



Produced by the Hills Working Group in discussion with Epping Forest District Council to assist the process of preparation and consultation for a similar document to be produced by the Council.

Baldwins Hill Conservation Area

*Character Appraisal
and
Management Plan*

2009

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1. Introduction

1.1 Definition and purpose of Conservation Areas

A Conservation Area is an “area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” (Section 69 of the Planning [Listed Buildings and Conservation Areas] Act 1990). A Conservation Area may be, for example, the historic centre of a town or village, an older unspoiled residential area, or an important country house in large landscaped grounds.

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

1.2 Purpose, scope and nature of character appraisals

Following Conservation Area designation, local authorities also have a statutory duty to formulate and publish proposals for the preservation and enhancement of their Conservation Areas, and to consult the local community about these proposals. A Conservation Area character appraisal is partly intended to fulfill this obligation. Its main aims are to:

- Define the character and special architectural and historic interest of the Conservation Area;
- Review current Conservation Area

boundaries, so that that they reflect what is considered to be of special interest;

- Increase public awareness of the aims of Conservation Area designation and to preserve the character and appearance of the Conservation Area and put forward proposals for its enhancement.

It is hoped that this document will provide a management framework to control and guide change in the York Hill, Staples Road and Baldwins Hill, Loughton (The Hills) Conservation Areas and that it will form a basis for other planning decisions that affect the area.

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

1.3 Extent of the Conservation Area

The Hills Conservation Areas, which encompass York Hill, Staples Road and Baldwins Hill, Loughton Conservation Areas.

1. Map 1.

1.4 Methodology

This document was compiled between September 2008 and XXXXX 2009. In putting together the appraisal, the Conservation Area was surveyed and photographed in detail, a range of historic maps was consulted and documentary research was carried out. A draft version of the appraisal was put out to public consultation between XXXXXXXX and XXXXXXXX to allow the comments and suggestions of local residents and businesses to be taken into account and public meetings were held in May 2008 and in May and November 2009 to discuss the content of the appraisal.

2. Planning Policy Context

2.1 Local Plan Policies

Conservation Areas were first introduced by the Civic Amenities Act of 1967. National guidelines concerning government policies for the identification and protection of historic buildings, Conservation Areas, and other elements of the historic environment are set out in Planning Policy Guidance Note Number 15 – “Planning and the Historic Environment” (Sep. 1994).

The council’s current policies relating to Conservation Areas are set out in the Epping Forest District Local Plan. This plan was originally adopted in 1998 and has recently been partially reviewed. Alterations were adopted in July 2006, although policies concerning Conservation Areas have not been changed.

The council has already begun work on the new system of local policy plans that will replace the existing local plan – this will be known as the local development framework. At this stage, the council cannot say for certain how Conservation Area character appraisals will fit into the new system, but it is expected that they will become advisory policy documents that will support the main development plan. (Further information can be found on the Planning Services section of the council’s website)

3. Summary of Special Interest

3.1 Definition of special architectural and historic interest

Epping Forest has always formed an important part of the landscape of Loughton since the town developed at the very edge of the forest, principally along 'Loughton Street' and 'Mutton

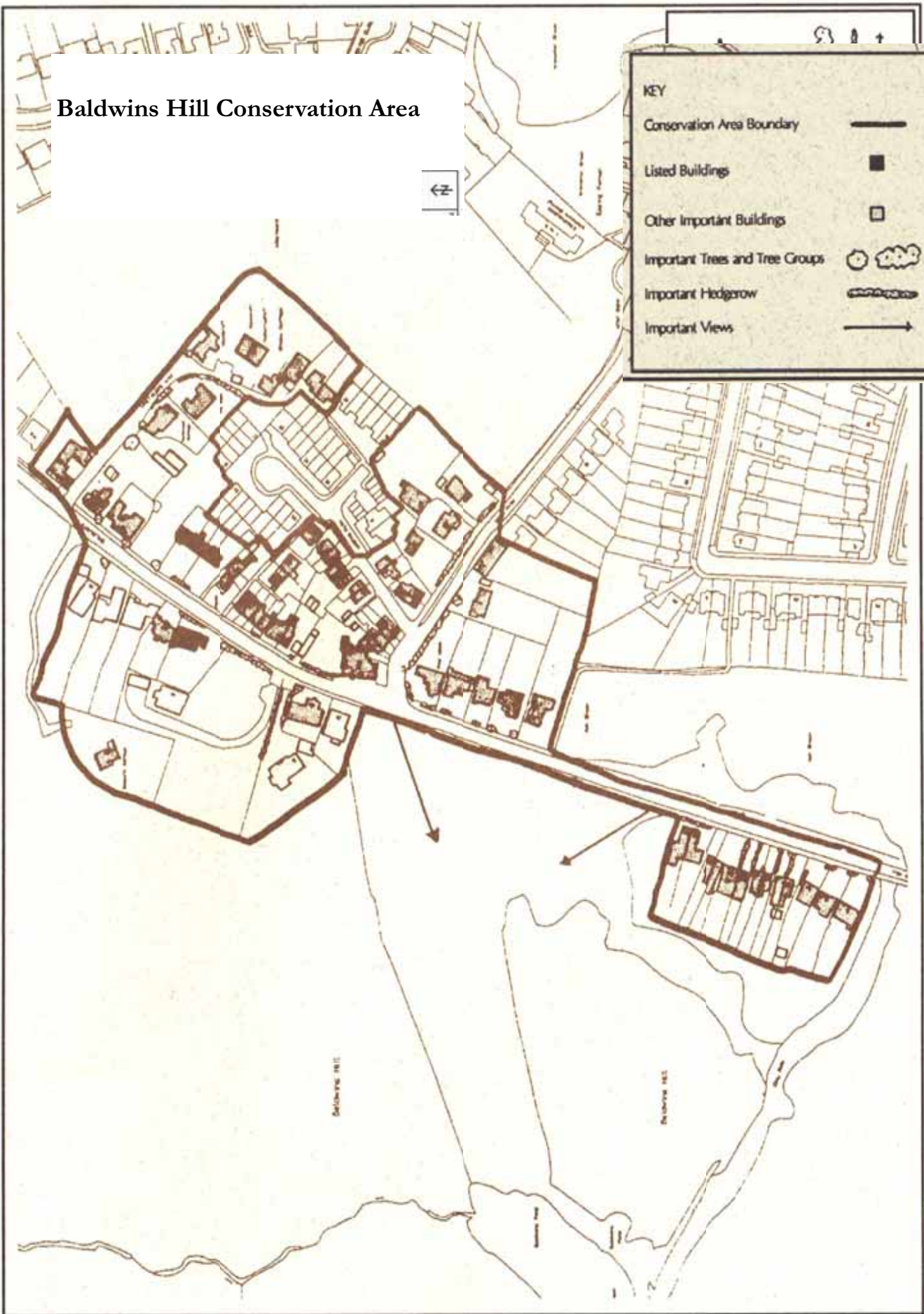
Factors contributing to the character of Baldwins Hill Conservation Area

- Baldwins Hill is highest part of Loughton lying along crest of ridge
- Land falls sharply towards the forest and to the east more gradually towards the busier parts of Loughton.
- Character results from the relationship to the forest: there are a number of extensive views across the forest.
- Tranquility of the area despite its proximity to Loughton town centre.
- Built area comprises two distinct parts, reflecting influence of Epping Forest Act of 1878 which prevented further encroachment of development into Forest land.
- This resulted in isolation of the cottages at 2-36 Baldwins Hill - some of which have been unsympathetically altered for example through the use of non-traditional doors and windows.
- There are five listed buildings in the Conservation Area: 50 Baldwins Hill and opposite a terrace of four listed cottages
- Most houses are of Victorian origin, many to 'one off' architectural designs
- Foresters Arms public house at junction of Stony Path and Baldwins Hill with commanding views
- The visual impact of large numbers of parked cars detracts from the tranquil, rural character
- Nos 37 and 39 built in 1995 have been highlighted as a modern development which enhances the character of this part of the conservation area

Baldwins Hill Conservation Area



KEY	
Conservation Area Boundary	—
Listed Buildings	■
Other Important Buildings	□
Important Trees and Tree Groups	☉ ☁
Important Hedgerow	—
Important Views	→



BALDWINS HILL CONSERVATION AREA

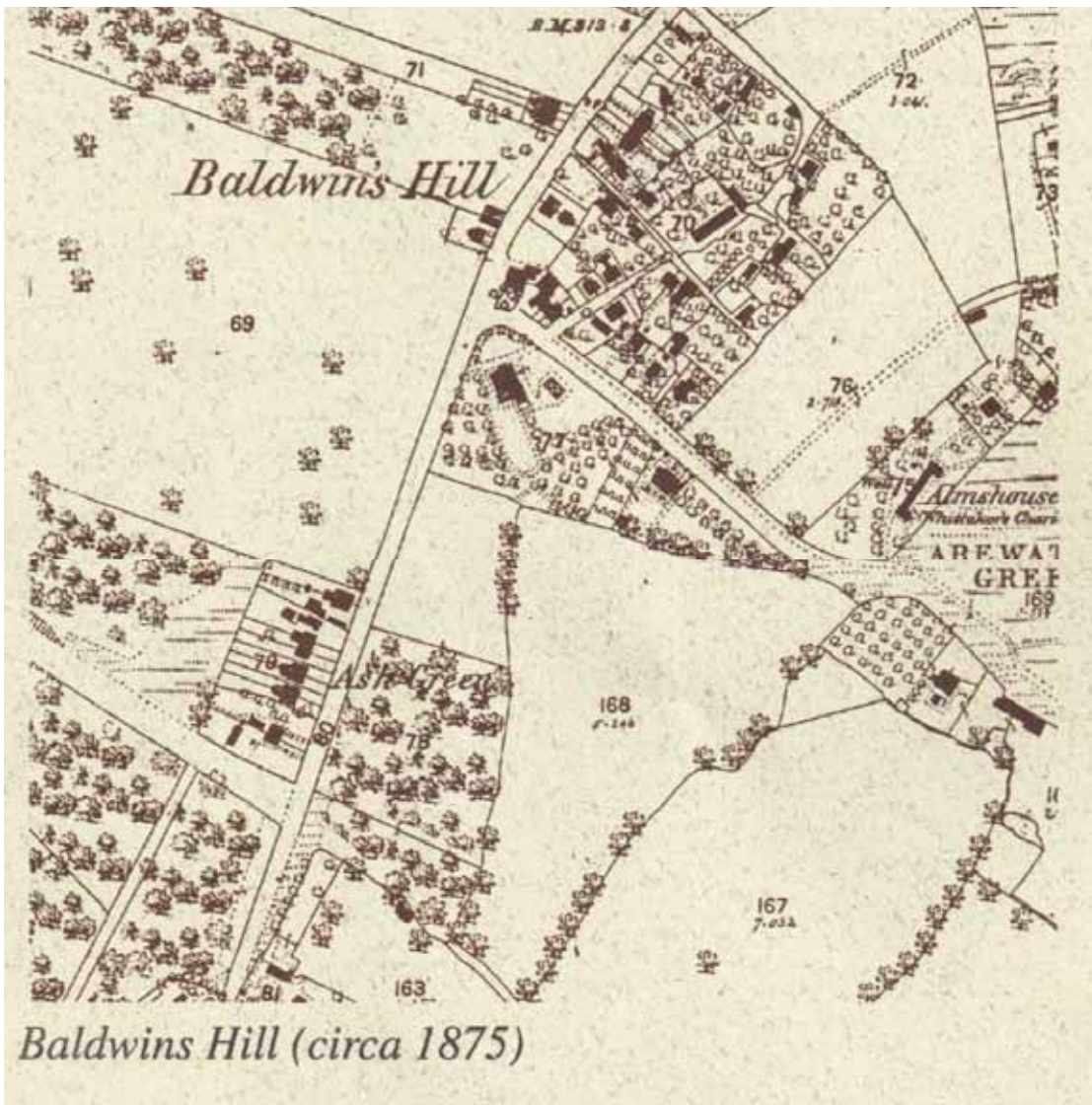
Row' - now known as the High Road and York Hill respectively. Although very few of the houses which existed in the town at the beginning of the 18th Century - about 90 in Loughton Parish - have survived to the present day, a notable exception is in the area known locally as "The Hills", where a number of traditional 17th Century cottages survive. Three Conservation Areas have been designated in this area: York Hill, Staples Road and Baldwins Hill, each with their individual characteristics.

In this area a total of 25 properties have Grade II listing status, six in Baldwins Hill, of which five are in the Baldwins Hill Conservation Area, one in Church Hill, two in Forest Way, three in Pump Hill, the two Woodbury Cottages in Woodbury Hollow, nine in York Hill plus the Gardener's Arms Public House. The Baldwins Hill area does, however, have a number of

other properties which are of either historic or



Epping Forest plays an integral role in the character of the area.



Baldwins Hill
c1875

BALDWINS HILL CONSERVATION AREA

architectural interest.

3.2 Definition of the character of Baldwins Hill Conservation Area

The unique character and appearance of the Baldwins Hill Conservation Area derives from the interaction of a number of different factors which are outlined below. It is important to ensure that these characteristics are preserved in order to maintain the character and special interest of The Hills Conservation Areas Panel



Ash Green from Baldwins Hill

Factors contributing to the character of Baldwins Hill Conservation Area

- Baldwins Hill is the highest part of Loughton and lies along the crest of a ridge that rises gently north from York Hill



The Foresters Arms, Baldwins Hill

- The land falls away on one side sharply towards the forest and to the east a more gradual descent back towards the busier parts of Loughton.
- Much of the character results from the relationship to the forest: there are a number of extensive views across the forest.
- Another notable characteristic is the tranquility of the area despite its proximity to Loughton town centre.
- The built area comprises two distinct parts, reflecting the influence of the Epping Forest Act of 1878 which prevented further encroachment of development into Epping Forest land.
- This is the reason for the isolation of the cottages at 2-36 Baldwins Hill - some of which have been unsympathetically altered for example through the use of non-traditional doors and windows.
- There are five listed buildings in the Conservation Area: 50 Baldwins Hill and opposite a terrace of four listed cottages
 - Most houses are of Victorian origin, many to bespoke architectural designs
 - The Foresters Arms public house is a prominent building at the junction of Stony Path and Baldwins Hill
 - The visual impact of large numbers of parked cars detracts from the tranquil, rural character
 - Nos 37 and 39 were built in 1995 have been

BALDWINS HILL CONSERVATION AREA

Elements contributing to the special architectural and historic interest of the Conservation Area

- Highest part of Loughton and lies along crest of ridge rising north from York Hill
- Land falls away on one side sharply towards the forest and to the east a more gradual descent .
- Character results from the relationship to the forest:
 - extensive views across the forest.
 - Tranquility despite proximity to Loughton town centre.
- Built area in two distinct parts, reflecting the influence of the Epping Forest Act of 1878 preventing further encroachment into Epping Forest land.
- Five listed buildings within the Baldwins Hill Conservation Area
- Most houses are of Victorian origin, many to 'one off' architectural designs
- Foresters Arms public house is a prominent building
- Visual impact of large numbers of parked cars detracts from the tranquil, rural character
- Nos 37 and 39 built in 1995 have been highlighted as a modern development which enhances the character of this part of the Conservation Area.

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4. Location and Population

The Baldwins Hill Conservation Area – as with the adjoining York Hill and Staples Road areas -

are situated in the south-west of the Epping Forest District in the County of Essex. The area is some 12 miles from Harlow and 20 miles from the centre of London on the south eastern side of Epping Forest. The three Conservation Areas have the continuous line of Baldwins Hill, York Hill and Staples Road as their core with some 570 homes in the immediate vicinity of which some 230 are in the prescribed area of the three Conservation Areas - a population of some 550 people.

5. Topography and Setting



The forest land of Baldwins Hill defines the area

The Baldwins Hill Conservation Area - with the adjoining York Hill and Staples Road areas - form a continuous strip bordering one of the prettiest and best conserved areas of Epping Forest. Baldwins Hill runs along a ridge with the forest to the north and Loughton town to the south. In front of one of the Hills' four public houses, the Foresters' Arms, the forest slopes sharply with spectacular views down to

BALDWINS HILL CONSERVATION AREA

Baldwins Pond, and over the forest towards High Beach. The topography of the Conservation Area is apparent from the names given to the roads: Baldwins Hill, York Hill, Woodbury Hill, Kings Hill and Pump Hill, Church Hill. There is a steep and dramatic rise up York Hill or via Church Hill and St Johns Road to reach Baldwins Hill. All three Conservation Areas have spectacular views which can include Canary Wharf, Crystal Palace, the North Downs in Kent and over Thames Valley.

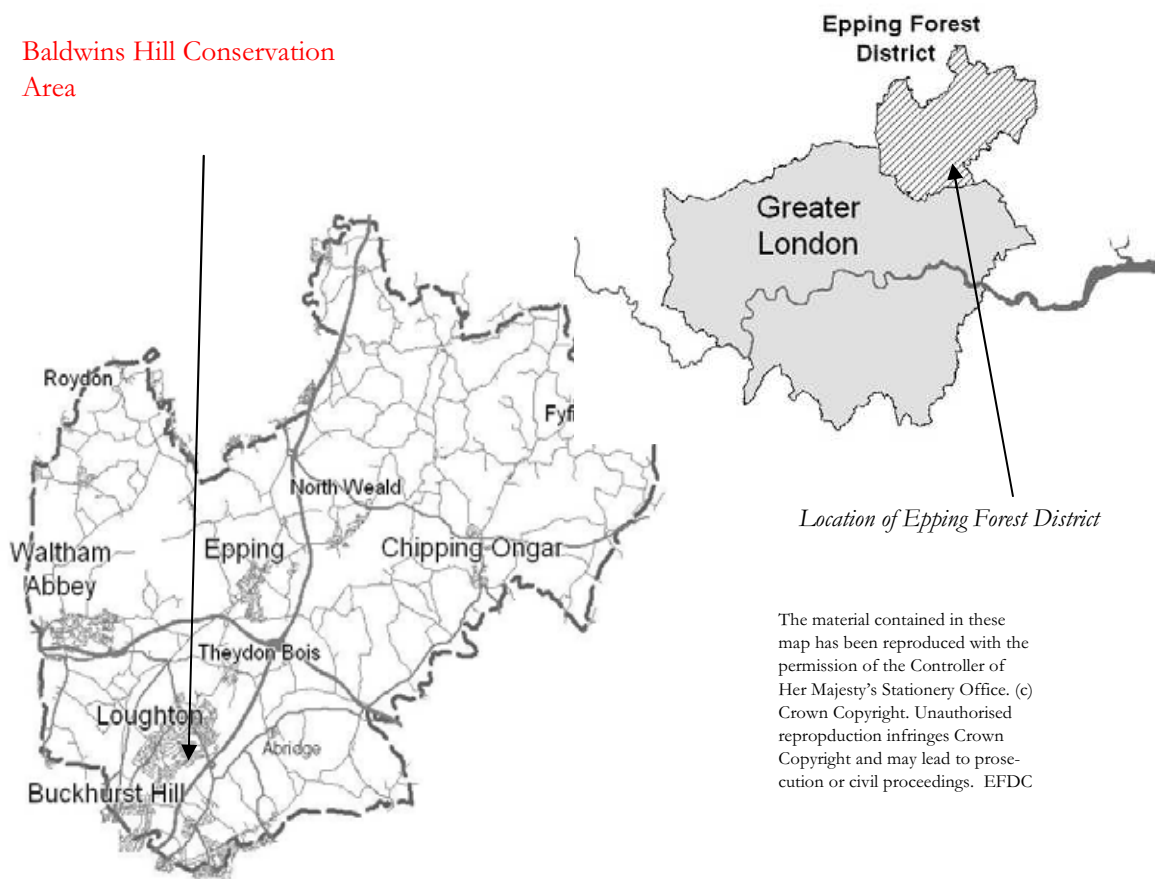
6.1 Origins and development



The cottage in Stony Path which takes its name

6. Historical Development and Archaeology

Baldwins Hill Conservation Area



Location of Baldwins Hill Conservation Area within Epping Forest District

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Although the earliest mention of Loughton in Essex is perhaps to be found in a Charter of Edward the Confessor, dated 1062, where it is written as Lukinton, about a quarter of a century later it is written in Domesday Book as Lochetuna and Lochintuna. During the thirteenth and fourteenth centuries Luketon is perhaps the commonest form.

Baldwins Hill, (Baldwyn's Hill) originally an area and a track through the forest, was probably named after George Baldwyn who lived in a cottage in the area.

The history of Baldwins Hill is closely tied to the history of the forest it bounds. Once a Royal Forest, used by the Normans as hunting ground ("the Kings right of vert and venison"), the 'Forest of Essex', latterly 'Waltham Forest' and now 'Epping Forest' narrowly missed the fate befallen by so many beautiful woodlands in the squeeze of population, industry and nature. Epping Forest's manorial, sporting and soil rights were not owned by the Crown as Hainault had been, although it did possess forestal rights. However, Commissioners for the Crown offered the forestal rights for sale at £5 an acre which effectively gave 18 local lords of manors the right to 'enclose' areas of the forest for their private usage. By 1870, half of the forest's 6000 acres were surrounded by fences and development had begun in many parts.

Eventually, public opinion was aroused and the feeling that open spaces should be protected began to prevail. Beginning in 1863, a legal contest was brought by bodies such as 'The Commons Preservation Society', founded to protect open spaces, successfully managed to persuade the House of Commons that Epping Forest was being rapidly destroyed. The Commons recommended that the Crown's forestal rights should be enforced, if not sold

already. In 1865, another committee argued that, despite the extensive enclosures, commoners' rights still existed on those forest lands and that the enclosures prejudiced them. The enclosures were widely despised and the first of many recorded acts of resistance in this time was in 1866 by a labourer named Thomas Willingale. He asserted his right to continue lopping trees, as had his ancestors, in Loughton Manor despite a fence erected by the local lord of the manor preventing it. Willingale was convicted of theft, but The Commons Preservation Society supported his case and the publicity generated from legal actions in support of the practice further generated public interest. Willingale died before the case was concluded.

It was not an easy battle, however, as the lords of the manor were confident of their right to enclosure. A Bill introduced in parliament would have given the public access to only 600 acres with an option to 400 more, leaving the remaining 5000 acres in absolute control of the manorial owners. It was only through the strong resolve of the Society that this compromise was not accepted and the Bill was



Ash Green House, Baldwins Hill, in c.1890

dropped. A Royal Commission was appointed to establish the rights of the forest and terms for its future keeping.

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A meticulously researched part of Baldwins Hill and adjoining York Hill is the property known as Ash Green which stands at the southern end of Baldwins Hill. The property is included in the York Hill Conservation Area but its extensive grounds once covered much of the northern edge of what is now the York Hill Conservation Area as well as the western extremity of the neighbouring Baldwins Hill. This now Grade II listed property was the home of William Chapman Waller, known as Loughton's historian, who is thought to have moved there following his mother's death in 1874 to live with his aunt at Ash Green. Waller has himself been chronicled by Richard Morris OBE.

The Baldwins Hill Conservation Area - with the adjoining York Hill and Staples Road areas - form a continuous strip bordering one of the prettiest and best conserved areas of Epping Forest. Baldwins Hill which runs along a ridge with the forest to the north and Loughton town to the south. In front of the one of the Hills' four public houses, the Foresters' Arms, the forest slopes sharply down to a large pond, and offers spectacular views over the forest to High



Looking along Baldwins Hill forming a gap between the York Hill Conservation Area. Time for a more joined up approach in conservation.

Beach and the steeple of High Beach Church.

The area retains its rural forest-edge character throughout its length and from whichever direction it



The row of houses opposite Ash Green c1890

is accessed. The houses, which are varied in style and size of plot, demonstrate how it has evolved from the rookeries or cottages that were created in or adjoining the forest on forest waste as was the custom of the manor of Loughton. The Loughton 'rolling fence' was in general use whereby people had a boundary of blackberries which were cut down on the inside at the end of the season and the new runners set down on the outside thereby enlarging a piece of land. They still form a necklace of buildings on the edge of the forest which is always present throughout Baldwins Hill.

This is also Loughton's area of historical social significance as it is where the Poor House, the allotments with the nearby almshouses were located, the latter two still existing, and all contributed to helping the poor of Loughton two hundred years ago.

The development was shaped by lords of the manor giving away small plots to the deserving poor as well as to workers on their estates. The land on which 47-49 stand was one such, given to the George Hicks family c. 1830. This, too, is where the two families of Higgins and Willingale lived who tried to save Loughton's ancient right to lop and became influential in helping to save Epping Forest from enclosure. It has been home to many other well

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known people such as an internationally famous sculptor, carver, scientist, historian, authors, social reformers, and a nationally known gardener. It was also where a group of artists founded a paint factory to make colours to mediaeval recipes. The forest had an influence on many of these people's work and is present still today.

6.2 Archaeology

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

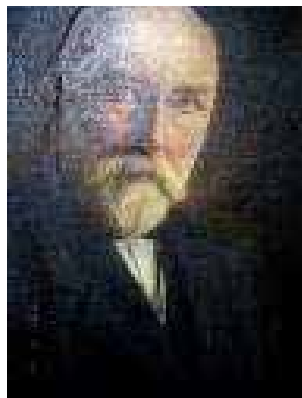
6.3 Notable personalities

William Chapman Waller commemorated at 11



Waller's Hoppet lived at Ash Green House, Baldwins Hill,

from 1874 and over a period of 30 years compiled a unique record of Loughton history



Muriel Lester (1882-1968) (right) and her sister Doris (below) who lived at 47 Baldwins Hill were peace campaigners and philanthropists. In 1934 Muriel Lester accompanied Mahatma Gandhi on his tour of earthquake-shaken regions in Bihar on his anti-



untouchability tour.



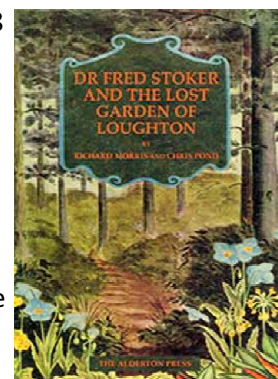
Sir Jacob Epstein (1880-1959), the American-born sculptor and painter, lived on Baldwins Hill for almost 30 years. At no 49, he created his controversial sculpture 'Rima' - unveiled in Hyde Park by Stanley Baldwin in 1925.



Dr. Fred Stoker (1878-1943) a surgeon, who came to live in Loughton about 1920. Although he trained and worked as a medical doctor, he and his wife became famous nationally as gardeners developing five acres of glorious gardens at



The Summit between 1928-1964. After his death the house and gardens were offered to the National Trust but declined. The Summit, a 1970's development, now covers the area.



Anne Whitaker (1744-1825) unmarried daughter of William Whitaker, inherited Loughton Hall and estate on her mother's death. In her own will of 1825, Anne left £2,200 to build the almshouses on Arewater Green. Later part of the gardens was joined with Loughton Potato Grounds to provide allotments. .

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who gave three acres of waste of the forest for allotments in 1813 and a further three acres in 1817, possibly for soldiers returning from the Napoleonic wars. The allotments have been known by different names, originally Poor's Potatoe Ground, Parish Allotments, Potato Grounds, Botney or Bodney. They are the oldest in Essex and may be the oldest in continuous cultivation in the country.

7. Character Analysis

7.1 General character and layout

Turning into Baldwins Hill from Goldings Hill (originally Golden Hill), on one side is the forest and opposite is The Summit, a 1970's development replacing five acres of glorious gardens created by Dr Frederick Stoker and his wife between 1928-1964.

Whitakers Way is named after Ann Whitaker, lady of the manor, who gave three acres of waste of the forest for allotments in 1813 and a further three acres in 1817. There are panoramic views across to Chigwell and beyond, including the Bank of England printing works, from this high open spot. Hedgerows



The Potato Ground allotments with panoramic still surround the allotments which continue the theme from York Hill. There are still two footpaths on the allotments that led from Golden Hill and Stony Path to the Poor Houses.

Most of the places of public social importance to the poorer members of the village were situated at the northernmost part of the village away from the main village and rookeries which have bequeathed the



The Foresters Arms overlooking Baldwins Hill makes a major statement at the heart of the area.

character of development in Wroths Path and on the eastern side of Baldwins Hill around The Foresters Arms today.



Typical of early development in Baldwins Hill area

Typical of this type of development is the terrace of partly weather boarded cottages that lie back from **the**



Deerhurst, 50 Baldwins Hill—home to Sir Jacob Epstein

BALDWINS HILL CONSERVATION AREA

The Almshouses



Baldwyn 's Buildings, which were the Poor or Parish Houses, were situated abutting the old factory and facing Wroths Path named after five generations of Wroths who owned Loughton Hall between 1579 and 1745, when succeeded by the Whitakers. Balwyn's Buildings started life as George Baldwyn's cottage and grew into six cottages. When Union workhouses came into being in 1834, they were allowed to take over all existing poor houses, but the Vestry decided to buy them back so they could manage them locally. Each cottage had a garden for growing vegetables and were judged along with the allotments each year as to their standard of husbandry with prizes—or warnings—given accordingly. Ann Whitaker left money for the refurbishment of The Poor Houses (or Baldwyn's Buildings) but it was decided to demolish them and the land was incorporated into the allotments. The money was spent on building new almshouses instead in 1827 (pictured above) which were let to poor people of the village that attended the local church – St Nicholas originally and then St John's. Early residents are pictured below.



road and date aroundand are Grade II listed.

There is a mixture of houses on both sides of the road with some on designated 'pink land' - forest land which, while not having to be returned to the forest, cannot be further built on.

In two of these, 1 Albion Cottages, (49) and later 'Deerhurst', (50) lived the sculptor, Sir Jacob Epstein. In the still extant though possibly renewed) shed behind no. 49, he sculpted his 'Rima' and 'Visitation'. The Foresters Arms, which is early Victorian and, with its tea garden, sits at the junction of Baldwins Hill and Stony Path has a commanding view over the forest which is open at this point and used to be called Baldwyn's Hill. It is the highest point in Loughton with lovely views. At the top of Stony Path there are views across the allotments. The bottom half of Stony Path was still unmade until the 1990's. There are modern houses along this path apart from Norham Lodge, 26 Stony Path, the home of the Jacobs family from c.1910 -1950. Jacobs was a prominent local councillor and JP. Oddly the house has Crittal windows fitted c. 1950 giving a very odd effect. At the bottom of the path is located Whitaker's Almshouses hidden away between the allotments and Arewater Green (**forest land**) and **built around the mid**

1840's. The outside is unchanged although there are now four instead of six having been enlarged internally to accommodate bathrooms.

The open forest continues along Baldwins Hill until another small group of houses is reached then forest (*pictured right*) leading up to Ash Green house. On the other side of the road are a variety of modern housing styles



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including a 1930's art deco with curved windows and the arts and crafts White Cottage. There is then open forest on this side of the road which is called Ash Green (not be confused with the house of similar name) until it reaches Ashfields. This acts as a buffer between the Harwater estate and Baldwins Hill and the extent of the Baldwins Hill Conservation Area. Beyond the Conservation Area boundary Ashfields was a lovely old house until it was demolished to make way for a modern estate of 1960's houses. In front of those facing Baldwins Hill is a remnant of the forest now greensward and another at the junction of Baldwins Hill and St John's Road.

Opposite this junction sits Ash Green House, an early 19th century house, at one time occupied by William Chapman Waller, Loughton's famous historian. He researched and wrote about the history of Loughton and kept notebooks of the changes happening in the village in his day. The two large lamps at the front of the house are from the old Co-op bakery (and hence its predecessor, the LGOC bus garage) at the junction of Church Hill/Rectory Lane (now Homebase). The high mixed hedge and trees that form the Baldwins Hill/York Hill boundary of Ash Green were preserved when Ash Green was demolished and Waller's Hoppet built and is in Epping Forest District Council's ownership to protect them.

[Prepared by Diane Rhodes]

7.2 Key views

There are a number of key views in the Baldwins Hill Conservation Area:

- from the southern end where York Hill, now a footpath and bridleway, merges with Baldwins Hill there is a view along Baldwins Hill as far as The Foresters public house (*pictured above*).
- From Ash Green there is an important view of the cottages along the northern side of Baldwins Hill before giving way to the steep slope down into the forest



- From the Foresters Arms public house there is a long view across the forest (*pictured below*)

towards High Beech: the view painted by Sir Jacob Epstein (*inset*).



- From the top of Stony Path and from the Potato Ground there are views as far as Brentwood to the southeast and south to the North Downs .

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The fine oak at the top of Clay ride overhanging Baldwins Hill

7.6 Contribution made by trees, hedges and green spaces

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

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

Distinctive sub areas within the Conservation Area:

- Ash Green House at the southern end is included in the York Hill Conservation Area. Ash Green forms the southern end with a row of important cottages opposite the open land
- Abutting The Foresters Arms are character properties and facing is an important area of forest leading down to Baldwins Pond (the Epstein View) with views across to High Beach.
- Potato Ground and Almshouses from around the 1830s form an important historical site, not currently in the Conservation Area
- North from the Foresters are the five listed properties in the tight funnel of Baldwins Hill and Wroths Path

There are many landmark trees including oak, Cypress, hornbeam and birch, many of which have statutory Tree Preservation orders however all trees within a Conservation Area are afforded a degree of individual protection. Before carrying out work on a garden it is advisable to contact the Council's tree and conservation department.



Ash Green with Holly Cottage pictured left

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7.3 Character areas

The Baldwins Hill Conservation Area can be divided into four areas with distinctive characteristics as shown on Map x.

Area 1: Ash Green



Part of the row of cottages opposite Ash Green

Ash Green House stands at the top of York Hill and is included in the York Hill Conservation Area, although with now much diminished land area surrounding it following the building of Wallers Hoppit. Ash Green forms the southern end of the Baldwins Hill Conservation Area and is the area of green facing the line of cottages to the west of Baldwins Hill some 300 yards north of Ash Green House.

Area 2 Around the Foresters Arms

The Foresters Arms is a large square-shaped public house set in its own grounds. Its prominent position, overlooking the most important views of the area across the forest, make it the most significant building in the Conservation Area. Around The Foresters has grown the highest



concentration of population, emanating from the historic rookeries—"nests" of working people living



Cottages at the top of Stony Path and (below) looking down paths Wroths Path (left) to the Potato Ground and

in traditional simple cottages. From opposite The Foresters Arms for about four hundred yards to the north-west there is a steeply sloping area of grassland leading to the forest.



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Area 3: Stony Path and Potato Ground

At the top of Stony Path are the cottages (pictured) built by Lord Cholomondley for workers in Madderton's artists' colour factory, and described by Waller as "on the Yorkshire model". Manager of the factory was Vincent Nello, who lived at Leigh House (2



The spectacular views from the Potato Ground allotments

Baldwins Hill) who secured several patents for artistic materials including an improved easel, in conjunction with Loughton artist William Brown MacDougall.

Off to the left of Stony Path the potato ground allotments and the row of Almshouses from around the 1830s form an important historical site. The allotments are among the oldest in the country and lay claim to being among the oldest in continual cultivation in the country. The almshouses are built of yellow stock bricks and have slate roofs. The windows are flattened Gothic arches. The appearance is still semi-rural.

Although integral with and contributing to the character and importance of the Conservation Area neither the almshouses nor allotments are currently included in the Conservation Area. It is a strong recommendation of this appraisal that both should be included to attempt to protect these important features for the future.

Area 4: Wroths Path to Whitakers Way

It is in this area that the five listed properties are



Pictured clockwise from left: the view along Wroths Path from Baldwins Hill, one of the cottages in Wroths Path, and a view down Whitakers Way



situated: Deerhurst on one side and the row of partly weather boarded cottages, nos 29-35, on the other. It was at 47 Baldwins Hill that peace campaigners Muriel and Doris Lester lived and worked from 1937 to 1968. They are still owned by their Kingsley Hall foundation.

At this point Baldwins Hill has funneled to make a very narrow passage way with development on both sides and a diversity of building styles and sizes.

Buildings of architectural and historic interest - Grade II listed

Baldwins Hill

- Nos. 29,31,33 and 35
- No 50 (Deerhurst)

It is this area that offers intriguing glimpses down one of the area's important footpaths, Wroths Path, and then along Whitakers Way to Woodcroft, now a school.

[Prepared by Esther and Jeremy with additions by IL]

BALDWINS HILL CONSERVATION AREA

7.4 Buildings of architectural and historic interest

7.4.1 Grade II listed

Nos. 29,31,33 and 35 Baldwins Hill



Built by JW Maitland as estate cottages, the terrace of

four dwellings set back from the road behind large front gardens was built around 1867 and are of timber frame construction with weatherboarding to the groundfloor and roughcast render above.



Footpaths and passages leading off Baldwins Hill are an important feature of the area.



Above: Wroths Path. Below: Clay Ride to Baldwins Hill Pond



Above: to Keeper's Cottage. Below: from Baldwins Hill to Harwater Drive



Above: through to York Hill. Below: to Arewater Green from Stony Path



BALDWINS HILL CONSERVATION AREA

Buildings of Special architectural and Historic Interest

Locally listed

No 9 Baldwins Hill

No 40—Swiss Cottage, Baldwins Hill

Keepers Cottage

No 50 Baldwins Hill (Deerhurst)

Deerhurst, dating from the 19th century, was the home of sculptor Sir Jacob Epstein between 1933 and 1950. Rendered and painted white it has been well-maintained with many original features.

7.4.2 locally listed

9 Baldwins Hill A “curvilinear” art deco house of 1930’s design, one of the few surviving examples in Loughton.



Swiss Cottage, No. 40 Baldwins Hill. A wooden chalet said to have been imported from Switzerland in 1849 and rebuilt here; however, such cottages were also available in kit form in Britain in the late 19th century and were intended for plotlands and as seaside cottages and decorative features.



Keepers Cottage, Baldwins Hill. A late 19th century Forest-keepers lodge, designed by Edmond Egan, is one of the few remaining such lodges.



BALDWINS HILL CONSERVATION AREA

7.4.3 Other buildings of historical or architectural interest.

Northam Lodge, 26 Stony Path



Woodcroft, Whitakers Way

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



The home of the Jacobs family from c.1910-1950.

37 &39 Baldwins Hill

This pair of houses was built in 1995 on a small but visually prominent site at the northern end of the Conservation Area where the paint factory use to stand. Their varied elevational features—a jettied first floor, gables window design, and use of materials including render, weatherboarding soft red brick and plain clay tiles—have produced a modern development which complements and enhances the character of this part of the Conservation Area.



Baldwyn's Cottage, Stony Path

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



BALDWINS HILL CONSERVATION AREA

Holly Cottage, Baldwins Hill

Holly Cottage, now divided into two, has maintained



many of its original features of weatherboarding, slate roof, wooden sash windows and white painted picket fencing.

Albion Cottages

Built by a poor Loughton family, the Hicks, in 1878, 49, although not credited with a plaque, was the first home in Loughton of Sir Jacob Epstein before he moved to Deerhurst. Later used for poor children



from Bow who came to stay with the Lesters, Murial and Doris, the peace campaigners, who lived next door at 47

BALDWINS HILL CONSERVATION AREA



Buffer space

BALDWINS HILL CONSERVATION AREA

Little Monkwood Lodge

Attached to Deerhurst, Little Monkwood Lodge is built in identical style but attracts less attention. It is part of the same cottage row as 50.



17-19 Baldwins Hill



21-23 Baldwins Hill



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

2 Wroths Path



A 19th Century house which has recently been sympathetically restored using traditional materials.

Walnut Cottage, Stony Path



Walnut Cottage is a hidden point of interest at the top of Stony Path, although rebuilt from the original (right)



BALDWINS HILL CONSERVATION AREA

Pebbles, Baldwins Hill



Likewise Pebbles in Baldwins Hill is a faithful recreation of the original and sets off well the line of Grade II listed cottages set back beyond it.

Monkwood Cottage, Whitakers Way



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

Oak Cottage, Whitakers Way



Oak Lodge, Whitakers Way



Oak Cottage and the linked Oak Lodge on the corner of Baldwins Hill and Whitakers Way are the c.19 lodge houses/stable block to Fred Stoker's original residence in Loughton, which was dem c.1971

BALDWINS HILL CONSERVATION AREA

7.5 TRADITIONAL BUILDING MATERIALS

In the Baldwins Hill Conservation Area there is a considerably varied selection of properties differing in age, size and styles which together with the narrow streets leading off the main Baldwins Hill create a very picturesque area.

WALLS

In the past Epping Forest, which comes up to the West boundary of the Area, has provided a ready source of timber for use as building material hence there are examples of timber frame buildings clad with weatherboarding painted white or black alternatively rendered with a rough or smooth finish, others have clay tile hanging or brick cladding.



Now brickwork has become the most common material used in construction, using a mixture of "Essex" red or yellow "London" stock bricks, the reds as surrounds to openings including shaped arches, plus band courses at mid point and eaves



levels with yellow bricks as the main bulk, create an attractive combination,.

Some rendered panels or complete elevations with a smooth or pebble dashed finish are found often painted. Several brick finished properties are painted.

ROOFS

A variety of materials are used as roof coverings



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



At eaves level are cast iron gutters and rainwater

BALDWINS HILL CONSERVATION AREA

pipes occasionally on exposed rafter ends.

DOORS AND WINDOWS

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



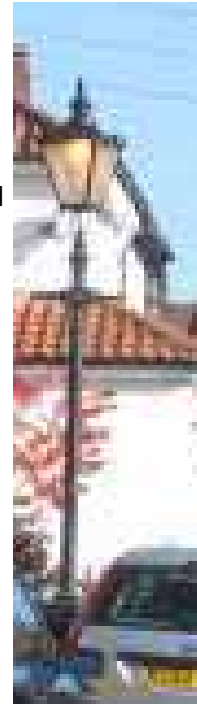
BOUNDARY TREATMENT

There are a good number of timber picket fences some are painted white which define the boundary of properties and some close boarded fences. Elsewhere hedges are used and brick walls some having metal railings incorporated.



STREET FURNITURE

There are many cast iron traditional style lamp posts throughout the Area and a small section of Baldwins Hill has some cast iron bollards at the edge of pavements. But some street furniture is out of keeping with a Conservation Area.



BOTTOMLINE

There are many modern building materials in use today which it is hoped can be avoided when repairing or extending properties within Conservation Areas, as they do detract from the original appearance and style of properties intact. Notable among these are plastic doors, plastic windows and plastic guttering.



[Prepared by Allan].

7.6 Activity and movement

Baldwins Hill is used as a bypass to the main road only to a small degree, lessened further in recent years by the closure of the top of York Hill to vehicles some years back. The number of homes in the Baldwins Hill area, plus a school and the Foresters Arms are the main generators of traffic.

The large number of cars parked throughout the day and at night create both a visual and physical impact, the one detracting from the tranquil, rural nature of the area and the other causing a serious hazard for walkers—especially for the partially sighted, the deaf and for pram and wheelchair pushers—and cyclists. The much-encouraged daily “walking bus” of schoolchildren to and from the infant and primary schools in Staples Road,



faces a daily hazard avoiding vehicles, often travelling far too fast for the conditions and with vehicles on pavements on both sides of the road in the pinchpoint near The Foresters Arms.

It is a recommendation of this report that a series of proposals be examined and consulted including implementation of a 20mph limit throughout the Conservation Area—and possibly in the whole of the Hills area; the implementation of weight restrictions given the difficulty and sometimes impossibility of negotiating very large and heavy vehicles through the narrowest parts; and more yellow lining to limit double parking and across footpaths.

8. Opportunities for Enhancement

8.1 Physical condition

Opportunities for enhancement

- In-keeping and properly maintained street furniture such as bollards, litter bins, seats and lampposts
- Restriction of indiscriminate parking and more planned parking
- Size and five ton weight restrictions for construction, delivery and service vehicles to avoid hedge, forest verge, footpath and road damage
- 20mph speed restrictions on all roads in the conservation area, with special attention to those with no pavements
- Controlled vehicular access to bridleways
- Use of appropriate building materials and tighter control of inappropriate ones through extension of Article Four Direction and more attention drawn to concerns.
- Sensible management of trees
- Guidance and intervention on building materials
- Better and more regular clearance of litter and emptying of litter bins
Restricting concreting over of front gardens (now subject to legal control)

Although there are a small number of buildings in the conservation area containing elements in

BALDWINS HILL CONSERVATION AREA

need of repair and redecoration, most buildings are in good condition. However some of the street furniture is in need of attention especially some of the bollards that have been knocked by vehicles.

8.2 Public areas

Public areas in the conservation area are mainly forest land which in general is well



maintained with good access at a number of points where trees line the roads. The open area opposite The Foresters is subject to particularly careful management by the Corporation of London staff.

It is to be hoped that the open area opposite



The Foresters down to Baldwins Pond will be maintained as an open space and that young tress and scrub will not be allowed to grow up.

As mentioned in the previous section, the parking of cars, both by residents and by visitors is a major consideration, balancing the needs of the community, the aesthetics of the area and nature conservation.

Vehicles parked partially on the pavement, resulting in



wearing of the pavement, create a particular problem.

A full discussion on the issue of parking of vehicles is proposed.

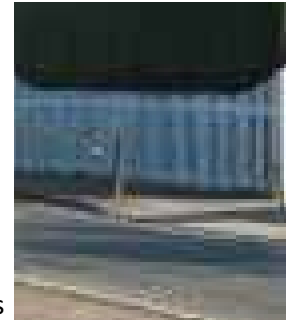
Some street furniture is not all in keeping with the area—and should be. Some bollards are badly bent.

Litter, especially along forest land bordering Baldwins Hill, is a continual problem. While probably dropped by non Hills residents, education by the local schools would be appreciated as well as regular clearance by forest and local authority staff.

Distinctive hedges, which take a long time to grow and maintain, are easily damaged by inconsiderate and careless heavy weight vehicles out of scale to the narrow roads. There is an opportunity to reduce this damage through a more visible weight and width restriction on vehicles entering the conservation area.

8.3 Restriction of indiscriminate parking

As highlighted in the previous section, the use of roads in the Conservation area by over-heavy and over-large vehicles is immensely damaging, just as the overall speed of vehicles can be horribly dangerous.



BALDWINS HILL CONSERVATION AREA

8.4 Size and weight restrictions

Restrictions to the size and weight of vehicles would be greatly welcomed by residents.

8.5 Speed restrictions

A 20mph speed limit would have wide support throughout the conservation areas and possibly throughout the Hills.

8.6 Buildings—general

There is an opportunity for Epping Forest District Council working with the Hills Amenity Society to encourage greater awareness of good and bad practice in the maintenance and reconstruction of buildings.

Cases in point include the inappropriate use of modern materials, particularly uPVC doors and window frames and plastic drainpipes, which impact on the appearance of the conservation area despite manufacturers' attempts to make these look similar to their traditional counterparts of white painted wood and black painted drain pipes.



There are also a number of examples of deleterious redecoration out of keeping with the heritage of the building and the surrounding buildings which undermine both the heritage and real sales value of historic properties.

The loss of historic buildings pulled down

without permission reduces the historic interest of the area. There is an opportunity for the District Council to increase vigilance on sensitive applications.

Satellite dishes and television aerials visible from the street, so easily avoided, have not been resisted sufficiently strongly.

Front gardens concreted over detract from the character of the area and increase risk of flash flooding. This is now the subject of legislation which should be rigorously enforced.

8.7 Guidance/intervention on building materials should be made more widely and generally available.

9. Conservation area Boundary

9.1 Areas immediately outside the conservation area boundary

The drawing of the boundaries between the York Hill and Baldwins Hill Conservation areas should be re-examined to see whether a physical link should be established. The situation of Ash Green House in Baldwins Hill but within the York Hill Conservation Area provides an opportunity for re-examination to establish the Hills Conservation Areas as a continuous entity.

Even more significant for the Baldwins Hill Conservation Area is the current exclusion of the Potato Grounds adjoining Stony Path and the Almshouses at the foot of that hill. It is the strongly held view of the Hills Amenity Society that these important and old-established amenities for the area should be brought within the conservation area.

10. Community Involvement

10.2 Timetable for project
May 2008 Project introduced at Hills Amenity Society annual meeting by Paul Sutton, Epping Forest District Council with participation invited in working group
June 2008 Promotion of project and invitation to participate promoted in Hills Amenity Society Newsletter to all homes and on Hills Amenity Society website
September 2008 Working Group convenes
September 2008-April 2009
November 2008 Questionnaire and further promotion in Autumn-Winter newsletter to all homes
April 2009 Stand at Loughton farmers' market
May 2009 Report to Hills Amenity Society annual meeting
April-October 2009 Finalising of York Hill and Baldwins Hill reports
November 2009 Public Consultation on Hills Amenity Society draft appraisal
January 2010 Publication of Staples Road, York Hill and Baldwins Hill reports

10.1 Involving local people

Community involvement is an integral part of the appraisal process. The council aims to take into account the local residents' views in defining the special interest of the conservation area and formulating strategies for its improvement and management. The comments and suggestions of a number of local residents and amenity groups will be taken into account in the publication of the final version of this document. Loughton Town Council, and local organisations such as the Hills Amenity Society and the Loughton Historical Society will be consulted on the draft appraisal and a public meeting will be held in the area to discuss its content. A copy of the draft will be posted on the council's website between ??? 2009 and ??? 2009 and hard copies of the draft will be available on request. In order to inform local residents of the public consultation period, flyers and posters will be distributed in the conservation area.

11. General Guidance

It is the intention of Epping Forest District Council to make use of its powers to preserve and enhance the character and appearance of its conservation areas. The following is general guidance aimed at controlling and guiding change within Baldwins Hill Conservation Area in order to ensure that it is properly maintained as a heritage asset. The council's local plan policies (adopted 1998) regarding conservation areas are set out in Appendix 2.

11.1 Views and setting

BALDWINS HILL CONSERVATION AREA

It is important that the significant views both within and out of the conservation area are preserved and, where possible, enhanced. Any development in or around the conservation area should respect the nature of these views and contribute positively to them.

11.2 Architectural details

As set out in the council's local plan policy regarding the demolition of buildings in conservation areas (policy HC9), there will be a strong presumption towards the retention of all historic buildings that make a positive contribution to the character and appearance of the conservation area. There will also be a presumption in favour of the retention of

original historic features such as traditional doors, windows and railings as these features contribute a great deal of interest and value to the townscape. When historic features need replacing, a like-for-like approach should be taken wherever possible. The reinstatement of traditional features should always be based on a sound understanding of the original structure and, where possible, historical evidence.

11.3 Traditional building materials

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

Modern materials such as concrete, upvc and aluminium will be discouraged as these will generally be out of character with the conservation area and can erode its quality and historic interest.

11.4 Trees and open spaces

Trees, hedges and open green spaces are an integral part of the character of the conservation area. The council has stated in the local plan that it will not give consent to any work to trees that could be detrimental to the character, appearance or setting of the conservation area (policy HC6).

11.5 Public realm

It is important that the quality of the conservation area is maintained to a high standard and improved where possible. In general, signs and other street furniture should be designed to be in keeping with the character and appearance of the conservation area. They should also be kept to a minimum to prevent there being too much clutter in the public realm. It is the council's policy to ensure that public utility companies and the Highway Authority consider the character of conservation areas when carrying out works within them (policy HC8). The council is seeking to establish an agreement with Essex County Council Highways Department whereby the Conservation Section of the council is consulted on any highway matters that affect the conservation areas in Epping Forest District.

11.8 New development

It is recognised that conservation areas must evolve to meet changing demands and that new additions can make a positive contribution to the character of a conservation area if of a high quality design and build, and sympathetic to their surroundings. Any new development

Baldwins Hill Conservation Area Management Plan 2010- 2015

- Council intends to produce leaflet on repair and maintenance of historic buildings.
- Council will encourage Hills Amenity Society to publicise best practice for alterations and materials used on street frontages, fences and hedges
- Council will apply Article Four Direction similar to Staples Road Conservation Area , to cover materials used on road frontages and boundary enclosures such as walls, hedges and fences.
- Signs, street furniture and road markings will be brought into keeping with the character of the Conservation Area. Particular attention will be paid to out-of-keeping bollards and lampposts
- Consideration will be given to frequency of grass cutting, emptying of litter bins and general maintenance of trees and hedges which form a distinctive part of the area.
- Consideration will be given to controlling abuse/misuse of forest land within and adjoining the Conservation Area.
- A public consultation will be held on parking, speed and weight and width restrictions. There will be a strong recommendation to the County Council that a 20mph speed restriction should be imposed within the Conservation Area.
- An ongoing programme of education will be introduced to encourage residents to help in the maintenance and retention of key characteristics of the Conservation Area.

should be in keeping with the character and appearance of that particular part of the conservation area in terms of scale, massing, height, and materials. New development should also be composed of traditional facing materials (policy HC7).

11.9 Activity and uses

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

11.10 Technology

In recent years, there has been a growing tendency to install satellite dishes and communications towers prominently on the top of buildings. Interest in the use of renewable energy systems such as wind turbines and solar panels on individual residential properties will also have to be monitored. In order to preserve the character of the conservation area, permission will only be granted for such fixtures where they are installed in undamaging and visually unobtrusive positions. It should be noted Epping Forest District Council – Directorate of Planning and Economic Development

York Hill Conservation Area Character Appraisal – Consultation Draft XXXXXX 2009 that such fixtures will rarely be acceptable on statutorily listed buildings (policy CP10, local plan alterations, 2006).

12. Management Plan

It is important that the character of the conservation area is preserved and, where

BALDWINS HILL CONSERVATION AREA

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

- **Keeping properties in the conservation area in good condition**
- **Retaining original features on historic buildings where possible and if replacements are needed, replacing features with like-for like in terms of style and materials**
- **Making sure that any additions to properties in the conservation area that do not require planning permission are in keeping with the host building and the character of the conservation area.**

possible, enhanced in order to maintain its special interest. The following section outlines the council's objectives for the preservation and enhancement of York Hill Conservation Area over the next five years:

12.1 Retention and enhancement of historic fabric

Historic buildings which make a positive contribution to the character of the conservation area will be retained wherever possible. These buildings are identified in Appendix 3. Original historic features such as doors and windows should also be retained where possible as these are an important part of the character and historic interest of the conservation area. Properties in the conservation area that are statutorily listed enjoy protection from unsympathetic changes. However,

there are many unlisted historic buildings, including the many locally listed buildings, which are vulnerable to the loss of historic doors and windows, unsympathetic extension and, in some extreme cases, demolition and reconstruction (*see 7.4 above*)

In order to raise public awareness on the importance of preserving and enhancing the historic fabric of the conservation area, the council intends to produce a leaflet on the repair and maintenance of historic buildings. The repair and reinstatement (where applicable) of traditional doors, windows and roof tiles will be encouraged and information will be made available on local craftsmen and suppliers of traditional building materials. A limited number of historic building grants will also be available for the repair of historic fabric on non-residential statutorily and locally listed buildings, with priority given to those on the statutory list.

The Council also intends to apply for an extension of the Article Four Direction which currently covers boundary enclosures such as fences and hedges be brought into line with the neighbouring Staples Road Conservation Area to cover materials used on road frontages.

12.2 Street furniture

The Council will contact ECC with a view to changing existing out of character signs and make an agreement so that future signs and road markings are more in keeping with the character of the conservation area. Particular attention will be paid to out-of-keeping litter bins, seating, bollards and lampposts.

BALDWINS HILL CONSERVATION AREA

12.3 Enhancement of Public Areas

The Corporation of London owns all open land and the forest adjoining Baldwins Hill and will be consulted about the style of bollards to be installed restricting vehicle access. Consideration will be given to frequency of grass cutting, emptying of litter bins and general maintenance of trees and hedges on and surrounding these areas which form a distinctive part of the area as a whole.

Discussion will also be held with the Epping Forest Conservators on the misuse/abuse of forest fringe land within and bordering the conservation area.

13. Bibliography

Appendix 1. Descriptions of the listed buildings in the Conservation Area

Necessary for summary in main document

Appendix 2. Relevant National Legislation and Local Plan Policies

Can be lifted

Appendix 3. Townscape Survey

BIG Project: every property has to be listed and analysed

Appendix 4. Glossary of terms

Schedule

2007

Project discussed with EFDC and agreed and announced to Hills Amenity Society in November

2008

Project outlined and volunteers invited at Hills AGM in May 2008

Phase 1 (September-December)

Carry out Townscape survey

Prepare descriptions of listed buildings and buildings of historical interest

Prepare sections 1-5

Prepare section 6 – Historical/archaeological

Prepare sections on

trees and open spaces

building materials

activity and movement

Project revised from one two three separate reports to meet Council requirements.

2009

Phase two (January-February)

Opportunities for enhancement

Review boundaries

General guidance

Management plan

Phase three (March)

September-November and

Complete report Discussion at November Hills meeting

BALDWINS HILL CONSERVATION AREA

Note: The Townscape Analysis which follows is work in progress. If you spot any errors of sins or omission please notify hills.amenity@googlemail.com

Or contact Ian Locks

2 potters Close, Loughton

Tel 0208 502 3998

	Street/Road	House number	name	type	Age of building (century)	Locally listed	Statutory listed	Blue Plaques	walls	architect/builder	windows
BH	Baldwins Hill		Ash Green		C19		Y				
BH	Baldwins Hill		Keepers Cottage			Y					
BH	Baldwins Hill		Portland House								
BH	Baldwins Hill		Ashwold								
BH	Baldwins Hill		Forest Side								
BH	Baldwins Hill	1	Tanglewood								

BALDWINS HILL CONSERVATION AREA

Types of Trees	No. Trees	Types of Hedges	Comments on Trees	CA impact?	UPVC Windows	UPVC Door	Aluminium windows	Concrete roof tiles (or similar)	Repair?	Other comments
				N	X	X		X		

BALDWINS HILL CONSERVATION AREA

CA	Street/Road	House number	name	type	Age of building (century)	Locally listed	Statutory listed	Blue Plaques	walls	architect/builder	windows
BH	Baldwins Hill	1A	Woodlea								
BH	Baldwins Hill	3									
BH	Baldwins Hill	3A	March								
BH	Baldwins Hill	5	White Cottage	detached house	1920s or 30s	N	N	N	pebbledash + brick with hanging tiles on bay		wooden
BH	Baldwins Hill	7		detached house		N	N	N			wooden
BH	Baldwins Hill	9	Monkwood	detached house	1930s	Y	N	N	cement		curved Crit-tall windows
BH	Baldwins Hill	11	Beechwood	detached house		N	N	N	brick + render		uPVC
BH	Baldwins Hill	13	Four Winds	detached house		N	N	N			
BH	Baldwins Hill	15	Foresters Arms	3-bayed public house	c1870	N	N	N	stucco		wooden
BH	Baldwins Hill	17	Jack O'Lantern Cottage	pair of semi-detached cottages		N	N	N	pebbledash		
BH	Baldwins Hill	19				N	N	N	pebbledash		
BH	Baldwins Hill	21		group of 4 cottages	1909	N	N	N	red brick		
BH	Baldwins Hill	23				N	N	N			
BH	Baldwins Hill	25				N	N	N			
BH	Baldwins Hill	27				N	N	N			
BH	Baldwins Hill	27A	Pebbles	end terrace		N	N	N	white weatherboarding weatherboarded to ground floor, rough render on 1st floor		wooden-cased dormers
BH	Baldwins Hill	29		group of 4 timber-framed cottages	C19	N	Y	N			
BH	Baldwins Hill	31			C19	N	Y	N			

BALDWINS HILL CONSERVATION AREA

Types of Trees	No. Trees	Types of Hedges	Comments on Trees	CA impact?	UPVC Windows	UPVC Door	Aluminium windows	Concrete roof tiles (or similar)	Repair?	Other comments
fine oak	1									
blackthorn		Holly								flat roof garage
		Cypress	Well kept	N	X					
				N						Modern Sign not in keep with the area
				N	X					
				N	X					
				N	X					

BALDWINS HILL CONSERVATION AREA

CA	Street/Road	House number	name	type	Age of building (century)	Locally listed	Statutory listed	Blue Plaques	walls	architect/builder	windows
BH	Baldwins Hill	35			C19	N	Y	N			
BH	Baldwins Hill	37		pair of link-detached	c20	N	N	N	render and weather-boarding		wooden
BH	Baldwins Hill	39				N	N	N	brick + render with 1st floor timbered jetty		uPVC
BH	Baldwins Hill	41		link detached		N	N	N	white weather-boarding		wooden, dormers in roof
BH	Baldwins Hill	43				N	N	N	brick, hanging tiles on 1st floor		uPVC
BH	Baldwins Hill	47	Ashley Cottage	pair of semi-detached	1878	N	N	Y	pebble-dashed		uPVC
BH	Baldwins Hill	49	Albion Place			N	N	Y	pebble-dashed		wooden & uPVC
BH	Baldwins Hill	51	Oak Lodge	large detached house		N	N	N	brick to ground floor, pebble-dashed to 1st floor		uPVC
BH	Baldwins Hill	2		double-fronted detached	c1900	N	N	N	yellow brick, detailing in red brick		uPVC
BH	Baldwins Hill	6		double-fronted detached	c1958	N	N	N	stucco		uPVC
BH	Baldwins Hill	8		detached gable-front		N	N	N	pebble-dashed & pb		wooden
BH	Baldwins Hill	12				N	N	N	pebble-dashed		wooden
BH	Baldwins Hill	14				N	N	N			wooden
BH	Baldwins Hill		Ashcroft	pair of semi-detached		N	N	N	pebble-dashed		wooden
BH	Baldwins Hill	16									
BH	Baldwins Hill	18	Ivy Cottage			N	N	N			uPVC

BALDWINS HILL CONSERVATION AREA

Types of Trees	No. Trees	Types of Hedges	Comments on Trees	CA impact?	UPVC Windows	UPVC Door	Aluminium windows	Concrete roof tiles (or similar)	Repair?	Other comments
fine silver birch				N	X					
				N	X	X				
				N	X	X				
				N	X					
				N	X					
				O						
				N	X					
				N	X					
				O						
				O						
				O						
				N	X					

BALDWINS HILL CONSERVATION AREA

CA	Street/Road	House number	name	type	Age of building (century)	Locally listed	Statutorily listed	Blue Plaques	walls	architect/builder	windows
BH	Baldwins Hill	22		pair of semi-detached cottages		N	N	N	white weather-boarding		
BH	Baldwins Hill	26				N	N	N	black weather-boarding		wooden
BH	Baldwins Hill	28		pair of semi-detached cottages		N	N	N	stucco		wooden
BH	Baldwins Hill	30				N	N	N	stucco		uPVC
BH	Baldwins Hill	34	Holly Cottage	pair of semi-detached cottages	1843	N	N	N	white weather-boarding		wooden
BH	Baldwins Hill	36				N	N	N			uPVC
BH	Baldwins Hill	38	Pond House	detached		N	N	N	brick		uPVC
BH	Baldwins Hill	40	Swiss Cottage	detached cottage	C19	Y	N	N	varnished timber		wooden
BH	Baldwins Hill	42		detached		N	N	N	brick		uPVC
BH	Baldwins Hill	44									
BH	Baldwins Hill	48		detached		N	N	N	yellow brick		unknown
BH	Baldwins Hill	50	Deerhurst	link detached	C19	N	Y	Y	painted brick		wooden
BH	Baldwins Hill	52	Little Monkwood Lodge	gable-fronted link detached		N	N	N	stucco		wooden
BH	Baldwins Hill	54		bungalow-style detached house	C20	N	N	N	brick		
BH	Baldwins Hill	56		bungalow-style detached house	C20	N	N	N	brick, hanging tiles to 1st floor		
BH	Baldwins Hill	58		bungalow-style detached house	C20	N	N	N	brick, weather-board to 1st floor		uPVC
BH	Baldwins Hill		Keepers Lodge	detached	C19	Y	N	N	timber and stucco		wooden

BALDWINS HILL CONSERVATION AREA

Types of Trees	No. Trees	Types of Hedges	Comments on Trees	CA impact?	UPVC Windows	UPVC Door	Aluminium windows	Concrete roof tiles (or similar)	Repair?	Other comments
fine crab apple adjacent				O	X					
				O						
				O						
				N	X					
			Holly		O					
			Holly		O					
			Mixed Hedges with Laurel etc		N	X	X			
					O					
					N	X				
			Cypress	Well kept	O					
					O					
					O					
		Mixed Holly, Hawthorn and Hornbeam		P						
				O						
				N	X					
				O						
				O						

BALDWINS HILL CONSERVATION AREA

CA	Street/Road	House number	name	type	Age of building (century)	Locally listed	Statutory listed	Blue Plaques	walls	architect/builder	windows	
BH	<i>Baldwins Hill</i>	2-30 (even)										
BH	Stony Path	1		de-tached house		0	N	N	N	dark red/brown brick	?	wooden
BH	Stony Path	9	Baldwyn's Cottage	de-tached house		0	N	N	N	brick on ground floor, stucco and timbering on 1st floor	?	
BH	Stony Path	11		de-tached house		1950s	N	N	N	brick	?	
BH	Stony Path	13	Shelleys	de-tached house		1950s	N	N	N	brick	?	
BH	Stony Path	15		de-tached house		1950s	N	N	N	brick	?	
BH	Stony Path	17		de-tached house		1950s	N	N	N	brick	?	
BH	Stony Path	19		de-tached house		1950s	N	N	N	brick	?	
BH	Stony Path	21		de-tached house		1950s	N	N	N	brick	?	
BH	Stony Path	23		de-tached house		1950s	N	N	N	brick	?	
BH	Stony Path	2		end terrace		C19	N	N	N	stucco	?	
BH	Stony Path	4		terrace		C19	N	N	N	stucco	?	
BH	Stony Path	6		terrace		C19	N	N	N	stucco	?	
BH	Stony Path	8	Honey Pot Cottage	terrace		C19	N	N	N	stucco	?	
BH	Stony Path	10		end terrace		C19	N	N	N	stucco	?	
BH	Stony Path	12		pair of semi-de-tached houses		late C19	N	N	N	stucco	?	uPVC
BH	Stony Path	14				late C19	N	N	N	stucco	?	uPVC
BH	Stony Path	18	Walnut Cottage	de-tached house		C17	N	N	N	weatherboarding	?	wooden

BALDWINS HILL CONSERVATION AREA

Types of Trees	No. Trees	Types of Hedges	Comments on Trees	CA impact?	UPVC Windows	UPVC Door	Aluminum windows	Concrete roof tiles (or similar)	Repair?	Other comments
		<i>All have low mixed hedges</i>		O						
	0			N				tile		
	0			N				slate		former coach-house
	0			N				tile		
	0			N				tile		
	0			N				tile		
	0			N				tile		
	0			N				tile		
	0			N				slate		
	0			N				slate		
	0			N				slate		
	0			N				slate		
	0			N				slate		
	0			N				slate		
	0			N				slate		
	0			N				tiles		Millican Dalton "Professor of Adventure" (1863-1947)

BALDWINS HILL CONSERVATION AREA

CA	Street/Road	House number	name	type	Age of building (century)	Locally listed	Statutory listed	Blue Plaques	walls	architect/builder	windows
BH	Stony Path	22	Plumtree Cottage	detached house	late C19	N	N	N	yellow brick	?	uPVC
BH	Stony Path	26	Norham Lodge	detached house	C19	N	N	N	brick ground floor, white weatherboarding to 1st floor	?	Crittall
BH	Stony Path	28	South View Cottage	detached 4-bayed house	C19	N	N	N	pebbledashed	?	wooden
BH	The Lanterns	1		detached double-fronted	0	N	N	N	brick, hanging tiles on gable over garage	?	uPVC
BH	The Lanterns	2		detached double-fronted	0	N	N	N	brick, weatherboarded gable	?	uPVC
BH	The Lanterns	3		detached double-fronted	0	N	N	N	brick, weatherboarded gable	?	uPVC
BH	Whitakers Way		Monkwood Cottage	detached Arts & Crafts cottage	1896	N	N	N	pebbledashed	Thomas Lethaby?	uPVC
BH	Whitakers Way		The Oaks			N	N	N	brick ground floor, black weatherboarding to 1st floor	?	uPVC
BH	Whitakers Way		Woodcroft	double-aisled detached house	c17?	N	N	N	one aisle white weatherboard, one brick	?	wooden
BH	Whitakers Way		Rosecroft	semi-detached bungalow		N	N	N	brick	?	uPVC
BH	Whitakers Way		Mulberrycroft	semi-detached bungalow		N	N	N	brick	?	uPVC
BH	Whitakers Way		Stable Cottage	detached		N	N	N	red-brick, extended on 2 sides	?	wooden

BALDWINS HILL CONSERVATION AREA

Types of Trees	No. Trees	Types of Hedges	Comments on Trees	CA impact?	UPVC Windows	UPVC Door	Aluminium windows	Concrete roof tiles (or similar)	Repair?	Other comments
		0		N				slate		
		0		N				tile		Charles Jacobs (Loughton UDC Chairman 1920-22 & 1928-29) a magistrate
		0		N				slate		
		N		N				tile		
		N		N				tile		detached carport
		N		N				tile		detached carport
		N		N				tile		dated lead or cast iron ornamented drainpipe and cover
		2 fine oaks		N				tile		
		2 fine horse chestnuts		N				pantile		now private special school
		N		N				tile		now within grounds of Woodcroft, no longer a dwelling
		N		N				tile		now within grounds of Woodcroft, no longer a dwelling
		N		N				tile		

BALDWINS HILL CONSERVATION AREA

Types of Trees	No. Trees	Types of Hedges	Comments on Trees	CA impact?	UPVC Windows	UPVC Door	Aluminium windows	Concrete roof tiles (or similar)	Repair?	Other comments
		N		N				tile		Honey Cottage in earlier maps
		N		N				tile		
		none						slate		
		none						slate		

BALDWINS HILL CONSERVATION AREA

CA	Street/Road	House number	name	type	Age of building (century)	Locally listed	Statutory listed	Blue Plaques	walls	architect/builder	windows
BH	Wroths Path	41									
BH	Wroths Path	43									
BH	Wroths Path	45									
BH	Wroths Path	47									
BH	Wroths Path	49									
BH	Wroths Path	51									
BH	Wroths Path	53									
BH	Wroths Path	55									
BH	Wroths Path	57									
BH	Wroths Path	59									
BH	Wroths Path	61									
BH	Wroths Path	63									
BH	Wroths Path	2		pair of semi-detached		N	N	N	yellow brick	?	wooden
BH	Wroths Path	4	Honey Cottage			N	N	N	yellow brick	?	uPVC
BH	Wroths Path	8		pair of semi-detached	c1965	N	N	N	brick to ground floor, white weatherboarding to 1st floor	?	uPVC
BH	Wroths Path	10			c1965	N	N	N		?	uPVC
BH	Wroths Path	12	Whitethorn Cottages	pair of semi-detached	1909	N	N	N	painted brick	?	uPVC
BH	Wroths Path	14	Whitethorn Cottages		1909	N	N	N	painted brick	?	uPVC
BH	Wroths Path	16	Cobweb Cottage	detached house	0	N	N	N	brick and hanging tile	?	uPVC
BH	Wroths Path	24	Rose Cottage	end terrace	0	N	N	N	brick or concrete	?	uPVC
BH	Wroths Path	26		terrace	0	N	N	N	brick	?	uPVC

BALDWINS HILL CONSERVATION AREA

Types of Trees	No. Trees	Types of Hedges	Comments on Trees	CA impact?	UPVC Windows	UPVC Door	Aluminium windows	Concrete roof tiles (or similar)			Repair?	Other comments
				none						slate		
				none						slate		
				none						flat		
				none						flat		
				Cypress		well kept	N	X		slate		
				none						slate		
				none						tile		
				none						flat		
				none						slate		

BALDWINS HILL CONSERVATION AREA

CA area	Street/Road	House number	name	type	Age of building (century)	Locally listed	Statutory listed	Blue Plaques	walls	architect/builder	windows
BH	Wroths Path	30	Woodruff	semi-detached bungalow	0	N	N	N	brick	?	uPVC
BH	Wroths Path	32		semi-detached bungalow	0	N	N	N	brick	?	uPVC
BH	Arewater Green		Trevelyan House		1847	Y					
BH	Arewater Green		1 Almshouses		1847	Y					
BH	Arewater Green		2 Almshouses		1847	Y					
BH	Arewater Green		3 Almshouses		1847	Y					
BH	Arewater Green		4 Almshouses		1847	Y					
BH	Arewater Green		5 Almshouses		1847	Y					
BH	Arewater Green		6 Almshouses		1847	Y					
BH	Corner of St John's Road & Baldwins Hill										

Remarks:

Note 1: Built in 1882 for Dr. Robert Hunter, the Scots missionary and lexicographer; features central beveledere; used as a ref

Note 2: Large yellow brick building with red brick dressings, built in phases: 1888, 1891 & 1913, designed by James Cubitt

Note 3: Frederick Benton, Rifleman 41320, 10th Battalion, Royal Irish Rifles who died age 23 on 06 August 1917 Brother of Mr

p positive for CA
 O neutral for CA
 N negative for CA

T: terraced/end terrace

D: detached

V: Villa

SDV: Semi-detached villa

C: cottage

Sch: School

LL=Locally listed

Speices of Firs not always known.

There may be the odd error or omission

not always included small front garden hedges.

RB red brick
 SB stock brick
 (in lower case

indicates

std-

Cl: clinker
 W: wall
 L: lattice fence

P: picket fence; C creosote

R: railing

H: hedge

BALDWINS HILL CONSERVATION AREA

Types of Trees	Number of Trees	Types of Hedges	Comments on Trees	impact on CA	UPVC Windows	UPVC Door	Alumium windows	Con-crete roof tiles (or similar)	Ele-ments in need or repair/mainte-nance	Notes
<i>Forest Land</i>	1	none none		0				tiles tiles		

uge for sick children from Victoria Docks

s. D. S. Dawson, of 31, Staple Rd., Loughton, Essex. No

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BALDWINS HILL CONSERVATION AREA

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Apostrophes: After much debate it was decided by the original authors, the Hills Amenity Society, to omit apostrophes from all street and public house names as there no consistency of use and, in many cases, no way of deciding whether there was one—or many—potters, foresters, Baldwyns or Wroths of Whittakers remembered in the titles.

BALDWINS HILL CONSERVATION AREA



Baldwins Hill Conservation Area