential	Potential for below-ground archaeology unknown	Medium

• Sensitivity to change	Open spaces, veteran trees	Medium
• Amenity Value	Historic golf course	Medium

Table 63 HECZ 14.2 Historic Environment Character Zone scoring

O'Connor, T.	2005	Chigwell Historic Settlement Assessment
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### 6.14.3 HECZ 14.3: Post-medieval and modern Chigwell

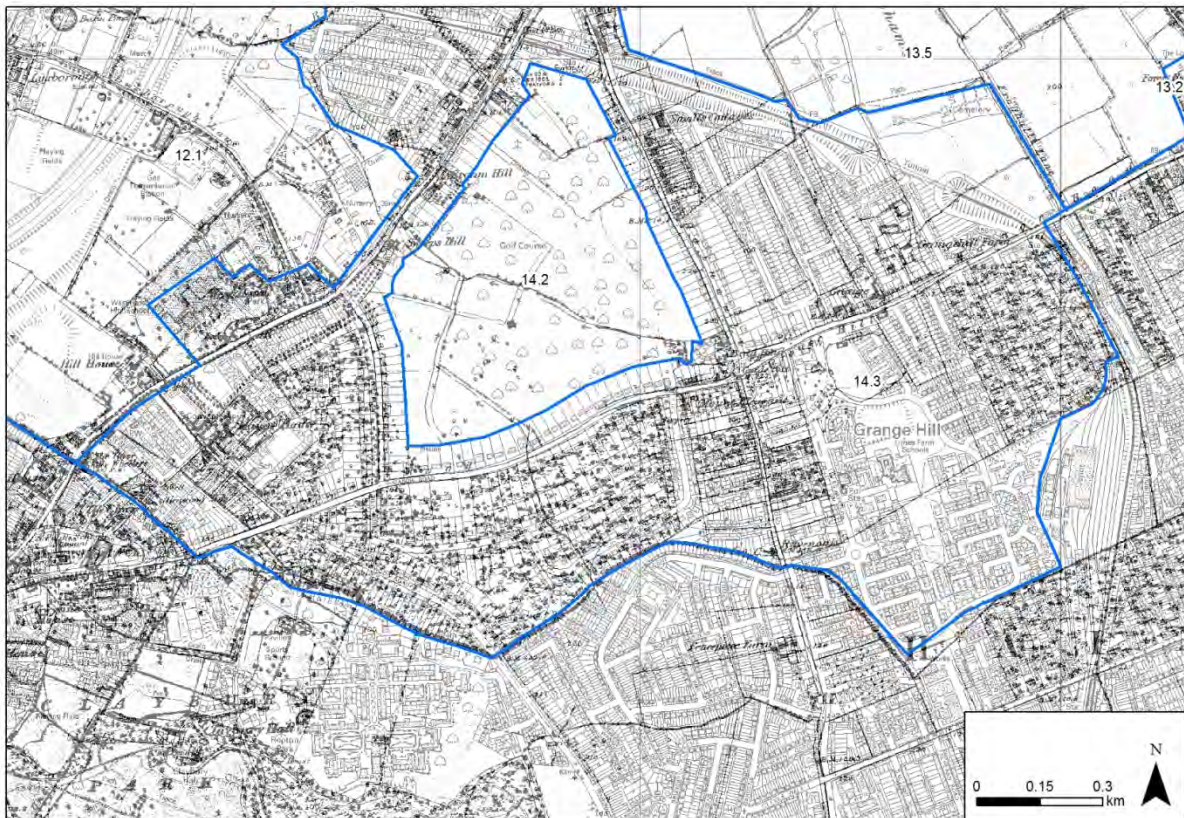


Figure 31 1<sup>st</sup> edition OS map (1881) showing part of the former Hainault Forest area overlain by the modern OS map of Chigwell

### Summary

This is a large modern urban area located on the southern edge of Epping District, on the eastern slopes of the Roding Valley. It contains the modern settlements of Chigwell and Grange Hill with open space in its centre formed by the Chigwell Golf Club. A concentration of Listed Buildings lies along High Road running from Chigwell to Woodford. The southern part of the area was formerly part of Hainault Forest. The geology largely comprises London Clay, with a small patch of overlying gravel in the vicinity of the railway and alluvium in the floor of the Chigwell brook valley.

**Historic Landscape Character:** The southern half of the zone was formerly part of Hainault Forest; this was still partially wooded until the post-World War II period (Fig. 29). The houses built on the former woodland (Forest Lane, Manor Road, Stradbroke Drive, Tomswood Drive and Bracken Drive) are largely detached or semi-detached properties set in larger gardens than the remainder of Chigwell and the streetscape is characterised by mature and veteran trees. There are further veteran trees within some of the gardens, and it is thought that these may represent survivors of Hainault Forest. The remainder of the zone was farmland, subdivided into regular co-axial fields of historic origin and bisected by the Chigwell Brook. Historically it was a dispersed and polyfocal settlement pattern. Most of the Listed Buildings are along High Road and date from the 17<sup>th</sup> to 19<sup>th</sup> centuries. Later development bordered Hainault Road and Manor Road. The large area of Grange Hill began to be developed in the middle of the 20<sup>th</sup> century; it lies within the area of the former Chigwell Manor. The railway and station opened in 1903.

**Archaeological Character:** A Historic Settlement assessment was undertaken for Chigwell. The historic settlement pattern was originally dispersed; there is the potential for surviving archaeological deposits in the immediate areas of the Listed Buildings. The southern part of the area contained the northern edge of Hainault Forest. No archaeological fieldwork has taken place within this zone however given the degree of disturbance caused by the large scale modern development it is unlikely that features related to the former landscape survive.

Criteria	Evidence	Score
• Diversity of historic environment assets	Listed Buildings, former Hainault Forest	Low
• Survival	Listed Buildings	Low
• Documentation	HER, cartographic, Historic Settlement assessment for Chigwell	Medium
• Group Value Association	In association with Chigwell Conservation Area	Low
• Potential	Potential for below-ground archaeology	Low

	unknown	
• Sensitivity to change	Open spaces, veteran trees	Low
• Amenity Value	In association with Conservation Area	Low

Table 64 *HECZ 14.3 Historic Environment Character Zone scoring*

O'Connor, T.	2005	<i>Chigwell Historic Settlement Assessment</i>
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## 6.15 Historic Environment Character Area 15:

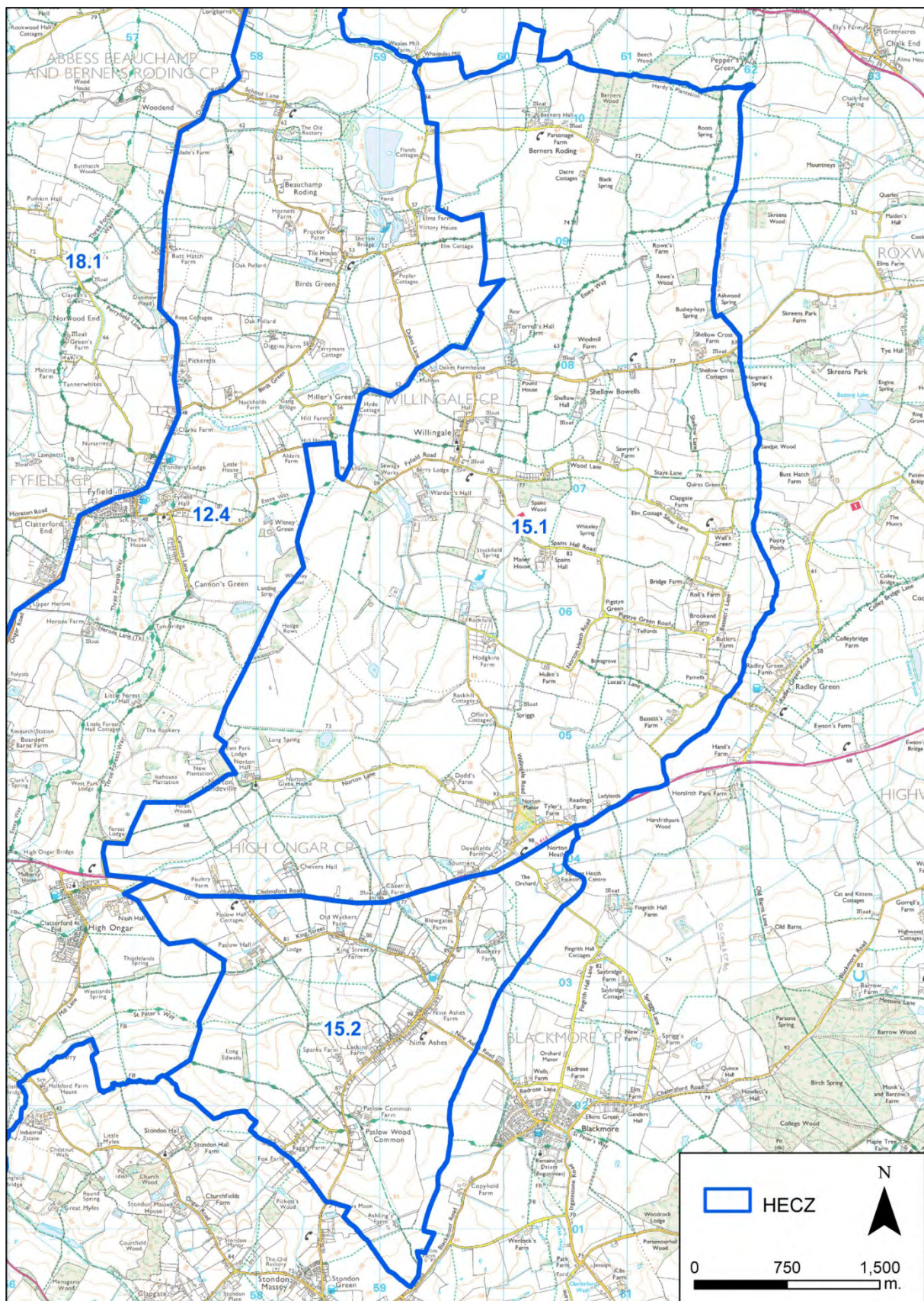


Figure 32 Historic Environment Character Area 15 showing division into zones



### **6.15.1 HECZ 15.1: Willingale**

#### **Summary**

This zone comprises a ridge of higher ground on the eastern side of the Roding Valley, drained by a number of small streams. The geology is predominately boulder clay. The historic settlement pattern was dispersed, comprising church and hall complexes, other manorial centres, farms, small hamlets and greens. There has been very limited development within this area and consequently little archaeological fieldwork, however cropmark evidence indicates the presence of prehistoric settlements and extensive field systems probably of medieval or earlier origin. The medieval settlement pattern is well understood, it includes the church and hall complexes at Willingale, and a number of moats now protected as Scheduled Monuments.

**Historic Landscape Character:** The zone has a historic dispersed settlement pattern, comprising church and hall complexes, manorial sites, farms, small hamlets and greens. The largest settlement within the zone is Willingale, which is still very small and was formerly even smaller. Willingale Doe and Willingale Spain were two separate parishes, most unusually the two parishes churches, St Andrew and St Christopher, share a graveyard, and are accompanied by two rectories, both moated (the Old Rectory moat is Scheduled). Many of the historic halls and farm buildings are listed. There are a number of small ancient woodlands across the zone, likely to contain contemporary earthworks. There are many small irregular fields of medieval or earlier origin, with pockets of sinuous co-axial fields. Post-1950s boundary loss is moderate to high which has given an open feel to the countryside. A complex network of narrow roads and green lanes linked the settlements, these have largely survived. Wood Lane and Norton Lane are Protected Lanes. Willingale airfield is located on the western side of the zone and is World War II in origin. The zone is still overwhelmingly rural in character.

**Archaeological Character:** Crop mark evidence from aerial photographs indicates prehistoric occupation across the zone. Evidence of enclosures, interpreted as

potential prehistoric settlements, and extensive former field boundaries has been recorded. The medieval settlement pattern was dispersed and polyfocal comprising church/hall complexes, moated and un-moated farmsteads, small hamlets and greens. Many of the moated sites in Essex are thought to have their origin in the 12<sup>th</sup> to 13<sup>th</sup> centuries and four of those within this area are protected Scheduled Monuments. There is a Historic Settlement assessment for Willingale which identifies its origins as a number of halls associated with moats and the Church of Andrew and All Saints, which dates to the 12<sup>th</sup> century. Many of the farm complexes reflect changes in agricultural production with the development of the Victorian 'High Farming' tradition when new ideas culminated in significant alterations in the design and layouts of buildings. The airfield was opened in the early spring of 1943 and was used by the United States Army Air Forces Eighth and Ninth Air Forces.

<b>Criteria</b>	<b>Evidence</b>	<b>Score</b>
• Diversity of historic environment assets	Surviving cropmarks, moats, Listed Buildings, Protected Lanes	High
• Survival	Settlement pattern survives well, field scape has suffered boundary loss, little modern development	Medium
• Documentation	HER data, cartographic, cropmarks	Low
• Group Value Association	Listed Buildings, moats, field systems	High
• Potential	Potential for the medieval settlement pattern, extensive below ground features, landscape features etc	Medium
• Sensitivity to change	Rural settlement pattern, good survival of below ground deposits	High
• Amenity Value	Rural landscape, settlement pattern, accessible by footpath and green lanes	Medium

Table 65 *HECZ 15.1 Historic Environment Character Zone scoring*

### 6.15.2 HECZ 15.2: Nine Ashes

## Summary

This zone comprises a ridge of higher ground on the eastern side of the Roding Valley, drained by a number of small streams. The geology is predominately boulder clay with outcrops of sand and gravel. The historic settlement pattern was dispersed, comprising hall complexes, manor sites, farms, and greens. There has been very limited development within this area and consequently little archaeological fieldwork however cropmark evidence indicates evidence of extensive field systems probably of medieval or earlier origin.

**Historic Landscape Character:** The zone has a historic dispersed settlement pattern, hall complexes, manorial sites, farms, and greens. Most of the historic halls and farm buildings are listed. There are a number of small ancient woodlands across the zone. There are many small irregular fields of medieval or earlier origin, with pockets of sinuous co-axial fields. Post-1950s boundary loss is moderate to high which has given an open feel to the countryside. In the south of the zone lies the historic Parslow Wood Common which today is all under agricultural production. A complex network of narrow roads and green lanes linked the farmsteads with wood common and greens whose boundaries survive but have been developed with housing. Some of the green lanes have been lost, although field boundaries remain.

**Archaeological Character:** Crop mark evidence from aerial photographs indicates extensive former field boundaries forming small rectilinear fields running off the road network. The medieval settlement pattern was dispersed and polyfocal comprising manors, farmsteads, and green-side settlements. Moated sites are present and potentially have their origin in the 12-13<sup>th</sup> centuries.

Criteria	Evidence	Score
• Diversity of historic environment assets	Surviving cropmarks, Listed Buildings etc	Medium
• Survival	Settlement pattern survives well, field scape has suffered boundary loss, little modern development	Medium
• Documentation	HER data, cartographic, High Ongar	Medium

	Historic Settlement assessment	
• Group Value Association	Listed Buildings, field pattern	Medium
• Potential	Potential for the medieval settlement pattern, extensive below ground features, landscape features etc	Medium
• Sensitivity to change	Rural settlement pattern, good survival of below ground deposits	Medium
• Amenity Value	Rural landscape, settlement pattern	Low

Table 66 *HECZ 15.2 Historic Environment Character Zone scoring*

## 6.16 Historic Environment Character Area 16:

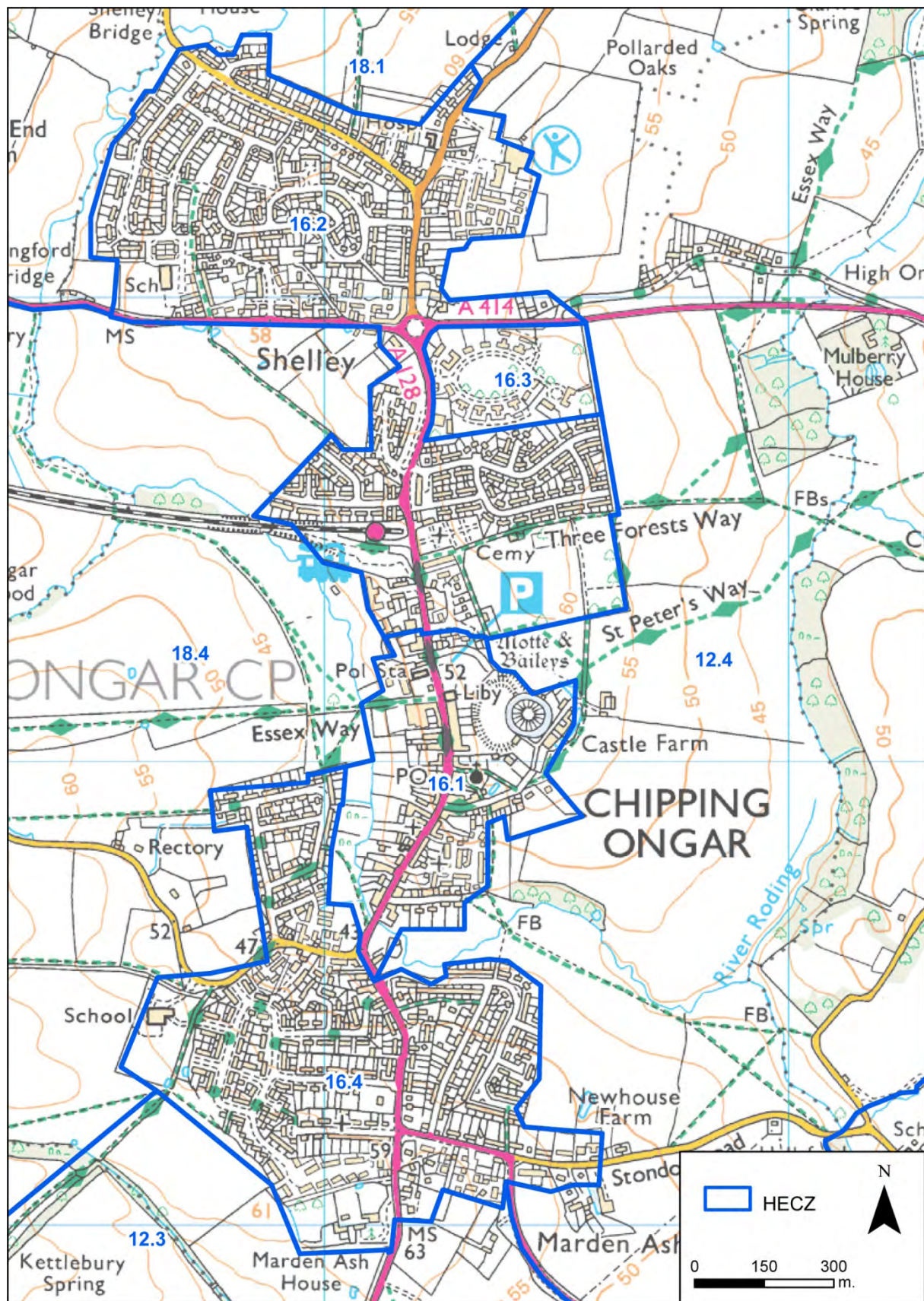


Figure 33 Historic Environment Character Area 16 showing division into zones

### **6.16.1 HECZ 16.1: Historic Chipping Ongar**

#### **Summary**

This zone comprises the medieval and post-medieval core of Chipping Ongar. It includes the Scheduled motte and bailey of Ongar Castle as well as the High Street and the areas of open land bordering the Cripsey Brook where medieval archaeology can be anticipated. The majority of the zone is a Conservation Area and there are numerous Listed Buildings

**Historic Urban Character:** This area comprises the historic core of the medieval and post-medieval town of Chipping Ongar (see Medlycott 1999). It contains the Scheduled motte and bailey of Ongar Castle. The majority of the zone is within the Chipping Ongar Conservation Area. The medieval town appears to have been a deliberate plantation, centred on the High Street and defenced by a substantial ditched enclosure. There are a number of surviving medieval buildings, including the Church of St Martin of Tours, which is 11<sup>th</sup> century in origin. Further development occurred along the High Street in the post-medieval period, with commercial development in the form of shops and inns etc. The main concentration of Listed Buildings lies on either side of the High Street. The majority date to the 17<sup>th</sup> and 18<sup>th</sup> century when Chipping Ongar appears to have played a significant role as a traveller's staging-post. The area comprises a mixture of business/retail and residential use.

The zone includes a small area to the north where excavation has established the presence of medieval occupation immediately outside the medieval defensive ditch. It also includes a small modern housing development at the southern end of the Conservation Area in Stanley Place built on back lands behind the road frontage. Banson's Lane preserves the line of a former ornamental avenue, linking Greenstead Hall and the town centre.

**Archaeological Character:** This zone comprises the historic core of Chipping Ongar. Excavation has demonstrated the survival of extensive archaeological deposits, including significant stratigraphic sequences within the town defensive



ditch. The castle motte and bailey is Scheduled. In addition there are significant numbers of Listed Buildings, largely of post-medieval date. The geology is conducive to good survival of bone and other calcareous remains. The zone includes an area of open land adjacent to the Cripsey brook which is likely to have formed the focus for water-dependent industry in the medieval and post-medieval period, such as tanning, fulling and milling, as well as evidence for earlier crossing-points of the Brook. The alluvial deposits in this area are also likely to contain significant palaeo-environmental evidence.

Criteria	Evidence	Score
• Diversity of historic environment assets	Castle, planned medieval and post-medieval town, archaeological evidence for earlier activity in vicinity	High
• Survival	Scheduled motte and bailey, Listed Buildings, extensive archaeological deposits, town plan	High
• Documentation	HER, cartographic, scheduling, Historic Town Assessment	High
• Group Value Association	Medieval and post-medieval planned town and castle	High
• Potential	Considerable potential for archaeological and palaeo-environmental deposits	High
• Sensitivity to change	Historic plan, buildings and archaeology all sensitive to change	High
• Amenity Value	History of origins and development of town, historic buildings and castle	High

Table 67 HECZ 16.1 Historic Environment Character Zone scoring

Epping Forest District	1998	<i>Chipping Ongar Conservation Area Short Appraisal</i>
Medlycott, M.	1999	<i>Chipping Ongar Historic Town Assessment Report: Extensive Urban Survey</i>

### **6.16.2 HECZ 16.2: Chipping Ongar north**

#### **Summary**

This zone comprises the post-medieval and modern expansion of Chipping Ongar to the north of the historic town core (HECZ 16.1). The zone includes Victorian elements in form of the railway and cemetery, however it is largely modern residential in nature. There is the possibility of surviving archaeology in the open spaces within this area.

**Historic Urban Character:** This zone comprises most of the area to the north of the historic core of Chipping Ongar (see Medlycott 1999). It incorporates Historic Urban Character Areas (HUCA 2, 4 and 5). Urban settlement developed to the north of the historic town centre as a gradual process in the later post-medieval period, the catalyst largely being the arrival of the railway in the mid-19<sup>th</sup> century. The station dates from 1865 and was part of the Great Eastern Railway (GER). In 1949 it was incorporated into the Central Line. London Underground closed this stretch of the line in 1994. The site has however been re-opened as a heritage railway run by volunteers. There are associated GER workers cottages built between 1892 and 1912. South of Banson's Way and west of the High Street is a small area of commercial properties. The residential streets largely comprise semi-detached properties dating to the second half of the 20<sup>th</sup> century. On the eastern edge of the zone is an area of open space, comprising the Victorian cemetery, its modern extension, and the late 20<sup>th</sup> century playing fields and recreation ground. They comprise a significant proportion of the open space in Chipping Ongar. On the opposite side of the A414 Wantz roundabout, the former site of the Ongar War Memorial Hospital, Fyfield Road, Shelley formed a focus for subsequent settlement. The hospital was demolished in 2010 and the present Health Centre occupies the site. The residential development in this area dates to the second half of the 20<sup>th</sup> century.

**Archaeological Character:**

The Archaeological Character of this zone largely relates to the post-medieval expansion of the settlement; it includes the station, the Victorian churchyard and a small number of Listed Buildings. There is the possibility of surviving archaeological deposits in the areas of open space, as evidenced by the presence of cropmarks of a possible prehistoric ring-ditch cemetery in the playing field area. The geology is conducive to good survival of bone and other calcareous remains. The remainder of the zone is unlikely to have surviving archaeological deposits due to the extensive disturbance associated with the modern housing estates.

Criteria	Evidence	Score
• Diversity of historic environment assets	Railway, cemetery, Listed Buildings	Medium
• Survival	Railway and Victorian cemetery, archaeological deposits in open areas	Medium
• Documentation	HER and cartographic evidence	Low
• Group Value Association	Railway and cemetery	Medium
• Potential	Potential for archaeological deposits in open areas	Low
• Sensitivity to change	Archaeology in open areas and setting of historic town to south are sensitive to change	Low
• Amenity Value	In association with historic town, open areas with views to castle, historic railway	Medium

Table 68 HECZ 16.2 Historic Environment Character Zone scoring

### 6.16.3 HECZ 16.3: Great Stony Park, Chipping Ongar

#### Summary

This zone comprises the Great Stony Park Conservation Area. This had its origin as the early 20<sup>th</sup> century Hackney Homes (later Great Stony School), which was designed as a self-contained community of "cottage homes" for the accommodation of up to 300 children.

**Historic Urban Character:** This zone is located to the north of the historic core of Chipping Ongar, adjacent to the A414. Built between 1902 and 1905, Hackney Homes (later Great Stony School) was designed as a self-contained community of "cottage homes" for the accommodation of up to 300 children taken into the guardianship of Hackney Council under the provisions of the 1899 Poor Law. In 1995 it was designated as a Conservation Area, and in 1998 the school was purchased by housing developers. The main accommodation blocks, administration offices and infirmary were converted into private residences, with a limited amount of new build.

**Archaeological Character:** The Archaeological Character of this zone largely relates to the surviving historic buildings. There is also the possibility that archaeological deposits relating to associated or preceding activity survives in the remaining open spaces.

Criteria	Evidence	Score
• Diversity of historic environment assets	Hackney Homes complex	Medium
• Survival	Good survival of buildings	High
• Documentation	HER, cartographic, record office. Historic building record	High
• Group Value Association	Hackney Homes complex	Medium
• Potential	Potential for archaeological deposits in open areas	Low
• Sensitivity to change	Building complex sensitive to change	High
• Amenity Value	Architectural and relationship to the historic town	Medium

*Table 69 HECZ 16.3 Historic Environment Character Zone scoring*

Upson, A.	1999	<i>Hackney Cottage Homes (Latterly Great Stony School), Chipping Ongar, Essex: Historic Building Report</i>
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#### 6.16.4 HECZ 16.4: Chipping Ongar south

##### Summary

This zone comprises the post-medieval hamlet of Marden Ash and the modern urban expansion of Chipping Ongar to the south of the historic town core (HECZ 16.1). The zone includes a number of Listed Buildings relating to Marden Ash. There is the possibility of surviving archaeology in the open spaces within this area.

**Historic Urban Character:** This zone is located to the south of the historic core of Chipping Ongar (see Medlycott 1999). It incorporates Historic Urban Character Area 7. The Listed Buildings include Marden Ash House, which is 17<sup>th</sup> century in origin, and a handful of properties on Coppers Hill. The majority of the development dates to the second half of the 20<sup>th</sup> century. Dwellings comprise a mix of semi-detached and detached properties. Chipping Ongar Primary School lies on the western edge of the area.

**Archaeological Character:** The Archaeological Character of this zone largely relates to the post-medieval expansion of the settlement; it includes the Listed Buildings. There is the possibility of surviving archaeological deposits in the areas of open space. The remainder of the zone is unlikely to have surviving archaeological deposits due to the extensive disturbance associated with the modern housing estates.

• Diversity of historic environment assets	Listed Buildings	Low
• Survival	Listed Buildings	Medium
• Documentation	HER and cartographic evidence	Low
• Group Value Association	Listed Buildings	Medium
• Potential	Potential for archaeological deposits in open areas	Low
• Sensitivity to change	Archaeology in open areas	Low
• Amenity Value	In association with historic town	Low

Table 70 HECZ 16.4 Historic Environment Character Zone scoring





## 6.17 Historic Environment Character Area 17:

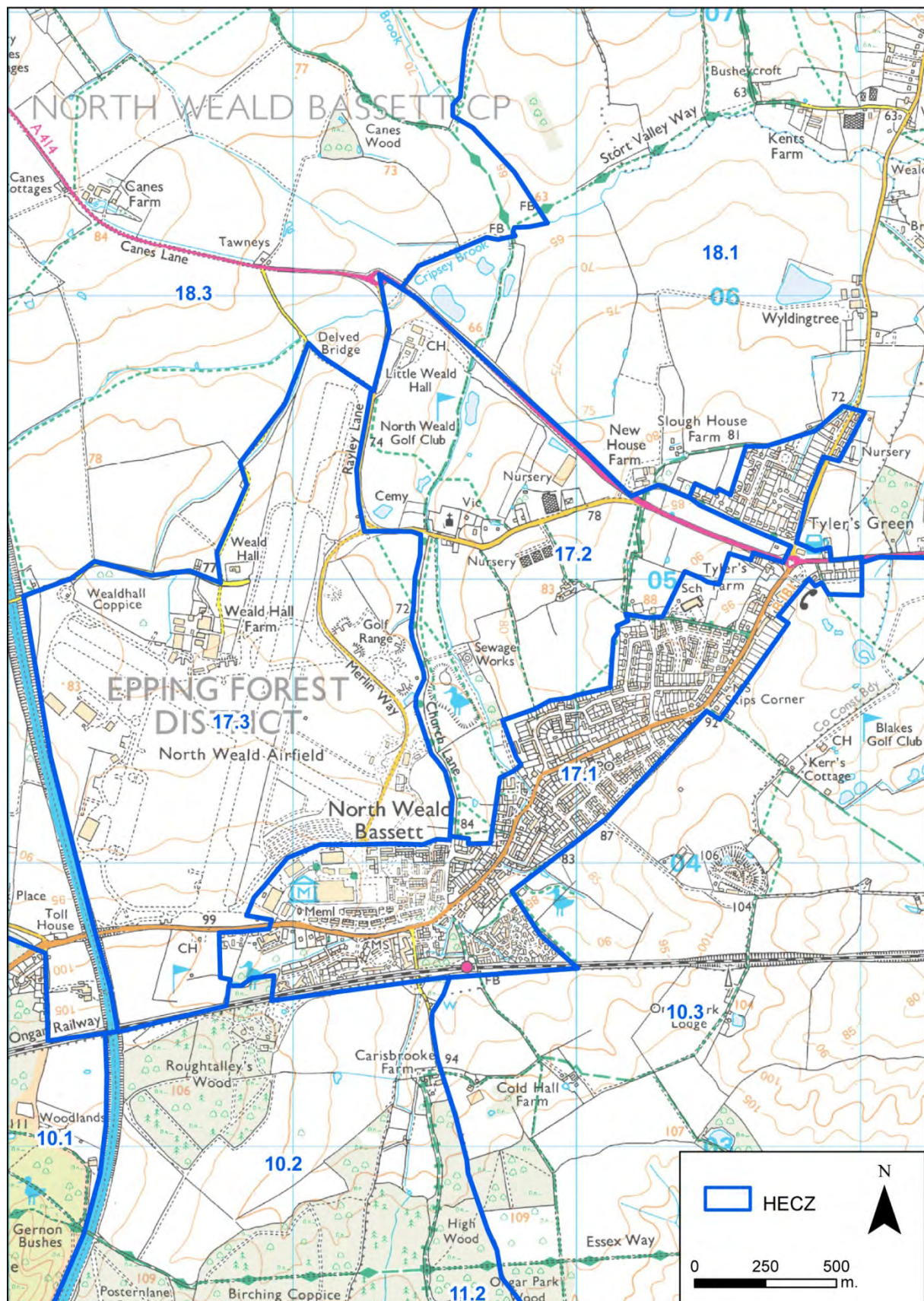


Figure 34 Historic Environment Character Area 17 showing division into zones

### **6.17.1 HECZ 17.1: Urban area of North Weald Bassett**

#### **Summary**

This zone comprises the modern urban settlement of North Weald Bassett. Historically this was a polyfocal settlement with small groups of properties spread along the High Road. A number of these original buildings are now listed. Major development occurred following the Second World War, especially with the development of airfield related industries encouraging development in close proximity to it.

**Historic Urban Character:** The urban settlement of north Weald Bassett developed on the line of High Road largely constructed in the mid to late 20<sup>th</sup> century. Dwellings comprise terraced and semi-detached properties. The earliest surviving buildings are two 16<sup>th</sup> century farms and the Kings Head, a 15<sup>th</sup> century hall house with later alterations and now a public house, all of which are protected by listed status. Within the urban area there is a small group of shops and commercial properties located on the southern side of High Road. The presence of the North Weald Airfield has encouraged development at North Weald Bassett with a number of aircraft related industries located at the south-western end of the zone.

**Archaeological Character:** The Archaeological Character largely relates to the historic settlement pattern that predates the modern expansion of the settlement. The recorded heritage assets are either historic buildings predating the modern settlement or a moated site which has lost its original structure.

<b>Criteria</b>	<b>Evidence</b>	<b>Score</b>
<ul style="list-style-type: none"><li>Diversity of historic environment assets</li></ul>	Due to the large scale modern development there is limited diversity, largely comprising the assets relating to the historic settlement pattern	Low
<ul style="list-style-type: none"><li>Survival</li></ul>	Those buildings that have survived are	Low

	protected as Listed Buildings. Any below ground deposits would have been badly disturbed	
• Documentation	Limited documentation apart from cartographic data	Low
• Group Value Association	Listed Buildings	Medium
• Potential	Limited potential due to the modern urban expansion	Low
• Sensitivity to change	Modern development limits the zones sensitivity	Low
• Amenity Value	Only the Listed Buildings	Low

Table 71 HECZ 17.1 Historic Environment Character Zone scoring

### 6.17.2 HECZ 17.2: North Weald Rural

#### Summary

This zone comprises the rural area to the north west of North Weald Bassett. Historically this was the centre of the dispersed settlement pattern with the church dating back to the medieval period. The area around the church remains rural although the area to the north of the church has been changed into a golf course. The location of the airfield to the west has resulted in defence structures such as an anti-aircraft gun site being located within the zone.

**Historic Landscape Character:** The settlement pattern is dispersed with parts of the historic field pattern surviving, although that to the north of the church has been lost to a golf course. A small stream runs through the zone linking into the Cripsey Brook to the north and would have provided a water supply for associated settlement.

**Archaeological Character:** The Archaeological Character largely relates to the historic settlement pattern that predates the modern expansion of North Weald. Within the fabric of the church evidence of Roman brick and tile has been found indicative of settlement in the vicinity. During the construction of the golf course

further evidence of Roman and Saxon pottery was recovered, again indicating activity in the zone. The recorded heritage assets are either historic buildings predating the modern settlement or a moated site which has lost its original structure. Related to the Second World War, the site of an anti-aircraft gun emplacement is located in the central part of the zone. There is the potential for palaeoenvironmental evidence from the tributary of the Cripsey Brook.

Criteria	Evidence	Score
• Diversity of historic environment assets	A range of historic assets are present from the church and the material contained within it through to the anti-aircraft site	Medium
• Survival	The church and other listed structures, and field pattern. Undeveloped areas likely to contain archaeological deposits	Medium
• Documentation	HER and cartographic data	Low
• Group Value Association	Settlement evidence	Low
• Potential	Potential for below ground deposits surviving and palaeoenvironmental deposits	Medium
• Sensitivity to change	Small area surrounded by modern development, area around church significant	Low
• Amenity Value	Church, Listed Buildings	Low

Table 72 HECZ 17.2 Historic Environment Character Zone scoring

### 6.17.3 HECZ 17.3: North Weald Airfield

#### Summary

This zone comprises the modern area of North Weald Airfield. The airfield began life during the First World War, expanding significantly in the World War II, and remains

in use to this day as an airfield. A large number of World War II structures survive, both associated with the airfield itself and its defences.

**Historic Urban Character:** North Weald Bassett aerodrome was established by the Royal Flying Corps in the summer of 1916 during World War I. Its military functions continued to develop during the interwar period, with the building of large hangars and accommodation for Royal Air Force (RAF) personnel. The airfield played an important part in the air defense strategy during World War II. One of the original 1927 aircraft hangars still remains as does the former Officers Mess and the Control Tower, which have now been given Grade II listed status. The airfield was sold to the local authority in 1979.

**Archaeological Character:** The Archaeological Character largely relates to the development of the World War I and World War II airfield and its associated defensive monuments. There is the potential that earlier archaeological deposits survive in the open areas between the runways and related airfield tracks and around the perimeter. Beneath Weald Hall Farm on the western site of the runway cartographic evidence shows the presence of a moat, potentially of medieval origin. A range of World War II defences are located around the zone including pill boxes, cantilever pillboxes, Pickett Hamilton forts and fighter dispersal pens.

Criteria	Evidence	Score
• Diversity of historic environment assets	Extensive assets survive relating to the World War II defences, earlier moat and farm/hall complex	High
• Survival	Good survival of military assets	High
• Documentation	HER and cartographic evidence, airfield maps and details of buildings, Airfield report	Medium
• Group Value Association	Military defences	High
• Potential	Potential for below ground deposits in undisturbed areas	Low
• Sensitivity to change	Military defences are sensitive to	High



	demolition as further development occurs	
• Amenity Value	History of the airfield in both World Wars and the heritage asset associated with it	High

Table 73 HECZ 17.3 Historic Environment Character Zone scoring

Thorpe, S.	1996	<i>Military Airfields in Essex During World War Two : A comparative assessment of Airfield sites and structures</i>
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### 6.18 Historic Environment Character Area 18:

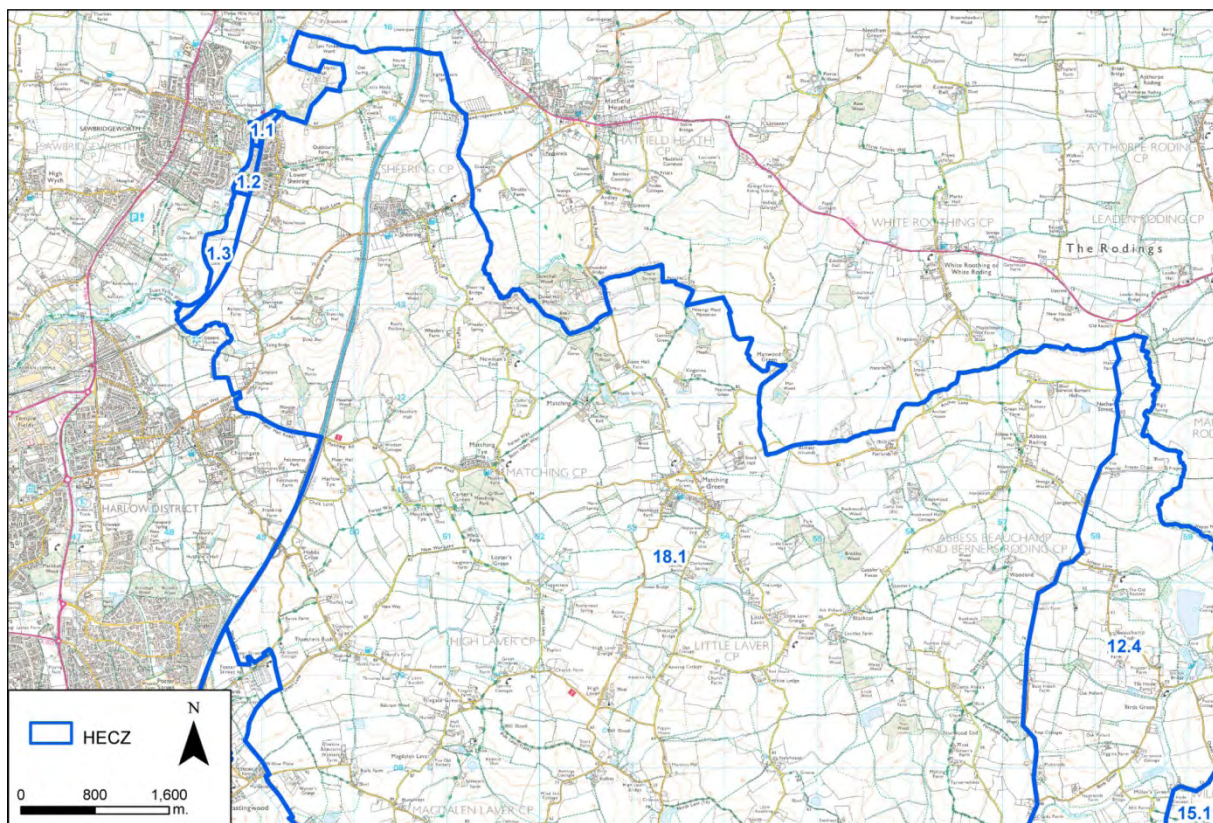
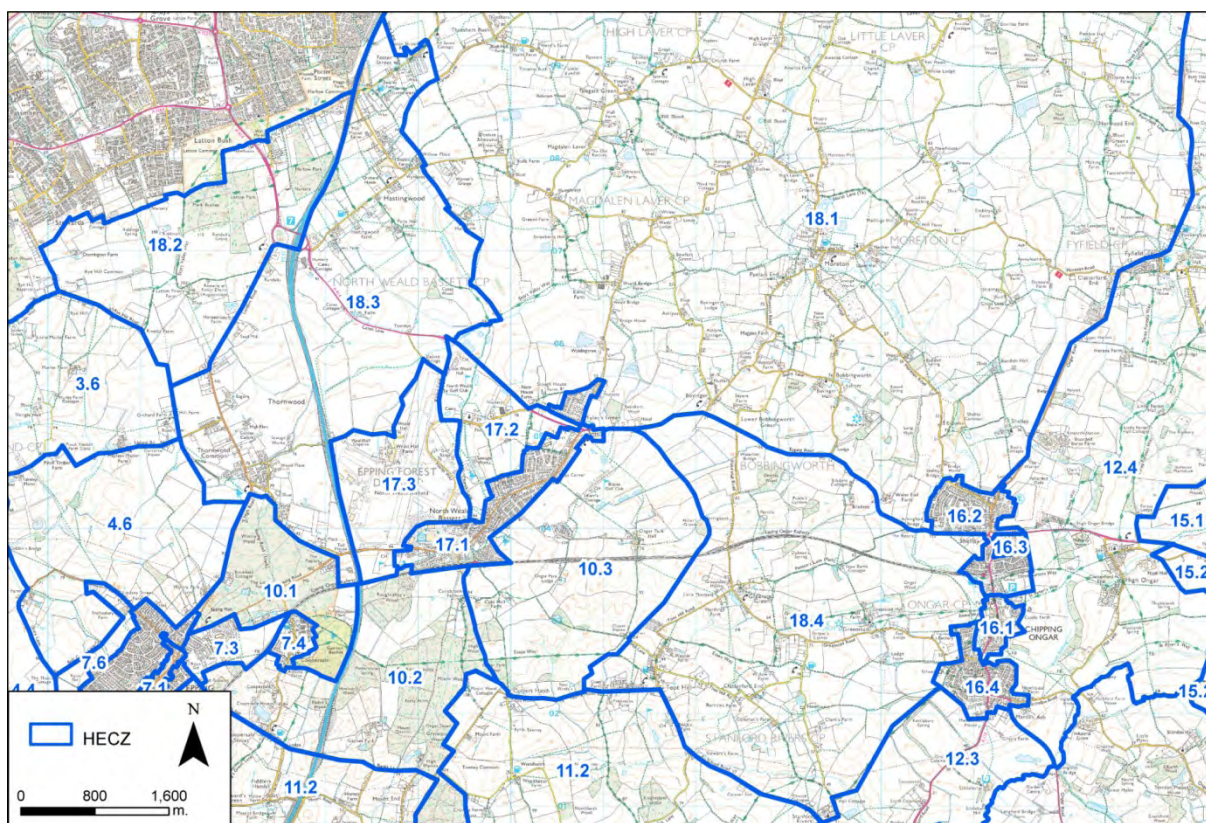


Figure 35 Historic Environment Character Area 18 showing division into zones 18.1





*Figure 36 Historic Environment Character Area 18 showing division into zones 18.2 – 18.4*

### **6.18.1 HECZ 18.1: Matching and the Lavers**

#### **Summary**

A large area in the northern part of Epping Forest District, comprising an undulating ridge of higher ground, between the Lea-Stort valley and the Roding Valley, drained by numerous small streams. The area is predominately boulder clay, with head deposits and sands and gravels in the valley sides, alluvium in the valley floors. The historic settlement pattern was dispersed, often originally focussed on greens, comprising church and hall complexes, manorial sites, farms and small hamlets. There are numerous Listed Buildings and five Conservation Areas. There has been very limited development within this area and little is known from excavation; however the evidence, particularly from cropmarks and the metal-detecting finds, indicates widespread settlement across the area from the prehistoric period onwards.

**Historic Landscape Character:** This area incorporates part of an ancient Saxon territory known as the *hrodingas* (now the Rodings parishes). Historic Settlement assessments have been undertaken for Moreton and Matching Green. The historic settlement pattern was highly dispersed and polyfocal comprising church/hall complexes, many moated sites, individual farms and cottages, greens (both linear and triangular) and small hamlets. The overall grain of the landscape is very irregular, dissected by many small valleys of tributary streams and with numerous small twisting roads and lanes linking the various elements of the dispersed settlement pattern. A number of the lanes are Protected Lanes. There are a number of parks of medieval or early post-medieval origin, including those at Blake Hall and Little Laver Hall. On a macro-scale the field type can be described as pre-18<sup>th</sup> century irregular fields (these are probably of medieval origin and some maybe even older), although on a micro-scale there is evidence of pre-18<sup>th</sup> century co-axial sinuous fields within the individual farms. There are enclosed meadows along the Roding tributaries; these survive well in the valley of the Cripsey Brook. There are small scattered areas of ancient woodland, particularly in the northern half of the zone, as well as veteran trees. It is probable that much of this field-scape is very ancient indeed, and may well have its origins in the late Saxon period. The impact of World War II is visible in the landscape, with an airfield at Matching Green. The degree of post-1950s boundary loss can be categorized as slight to moderate, rising to high in the areas of the airfield and on some individual farms. There are numerous Listed Buildings and five Conservation Areas (Matching Green, Matching Tye, Matching Church and Hall, Abbess Roding, Moreton and Blake Hall); Blake Hall is also a Registered Park and Garden, as is Down Hall.

**Archaeological Character:** There is extensive cropmark evidence for the area, ranging in date from prehistoric enclosures to World War II airfields. In addition there are numerous metal-detecting find-spots, particularly in the northern portion of the area, around Matching and Sheering. There has been little archaeological fieldwork within the area, due to the lack of large-scale development pressures. However the archaeological monitoring of the Matching Green to Ryehouse gas main has demonstrated the survival of multi-period archaeological remains. Significant sites include the ring-work at Sheering Hall and the cropmark of a double-ditched circular enclosure of probable prehistoric date at Matching.

There is widespread evidence for prehistoric and Roman activity, largely based on the cropmark and metal-detecting evidence. The medieval settlement pattern was dispersed and polyfocal, comprising church/hall complexes, small hamlets, common-edge settlement, moated sites and individual farmsteads. The moated sites are thought to have their origins in the 12<sup>th</sup> and 13<sup>th</sup> centuries. There are a number of ancient woods, particularly in the north of the area, which may contain surviving earthworks. Historic landscape features include commons and greens, most notably at Matching Green, and significant areas of surviving water meadow along the Cripsey Brook. During the post-medieval period changes in agricultural production are reflected in changing farm complexes with the development of the Victorian 'High Farming' tradition when new ideas culminated in significant alterations in the design and layouts of buildings. The airfield at Matching dates to World War II; this still has significant surviving remains.

<b>Criteria</b>	<b>Evidence</b>	<b>Score</b>
• Diversity of historic environment assets	Surviving cropmarks, moats, Listed Buildings etc	High
• Survival	Settlement pattern survives well, field scape has suffered boundary loss, little modern development	High
• Documentation	HER data, cartographic, cropmarks, Historic Settlement assessment reports for Matching and Moreton, Conservation Area Appraisals	Medium
• Group Value Association	Listed Buildings, moats, field systems, Conservation Areas	High
• Potential	Potential for the medieval settlement pattern, extensive below ground features, landscape features etc	High
• Sensitivity to change	Rural settlement pattern, good survival of below ground deposits	High
• Amenity Value	Conservation Areas, rural landscape,	Medium

	settlement pattern accessible through network of lanes and footpaths	
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Table 74 HECZ 18.1 Historic Environment Character Zone scoring

Epping Forest District	2007	<i>Matching, Conservation Area: Character Appraisal and Management Plan</i>
Medlycott, M	2004	<i>Matching Green Historic Settlement Assessment</i>
Medlycott, M	2004	<i>Moreton Historic Settlement Assessment</i>

### 6.18.2 HECZ 18.2: Latton Priory area

#### Summary

A small area to the south of Harlow comprising Latton priory, former commons, woodland and farmland. The area is predominately boulder clay, with head deposits and London Clay on the edges. The historic settlement pattern was dispersed, largely comprising Latton Priory and a scatter of settlement along the commons' edge. There are a number of Listed Buildings and the Priory is a Scheduled Monument. There has been very limited development within this area and little is known from excavation; however the evidence, particularly from cropmarks, indicates widespread settlement across the area from the prehistoric period onwards.

**Historic Landscape Character:** The Scheduled Latton Priory is centrally placed within this zone; to the west was Rye Hill Common and to the north was Harlow Bush Common, which formerly extended into this zone. Mark Bushes, Latton Park and Harlow Park are all Ancient Woodlands. The historic settlement pattern was historically sparse, dispersed and polyfocal comprising the Priory complex, a number of moated sites, and a scatter of cottages and farms, largely strung out along the edge of the commons or adjoining London Road. Latton Priory is sited on the highest point of the immediate area and was linked by a track to both the London Road and to Rye Hill Common and Rye Hill Road. The area is criss-crossed by further tracks linking the commons to the roads and to the woodland. The fields immediately associated with the Priory were rather large; the remainder of the fields

were smaller and rectangular in shape, some of these date to the enclosure of the commons in the later post-medieval period. The area around Riddings House is characterised by long belts of woodland; these were present in the 18<sup>th</sup> century and were probably planted as cover for gamebirds. The degree of post-1950s boundary loss can be categorized as moderate to high.

**Archaeological Character:** Latton Priory was founded in the 12<sup>th</sup> century for Augustinian Canons. The priory church was entirely rebuilt in the 14<sup>th</sup> century; its walls are of flint rubble dressed with Roman brick and Reigate stone. Only the four crossing arches remain today, with the adjoining east and west walls of the north transept, the east wall of the south transept and the first 4m of the nave walls. The Priory was closed in 1534 and the church was converted to form a barn. The site is Scheduled; in addition to the buildings there are surviving earthworks and the Matching to Rye House gas pipeline which passed very close to the site has established the survival of below-ground remains including masonry footings. There is extensive cropmark evidence for the area, ranging in date from a prehistoric ring-ditch to post-medieval field boundaries. There has been little archaeological fieldwork within the area, due to the lack of large-scale development pressures. However the archaeological monitoring of the Matching Green to Ryehouse gas main has demonstrated the survival of multi-period archaeological remains. There is evidence for prehistoric and Roman activity. The medieval settlement pattern can still be traced; it includes the moated site at Rye Hill and a number of Listed Buildings on the edge of Harlow Common. There are a number of ancient woods, particularly in the north of the area, which may contain surviving earthworks.

Criteria	Evidence	Score
• Diversity of historic environment assets	Latton Priory, cropmarks, moat, Listed Buildings, woodland earthworks and historic landscape	High
• Survival	Latton Priory, settlement pattern survives well, field scape has suffered boundary loss, little modern development	High

• Documentation	HER and cartographic data, Latton Priory	Medium
• Group Value Association	Latton Priory, Listed Buildings, moats, field systems	High
• Potential	Potential for extensive below ground features associated with Latton Priory, landscape features etc	High
• Sensitivity to change	Latton Priory, Rural settlement pattern, good survival of below ground deposits	High
• Amenity Value	Latton Priory in private hands, Rural landscape accessible through network of lanes	Low

Table 75 HECZ 18.2 Historic Environment Character Zone scoring

### 6.18.3 HECZ 18.3: Thornwood and Hastingwood

#### Summary

A small area to the south of Harlow comprising the former Thornwood and Hastingwood Commons and the largely modern settlements of Hastingwood and Thornwood. It is bisected by the M11 and the A414, the junction is on the edge of this zone; there is a degree of modern activity associated with the motorway junction and the proximity of Harlow (McDonalds, etc.). The area is predominately boulder clay, with small areas of head deposits. The historic settlement pattern was dispersed, largely comprising a scatter of settlement along the commons' edge and a few isolated farms. There are a number of Listed Buildings and one moated Scheduled site. Little is known from excavation; however the evidence, particularly from cropmarks, indicates widespread settlement across the area from the prehistoric period onwards.

**Historic Landscape Character:** Historically this zone comprised the two commons of Thornwood and Hastingwood; these linked the larger Harlow Common complex to the north and to Wintry Wood, and ultimately Epping Forest, to the south. These had



been enclosed by the late 19<sup>th</sup> century. The historic settlement pattern was dispersed, largely comprising a scatter of settlement along the commons' edge and a few isolated farms. The modern development is concentrated on and around the former commons and at the junction of the M11 and the A414, which bisects this zone. The fields that date to the enclosure of the commons in the later post-medieval period have a tendency to be small and rectangular; the remainder of the fieldscape comprises large irregular fields, these maybe medieval in origin. The degree of post-1950s boundary loss can be categorized as moderate to high. There are a few small areas of woodland, and a network of historic footpaths, in some places following boundaries that no longer exist.

**Archaeological Character:** There is cropmark evidence for the area, largely comprising former field-boundaries, but also including the Scheduled moated site at Marshalls. There has been little archaeological fieldwork within the area, however the archaeological monitoring of the Matching Green to Ryehouse gas main and during the construction of the M11 has demonstrated the survival of multi-period archaeological remains. The medieval settlement pattern was largely strung out around the edge of the former commons, with individual farms and cottages scattered over the remainder of the area. There are a number of moated sites; these are thought to have their origins in the 12<sup>th</sup> and 13<sup>th</sup> centuries. In the southern half of the zone are a number of dispersed World War II sites, relating to the airfield at north Weald (HECZ 17.3).

Criteria	Evidence	Score
• Diversity of historic environment assets	Cropmarks, moat, Listed Buildings etc	Medium
• Survival	Settlement pattern, fieldscape has suffered boundary loss, below-ground archaeology	Medium
• Documentation	HER and cartographic data, cropmarks	Low
• Group Value Association	Listed Buildings, moats, field systems, former commons	Medium
• Potential	Potential for below-ground features	Medium

• Sensitivity to change	Rural settlement pattern, potential survival of below ground deposits	Medium
• Amenity Value	Rural landscape, settlement pattern accessible through network of lanes	Low

Table 76 HECZ 18.3 Historic Environment Character Zone scoring

#### **6.18.4 HECZ 18.4: Greenstead area**

##### **Summary**

A zone to the west of Chipping Ongar and south of the A414. The area is geologically complex, comprising London Clay, overlain by patches of boulder clay, glaciofluvial gravels, head deposits and alluvium in the valley of the Cripsey Brook. The historic settlement pattern was dispersed and polyfocal in nature. There are a number of Listed Buildings, including the oldest surviving timber building in Britain at St Andrew's Church, Greenstead. Little is known from excavation; however the evidence, particularly from cropmarks, indicates settlement across the zone from the prehistoric period onwards.

**Historic Landscape Character:** The historic settlement pattern was highly dispersed and polyfocal comprising church/hall complexes, moated sites, individual farms and cottages, greens (both linear and triangular) and small hamlets. The overall grain of the landscape is very irregular, dissected by small valleys of tributary streams and with numerous small twisting roads and lanes linking the various elements of the dispersed settlement pattern. At Greenstead the Hall and Park are medieval, or possibly Late Saxon, in origin, and the Church of St Andrew is the oldest wooden building in Britain, dated to c 1063-1100. On a macro-scale the field type can be described as pre-18<sup>th</sup> century irregular fields (these are probably of medieval origin and some maybe even older), although on a micro-scale there is evidence of pre-18<sup>th</sup> century co-axial sinuous fields within the individual farms. There are enclosed meadows along the Roding tributaries. There are a few small scattered areas of ancient woodland. It is probable that much of this field-scape is very ancient indeed, and may well have its origins in the late Saxon period. The degree of

post-1950s boundary loss can be categorized as slight to moderate, rising to high on some individual farms. The Ongar Railway, which bisects the zone, was constructed in the 1860s.

**Archaeological Character:** There is cropmark evidence for the zone, largely comprising former field-boundaries, but also including a possible prehistoric enclosure. There has been little archaeological fieldwork within the zone, due to the absence of large-scale development. However the archaeological monitoring of the Ongar sewage scheme demonstrated the survival of multi-period archaeological remains. The medieval settlement and landscape pattern is well preserved, there are numerous Listed Buildings and a number of moated sites; these are thought to have their origins in the 12<sup>th</sup> and 13<sup>th</sup> centuries. The Church of St Andrew is the oldest wooden building in Britain and a unique survival of a 'stave' church, dated to c 1063-1100 and built on the site of an earlier Saxon church. It forms a particularly significant church and hall group with Greenstead Hall and Park.

Criteria	Evidence	Score
• Diversity of historic environment assets	Greenstead church-hall complex, cropmarks, moats, Listed Buildings etc	High
• Survival	Greenstead church-hall complex, settlement pattern, fieldscape, below-ground archaeology	High
• Documentation	HER data, cartographic, Greenstead church	Medium
• Group Value Association	Greenstead church-hall complex, Listed Buildings, medieval settlement and landscape pattern	High
• Potential	Potential for below-ground features	High
• Sensitivity to change	Greenstead church-hall complex, historic settlement and landscape, potential survival of below ground deposits	Medium

• Amenity Value	Historic landscape and settlement pattern accessible through network of lanes and footpaths, Greenstead Church open to public	Medium
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Table 77 HECZ 18.4 Historic Environment Character Zone scoring

## 7 Bibliography

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## 8 Glossary of Terms Used

**Alluvium:** Soil or sediments deposited by a river or other running water. It is typically made up of a variety of materials, including fine particles of silt and clay and larger particles of sand and gravel.

**Assarting:** Is the act of clearing forested lands for use in agriculture or other purposes.

**Bronze Age:** The period from about 2,000 BC, when bronze-working first began in Britain, until about 700BC when the use of iron begins.

**Church and Hall complex:** A group of buildings comprising the church, cemetery and manorial hall.

**Co-axial Fields:** A coaxial field system is a group of fields (usually square or rectangular in plan) arranged on a single prevailing axis of orientation. Most of the field boundaries either follow this axis or run at right angles to it. These boundaries tend to be some of the oldest in Essex, dating to before the medieval period.

**Colluvial:** A loose deposit of rock debris accumulated through the action of gravity at the base of a cliff or slope.

**Cordite:** Is a family of smokeless propellants developed and produced in the United Kingdom from 1889 to replace gunpowder as a military propellant.

**Corn Dryer:** Found as T or Y shaped features lined with clay or stone with burning at one end. Consisted of a long flue through which hot air was passed above which a wooden floor was constructed which supported the grain.

**Cropmarks:** Variations in the sub-soil caused by buried archaeological features results in different crop growth visible from the air.

**Deer Bank:** Bank surrounding a park or woodland to retain deer within

**Head Deposits:** An unsorted deposit that forms during cold climate environments.

**Holocene:** Is a geological epoch which began approximately 12,000 years ago.

**Hypocaust:** Is a Roman system of under floor heating.

**Faunal:** Pertaining to animals.

**Gunpowder Hulk:** A vessel for storing and issuing gunpowder – preferably moored at a safe distance from the dockyard to which it was attached.

**Iron Age:** The period from about 700 BC when iron-working arrived in Britain until the Roman invasion of 43 AD.

**Lacustrine deposits:** Sediments and deposits formed within an ancient lake.

**Lowestoft Formation:** The Lowestoft Formation forms an extensive sheet of chalky till, together with outwash sands and gravels, silts and clays.

**Marching Camp:** A temporary Roman fort set up by the army while on the move for overnight stops and short stop-overs.

**Medieval:** This is the period between the Norman Conquest of England in 1066 AD and the dissolution of the monasteries in 1538 AD.

**Mesolithic:** The period following the end of the last ice age and prior to the introduction of farming in the Neolithic.

**Moot:** an Old English language (Anglo-Saxon) term for meeting.

**Morphology:** The study of the form and structure of a building, site or landscape.

**Neolithic:** The period from about 4000BC when farming and pottery manufacture began in Britain, until about 2000BC when metalworking began.

**Palaeoenvironmental:** Material which provides evidence of an environment at a period in the past.

**Paleolithic:** The Palaeolithic period covers the time span from the initial colonisation of Britain, c. 700,000 years ago to the end of the last ice age c 10,000 years ago.

**Post-medieval:** The period from 1538-1900 AD.

**Rides:** Routeway through woodland.

**Roman:** The period of Roman occupation from 43AD through to 410AD.

**Saxon:** The period of Saxon occupation from 410 AD to 1066 AD.

**Scheduled Monument:** (Formerly Scheduled Ancient Monument): A site of nationally archaeological importance protected under the 1979 Ancient Monuments and Archaeological Areas Act.

**Tessellated pavement:** Mosaic pavement made from small pieces of tile.

**Toft:** A homestead.

**Trackway:** A trackway is an ancient route of travel for people and/or animals.

**Turnpike:** A toll road.

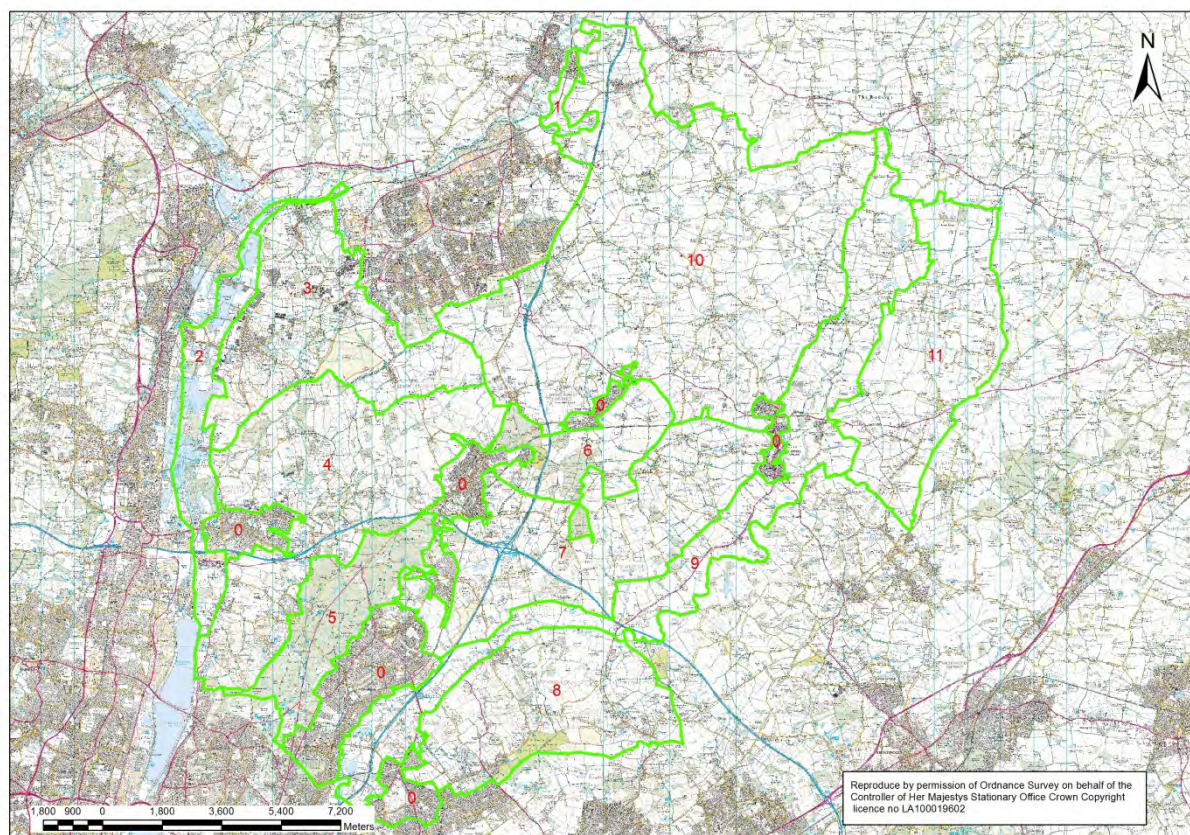
**Vernacular:** a term used to categorize methods of construction which use locally available resources and traditions to address local needs and circumstances.

**Vill:** Is a historic term used to describe a land unit which might otherwise be described as a parish or manor.

**Walstonian glacial stage:** The name for a middle Pleistocene stage that precedes the Ipswichian Stage and follows the Hoxnian Stage in the British Isles. It started 352,000 years ago and ended 130,000 years ago.

**Waterlogging:** In archaeology, the long-term exclusion of air by groundwater preserves perishable artifacts. Thus, in a site which has been waterlogged since the archaeological layer was deposited, exceptional insight may be obtained by study of artifacts of leather, wood, textile or similar materials.

## Appendix 1: Historic Landscape Character Area Descriptions



*Figure 37 Historic Landscape Areas*

### **HLCA 1. Stort Valley**

This area comprises part of the Stort Valley and the lower valley of the Pincey Brook. The Stort Valley forms the western boundary to the northern part of the District. The river was canalised in the 19<sup>th</sup> century. The valley is broad and flat-bottomed with steep-sides, cutting through head deposits, with alluvium in the valley floor.

The valley bottom consisted largely of meadow pasture, medieval or earlier in origin. This comprised relatively small fields, closely echoing the course of the river and brook, with larger fields on the valley sides. Post-1950s boundary loss can be described as high, with only one area of the original meadow pasture surviving in the valley of the Pincey Brook. The railway, which is mid-19<sup>th</sup> century in origin, runs through the centre of this area closely following the line of the river.



There is little historic settlement in the area, with the exception of those industrial structures associated with the river itself, in particular watermills and maltings. Sheering Hall, one of the focal points in the historically dispersed settlement pattern of the wider area, is located adjacent to the Pincey Brook, a tributary of the Stort. The manorial complex here includes a ringwork, suggestive of a Late Saxon or Viking origin for the site and a moated chapel site. Lower Sheering, a nucleated settlement of largely late 20<sup>th</sup> century date, occupies the northern part of the area.

## **HLCA 2. Lea Valley**

The Lea-Stort Valley forms the western boundary to the southern half of Essex. The rivers were canalised in the 19<sup>th</sup> century, though many former channels survive. The valley is broad and flat-bottomed with steep-sides, cutting through glaciofluvial gravel deposits, alluvium and London Clay as it heads southwards. The gravel deposits have been extensively extracted; the flooded gravel pits are now key features of the Lee Valley Regional Park, which occupies much of this area.

The area has attracted industry linked with the use of water, in particular the gunpowder works at Waltham Abbey, as well as numerous mills along the river itself. Some of the glasshouses of the horticultural industries of Nazeing and Roydon extend into this area.

The fieldscape in the valley bottom consisted largely of meadow pasture, often originating as meadow held in common which was subsequently enclosed; these are medieval or earlier in origin. The portions of this area in the historic parishes of Roydon and Nazeing are described in their respective Historic Settlement assessment reports. Post-1950s boundary loss can be described as moderate to high, in places this has resulted in former enclosed common reverting to its original medieval dimensions.

## **HLCA 3. Roydon and Nazeing**

An undulating area of higher ground overlooking the Lea-Stort valley, often with steep slopes dropping towards the valley, and numerous small tributary streams. The geology comprises boulder clay and head deposits, overlying London Clay, with exposed gravels in the valley sides.

Until the 20<sup>th</sup> century the Roydon and Nazeing area had a dispersed settlement pattern of farms and cottages scattered along the roads and around the edges of commons and greens, with a small nucleated settlement at Roydon. The historic fieldscape comprised a mixture of pre-18<sup>th</sup> century irregular fields (these are probably of medieval origin and some maybe even older) belonging to the manorial demesnes and larger farms, and large common fields which were farmed on the strip method by both the manor and its tenants. There were numerous commons and roadside greens which once formed the most distinctive element of the landscape, and were focal points in the settlement patterns. Epping Long Green is a remarkable survival of one of the roadside greens, now a green lane, with small woods and ponds. They were subsequently enclosed, some in the later medieval period and the remainder in the 19<sup>th</sup> century. Post-1950 boundary removal has restored some of the common fields to their original dimensions. Analysis of the hedgerows from the cartographic evidence shows that their survival levels are quite good. Those that separated the irregular fields belonging to the demesnes and bigger farms largely survive, and the original medieval boundaries of the common fields are also largely intact, the later boundaries which subdivided have been mostly removed. There are a number of areas of ancient woodland. Historic Settlement assessment reports have been completed for both Roydon and Nazeing parishes. Much of the land is currently used for agriculture, with an emphasis on glasshouse market-gardening which forms the dominant visual characteristic of much of the area. The large urban expanse of Harlow New Town forms the eastern boundary of this area.

#### **HLCA 4. Copped Hall Ridge and the Cobbin's Brook**

Copped Hall ridge and the valley and slopes of the Cobbin's Brook, bounded on the west by the Lea Valley and to the east by Epping Forest and the town of Epping. The geology is largely London Clay, with some overlying boulder clay and head and alluvium deposits in the Cobbin's Brook valley. The historic town of Waltham Abbey lies in the west of this area.

The area is characterised by a high density of historic parks, including Copped Hall, Monkams Hall, Warlies, Beech Hill and Gilwell parks. This recreational use is also reflected in the numerous small woodlands, many of them 'shaws' and 'springs'

planted for habitat for game-birds and foxes; there are also shelter belts and ornamental planting associated with Copped Hall. The Copped Hall warren, now woodland, is separated from the rest of the Copped Hall parkland by the M25 which runs across the centre of the area. Twentieth century leisure persists in the form of golf courses in the south of the area adjoining Epping Forest. The historic field pattern comprises pre-18<sup>th</sup> century irregular enclosure (these are probably of medieval origin and some maybe even older) and former common arable enclosed by later agreement; the latter is more common in the northern half of the area. Post-1950s boundary loss can be described as low to moderate. Historically the settlement pattern is dispersed, comprising church/hall complexes, farms and small hamlets, the latter often strung out along linear greens. Galley Hill Green, Puck Lane and Claygate Lane are remarkable survivals of these linear roadside greens, now green lanes and lacking the houses which the late 18<sup>th</sup> century Chapman and André map shows strung out along them. In general the historic settlement pattern is still very evident, although in places there is some infilling of linear settlement along the roads and greens. Some of the farms have become small nucleated clusters of buildings, partly due to changed agricultural practice and partly due to diversification and changed usage. There are a number of glasshouses toward the Lea Valley in the south west of the area.

### **HLCA 5. Epping Forest**

Epping Forest, which gives its name to the District, lies on a long ridge comprised of a mixture of gravels and Bagshot Beds overlying Claygates, which in turn overlies London Clay.

Epping Forest is a very large uncompartmented wood-pasture common; it appears that the wood-pasture reached its medieval and post-medieval form in the Anglo Saxon period. In the medieval period Epping formed part of the much larger, legally defined, Waltham Forest. The wood pasture trees were pollarded to produce wood, and the wood pasture was interspersed by plains, areas of grass, heather and occasional bog, on low-lying or particularly poorly drained areas. This historic pattern is shown on the Chapman and André map of 1777. The vegetational history of the forest is complex; currently beech is dominant on the top of the ridge with hornbeam on the slopes. The Forest contains many earthworks including the Iron Age hill-forts

of Ambresbury Banks and Loughton Camp, and much later features such as boundary banks and pillow mounds associated with an artificial warren.

In the 1860s Epping Forest faced the threat of enclosure which had earlier destroyed Hainault Forest, fortunately this was resisted. In 1878 the Epping Forest Act appointed the Corporation of the City of London to be Conservators of the Forest, with the duty to “protect the timber and other trees, pollards, shrubs, underwood, heather gorse, and herbage growing in the Forest” and “at all times keep Epping Forest unenclosed and unbuilt on as an open space for the recreation and enjoyment of the people.” Epping Forest remains in the care of the City of London. The cessation of pollarding, reduction of grazing and other changes had adverse effects on the biodiversity and historic character of the Forest, but in recent decades the forest has been managed with greater regard to its historic character. The historic settlements of Epping and Theydon Bois lie to the north-west of this area, and today most of the north and west sides of the forest are bordered by housing.

#### **HLCA 6. Wintry Forest area**

Wintry Forest and the neighbouring woods were within the legally defined medieval Waltham Forest. They lie on the northern end of a long ridge comprised of a mixture of gravels and Bagshot Beds overlying Claygates, which in turn overlies London Clay.

Wintry Forest and Gernon Bushes were commons, rather like the main area of Epping Forest, with large areas of wood pasture and the trees pollarded for wood; there were also open areas or ‘plains’. Numerous pollards survive, with Gernon Bushes particularly densely covered with pollarded hornbeams; its formerly open areas are now mainly wooded. The other woods in the area appear to have been managed woodland rather than wood pasture. Gaynes Park and Coopersale Park lie in the south of the area, they originated as medieval parkland. They both retain elements of their historic origins, including specimen trees. Ongar Park on the southern edge of the area is the oldest recorded park in England, with its origins in the Late Saxon period; although the park is no longer in existence, its outline is preserved as hedgerow, and part of its original enclosing bank is scheduled. The fields are largely of the pre-18<sup>th</sup> century irregular form (these are probably of

medieval origin and some maybe even older), probably the result of assarting. There are some patches of later enclosure on the northern boundary. There is very little settlement due to the predominant land-use of woodland and park, and what there is, is dispersed in nature. The M11 now runs north-south through this area.

### **HLCA 7. The Theydons area**

The area is located to the north-west of the Roding Valley. Topographically it is undulating, running down into the valley are numerous small tributary streams. The geology is very mixed, with London Clay overlain in patches with boulder clay and head deposits, and alluvium in some of the tributaries.

There are extensive tracts of pre-18<sup>th</sup> century sinuous fields interspersed by patches of pre-18<sup>th</sup> century irregular fields (these are probably of medieval origin and some maybe even older). These latter field forms appear in some case to be a response to the local topography of small side-valleys. There are numerous small areas of ancient woodland, many of which were springs or shaws planted in the 17<sup>th</sup> and 18<sup>th</sup> century for the shooting of game-birds. The parks of Hill Hall and Greensted Hall are medieval in origin. Hill Hall is one of the finest examples of an early renaissance mansion in the country. Historically the settlement pattern is dispersed, comprising church/hall complexes, manorial centres, farms and small hamlets. There are still no settlements of any size in the area. The south west of the area is bisected by both the M25 and the M11, with the junction of the two forming the most intrusive feature. There has been limited post-1950s boundary loss, rising to moderate-severe in the area affected by the construction of the motorways. However this boundary loss has not affected the overall sinuous pattern of the landscape.

### **HLCA 8. Hainault Forest and Abridge area**

The area is located to the south-east of the valley of the River Roding. The geology is very mixed, with London Clay overlain in patches with boulder clay and head deposits, numerous small tributary streams drain into the Roding River.

There are extensive tracts of pre-18<sup>th</sup> century sinuous fields interspersed by patches of pre-18<sup>th</sup> century irregular fields (these are probably of medieval origin and some maybe even older). These latter field forms appear in some case to be a response to

the local topography of small side-valleys. There has been limited-moderate post-1950s boundary loss, rising to severe on a few farms. There are a number of small areas of ancient woodland, many of which were springs or shaws planted in the 17<sup>th</sup> and 18<sup>th</sup> century for the shooting of game-birds. The park at Bishops Hall, Lambourne, is medieval in origin. Historically the settlement pattern is dispersed, comprising church/hall complexes, manors, farms and small hamlets. A feature of this area is the numerous shooting lodges built in the 17<sup>th</sup> and 18<sup>th</sup> century. The principal historic settlements are Abridge and Stapleford Abbots, Chigwell Row is largely late post-medieval in origin. The landscape of Lambourne is still predominately rural and retains many elements of the historic environment including the farms, hedgerows and woodland. A Historic Settlement assessment Report has been completed for Lambourne and Abridge parish. Stapleford Tawney Airfield was built in the 1930s as a civilian airfield, before being requisitioned by the RAF during World War II.

On the southern edge of the area is the northern (and only surviving) portion of the medieval Royal Forest of Hainault. In 1851 Hainault Forest was disafforested and in 1858 the Hainault Forest Allotment of Commons Act provided that 317 acres in Chigwell, Lambourne and Dagenham should be allotted as common to the parish of Lambourne. This surviving area of Hainault Forest now provides a very good impression of a wood pasture. The areas of hornbeam, oak and thorn match quite closely the areas shown on 16<sup>th</sup> century surveys, pollarding continued quite late and has been revived, and the plains and heath have been restored. The Stapleford Common area was enclosed in the 19<sup>th</sup> century and part of it became plot-lands in the early 20<sup>th</sup> century. The settlement is historically dispersed, spaced out along the edges of the forest and commons; this linear pattern is largely preserved though small scale modern development and infilling of gaps has created some ribbon development east of Chigwell Row.

### **HLCA 9. The Roding Valley**

This area comprises the Roding River Valley, which bisects the eastern half of Epping Forest District, running from Beauchamp Roding in the north to Chigwell in the south. The geology comprises gentle boulder clay slopes on the valley sides, with head deposits and alluvium in the valley floor.



The Roding Valley was the core of an ancient Saxon territory known as the *hrodingas*, which stretched from High Roding in Uttlesford District down to Abbess and Beauchamp Roding in Epping Forest District. The only settlement of any size in the area is Chipping Ongar, which is sited midway along the valley. Historic Settlement assessments have been undertaken for Chipping Ongar and High Ongar. Otherwise the settlement pattern is of a highly dispersed nature, comprising church/hall complexes, isolated farms and cottages, moated sites, small hamlets and mills on the river itself. There are enclosed meadows along the Roding and many of its smaller tributaries. The field type can be described as pre-18<sup>th</sup> century irregular fields (these are probably of medieval origin and some maybe even older), and pre-18<sup>th</sup> century co-axial sinuous fields running down the valley side. It is probable that much of this field-scape is very ancient indeed, and may well have its origins in the late Saxon period. The High Ongar Historic Settlement assessment report established that the boundary of an estate recorded in 1062 is still visible on the modern map. There are a number of small scattered areas of ancient woodland, particularly in the northern half of the valley. The post-1950s boundary loss ranges from moderate to high, rising to severe on some farms. There has been extensive gravel extraction at the southern end of the valley in between Chigwell and Loughton. The M25 crosses the area at Passingford Bridge and the M11 is a dominant feature of the southern part of the area between Loughton and Chigwell.

### **HLCA 10. The Rodings**

A ridge of higher ground, drained by numerous small streams between the Lea-Stort valley and the Roding Valley, in the northern half of Epping Forest District makes up the Rodings. The area is predominately boulder clay, with head deposits and sands and gravels in the valley sides, alluvium in the valley floors and an area of London Clay at the southern edge of the area.

This area incorporates part of an ancient Saxon territory known as the *hrodingas* (now the Rodings parishes). The historic settlement pattern was highly dispersed and polyfocal comprising church/hall complexes, many moated sites individual farms and cottages, greens (both linear and triangular) and small hamlets. The overall grain of the landscape is very irregular, dissected by many small valleys of tributary streams

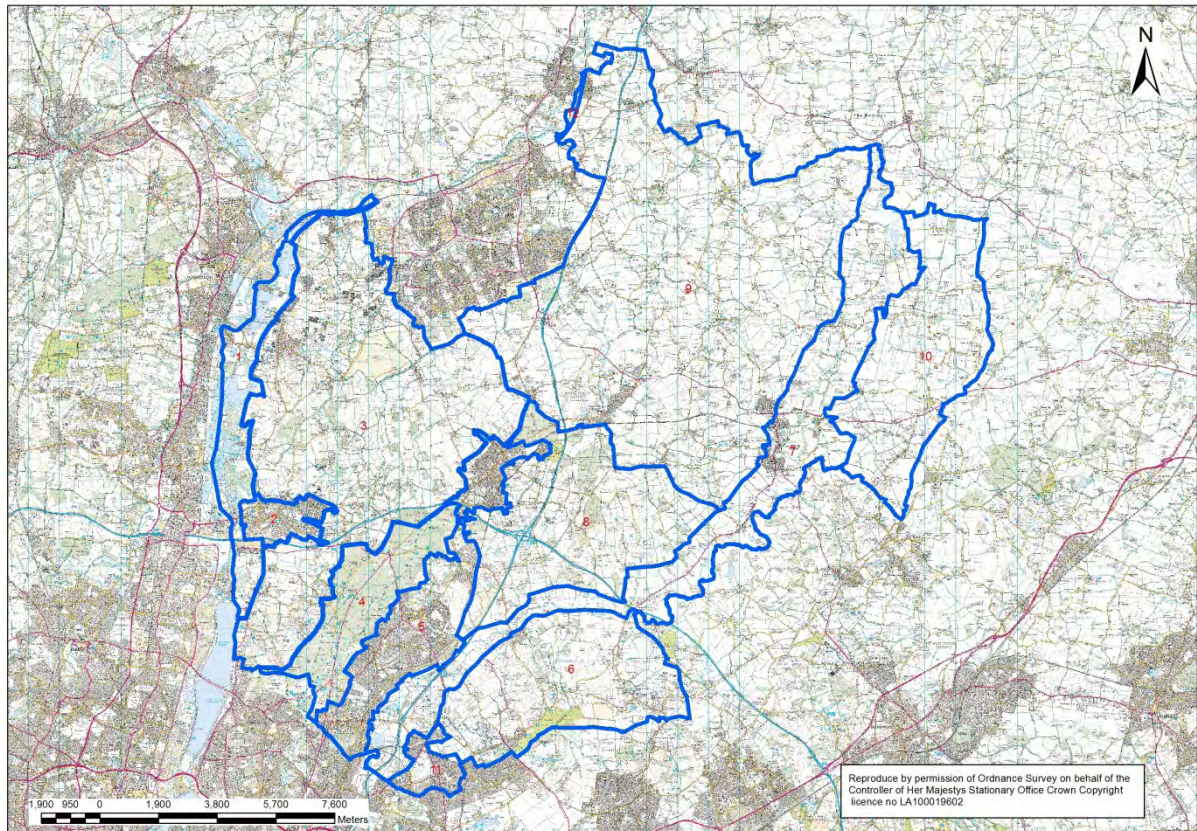
and with numerous small twisting roads and lanes linking the various elements of the dispersed settlement pattern. On a macro-scale the field type can be described as pre-18<sup>th</sup> century irregular fields (these are probably of medieval origin and some maybe even older), although on a micro-scale there is evidence of pre-18<sup>th</sup> century co-axial sinuous fields within the individual farms. There are enclosed meadows along the Roding tributaries; these survive well in the valley of the Cripsey Brook. There are small scattered areas of ancient woodland, particularly in the northern half of the area. It is probable that much of this field-scape is very ancient indeed, and may well have its origins in the late Saxon period. The impact of the Second World War is visible in the landscape, with airfields at Matching Green and North Weald as well as the London Mobilisation Site and Radio Station at Ongar Park. The degree of post-1950s boundary loss can be categorized as slight to moderate, rising to high in the areas of the airfields and on some individual farms.

#### **HLCA 11. The Willingales area**

This area comprises a ridge of higher ground on the eastern side of the Roding Valley, drained by a number of small streams. The geology is predominately boulder clay, with occasional pockets of sand and gravel and head deposits in the southern portion of the area.

The area has a historic dispersed settlement pattern, often originally focussed on greens, comprising church and hall complexes, moated sites, farms and small hamlets. There are a number of enclosed meadows in the stream valleys and a number of small areas of ancient woodland. There are many pre-18<sup>th</sup> century irregular fields (these are probably of medieval origin and some maybe even older) across the area, with pockets of sinuous co-axial fields. Post-1950s boundary loss is moderate to high; this has given an open feel to the countryside. There are a few small woods of ancient origin. There are also a few ponds of historic origin. A complex network of narrow roads and green lanes linked the settlements, these have largely survived. Willingale airfield is located on the western side of the area and is World War II in origin. The area is still overwhelmingly rural in character.

## Appendix 2: Archaeological Character Areas



*Figure 38 Archaeological Character Areas*

### **ACA 1: The Lea Valley**

- The area comprises the valley of the Rivers Lea and Stort.
- This area has a high potential for surviving palaeo-environmental deposits within the valley deposits.
- Area studied in detail in the Middle Thames Northern Tributaries project. This was a project concerned with the development of a Geographic Information System (GIS) based tool to assist with the research and curatorial management of the important archaeological and alluvial deposits located within the Middle Thames Northern Tributaries.
- Crop mark evidence from aerial photographs indicates multi-period occupation within the valley. Evidence of enclosures, interpreted as settlements, and former field boundaries has been recorded.
- Area contains the Lea and Stort Navigation channels constructed in the 19<sup>th</sup> century. This contains numerous features associated with the waterway.

- Contains the remains of the Waltham Abbey Gunpowder Factory which were located to the west of the town and were a major employer in the post-medieval period.
- The factories expanded considerably in the 19<sup>th</sup> century.
- Following the ending of explosive manufacture in 1945, the site became the most important non-nuclear research centre in Britain.
- These were recorded by the Royal Commission and are protected as a Conservation Area, Scheduled Monument and Listed Buildings.
- There has been extensive gravel quarrying along the length of the valley dating mainly to the 20<sup>th</sup> century.

## **ACA 2: Waltham Abbey**

- The area comprises the historic and modern area of Waltham Abbey.
- Historically, Waltham Abbey consisted of the Abbey and the town, which were interdependent. There appears to have been a Saxon royal estate at Waltham Abbey, and it was also the hundred meeting-place.
- At the western end lies Waltham Abbey church, founded in the early 11<sup>th</sup> century.
- Three successive phases of pre-Norman churches have been identified.
- In 1177, as part of his penance for his part in the murder of Thomas Becket, Archbishop of Canterbury, Henry II re-founded Harold's church as a priory of Augustinian Canons. The church survives, and the ruins of the abbey and much of its precincts are protected as a Scheduled Monument and Conservation Area.
- Parts of the monastic grange were excavated in advance of the construction of an inner relief road and car park.
- The medieval town lay to the immediate south of the monastic precinct.
- A Historic Town assessment has been undertaken for Waltham Abbey, it had its origins developing alongside the Abbey. Excavation has shown that complex well stratified deposits survive within the medieval town.
- A market was granted in the late 12<sup>th</sup> century.
- From the early 20<sup>th</sup> century a nursery industry developed to the east of the historic town.

- Major urban expansion to the south and east of the historic core developed in the mid to late 20<sup>th</sup> century.

### **ACA 3: West Epping area**

- Area on the western side of the District between the Lea Valley and Epping Forest.
- The geology largely comprises London Clay, with a capping of boulder clay in the northern half of the area, and is not conducive to either cropmark formation or geophysical surveys.
- There has been little archaeological fieldwork within the area due to the lack of large-scale development pressures.
- The evidence for prehistoric and Roman activity is relatively sparse, probably due to the scarcity of cropmarks and archaeological fieldwork in the area.
- The medieval settlement pattern was dispersed and polyfocal comprising church/hall complexes, small hamlets, common-edge settlement and individual farmsteads. There are a number of moated sites, largely concentrated on the boulder clays in the north-east of the area.
- Historic Settlement assessments have been undertaken for the principal settlements of Nazeing and Roydon.
- Historic landscape features include a significant number of commons and greens, most notably at Nazingwood Common, and relatively small blocks of ancient woodland.
- The ancient woodland is likely to preserve earthworks both of an earlier date and to those related to the woodland management itself.
- Significant sites include the designated parkland and buildings at Copped Hall and the moated site at Nether Hall.
- During the post-medieval period changes in agricultural production are reflected in changing farm complexes with the development of the Victorian 'High Farming' tradition when new ideas culminated in significant alterations in the design and layouts of buildings.
- The glasshouse industry, which originated in the 1920s and 1930s, developed in this area reaching a peak in the 1950s and still is a notable visual feature of the landscape.

#### **ACA 4: The Epping Forest**

- The area comprises the historic forest of Epping Forest.
- Evidence of early prehistoric occupation with a major site at High Beech and scatters of Mesolithic flint work being recovered from the forest.
- Earthworks are found throughout the forest dating from the prehistoric through to the post-medieval period. A considerable number comprise woodland boundary banks
- Pillow mounds of rabbit warrens survive at a number of locations.
- Contains two scheduled Iron Age hillforts of Amesbury Banks and Loughton Camp, both of which have been archaeologically investigated and surveyed.
- Two Roman roads cut through the forest.
- Epping Forest was a part of the much larger legally defined royal hunting forest of Waltham and was used as common heath, grassland and wood pasture since the Saxon period.
- Extensive numbers of historic pollards survive throughout the forest.
- Queen Elizabeth hunting lodge stands just outside the southern boundary of the District and is the only three storey hunting lodge dating to the mid-16<sup>th</sup> century. The Manor court was held here from 1608.

#### **ACA 5: Urban area including Loughton and Epping**

- Comprises an extensive urbanised area to the east of Epping Forest including the towns of Epping, Loughton and Buckhurst Hill. Epping is an historic town, the urbanisation of Loughton and Buckhurst Hill is more recent.
- Historic Town assessment has been undertaken for Epping, one of the historic market towns in the District, which originated as a commercial venture of Waltham Abbey in the mid-12<sup>th</sup> century, and was granted a charter in the mid-13<sup>th</sup> century.
- There is high potential for surviving archaeological deposits, within the historic core of both the historic town of Epping and the other pre-urban historic settlement cores of the other towns. Epping has considerable numbers of late medieval and post-medieval Listed Buildings.

- In the rural areas there were hall and church/hall complexes dating from the medieval period.
- Modern residential expansion, outside the pre-urban historic settlement cores, would have caused significant disturbance of archaeological deposits within those areas.

#### **ACA 6: Lambourne and Hainault Forest area**

- Area on the southern side of the District, between the Roding Valley and the Greater London boundary.
- The geology largely comprises London Clay, with a patchy capping of boulder clay and head deposits along the edge of the Roding Valley, and is not particularly conducive to either cropmark formation or geophysical survey.
- Historic Settlement assessments have been undertaken for Abridge and for Chigwell Row (as part of Chigwell urban area). These are the only settlements of any size within the area.
- There has been little archaeological fieldwork within the area, due to the lack of large-scale development pressure, and similarly a lack of cropmark evidence due to the soil type. This has resulted in a lack of known evidence for prehistoric and Roman activity.
- The surviving part of the once extensive Hainault Forest occupies the southern part of the area. It was similar to that of Epping Forest with open areas, wooded areas and a long tradition of wood pasture, and like Epping was once part of the much larger legally defined Royal Forest of Waltham. In 1851, the Crown enclosed and sold Hainault after which it was rapidly converted into farmland destroying over 90% of the Forest.
- The medieval settlement pattern was dispersed and polyfocal comprising church/hall complexes, small hamlets, forest-edge settlement and individual farmsteads.
- Historic landscape features include three former parks at Rolls, Dews Hall and Albyns. In addition to the Hainault Forest, there are a number of small ancient woodlands to the south of Abridge.
- During the post-medieval period, changes in agricultural production are reflected in changing farm complexes with the development of the Victorian 'High



Farming' tradition when new ideas culminated in significant alterations in the design and layouts of buildings.

- Stapleford Tawney Airfield began as a civilian airfield in the 1930s before being requisitioned by the RAF in World War II. It is currently used by a flying-club.

### **ACA 7: Roding Valley**

- The area comprises the valley of the River Roding, which runs diagonally across the eastern half of Epping Forest District.
- The geology largely comprises alluvial deposits, with head deposits and boulder clays on the valley sides. The area has a high potential for surviving palaeo-environmental deposits within the alluvium.
- Crop mark evidence from aerial photographs indicates multi-period occupation within the valley. Evidence for enclosures, interpreted as settlements, and former field boundaries have been recorded.
- There has been little archaeological fieldwork within the area, due to the lack of large-scale development pressure.
- The Roding Valley appears to have attracted prehistoric activity, particularly in the earlier prehistoric periods.
- There is a notable Roman site at Little London, which possibly represents the settlement of *Durolitum*. There is also evidence for Roman activity in the Chipping Ongar area and at Boarded Barns, Shelley.
- Historic Town assessment has been undertaken for Chipping Ongar which comprises one of the historic market towns in the District; it had its origins as a castle town, with a defensive ditch encircling the town area. There is high potential for significant archaeological deposits within the town.
- Historic Settlement assessments have been undertaken for High Ongar. This, together with Fyfield, is the only other settlement of any size within the area.
- The medieval settlement pattern was dispersed and polyfocal comprising church/hall complexes, small hamlets and individual farmsteads; these tend to be located on the slightly higher ground on the slopes of the valley or strung out along the roads.
- Industrial remains, particularly watermills, of medieval and post-medieval date are recorded along the length of the river.

- Historic landscape features include surviving and former water meadows, bordering the Roding and its tributaries, and there are a number of small ancient woods in the northern part of the area.

#### **ACA 8: Theydon's and Stapleford's area**

- Area to south-east side of Epping, between the northern part of Epping Forest and the Roding Valley.
- The geology largely comprises London Clay, with a patchy capping of head and glacio-fluvial deposits along the edge of the Roding Valley.
- The M25 and M11 motorways cross the area, both of which have had some archaeological assessment and investigation, as did the Chipping Ongar Trunk Main. This work has demonstrated the survival of archaeological remains in the area dating from the prehistoric period onwards. Otherwise there has been little archaeological fieldwork within the area, due to the lack of large-scale development pressure.
- The area is bisected by the Roman road from Dunmow to London. There is only scattered evidence for prehistoric and Roman activity, this is probably due to the scarcity of cropmarks and limited development with little archaeological fieldwork outside the motorway corridors.
- This area includes an outlier of Epping Forest, known as Wintry Forest. This retains the same characteristics as Epping Forest, with open areas and wooded areas, though agricultural activity has encroached into this. There are many other areas of ancient woodland, mainly in the northern part of the area, including forming a distinct group with Wintry Forest.
- There are no settlements of any size within the area.
- The medieval settlement pattern was dispersed and polyfocal, comprising church/hall complexes, small hamlets, common-edge settlement, a number of moated sites and individual isolated farmsteads. The moated sites potentially have their origin in the 12<sup>th</sup> and 13<sup>th</sup> centuries.
- Tawney Common forms a notable landscape feature.
- Historic designed landscape features include the Scheduled Monument and Registered Garden of Hill Hall, which includes the site of medieval Mount Hall as well as one of the earliest Renaissance mansions in Britain.

- During the post-medieval period changes in agricultural production are reflected in changing farm complexes with the development of the Victorian 'High Farming' tradition when new ideas culminated in significant alterations in the design and layouts of buildings.
- The principal impact on the landscape has been the construction of the motorways with the associated archaeological work indicating the potential of the area especially for the late prehistoric through to medieval period.

### **ACA 9: The Lavers area**

- Large area on the northern side of the District between Harlow and the Roding Valley.
- The geology largely comprises boulder clay, with some London Clay on the southern edge. There are sands, gravels and alluvium in the valley of the Cripsey Brook which bisects the area.
- There is extensive cropmark evidence for the area, ranging in date from prehistoric enclosures to World War II airfields. There has been little archaeological fieldwork within the area, due to the lack of large-scale development pressures. However the archaeological monitoring of the Matching Green to Ryehouse gas main has demonstrated the survival of multi-period archaeological remains.
- There is widespread evidence for prehistoric and Roman activity, largely based on cropmark and metal-detecting evidence.
- Significant sites include Greensted Church, which is the oldest surviving timber building in Britain, and Latton Priory, as well as a range of scheduled moated sites.
- The medieval settlement pattern was dispersed and polyfocal comprising church/hall complexes, small hamlets, common-edge settlement, moated sites and individual farmsteads. The moated sites are thought to have their origins in the 12<sup>th</sup> and 13<sup>th</sup> centuries.
- Historic Settlement assessments have been undertaken for Moreton and Matching Green.
- There are a number of ancient woods particularly in the north of the area.

- Historic landscape features include commons and greens, most notably at Matching Green. Ongar Great Park was the earliest parkland in Britain, and much of its original boundary can still be traced on the ground.
- There are significant areas of surviving water meadow along the Cripsey Brook.
- During the post-medieval period changes in agricultural production are reflected in changing farm complexes with the development of the Victorian 'High Farming' tradition when new ideas culminated in significant alterations in the design and layouts of buildings.
- The 1890s saw the construction of the Essex Redoubt at North Weald as part of the late 19<sup>th</sup> century defences of London.
- The airfields at North Weald and Matching date to World War II.

#### **ACA 10: The Willingales**

- The area comprises the boulder clay plateau beneath the area of Willingale. The area is edged by the River Roding Valley.
- Crop mark evidence from aerial photographs indicates prehistoric occupation across the area. Evidence of enclosures, interpreted as settlements, and extensive former field boundaries have been recorded.
- The medieval settlement pattern was dispersed and polyfocal comprising church/hall complexes, moated sites and unmoated farmsteads. Many of the moated sites in Essex are thought to have their origin in the 12<sup>th</sup> to 13<sup>th</sup> centuries.
- During the post-medieval period changes in agricultural production are reflected in changing farm complexes with the development of the Victorian 'High Farming' tradition when new ideas culminated in significant alterations in the design and layouts of buildings.

#### **ACA 11: Chigwell and Grange Hill**

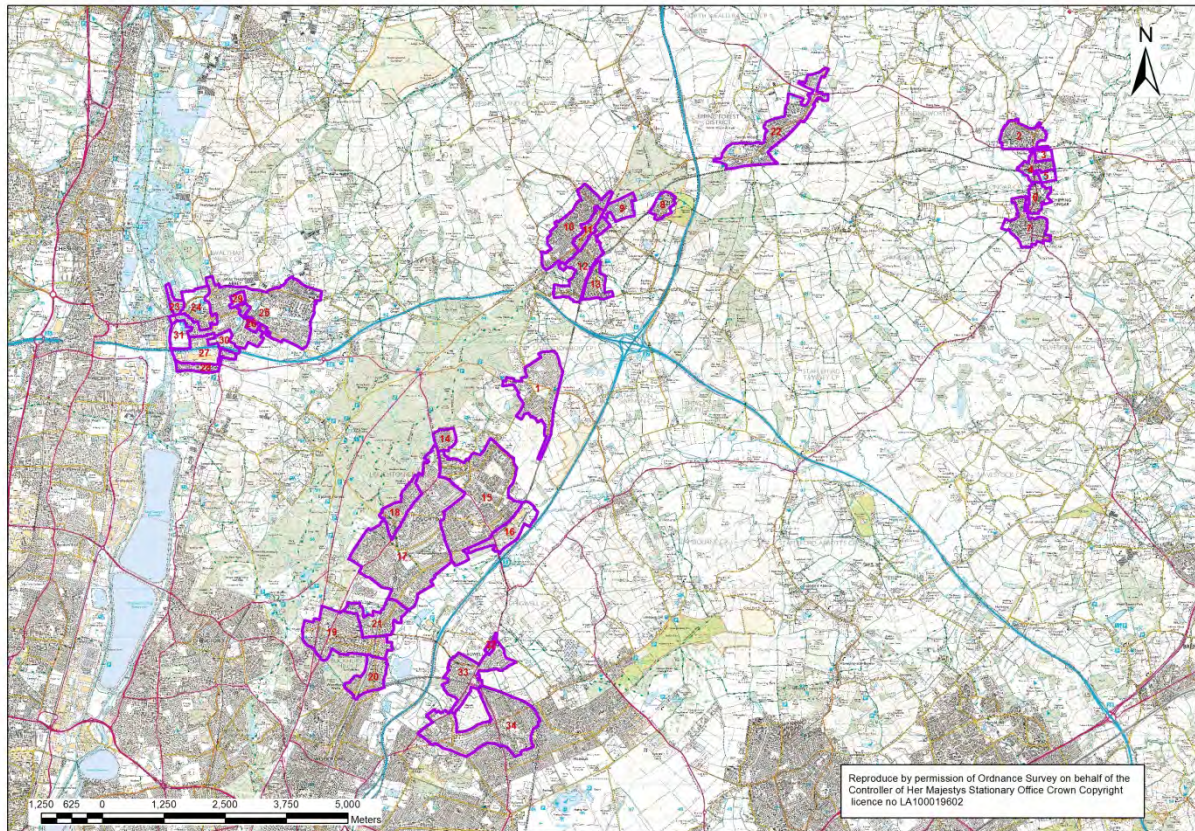
- The area lies on London Clay on the eastern slopes of the Roding Valley.
- Area of urban development on the southern boundary of the District.
- Settlement pattern was originally dispersed with church hall complexes and dispersed farms. Some ribbon development occurred along Chigwell Road from the medieval into and throughout the post-medieval period.

- The post-medieval and particularly modern development has created the present urban character of Chigwell and Grange Hill.
- The southern part of the area contained the northern edge of Hainault Forest. This would have had similar earthworks relating to the woodland as Epping Forest.
- Due to the large scale modern development it is unlikely that features related to the forest survive in the area of detached post-Second World War properties constructed in the area of former woodland.
- There is the potential for surviving archaeological deposits in the immediate areas of the church hall complex and the Hall Road frontage.

#### **ACA 12: Stort Navigation**

- The area lies on the eastern bank of the River Stort with its eastern boundary formed by the London to Cambridge Railway line.
- The northern part of the area contains extensive industrial sites constructed in the mid-20<sup>th</sup> century.
- Western side formed by the Stort Navigation with a range of canal features surviving including the locks at Sheering Mill Lane.
- Nineteenth century listed Grade II maltings are located in the northern part of the area now converted to mixed commercial and residential use.
- The Mill house at Sheering Mill Lane dates to the 17<sup>th</sup> century and was associated with a series of buildings surrounding Sheering Mill lock.
- Aerial cropmarks indicate prehistoric occupation with a ring ditch identified to the east of the bend in the river.
- High potential for palaeo-environmental deposits surviving in the river valley of the Stort.

## Appendix 3: Epping Historic Urban Character Areas (HUCAs)



*Figure 39 Historic Urban Character Areas*

### **HUCA 1: Theydon Bois**

**Predominant Periods:** Modern

**Secondary Periods:** Medieval and Post-Medieval

**Predominant Type:** Residential

**Secondary Type:**

- This comprises the present urban area of Theydon Bois.
- The historic settlement pattern was dispersed and polyfocal. Theydon Green, a large open space at the centre of this area, was one of the focal points of the historic settlement pattern.
- There are a number of Listed Buildings of 16-18<sup>th</sup> century distributed throughout the area.
- The station opened in 1865, and proved a catalyst for the growth of the settlement in the late 19<sup>th</sup> and early 20<sup>th</sup> century.

- The urban settlement developed on the western side of the railway line from the middle of the 20<sup>th</sup> century.
- Largely semi-detached properties in the north.
- Slightly earlier residential in the south is constructed in short terraces.

## **HUCA 2: Shelley area of Chipping Ongar**

**Predominant Periods:** Modern

**Secondary Periods:**

**Predominant Type:** Residential

**Secondary Type:**

- Urban settlement developed on the northern side of the A414 in the second half of the 20<sup>th</sup> century.
- Dwellings comprise largely semi-detached and short terraced properties.
- The Ongar War Memorial Hospital was located on the western edge of Fyfield Road, this was demolished in 2010 and the present Health Centre occupies the site.

## **HUCA 3: Great Stoney Park Chipping Ongar**

**Predominant Periods:** Modern

**Secondary Periods:**

**Predominant Type:** Educational

**Secondary Type:** Residential

- Built between 1902 and 1905, Hackney Homes (later Great Stony School) was designed as a self-contained community of "cottage homes" for the accommodation of up to 300 children taken into the guardianship of Hackney Council under the provisions of the 1899 Poor Law.
- In 1995 it was designated as a Conservation Area, and in 1998 the school was purchased by housing developers.
- The main accommodation blocks, administration offices and infirmary were converted into private residences, with a limited amount of new build.



#### **HUCA 4: Area north of town centre of Chipping Ongar**

**Predominant Periods:** Modern

**Secondary Periods:**

**Predominant Type:** Residential

**Secondary Type:** Transport

- Urban settlement developed to the north of the historic town centre.
- The residential streets largely comprise semi-detached properties dating to the second half of the 20<sup>th</sup> century.
- The station dates from 1865 and was part of the Great Eastern Railway (GER). In 1949 it was incorporated into the Central Line. London Underground closed this stretch of the line in 1994. The site has however been re-opened as a heritage railway run by volunteers. There are associated GER workers cottages built between 1892 and 1912.
- South of Basons Way and west of the High Street is a small area of commercial properties.

#### **HUCA 5 Cemetery and playing fields north of town centre of Chipping Ongar**

**Predominant Periods:** Post-medieval and modern

**Secondary Periods:**

**Predominant Type:** Recreational

**Secondary Type:** Cemetery

- This area of open space comprises the Victorian cemetery, its modern extension, and the playing fields and recreation ground. They comprise a significant proportion of the open space within the urban area.
- Ongar Town Cemetery was opened in 1866 when the original cemetery at St Martins was closed to burials. It includes a mortuary chapel and ornamental tree planting. The burial area was extended to the west in the second half of the 20<sup>th</sup> century.
- The late 20<sup>th</sup> century Love Lane Playing Fields and Recreation Ground comprise football and cricket pitches and hard-standing tennis-courts, as well as a number of associated buildings.

## **HUCA 6 Historic Chipping Ongar**

**Predominant Periods:** Medieval

**Secondary Periods:** Post-medieval and modern

**Predominant Type:** Commercial

**Secondary Type:** Residential

- This area comprises the historic core of the medieval town of Chipping Ongar (see Medlycott 1999).
- It contains the Ongar Castle, comprising the Scheduled motte and bailey.
- The medieval town appears to have been a deliberation plantation, centred on the High Street and defenced by a substantial ditched enclosure. There are a number of surviving medieval buildings, including the Church of St Martin of Tours, which is 11<sup>th</sup> century in origin.
- Further development occurred along the High Street in the post-medieval period, with commercial development in the form of shops and inns, etc.
- The main concentration of Listed Buildings lies on either side of the High Street. The majority date to the 17<sup>th</sup> and 18<sup>th</sup> century when Chipping Ongar appears to have played a significant role as a traveller's staging-post.
- The area comprises a mixture of business/retail and residential use.
- The area includes a small area to the north where excavation has established the presence of medieval occupation immediately outside the medieval defensive ditch.
- Includes a small modern housing development at the southern end of the Conservation Area in Stanley Place, built on back lands behind the road frontage.
- Banson's Lane preserves the line of a former ornamental avenue, linking Greensted Hall and the town centre.

## **HUCA 7: Marden Ash area of Chipping Ongar**

**Predominant Periods:** Modern

**Secondary Periods:** Post-medieval

**Predominant Type:** Residential

**Secondary Type:** Education

- Urban settlement developed at the southern end of the historic town in the second half of the 20<sup>th</sup> century. Dwellings comprise a mix of semi-detached and detached properties.
- A small number of older terraced properties lie on the eastern side of Coopers Hill.
- Marden Ash House and gardens are 17<sup>th</sup> century in origin; they form the south-western corner of the area.
- Chipping Ongar Primary School lies on the western edge of the area.

#### **HUCA 8: Coopersale, Epping**

**Predominant Periods:** Modern

**Secondary Periods:** Post-medieval

**Predominant Type:** Residential

**Secondary Type:** Religious

- Urban settlement developed to the east of Epping in the second half of the 20<sup>th</sup> century. Dwellings comprise a mix of semi-detached and terraced properties.
- Church rectory complex of 19<sup>th</sup> century date is located on the southern edge of Coopersale, with the church, rectory and Sunday School hall all listed Grade II.

#### **HUCA 9: Hospital area, Epping**

**Predominant Periods:** Modern

**Secondary Periods:** Post-medieval

**Predominant Type:** Public Service

**Secondary Type:** Residential

- Part of the site contained the Epping Union Workhouse constructed in 1838 to replace an earlier structure located in the town centre.
- The workhouse continued to expand, variously described as an institution and a public assistance institution, in the inter war period. Now a large part of the area is occupied by a hospital.

- Small area of residential development dating from the post-medieval period down Tidy's Lane in the southern part of the area which originally seems to be terraced now rebuilt in later 20<sup>th</sup> century.
- Urban settlement developed on part of the hospital complex in the early 21<sup>st</sup> century.

### **HUCA 10: Modern urban expansion to the north west of the historic core of Epping**

**Predominant Periods:** Modern

**Secondary Periods:** Post-medieval

**Predominant Type:** Residential

**Secondary Type:**

- Urban settlement developed to the north west of the historic core of Epping in the second half of the 20<sup>th</sup> century. Dwellings comprise a mix of semi-detached and detached properties.
- In the late 20<sup>th</sup> century a series of three storey detached town houses were constructed in Albany Court on former allotments.
- A small area of late-19<sup>th</sup> century housing lies on St Johns Road with early 20<sup>th</sup> century in Bury Road and Tower Road.
- The most southerly part includes a small section of the Bell Common Conservation Area which contains 17<sup>th</sup> and 18<sup>th</sup> century Listed Buildings.
- Large school complex was constructed on the edge of this area in the later part of the 20<sup>th</sup> century.

### **HUCA 11: Historic Core of Epping**

**Predominant Periods:** Medieval

**Secondary Periods:** Post-medieval

**Predominant Type:** Commercial

**Secondary Type:** Residential

- This area comprises the historic core of the medieval and post-medieval town of Epping (see Medlycott 1999).

- The town was founded in the mid-thirteenth century by the Canons of Waltham Abbey.
- The present historic town contains the Church and a series of Listed Buildings centred on the High Street, most of which date to the 18<sup>th</sup> century. The church stands on the site of St John the Baptist Chapel which was originally constructed in the 14<sup>th</sup> century.
- The market place was located in the area in front of the church.
- Post-medieval development occurred along the High Street with commercial development in the form of shops and inns, etc.
- The area comprises a mixture of business/retail and residential use.
- Residential properties are a mix of modern and post-medieval. Most of these are located down Hemnall Street.

#### **HUCA 12: Modern urban expansion to the east of the historic core of Epping**

**Predominant Periods:** Modern

**Secondary Periods:** Post-medieval

**Predominant Type:** Residential

**Secondary Type:**

- The railway developed on the eastern side of the area with the station and railway opening in 1865.
- Urban settlement developed to the east of the historic core of Epping in the second half of the 20<sup>th</sup> century. Dwellings comprise a mix of semi-detached and detached properties.
- A small area of early 20<sup>th</sup> century housing lies on the southern boundary of the area.
- In the late 20<sup>th</sup> century a sequence of low rise flats were constructed close to the railway.

#### **HUCA 13: Modern urban expansion to the east of the Epping Railway line**

**Predominant Periods:** Modern

**Secondary Periods:**

**Predominant Type:** Residential

**Secondary Type:**

- Urban settlement developed to the east of the railway line at Epping in the second half of the 20<sup>th</sup> century. Dwellings comprise a mix of semi-detached and detached properties.
- An area of mid-20<sup>th</sup> century housing lies on Charles Street and Allnuts Road. The housing comprises short terraces and detached properties.

#### **HUCA 14: Modern estate at the northern edge of Loughton**

**Predominant Periods:** Modern

**Secondary Periods:**

**Predominant Type:** Residential

**Secondary Type:**

- Urban settlement developed on the northern edge of Loughton constructed in the second half of the 20<sup>th</sup> century.
- Dwellings comprise detached properties.

#### **HUCA 15: Residential development of the Debden estate on the eastern side of Loughton**

**Predominant Periods:** Modern

**Secondary Periods:** Post-medieval

**Predominant Type:** Residential

**Secondary Type:** Commercial

- A notable building is the 15<sup>th</sup> century aisled barn which originated in Surrey and is now used as the Corbett Theatre.
- Loughton Hall was a medieval manorial centre, today there is a sequence of Listed Buildings including the 19<sup>th</sup> century Loughton Hall and St Nicholas Church.
- Prior to the residential a number of small nurseries were located in the area.
- Development of this area began between the wars along England's Lane with semi-detached properties. All gaps in the original layout along the road have been infilled in the second half of the 20<sup>th</sup> century.

- Urban settlement developed on the eastern side of Loughton largely constructed in the second half of the 20<sup>th</sup> century. Dwellings comprise a mixed of detached, and semi-detached properties.
- Much of the area was developed between 1945 and 1953 by the London County Council as the Debden estate.

#### **HUCA 16: Langston Road, Oakwood Hill Industrial Estate, Loughton**

**Predominant Periods:** Modern

**Secondary Periods:** Post-medieval

**Predominant Type:** Commercial

**Secondary Type:** Leisure

- The railway opened in 1865 with the station located near a farm complex (Bridge Farm) now lost.
- Industrial Estates developed in the second half of the 20<sup>th</sup> century adjacent to the railway and probably encouraged by the location of the station and associated sidings.
- Industrial complex includes the Bank of England printing works, designed prior to World War II but developed in the early 1950s, which has a vast printing hall.
- Large sports grounds at the northern end of the commercial site.
- Prior to the industrial development this area was open farmland.

#### **HUCA 17: Loughton Residential**

**Predominant Periods:** Modern

**Secondary Periods:**

**Predominant Type:** Residential

**Secondary Type:**

- Pevsner states that there are a good number of late 19<sup>th</sup> and early 20<sup>th</sup> century houses for the commuter to enjoy.
- Extensive residential development dating from the late 19<sup>th</sup>, early, mid, and later 20<sup>th</sup> century, comprising an interesting mix of detached, semi-detached and terraced properties.
- Later residential development of the second half of the 20<sup>th</sup> century.



- Station rebuilt several times with the first dating from 1856-65, followed by the second from 1865 till 1940 and finally the station today which was constructed in 1940 at the start of World War II in preparation for the transfer of the railway line to London Underground.

### **HUCA 18: Loughton Historic Area**

**Predominant Periods:** Post-Medieval

**Secondary Periods:** Modern

**Predominant Type:** Residential

**Secondary Type:** Commercial

- Historic post-medieval core of Loughton, encompassing three separate Conservation Areas of Staples Road, York Hill and Baldwins Hall.
- The road junction of Forest Road, Station Road and High Road forms the commercial centre of Loughton with the 19<sup>th</sup> century listed church also located at this junction.
- Residential development has a wide date range from the 19<sup>th</sup> throughout the 20<sup>th</sup> century.
- Properties in Queens Road were constructed at the end of the 19<sup>th</sup> century with some mid- to late-20<sup>th</sup> century infill.
- Range of retail and commercial types present.

### **HUCA 19: Buckhurst Hill Post-Medieval settlement Area**

**Predominant Periods:** Post-Medieval/Modern

**Secondary Periods:** Medieval

**Predominant Type:** Residential

**Secondary Type:** Commercial

- The Buckhurst Hill District was created in 1838 with the District becoming an urban District in 1895.
- Area developed in the 19<sup>th</sup> century, comprising largely of terraced and semi-detached properties; development was spurred on by the construction of the railway station in 1865 which survives on the south of the present platforms,

however most of the present station is from the 1892 construction of a new station.

- The church of St John the Baptist, built in 1834, lies at the western end and is Grade II listed.
- Medieval occupation includes the Manor of Langfords. The main building survived through until the interwar years but was lost after this date. Nothing now survives.

#### **HUCA 20: Southern residential area of Buckhurst Hill**

**Predominant Periods:** Modern

**Secondary Periods:**

**Predominant Type:** Residential

**Secondary Type:**

- Urban settlement developed on the southern side of Buckhurst Hill constructed in the mid to second half of the 20<sup>th</sup> century; development was spurred on by the opening of Roding Valley station in the mid-1930s. Dwellings comprise semi-detached properties.
- Late 20<sup>th</sup> century development down Hornbeam Road comprises low level blocks of flats.

#### **HUCA 21: Northern residential area of Buckhurst Hill**

**Predominant Periods:** Modern

**Secondary Periods:**

**Predominant Type:** Residential

**Secondary Type:**

- Urban settlement developed on the northern side of Buckhurst Hill constructed in the mid-20<sup>th</sup> century. Dwellings comprise terraced and semi-detached properties.

#### **HUCA 22: North Weald Bassett**

**Predominant Periods:** Modern

**Secondary Periods:****Predominant Type:** Residential**Secondary Type:** Commercial

- Urban settlement developed on the line of High Road constructed in the mid- to late- 20<sup>th</sup> century. Dwellings comprise terraced and semi-detached properties. Two 16<sup>th</sup> century farms are located in the area, both listed.
- Small group of shops and commercial properties are located on the southern side of High Road.
- Presence of the North Weald Airfield has encouraged development at North Weald Bassett with a number of aircraft related industries at the western end of the settlement.

**HUCA 23: Waltham Abbey urban development within Gunpowder Factory****Predominant Periods:** Modern**Secondary Periods:** Military**Predominant Type:** Residential**Secondary Type:** Military

- Urban settlement developed on the northern side of Waltham Abbey constructed in the late 20<sup>th</sup> century. Dwellings comprise terraced and detached properties. Each group of houses have a gate at the entrance to the road.
- Formerly part of the site of the Royal Gunpowder Factory.

**HUCA 24: Waltham Abbey Historic Core****Predominant Periods:** Post-medieval**Secondary Periods:** Medieval**Predominant Type:** Commercial/Retail**Secondary Type:** Residential/Religious

- Historic core of medieval town and Waltham Abbey. Contains the Grade I Church of the Holy Cross.
- Medieval settlement core contains a range of Listed Buildings with 15-17<sup>th</sup> century structures at the western end of Church Street and 18-19<sup>th</sup> century ones in Sun Street. In total there are 46 Listed Buildings comprising shops, inns and domestic dwellings. These are mainly timber framed and rendered, with tiled roofs.
- Medieval market place.

- Northern part of the area contains Waltham Abbey gardens and Abbey grounds, all protected as a Scheduled Monument. The Abbey buildings consist of the parish church of the Holy Cross and St Lawrence, the Gatehouse, Midnight Chapel, Vicarage, Stony Bridge, and various walls, and extensive below ground remains.
- Late 19<sup>th</sup> century semi-detached and terraced properties in Victoria Road, Woollard and Greenfield Street.

### **HUCA 25: Modern residential development to the east of Waltham Abbey**

**Predominant Periods:** Modern

**Secondary Periods:**

**Predominant Type:** Residential

**Secondary Type:**

- Urban settlement developed on the eastern side Waltham Abbey. All constructed in the second half of the 20<sup>th</sup> century.
- Mix of developments with 1970s short terraces and late 20<sup>th</sup> century semi-detached.
- Commercial nurseries were located in this area in the mid-20<sup>th</sup> century.
- Agricultural prior to the mid-20<sup>th</sup> century.
- A large open area comprised of playing fields, allotments and other open space runs almost continuously through the middle of this area, partly along the valley of a small stream.

### **HUCA 26: Early 20<sup>th</sup> century residential development Waltham Abbey**

**Predominant Periods:** Modern

**Secondary Periods:**

**Predominant Type:** Residential

**Secondary Type:**

- Urban settlement developed in the early part of the 20<sup>th</sup> century.
- Comprise terraced properties in Eastbrook and Rounton Roads and Ruskin Avenue.
- Area agricultural prior to this.

### **HUCA 27: Waltham Abbey Industrial Area**

**Predominant Periods:** Modern

**Secondary Periods:**

**Predominant Type:** Commercial

**Secondary Type:** Cemetery

- Commercial development constructed in the second half of the 20<sup>th</sup> century.
- Area bisected by the M25.
- Cemetery located in the south east corner dating to the 19<sup>th</sup> century or earlier.

### **HUCA 28: Residential development to the south of the M25**

**Predominant Periods:** Modern

**Secondary Periods:**

**Predominant Type:** Residential

**Secondary Type:**

- Two areas of residential development to the south of the M25.
- Later 20<sup>th</sup> century development of detached and semi-detached properties to the south of Meridian Way.
- Mid- to late-20<sup>th</sup> century development of semi-detached and short terraced properties.

### **HUCA 29: Workers housing, Waltham Abbey**

**Predominant Periods:** Modern

**Secondary Periods:**

**Predominant Type:** Residential

**Secondary Type:**

- Post-war housing for MOD employees was provided by ARDE (Armament, Research and Development Establishment) near to the former Royal Gunpowder Works at Walton Gardens, Lea View and further to the east at Monkswood Ave, Quenden Drive, Thaxted Way and The Cobbins. This housing, although architecturally plain and reminiscent of housing built in contemporary new town developments, was specifically tailored for status with 5 to 3 bedroom properties.

- Maintained and overseen by a housing association run by the MOD, the properties remained in MOD ownership until all were sold off during the 1980s.

### **HUCA 30: Waltham Abbey cemeteries and leisure area**

**Predominant Periods:** Modern

**Secondary Periods:** Post-medieval

**Predominant Type:** Leisure

**Secondary Type:** Burial ground

- The original cemetery was located on the western side of Sewardstone Road.
- A further cemetery developed on the eastern side of Sewardstone Road between the wars.
- Outside the cemeteries the area is used largely for leisure activities with playing fields and allotments being present.

### **HUCA 31: Waltham Abbey Mead**

**Predominant Periods:** Medieval

**Secondary Periods:** Saxon

**Predominant Type:** Open Space

**Secondary Type:** Leisure

- It has been suggested that the Town Mead is the location for part of the original Saxon settlement at Waltham Abbey.
- The area served as open space and meadow for the town in the medieval period.
- Most of the area used for sports pitches today.

### **HUCA 32: Historic settlement core of Chigwell**

**Predominant Periods:** Post-medieval

**Secondary Periods:** Medieval

**Predominant Type:** Residential

**Secondary Type:** Educational

- The church has its origins in the 12<sup>th</sup> century and is listed Grade II\*.

- Opposite the church is the Kings Head, a large multi-gabled 17<sup>th</sup> century building, the model for the Maypole in Dicken's Barnaby Rudge.
- Contains the Grade II\* Chigwell Grammar School dating to the 17<sup>th</sup> century.
- There is a concentration of listed residential properties along the main road through the village. Majority of the Listed Buildings date to the 17<sup>th</sup> to 19<sup>th</sup> centuries.
- Some late 20<sup>th</sup> century residential infill.
- Large school constructed to the rear of the road frontage properties in the second half of the 20<sup>th</sup> century.

### **HUCA 33: Chigwell**

**Predominant Periods:** Modern

**Secondary Periods:** Post-medieval

**Predominant Type:** Residential

**Secondary Type:** Commercial

- Area of residential development largely dating to the second half of the 20<sup>th</sup> century.
- The station was opened in 1903.
- Largely detached properties to the north of the railway.
- Semi-detached properties to south of railway.
- Small group of 18<sup>th</sup> and 19<sup>th</sup> century Listed Buildings at Broom Hill and along the northern part of Hainault Road.
- A range of 20<sup>th</sup> century commercial properties lie on the western side of High Road. These are commercial or retail on ground floor and residential or storage above.

### **HUCA 34: Grange Hill residential area**

**Predominant Periods:** Modern

**Secondary Periods:** Post-medieval

**Predominant Type:** Residential

**Secondary Type:**



- Large area of residential development dating to the second half of the 20<sup>th</sup> century.
- Twentieth century development of semi-detached properties forming the Grange Hill area.
- Contains the 18<sup>th</sup> century Listed Building of Chigwell Manor which started life as a convent.
- The northern boundary is formed from the railway line forming part of the Central Line. The station was opened in 1903 and substantially rebuilt after being severely damaged by a flying bomb in World War II.

## Appendix 4: List of Epping Forest District Historic Town and Parish Assessments

NAME	DISTRICT	REPORT TYPE	DATE	AUTHOR
<b><i>Town</i></b>				
Chipping Ongar	Epping Forest	Town assessment report	1999	MM
Epping	Epping Forest	Town assessment report	1999	MM
Waltham Abbey	Epping Forest	Town assessment report	1999	MM
<b><i>Parish</i></b>				
Lambourne and Abridge	Epping Forest	Parish assessment report	2005	MM
Chigwell	Epping Forest	Parish assessment report	2005	TOC
High Ongar	Epping Forest	Parish assessment report	2004	MM
Loughton	Epping Forest	Parish assessment report	2005	TOC
Matching Green	Epping Forest	Parish assessment report	2004	MM
Moreton	Epping Forest	Parish assessment report	2004	MM
Nazeing	Epping Forest	Parish assessment report	2005	TOC
Roydon	Epping Forest	Parish assessment report	2004	MM

*Author abbreviation: MM = Maria Medlycott, TOC = Teresa O'Connor*

## Appendix 5: Scoring of Zones - maps

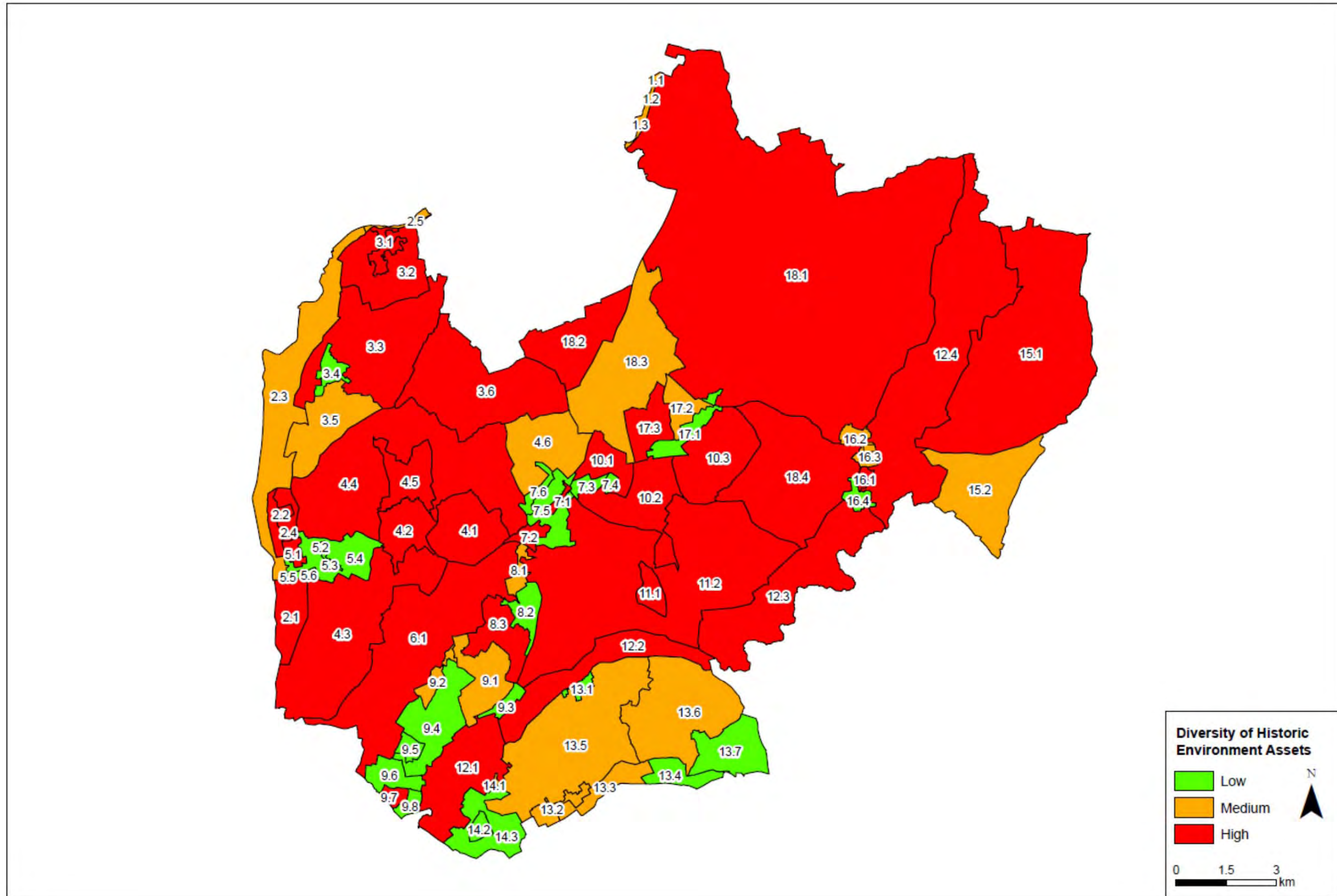


Figure 40 Scoring – Diversity of Historic Environment Assets

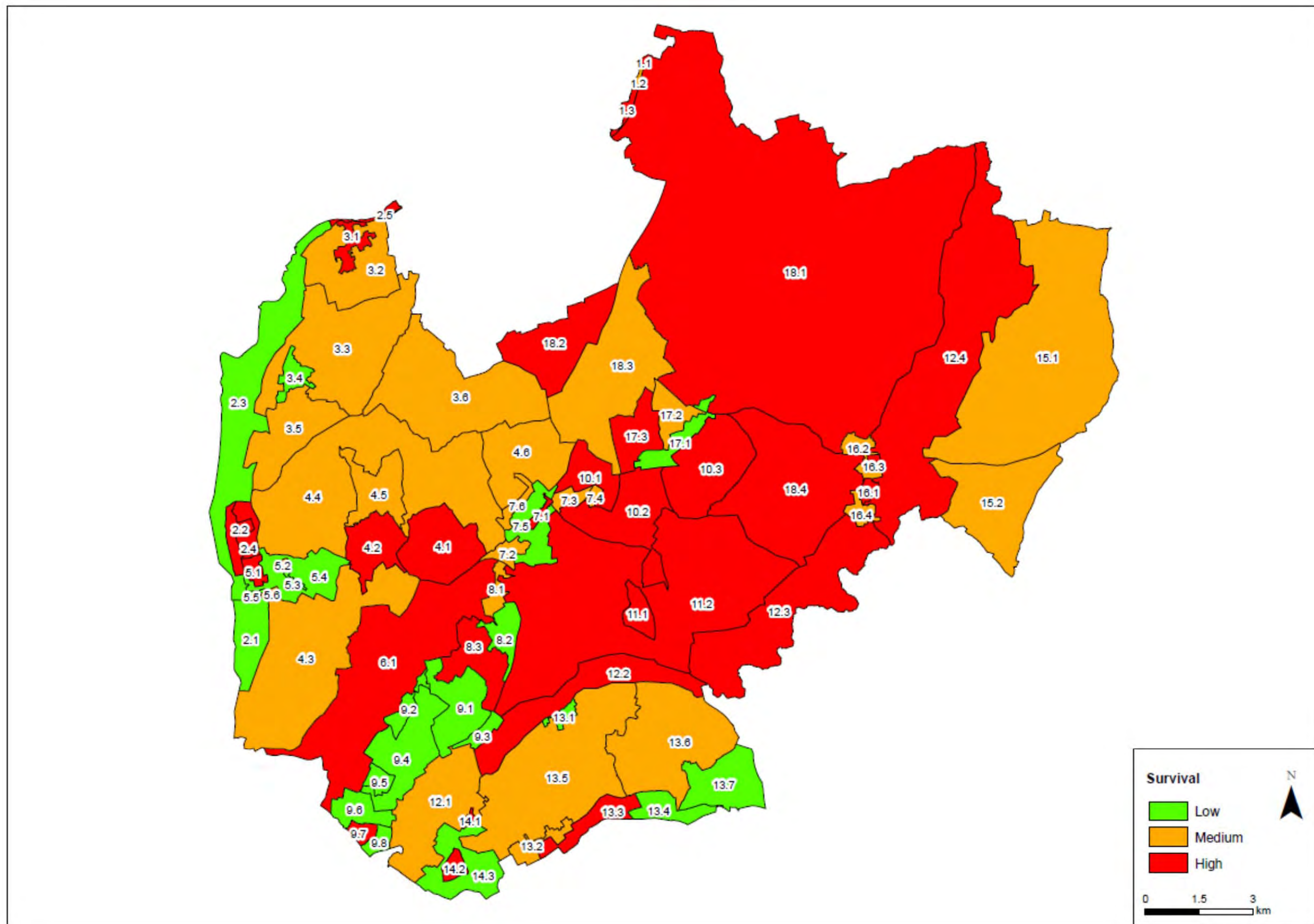


Figure 41 Scoring – Survival of Historic Environment assets





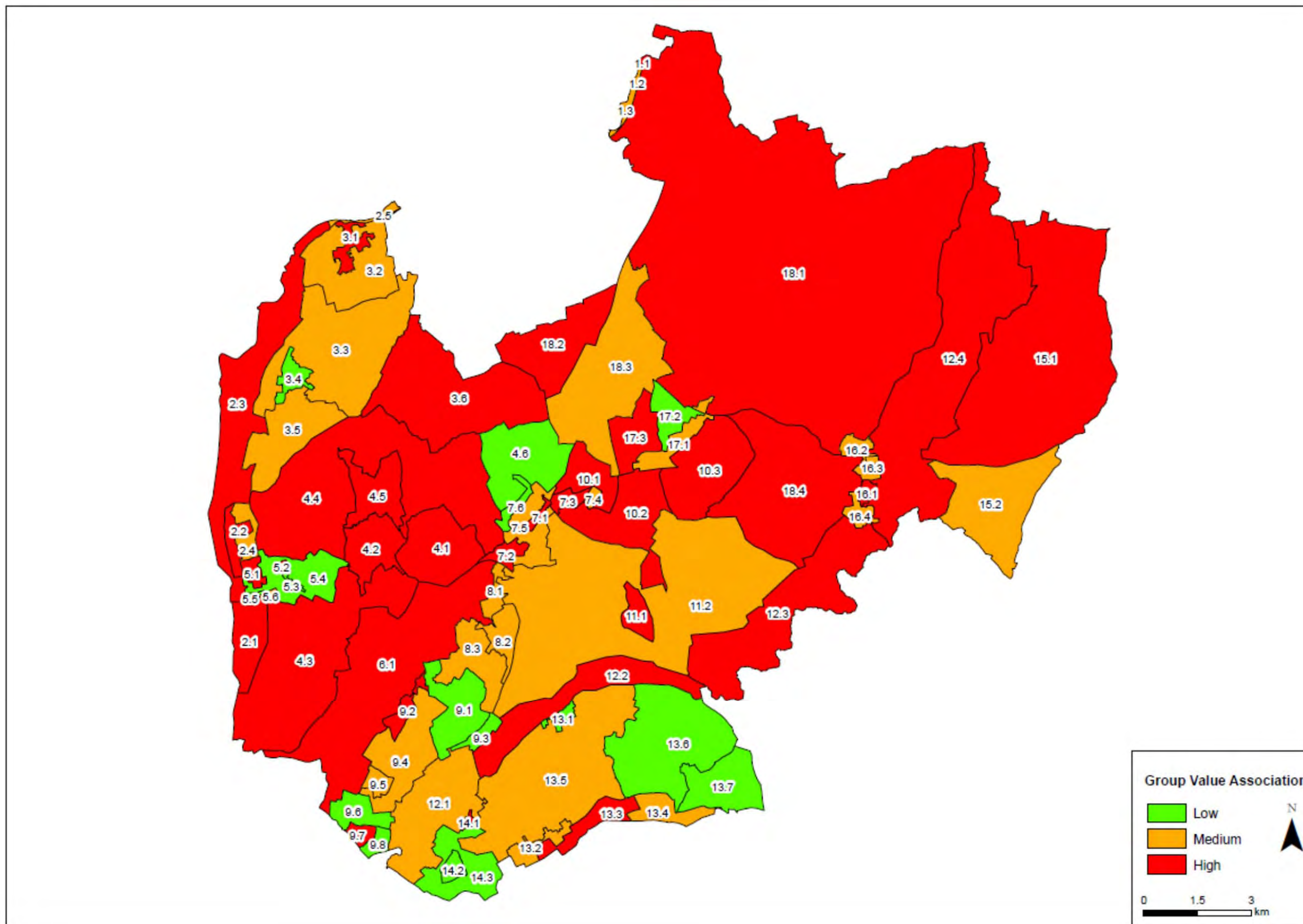


Figure 43 Scoring – Group Value Association of Historic Environment assets



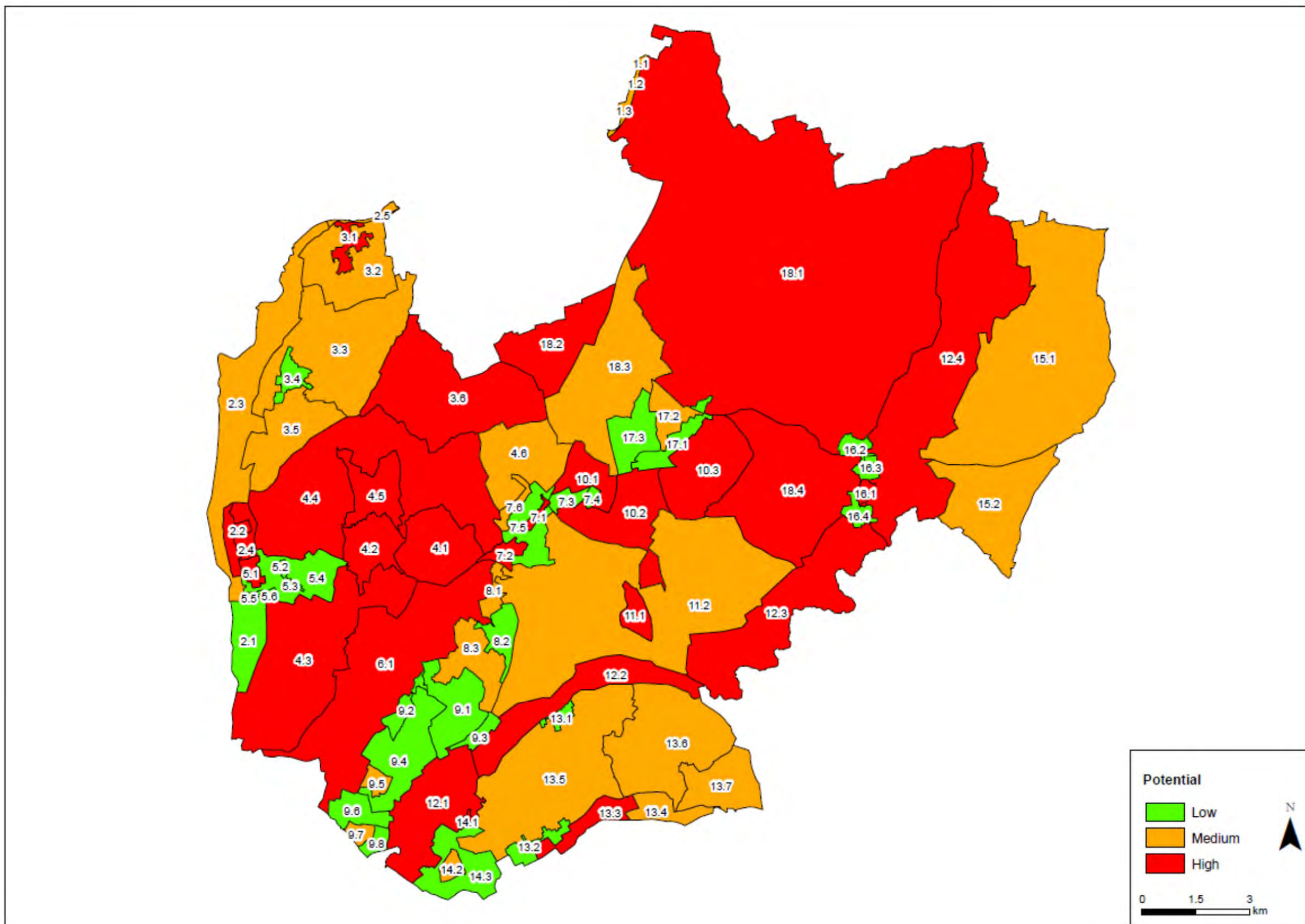


Figure 44 Scoring – Potential of Historic Environment assets



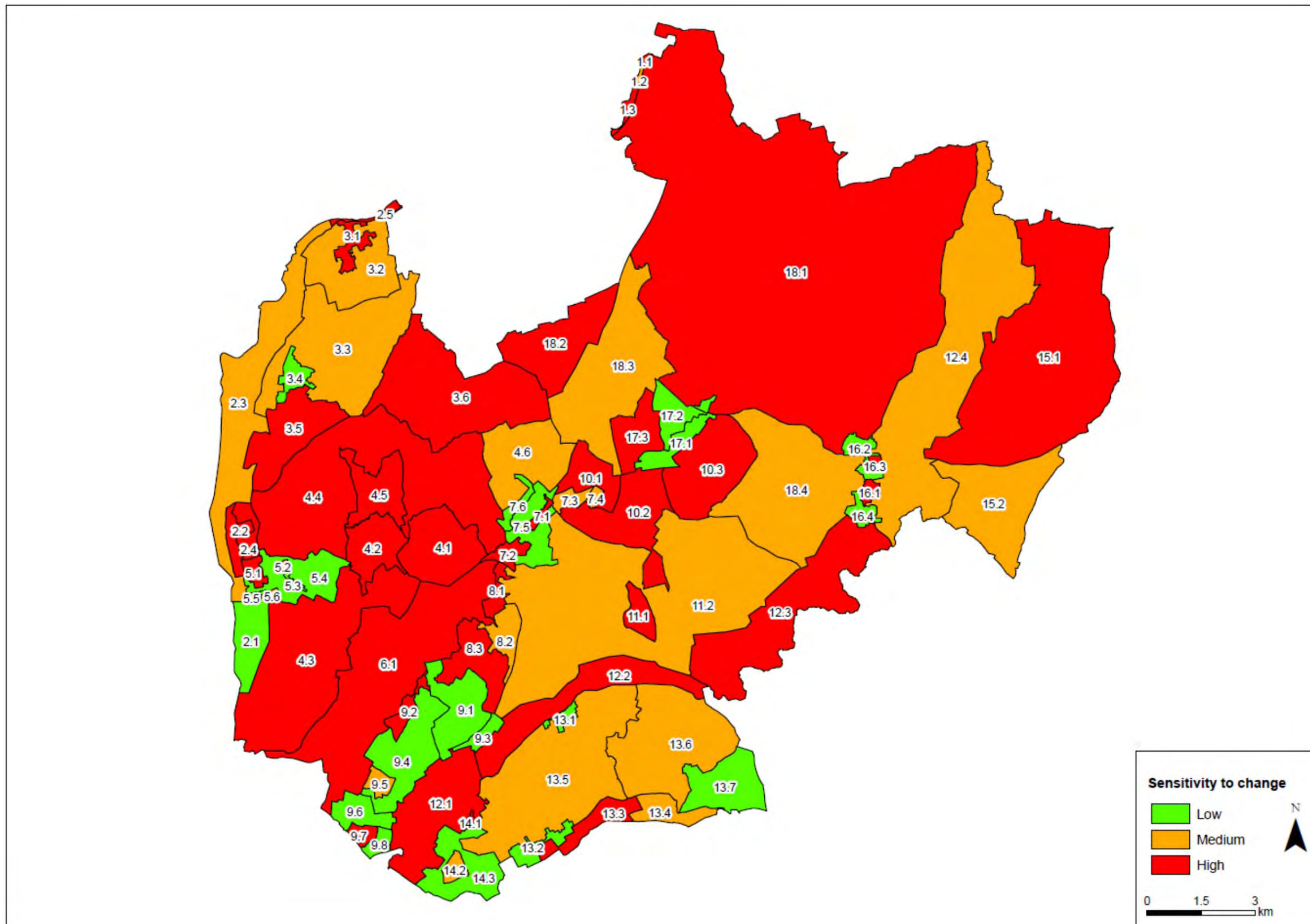


Figure 45 Scoring – Sensitivity to change of Historic Environment assets

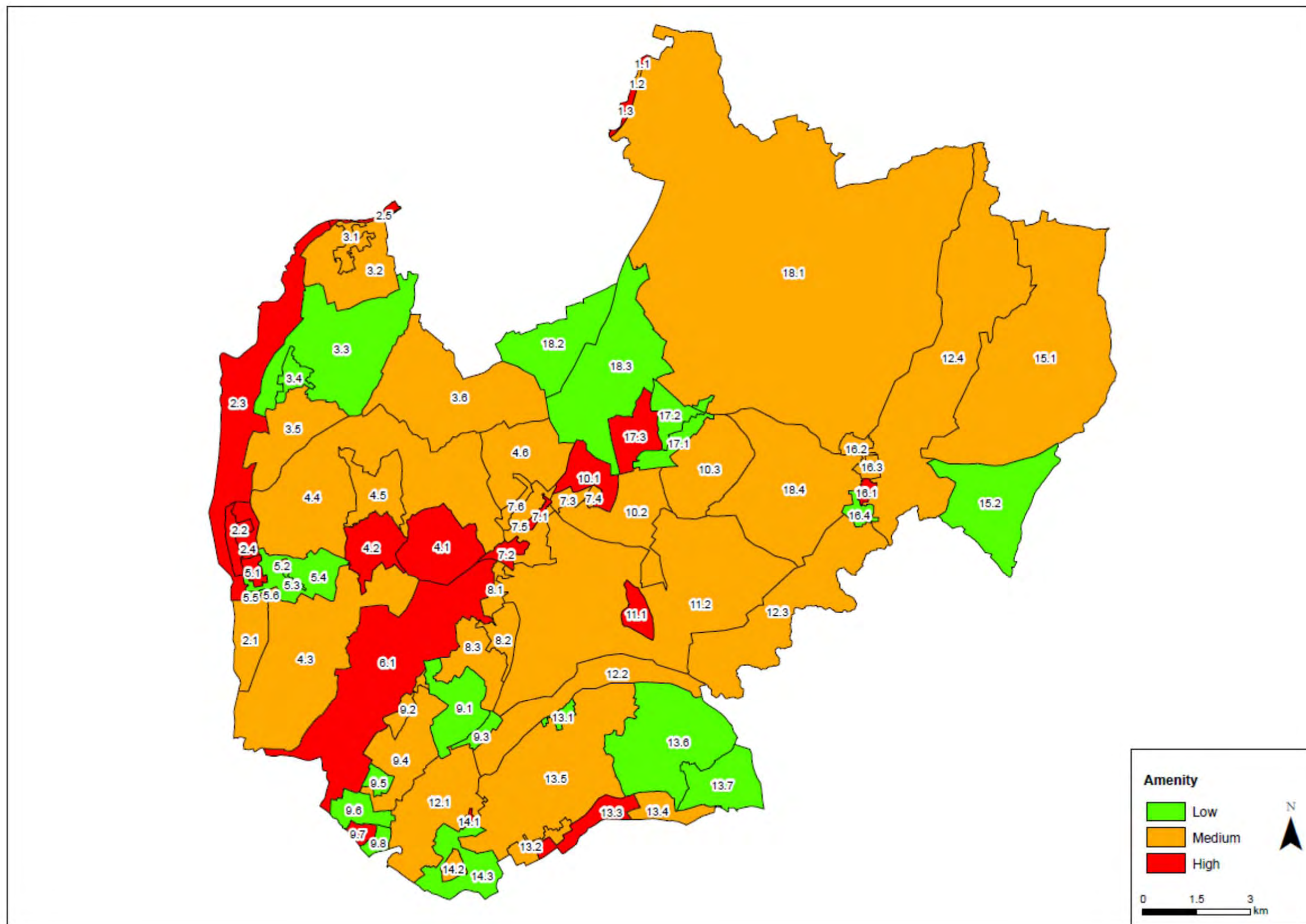


Figure 46 Scoring – Amenity value of Historic Environment assets

