



**Green Dragon Public  
House, Waltham Abbey  
Heritage Statement**

Client: MR MUSTAFA KAMA

AB Heritage Project No:60264

Date:02/02/2018

## Green Dragon Public House, Waltham Abbey, Essex Heritage Statement

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## 1. INTRODUCTION

### 1.1 Project Background

- 1.1.1 AB Heritage has been commissioned by Mr Mustafa Kama to produce a Heritage Statement to cover proposed development at the Grade II Listed Green Dragon public house [NHLE: 1169711].
- 1.1.2 This report will form part of a Listed Building Consent Application. This report has been requested by Epping Forest District Council in a Delegated Report in response to a planning application [REF: EPF/2405/17]. The planning application was refused permission on 6<sup>th</sup> December 2017 by Nigel Richardson (Assistant Director of Development Management).
- 1.1.3 Some of the works have already been undertaken and this report will retrospectively assess the impacts on the heritage asset.

### 1.2 Site Location & Description

- 1.2.1 The Green Dragon Pub is a well-preserved late Medieval timber-framed public-house, near the centre of the historic market town of Waltham Abbey.
- 1.2.2 The Green Dragon Pub is located at 21 Market Square, Waltham Abbey, Essex, EN9 1DU; it occupies a central position on the west side of Market Square in the town centre of Waltham Abbey, falling c. 100m to the south-east of Waltham Abbey Church at National Grid Reference TL 38156 00554.
- 1.2.3 The Green Dragon Pub is two-storeys in height, with a mansard-style second floor set into the roof space. It is double-fronted with bay windows to the ground floor. The façade has a white render finish with the window and door frames painted green (Photo 1).

### 1.3 Statutory Designations

- 1.3.1 The Green Dragon Pub is a Grade II Listed Building [NHLE: 1169711]. It was designated on the 3rd February 1971, with the listing entry stating:

*'MARKET SQUARE 1. 1767 (West Side) No 21 (The Green Dragon Public House) TL 3800 NW 1/28 3.2.71. II GV 2. C18 front to older, timber-framed building, probably of late C16. 2 storeys and attic, 3 windows. High pitched tiled roof of rounded mansard shape with 3 flat-headed early C19 dormers. Brick front with parapet. Gauged brick arches to recessed sash windows on 1st floor. On ground floor 2 canted bays with small pilasters, panelled frieze and moulded cornice; all windows 2nd quarter of C19. Modernised central door. 2 long rear extensions, one gabled and of C17 appearance, the other hipped and early C19. Old cellars beneath building. All the listed buildings in Market Square form a group.'* (Historic England, 2018).

- 1.3.2 The property lies within the Waltham Abbey Conservation Area, which was designated on the 30<sup>th</sup> January 1969 and subsequently reviewed on the 25<sup>th</sup> April 1995. The Conservation Area covers the Abbey grounds and the town centre. The summary of special interest covering the Conservation Area explains that:

*'The special architectural and historic interest of Waltham Abbey Conservation Area derives from the surviving historic settlement pattern and the large number of historic buildings, many of which are statutorily or locally listed. These buildings range in date from the 16<sup>th</sup> to the early 20<sup>th</sup> centuries and include cottages, townhouses, public buildings and the Abbey Church'* (Epping Forest District Council, 2016).

## **1.4 Proposed Development**

1.4.1 The development proposal is to convert the ground floor of the Green Dragon Pub from a drinking establishment to a drinking establishment with expanded food (Figs 6 -11). Proposed works include:

- Alteration to wording of external front signage (Figs 5 & 11);
- New flue grille to the rear of the building associated with the new kitchen (Fig 10);
- The addition of two (2) air conditioning units at the rear of the building below the staircase (Fig 8);
- Reinstatement of ground floor ceiling, and
- Internal reconfiguration of all floors (Figs 6 -9).

## 2. AIMS & METHODOLOGY

### 2.1 Aims

- 2.1.1 NPPF 128 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

*'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'*

- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site, and the likely impact upon any surviving heritage assets resulting from the proposed development.

### 2.2 Consultation

- 2.2.1 Epping Forest District Council issued a Delegated Report in response to the planning application [REF: EPF/2405/17], which was decided on the 6<sup>th</sup> December 2017. The advice from the Conservation Officer included:

- An understanding the revised proposals will leave the ground floor and the frontage untouched; but requesting further information on the first and second floors;
- Reference to previous comments that works could result in the loss of historic fabric and the illegibility of the historic layout;
- A statement explaining that, without evidence the alterations are not harmful to the building and justification for these works, it would not be possible to recommend Listed Building Consent; and
- Concern was also raised about a large, steel extractor flue at the rear of the property. The flue belongs to the Chinese restaurant next door and will not be assessed here.

- 2.2.2 Based on the above advice a recommendation was therefore made for submission of:

- A 'meticulous Heritage Statement produced by a professionally recognized Heritage / Conservation specialist'.

- 2.2.3 Consultation was also undertaken between Mark Harrison (Assistant Heritage Consultant, AB Heritage) and Maria Medlycott (Historic Environment Consultant, Essex County Council), via e-mail between the 22<sup>nd</sup> January 2018 and the 25<sup>th</sup> January 2018, in which it was agreed that, in relation to cultural heritage, a study area of 150m would be used for various searches.

### 2.3 Data Collation

- 2.3.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic

Environment Desk-Based Assessment (January 2017) and the Archaeological Investigation and Recording of Standing Buildings and Structures (December 2014).

2.3.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:

- Ancient Monuments and Archaeological Areas Act, 1979
- Planning (Listed Buildings and Conservation Areas) Act, 1990
- The National Planning Policy Framework, 2012

2.3.3 The Essex Historic Environment Record is the primary source of information concerning the current state of archaeological and architectural knowledge in this area.

2.3.4 This information was supported by examination of data from a wide range of other sources, principally:

- Heritage Gateway for information from the Historic England National Monuments Record or Essex HER;
- Unlocking Essex's Past webpage ([http://unlockingessex.essexcc.gov.uk/uep/custom\\_pages/home\\_page.asp?](http://unlockingessex.essexcc.gov.uk/uep/custom_pages/home_page.asp?)) for information from Essex County Council Historic Environment Record;
- Pastscape and other research resources, including the Discovery: The National Archives;
- The Historic England website professional pages, particularly the National Heritage List for England;
- A site visit was undertaken on 29<sup>th</sup> January 2018. During the site visit, an inspection of the building was made, and principal areas of the building, significant architectural details, fixtures and fittings were noted and digitally photographed. The images included a photographic scale where appropriate; and
- Additional relevant documentary resources at the Essex Record Office and the London Metropolitan Archives were accessed on the 29<sup>th</sup> and 30<sup>th</sup> January 2018, and online historic sources;

## 2.4 Assessment of the Cultural Heritage Resource

2.4.1 The importance of identified cultural heritage resources is determined by reference to existing designations (Table 1, below).



Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
<b>NATIONAL</b>	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
<b>REGIONAL</b>	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
<b>LOCAL</b>	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
<b>NEGLIGIBLE</b>	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
<b>UNKNOWN</b>	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

- 2.4.2 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

## 2.5 Impact Assessment Criteria

- 2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).
- 2.5.2 In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
MEDIUM	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
LOW	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
NEGLIGIBLE	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

- 2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

## 2.6 Limitations

- 2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Mr Mustafa Kama, and any associated parties they elect to share this

information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.

- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (January 2018) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

### 3. HERITAGE REVIEW OF SITE

#### 3.1 Historic Development of Site

##### Prehistoric Period

- 3.1.1 The history of human settlement in the area can be traced back to prehistoric times, the Essex County Council Waltham Abbey Historic Town Assessment (Essex County Council, 1999) mentions a general scatter prehistoric finds from the Mesolithic and Neolithic periods (c. 11,000 – 2,500 BC). The main focus of prehistoric activity however, seems to relate to Bronze Age activity, the most notable of which is from a rectangular enclosure known as the *Eldeworth*, measuring around 152 m by 110 m and located beneath the Medieval market place, c. 20 m north-east of the application site (Epping Forest District Council, 2016).

##### Roman Period AD43 – AD410

- 3.1.2 Evidence for occupation or activity during the Roman period has been recorded under excavation conditions in the late 1970s (HER ID EEX13372), which would suggest that the market place may have also been a focus for activity – though this evidence is not dense or widespread and may be associated with the activity noted at the *Eldeworth*. Remains from later periods were also retrieved during these works.

##### Early Medieval AD410 - AD1066

- 3.1.3 The present town is suspected of having been founded by the Saxons in the early 5<sup>th</sup> century (ECC, 1999). They are thought to have settled here after navigating up the River Lea from the Thames Estuary.
- 3.1.4 The place-name Waltham derives from the Anglo-Saxon '*Weald*' or '*Wald*', meaning forest, and '*Ham*', meaning a homestead or enclosure, and may indicate an origin for the town as a royal hunting lodge for the early Saxon Kings of Essex (ibid).
- 3.1.5 The earliest church at Waltham Abbey is thought to have been built during the reign of King Sabert of Essex in the 7<sup>th</sup> century. This church was confirmed as a Minster in 673 at the Synod of Hertford. A second, larger church was built on the site at which a large black marble or flint cross was installed in 1030 (EFDC, 2016).
- 3.1.6 Excavations in the northern part of Sun Street c. 60 m north-east of the application site, have yielded amongst other material, graves dating from the 9<sup>th</sup> century, as well as a Viking style hall building which utilised former Roman Building materials (EFDC, 2016).
- 3.1.7 The Domesday Book (1086) records a substantial and growing community at Waltham Abbey town at this time. It records that a number of mills had been established. It is likely that the town derived most of its prosperity from its associates with the Abbey (EFDC, 2016).

##### The Medieval Period 1066 – 1485

- 3.1.8 The series of successive church buildings on the site of the Minster church continued. In 1177 the then church was occupied by secular canons who were replaced by an Augustinian Priory. This was upgraded in 1184 to Abbey status (ECC, 1999). Following the establishment



of the Augustinian church in 1177, the monastic precinct including the Abbey Buildings, a collegiate church and the canons lodgings were the dominant features in Medieval and Post Medieval Waltham Abbey (ibid).

- 3.1.9 The ecclesiastical complex of Waltham Abbey was the last of the monastic institutions to be dissolved by Henry VIII in 1540 (EFDC, 2016).
- 3.1.10 The medieval town lay immediately to the south of the monastic precinct c. 100 m north-west of the application site. An excavation at 6, 6A and 7 Church Street c. 40 m north-west of the application site showed that the start of the medieval urban sequence in this area may date to the Saxo-Norman period (ECC, 1999).
- 3.1.11 Permission to hold a fair was granted in the early twelfth century, and at the end of the century. Excavation in the centre of the Market Square found a building which has been interpreted as the Moot Hall (mentioned in 1456). It was built after 1250 and remained in use until the post-medieval period.
- 3.1.12 Excavation on the ground adjacent to the Crown Inn on the east side of Romeland and at Reformation House on the west side c. 200 m north-west of the application site, showed that the area had been a swamp until the ground level was raised in the late 12th or early 13th century. Excavations in Sewardstone Street (ECC, 1999).
- 3.1.13 In the historic core of the town, the street pattern that developed in the Medieval Period largely survives to the present day.

#### Post-Medieval Period 1485 – 1801

- 3.1.14 During the Post-Medieval period, many of the Medieval buildings, particularly in and around the market place, would have been cleared away to make way for larger buildings fitted with chimneys and other 'modern' architectural advances. It is likely that the application site of the Green Dragon Public House was constructed during this period – probably in the 16<sup>th</sup> century, alongside some of the other historic buildings flanking the market place (EHER, 2018).
- 3.1.15 The Market Place and the surrounding streets were given many buildings in this period that survive to this day and include the following key designated assets:
  - Number 2 Church Street – 15<sup>th</sup> or 16<sup>th</sup> century – Grade II (NHLE 1124161)
  - Numbers 3 & 4 Church Street – 15<sup>th</sup> or 16<sup>th</sup> Century – Grade II (NHLE 1169338)
  - Numbers 1 and 3, a,b (Group) 16<sup>th</sup> Century – Grade II – (NHLE 1306294 & 1124108)
  - Number 14 Sun Street – 16<sup>th</sup> century – Grade II – (NHLE 1124110)
  - Numbers 16 & 18 a,b and c Sun Street (Group) – Grade II – (NHLE 1306294 & 1337470)
  - Numbers 8-16 Highbridge Street (evens Group) – Grade II (NHLE 1124128 & 1169428)
  - Number 36 Highbridge Street – 16<sup>th</sup> century – Grade II (NHLE 1306540)
  - Numbers 36-44 Highbridge Street (Group) – Grade II (NHLE 1337476 & 1169453)
  - All listed buildings on Market Square are considered as a Group Asset

- 3.1.16 Plate 1 shows the street layout with the site of the Green Dragon marked. This map published in 1882 shows the medieval streets converging on the Market Place. The map also shows the dominant position of the Abbey and its lands to the north of the town.
- 3.1.17 The dominant industries in Waltham Abbey during this period were reliant on the mills that had been established on the River Lea. This included cloth making and printing, flour milling and brewing. Of note in the town was the manufacture of gunpowder, which was developed by private enterprise. After the Civil War the industry was consolidated by the Board of Ordnance, which oversaw a period of expansion to become a significant employer in the town through the Napoleonic Wars (1793 – 1815) (EFDC, 2016 and ECC 1999).

#### Modern Period 1801 – Present

- 3.1.18 Plate 1 shows the street layout with the site of the Green Dragon marked. This map published in 1882 shows the medieval streets converging on the Market Place. The map also shows the dominant position of the Abbey and its associated lands, to the north of the town. It is clear from the map that the Green Dragon occupies a central location both in relation to the Market Square itself, as well as in the town.



**Plate 1. OS 6" Middlesex III. Showing the application site. Note the medieval street pattern. Reproduced from the National Library of Scotland**

- 3.1.19 Notable public buildings constructed during this period include the Baptist Chapel (1836) in Paradise Road, c. 90 m south-west of the application site, as well as the old Methodist Church (now Lea Valley Church), which was opened in 1903 at the end of Monkwood Avenue, c. 360 m east of the application site.



Plate 2. OS 6" of 1902. Showing New Development South of Sun Street. Reproduced from National Library of Scotland

- 3.1.20 The six-inch OS map of 1902 (Plate 2) shows a large range of development had taken place close to Market Square. The land between Sewardstone Street and Sun Street, which had previously contained the back plots of the Sun Street properties, along with small kitchen gardens and orchards (Plate 1), has by 1902 been partially cleared and the space filled by a Timber Yard and Schools.
- 3.1.21 Plate 2 also shows that the rear of the Green Dragon Public House has been altered slightly by this time, with the 1902 map showing a school and a Chapel in what had been the gardens to the rear of the Market Square and Silver Street.
- 3.1.22 Over the following century the southern side of Market Square was removed by major alteration work in the 1960s, culminating in the construction of Leverton Way and Quaker Lane, c. 25 m to the south of the Green Dragon. It is this that now links the medieval streets of Highbridge Street to the west and Sewardstone Road to the east. These new roads cross through the southern part of the Market Square, crossing what were the medieval streets of Silver Street and Sewardstone Street, and on through the rear plots of the south side of Sun Street (now a municipal car park).





Plate 3: Google Aerial Shot of Market Place Showing Leverton Road

3.1.23 The Waltham Abbey Conservation Area, which was established in 1969, is probably the clearest identifier of the development of the town in the modern period (EFDC, 2016).

### 3.2 Green Dragon Public House: Building Description

3.2.1 The Green Dragon contains a public house on the ground floor, with accommodation on the first floor. There is a mansard style space inserted in to the roof space.

#### Ground Floor

3.2.2 The ground floor is entered via a modern front door on the east facing elevation (Photo 1), which leads into a small passage area. This entrance lies centrally between 2 bay windows. Directly ahead of (and portioned from) the main entrance is the staircase that leads to the first floor.



Photo 1. Showing front elevation, including modern door and signage

- 3.2.3 There are rooms to either side of the entrance passage. The room on the northern side of the passage is the former bar area, while the southern room contains what would have been an open area seated space (aka a snug).
- 3.2.4 Moving towards the rear of the building, are a range of other rooms. These include a kitchen, group of toilets and a large rear room.
- 3.2.5 Overall, in its current state, the ground floor has been largely cleared of all internal fixtures and fittings, and part of the fabric of the staircase having been removed (Photo 2).



**Photo 2. Staircase at ground floor. Shot shows side panel removed revealing timber behind.  
Note stair handrail on right of shot**

- 3.2.6 An extractor duct has been fitted to the downstairs kitchen and routed to an existing exit on the first floor (Fig 10 and Photo 3).



**Photo 3. Looking at rear of building showing existing duct exit in south elevation**

### First Floor

- 3.2.7 Accessing the first floor via the central staircase leads to what was previously the accommodation area of the Green Dragon Public House. Working clockwise the various rooms are as follows:
- The east end of the first floor comprises three rooms (Rooms 4, 5 and 6; Fig 4). Each of these rooms contains a double hung sash window, with the rooms being accessed by a single door - none of the rooms have adjoining access;
  - The southern range of rooms comprise two bedrooms (Rooms 8 & 9), and a large communal kitchen (Fig. 4);
  - Along the western limits of the first floor as two rooms. These comprise a roof top terrace area, along with a room containing a skylight (Fig. 4); and
  - A group of rooms along the north of the property. These comprise a range of smaller rooms, including one Bedroom (Room 7), and a number of Showers and WCs (Fig. 4).
- 3.2.8 There are a few minor additional spaces including a small cloakroom and a spiral staircase, which leads to a garret (see below).
- 3.2.9 The door to Room 5 has been blocked and Rooms 5 has been fitted with a new, central stud partition to convert Rooms 5 into en-suite bathrooms for the flanking rooms 4 and 6. This has led to the opening of new doorways in Rooms 4 & 6 and the division of the window in Room 5 (Photo 4; Fig 8).



**Photo 4. Showing new doorway in Room 6. Looking East**



- 3.2.10 The existing shower room east of Room 7, has had an existing doorway blocked and a new doorway fitted in the east wall of Room 7, and has been converted to include an en-suite toilet for to Room 7.
- 3.2.11 Rooms 8, 9 and the first-floor kitchen remain structurally unaltered, but they have been re-plastered.

#### Garret

- 3.2.12 The garret comprises three rooms (Rooms 1, 2 & 3; Fig. 4). Each of these rooms looks east over Market Square through small six-light sash windows.
- 3.2.13 As with the first floor Room 2 has had a new central stud wall inserted, creating 2 bedrooms with en-suite bathrooms, by converting Room 2 into two bathrooms. A new doorway has been inserted in each of Rooms 1 & 3 (Photo 5).



Photo 5. Showing new doorway in Room 1

#### Basement

- 3.2.14 Accessed from the ground floor central staircase. The basement consists of four adjoining spaces and a single room closed by a door at the east front of the cellar. A single street level access shaft for kegs lies at the east wall (Fig 5).
- 3.2.15 The existing basement will be retained as is. The basement will house kitchen and chiller.

### **3.3 Green Dragon Public House: Heritage Setting**

- 3.3.1 The Green Dragon Public House is located on the west side of Market Square. The square is enclosed by Market Square at the east and west, and by the streets of Church Street to the north and Leverton Way to the south.
- 3.3.2 The application site lies within Area 3 of the wider Waltham Abbey Conservation Area, which is classified as the Medieval Town Centre. This part of the Conservation Area is characterised

by its distinctive medieval layout and the medieval appearance of many of the buildings that occupy the square.

- 3.3.3 Spatially, the square itself remains little changed from the late Medieval and early Post-Medieval periods, and is contained on three sides by buildings that range in date from the 16<sup>th</sup> to the 20<sup>th</sup> centuries. The south side was lost to a road alteration scheme undertaken in the 1960s (Plate 3), and some unsympathetic additions exist in the north east corner which stand out from the earlier styles (EFDC, 2016).
- 3.3.4 The oldest buildings are mostly to be found along the west and north sides of the square; this includes the Green Dragon Public House.
- 3.3.5 The heritage setting of this area invariably plays a critical part in the importance of the Green Dragon Public House, and wider Market Square. This is not only referenced in the group value of the various Listed Buildings in this part of the town but also highlighted within the Waltham Abbey Conservation Area Character Appraisal and Management Plan (2016).
- 3.3.6 This means that managing external alterations to buildings within this area plays a vital part in regulating the overall levels of change upon the Heritage Setting of the Conservation Area and group value mentioned above.
- 3.3.7 Given the very minor level of external alteration to the Green Dragon (with a slight enlargement of an existing grille duct (Photo 2) at first floor level on the south wall), it is concluded that impact to Heritage Setting is not an issue, and further assessment is not warranted. This is because the outlet for the extractor duct is:
- Located within the narrow passage between The Green Dragon Public House and No 20 Market Square, effectively masking it from almost all areas of the surrounding Conservation Area; and
  - Being located on the southern elevation of the building, it faces the south end of the Market Square, which has been heavily compromised through modern development and the creation of the Leverton Way.
- 3.3.8 It is proposed to alter the lettering of the front signage below the roof line. It is intended to retain the original signage board and to keep the existing colour scheme and typeface and size. This is not deemed to be a setting issue. The hanging signage will also be retained.

### **3.4 Significance of The Green Dragon Public House**

- 3.4.1 The information above concludes that the Green Dragon Public House is of National Importance. This relates to its designation as a Grade II Listed Building, combined with its location within the Waltham Abbey Conservation Area, of which it forms part of the group value of the historic core.
- 3.4.2 While it has been scoped out as an issue above, it is clear that setting plays a critical part in the overall importance of the heritage asset.
- 3.4.3 However, the survival of historic fabric and the age of the property itself also play a part in the importance of the asset but given the range of past impacts to the interior as a working public house over many years, and the introduction of modern elements such as shower rooms in



the upper floors, it is considered that the interior is more likely of Local or Regional Heritage Importance. These factors will be considered below in discussion of the impact assessment section of this report.

## 4. IMPACT ASSESSMENT & RECOMMENDATIONS

### 4.1 Predicted Impact of Proposed Development

4.1.1 As mentioned above, having scoped out setting as a heritage issue, this section will discuss changes to the historic fabric elements within the Green Dragon Public House, associated with the current works.

#### Assessment of Changes

4.1.2 The following section is based on the judgment that the internal elements of this building are deemed to be of lesser heritage importance than the external appearance and setting as discussed in section 3.4.3.

4.1.3 Overall this report concludes that the following changes have resulted in a range of direct impacts. The key changes include:

- Staircase - side panels removed revealing timber frame behind (Photo 2). Partial removal of fabric of unknown date, to be replaced by new – this will result in Negligible adverse impacts on in line with Table 2 'Barely distinguishable change from baseline conditions, where there would be very little appreciable effect of a known heritage receptor', resulting in a Minor / Not Significant adverse significance of effect in line with Table 3
- Insertion of doorways into Rooms 1, 2 3, 4, and 7. These works will mean that a small part of the historic fabric in a single dividing wall in each of these rooms will be lost to make a new door way. This is considered to be a Low adverse impact on the baseline fabric, in line with Table 2 'Detectable impacts which alter the baseline condition of a heritage receptor to a slight degree'. This equates to a Minor significance of impacts in line with Table 3.
- Insertion of partition walls on the first floor to create en-suite bathrooms – The stud walls are built from simple timber frames and plasterboard, which is light and does not require heavy fixing. These walls have provided an opportunity to run new electric cables through the stud walls, preventing the need to create new openings in original fabric. While the new smaller bedrooms and the newly created bathrooms are a departure from a portion of the floor plan of the existing building, the new layout is in keeping with the public accommodation of the previous layout. This results in a Negligible to Low adverse impact to the internal planform of the building in line with Table 2 'Barely distinguishable change from baseline conditions or Detectable impacts which alter the baseline condition of a heritage receptor to a slight degree', resulting in a Minor / Not Significant significance of effects in line with Table 3.
- Plumbing for new shower rooms – the plumbing for the new elements is to be extended from the existing plumbing. It has been necessary to run pipes through the floorboards for the shower units and toilets. In most instances this has been achieved by following established pipe routes and conduits. Where floorboards have been moved to allow pipes to run, this has been through only partial alteration to the individual boards. This

results in a Negligible adverse impact on the existing floor boards in line with Table 2, which equates to a Not Significant significance of effects in line with Table 3.

- Assessing the addition of new air conditioning units, to be located beneath the rear external staircase is thought to have no impact.
- The reinstatement of damaged ceiling boards and rotten joists is thought to have a negligible beneficial impact in line with Table 2, which equates to a Not Significant significance of effects in line with Table 3.

4.1.4 To conclude, this assessment has identified that there would, overall, be a Minor adverse significance of effects, at most upon the limited changes to the fabric within the building and associated slight alterations to floorplan. Careful replacement of damaged panels and boards at the staircase and ground floor ceilings in particular, would have a slight beneficial impact upon the appearance and longer-term maintenance of the building.

4.1.5 This report will be used to inform the planning authorities decision making process in relation to the granting of Listed Building Consent and which is contrary to Policy HC10 - Works to Listed Buildings of the Epping Forest District Local Plan.

## 5. REFERENCES

### 5.1 Documentary & Cartographic Sources

- Historic England, 2015, Photographing Historic Buildings Notes 2015
- Ancient Monuments and Archaeological Areas Act 1979  
<http://www.legislation.gov.uk/ukpga/1979/46/contents>
- Chartered Institute for Archaeologists Standard and Guidance for Historic Environment Desk Based Assessment [http://www.archaeologists.net/sites/default/files/node-files/CIfAS&GDBA\\_2.pdf](http://www.archaeologists.net/sites/default/files/node-files/CIfAS&GDBA_2.pdf)
- Chartered Institute for Archaeologists Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures  
[http://www.archaeologists.net/sites/default/files/CIfAS&GBuildings\\_1.pdf](http://www.archaeologists.net/sites/default/files/CIfAS&GBuildings_1.pdf)
- Essex County Council, 1999 Historic Towns in Essex: Waltham Abbey: Historic Towns Assessment Report
- EFDC, 2016 Waltham Abbey Conservation Area Character Appraisal and Management Plan
- Grid Reference Finder, 2016 <http://www.gridreferencefinder.com/>
- Heritage Gateway, 2016 <http://www.heritagegateway.org.uk/Gateway/Results.aspx>
- Historic England, 2016, Understanding Historic Buildings, A Guide to Good Recording Practice <https://content.historicengland.org.uk/images-books/publications/understanding-historic-buildings/heag099-understanding-historic-buildings.pdf>
- Historic England, 2015, The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3 <https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/gpa3.pdf>
- Historic England, 2008 Conservation Principles, Policies & Guidance  
<https://content.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesguidanceapr08web.pdf>.
- National Planning Policy Framework  
[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)
- Planning (Listed Buildings and Conservation Areas) Act, 1990  
[http://www.legislation.gov.uk/ukpga/1990/9/pdfs/ukpga\\_19900009\\_en.pdf](http://www.legislation.gov.uk/ukpga/1990/9/pdfs/ukpga_19900009_en.pdf)

## Appendices

## Appendix 1 Planning Policy

### Introduction

The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

### Statutory Protection for Heritage Assets

Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.

Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.

The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

### National Planning Policy

The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.

One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."



A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.

With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

Paragraph 132 states that ‘Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional’.

Paragraphs 133 & 134 explain that ‘where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

It also advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

### **Local Planning Policy**

Epping Forest District Council’s Local Plan was formally adopted in 1998, with alterations in 2006. The policies relevant to heritage are as follows:

#### **POLICY HC6 - CHARACTER, APPEARANCE AND SETTING OF CONSERVATION AREAS**

Within or adjacent to a conservation area, the Council will not grant planning permission for any development or give listed building consent or consent for works to trees, which could be detrimental to the character, appearance or setting of the conservation area.

#### **POLICY HC7 - DEVELOPMENT WITHIN CONSERVATION AREAS**

Within conservation areas, all development and materials will be required to be of a particularly high standard to reflect the quality of the environment. Development should:

- (i) be sympathetic to the character and appearance of the conservation area in terms of scale, density, massing, height, layout, building line, landscape and access;
- (ii) have traditional pitched roofs and create a roofscape with sufficient features to provide an appropriate degree of visual interest in keeping with the character of the conservation area;
- (iii) be composed of facing materials chosen from the traditional range used in the district;
- (iv) have facades which:
  - (a) provide an appropriate balance between horizontal and vertical elements, and proportions of wall to window area;

(b) incorporate a substantial degree of visual intricacy, compatible with that of the facades of historic buildings; and

(v) where applicable, be of a scale compatible with any adjacent historic buildings.

#### POLICY HC10 - WORKS TO LISTED BUILDINGS

The Council will not give consent for works to the interior or exterior of a listed building which could detract from its historic interest or architectural character and appearance.

#### POLICY HC13 - CHANGE OF USE OF LISTED BUILDINGS

The adaptation or conversion of a listed building to a new use may be permitted where: (i) this can be shown to be the only way to retain the special architectural or historic interest of the building; (ii) any proposed alterations respect and conserve the internal and external characteristics of the building and do not diminish its special architectural or historic interest; and (iii) the immediate and wider landscape settings of the building are respected. Substantial reconstructions or extensions, and subdivisions into more than one unit will not be permitted.



## Appendix 2      HER

# Essex Historic Environment Designation Full Report

25/01/2018

Number of records: 22

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**DesigUID:** DEX15165      **Type:** Listed Building (EH)      **Status:** Active

**Preferred Ref**      **NHLE**      **Volume/Map/Item**

1169858      1169858      830, 1, 27

**Name:** 1 Sun Street

**Grade:** II\*      **Date Assigned:** 26/01/1956      **Amended:**      **Revoked:**

## Legal Description

SUN STREET 1. 1767      (South Side)      No 1 TL 3800 NW 1/27

26.1.56. II\*      GV

C16. Plaster on timber framework, old tiled roof with a gable to north elevation. 2 storeys and attics, 1st floor oversailing. Carved wooden angle bracket below dragon beam of female figure carrying a jug. Modern flush 3 light casement window to 1st floor and attic, C19 shop window.

Nos 1, 3, 3A, 3B & 5 form a group.

Listing NGR: TL3818100554

## Curatorial Notes

Type and date: C16 TIMBER FRAMED HOUSE. Date: from 1500 to 1599

Type and date: C19 SHOP. Date: from 1800 to 1899

Main material: timber

Main material: plaster

Covering material: tile

## Designating Organisation:

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### Location

**Grid Reference:** TL 38181 00554 (point)

**Map sheet:** TL30SE      **Area (Ha):**

### Administrative Areas

Civil Parish      WALTHAM ABBEY, EPPING FOREST, ESSEX

### Postal Addresses

1 Sun Street, Waltham Abbey, Essex, EN9 1ER

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### Sources - None recorded

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### Associated Monuments

34166      Listed Building: 1 Sun Street

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### Additional Information

**LegacyID:** 117687

**EH HAR Reg:**

**List Locality:**

**List Parish:** WALTHAM ABBEY

**List District:** EPPING FOREST

**List County:** ESSEX

**Group Value:**      **Upload Date:** 02/05/2006

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**DesigUID:** DEX15130      **Type:** Listed Building (EH)      **Status:** Active

**Preferred Ref**      **NHLE**      **Volume/Map/Item**

1169428      1169428      830, 1, 134

**Name:** 14 Highbridge Street

**Grade:** II      **Date Assigned:** 22/03/1974      **Amended:**      **Revoked:**

## Legal Description

HIGHBRIDGE STREET 1767      (North Side)      No 14 TL 3800

NW 1/134

**DesigUID:** DEX15130      **Name:** 14 Highbridge Street

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II  
GV  
One building with No 16. Painted weatherboarding, hipped Welsh slated roof. Early C19, with slightly altered shop window. Ground floor fascia with dentil cornice 1st floor flush sash window. Attic box casement, dormer. Weatherboarded and tiled back elevation.  
Nos 8 to 16 (even) form a group.  
Listing NGR: TL3802000638

**Curatorial Notes**

Type and date: Early C19 HOUSE. Date: from 1800 to 1832  
Type and date: Early C19 SHOP. Date: from 1800 to 1832  
Main material: weatherboard  
Covering material: welsh slate  
Covering material: tile

**Designating Organisation:**

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**Location**

**Grid Reference:** TL 38020 00638 (point)  
**Map sheet:** TL30SE      **Area (Ha):**

**Administrative Areas**

Civil Parish      WALTHAM ABBEY, EPPING FOREST, ESSEX

**Postal Addresses**

14 Highbridge Street, Waltham Abbey, Essex, EN9 1DG

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**Sources - None recorded**

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**Associated Monuments**

34093      Listed Building: 14 Highbridge Street

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**Additional Information**

**LegacyID:** 117634  
**EH HAR Reg:**  
**List Locality:**  
**List Parish:** WALTHAM ABBEY  
**List District:** EPPING FOREST  
**List County:** ESSEX  
**Group Value:**      **Upload Date:** 02/05/2006

---

**DesigUID:** DEX14527      **Type:** Listed Building (EH)      **Status:** Active

**Preferred Ref**      **NHLE**      **Volume/Map/Item**  
1124110      1124110      830, 1, 174

**Name:** 14 Sun Street

**Grade:** II      **Date Assigned:** 22/03/1974      **Amended:**      **Revoked:**

**Legal Description**

SUN STREET 1767      (North Side)      No 14 TL 3800 NW  
1/174 II      GV

Early C19 front. Whitewashed brick, machine tiled and old tiled mansard roof. 2 storeys and attics, 2 box sash dormers. C19 shop front, 2 1st floor 3 light nearly flush sash windows under cambered relieving arches.

Nos 8 & 14 to 20 (even) form a group.

Listing NGR: TL3823500578

**Curatorial Notes**

Type and date: Early C19 HOUSE. Date: from 1800 to 1832  
Type and date: C19 SHOP. Date: from 1800 to 1899  
Main material: brick  
Covering material: tile

**DesigUID:** DEX14527      **Name:** 14 Sun Street

---

**Designating Organisation:**

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**Location**

**Grid Reference:** TL 38235 00578 (point)

**Map sheet:** TL30SE      **Area (Ha):**

**Administrative Areas**

Civil Parish      WALTHAM ABBEY, EPPING FOREST, ESSEX

**Postal Addresses**

14 Sun Street, Waltham Abbey, Essex, EN9 1EE

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**Sources - None recorded**

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**Associated Monuments**

38215      Listed Building: 14 Sun Street

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**Additional Information**

**LegacyID:** 117694

**EH HAR Reg:**

**List Locality:**

**List Parish:** WALTHAM ABBEY

**List District:** EPPING FOREST

**List County:** ESSEX

**Group Value:**      **Upload Date:** 02/05/2006

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**DesigUID:** DEX14545      **Type:** Listed Building (EH)      **Status:** Active

**Preferred Ref**      **NHLE**      **Volume/Map/Item**  
1124128      1124128      830, 1, 135

**Name:** 16 Highbridge Street

**Grade:** II      **Date Assigned:** 22/03/1974      **Amended:**      **Revoked:**

**Legal Description**

HIGHBRIDGE STREET 1. 1767      (North Side)      No 16 TL 3800  
NW 1/135

II      GV 1 building with No 14.

Stucco, Welsh slated hipped roof with box sash dormer. 2 storeys and attics, 2 1st floor sash windows with glazing bars in reveals. C19 shop front with cornice. Weatherboarded and tiled back elevation.

Nos 8 to 16 (even) form a group.

Listing NGR: TL3801600643

**Curatorial Notes**

Type and date: HOUSE.

Type and date: C19 SHOP. Date: from 1800 to 1899

Main material: stucco

Covering material: welsh slate

Main material: weatherboard

Covering material: tile

**Designating Organisation:**

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**Location**

**Grid Reference:** TL 38016 00643 (point)

**Map sheet:** TL30SE      **Area (Ha):**

**Administrative Areas**

Civil Parish      WALTHAM ABBEY, EPPING FOREST, ESSEX

**Postal Addresses**

16 Highbridge Street, Waltham Abbey, Essex, EN9 1DG

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**DesigUID:** DEX14578      **Name:** 2 Church Street

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**Grade:** II      **Date Assigned:** 22/03/1974      **Amended:**      **Revoked:**

**Legal Description**

CHURCH STREET 1. 1767 (South Side) No 2 TL 3800 NW  
1/47 26.1.56.  
II GV

C15 or C16, altered. Colourwashed roughcast front, steeply pitched old tiled roof. 2 storeys, 1st floor oversailing on beam with carved patterned fascia. C19 shop with steps up to door, cellar door under window. Carriageway on left, some weatherboarding extending to ground floor of low 2 storey back wing. 2 flush 1st floor sash windows.

Nos 2 to 4 (consec) form a group.  
Listing NGR: TL3813200577

**Curatorial Notes**

Type and date: C15 or C16 HOUSE. Date: from 1400 to 1599  
Type and date: Later alteration HOUSE. Date: from 1400  
Type and date: C19 SHOP. Date: from 1800 to 1899  
Type and date: STEPS.  
Main material: roughcast  
Covering material: tile  
Main material: weatherboard

**Designating Organisation:**

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**Location**

**Grid Reference:** TL 38132 00577 (point)

**Map sheet:** TL30SE      **Area (Ha):**

**Administrative Areas**

Civil Parish      WALTHAM ABBEY, EPPING FOREST, ESSEX

**Postal Addresses**

2 Church Street, Waltham Abbey, Essex, EN9 1DX

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**Sources - None recorded**

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**Associated Monuments**

34076      Listed Building: 2 Church Road

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**Additional Information**

**LegacyID:** 117619

**EH HAR Reg:**

**List Locality:**

**List Parish:** WALTHAM ABBEY

**List District:** EPPING FOREST

**List County:** ESSEX

**Group Value:**      **Upload Date:** 02/05/2006

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**DesigUID:** DEX15531      **Type:** Listed Building (EH)      **Status:** Active

**Preferred Ref**      **NHLE**      **Volume/Map/Item**

1337482      1337482      830, 1, 29

**Name:** 20 Market Square

**Grade:** II      **Date Assigned:** 03/02/1971      **Amended:**      **Revoked:**

**Legal Description**

MARKET SQUARE 1. 1767 (West Side) No 20 TL 3800 NW  
1/29 3.2.71.  
II GV

C16 timber-framed building of 2 storeys, with 1-window front to Market Square, long south return to Leverton Way with 3 irregular windows. T-shaped tiled roof of moderately high pitch, the front section abutting on "The Green

**DesigUID:** DEX15531      **Name:** 20 Market Square

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Dragon" public house and gabled on south may be of late C17 date. Long rear section hipped at west end. Walls now roughcast but with overhanging 1st floor along return. Chamfered and moulded posts at angles support upper floor. At front 1 renewed sash window on 1st floor and early C20 shop front on ground floor. On return 2 renewed casement windows and one sliding sash, one single door and one double carriage door.

All the listed buildings in Market Square form a group.

Listing NGR: TL3814400544

**Curatorial Notes**

Type and date: C16 TIMBER FRAMED HOUSE. Date: from 1500 to 1599

Type and date: Early C20 SHOP. Date: from 1900 to 1932

Main material: roughcast

Covering material: tile

Main material: timber

**Designating Organisation:**

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**Location**

**Grid Reference:** TL 38144 00544 (point)

**Map sheet:** TL30SE      **Area (Ha):**

**Administrative Areas**

Civil Parish      WALTHAM ABBEY, EPPING FOREST, ESSEX

**Postal Addresses**

20 Market Square, Waltham Abbey, Essex, EN9 1DU

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**Sources - None recorded**

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**Associated Monuments**

34126      Listed Building: 20 Market Square

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**Additional Information**

**LegacyID:** 117668

**EH HAR Reg:**

**List Locality:**

**List Parish:** WALTHAM ABBEY

**List District:** EPPING FOREST

**List County:** ESSEX

**Group Value:**      **Upload Date:** 02/05/2006

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**DesigUID:** DEX15278      **Type:** Listed Building (EH)      **Status:** Active

**Preferred Ref**      **NHLE**      **Volume/Map/Item**

1306521      1306521      830, 3, 45

**Name:** 23 Highbridge Street

**Grade:** II      **Date Assigned:** 03/02/1971      **Amended:**      **Revoked:**

**Legal Description**

HIGHBRIDGE STREET 1. 1767      (South Side)      No 23 TL

3700 NE 3/45      3.2.71.

II

Early to mid C19. Stock brick, parapet. 3 storeys, cornice bands. 2 slightly projecting bays to left centre and right, 1:1:3:1 sash windows in reveals under flat arches, arched panels to 1st floor recessed windows. Glazing bars. C19 shop front with Doric pilasters, main windows altered to plate glass, panelled stallrisers retain diagonal beading and paterae in centres of panels. Carriageway on left.

Listing NGR: TL3795500609

**Curatorial Notes**

Type and date: Early to mid C19 HOUSE. Date: from 1800 to 1866

Type and date: C19 SHOP. Date: from 1800 to 1899

Type and date: CARRIAGEWAY.

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**DesigUID:** DEX15278      **Name:** 23 Highbridge Street

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Main material: brick

**Designating Organisation:**

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**Location**

**Grid Reference:** TL 37955 00609 (point)

**Map sheet:** TL30SE      **Area (Ha):**

**Administrative Areas**

Civil Parish      WALTHAM ABBEY, EPPING FOREST, ESSEX

**Postal Addresses**

23-27 Highbridge Street, Waltham Abbey, Essex, EN9 1BZ

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**Sources - None recorded**

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**Associated Monuments**

34100      Listed Building: 23 Highbridge Street

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**Additional Information**

**LegacyID:**      117640

**EH HAR Reg:**

**List Locality:**

**List Parish:**      WALTHAM ABBEY

**List District:**      EPPING FOREST

**List County:**      ESSEX

**Group Value:**      **Upload Date:** 02/05/2006

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**DesigUID:** DEX14556      **Type:** Listed Building (EH)      **Status:** Active

**Preferred Ref**      **NHLE**      **Volume/Map/Item**

1124139      1124139      830, 1, 57

**Name:** 25 Market Square

**Grade:** II      **Date Assigned:** 03/02/1971      **Amended:**      **Revoked:**

**Legal Description**

MARKET SQUARE 1. 1767      (West Side)      No  
25      [Formerly listed as No 1,      Church Street  
(incorporating      No 25 Market Square)] TL 3800 NW 1/57      3.2.71.  
II      GV

C16 timber framed building of 2 sections, that on left much rebuilt. On right, colour washed roughcast front walling curved round bend of street, uneven mansard machine tiled roof with 2 early C19 box dormers, old chimneystack of narrow red bricks behind roof ridge. 2 storeys and attics, 2 sash windows to 1st floor in nearly flush moulded frames. Part of 1st floor on right slightly oversails ground floor. Continuous shop front unobtrusively modernised. Section of building on left refronted and heightened in late C18 or early C19. Whitewashed roughcast, Welsh slated roof of moderate pitch. 3 storeys, 2 sash windows in flush moulded frames. C19 shop front, altered.

All the listed buildings in Market Square form a group.

Listing NGR: TL3813900575

**Curatorial Notes**

Type and date: C16 TIMBER FRAMED HOUSE. Date: from 1500 to 1599

Type and date: Later alteration HOUSE. Date: from 1600

Type and date: Late C18 or Early C19 HOUSE. Date: from 1767 to 1832

Type and date: C19 SHOP. Date: from 1800 to 1899

Type and date: Modern SHOP. Date: from 1900 to 1974

Main material: timber

Main material: roughcast

Covering material: tile

Covering material: welsh slate

**DesigUID:** DEX14556      **Name:** 25 Market Square

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**Designating Organisation:**

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**Location**

**Grid Reference:** TL 38139 00575 (point)

**Map sheet:** TL30SE      **Area (Ha):**

**Administrative Areas**

Civil Parish      WALTHAM ABBEY, EPPING FOREST, ESSEX

**Postal Addresses**

25 Market Square, Waltham Abbey, Essex, EN9 1DU

**Listed Building Addresses**

Former Statutory

NO 1 CHURCH STREET (INCORPORATING NO 25 MARKET SQUARE)

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**Sources - None recorded**

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**Associated Monuments**

34128      Listed Building: 25 Market Square

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**Additional Information**

**LegacyID:** 117670

**EH HAR Reg:**

**List Locality:**

**List Parish:** WALTHAM ABBEY

**List District:** EPPING FOREST

**List County:** ESSEX

**Group Value:**      **Upload Date:** 02/05/2006

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**DesigUID:** DEX15121      **Type:** Listed Building (EH)      **Status:** Active

**Preferred Ref**      **NHLE**      **Volume/Map/Item**

1169338      1169338      830, 1, 9

**Name:** 3 and 4 Church Street

**Grade:** II      **Date Assigned:** 26/01/1956      **Amended:**      **Revoked:**

**Legal Description**

CHURCH STREET 1. 1767 (South Side) No      No      No  
3      No 4 TL 3800 NW 1/197      26.1.56. TL 3800 NW 1/9 II      GV 2.  
C15 or C16, much altered. Stucco, old tiled roof. 2 storeys, 1st floor oversailing. 2 flush 1st floor sash windows with glazing bars. Ground floor has C19 sash window on right, C19 shop window on left between 2 doorways. Nos 2 to 4 (consec) form a group.  
Listing NGR: TL3812400580

**Curatorial Notes**

Type and date: C15 or C16 HOUSE. Date: from 1400 to 1599

Type and date: Later alteration HOUSE. Date: from 1400

Type and date: C19 SHOP. Date: from 1800 to 1899

Main material: stucco

Covering material: tile

**Designating Organisation:**

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**Location**

**Grid Reference:** TL 38124 00580 (point)

**Map sheet:** TL30SE      **Area (Ha):**

**Administrative Areas**

Civil Parish      WALTHAM ABBEY, EPPING FOREST, ESSEX

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**DesigUID:** DEX14572      **Name:** CHURCH OF THE HOLY CROSS and ST LAWRENCE AND RUINS TO

<b>Preferred Ref</b>	<b>NHLE</b>	<b>Volume/Map/Item</b>
1124155	1124155	830, 1, 1

**Name:** CHURCH OF THE HOLY CROSS and ST LAWRENCE AND RUINS TO EAST OF CHURCH OF HOLY CROSS and ST LAWRENCE

**Grade:** I      **Date Assigned:** 26/01/1956      **Amended:**      **Revoked:**

#### **Legal Description**

TL 3800 NW WALTHAM ABBEY Ruins to east of Church of Holy Cross & St Lawrence  
830/1/1 Including Church of the Holy Cross & St Lawrence  
26-JAN-1956  
GV I

Mediaeval church much reduced in size with later additions and alterations. Naves and aisles circa 1100-1151. 2 west bays of nave and west front circa 1300. Lady Chapel and undercroft 1st quarter of C14. West tower 1556-62. Main body of church restored 1859-60 by William Burges with new nave roof, reredos, east window with glass by Edward Burne-Jones. Lady Chapel restored 1876 by Burges and J A Reeve; screen 1886. Last Judgement wall painting. C14, in Lady Chapel. Brasses of 1559 and 1591. Carved table tomb 1697; monument with effigies 1599; carved marble wall monument with effigies and reliefs 1761; carved wall monument by J Kendrick 1805; wall monument with bas relief 1824.

Bases of 2 columns and of a curved wall beyond the present east end survive from the Normal choir, first half of C12.

Church of the Holy Cross and St Lawrence, Abbey Gateway, Midnight Chapel and Harolds Bridge, Walls of Abbey and Chapter House, Garden Wall and the Vicarage form a group.

Listing NGR: TL3811200646

#### **Curatorial Notes**

Type and date: Medieval CHURCH. Date: from 1066 to 1540  
Type and date: Later alteration CHURCH. Date: from 1066  
Type and date: 1100-1151 CHURCH. Date: from 1100 to 1151  
Type and date: Circa 1300 CHURCH. Date: from 1280 to 1320  
Type and date: 1st 1/4 of C14 LADY CHAPEL. Date: from 1300 to 1325  
Type and date: 1st 1/4 of C14 CHURCH. Date: from 1300 to 1325  
Type and date: 1556-62 CHURCH. Date: from 1556 to 1562  
Type and date: 1859-60 CHURCH. Date: from 1859 to 1860  
Type and date: 1876 LADY CHAPEL. Date: 1876  
Type and date: 1559 COMMEMORATIVE BRASS. Date: 1559  
Type and date: 1591 COMMEMORATIVE BRASS. Date: 1591  
Type and date: 1697 TABLE TOMB. Date: 1697  
Type and date: 1599 EFFIGY. Date: 1599  
Type and date: 1599 COMMEMORATIVE MONUMENT. Date: 1599  
Type and date: 1761 WALL MONUMENT. Date: 1761  
Type and date: 1761 EFFIGY. Date: 1761  
Type and date: 1805 WALL MONUMENT. Date: 1805  
Type and date: 1824 WALL MONUMENT. Date: 1824  
Type and date: First half of C12 CHURCH. Date: from 1100 to 1150

#### **Designating Organisation:**

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#### **Location**

**Grid Reference:** TL 38112 00646 (point)

**Map sheet:** TL30SE      **Area (Ha):**

#### **Administrative Areas**

Civil Parish      WALTHAM ABBEY, EPPING FOREST, ESSEX

#### **Postal Addresses - None recorded**

#### **Listed Building Addresses**

Statutory  
CHURCH OF THE HOLY CROSS & ST LAWRENCE







**DesigUID:** DEX15159      **Name:** THE GREEN DRAGON PUBLIC HOUSE

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**DesigUID:** DEX15159      **Type:** Listed Building (EH)      **Status:** Active

**Preferred Ref**      **NHLE**      **Volume/Map/Item**  
1169711      1169711      830, 1, 28

**Name:** THE GREEN DRAGON PUBLIC HOUSE

**Grade:** II      **Date Assigned:** 03/02/1971      **Amended:**      **Revoked:**

**Legal Description**

MARKET SQUARE 1. 1767 (West Side) No 21 (The Green Dragon Public House) TL 3800 NW 1/28 3.2.71. II GV 2. C18 front to older, timber-framed building, probably of late C16. 2 storeys and attic, 3 windows. High pitched tiled roof of rounded mansard shape with 3 flat-headed early C19 dormers. Brick front with parapet. Gauged brick arches to recessed sash windows on 1st floor. On ground floor 2 canted bays with small pilasters, panelled frieze and moulded cornice; all windows 2nd quarter of C19. Modernised central door. 2 long rear extensions, one gabled and of C17 appearance, the other hipped and early C19. Old cellars beneath building, All the listed buildings in Market Square form a group.  
Listing NGR: TL3814600555

**Curatorial Notes**

Type and date: C18 PUBLIC HOUSE. Date: from 1700 to 1799  
Type and date: Late C16 TIMBER FRAMED BUILDING. Date: from 1567 to 1599  
Type and date: C17 HOUSE. Date: from 1600 to 1699  
Type and date: Early C19 HOUSE. Date: from 1800 to 1832  
Main material: timber  
Covering material: tile

**Designating Organisation:**

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**Location**

**Grid Reference:** TL 38146 00555 (point)

**Map sheet:** TL30SE      **Area (Ha):**

**Administrative Areas**

Civil Parish      WALTHAM ABBEY, EPPING FOREST, ESSEX

**Postal Addresses**

21 Market Square, Waltham Abbey, Essex, EN9 1DU

**Listed Building Addresses**

Statutory  
THE GREEN DRAGON PUBLIC HOUSE

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**Sources - None recorded**

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**Associated Monuments**

34127      Listed Building: The Green Dragon Public House

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**Additional Information**

**LegacyID:**      117669  
**EH HAR Reg:**  
**List Locality:**  
**List Parish:**      WALTHAM ABBEY  
**List District:**      EPPING FOREST  
**List County:**      ESSEX  
**Group Value:**      **Upload Date:** 02/05/2006

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**DesigUID:** DEX14555      **Type:** Listed Building (EH)      **Status:** Active

**Preferred Ref**      **NHLE**      **Volume/Map/Item**  
1124138      1124138      830, 1, 48

**Name:** THE QUEENS ARMS PUBLIC HOUSE



**DesigUID:** DEX14555      **Name:** THE QUEENS ARMS PUBLIC HOUSE

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**Grade:** II      **Date Assigned:** 03/02/1971      **Amended:**      **Revoked:**

**Legal Description**

MARKET SQUARE 1. 1767 (East Side) No  
13 (The Queen's Arms Public House) TL 3800 NW 1/48 3.2.7I. II  
GV 2. Early C17 or late C16 timber framed building of 2 storeys and attic. Irregular windows, 3 all at right of 1st floor, and 2 more evenly spaced on ground floor. High pitched roof, renewed in machine tiles, with one C19 flat dormer at right. Roughcast walls with parapet front, probably an C18 rebuilding, whitewashed. Relaced sash windows in flush, moulded frames on 1st floor. Ground floor has wide C19 windows, with pivoted heads and glazing bars, in flush frames. Long rear extension with hipped gable end. Ground floor below present street level. All the listed buildings in Market Square form a group.  
Listing NGR: TL3818400519

**Curatorial Notes**

Type and date: Late C16 or Early C17 PUBLIC HOUSE. Date: from 1567 to 1632  
Type and date: Late C16 or Early C17 TIMBER FRAMED HOUSE. Date: from 1567 to 1632  
Type and date: C18 PUBLIC HOUSE. Date: from 1700 to 1799  
Main material: timber  
Covering material: tile  
Main material: roughcast

**Designating Organisation:**

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**Location**

**Grid Reference:** TL 38184 00519 (point)

**Map sheet:** TL30SE      **Area (Ha):**

**Administrative Areas**

Civil Parish      WALTHAM ABBEY, EPPING FOREST, ESSEX

**Postal Addresses**

13 Market Square, Waltham Abbey, Essex, EN9 1DP

**Listed Building Addresses**

Statutory  
THE QUEENS ARMS PUBLIC HOUSE

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**Sources - None recorded**

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**Associated Monuments**

34125      Listed Building: The Queens Arms Public House

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**Additional Information**

**LegacyID:** 117667  
**EH HAR Reg:**  
**List Locality:**  
**List Parish:** WALTHAM ABBEY  
**List District:** EPPING FOREST  
**List County:** ESSEX  
**Group Value:**      **Upload Date:** 02/05/2006

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**DesigUID:** DEX15157      **Type:** Listed Building (EH)      **Status:** Active

**Preferred Ref**      **NHLE**      **Volume/Map/Item**  
1169696      1169696      830, 1, 26

**Name:** THE WELSH HARP PUBLIC HOUSE

**Grade:** II      **Date Assigned:** 26/01/1956      **Amended:**      **Revoked:**

**Legal Description**

MARKET SQUARE 1. 1767 (North Side) The Welsh Harp  
Public House TL 3800 NW 1/26 26.1.56. II      GV

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**DesigUID:** DEX15157

**Name:** THE WELSH HARP PUBLIC HOUSE

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2. C16, partially modernised. Timber framework, plaster and brick infilling, hipped old tiled roof. 2 storeys, modern ground floor windows, 2 C18 1st floor sash windows. Passageway on left, recessed wing on right with 2 first floor sash windows, modern ground floor casement and single storey projection with sash window. RCHM. All the listed buildings in Market Square form a group.  
Listing NGR: TL3815600596

**Curatorial Notes**

Type and date: C16 PUBLIC HOUSE. Date: from 1500 to 1599  
Type and date: C16 TIMBER FRAMED HOUSE. Date: from 1500 to 1599  
Type and date: Modern PUBLIC HOUSE. Date: from 1900 to 1976  
Main material: timber  
Main material: plaster  
Main material: brick  
Covering material: tile

**Designating Organisation:**

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**Location**

**Grid Reference:** TL 38156 00596 (point)

**Map sheet:** TL30SE

**Area (Ha):**

**Administrative Areas**

Civil Parish WALTHAM ABBEY, EPPING FOREST, ESSEX

**Postal Addresses**

Market Square, Waltham Abbey, Essex, EN9 1DL

**Listed Building Addresses**

Statutory  
THE WELSH HARP PUBLIC HOUSE

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**Sources - None recorded**

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**Associated Monuments**

38217 Listed Building: The Welsh Harp Public House

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**Additional Information**

**LegacyID:** 117666

**EH HAR Reg:**

**List Locality:**

**List Parish:** WALTHAM ABBEY

**List District:** EPPING FOREST

**List County:** ESSEX

**Group Value:**

**Upload Date:** 02/05/2006

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**DesigUID:** DEX14574

**Type:** Listed Building (EH)

**Status:** Active

**Preferred Ref**

**NHLE**

**Volume/Map/Item**

1124157

1124157

830, 1, 1E

**Name:** WALTHAM ABBEY WALLS, INCLUDING CHAPTER HOUSE WALL

**Grade:** II

**Date Assigned:** 03/02/1971

**Amended:**

**Revoked:**

**Legal Description**

Waltham Abbey Walls, including 1767

Chapter House Wall TL 3800 NW

1/1E 3.2.71. II GV

2. Late C12 or early C13, dating from rebuilding period after 1184, raising of Priory to Abbey and before 1242, date of rededication of enlarged church. Rubble, incorporating some flintwork, and red brickwork, some perhaps original. North west section later became part of Abbey House and incorporates brick fireplaces from the time of Sir Edward Denny, died 1399; mullioned and transomed window now blocked. 2 red brick piers in centre of north wall have stone plinths and pyramidal caps. Abbey House demolished 1770.

Church of the Holy Cross and St Lawrence, Abbey Gateway, Midnight Chapel and Harolds Bridge, Walls of Abbey

**DesignUID:** DEX14574      **Name:** WALTHAM ABBEY WALLS, INCLUDING CHAPTER HOUSE WALL

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and Chapter House, Garden Wall and the Vicarage form a group.  
Listing NGR: TL3819100690

**Curatorial Notes**

Type and date: Late C12 or early C13 PRECINCT WALL. Date: from 1167 to 1232  
Type and date: 1184-1242 PRECINCT WALL. Date: from 1184 to 1242  
Type and date: Earlier HOUSE.  
Type and date: 1770 HOUSE. Date: 1770  
Main material: rubble  
Main material: flint  
Main material: brick

**Designating Organisation:**

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**Location**

**Grid Reference:** TL 38191 00690 (point)

**Map sheet:** TL30SE      **Area (Ha):**

**Administrative Areas**

Civil Parish      WALTHAM ABBEY, EPPING FOREST, ESSEX

**Postal Addresses - None recorded**

**Listed Building Addresses**

Statutory  
WALTHAM ABBEY WALLS, INCLUDING CHAPTER HOUSE WALL

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**Sources - None recorded**

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**Associated Monuments**

34067      Listed Building: Waltham Abbey walls including Chapter House wall

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**Additional Information**

**LegacyID:**      117611  
**EH HAR Reg:**  
**List Locality:**  
**List Parish:**      WALTHAM ABBEY  
**List District:**      EPPING FOREST  
**List County:**      ESSEX  
**Group Value:**      **Upload Date:** 02/05/2006

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# Essex Historic Environment Designation Full Report

26/01/2018

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<b>DesigUID:</b> DEX5678	<b>Type:</b> Scheduled Monument	<b>Status:</b> Active
<b>Preferred Ref</b>	<b>National Ref</b>	<b>Other Ref</b>
1002181	1002181	
<b>Name:</b> Waltham Abbey, including gatehouse and Stoney Bridge		
<b>Grade:</b>	<b>Date Assigned:</b>	<b>Amended:</b> 30/09/1988 <b>Revoked:</b>

## Legal Description

Remains of a house of Augustinian Canons mainly underground, not excavated. The site has now been taken over by Trustees to be laid out for the enjoyment of the public and therefore excavations to find the layout of the site may take place. The remains of the domestic buildings consist of part of the cloister, a building to the E of it, a passage at the E end of the N (probably Frater), range, gatehouse and bridge are all in Guardianship. Area hitherto occupied by Abbey Tower and comprising the land between the Abbey gatehouse Watercress beds on the S (the present southern scheduled area) and the southernmost boundary of the northern scheduled area (i.e the Cornmill Stream). This area is known to contain part of the medieval precinct wall, and the 1590 map shows buildings in this area. Walls have also been observed in incidental work within this part of the Abbey site. Waltham Abbey Outbuildings ad Fishponds N of the claustral layout. The former showed as crop marks in 1933 and again in 1969. Area enclosed by Cornmill stream and s and E and by a dyke on W and N (the buildings as planned include one tentatively identified as an infirmary/hospital - type building complex, others as barns). Included are the foundations of abutments of a bridge similar to Stoney Bridge; these extend W of the dyke. Excavated remains of the Abbey Forge - excavated in 1971 and subsequently consolidated, and displayed on the edge of the new approach road and car park. As on AM7s but it should be noted that the Waltham Abbey by-pass now runs across the scheduled area to the S of the fishponds and to the % of Stoney Bridge.

## Curatorial Notes

Includes EX44 and EX59 as part of EX60 as from 30/9/1988

**Designating Organisation:** English Heritage

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## Location

**Grid Reference:** TL 382 007 (point)

**Map sheet:** TL30SE

**Area (Ha):**

## Administrative Areas

Civil Parish

WALTHAM ABBEY, EPPING FOREST, ESSEX

**Postal Addresses - None recorded**

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**Sources - None recorded**

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## Associated Monuments

100	Monument: Waltham Abbey - Sun Street 8
101	Monument: Waltham Abbey - area west of Stoney Bridge (Veresmead?)
102	Monument: Waltham Abbey - Veresmead, Causeway
103	Monument: Waltham Abbey - Veresmead, Causeway
104	Find Spot: Waltham Abbey - Veresmead
105	Find Spot: Waltham Abbey - Veresmead
106	Monument: Waltham Abbey - Veresmead
1920	Monument: Waltham Abbey-Abbey Farmhouse
1921	Find Spot: Waltham Abbey-Abbey Farmhouse
39	Find Spot: Waltham Abbey - Abbey Close
40	Find Spot: Waltham Abbey - Abbey Close
41	Monument: Waltham Abbey - Abbey Close
42	Monument: Waltham Abbey - Abbey Close
43	Find Spot: Waltham Abbey - Abbey Close
44	Monument: Waltham Abbey - Abbey Farm
45	Monument: Waltham Abbey - Cloister Garth



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46	Find Spot: Cloister Garth, Waltham Abbey
47	Monument: Waltham Abbey - Cloister Garth
47280	Monument: Waltham Abbey cloister garth
48	Find Spot: Waltham Abbey - Cloister Garth
49	Monument: Waltham Abbey - Cloister Garth
50	Monument: Waltham Abbey - Cloister Garth
51	Monument: Waltham Abbey - Cloister Garth
60	Monument: Waltham Abbey - Sun Street
61	Find Spot: Waltham Abbey - Abbey Farm, Farmyard
62	Monument: Waltham Abbey - Abbey Farm, Farmyard
63	Find Spot: Abbey Forge, Waltham Abbey
64	Find Spot: Waltham Abbey - Abbey Forge
65	Find Spot: Waltham Abbey - Abbey Forge
66	Monument: Waltham Abbey - Abbey Forge
67	Monument: Waltham Abbey - Abbey Forge
68	Monument: Waltham Abbey - Abbey Forge
69	Monument: Waltham Abbey - Abbey Meads
70	Monument: Waltham Abbey - Abbey Meads
71	Monument: Waltham Abbey - Abbey Meads
72	Monument: Waltham Abbey - Abbey Meads
73	Monument: Waltham Abbey - Abbey Meads
74	Monument: Church of Holy Cross and St Lawrence, Waltham Abbey
75	Monument: Church of Holy Cross and St Lawrence, Waltham Abbey
76	Monument: Church of Holy Cross and St Lawrence , Waltham Abbey
77	Monument: Church of Holy Cross and St Lawrence (site of), Waltham Abbey
78	Find Spot: Waltham Abbey - Chapter House
79	Find Spot: Waltham Abbey - Chapter House
80	Monument: Waltham Abbey - Chapter House
81	Find Spot: Waltham Abbey - Chapter House
82	Monument: Waltham Abbey - Denny Mansion site
83	Monument: Waltham Abbey - Denny Mansion site
84	Monument: Waltham Abbey - Fish ponds
85	Monument: Waltham Abbey - Gatehouse
86	Monument: Waltham Abbey - South East part of Abbey Mead to Gatehouse
87	Monument: Waltham Abbey - South East part of Abbey Mead to Gatehouse
88	Monument: Waltham Abbey - Waltham Grange
89	Monument: Waltham Abbey - Grange Yard
90	Monument: Waltham Abbey - Grange Yard
91	Monument: Waltham Abbey - Grange Yard
92	Monument: Waltham Abbey - Grange Yard
93	Monument: Waltham Abbey - Lower Mill Stream
94	Monument: Waltham Abbey - Lower Mill Stream
95	Monument: Waltham Abbey - Lower Mill Stream Bridge
96	Find Spot: Waltham Abbey - Lower Mill Stream Bridge
97	Monument: Waltham Abbey - Precinct Wall
98	Monument: Waltham Abbey - Stoney Bridge
99	Monument: Waltham Abbey - Stoney Bridge

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**Additional Information**

OLD SAM No: EX 60



**DesigUID:** DEX5678

**Name:** Waltham Abbey, including gatehouse and Stoney Bridge

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**EH HAR Reg:**

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## Essex Historic Environment Event/Activity List Report

25/01/2018

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Event no.	Event Name	Event Type	Organisation
EEX58948	Ground-penetrating radar survey, Waltham Abbey gardens	Field Survey	Ralph Potter
EEX13325	PART EXCAV by Clarke, CP,	Archaeological Interventi	
EEX13330	PART EXCAV by Huggins, PJ, 1976	Archaeological Interventi	
EEX13338	PART EXCAV by Waltham Abbey Hist Soc, 1974	Archaeological Interventi	Waltham Abbey Historical Society
EEX13345	PART EXCAV by Huggins, PJ, 1974	Archaeological Interventi	
EEX13351	SALV RECORD by Waltham Abbey Hist Soc,	Archaeological Interventi	
EEX13372	PART EXCAV by Huggins, PJ, 1978	Archaeological Interventi	
EEX13389	PART EXCAV by Huggins, PJ	Archaeological Interventi	Waltham Abbey Historical Society
EEX13842	PART EXCAV by Huggins, PJ, 1981	Archaeological Interventi	Waltham Abbey Historical Society
EEX13879	PART EXCAV by Huggins, PJ,	Archaeological Interventi	
EEX32999	PART EXCAV by Wilkinson, T.J. and Murphy, P.,	Archaeological Interventi	
EEX33000	FIELD OBS by Hammond, A,	Field Survey	
EEX41550	PART EXCAV by Huggins, PJ	Archaeological Interventi	Waltham Abbey Historical Society
EEX41556	SALV EXCAV by Gardiner, M; ECC,	Archaeological Interventi	
EEX41557	SALV EXCAV by Clarke, CP; ECC, 1976	Archaeological Interventi	
EEX41558	SALV EXCAV by Huggins, PJ; WAHS, 1976	Archaeological Interventi	Waltham Abbey Historical Society
EEX41572	FIELD OBS by Turner, T, 1974	Field Survey	
EEX41575	FIELD OBS by Greenslade, FW,	Field Survey	
EEX41577	PART EXCAV by Huggins, PJ, 1975	Archaeological Interventi	
EEX42006	PART EXCAV by Brown, N; ECC,	Archaeological Interventi	
EEX42023	SALV EXCAV by WAHS,	Archaeological Interventi	Waltham Abbey Historical Society
EEX42037	SALV EXCAV by Huggins, PJ, WAHS; Clarke, CP, ECC,	Archaeological Interventi	
EEX42038	SALV EXCAV by Gardiner, M, ECC,	Archaeological Interventi	
EEX52543	Part Excav by Huggins, P J	Archaeological Interventi	
EEX52737	Waltham Abbey Gardens	Archaeological Interventi	Waltham Abbey Historical Society
EEX52738	Abbey Church, Waltham Abbey	Archaeological Interventi	Waltham Abbey Historical Society

Number of records: 113

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<b>Dates</b>	<b>NGR</b>
01/01/2015 - 30/12/2015	TL 38224 00655
01/01/1979 - 31/12/1979	TL 381 005
01/01/1976 - 31/12/1976	TL 381 006
01/01/1974 - 31/12/1974	TL 3818 0045
01/01/1974 - 31/12/1974	TL 382 005
01/01/1972 - 31/12/1973	TL 382 006
01/01/1978 - 31/12/1978	TL 382 005
01/01/1973 - 31/12/1973	TL 380 005
01/01/1981 - 31/12/1981	TL 3817 0055
01/01/1967 - 31/12/1967	TL 382 004
01/01/1983 - 31/12/1983	TQ 913 973
01/01/1975 - 31/12/1985	TQ 913 973
01/01/1988 - 31/12/1988	TL 3817 0057
01/01/1987 - 31/12/1987	TL 381 006
01/01/1976 - 31/12/1976	TL 381 006
01/01/1976 - 31/12/1976	TL 381 006
01/01/1974 - 31/12/1974	TL 3817 0045
01/01/1958 - 31/12/1958	TL 3812 0043
01/01/1975 - 31/12/1975	TL 3817 0054
01/01/1991 - 31/12/1991	TL 3819 0054
01/01/1990 - 31/12/1990	TL 3810 0050
01/01/1976 - 31/12/1976	TL 3810 0060
01/01/1987 - 31/12/1987	TL 3810 0060
01/01/1990 - 31/12/1990	TL 3814 0065
01/03/1989 - 30/04/1989	TL 3812 0065
24/09/1991 - 29/09/1991	TL 3812 0065

<b>Event no.</b>	<b>Event Name</b>	<b>Event Type</b>	<b>Organisation</b>
EEX52791	14 Sun Street, Waltham Abbey	Archaeological Interventi	Historic Environment Management
EEX52869	Althorne Creek	Non-Archaeological Inter	Unassigned
EEX562	SALV EXCAV by Huggins, PJ, 1977	Archaeological Interventi	
EEX594	PART EXCAV by Burton, JTA	Archaeological Interventi	
EEX598	PART EXCAV by Charlton, J,	Archaeological Interventi	
EEX654	SALV EXCAV by Huggins, PJ, 1974	Archaeological Interventi	
EEX655	SALV RECORD by Waltham Abbey Hist Soc,	Archaeological Interventi	Waltham Abbey Historical Society
EEX664	PART EXCAV by Waltham Abbey Hist Soc,	Archaeological Interventi	Waltham Abbey Historical Society
EEX57244	Excavation site in Waltham Abbey	Archaeological Interventi	
EEX57249	Excavation site in Waltham Abbey	Archaeological Interventi	
EEX57254	Excavation site in Waltham Abbey	Archaeological Interventi	
EEX57257	Excavation site in Waltham Abbey	Archaeological Interventi	
EEX57259	Excavation site in Waltham Abbey	Archaeological Interventi	
EEX57260	Excavation site in Waltham Abbey	Archaeological Interventi	
EEX57261	Excavation site in Waltham Abbey	Archaeological Interventi	
EEX57263	Excavation site in Waltham Abbey	Archaeological Interventi	
EEX57264	Excavation site in Waltham Abbey	Archaeological Interventi	
EEX57267	Excavation site in Waltham Abbey	Archaeological Interventi	
EEX57268	Excavation site in Waltham Abbey	Archaeological Interventi	
EEX57269	Excavation site in Waltham Abbey	Archaeological Interventi	
EEX57272	Excavation site in Waltham Abbey	Archaeological Interventi	
EEX57275	Excavation site in Waltham Abbey	Archaeological Interventi	
EEX57276	Excavation site in Waltham Abbey	Archaeological Interventi	
EEX57278	Excavation site in Waltham Abbey	Archaeological Interventi	
EEX57281	Excavation site in Waltham Abbey	Archaeological Interventi	
EEX57282	Excavation site in Waltham Abbey	Archaeological Interventi	
EEX57283	Excavation site in Waltham Abbey	Archaeological Interventi	
EEX57285	Excavation site in Waltham Abbey	Archaeological Interventi	
EEX57286	Excavation site in Waltham Abbey	Archaeological Interventi	
EEX57287	Excavation site in Waltham Abbey	Archaeological Interventi	
EEX57293	Excavation site in Waltham Abbey	Archaeological Interventi	
EEX57294	Excavation site in Waltham Abbey	Archaeological Interventi	
EEX57299	Excavation site in Waltham Abbey	Archaeological Interventi	
EEX57300	Excavation site in Waltham Abbey	Archaeological Interventi	
EEX57302	Excavation site in Waltham Abbey	Archaeological Interventi	
EEX57303	Excavation site in Waltham Abbey	Archaeological Interventi	
EEX57304	Excavation site in Waltham Abbey	Archaeological Interventi	
EEX57305	Excavation site in Waltham Abbey	Archaeological Interventi	
EEX57306	Excavation site in Waltham Abbey	Archaeological Interventi	
EEX57307	Excavation site in Waltham Abbey	Archaeological Interventi	
EEX57308	Excavation site in Waltham Abbey	Archaeological Interventi	
EEX57309	Excavation site in Waltham Abbey	Archaeological Interventi	
EEX57310	Excavation site in Waltham Abbey	Archaeological Interventi	

<b>Dates</b>	<b>NGR</b>
18/05/2000 - 18/05/2000	TL 3823 0058
01/01/2000 - 31/12/2000, once between (2000)	TQ 910 973
01/01/1977 - 31/12/1977	TL 382 006
01/01/1955 - 31/12/1962	TL 381 006
01/01/1938 - 31/12/1938	TL 3812 0065
01/01/1974 - 31/12/1974	TL 382 006
	TL 382 006
01/01/1954 - 31/12/1954	TL 382 006
	TL 3817 0066
	TL 3812 0066
	TL 3815 0066
	TL 3800 0065
	TL 3808 0065
	TL 3815 0065
	TL 3811 0064
	TL 3796 0062
	TL 3823 0062
	TL 3820 0062
	TL 3820 0062
	TL 3823 0062
	TL 3823 0062
	TL 3824 0061
	TL 3824 0061
	TL 3820 0060
	TL 3821 0060
	TL 3823 0059
	TL 3820 0059
	TL 3803 0059
	TL 3807 0057
	TL 3809 0058
	TL 3809 0056
	TL 3802 0055
	TL 3816 0055
	TL 3819 0054
	TL 3818 0054
	TL 3809 0050
	TL 3800 0050
	TL 3817 0045
	TL 3818 0047
	TL 3817 0045
	TL 3819 0041
	TL 3819 0040
	TL 3819 0040



<b>Event no.</b>	<b>Event Name</b>	<b>Event Type</b>	<b>Organisation</b>
EEX57311	Excavation site in Waltham Abbey	Archaeological Interventi	
EEX57312	Excavation site in Waltham Abbey	Archaeological Interventi	
EEX57313	Excavation site in Waltham Abbey	Archaeological Interventi	
EEX57314	Excavation site in Waltham Abbey	Archaeological Interventi	
EEX57393	EHCR site in Waltham Abbey	Archaeological Interventi	
EEX57398	EHCR site in Waltham Abbey	Archaeological Interventi	
EEX57403	EHCR site in Waltham Abbey	Archaeological Interventi	
EEX57406	EHCR site in Waltham Abbey	Archaeological Interventi	
EEX57408	EHCR site in Waltham Abbey	Archaeological Interventi	
EEX57409	EHCR site in Waltham Abbey	Archaeological Interventi	
EEX57410	EHCR site in Waltham Abbey	Archaeological Interventi	
EEX57412	EHCR site in Waltham Abbey	Archaeological Interventi	
EEX57413	EHCR site in Waltham Abbey	Archaeological Interventi	
EEX57416	EHCR site in Waltham Abbey	Archaeological Interventi	
EEX57417	EHCR site in Waltham Abbey	Archaeological Interventi	
EEX57418	EHCR site in Waltham Abbey	Archaeological Interventi	
EEX57421	EHCR site in Waltham Abbey	Archaeological Interventi	
EEX57424	EHCR site in Waltham Abbey	Archaeological Interventi	
EEX57425	EHCR site in Waltham Abbey	Archaeological Interventi	
EEX57427	EHCR site in Waltham Abbey	Archaeological Interventi	
EEX57430	EHCR site in Waltham Abbey	Archaeological Interventi	
EEX57431	EHCR site in Waltham Abbey	Archaeological Interventi	
EEX57432	EHCR site in Waltham Abbey	Archaeological Interventi	
EEX57434	EHCR site in Waltham Abbey	Archaeological Interventi	
EEX57435	EHCR site in Waltham Abbey	Archaeological Interventi	
EEX57436	EHCR site in Waltham Abbey	Archaeological Interventi	
EEX57442	EHCR site in Waltham Abbey	Archaeological Interventi	
EEX57443	EHCR site in Waltham Abbey	Archaeological Interventi	
EEX57448	EHCR site in Waltham Abbey	Archaeological Interventi	
EEX57449	EHCR site in Waltham Abbey	Archaeological Interventi	
EEX57451	EHCR site in Waltham Abbey	Archaeological Interventi	
EEX57452	EHCR site in Waltham Abbey	Archaeological Interventi	
EEX57453	EHCR site in Waltham Abbey	Archaeological Interventi	
EEX57454	EHCR site in Waltham Abbey	Archaeological Interventi	
EEX57455	EHCR site in Waltham Abbey	Archaeological Interventi	
EEX57456	EHCR site in Waltham Abbey	Archaeological Interventi	
EEX57457	EHCR site in Waltham Abbey	Archaeological Interventi	
EEX57458	EHCR site in Waltham Abbey	Archaeological Interventi	
EEX57459	EHCR site in Waltham Abbey	Archaeological Interventi	
EEX57460	EHCR site in Waltham Abbey	Archaeological Interventi	
EEX57461	EHCR site in Waltham Abbey	Archaeological Interventi	
EEX57462	EHCR site in Waltham Abbey	Archaeological Interventi	
EEX57463	EHCR site in Waltham Abbey	Archaeological Interventi	
EEX56382	23A High . Bridge Street, Waltham Abbey, Essex: An archaeological evaluation.	Archaeological Interventi	Archaeological Solutions Ltd

<b>Dates</b>	<b>NGR</b>
	TL 3819 0040
	TL 3819 0040
	TL 3819 0039
	TL 3820 0036
	TL 3817 0066
	TL 3812 0066
	TL 3815 0066
	TL 3800 0065
	TL 3808 0065
	TL 3815 0065
	TL 3811 0064
	TL 3796 0062
	TL 3823 0062
	TL 3820 0062
	TL 3820 0062
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	TL 3823 0062
	TL 3824 0061
	TL 3824 0061
	TL 3820 0060
	TL 3821 0060
	TL 3823 0059
	TL 3820 0059
	TL 3803 0059
	TL 3807 0057
	TL 3809 0058
	TL 3809 0056
	TL 3802 0055
	TL 3816 0055
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	TL 3809 0050
	TL 3800 0050
	TL 3817 0045
	TL 3818 0047
	TL 3817 0045
	TL 3819 0041
	TL 3819 0040
	TL 3819 0040
	TL 3819 0040
	TL 3819 0040
	TL 3819 0039
	TL 3820 0036
25/07/2008 - 28/07/2012	TL 3799 0058





**KEY**

■ Site Location



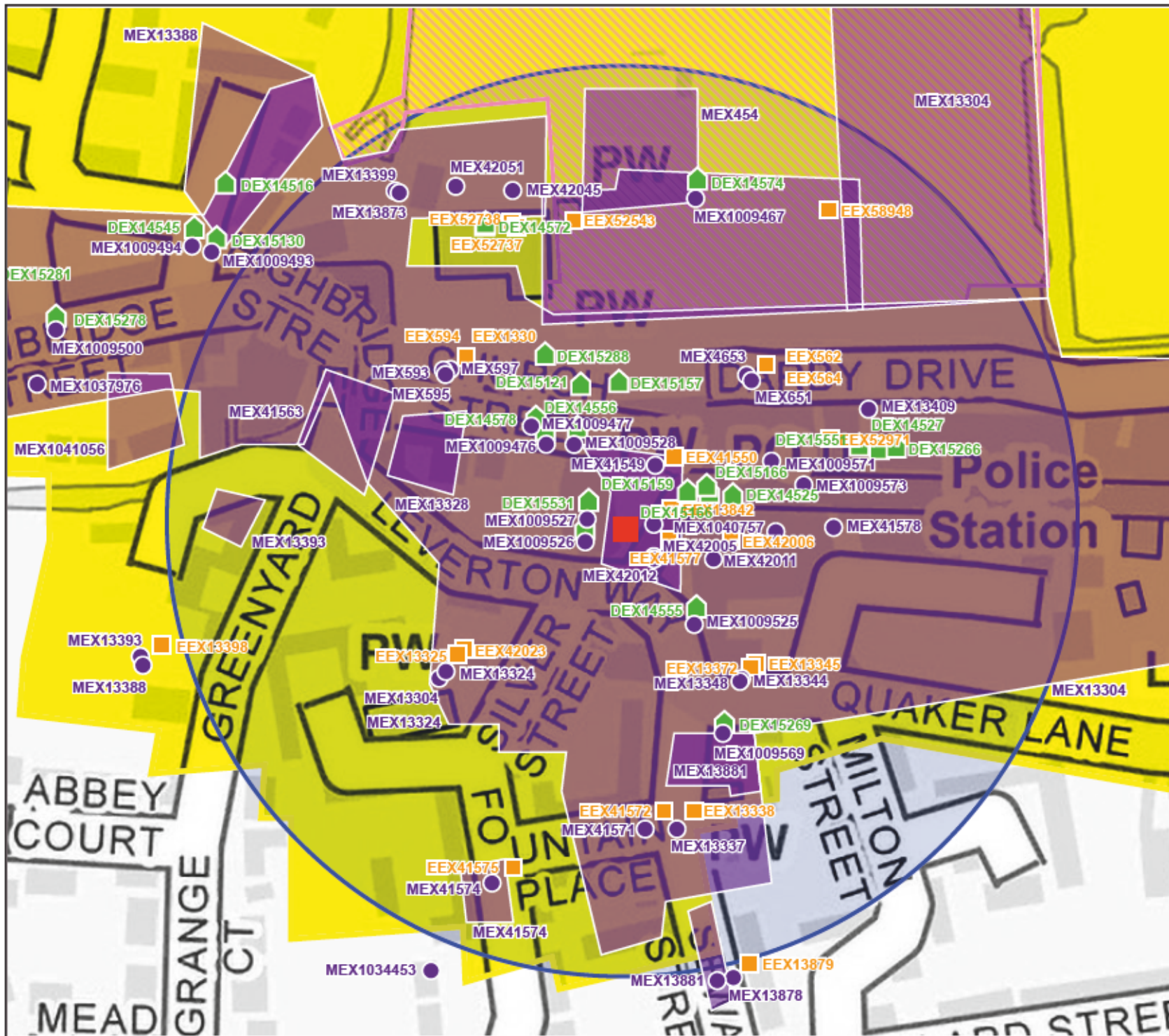
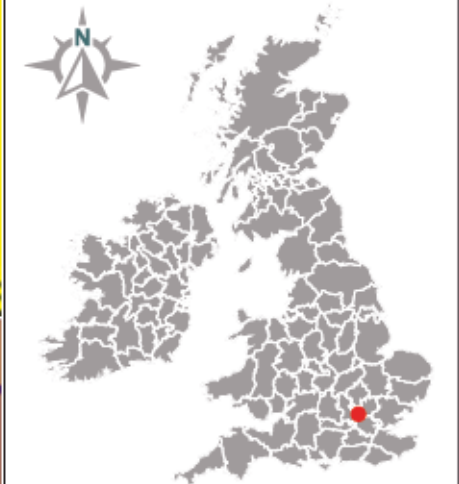
Figure 1: Site Location

Project: Waltham Abbey

Date: 30/01/18

Job No: 60264





**KEY**

- Site Location
- Search Area (150 m)
- Monument (Point)
- Monument (Poly)
- Historic Building
- Archaeological Events
- Historic Landscape Characterisation
- Waltham Abbey Conservation Area



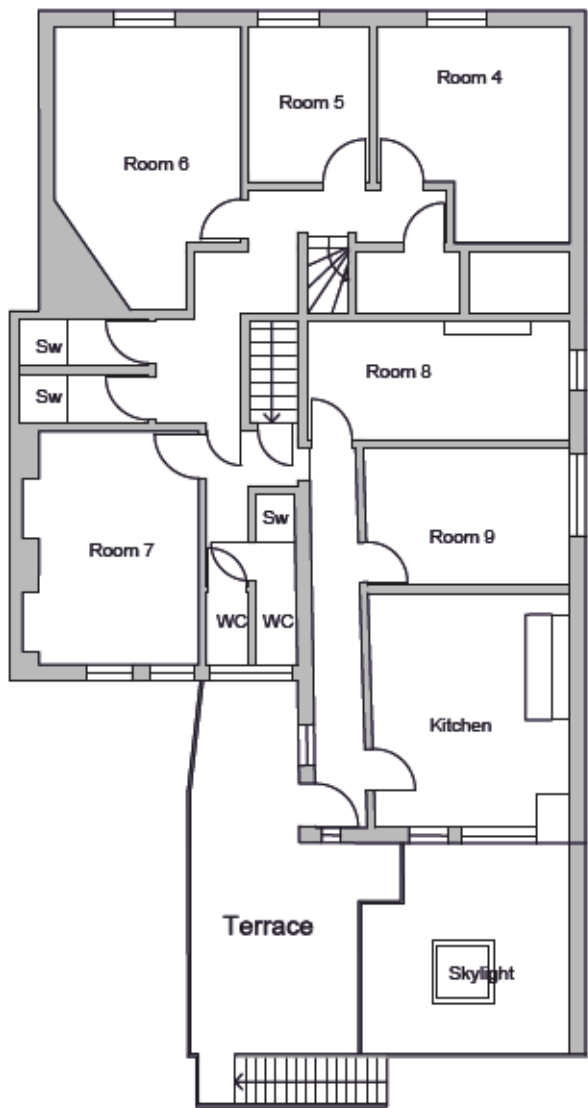
Figure 2: Cultural Heritage Features Map

Project: Waltham Abbey

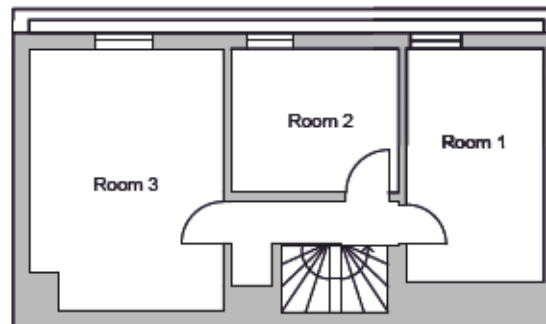
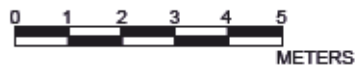
Date: 30/01/18      Job No: 60264







FIRST FLOOR PLAN



SECOND FLOOR PLAN

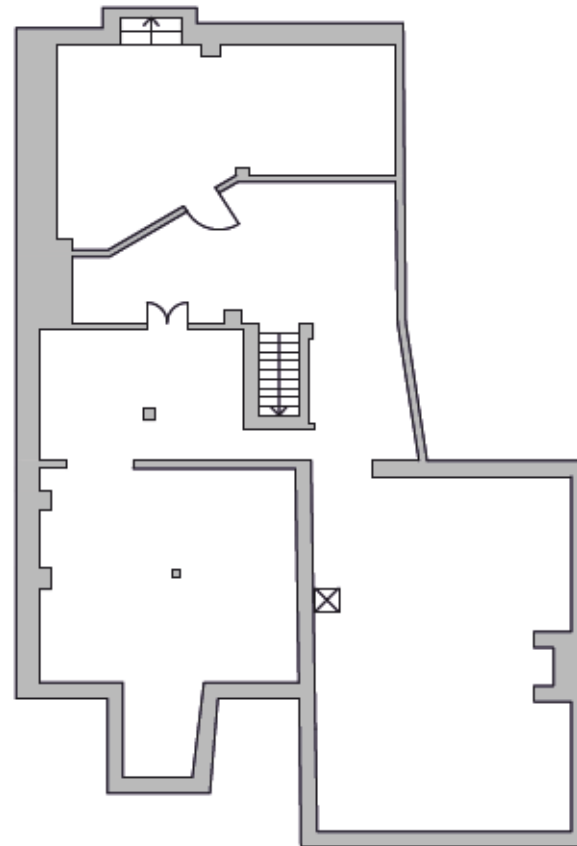
Key:



Rev.	Notes	Date

Client's Name	Mustafa Kama
Project Name	Green Dragon, 21 Market Square, Waltham Abbey, EN9 1DU.
Drawing Title	Existing First & Second Floor Plan
Purpose	For Planning
Project number	C101
Date	August 2017
Drawn by	AP
Checked by	BAL
Drawing Number	C101_03
Scale @ A3	1:100

Key:

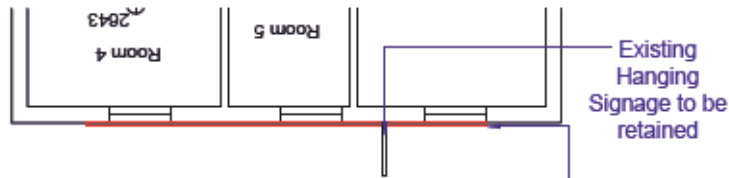


**BASEMENT PLAN**

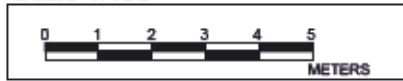


Rev.	Notes	Date

<b>Client Name</b>	<b>Mustafa Kama</b>
<b>Project Name</b>	Green Dragon, 21 Market Square, Waltham Abbey, EN9 1DU.
<b>Drawing Title</b>	Existing Basement Plan
<b>Purpose</b>	For Planning
<b>Project number</b>	C101
<b>Date</b>	August 2017
<b>Drawn by</b>	AP
<b>Checked by</b>	BAL
<b>Drawing Number</b>	C101_04
<b>Scale @ A3</b>	1:100



**Location of Existing Signage Plaque - Plan**  
Scale 1:100



Existing Advertisement Plaque  
[600mm (ht.) x 18mm(thk)]



**Location of existing signage plaque - Building elevation**  
Scale 1:100



**Signage Details**



7500x600 (4.5 sqm) ply backing with 3d lettering



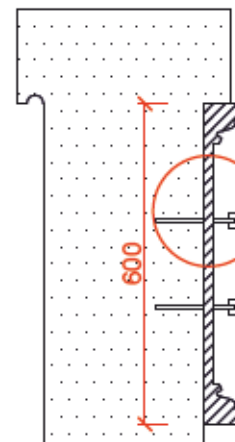
250mm high Gold leaf wood letter



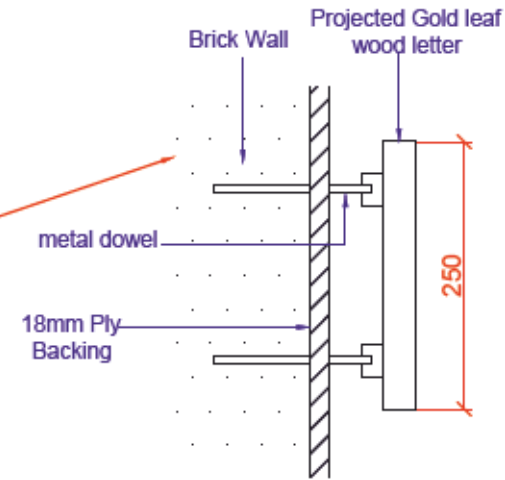
Gold leaf wood letter fixed to 18mm ply with metal dowel



**Setting out of Lettering**  
Scale 1:20



**Fixing detail**  
Scale 1:10



**Fixing detail**  
Scale 1:5



**Existing signage plaque**  
Scale 1:30

**Key:**

Note:  
All Dimensions are in mm,  
otherwise mentioned.

Rev.	Notes	Date

Client's Name  
**Mustafa Karna**  
Project Name  
Green Dragon,  
21 Market Square,  
Waltham Abbey, EN9 1DU.

Drawing Title  
Existing Signage Detail

Purpose For Information

Project number C101

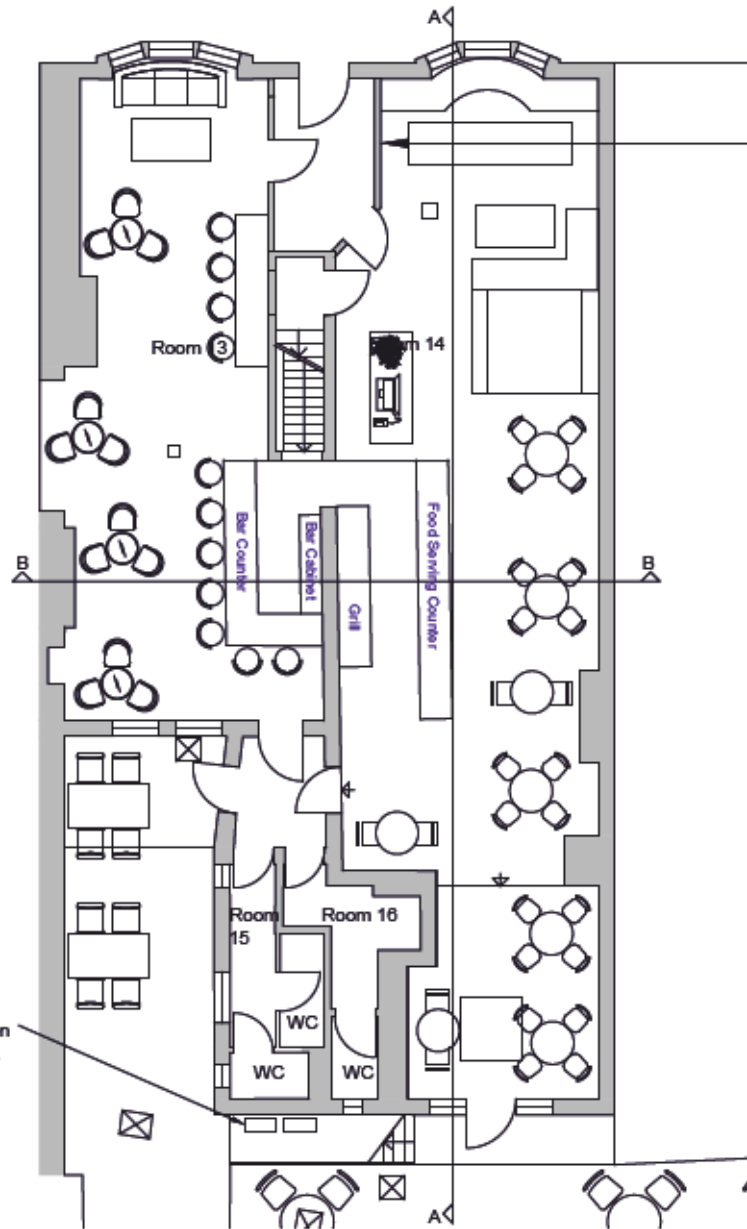
Date Dec 2017

Drawn by EV

Checked by BAL

Drawing Number C101-01

Scale @ A3 Varies



Existing stud partition walls retained as is.

Only repair works for the broken parts including replacement of doors proposed, where relevant

Proposed 2 x AC fancoil external unit on wall hidden and underneath the stairs. 250mm x 600mm

**PROPOSED GROUND FLOOR PLAN**



NOTE: AS THE EXISTING BUILDING IS LISTED, THE PROPOSAL CONSISTS MINIMUM CHANGES INTERNALLY AND EXTERNALLY. ONLY LIKE FOR LIKE REPAIR WORKS AND REPLACEMENT WHERE APPLICABLE

Key:



Notes:  
 Structure and M&E Engineer should be consulted separately for their advice on building structure and services  
 Thames Water should be consulted separately  
 All works must comply with Building Regulation

Rev.	Notes	Date

Client's Name  
**Mustafa Kama**  
 Project Name  
 Green Dragon,  
 21 Market Square,  
 Waltham Abbey, EN9 1DU.

Drawing Title  
**Proposed Ground Floor Plan**

Purpose **For Planning**

Project number **C101**

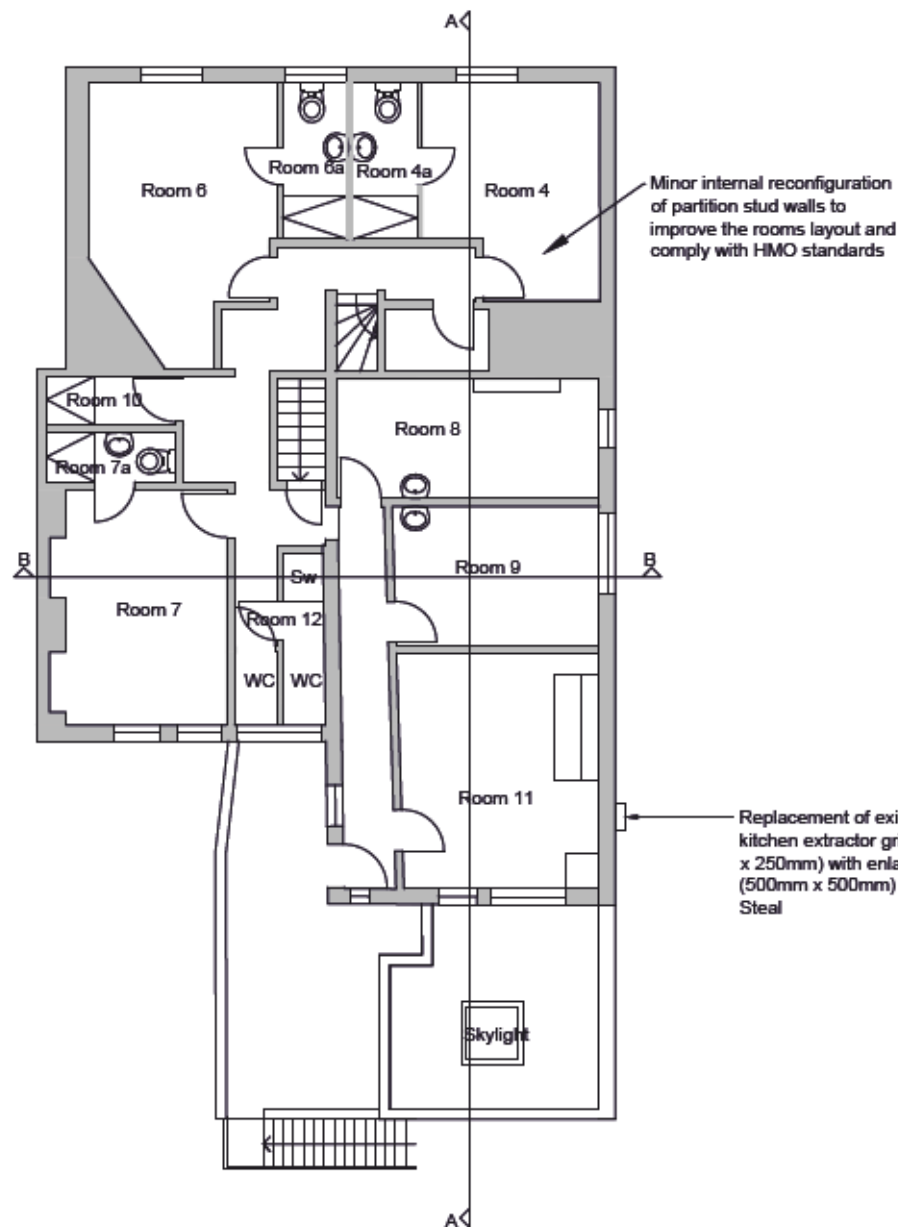
Date **February 2017**

Drawn by **EV**

Checked by **BAL**

Drawing Number **C101\_07\_B**

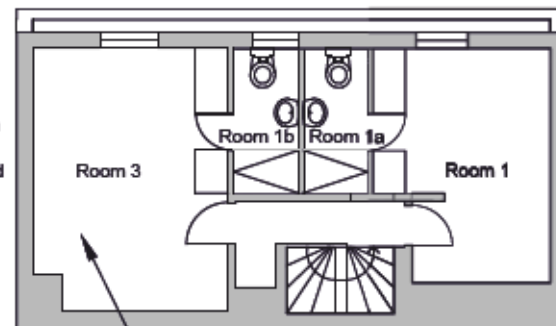
Scale @ AS **1:100**



**PROPOSED FIRST FLOOR PLAN**



**NOTE:** AS THE EXISTING BUILDING IS LISTED, THE PROPOSAL CONSISTS MINIMUM CHANGES INTERNALLY AND EXTERNALLY. ONLY LIKE FOR LIKE REPAIR WORKS AND REPLACEMENT WHERE APPLICABLE



**PROPOSED SECOND FLOOR PLAN**

**Key:**



**Notes:**  
Structure and M&E Engineer should be consulted separately for their advice on building structure and services.  
Thames Water should be consulted separately.  
All works must comply with Building Regulation

Rev.	Notes	Date

Client's Name  
**Mustafa Kama**

Project Name  
Green Dragon,  
21 Market Square,  
Waltham Abbey, EN9 1DU.

Drawing Title

Purpose **For Planning**

Project number **C101**

Date **February 2017**

Drawn by **EV**

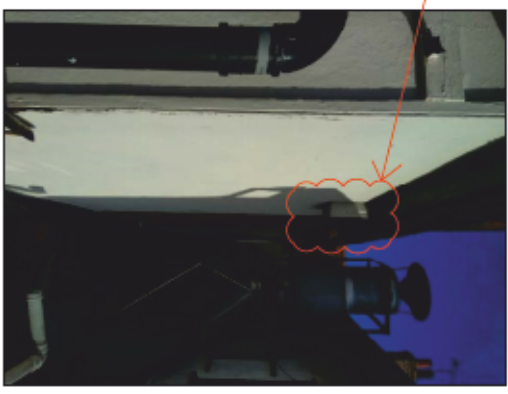
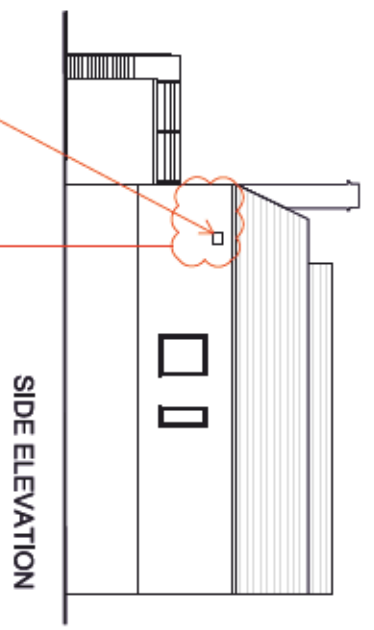
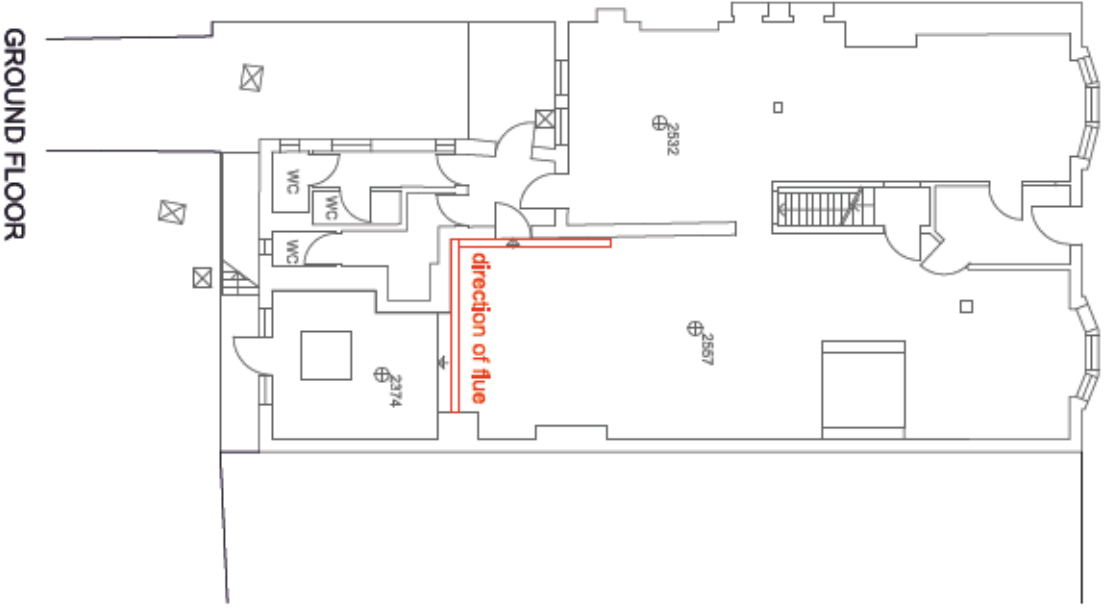
Checked by **BAL**

Drawing Number **C101\_08\_B**

Scale @ A3 **1:100**

















**AB Heritage Limited (Head Office)**  
**Jarrow Business Centre, Rolling Mill**  
**Road, Jarrow, South Tyneside, NE32 3DT**  
**Tel: 03333 440 206**  
**e-mail: [info@abheritage.co.uk](mailto:info@abheritage.co.uk)**