



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.

**Loughton  
Staples Road  
Conservation Area**

'Almost unchanged in 100 years'

***Character Appraisal  
and  
Management Plan  
2009***



# STAPLES ROAD CONSERVATION AREA

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# STAPLES ROAD CONSERVATION AREA

## 1. Introduction

### 1.1 Definition and purpose of the conservation area

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 unspoilt 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 the character appraisal

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 they reflect what is considered to be of special interest;
- Increase public awareness of the aims of conservation area designation and encourage community involvement in the protection of the character of the area; and
- Identify measures that need to be taken to preserve the character and appearance of the conservation area and put forward proposals for its enhancement.

It is hoped that this document will provide a management framework to control and guide change in the Staples Road Conservation Area 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 Staples Road conservation area was first designated in 1995. It is a linear settlement, Staples Road having been laid out after illegal enclosure from the Forest in 1864. The conservation area boundaries are marked on Map 1. The whole area, in recognition of its virtually unchanged street frontage, was protected by an Article 4(1) direction in 1995, to prevent infelicitous and unauthorised changes to the streetscape.

### 1.4 Methodology

This appraisal was carried out in autumn and winter 2008-09. Detailed photographs were taken, historical maps were consulted, and a great deal of historical research collated. This research had taken place in the 15 years after 1992 and some of it had been presented in public lectures in 1994 and 2001,

## STAPLES ROAD CONSERVATION AREA

after which much further information and feedback was received.

## 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. Special Interest

### 3.1 Summary of special interest

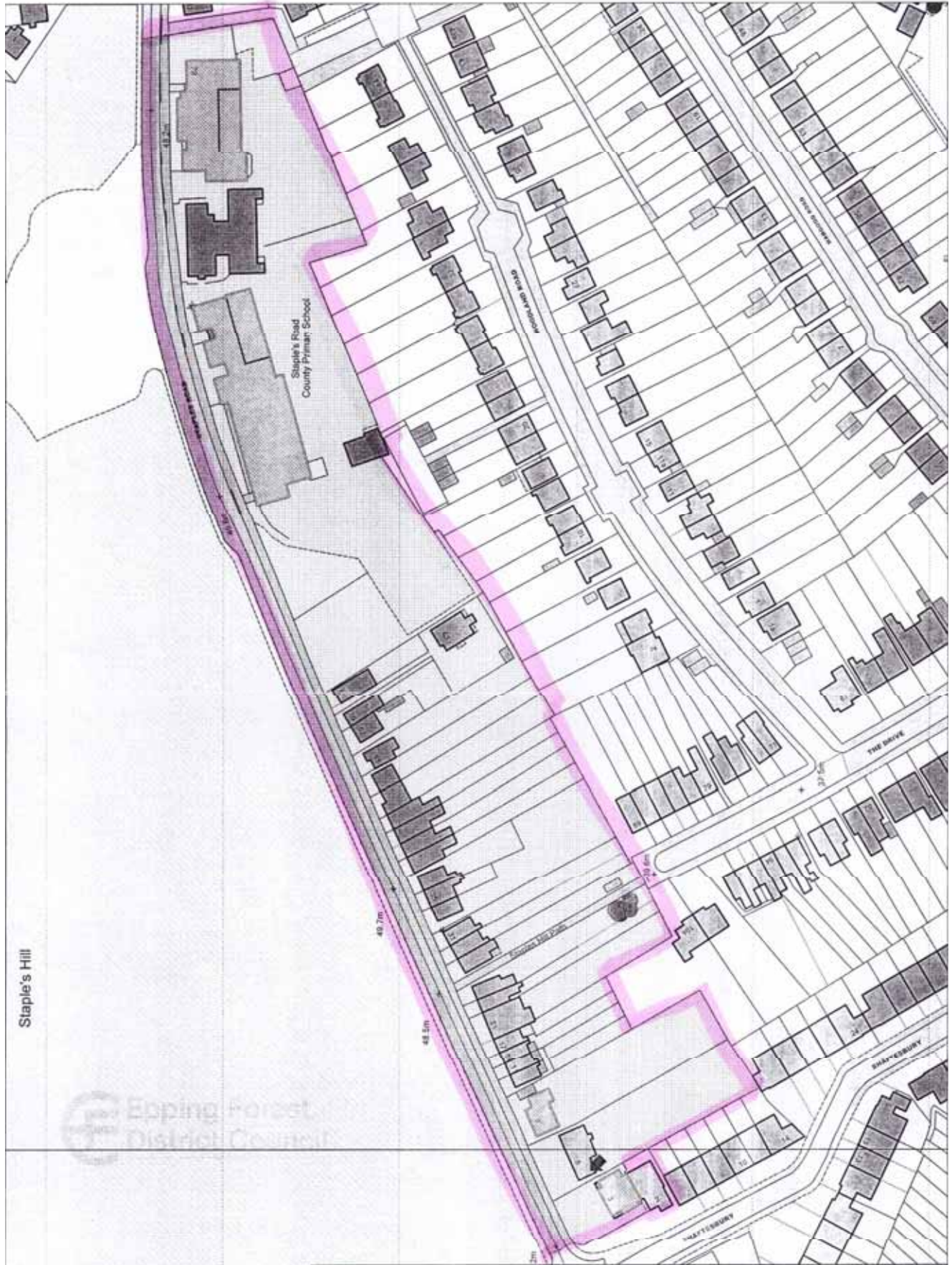
The interest of this conservation area derives largely from the unaltered streetscape, and its having been declared a museum street by Loughton Town Council in 2005, from the interesting historic events and people that have lived in or visited, and the contribution of noted architects in the north end of the Conservation area.

### Factors contributing to the character of Staples Road Conservation Area

- Forest-edge environment, with houses directly facing the forest across the lane.
- Calm and quiet location, save at school collection times, since the road has been closed as a through route since 1992.
- Virtually unaltered street frontage, with no UPVC doors and few radically altered doors or windows, which is universally and immediately recognisable from 100-year old photographs.
- Vistas across the backs of the houses
- Large numbers of important and mature garden trees
- Colour, texture and general appearance of traditional building materials used in the constructions
- Clever architectural treatment of the steeply sloping site
- Use of, for their time, *avant-garde* architectural features on the schools

There are no listed buildings in the conservation area, but the following bullet points encapsulate the historic and architectural interest of the area:

- The schools, which are nationally appreciated as a fine architectural group on a constricted site by noted architects.
- The Shaftesbury Retreat House, to which establishment a thousand poor children



Staple's Hill

Epping Forest District Council



Epping Forest District Council  
Planning Services  
Civic Offices  
High Street  
Epping CM16 4BZ

Staples Road Conservation Area  
Map 1

Centre X: 542129.062  
Centre Y: 196678.242  
Width: 267.000  
Angle: -90.000

Scale: 1:1000 Date: 19 Mar 2009 Time: 02:00:35 PM

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were brought to Loughton a day in there is no through traffic. summer for nearly 50 years.

- The frequent visits of Royalty and other notables to this enterprise.
- The connection of Forest Villa to the 19th century polymath and lexicographer, Robert Hunter.
- The connection of the schools with WW2 ARP precautions and its having been the place of education of generations of Loughtonians and several well known people.

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



### 3.2 Definition of the character of Staples Road Conservation Area

The unique character and appearance of the Staples Road Conservation Area, its peace and tranquillity and visual appeal, derive from development being along one side of the road only facing forest land on the other and the fact that

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## Location and Population

### Staples Road Conservation Area



*Location of Staples Road Conservation Area within Epping Forest District*



*Location of Epping Forest District*

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## STAPLES ROAD CONSERVATION AREA

Staples Road Conservation area is situated on the western fringe of Loughton, towards the south of the Epping Forest District, about 500 yards from Loughton Town centre, and some 13 miles from Charing Cross. It is part of St Mary's Ward, though the unbuilt-on forest on the west side is in St John's ward. It contains the two schools, 27 houses, and a night-time population of about 60.

It almost adjoins the York Hill Conservation area, being separated only by nos 81-105 Staples Road and Ashley Grove.



*Opposite the school the trees give way to a rare open area*

### 5. Topography and setting

The Conservation area lies on the edge of Loughton on the middle-height of the Staples Hill ridge, at the point where the gravel cap of the hill meets the clay below. The plots on which the houses are built was

the last uncultivated bit of land, no doubt because the soils were too gravelly, and include large flints, making them uncultivable by mediaeval technology. That is why the bottoms of the Staples Road gardens were the boundary of the Forest from mediaeval times to 1864.



*An occasional view across Roding Valley*

The hill, with its gradient of up to 1 in 10, is the main feature of the conservation area, both below and above the line of houses.

The street makes a quiet and peaceful boundary between the Forest and the Town, and measures to preserve and enhance this setting and its quietness are necessary.

## 6. Historical development

### 6.1 Origins and development

The whole Conservation area was part of the Forest until December 1864. On the 23rd of that month, the Lord of the Manor, Maitland, enclosed and gave away in quarter-acre parcels what are now the house plots of the present Staples Road, the course of which road he had marked out.

## STAPLES ROAD CONSERVATION AREA

### Elements contributing to the special architectural and historic interest of the conservation area

- **Development on one side of the road only facing forest**
- **Development integral with and pivotal to history of Epping Forest and enclosures**
- **Range of mid and late Victorian homes**
- **Prominent early 20th Century school buildings**

The conditions attaching to the gift (to people who had a claim on the manor) were that the plots be enclosed, and that the recipients give up any claim they might have on the customs and practices of the manor. Staples Road was thus axiomatic to Maitland's desire to enclose much of Loughton, and as we now know, the existence and maintenance of the manorial customs were what led to the eventual saving of the Forest, through the custom of lopping, and the intercommonage of cattle. In turn, as is



***Staples Road 100 years ago with houses and established trees.***

pointed out in the *Oxford Dictionary of National Biography* article on Willingale, this was seminal in the national conservation movement.

Staples Hill was also the traditional place, on 11 November each year, of the ceremony for the first lopping.

Housing development took place only slowly, partly because after the case of *Willingale v Maitland*, the

legality of the Staples Road enclosures was questioned, and owners did not think it worthwhile to commit to expensive building. The first houses did not appear till the mid/late 1870s, and these were small cottages (nos 23-25, then nos 17-19). A small cottage, later added to with a shop, was added at the site of nos 19-21. The first larger house, no.69, Kent House (demolished and its site added to the school c1960) and Melbourne Cottage, a cottage orne, appeared about 1878, and these were the only houses marked on the first edition of the 25" OS. It was the Epping Forest Arbitration of 1880 that regularised the



***The junction of Staples Road, Queens Road and York Hill at York Hill Green.***



***Staples Road pictured in 1877 showing the lopped trees: a very different picture from today.***

position, when it was decided the illegal Staples Road enclosures might remain, and that owners would have to pay £50 an acre for quieting the title. After that, there

## STAPLES ROAD CONSERVATION AREA

was every incentive to build, because of the location immediately adjacent to the Forest, and the preservation of the Forest opposite in perpetuity.

In the 1880s, several important landmark larger houses



*An early view of Staples Road school*

were built, including Glendower and Forest Villa (nos 5-7, in 1882) and Marian and Georgiana villas (nos 35-37, in 1887). Oak Villa was another larger house of this period, but was divided in 1907 into two dwellings, now nos 55-57XXX). Sawpit Cottage, also on the backland, was the original house on this site and was built of weatherboard, but became derelict, and was demolished



*School Green with a view of the original school around 1890*

in the 1970s.

In 1888, the newly appointed Loughton School Board purchased vacant plots at the north end of the street and commissioned James Cubitt to design the boys' school. In

1891 he added the Infant School, which had been on a hut on Harding's clearing opposite, and these two very distinctive buildings now form the Junior School. The 1888 and 1891 buildings are mirror images of each other. Cubitt was an architect of national and international repute, known mainly for chapels.

In Edwardian times, another phase of building took place, including the four very distinctive villas, nos 39-45, the Girls' (now Infant) school, designed for the County Council by Herbert Tooley, and the two infill cottages on what had been a tea garden called the Rustic Retreat, nos 9 and 11. A detached cottage was built on the backland (Hardings or Carters Cottage, now no.63). Hope Cottage (65) also dates from this general period.

About 1928, the vacant plot between no 45 and 57, which had been a piggery, was infilled by a pair of semi-detacheds and one detached house, typical of their era.

In the 1940s, a HORSIA (Huts for Raising of the School-leaving Age) canteen block was erected between the Girls and Boys' schools. To compensate for loss of play space, the County Council bought and demolished no.69, whose site is still marked where the frontage changes to ugly chain link fencing; its steps can still be discerned. The canteen survived until 2006, when a purpose built hall replaced it. This was a fine design (architect: Jeff Collinson) which respected the design of the Victorian schools and was a textbook example of how to add to historic buildings.

Changes in the 1970s and 80s were relatively few, mostly because many of the houses were either in the hands of parsimonious private landlords or longstanding owner occupiers, and Staples Road, compared with most local streets, escaped most of the worst rash of PVC and aluminium windows and doors, stone cladding, and other similar architectural abominations. Nos 19-21, the shop having been removed, was altered in the most unsympathetic way, but this was reversed in 2004. No.25 was unfortunately stuccoed, and its fine windows (originally like those of No.23) changed both in shape and design. The result is unexceptionable, but nothing like the original. No 31, which was otherwise well restored, had its windows replaced in timber in the original apertures, and the splayed bay demolished and replaced by a then-fashionable Regency bow. The 1928 houses had their original undipped Crittall windows, liable to rust, replaced by wooden casements, later UPVC.

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One new house, no 33, was built on a side plot in 1989, but here the architect copied the Victorian design of nos 35-37. In the 1990s, No.5 was given an extension, in weatherboard, which did not detract from the townscape value of the house, and there were various loft conversions, which altered the house backs, but did not (save perhaps with no.11) generally detract from the streetscape.

Following the establishment of the conservation area in 1995, there have been relatively few changes. The poor 1960s adaptation of 19-21 was reversed in 2003-04 by the construction of a more or less new house of Victorian aspect, with excellent brickwork, and no 15, which had become very run-down, was renewed extensively without altering the frontage. In 2008-09, an adaptation of no.3, the Retreat House, took place, including the construction of two well-proportioned new dormers. An interpretation board about the Shaftesbury Retreat was erected in 2001. There have been a number of loft extensions, and in some of these there has been good design and brickwork (e.g. nos 9 and 15). The adoption of Conservation area status and the Article 4 direction has certainly resulted in changes being harmonious, and it is hoped residents will have benefited from good property values.

### 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.

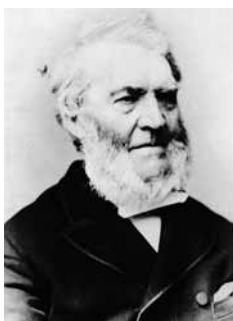
### 6.3 Notable personalities

Several notable people have been associated with Staples Road, as have some names axiomatic in Loughton history:

At no.3 lived first **John Dean**, reeve of Loughton; and intermittently during its spell as a retreat, **Sir John Kirk**; it received royal and other distinguished visitors on an annual basis and more than two million child visitors.

**Robert Hunter**, lexicographer, naturalist, and missionary, had no 7 built to his own design and lived there 1882-1897. In the house he completed his great dictionary, the biggest before the *Oxford*.

**Joseph Hawkins Hayward**, the first clerk of Loughton Parish and Urban District Councils lived at no.7 1897-



**Robert Hunter,**  
*lexicographer*

1931; the house was the first registered address of the Loughton UDC.

The **Glasscock** family owned nos 9-17 and 27-31

The **Willingale** family owned and ran nos 19-21



**George Pearson**, was the school headmaster from 1907-1912 who went on to become a distinguished film producer.



Among ex pupils (pictured below from left) are **Alan Davies**, actor, **Jack Straw** and **Mike Gapes**, MPs.



Alan Davies, actor Jack Straw and Mike Gapes, MPs.

## 7. Character analysis

### 7.1 General

The character of the Conservation area derives from the setting of the buildings, which seem from downhill to nestle in the Forest, its atmosphere of quiet, the unchanged aspect of the houses, and the massing of the

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buildings in a boomerang shape along a quarter-mile length.

### 7.2 Key views

The main view is from the end of the street, with the forest counterbalancing the frontages opposite. Some of the houses are set out individually, and between them, views offer of Loughton beyond, especially near the school playground and down Staples Hill Path. Others

are in rows, offering an urban landscape that contrasts strongly with the forest.

Views of the backs of the houses are obtained from the school playground, the house gardens, most of which are very long, and from Staples Hill Path.



*Staples Road cottages—largely unchanged for 100 years*



*The forest clearing opposite Staples Road School and the school oak*



*A key view from the school playground*

A view of the Forest is obtained from in front of the school across Hardings Plain, with its fine keynote oak.

A view extending into Kent and Surrey is obtained from the belvedere of no.7 and some of the attic rooms in other houses.

From the N end of the Conservation area, views open into the York Hill Conservation area across School Green, which although in the boundaries of York Hill Conservation area in fact forms an important aspect of Staples Road.

Its position on the ridge makes the Conservation area a prominent feature from several distant viewpoints, including the seat on Nursery Road Stubbles, Traps Hill, and Chigwell Rise.

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*Flood prevention has created a picturesque and much visited pond at the western end of Staples Road.*



*Oak trees are an important feature of School Green*

### 7.3 The contribution made by trees

Trees are a very important feature of this Conservation



*One of two mature pines which soften the lines of Staples Road Junior School*



*School Oak opposite the school*

- The School oak, an ancient oak pollard in the Forest in Harding's clearing
- The two pines adjacent to the junior school

Area. Notable trees and groups of trees are:

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### Distinctive sub areas within the conservation area:

- At the north end dominated by the two lined infant and junior schools
- Abutting the school playground; it offers a tree and shrub lined roadside, with glimpses of Loughton beyond
- From the school playground to Staples Hill Path, characterised by the trees of the Forest coming much closer to the roadside than heretofore, with almost a tunnel effect between trees and houses,
- Staples Hill Path to the end of the road, closed by a five-barred gate and little green, the cottages leading to the four bigger houses, nos 21, 7, 5 and 3, with gaps and passages into the gardens beyond.

- The mistletoe tree (crab apple) about 30 yards east thereof
- The ancient pears and apples in the abandoned garden rear of no 27
- The Norway spruce in no 19
- The Scots pine, Norway maple, and deodar cedar in the garden of no.7

- The magnolia in the front garden of no.3
- The rhododendron in the front garden of no 7

### 7.3 Sub-areas

**Area 1** at the north end is dominated by the schools, their fine roofscapes, turrets, and chimneys. Tooley, architect of the Infant school, described the degree to which the building's effect could be gauged by its roofline.

This area is disfigured by inappropriate lamp columns and signage; it could otherwise form the backdrop to a film set in an Edwardian school with no change.

**Area 2** is the area abutting the school playground; it offers a tree and shrub lined roadside, with glimpses of Loughton beyond. Care should be taken not to allow the vegetation to get too high and thus block the views. An ugly chain-link fence along the frontage of the former no.69 needs replacing.

**Area 3** extends from the school playground to Staples Hill Path, characterised by the trees of the Forest coming much closer to the roadside than heretofore, with almost a tunnel effect between



*Footpaths and passages leading off Staples Road are an important feature of the area.*

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*Pictured clock wise from left above: Staples Road Infants School; Staples Road cottages; Looking down towards the gate at the western end; the Edwardian facade of belltower, chimney and lamp bracket of the Loughton Board School Boys—now Staples Road Junior School*

trees and houses, the streetscape much improved by reproduction lamp standards erected in 2007. The view down the path then opens up almost as a descent into the unknown between gnarled fruit trees, substantial self-seeded forest trees, and neglected garden ground.



**Area 4** is from Staples Hill Path to the end of the road, closed by a five-barred gate and little green, the cottages leading to the four bigger houses, nos 21, 7, 5 and 3, with gaps and passages into the gardens beyond, and at the end of the road, an open vista south-west along the course of Shaftesbury. At the end of the road the hammerhead gives rise to views west into and over the dam and Staples Road pond. Area 4 has reproduction lamp standards erected in 2005, which have greatly improved its ambience.

British Telecom poles and wires detract from the Conservation area in areas 2, 3 and 4.

A threat to the Conservation area is the presence of a cluster of trunk water mains on the west side of the road under the highway verge. These have burst on 8 occasions since 1990, three times, in 1997, 2007, and 2008, with serious consequences.

### 7.4 Historical evidence



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Virtually all of Staples Road is photographically recorded from postcards and other shots of c.1908. A complete photographic survey of the houses of 1988, done in connection with the school centenary, is in existence. Changes in the street can therefore be charted pictorially: what is extremely surprising is how little the streetscape has changed.

### 7.5 Locally listed buildings

These notes are adapted from *The Buildings of Loughton 2003*, with permission. Note that the schools, Forest Villa, and Melbourn Cottage are also described in Bettley and Pevsner, *The Buildings of England, Essex* (2007).

#### 7.5.1 Infant (ex Girls') school and Junior (ex Boys'/ Infant) school



***A piece of wartime graffiti which was gauged "fit for purpose" at the time serves as a reminder for generations of children at Staples Road Junior School.***

Loughton's main schools from 1888 onwards. Education in the 19th century was provided by the nonconformists in Smarts Lane and by the Church of England in Staples Road (on the site of Ashley Grove). Amalgamated in 1887, directed by a School Board, who commissioned buildings by James Cubitt. The first building erected by the Board was the Boys' School, which is the centre building (of the present block). In 1891, the Infant school was built, replacing a wooden building opposite. This is the southern block, which was extended, again to Cubitt's designs of 1904, to the south, hence the legend "Loughton Council Schools", the county having taken over from the School Board in 1902.

### Locally listed buildings of historical interest in the Loughton Staples Road Conservation Area

**Infant (ex Girls') school and Junior (ex Boys'/ Infant) school**

**Forest Villa No.7 (LL)**

**Melbourn Cottage/ Shaftesbury Retreat House No.3 (LL)**

The girls' school was commissioned by the Essex County Council on 12 June 1911, architect, Herbert Tooley. This is the northern block.

A fine school complex on the edge of the Forest, retaining its 19th century appearance completely. Built on a sloping site, with undercrofts to all three buildings, originally open, but now largely infilled to provide extra classroom space. All the blocks are on the hall-classroom principle, the centre one retaining the frames for the dividers: in the south block the hall was divided c 1950. In the centre block, the hall faces north and the classrooms south; vice-versa in the south block. The architect thus made the schools mirror images of each other.

They are of brick, in Arts and Crafts style, with mouldings and excellent detailing in the same material. Each of Cubitt's buildings is E shaped, in mirror formation, and has a frontage of bold gables to the street, and an intricate roofline of red-brown tile, with a bell-turret. The buildings are divided from the road by brick piers and dwarf walls, surmounted by the original Victorian railings, with matching gates. They have the original fenestration, mostly sashes with divided panes of 19th century glass, and doors; the centre block entrance is especially interesting, with gas lamp brackets.

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“One of his [Cubitt’s] best and most consciously arts and crafts groups, a decidedly Brydonian essay in a mix of local red bricks and picked stocks, with hard pressed Birmingham bricks and rounded blue Staffordshire ones, and Reading tiles” [Binfield, *The Contexting of a Chapel Architect*, 2000]

The 1911 Girls’ School cost £4041, and complements Cubitt’s earlier work. In his speech at the opening day, Tooley described it as owing its massing entirely to the roofline. The walls were of stone bricks relieved by red; the interior featured a teak staircase and dados of glazed brick and terrazzo on the stairs. The school incorporated a separate house for the caretaker.

### Forest Villa No.7 (LL)



Built (as *Forest Retreat*) in 1882 to the specifications of Dr Robert Hunter, the Scots missionary and lexicographer (blue plaque; and see ODNB) by George Beckett, builder. In it was compiled most of Hunter’s 14-vol. *Encyclopaedic Dictionary* (1879-87) the biggest before the *OED*, and his *Bible Dictionary* (1893). Hunter used the house not only as his residence, but as a place of

refuge for sick children from the Victoria Docks. He died in the house, 25 February 1897.

A rather austere, Scottish-style detached house, twin double bayed, the bays splayed, with brick piers and stone dressings; of Woodford red brick, tuck-pointed, under a steep slate roof. Arranged on the half landing principle to take advantage of the hillside site, the rear rooms about 5ft lower than those at the front. Prominent central belvedere, where Hunter conducted astronomical investigations. Tall chimney stacks. Original doors, shutters, and windows throughout; the front door never pierced for a letterbox, with mechanical bell pull in operation and all original door furniture. Rear elevation plain, all redbrick, with burglar bars to original ground-floor sash windows; original clinker-built timber lean-to laundry room, added to 1970, hardly visible from street. Ugly but concealed 1950s garage. The interior contains most of the original fittings. Curtilage – quarter-acre garden replanned in 1930s by Reginald Lloyd; Edwardian greenhouse, lattice fence to front. Street aspect identical to that at date of building.

### Melbourn Cottage/ Shaftesbury Retreat House No.3 (LL)

see *Wilkinson*, *From Mean Streets to Epping Forest*, LDHS 2000



Retreats in the Epping Forest area were temperance catering establishments, where large groups of visitors to the Forest could be given meals. As such, they were an important part of the social history of leisure in late-19th century London. There were at one time 11 such places, of which only three have survived, and those only in part. The Shaftesbury Retreat was an unusual one. It

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started out as the Melbourn Retreat, run by John Dean, in the garden of Melbourn Cottage, 1879, and by 1888 was a fully-fledged catering establishment, offering services to trippers. However, in 1894, it was bought by the Ragged School Union for their exclusive use in bringing poor children out from London for a day in the country. Between then and 1939, when it was requisitioned, over 2 million children had been received. The retreat was notable for its Royal patronage after about 1907: in most years, the king or one of the princes came to it to open the season. The feeding barns, extended 1906 latterly a glassworks, were demolished in c 1969 and the backland developed, but the Retreat House remains as a private house. An annexe, 1895, to the east (No 2 Shaftesbury) also remains, but in very much altered condition. Architect of the original two-storey cottage orné is unknown, but alterations and extensions of 1895 were by "Mr Warman", who gave his services free. In 2008, alterations were made to the design of White and Mileson, including matching dormers on the NE side and changes to the entrance and window openings. The distinctive spiky ridge tiles, many of which had been lost, were matched and replaced.

Decorative bargeboards to main and subsidiary gables, Essex pantile roof, decorative ridge tiles and chimney stacks. Verandahs, some with later infilling. Rooms interconnected. Original iron railings. Casement windows.

Interpretation board by the keeper's cottage garden opposite

### 7.6 Notable buildings not currently listed or locally listed

#### The Four Sisters Nos 39-45

The "four sisters" - this should actually be the two daughters, of the builder, Mr Lawrence (Edith, Ellen, Clara and Louisa Villas, later nos 39-45) are square double fronted villas of 1905, architect a Mr J Hoghin. Red brick, stone mullions/dressings. Gables with decorated bargeboards, deep eaves. Names in plaques central to bays. A fine group which help define the character of the Staples Road



Conservation Area with their strong lines and links to the start of the 20th Century.

#### Marian and Georgiana Villas Nos 35-37



A pair of large semi-detached villas of 1887, architect not known. Stock brick with red brick dressings. Slate roofs, brick dormers. Shallow eaves with dentil-cornice. Vertically sliding sashes. Splayed 2-storey bays. These houses have rear square bays also.

#### Willingale Cottage No. 21

A 3-bay replica Victorian villa of 2003-4 (architects: Andrew Smith Associates) replacing the shop and cottage

## STAPLES ROAD CONSERVATION AREA



owned by the Willingale family. Reclaimed yellow stocks, unglazed 4 panel door to echo nos 5-7, sliding sashes. Slate roof. Suitably plain and an enhancement to the streetscape.

### Glendower, now Forest Lodge No.5



Also constructed by George Beckett, for himself 1882, similar, but a bit larger and of course without belvedere. Splayed bays with wooden cornerposts. Gable to each bay. Terracotta panels. Roof always tiled, but somewhat altered with concrete tiles to original pattern. Weatherboarded extension, 1995.

### 7.7 Key unlisted/locally listed buildings

None of the Staples Road buildings are statutorily listed. That is perhaps surprising given that the schools are one of the very few non-ecclesiastical buildings of James Cubitt, and for the associations of Nos 3 and 7 with well-known people. It might be

that EFDC should suggest to the appropriate authorities a revision of the list.

To be considered for addition to the Local List:

- New Hall, Schools



There was an ugly prefabricated canteen (a HORSIA building of 1947), in between, which was replaced in 2008 by a sympathetic hall and dining room, with bridge links to the two older buildings, designed by Stanley Bragg Partnership (job architect: Jeff Collinson). The new building incorporates a new main entrance for the Infant School, and is typified by soaring windows in the main room, a hipped gable over the street-front windows, glu-lam beams, and is set over an undercroft, nicely echoing Cubitt's technique of 120 years before.

- Nos 35-37

- Nos 39-45

- No.5

*For these see above*

## STAPLES ROAD CONSERVATION AREA

### 7.8 Traditional building materials

Staples Road was not developed until after the era of timber framing and weatherboarding, Brick was the main medium, with slate or tile roofs.

#### Walls

Most of the buildings are of standard 9 or 14 inch brickwork laid in traditional bonds, some still with lime mortar. No 7 is tuck-pointed. Dressings are of brick or stone. No 5 has terracotta panels. Only the 1920s houses and nos.3 and 63 (both in part) were



rendered. The bricks used are yellow locally made or London stocks, and for the two redbrick houses, soft Woodford reds. Red bricks used as string courses and as decorative features are of different origins. Prof Binfield especially described the brickwork of the Cubitt schools, as quoted above.



#### Roofs

Of tile or slate. The roofs of the two schools are of exceptional extent and quality. Both mediums give an elegant, well-proportioned roof. No.3 retains its original Essex pantiles, with a splendid ridge tile design, no.7 retains a complex original roof of grey slate. The two 1928 villas have original red pressed clay tiles. No.5 appears to have concrete tiles, but



these would seem to be a copy of those originally fitted, as early photographs demonstrate. There are a number of original dormers, and one or two later ones; one of which is intrusive to the street scene. The belvedere on no.7, a prominent feature of the road, is of timber construction, from the waist down clad in zinc. Its windows are casements some decades old; the originals, it is thought, were horizontally sliding sashes. The cupola of the infant school and gothic timber bell-turret of the former boys' school are noteworthy. Roofs are varied by different styles of chimney, those on the Junior School and no.3 being specially noteworthy.

## STAPLES ROAD CONSERVATION AREA

### 7. Doors and windows



Timber is the traditional and usual material. A feature of the conservation area is the number of original sliding sash windows preserved in the street. Nos 5, 7, 9, 15, 17, 23, 27, 29, 35-45, and Oak S all have their original windows, generally with each sash vertically divided once with very fine beading. No.3 and 63 had wooden casements; these were renewed on the original pattern. No 11 has replica UPVC sashes, no. 21 modern wooden replica Victorian sashes. No.25 has timber 1970s side hung casements. Original side-hung metal casements in the 1920s houses have been replaced. No 31 has upper floor sashes replaced in the 1960s with small panes and a bow of the same date on the ground floor. 57-59 have UPVC sashes on the original scale. 65 has inappropriate uPVC casements.

Fewer original doors have survived, especially in the cottages, but those that do are a fine selection. Nos 5 and 7 have their original unglazed 4-panelled

doors with stop chamfering, with lights in adjoining panels of etched glass; no 7 remarkably retains its original door knocker, central knob, and wire-operated bell. Nos 35-45 all have their original doors, glazed upper panels, most with good coloured glass. Most of the others are later replacements, and only a few are inharmonious; none are of plastic.



### Boundaries

The original form of each street boundary is stated in the table on p.XXX. Many picket fences survive. A creosoted "Loughton lattice" fence, probably the original, survives intact at no.7. A somewhat grown out group of pollard trees, shown in the 1908 photograph, still adorns no.5, though the lattice fence in front of it has gone. Clinker walls, made from gasworks residue, originally adorned the Four Sisters, but these have been demolished. The cast iron railings of the Shaftesbury Retreat House, no 3 remain, but with later gates.

Boundaries *between* houses are important, and many of these are hedges. The original plot holders mostly chose to demarcate their ground with hedges, probably by simply laying existing woodland plants in a row; and where they survive, these are now nearly 150 years old and a haven to wildlife. That between nos 5 and 7, for instance, contains at least 12 tree/shrub species; that between nos 7 and 9 seven species; in the continuation of this hedge to form the boundary with the old orchard adjoining 104 The Drive, there are several hedging plants which have become full-grown trees. These hedges thus have the biodiversity of hedgerows several centuries old, to which later species (e.g. forsythia) have been added.

## STAPLES ROAD CONSERVATION AREA

The rear boundaries of the Staples Road plots was a ditch, which originally extended to the Brook, but drainage to the Drive main sewer was arranged about 1908, and thereafter the ditch south-west of the path became disused; the upper part still runs. The rear gardens of nos 25-29 were truncated to provide development plots; these are now overgrown, but a valuable terrain for wild flowers such as primroses and bluebells. Planning applications and appeals have been rejected on these sites. The same truncation happened to plots north of this area, but these were happily restored to the ownership of the houses. Nos 5 and 7 retain as ample gardens their original quarter-acre plots some 215ft deep and 55ft wide.

### Street furniture

Reproduction Victorian lamp posts have been fitted outside all the houses; the school area has not yet been so equipped. The road closure is of wooden jockey rails and a five-bar gate, appropriate for its setting. There are some intrusive signs, including a bent TSGD "no vehicles" sign by no.3 and a more or less derelict school TSGD sign by the infant school. Wooden BT posts and wires are also intrusive. Yellow lines are of conservation area style; the "no stopping" markings by the schools are regrettable.

Loughton Town Council has a policy of replacing modern street furniture wherever possible in Staples Road; so far that has not proved feasible. An Edwardian postbox has been promised by the Postal Museum but has not yet been forthcoming.



### 7.8 Activity and movement

Staples Road is most often a tranquil spot, and has been since through traffic was excluded in 1992. At school times, however, it is noisy and animated, and school traffic, despite attempts to restrict it, can be obstructive. The houses have no garages, so on-street parking is a serious issue.

At weekends and off peak times, the road (which is included in the *Walk Round Loughton*) is greatly used by horse-riders, cyclists, and walkers, both locals and visitors. Since there are three pubs at one end and two at the other, there is sometimes a traffic of revellers.

## 8. Opportunities for enhancement

### 8.1 Physical condition

#### 1 Physical condition

Generally the Loughton Staples Road Conservation Area is an attractive, peaceful and delightful place to live. Some ways in which the living and visiting experience could be enhanced include:

**Street furniture** such as bollards, litter bins and seats should be in keeping with the conservation area. There are some obvious examples where it is not. **Concrete and steel lampposts** outside the school and by School Green need replacing, as does the one on the fringe of the Conservation area near no.3 and (in the conservation area) in Staples Hill Path. BT should be persuaded to divert their lines underground. The street sign at the road closure needs removing. The forest edge requires occasional trimming; litter can build up in it, but is regularly removed by the Conservators' volunteers and staff.

**Restriction of indiscriminate parking** and more planned parking. Recent un-consulted changes to permitted parking have enhanced the appearance of key areas such as School Green but

## Opportunities for enhancement

### *Physical condition:*

- The carriageway and footpaths could do with resurfacing. This should be done in a manner more akin to the methods of previous generations.
- The street sign at the road closure needs removing.
- The forest edge requires occasional trimming; litter can build up in it, but is regularly removed by the Conservators' volunteers and staff.
- Concrete and steel lampposts outside the school and by School Green need replacing, as does the one on the fringe of the Conservation area near no.3 and (in the conservation area) in Staples Hill Path.
- BT should be persuaded to divert their lines underground.
- Size and weight restrictions for construction, delivery and service vehicles to avoid hedge, forest verge, footpath and road damage
- 20mph speed restrictions as for all roads in the conservation area
- More guidance/intervention on building materials
- Restricting concreting over of front gardens (now subject to legal control)

put pressure on residents and parking pressures are still apparent in many areas. A fully consulted

"parking strategy" is called for.

**Size and weight restrictions** for construction, delivery and service vehicles to avoid road damage have become a top priority following extensive damage during recent major development on a number of sites.

**20 mph speed restriction** through the Conservation Area: with the road narrowed by parked cars and heavy pedestrian traffic, much of it children at certain times of the day, there is a strong recommendation for 20mph speed restriction along the length of Staples Road as for all roads in the Loughton Conservation Areas.

**The carriageway and footpaths** should be resurfaced. This should be done in a manner more akin to the methods of previous generations. The lane was at first grass-grown (Walford, *Greater London*, 1883 p. XX) Until about 1930 it was of rolled hoggin. A durable and attractive modern near-equivalent is resin bonded shingle. The street sign at the road closure needs removing. The forest edge requires occasional trimming; litter can build up in it, but is regularly removed by the Conservators' volunteers and staff.

**Greater awareness:** Epping Forest District Council, working with the Hills Amenity Society, will promote greater awareness and understanding on restrictions applying within the Conservation Area., particularly on the use of building materials

**Restrictions on the concreting over of front gardens** (now subject to legal control) will be highlighted in relevant communications.

### **8.3 Specific buildings**

There are one or two opportunities for specific enhancement, many of which will arise on change of ownership. It might be that funds could be made available to assist with these. *It may be desirable to include this as an appendix so as not to annoy owners!*

These include:

## DOCUMENT TITLE

- The dormer on no.11
- The ugly garage on the former garden of no 27 and litter and detritus that builds up near it.
- The 1970s frontage to no.25.
- The bow window and divided sashes on no.31, which would benefit greatly from restoration of the originals.
- The chainlink fence to what used to be no.69
- Various doors
- Windows and door to no.65, where recessed sashes, even if in UPVC, would greatly improve the street aspect
- Boundaries – a standard form of picket fence could be agreed and installed to various houses.

### 8.4 Threats to the Conservation area

The common threats of surfacing of frontages, of plastic windows and doors, have been minimised since 1995 by the Article 4 direction. EFDC planning officers need, however, to be more aware of the special nature of the Conservation area in determining any future applications. Saturation with non-residents' cars and other vehicles should be controlled by a residents' parking scheme, the signage of which, however will need to be very sensitively carried out. The water mains should be replaced. The conservators in their Forest management plan should recognise the danger of trees falling across the lane onto houses and should re-pollard or trim those which have become over-tall.

## 9. Conservation area Boundary

### 9.1 Current boundary

This is shown on Map 1

### 9.2 Sections that could be included in the Conservation area

The boundary of the area should be revised to include Nos 81-105. (they are houses of the 1920s and 30s, generally of pleasing appearance, whose alteration or demolition would adversely affect the CA) Ashley Grove and its boundary enclosure, 1937 and 2 Shaftesbury, 1894 but much altered in 1970. The first two of these provide the gateway to both this and the York Hill CA. Because the length of Shaftesbury from Staples Road to Earls Path forms a linear extension of the existing protected area, consideration might be given to include that also.

## 10. Community Involvement

### 10. Community Involvement

#### 10.1 Involving local people

Community involvement is an integral part of the appraisal process.

A unique feature of this Appraisal is that the initial draft was prepared by the Loughton Hills Amenity Society entirely through the work of volunteers, a *list is at Appendix ?*, and through ongoing consultation with, involvement of and sharing of information with local people. Major events included three open meetings of the Hills Amenity Society to which all residents were invited; regular updates were published in the Hills Amenity Society Newsletter which was distributed to all homes in the three adjoining Conservation Areas and to some 300 more homes in surrounding areas; public exhibitions at Loughton's Sunday Market and an open day at the Staples Road Schools; and a version of the draft was posted on the Hills Amenity Society Website between May 2009 and ??? 2009.

## STAPLES ROAD CONSERVATION AREA

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

## 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 the Staples Road Conservation Area in order to ensure that its value is maintained both as a heritage asset and a high quality place in which to live and work. The council's local plan policies (adopted 1998) regarding conservation areas are set out in Appendix 2.

### 11.1 Topography and setting

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

## STAPLES ROAD CONSERVATION AREA

### **11.2 Architecture and building details**

As set out in the council's local plan policy regarding the demolition of buildings in conservation areas (policy HC9), there will be a strong presumption towards the retention of all historic buildings that make a positive contribution to the character and appearance of the conservation area. There will also be a presumption in favour of the retention of original historic features such as traditional doors, windows, roof tiles and railings as these add a great deal of interest and value to the townscape. In the Staples Road conservation area, these are protected specifically by the Article 4 Direction, and the Council will uphold the intention of this Direction in its planning decisions. When historic features need replacing, a like-for-like approach should be taken wherever possible. The reinstatement of traditional features will be sought when planning permissions are applied for, and should always be based on a sound understanding of the original structure and, where possible, historical evidence.

### **11.3 Traditional building materials**

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

### **11.4 Trees, forest and open spaces**

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

### **11.5 Environmental quality**

It is important that the overall quality of the conservation area is maintained to a high standard, especially in the public realm. Signs and other street furniture should be kept to a minimum to preserve the rural character of the hamlet. 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).

### **11.6 New development**

There is little scope for any new development in the conservation area owing to its location opposite the forest. However, it is recognised that conservation areas must be allowed to evolve to meet changing demands and that new additions can enhance the existing fabric if sympathetic to their surroundings and of a high quality. In general, any new development should be in keeping with the overall character and appearance of the conservation area and respect adjoining buildings in terms of scale, density, massing, style and materials. If for any reason the school ceased at some future date to be used for educational purposes, a new and worthy use retaining the fabric would have to be sought.

### **11.7 Activity and uses**

The Conservation Area is a small urban settlement on the edge of the Forest, whose environment is protected by the absence of through traffic. The council will seek to ensure that the status quo and existing uses are maintained in order to preserve the quiet character of the conservation area. It will seek to regularise the difficulties caused at school collection and delivery times.

### **11.8 Renewable energy and technology**

In recent years, there has been a growing tendency to install satellite dishes and communications towers prominently on the top of buildings. Increasing interest in the use of renewable energy systems such as wind turbines and solar panels has also been increasing. In order to preserve the

## STAPLES ROAD CONSERVATION AREA

character of the conservation area, permission will be only be granted for such fixtures where they can be installed in discreet and visually unobtrusive positions. It should be noted 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 possible, enhanced in order to maintain its special interest. The following section outlines the council's objectives for the preservation and

enhancement of Staples Road 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

## Staples Road Conservation Area

### Management Plan 2010-2015

- The council intends to produce a leaflet on the repair and maintenance of historic buildings.
- The Council will encourage the Hills Amenity Society to publicise Article Four restrictions applying to alterations and materials used on street frontages, fences and hedges
- 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 on and surround the triangular greens 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 that a 20mph speed restriction should be imposed within the Conservation Area.
- An ongoing programme of education will be carried out to encourage residents to help in the maintenance and retention of key characteristics of the Conservation Area.

## STAPLES ROAD CONSERVATION AREA

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 to see about changing existing 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.

### 12.3 Enhancement of Public Areas

The Corporation of London owns the triangular green and forest edge and will be consulted about the style of bollards 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.

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

There will be a public consultation on road use and parking restriction including consideration of ways to restrict with a strong recommendation that all roads in the Conservation Area should be subject to a 20mph speed limit.

There will be consideration with Essex County Council and other interested parties on the possibility of

introducing restrictions to size and weight of vehicles attempting to access the Conservation Area with a view to introducing physical restriction to vehicle width.

Discussion will take place with Essex County Council on road finishes and yellow lining.

### 12.4 Review

The character appraisal and management plan will be reviewed on a five yearly basis in order to compare achievements with the objectives outlined in the management plan. The photographic survey of statutorily and locally listed buildings and notes made about each building as part of the character appraisal will be used to monitor incremental change in the conservation area regarding physical condition and any loss of historic fabric or important trees, hedges or green spaces.

### 12.5 How residents and other property owners can help

While the council can suggest improvements, and control certain types of development in the conservation area, the collaboration of local residents is vital for the successful preservation and enhancement of the character and

appearance of the conservation area. The following are some of the ways in which local residents can help to preserve the character and appearance of the conservation area:

- 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 are in keeping with the building and the area as a whole.

## STAPLES ROAD 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**

STAPLES ROAD CONSERVATION AREA

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CA area	Street/Road	House number	name	type	Age of building (century)	Locally listed	Statutory listed	Blue Plaques	walls	architect/builder	windows	Orig/present boundary
SR	Staples Road	3	Melbourne Cott	D	1879	Y			rb		Y	RH/RH
SR	Staples Road	5	Glendower/Forest Lodge	D	1882				rb + weatherbd	G Beckett		LCH/H
SR	Staples Road	7	Forest Retreat/Forest Villa	D	1882	Y		Y	rb	G Beckett		LC/LCH
SR	Staples Road	9	No 4	TC	1900				PP/CP			PP/CP
SR	Staples Road	11	No.3	TC	1900				PP/CP			PP/CP
SR	Staples Road	15	No.2	TC	1890				PP/CP			PP/CP
SR	Staples Road	17	No.1	TC	1890				SB/rb			PP/PP
SR	Staples Road	23		TC	1875				Painted B			PP
SR	Staples Road	25		TC	1875				stucco/rb			PP
SR	Staples Road	27	1 Holly Cottages	TC	1900				SB/rb			CP/
SR	Staples Road	29	2 Holly Cottages	TC	1900				SB/rb			CP/
SR	Staples Road	31	3 Holly Cottages	TC	1900				SB/rb			CP/
SR	Staples Road	33		SDV	1985				SB/rb			
SR	Staples Road	35	Marian Villa	SDV	1885				SB/rb			
SR	Staples Road	37	Georgiana Villa	SDV	1885				SB/rb			
SR	Staples Road	39	Louisa Villa	TV	1905				RB/std	E Lawrence		CIW
SR	Staples Road	41	Clara Villa	TV	1905				RB/std	E Lawrence		CIW
SR	Staples Road	43	Ellen Villa	TV	1905				RB/std	E Lawrence		CIW
SR	Staples Road	45	Edith Villa	TV	1905				RB/std	E Lawrence		CIW
SR	Staples Road	47		SD	1928				stucco/rb	G Hatton		
SR	Staples Road	49		SD	1928				stucco/rb	G Hatton		
SR	Staples Road	51		D	1928				stucco/rb	G Hatton		
SR	Staples Road	57	Oak Villa	SD	1880				SB/rb			CP/

STAPLES ROAD CONSERVATION AREA

Type s of Tree s	Num- ber of Trees	Types of Hedges	Comments on Trees	impact on CA	UPVC Win- dows	UPVC Door	Alumi um win- dows	Con- crete roof tiles (or simi- lar)	Ele- ments in need or repair/ mainte- nance	Other com- ments	Note
				P						Pantile, dec ridge	
				P				x		Always moulded tile	
				P						Orig slate; belvedere	see note 1
				P				x			
				O	x			x			
				P				x			
				P				x			
				P				x			
				N				x		Much al- tered in 70s	
				P						orig slate	
				P						orig slate	
				N						Bow win- dow inst of bay	see note 3
				O						Infill. Copy of 37	
				P						Became TV after 1990	
				P						orig slate, dec ridge	
				P						orig slate, dec ridge	
				P						orig slate, dec ridge	
				P						orig slate, dec ridge	
				P						orig slate, dec ridge	
				O						Moulded tile roof	
				O						Moulded tile roof	
				O						Moulded tile roof	
				P	x					Orig slate roof	

STAPLES ROAD CONSERVATION AREA

CA area	Street/Road	House number	name	type	Age of building (century)	Locally listed	Statutory listed	Blue Plaques	walls	architect/builder	windows	Orig/present boundary
SR	Staples Road	59	Oak Villa	SD	1880				SB/rb			CP
SR	Staples Road	63	Hardings Cot-	DC	1910				SB/rb			no frontage
SR	Staples Road	65	Hope Cottage	DC	1900				SB/rb			CP
SR	Staples Road		Junior School ex Infants	Sch	1891	Y		Y		J Cubitt		R&W/R&W
SR	Staples Road		Junior School ex Boys'	Sch	1888	Y				J Cubitt		R&W/R&W
SR	Staples Road		Infant school ex Girls'	Sch	1911	Y				H Tooley		R&W/R&W
SR	Staples Road		Hall	Sch	2006							

Remarks:

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

Note2: 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 known grave. Commemorated on YPRES (MENIN GATE) MEMORIAL, <http://www.roll-of-honour>

positive for CA  
 neutral for CA  
 negative for CA

T: terraced/end terrace

D: detached

V: Villa

SDV: Semi-detached villa

C: cottage

Sch: School

LL=Locally listed

Species 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 dressings)  
 std-stone

Cl: clint  
 W: w  
 L: lattice

P: picket fence; C cr

R: rail

H: he

STAPLES ROAD CONSERVATION AREA

Types of Trees	Number of Trees	Types of Hedges	Comments on Trees	impact on CA	UPVC Windows	UPVC Door	Alumium windows	Concrete roof tiles (or similar)	Elements in need or repair/maintenance	Other comments	Note
				P	x					Orig slate roof	See note 2
				P						Orig tile	
				N	x			x		Windows replaced	
				P*						Chain link fence N	
				P							
				P							

refuge for sick children from Victoria Docks

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

anker  
rall  
fence

leosoted P painted

ings  
dge

## STAPLES ROAD CONSERVATION AREA

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