



Epping Forest & Commons Committee

Date: WEDNESDAY, 22 MAY 2024

Time: 10.00 am

Venue: COMMITTEE ROOM - 2ND FLOOR WEST WING, GUILDHALL

Members:

Benjamin Murphy	Andrew McMurtrie (Ex-Officio Member)
Caroline Haines	David Sales
George Abrahams	Philip Woodhouse
Jaspreet Hodgson	Verderer Michael Chapman DL
Alderman Vincent Keaveny, CBE	Verderer William Kennedy
Gregory Lawrence	Verderer Paul Morris
Alderman Nicholas Lyons	Verderer Nicholas Munday
Alderman and Sheriff Bronek Masojada	

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Ian Thomas CBE
Town Clerk and Chief Executive

AGENDA

NB: Items presented for information have been marked * and will be taken without discussion, unless the Committee Clerk has been informed that a Member has questions or comments prior to the start of the meeting

Part 1 - Public Agenda

1. **APOLOGIES**

2. **MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**

3. ***ORDER OF THE COURT OF COMMON COUNCIL**

To receive the Order of the Court of Common Council dates 25th April 2024, appointing the Committee and setting its Terms of Reference.

For Information
(Pages 7 - 8)

4. **ELECTION OF CHAIR**

To elect a Chair in accordance with Standing Order 29.

For Decision

5. **ELECTION OF DEPUTY CHAIR**

To elect a Deputy Chair in accordance with Standing Order 30.

For Decision

6. **MINUTES**

To agree the public and non-public summary of the minutes of the previous meeting held on 21 March 2024.

For Decision
(Pages 9 - 18)

7. **MATTERS ARISING**

For Information

a) *Action Log (Pages 19 - 24)

Report of the Town Clerk.

8. **2024/25 COMMITTEE APPOINTMENTS**

Report of the Town Clerk.

For Decision
(Pages 25 - 40)

Epping Forest

9. ***EPPING FOREST – ASSISTANT DIRECTOR’S UPDATE (SEF 11/24)**

Report of the Interim Executive Director, Environment.

For Information
(Pages 41 - 52)

10. **THE TEMPLE CONSERVATION MANAGEMENT PLAN (SEF 10/24)**

Report of the Interim Executive Director, Environment.

For Decision
(Pages 53 - 306)

The Commons

11. ***THE COMMONS – ASSISTANT DIRECTORS UPDATE FEBRUARY 2024 -MARCH 2024**

Report of the Interim Executive Director, Environment.

For Information
(Pages 307 - 324)

Natural Environment

12. **RISK MANAGEMENT UPDATE REPORT**

Report of the Interim Executive Director, Environment.

For Decision
(Pages 325 - 350)

13. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

14. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

15. **EXCLUSION OF THE PUBLIC**

MOTION: The following matters relate to business under the remit of the Court of Common Council acting for the City Corporation as charity Trustee, to which Part VA and Schedule 12A of the Local Government Act 1972 public access to meetings provisions do not apply. The following items contain sensitive information which it is not in the best interests of the charity to consider in a public meeting (engaging similar considerations as under paragraphs 3 and 5 of Schedule 12A of the 1972 Act) and will be considered in non-public session.

For Decision

Part 2 - Non-Public Agenda

16. **NON-PUBLIC MINUTES**

To agree the non-public minutes of the previous meeting held on 21 March 2024.

For Decision
(Pages 351 - 356)

17. **MATTERS ARISING**

For Information

a) *Action Log (Pages 357 - 360)

Report of The Town Clerk.

18. **DEER MANAGEMENT REPORT (SEF 12/24)**

Report of the Interim Executive Director, Environment.

For Decision
(Pages 361 - 368)

19. **EPHING FOREST WAYLEAVES SEF 09/24**

Report of the Interim Executive Director, Environment.

For Decision
(Pages 369 - 374)

20. **BURNHAM BEECHES AND THE COMMONS HANDGATES**

Report of the Interim Executive Director, Environment.

For Decision
(Pages 375 - 380)

21. **LANDSCAPE SCALE WORKING AROUND BURNHAM BEECHES**

Report of the Interim Executive Director, Environment.

For Decision
(Pages 381 - 430)

22. **CARBON REMOVAL - PRE-GATEWAY 5 PROJECT CLOSURE**

Report of the Town Clerk.

For Decision
(Pages 431 - 436)

23. **NON PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

24. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

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Agenda Item 3

MAINELLI, Mayor	RESOLVED: That the Court of Common Council holden in the Guildhall of the City of London on Thursday 25 th April 2024, doth hereby appoint the following Committee until the first meeting of the Court in April, 2025
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EPPING FOREST & COMMONS COMMITTEE

1. **Constitution**

A Non-Ward Committee consisting of,

- two Aldermen nominated by the Court of Aldermen
- 8 Members elected by the Court of Common Council at least one of whom shall have fewer than five years' service on the Court at the time of their appointment
- the Chairman and Deputy Chairman of the Natural Environment Board (ex-officio)
- plus, for the consideration of business relating to Epping Forest only, four Verderers elected or appointed pursuant to the Epping Forest Act 1878.

2. **Quorum**

The quorum consists of any five Members.

For the purpose of non-Epping Forest related business the quorum must consist of five Committee Members who must be Members of the Court of Common Council.

3. **Membership 2024/25**

ALDERMEN

- 5 Nicholas Stephen Leland Lyons
- 2 Vincent Keaveny, CBE

COMMONERS

- 10 (4) Gregory Alfred Lawrence
- 7 (3) Benjamin Daniel Murphy *for three years*
- 2 (2) Bronck Masojada, Alderman, Sheriff *for two years*
- 8 (3) George Christopher Abrahams
- 8 (3) Caroline Wilma Haines
- 2 (2) David Sales *for three years*
- 10 (2) Philip Woodhouse
- 3 (1) Jaspreet Hodgson

together with the ex-officio Members referred to in paragraph 1 above:-

Verderers pursuant to the provisions of the Epping Forest Act, 1878:-

- Michael Chapman, D.L.
- H.H. William Kennedy
- Paul Morris
- Nicholas Munday

4. **Terms of Reference**

To be responsible, having regard to the overall policy laid down by the Natural Environment Board, for:-

- (a) exercising of the powers and duties of the Court of Common Council as Conservators of Epping Forest (registered charity no. 232990) and the various additional lands which have been acquired to protect the Forest in accordance, where appropriate, with the Epping Forest Acts 1878 and 1880 (as amended) and all other relevant legislation.
- (b) the ownership and management of the following open spaces in accordance with the provisions of the Corporation of London Open Spaces Act 1878:-
Coulson and other Commons (registered charity no. 232989), the other Commons being Kenley Common, Farthing Downs and Riddlesdown
West Wickham Common and Spring Park (registered charity no. 232988)
Ashead Common (registered charity no. 1051510)
Burnham Beeches and Stoke Common (registered charity no. 232987)
- (c) appointing such Consultative Committees as are considered necessary for the better performance of its duties including:-
Ashead Common Consultative Group
Burnham Beeches Consultation Group
Epping Forest Consultative Group
Epping Forest Local Authority Liaison Group
West Wickham, Spring Park and Coulson Commons Consultative Group

- (d) expressing views or making recommendations to the Natural Environment Board for that Committee's allocation of grants which relate to Epping Forest and Commons.

EPPING FOREST & COMMONS COMMITTEE Thursday, 21 March 2024

Minutes of the meeting held at Guildhall at 10.00 am

Present

Members:

Benjamin Murphy (Chairman)
Caroline Haines (Deputy Chairman)
George Abrahams
Alderman Vincent Keaveny, CBE
Gregory Lawrence
David Sales
Verderer Michael Chapman DL
Verderer Paul Morris
Verderer William Kennedy
Verderer Nicholas Munday

Officers:

Bob Roberts	- Interim Executive Director, Environment
Julia Pridham	- Comptroller & City Solicitors
Clem Harcourt	- Chamberlains
Pauline Mouskis	- Chamberlains
Sonia Virdee	- Chamberlains
Jack Joslin	- Bridge House Estates
Jo Hurst	- Environment Department
Emily Brennan	- Environment Department
Jacqueline Eggleston	- Environment Department
Joanne Hill	- Environment Department
Geoff Sinclair	- Environment Department
Paul Thomson	- Environment Department
Tristan Vetta	- Environment Department
Abigail Tinker	- Environment Department
Rob Shakespeare	- Environment Department
Julie Mayer	- Town Clerks

1. APOLOGIES

The Chairman advised of a potential risk to the quorum, due to a couple of City of London Corporation Meetings running concurrently. Therefore, the running order on the agenda was amended to take Epping Forest business first.

Apologies were received from Alderman and Sheriff Bronek Masojada, Nicholas Lyons, Andrew McMurtrie, Jaspreet Hodgson and Philip Woodhouse

Members joining remotely

- Court of Common Council: Jaspreet Hodgson and Philip Woodhouse
- Verderers: Michael Chapman DL, William Kennedy and Nicholas Munday

2. **MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**

There were no declarations

3. **MINUTES**

RESOLVED, that – the public minutes and non-public summary of the meeting held on 25th January 2024 be approved.

4. **MATTERS ARISING**

Members received the actions log and during the discussion, the following points were noted:

- a) Each minute should reference the Action Number in the log.
- b) The officer agreed to refresh the actions log to show closed actions and their conclusions. The Chairman suggested better engagement, at officer level and with partners, and that the evidence for closure or extension be presented to the Committee for approval.
- c) The officer agreed to provide an update from the City Surveyor in respect of the completion date for the Warren battery storage facility.
- d) Digital enablement at Coulsdon Common had been delayed to the Summer 2024.
- e) The Corporate Plan and 5-Year Plan would be discussed at the forthcoming Away day.

5. **DIRECTORS REPORT**

The Committee received the Director's report and noted the following data on annual benefits:

Epping Forest and buffer lands (£)

Recreation 35.7 million

Health 17.4 million

Air quality 6.1 million

Commons (£)

Carbon sequestration 4.6 million

Natural Capital Report Annual Benefits Recreation 5.8 million.

Health 2.7 million

Air Quality 1.73 million

Carbon 1.12 million.

During the discussion, the following points were noted:

- a) Monetary values for carbon credits are calculated by consultants using standard formula and SSSI status forms part of the biodiversity calculation. Members were invited to share their views on how best to use the results of the audit, which would take place every two years.

- b) The team would be looking at further opportunities, such as biodiversity credits, Community Infrastructure Levy (CIL) and more general funding applications to trusts and foundations, and the resulting action plan would be presented to the Committee.
- c) A new landing page for the Epping Forest and Commons Committee was being developed and this was welcomed, given the vast number of documents relevant to this Committee.
- d) The Executive Director, Chairman and Deputy Chairman thanked officers for the excellent report and media plan, noting the large amount of publicity generated and the international coverage achieved.

RESOLVED, that – the report be noted.

6. **RISK MANAGEMENT UPDATE REPORT**

The Committee considered a report of the Interim Executive Director, Environment, which sought to provide the Epping Forest and Commons Committee with assurance that risk management procedures in place within the Environment Department are satisfactory and that they meet the requirements of the Corporate Risk Management Framework and the Charities Act 2011. The report noted that risk are reviewed regularly as part of the ongoing management of operations.

During the discussion, the following points were noted:

- a) The Chief Officers' Risk Management Group (CORMG) had agreed to escalate the hazardous trees risk to the Corporate Risk Register.
- b) The officer agreed to provide an update on a forthcoming meeting with the utility company in respect of the M25 closure.
- c) The Executive Director stressed that the risk register and action plans (for each risk) inform the priorities for utilising funding. Cause of risk is stated within each register and the Executive Director agreed to review the accuracy and identify any common denominators.
- d) An action had been added under 'Declining Condition of Assets Risk' and the Chairman suggested that this might benefit from a deep dive. The Chairman asked about the impact of new funding from the cyclical works programme on reducing the declining condition of assets risk and the Executive Director agreed to review this.
- e) The Committee had regularly raised concerns at the current risks score for recruitment of suitable staff and workforce planning, noting that Epping Forest has held a 40% vacancy rate for almost 3 years, and the inability to make rapid progress due to the lack of managers to perform recruitment activity, lack of HR support and an inability to attract suitable candidates from market. The Executive Director agreed to review this. Support was

being given to officers supporting vacant posts and the Director agreed to look at the Superintendent's additional work load.

- f) Whilst Warren House is not listed as 'Heritage at Risk' by Historic England, the Chairman expressed concern as to its condition. The Director agreed to look at how it is reflected in the register and advised that architect's reports and surveys are ready; once a business plan had been established.
- g) The Executive Director and Director agreed to look at where governance could be placed in the register.
- h) The Chairman suggested that the Risk Register be explored further at the forthcoming Awayday, in terms of both land ownership and future decision making/alignment with the Local Plan.

RESOLVED, that - Members of the Epping Forest and Commons Committee, acting for the City Corporation as Trustees to the five Registered Charities: ie - Epping Forest (charity number 232990), Ashtead Common (charity number 1051510), Burnham Beeches (charity number 232987), Coulsdon and Other Commons (charity number 232989) and West Wickham and Spring Park (charity number 232988) confirm that the risk registers appended to this report satisfactorily record the key risks to each of the five charities and that appropriate systems are in place to identify and mitigate risks.

7. REVIEW OF CURRENT DESIGNATED, UNRESTRICTED AND RESTRICTED INCOME FUNDS HELD AND PROPOSED CHANGES

The Committee considered a report of the Interim Executive Director, Environment, which provided the complete list of the current designated, unrestricted, and restricted income funds held for Epping Forest and each of the Commons Charities, together with the recommended future usage and changes required for these funds, in order to meet charity accounting SORP rules.

In response to a question about the release of designated funds back into the unrestricted income pot, the Chamberlain confirmed that this income could not be spent until it had been re-designated by the Committee. Members noted that the ownership structure constrains how funding can be used and further guidance would be required, before seeking input from local meetings, in terms of priorities. The Chairman advised that this would be explored further at the Awayday.

RESOLVED, that:

- 1. Members of the Epping Forest and Commons Committee, acting for the City Corporation as the Conservators of Epping Forest:
 - a) Note the contents of the report as they relate to the funds of Epping Forest.

b) Approve the release of three designated income funds in Epping Forest back into the Epping Forest unrestricted income fund:

- South Lodge the Warren (Loughton Golf Course) - current balance £496,800.
- Sport Ground Deposit – current balance £4,061
- Branching Out Project – current balance £42,423

2. Members of the Epping Forest and Commons Committee, acting for the City Corporation as the Trustee of the Burnham Beeches and Stoke Common Charity, the Coulsdon and Other Commons Charity, the West Wickham and Spring Park Wood Charity and the Ashtead Common Charity, note the contents of the report as it relates to the review of the funds of those charities.

8. EPPING FOREST - ASSISTANT DIRECTOR'S UPDATE

The Committee received the Assistant Director's report which sought to summarise Epping Forest's progress against business plan objectives since October 2023.

During the discussion, the following points were noted:

- a) Officers had been speaking to the Police about learnings from other locations in respect of nuisance from motorcross and quad bikes, noting the limited jurisdictions in the Forest under current bylaws.
- b) A Verderer asked to be kept informed of relevant operational incidents. The Chairman advised that communications would be considered at the Awayday.
- c) A Verderer suggested that the phone-in reporting service could be improved, following specific examples of inaccurate guidance given to the public. The Chairman asked to be advised when the contract was due for renewal and the Executive Director agreed to investigate.
- d) The Chairman suggested that it would be helpful for Members to understand the CRM (complaints handling system) and relevant complaint data in future Assistant Director reports.
- e) The Countryside Stewardship Grant Scheme Award would be announced in the late summer.
- f) The Chairman commended the hard work that had gone into the recruitment drive, noting that Epping Forest had been carrying a number of vacancies.

RESOLVED, that – the report be noted.

9. EPPING FOREST TRUSTEE'S ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

The Committee received a report of the Chamberlain and the Interim Executive Director, Environment, which presented the Trustee's Annual Report and Financial Statements for the year ended 31 March 2023 for Epping Forest (Charity Registration number 232990) in the format required by the Charity Commission.

In respect of this report and the other Annual Reports and Financial Statements on the agenda (at items 9, 11, 12 & 13)*, the Chairman suggested and the Executive Director and Members agreed, that a draft version of the Annual Report and Financial Statements be presented to the Epping Forest & Commons Committee for information only, before the accounts are filed with the Charity Commission, so that any amendments can be made.

RESOLVED, that – the report be noted.

10. THE COMMONS – ASSISTANT DIRECTOR'S UPDATE – OCTOBER-JANUARY 2024

The Committee received the Assistant Director's update which summarised the activities across the Commons between October 2023 and January 2024.

During the discussion, the following points were noted:

The officer time being invested in volunteers is estimated at a ratio of 1-6, which is a good benchmark.

A report on land acquisitions would be presented to the May meeting.

- a) The possibility of reintroducing the ancient tree conference was being considered for 2025, noting that the City was once a world leader in this area.
- b) The Director agreed to investigate why numbers on trees do not correspond with the ancient tree form. The Chairman noted the importance of a data strategy in resolving such queries.
- c) The Deputy Chairman suggested that it might be helpful for the Committee to receive a presentation on apprenticeships, noting how well supported they are at the City of London Corporation. Apprentices work across all departments which impact on the natural environment, providing a wide breadth of experience.
- d) The cattle grid had been delayed slightly, with completion expected by the end of April/early May. The Chairman expressed concern at the reputational risk concerning this issue and the officer gave assurance that the local community had been fully briefed.

11. *ASHTED COMMON TRUSTEE'S ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

The Committee received a report of the Chamberlain and the Interim Executive Director, Environment which presented the Trustee's Annual Report and Financial Statements for the year ended 31 March 2023 for Ashtead Common (Charity Registration number 1051510) in the format required by the Charity Commission.

RESOLVED, that – the report be noted.

12. ***BURNHAM BEECHES AND STOKE COMMON TRUSTEE'S ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023**

The Committee received a report of the Chamberlain and the Interim Executive Director, Environment which presented the Trustee's Annual Report and Financial Statements for the year ended 31 March 2023 for Burnham Beeches and Stoke Common (Charity Registration number 232987) in the format required by the Charity Commission.

RESOLVED, that – the report be noted.

13. ***WEST WICKHAM COMMON AND SPRING PARK WOOD, COULSDON AND OTHER COMMONS TRUSTEE'S ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023**

The Committee received a report of the Chamberlain and the Interim Executive Director, Environment which presented the Trustee's Annual Report and Financial Statements for the year ended 31 March 2023 for West Wickham Common and Spring Park Wood, Coulsdon and Other Commons (charity registration numbers 232988 and 232989) in the format required by the Charity Commission.

Advice was being obtained in respect of West Wickham Common and Spring Park Wood and Coulsdon and Other Commons, and, whilst they were being reported on jointly this year, they might need to be split in future.

RESOLVED, that – the report be noted.

14. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

The Town Clerk agreed to investigate why agenda packs were being received late. The Chief Executive has been made aware of excessively long Committee reports, as it can be detrimental to good governance. However, this agenda pack contained a lot of statutory reports and Members have asked for as much information as possible.

15. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

- a) Members noted the Volunteer Day for Epping Forest on 23rd March and the recent appointment of a new Volunteer Co-ordinator.

- b) Officers would be working on the recruitment policy and how it connects into the Epping Forest Act, particularly the role and responsibilities of the Ranger.
- c) Work was underway in respect of a detailed programme and strategy for using Strategic Access Management and Monitoring (SAMM) funding.

At 11.50 am Members agreed to extend the meeting by 15 minutes to conclude the business on the agenda.

16. EXCLUSION OF THE PUBLIC

RESOLVED – That, the following matters relate to business under the remit of the Court of Common Council acting for the City Corporation as charity Trustee, to which Part VA and Schedule 12A of the Local Government Act 1972 public access to meetings provisions do not apply. The following items contain sensitive information which it is not in the best interests of the charity to consider in a public meeting (engaging similar considerations as under paragraphs 3 and 5 of Schedule 12A of the 1972 Act) and will be considered in non-public session.

17. NON-PUBLIC MINUTES

RESOLVED, that – the non-public minutes of the meeting held on 24th January 2024 be approved.

18. MATTERS ARISING

Members received the actions log.

19. DIRECTORS REPORT - APPENDIX

The Committee received an non-public appendix in respect of agenda item 5

20. CORPORATE CHARITIES REVIEW SCOPING EXERCISE TO SUPPORT THE NATURAL ENVIRONMENT CHARITIES REVIEW

The Committee received a report of the Managing Director, Bridge House Estates and the Interim Executive Director, Environment.

21. REVIEW OF LEARNING AND HERITAGE ACTIVITIES

The Committee received a report of the Interim Executive Director, Environment.

22. COMPENSATION CLAIM

The Committee considered and approved a report of the Interim Executive Director, Environment.

23. DEMOLITION OF BUILDING

The Committee considered and approved a report of the Interim Executive Director, Environment.

24. ORCHARD BUNGALOWS ENTRANCEWAY LICENCE

The Committee considered and approved a report of the Interim Executive Director, Environment.

25. REQUEST FOR THE PROVISION OF A DEED OF GRANT EASEMENT

The Committee considered and approved a report of the Interim Executive Director, Environment.

26. NON PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE

There were no questions whilst the public were excluded.

27. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED

Two items of urgent business were noted whilst the public were excluded.

The meeting ended at 12.15 pm

Chairman

Contact Officer: julie.mayer@cityoflondon.gov.uk

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Number	Recommendation	Progress Update	Owner	Creation date	Target date
2022-1	<p>Lodges: Income Generation: Members discussed vacant lodges that required investment. The Executive Director, Environment noted that a structure and aspiration were required for a long-term approach. It was requested that a business case on potential funding be brought back to the Committee regarding the costs of refurbishing lodges.</p>	<p>18 May 2023 – Verbal Update to be provided at the next meeting.</p> <p>13 July 2023 - Verbal Update to be provided at the next meeting.</p> <p>14 September 2023 – Update provided by the Director of Natural Environment at the meeting</p> <p>23 November 2023 – Information shared by Jo Hurst about ongoing work to audit income generation across different portfolios, including lodges.</p>	Bob Roberts/ Jo Hurst	21 Nov 2022	Report due in May



		<p>Emphasis on both long-term goals and short-term opportunities for additional income.</p> <p>May 2024</p> <p>Epping Forest Lodge Residency Strategy is in place and recruitment processes still underway to potential residential roles.</p> <p>Approval of legacy maintenance funding to CSD is in initial planning stages and NE continue to work closely with CSD about destination of funds and prioritisation. Committee to be updated after majority of recruitment complete.</p>			
2023-2	Target Operating Model Review: The Director to perform a formal review of the Target Operating Model changes in Epping Forest and the Commons	25 January 2024 – A review will be led by the Director in summer 2024 and Members will	Emily Brennan	14 Sept 2023	28 November 2024



	in May 2024, which will include engagement with staff, Members and Verderers.	have an opportunity to feed back into this.			
2023-3	The Warren Battery Storage Facility Introduction: the Superintendent of Epping Forest, in conjunction with City Surveyor, to determine how to celebrate the good news story of the installation of a solar electricity battery storage facility at The Warren	The battery system is installed and awaiting connection to the EF electrical supply system managed by the City Surveyor. The City Surveyor has received quotations for the connection work. 25 January 2024 – Recommendations Approved at the last committee. May 24 The battery storage has now been connected. (1 may) This will be promoted through various channels	Jacqueline Eggleston	14 Sept 2023	TBC



2023-4	Digital Enablement: the Superintendent of the Commons to identify a solution to the lack of Wi-Fi at Coulsdon Common, which is also impacting the educational offering on site.	Update: (13/11/2023) no progress 19 January 2024: Contractors have been engaged to assess and price the works required. Outcome pending	Geoff Sinclair	14 Sept 2023	21 March 2024
2023-5	Corporate Plan and Strategies: Brief discussion on the corporate plan update and strategies for Epping Forest and other areas to be brought to the next committee.	25 January 2024 – Update provided, look to review delivery mechanisms, including site management plans and policies, to ensure alignment with the newly developed strategies for the natural environment.	Bob Roberts	23 November 2023	Autumn 2024
2024-6	Matters Arising from 25 January 2024: 1. Officers agreed to provide an update from the City Surveyor in respect of the completion date for the Warren battery storage facility. 2. The Corporate Plan and 5-Year Plan would be discussed at the forthcoming Away day		Emily Brennan	22 May 2024	



2024-7	Funding: Environment team would be looking at further opportunities, such as biodiversity credits, Community Infrastructure Levy (CIL) and more general funding applications to trusts and foundations, and the resulting action plan would be presented to the Committee.		Emily Brennan	22 May 2024	
2024-8	Risk Management: 1. Update on forthcoming meeting with utility company in respect of the M25 Closure to be brought to the next committee 2. Declining Condition of Assets Risk - Chairman asked about the impact of new funding from the cyclical works programme on reducing the declining condition of assets risk and the Executive Director agreed to review this 3. Concerns on suitable staff and workforce planning to be considered by Executive Director 4. Director to look at Superintendent’s additional workload 5. Consideration on where governance could be placed in risk register	May 2024 1. An update will be provided at the 22 May Committee.	Joanne Hill Bob Roberts Bob Roberts Emily Brennan Bob Roberts/Emily Brennan		
2024-9	Phone-In Reporting Service: Officers to inform the committee when contact was due for renewal.		Bob Roberts	22 May 2024	



2024-10	<p>Trustees Annual Financial Reporting: Members requested a draft version of the Annual Report and Financial Statements be presented to the Epping Forest & Commons Committee for information only, before the accounts are filed with the Charity Commission, so that any amendments can be made</p>	<p>May 2024 The Trustees Annual Report and Financial Statements for each of the charities for 2023/24 are currently in the early stages of being prepared. It is currently envisaged that the draft versions for 2023/24 will be presented to the September 2024 committee for information providing Members with an opportunity to comment.</p>	Clem Harcourt	March 2025	
2024-11	<p>The Commons: 1. Director agreed to investigate why numbers on trees do not correspond with the ancient tree form 2. Committee to receive a presentation on apprenticeships</p>		Geoff Sinclair Simon Glynn	22 May 2024 18 July 2024	

Agenda Item 8

Committee(s)	Dated:
Epping Forest and Commons Committee	22 nd May 2024
Subject: 2023/24 Committee Appointments	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	N/A
Does this proposal require extra revenue and/or capital spending?	No
If so, how much?	N/A
What is the source of Funding?	N/A
Has this Funding Source been agreed with the Chamberlain's Department?	N/A
Report of: Town Clerk	For Decision
Report author: Blair Stringman, Town Clerk's Department	

Summary

This report sets out the terms of reference and composition of the Epping Forest and Commons Committee, consultative committees, and groups. Members are asked to consider those terms of reference composition(s) and continue the appointments made last year, thereafter, following the scheduled Epping Forest and Commons Committee away day, consider its appointments for the next twelve months at its next meeting in July.

Recommendations

It is **recommended** that:-

1. Members endorse the continuation of the appointment and composition of the following Consultative Committees and Groups made last year. Thereafter reappoint, following the Epping Forest and Commons Committee away day for its next committee meeting.
 - **Ashted Commons Consultative Group;**
 - **Burnham Beeches and Stoke Common Consultative Group;**
 - **West Wickham, Spring Park and Coulsdon Commons Consultative Group;**
 - **Epping Forest Consultative Group;**
 - **Deer Management Oversight Group; and the**
2. Members endorse the continuation of the appointment of the representative to the **Natural Environment Board**. Thereafter reappoint, following the Epping Forest and Commons away day for its next committee meeting as a local observer for this Committee.

Main Report

Background

The Committee makes a number of appointments to Consultative Committees and Groups that fall within its remit. Although these are reviewed annually it is within the gift of the Committee to set up groups and working parties as required based on the management of projects being undertaken during the year. The Committee are also asked to review terms of reference for the Consultative Committees and Groups.

It was agreed from the previous Governance Review that local consultative bodies be removed from formal centrally administered structures and granted greater autonomy to be run locally.

As agreed last year, the terms of reference for the consultative bodies detailed in this report should replace references to the Town Clerk with local officers to reflect the decision for these bodies to be supported locally to allow suitable freedom to better reflect their role as consultative rather than decision making bodies. Also, the terms of reference should be updated to accurately reflect correct job titles where they have changed.

Implications

There are no financial, legal or risk implications.

Conclusion

That consideration be made to endorsing appointments to the various Consultative Committees and groups last year and reappoint following the Epping Forest and Commons Committee away day. Also, that the terms of reference be updated as suggested to reflect current administration responsibilities and correct job titles.

Appendices

- Appendix 1 Epping Forest Consultative Group Terms of Reference
- Appendix 2 Ashted Common Consultative Committee Terms of Reference
- Appendix 3 Coulsdon Commons, West Wickham & Spring Park Consultative Group Terms of Reference
- Appendix 4 Burnham Beeches and Stoke Common Consultative Group Terms of Reference
- Appendix 5 Deer Management Oversight Group Terms of Reference

Blair Stringman

Town Clerk's Department
City of London Corporation

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Author: Jo Hurst
Date: September 2022



Epping
Forest

Registered Charity

Epping Forest Consultative Group – Terms of Reference

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Purpose of Group

1. The Epping Forest Consultative Group considers and discusses areas of current concern or debate at Epping Forest. It receives public reports prior to their consideration by Epping Forest and Commons Committee and provides advice or opinion on those matters.
2. Members of the Epping Forest and Commons Committee (EF&CC) will be in attendance to listen to views expressed by consultees, and to represent them back to the EF&CC where necessary and appropriate.
3. Minutes of meetings and outcomes of the Consultative Group's discussions are considered by the Epping Forest and Commons Committee in a public report to inform decision making. Likewise, most recent minutes of the Epping Forest and Commons Committee are to be reviewed by the Consultative Group.
4. The EF Consultative Group is not a formal decision-making body, but views will be noted in formal reports to the Epping Forest and Commons Committee.
5. Consultative Group meetings are to be scheduled several weeks prior to alternate Epping Forest and Commons Committee meetings to consider papers and matters arising, with sufficient time scheduled for revisions to papers to be made for Epping Forest Committee, and minutes to be included in documentation.

Conduct, attendance and other principles

6. The City of London Member's Code of Conduct 2018, associated guidance, declarations appendices establishes the principles of behaviour and conduct expected by Members of this Group.
7. Should an attendee fail to attend 2 or more out of four consecutive meetings, their place may be forfeited. The Epping Forest and Commons Committee may choose to reallocate this space to an alternative interested organisation.
8. Although not a decision-making Committee, deliberations should be sufficiently well attended for advice to the Epping Forest and Commons Committee to be considered representative. For those reasons, minimum attendance of four representatives of locally interested organisations is required.

9. Consultative Group Members are representatives of their organisation, affiliates and theme of interest, but Code of Conduct and other legal and administrative requirements apply to individuals. Every effort will be made to accommodate attendance by nominated proxy in unavoidable circumstances, but such substitutions may not always be possible and must not be considered routine.

Scheduling, location and public access

10. Meetings are scheduled at Loughton (as far as is possible), as the geographic centre of Epping Forest. Alternative venues may be considered by agreement, including wholly or partially 'virtually hosted' meetings using suitable internet communications technology.
11. Meetings are on a weekday evening, avoiding school and public holidays.
12. There will be a minimum of three meetings a year.
13. Should a change of frequency or location, including peripatetic meetings be preferred by this forum, that request must be made to the Epping Forest and Commons Committee.
14. Meetings will be held in public (numbers subject to venue capacity). Public questions are at the discretion of the Chairman.

Allocation of positions

15. The EF Consultative Group has representation from Members of the EF&CC including Verderers. Chairman and Deputy Chairman may attend according to availability and agenda.
16. Meetings are chaired by the Assistant Director Environment (previously Superintendent of Epping Forest) or other nominated Officer or Member in their absence.
17. Other City of London officers will attend as required.
18. The meetings are administered by a nominated City of London Environment Officer.
19. Attendants are nominated members of groups that hold a specified interest in Epping Forest, and that have a comparably large membership, and/or a broad geographically spread membership from across the Forest and with knowledge or interest in the themes of heritage; recreation/sport;

conservation; general/informal use or voluntary and friends' groups.

20. Tenants, business partners or other organisations with commercial interest in Epping Forest (or wider City of London Open Spaces) are not invited to attend as other routes exist for such input. Local authorities of all tiers also have access to direct liaison forums and are not invited to attend.
21. In the interests of impartiality and equality, political parties and religious groups are not invited to attend.
22. Organisations with or supportive of extremist policies or views including supporting, planning or carrying out criminal activity motivated by a political or ideological viewpoint are prohibited
23. Groups nominating a representative must be formal, constituted organisations. This may include rule books, articles of association, standing orders or other formal agreement to which members sign-up to and adhere. This must include their own definitions of formal membership and their subscription terms, meetings and voting rights.
24. Groups must also ensure that their constitution (or equivalent) includes or makes reference to that groups Equality Statement or policy, which must be provided to the City of London on request.
25. Invitations to express interest and to nominate representatives are advertised through press release, social media, email and direct correspondence by City of London.
26. Applications require details of how the nominating organisation meets the above criteria and must include:
 - The theme of interest the organisation wishes its application to be considered under.
 - A brief (maximum 150 words) explanation of the purposes and aims of the organisation.
 - Number of members at time of application (see definition at 29 below)
 - Name and contact details of nominated representative.
 - Copies of Constitution, Equality Statement and other relevant documentation.
 - Any other relevant and necessary information requested by Officers at the time of application.
27. A balance of themes of interest is ideally met as follows:

Nature Conservation <i>Conservation groups in Forest, or with wider remit</i>	3
Friends/Voluntary	3

<i>Formal working groups e.g. litter pickers groups, 'Friends of' etc.</i>	
Heritage <i>Historical societies, rural preservation etc.</i>	2
Informal users <i>Schools, Youth groups, families associations, local forums and interest bodies</i>	2
Recreation <i>Recreational user groups – e.g. walkers, riders, cyclists</i>	3
Sports <i>Formal organised sports on Forest e.g. Golf, Football, cricket running etc.</i>	3
	16

28. Should more expressions of interest be received than can logistically be accommodated, selection will be made by members of the Epping Forest and Commons Committee by the following (not in order of importance):

- Size of membership
- Geographical area of interest (i.e. area of Forest covered)
- Theme of interest
- Record of attendance (if existing attendee)

29. Where membership numbers are declared by an applying organisation or group, these must be active members – i.e. those who have actively subscribed or joined providing full name and contact details; agree to a constitution or similar as aforementioned, including invitation to attend and vote at annual general meetings; and requirement to renew periodically (typically annually), most usually with an associated fee. Members must be counted as individuals subject to such terms, and not households or groups. 'Membership', for the purposes of this definition does not include customers paying for goods or services or 'passive' subscriptions or sign ups to mailing lists either electronic or hard copy, or followers or group members to social media broadcasts, chats and communications.

30. Epping Forest and Commons Committee may appoint further members or co-opt representatives (for example subject matter experts) to attend where it deems appropriate.

31. The Consultative Group serves as established for three years (starting in 2018), after which the invitation and nomination process outlined above is repeated.

Requirements and responsibilities

32. Nominated representatives must meet criteria similar to those set out by the Electoral Commission for eligibility for local government election:

- At least 18 years old
- Not employed by the City of London, or another organisation holding a commercial interest in Epping Forest or other CoL open spaces.
- Have not been sentenced to a term of imprisonment of three months or more (including suspended sentences), without the option of a fine, during the five years before nominations close.
- Not disqualified under the terms of the Representation of the People Act 1983 (which covers corrupt or illegal electoral practices and offences relating to donations).

33. Representatives must commit to representing the views of their organisation and members. Organisations that have applied but could not be accommodated will be advised to communicate with members representing their theme of interest either formally (e.g. affiliation) or informally and such communication is encouraged.

34. Representatives must share agenda and documentation internally within their organisation (subject to confidentiality) as well as minutes and outcomes of discussions.

35. Any representative or organisation found to contravene any of the terms herein may be excluded from the Consultative Group permanently and without notice by order of the Chairman of the Epping Forest and Commons Committee.

Ashtead Common Consultative Group

Terms of Reference

Purpose

The main purpose of the Ashtead Common Consultative Group is to assist the delivery of the latest Ashtead Common Management Plan which itself is a product of extensive stakeholder consultation. The aim of the Management Plan is to ensure an appropriate balance between the needs of access and nature conservation and thereby protect and conserve Ashtead Common *in perpetuity*.

1. To consider the annual work programme as set out in the management plan.
2. To identify and agree areas where further public consultation may be required.
3. To consider any major changes to the plan that may arise from time to time.
4. To consider, where appropriate, issues raised by the local community, or visitors and to assist the Assistant Director in resolving them.
 - In addition, outcomes of Ashtead Common Consultative Group meetings should not:
 - Compromise the long-term welfare of the site
 - Conflict with the site's use for quiet enjoyment
 - Harm the conservation status of the site

Membership

5. Members of the group are invited to attend a series of meetings on the basis that, together, they ensure a broad representation of the local community and/or belong to organisations and bodies that are closely associated with, or have a direct interest or effect upon, the work carried out at Ashtead Common.
6. The City of London has statutory responsibilities and interests and will always be represented at the Group. Other bodies such as Natural England and Historic England also have statutory interests in the management of the sites and they will be invited to attend as meeting agendas dictate.
7. The Ashtead Resident's Association, Ashtead Common Volunteers, Surrey County Council and Mole Valley District Council will each have the right to a representative at the Group.
8. Otherwise, membership of the Consultative Group will be for a period of four years after which you may be invited to serve for a further period of four years.
9. The Consultative Group will identify and welcome additional participants who have an interest in the management of Ashtead Common and accept the terms of reference

Attendance by members of the public.

10. Members of the public may attend. Any member of the public wishing to bring an issue to the attention of the Consultative Group must provide a minimum two weeks written notice and provide details as required, to the Chairman and Assistant Director who will consider its inclusion on a future agenda as appropriate.

General

11. The Chairman of the Epping Forest & Commons Committee or his nominated representative shall be Chairman of the Committee.
12. Outputs from the Ashtead Common Consultative Group will inform the Epping Forest and Commons Committee, which remains the decision making body.
13. Meetings will be held not less than once per year (plus an annual 'external site meeting' to view works carried out and discuss forthcoming project issues).
14. The Group will meet formally in January or February each year.
15. Meetings shall take place locally to Ashtead Common.
16. The Town Clerk to convene the meetings and prepare and circulate the agendas and be responsible for the minutes, supported by local Officers where appropriate.
17. A further meeting or site visit may be arranged each year should circumstances require – see **Appendix 1**.

Appendix 1

Protocol for additional meetings site visits

For additional meetings/visits to be held for consideration of essential business by Officers or Members of Consultative Committees/Groups between scheduled meetings.

- i. A minimum of five members of the Consultative Committee/Group, the Chairman and Deputy Chairman must be in agreement to do so.
- ii. The minimum notice period for calling an additional meeting/visit is 28 days.
- iii. The nature of the issue must be submitted in writing to the Chairman, Deputy Chairman and Assistant Director at least 14 days before the meeting.
- iv. The Chairman or Deputy Chairman and the Assistant Director will preside at all additional meetings/visits.

Coulsdon Commons, West Wickham & Spring Park Consultation Group

Terms of Reference

Purpose

The main purpose of the Coulsdon Commons, West Wickham & Spring Park Consultation Group is to assist the delivery of the latest management plans for the Commons which themselves are a product of extensive stakeholder consultation. The aim of the management plans is to ensure an appropriate balance between the needs of public access and nature conservation and thereby protect and conserve the Coulsdon Commons, West Wickham & Spring Park *in perpetuity*.

1. To consider the annual work programme as set out in the management plans.
2. To identify and agree areas where further public consultation may be required.
3. To consider any major changes to the management plans that may arise from time to time.
4. To consider, where appropriate, issues raised by the local community, or visitors and to assist the Superintendent in resolving them.

In addition, outcomes of the Consultation Group meetings should not:

- Compromise the long-term welfare of the sites.
- Create conflict with each site's use for quiet enjoyment.
- Harm the conservation status of the sites.

Membership

7. Members of the group are invited to attend a series of meetings on the basis that, together, they ensure a broad representation of the local community and/or belong to organisations and bodies that are closely associated with, or have a direct interest or effect upon, the work carried out at the Coulsdon Commons, West Wickham & Spring Park.
8. The City of London has statutory responsibilities and interests and will always be represented at the Consultation Group. Other bodies such as Natural England and Historic England also have statutory interests in the management of the sites and will be invited to attend as meeting agendas dictate.
9. Membership of the Consultation Group will be for a period of four years after which you may be invited to serve for a further period of four years.
10. The Consultation Group will agree and welcome additional participants who have an interest in the management of the Coulsdon Common, West Wickham & Spring Park and accept the Terms of Reference.

Attendance at meetings by members of the public.

11. Members of the public may attend meetings of the Consultation Group.

12. Any member of the public wishing to bring an issue to the attention of the Consultation Group must provide a minimum two weeks written notice and provide details as required, to the Chairman and Superintendent who will consider its inclusion on a future agenda as appropriate.

General

13. The Chairman of the Epping Forest & Commons Committee or his nominated representative shall be Chairman of the Committee.
14. Outputs from the Coulsdon Commons, West Wickham & Spring Park Consultation Group will inform the Epping Forest and Commons Committee, which remains the decision making body.
15. Meetings will be held not less than once per year (plus an annual 'external site meeting' to view works carried out and discuss forthcoming project issues).
16. The Consultation Group will meet formally in January or February each year.
17. Meetings shall take place locally to Coulsdon Commons, West Wickham & Spring Park.
18. The Town Clerk to convene the meetings and prepare and circulate the agendas and be responsible for the minutes, supported by local officers where appropriate.
19. A further meeting or site visit may be arranged each year should circumstances require – see **Appendix 1**.

Appendix 1

Protocol for additional meetings site visits

For additional meetings/visits to be held for consideration of essential business by Officers or Members of Consultation Groups between scheduled meetings.

- i. A minimum of five members of the Consultation Group, the Chairman and Deputy Chairman must be in agreement to do so.
- ii. The minimum notice period for calling an additional meeting/visit is 28 days.
- iii. The nature of the issue must be submitted in writing to the Chairman, Deputy Chairman and Superintendent at least 14 days before the meeting.
- iv. The Chairman or Deputy Chairman and the Superintendent will preside at all additional meetings/visits.

Burnham Beeches and Stoke Common Consultative Group

Terms of Reference

Purpose

The main purpose of the Burnham Beeches and Stoke Common Consultative Group is to assist the delivery of the latest Burnham Beeches and Stoke Common Management Plans which themselves are a product of extensive stakeholder consultation. The aim of the Management Plans is to ensure an appropriate balance between the needs of access and nature conservation and thereby protect and conserve Burnham Beeches and Stoke Common *in perpetuity*.

1. To consider the annual work programme as set out in the management plans.
2. To identify and agree areas where further public consultation may be required.
3. To consider any major changes to the plans that may arise from time to time.
4. To consider, where appropriate, issues raised by the local community, or visitors and to assist the Assistant Director in resolving them.
 - In addition, outcomes of Burnham Beeches and Stoke Common Consultative Group meetings should not:
 - Compromise the long-term welfare of the site
 - Conflict with the site's use for quiet enjoyment
 - Harm the conservation status of the site

Membership

5. Members of the Group are invited to attend a series of meetings on the basis that, together, they ensure a broad representation of the local community and/or belong to organisations and bodies that are closely associated with, or have a direct interest or effect upon, the work carried out at Burnham Beeches and Stoke Common.
6. The City of London has statutory responsibilities and interests and will always be represented at the Group. Other bodies such as Natural England and Historic England also have statutory interests in the management of the sites and they will be invited to attend as meeting agendas dictate.
7. The Ward Councillor(s) local to the Open Space may be represented on the Group according to the duration of their election in that specific role.
8. Otherwise, membership of the Group will be for a period of four years after which you may be invited to serve for a further period of four years.
9. The Group will identify and welcome additional participants who have an interest in the management of Burnham Beeches and Stoke Common and accept the terms of reference.

Attendance by members of the public.

10. Members of the public may attend. Any member of the public wishing to bring an issue to the attention of the Consultative Group must provide a minimum two weeks written notice and provide details as required, to the Chairman and Assistant Director who will consider its inclusion on a future agenda as appropriate.

General

11. The Chairman of the Epping Forest & Commons Committee or his nominated representative shall be Chairman of the Committee.
12. Outputs from the Burnham Beeches And Stoke Common Consultative Group will inform the Epping Forest and Commons Committee, which remains the decision making body.
13. Meetings will be held not less than once per year (plus an annual 'external site meeting' to view works carried out and discuss forthcoming project issues).
14. The Group will meet formally in January or February each year.
15. Meetings shall take place locally to Burnham Beeches.
16. The Town Clerk to convene the meetings and prepare and circulate the agendas and be responsible for the minutes, supported by local Officers where appropriate.
17. A further meeting or site visit may be arranged each year should circumstances require – see **Appendix 1**.

Appendix 1

Protocol for additional meetings site visits

For additional meetings/visits to be held for consideration of essential business by Officers or Members of Consultative Groups between scheduled meetings:

- i. A minimum of five members of the Consultative Group, the Chairman and Deputy Chairman must be in agreement to do so.
- ii. The minimum notice period for calling an additional meeting/visit is 28 days.
- iii. The nature of the issue must be submitted in writing to the Chairman, Deputy Chairman and Assistant Director at least 14 days before the meeting.
- iv. The Chairman or Deputy Chairman and the Assistant Director will preside at all additional meetings/visits.

Epping Forest Deer Management Oversight Group (DMOG)

Draft Terms of Reference

Purpose

- DMOG will provide oversight of the implementation of the Epping Forest Deer Management Strategy approved by the Epping Forest and Commons Committee (“the Committee”)
- DMOG oversight will include:
 - Making recommendations to the Committee to ensure the discharge of its duties under Epping Forest Acts 1878 & 1880 section 4 duty to ensure deer are *‘preserved as objects of ornament in the Forest’*.
 - To review annually the Epping Forest Deer Management Strategy to ensure relevance and appropriateness and make recommendations to the Committee.
 - To monitor the implementation of the Deer Management Strategy throughout the year and to bring to the attention of the Committee any issues that may affect the appropriate implementation of the strategy or give rise to other concerns that should be brought to the attention of the Committee.
 - To make recommendations to the Committee on the most effective and cost-efficient method to implement the Deer Management Strategy.
- DMOG will consider the scientific and best practice basis for deer management activity based upon evidence provided by officers
- DMOG will scrutinise officer population projections of wild and parkland deer herds based on evidence obtained by officers regarding the species, sex, and age of the deer together with cull data from adjoining estates where this is made available
- DMOG will review and provide an assessment of officer’s annual recommendations to the Committee, based on stocking rates furnished by the Independent Review on a proposed cull figure range for both the Birch Hall Park Deer Sanctuary and the Buffer Land
- DMOG will satisfy itself that the Epping Forest risk assessments, safe systems of work, food hygiene arrangements, carcass handling and waste disposal records are suitably legally and financially compliant for the management of deer management operations

- DMOG will appraise regular assessments of the welfare of the Birch Hall Park deer regarding weight and condition of the deer herd and ancillary activity designed.

Other Business

- Officers, will regularly update DMOG on broader plans for the management of Birch Hall Park the buffer land including statutory works, grant applications, government consultations and liaison with neighbouring landowners.

Membership

- DMOG will have 4 members, drawn from the elected members of the Committee.
- The members will be appointed with the approval of the Committee and will be members of DMOG in a personal capacity.
- One member of DMOG will be appointed by the DMOG members as the Group's Chair.
- DMOG will be provided with the services of an independent and suitably qualified deer manager.

Governance

- Membership of DMOG will be based on a one-year term renewed through the annual Committee appointment process conducted in January each year.

Meetings

- DMOG meetings will be held bi-monthly during the fallow deer season and by arrangement outside the season.
- Officers will provide papers to support DMOG's oversight together with a summary record of the meetings proceedings.
- All papers will remain confidential and be subject to the City of London Corporations Members Code of Conduct
- The groups status will be as an informal meeting outside CoL Committee arrangements

Committee(s)	Dated:
Epping Forest and Commons Epping Forest Consultative Group	22/5/24 19/6/24
Subject: Epping Forest – Assistant Director’s Update (SEF 11/24)	Public
Which outcomes in the City Corporation’s Corporate Plan does this proposal aim to impact directly?	All 6 outcomes
Does this proposal require extra revenue and/or capital spending?	No
If so, how much?	N/A
What is the source of Funding?	N/A
Has this Funding Source been agreed with the Chamberlain’s Department?	N/A
Report of: Bob Roberts, Interim Executive Director Environment Department	For Information
Report author: Jacqueline Eggleston – Superintendent/ Assistant Director of Epping Forest (Interim)	

Summary

The purpose of this report is to summarise Epping Forest’s progress against objectives since March 2024 along with updates of note.

Of particular note, a grant offer of £2.37m has been approved by DEFRA for the second Countryside Stewardship grant. Recruitment to new posts is progressing well and ground works have commenced at Great Gregories. A series of anti-social behaviour issues are being addressed through co-ordinated action by Epping Forest officers and supported by the police.

Recommendation(s)

Members are asked to:

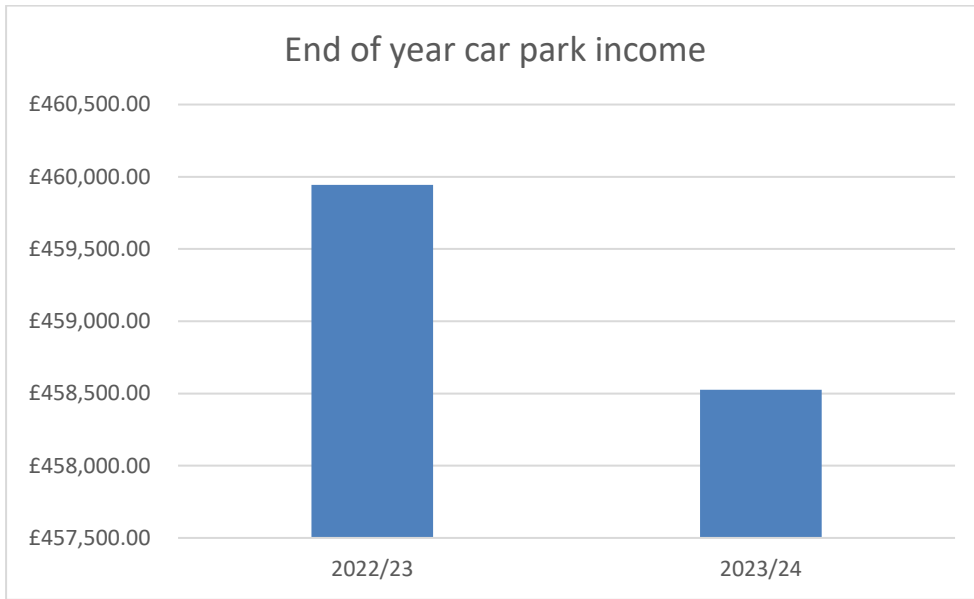
- Note the report.

Main Report

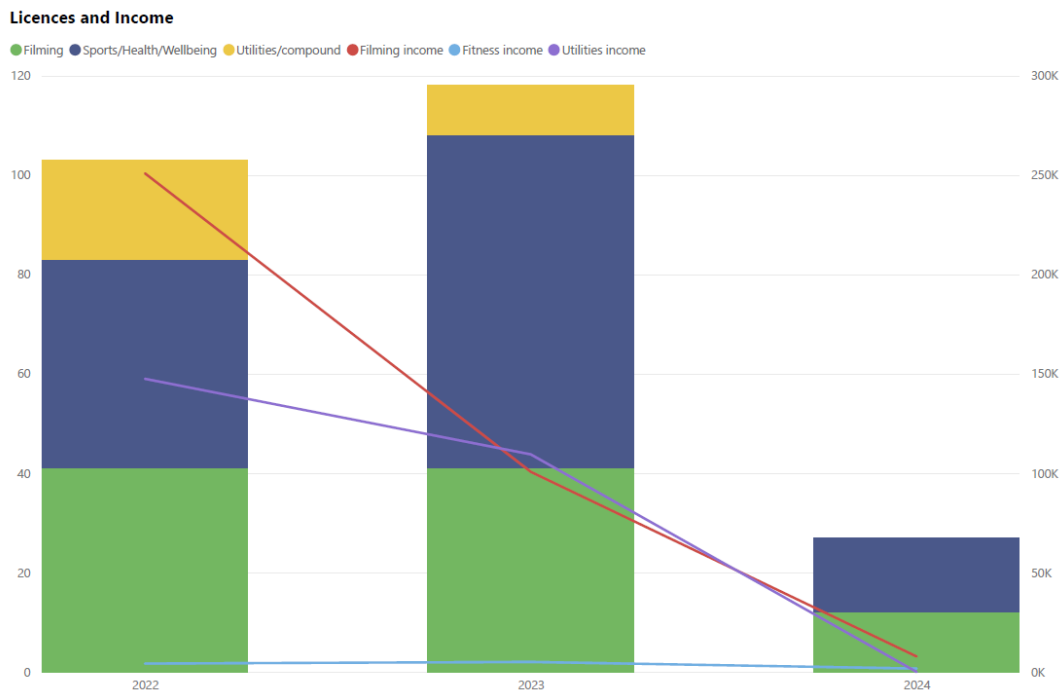
Key performance measures

Car Parking Income

1. Monthly income for car parking in Financial Year 2023/24 is approximately the same as that received in the previous financial year.



Licencing



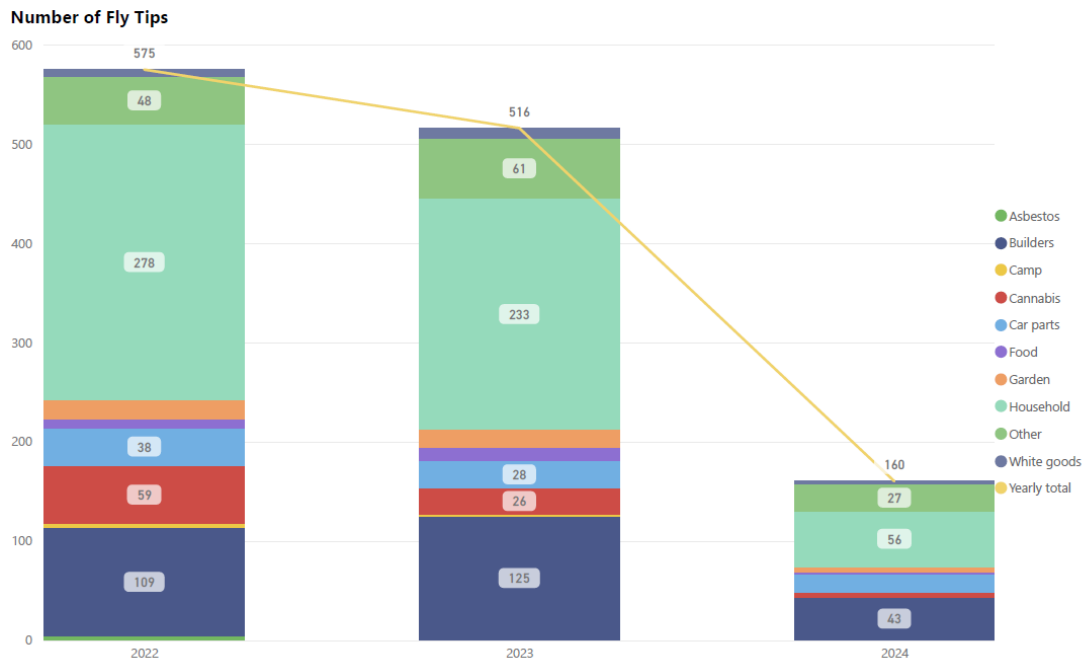
Golf

- Golf income rose for 2023/24 compared to the previous year, by £31,426.56 (6%) with total profit approximately £185,000. £55,000 was spent on a new green's mower and second irrigation tank, improving our machinery fleet and to allow staff to improve services delivered for visitors.



Fly tip

- General household waste continues to dominate the fly tips experienced across Epping Forest followed by builder's waste.



Waste Disposal costs

- Costs of disposal of litter and fly tips. All waste is recycled.

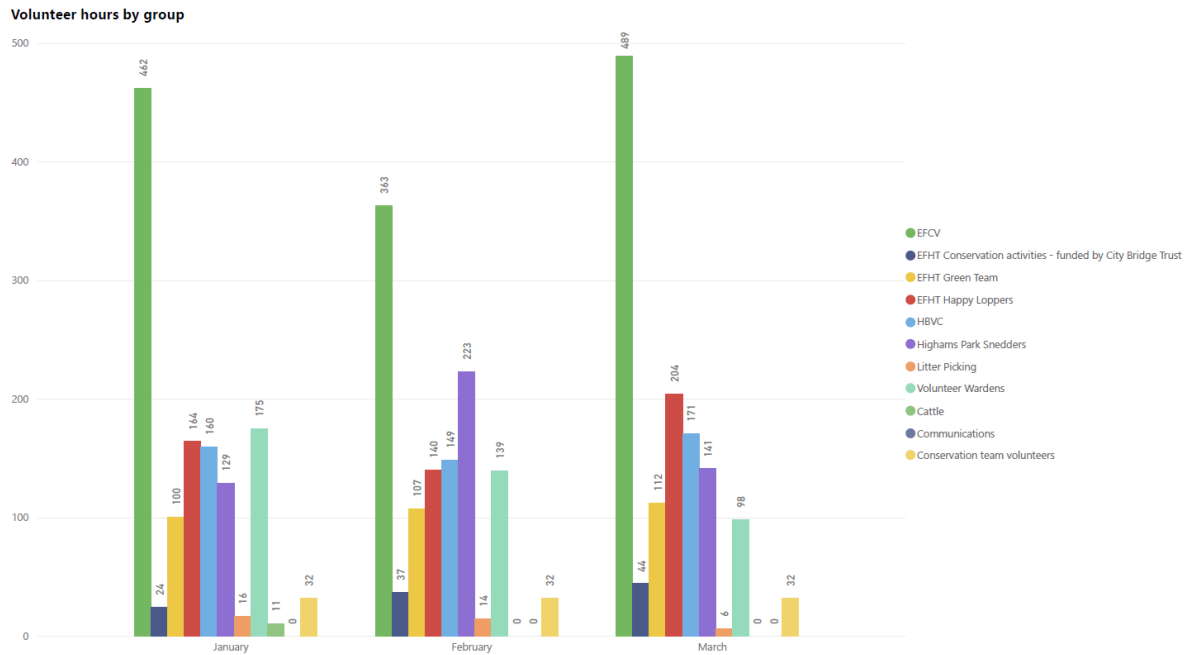


Enforcement

5. Epping Forest Enforcement Officers have investigated a total of 27 matters since 01 March 2024, comprising the following:
6. Four fly tips – three byelaw breaches, 13 criminal damage (in every case relating to skylark fencing on Wanstead Flats), seven anti-social behaviour (all matters relate to the use of quad / motorcycle) –0 dog related incidents and 0 poaching.
7. The team currently manage 25 on-going investigations. One matter resulted in a fixed penalty notice for a minor byelaw breach. Two fly tip matters have resulted in conditional cautions, one at £1000 (paid) and the other £300 (paid). One fly tip matter has been referred for prosecution / summons.

Volunteering

8. We continue to be supported by significant volunteering efforts. The table shows those organisations we collect numbers from but we recognise that considerable informal volunteering is undertaken throughout the Forest.



Updates

Outstanding Tree Works

9. A re-prioritisation exercise of tree work identified through existing and most recent surveys is taking place to help to streamline and consolidate the 'jobs'. Three new arborists have been appointed and a new team and task structure being implemented to tackle the backlog of works as rapidly and efficiently as possible.

Grazing & Grasslands

10. The 3 cows came off Wanstead Park after another successful period managing the acid grasslands brimming with ant hills. The Grazing and Landscape Manager gave a talk at Friends of Wanstead Park AGM on grazing in the Forest.
11. Two new young Longhorn Bulls were bought.
12. The Grazing and Landscape Manager hosted a visit from two operational representatives from Wimbledon Common looking at grazing and wood pasture management.
13. The Grazing and Landscape Manager met with the new owners of Harolds Park Farm, Nattergal, on site at their new acquisition. Also present were Jeremy Dagley (Essex Wildlife Trust) and Charlie Burrel (Knepp Estate).
14. A new mobile, hydraulic powered, tractor drawn Longhorn cattle crush has been delivered. This was designed and built over 6 months in collaboration with the Grazing Team and Morris Livestock. This new equipment will vastly improve our ability to work on our animals safely and quickly and is designed for horned animals to help them flow through the crush without having to move their head/horns to overcome obstacles.

15. The volunteer hedge layers have laid 185 meters of hedges at Great Gregories. The Grazing and Grassland team also took part in each workday to help transfer skills.
16. Solar panels are being explored for Great Gregories Yard, an initial expression of interest for grant funding from the Rural Payments Agency has been approved and funding options through CAS are being explored.
17. The Grassland Team spent 3 weeks stump grinding. This was to remove obstacles on their grass cutting work sites which hinder and often unbalance cutting equipment.

Recruitment

18. We have been pleased to welcome several new starters since your last report including:
 - Head of Conservation
 - Wildlife Management Officer
 - Health and Safety and Property officer
 - Arborist Manager
 - Business Administration Apprentice
 - Senior Grassland Conservation Officer
 - Engagement and Volunteering Officer
19. We will shortly be welcoming three new Arborists (pending final recruitment proves) due to start in May/June.
20. Interviews are imminent for the Conservation Team Leader, Waste and Recycling Manager, Digital Content Officer and Estates Manager.
21. The Forest Keeper Team Manager posts (x2) have been readvertised with keeper posts also shortly to be advertised.
22. Posts shortly to be advertised include Estate worker, Conservation Assistant.
23. At the time of writing this report vacancies stand at 34% but with plans in place to reduce this to a minimum of 26 % within the next month. The remainder of the posts will be more gradually filled including:
 - 3 are pending external funding sources/ project commencement
 - 3 apprentice positions pending managers in place and job descriptions
 - 4 pending new job descriptions

Incidents

24. **Quad / Motorcycle anti-social behaviour**—We are experiencing ongoing antisocial behaviour from quad bikes and motocross bikes riding in and around the Forest.

25. Joint working with Essex Police and Epping Forest District Council officers continues under the operation title 'Spring Action'. The current 7 investigations arise from 28 separate reported incidents notified to Epping Forest since 1 March.
26. On 14 April Epping Forest enforcement team led a high visibility joint working deployment. Police supported the operation and were able to deploy the National Police Air Service helicopter to a group sighting of males dressed in black, wearing balaclavas riding suspected electric motorcycles. They observed the group riding all the way via Waltham Abbey / Gunpowder Mill to an underground car park in Cheshunt. The police are making follow up enquiries.
27. Keepers and enforcement officers continue to attend all reported incidents and make proactive patrols at hotspots to deter the activity, gather intelligence and reassure visitors.

Skylark Fencing Wanstead Flats

28. Repeated vandalism of the fencing for the Skylarks on Wanstead Flats sadly continues to take place. However coordinated repairs and patrol efforts by Epping Forest officers and the Wren Group appears to have had some success in reducing the extent and frequency of the vandalism.
29. Feedback has been positive to our campaign highlighting the importance of the skylarks at Wanstead Flats and encouraging good behaviour from visitors. Additional signage has also been installed around the perimeter. A petition led by the Wren Group was signed by over 800 people to show support of our skylark conservation measures.
30. The Investigations Team has worked to identify and dissuade the individual(s) involved and continue to liaise with the National Wildlife Crime Unit and the Neighbourhood Policing Team on the matter.
31. During this period Wren Group members observed four territorial male skylarks present along with increased retention of feeding migrants, notably wheatears.

Bluebells in Chalet Wood

32. The three permanent bluebell interpretation signs and smaller signs with the edged paths are making a difference to visitor behaviour in Chalet Wood with considerably less trampling than in previous years. Whilst some visitors do ignore the signs, officer and volunteers from the Friends of Wanstead Park believe there is a general improvement and that the measures implemented in the last couple of years are working well.

Damage to the Hillforts

33. Cycling on the hillforts sadly continues, causing erosion to the banks. New signs have now been installed demarking the perimeter of Loughton hillfort much more clearly and indicating the area where cycling (and riding) is not permitted. Now that the signs are in place, keepers are undertaking regular

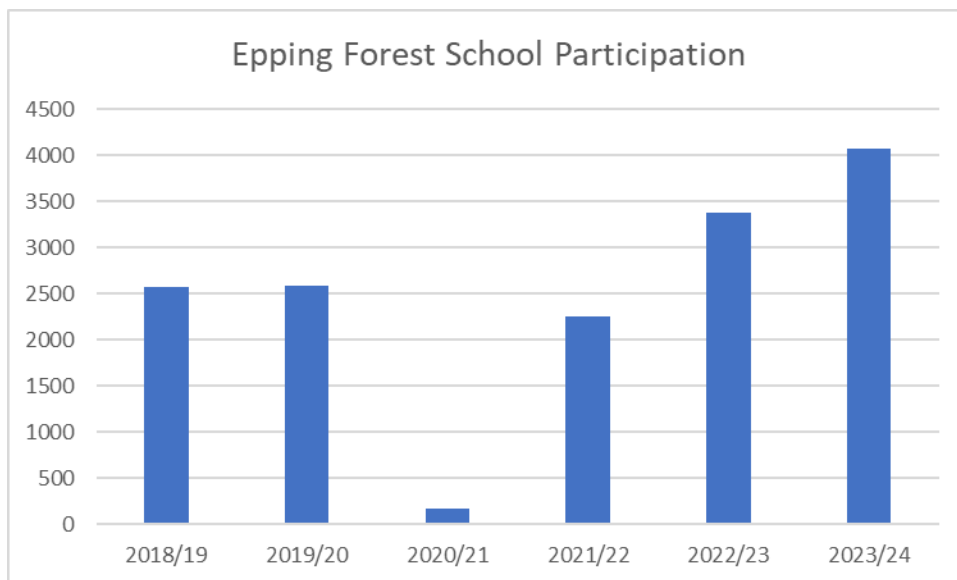
patrols and spot checks, with enforcement an option when education is not effective enough. The intention is that with regular patrols this behaviour will considerably lessen. We will be monitoring the impact of these measures and review after the summer.

- 34. Further measures and signage are planned for Ambresbury Banks and Loughton Brook.

Education

NE Learning Team

- 35. The Natural Environment Learning team has worked with 4065 school students this year (April 2023 – March 2024), with schools visiting Barn Hoppitt, Connaught Water and Wanstead Flats. School programme participation has been increasing annually following the pandemic, and now exceeds pre-pandemic levels:



- 36. In addition to the schools programme, the Natural Environment Learning Team delivered visits for asylum seekers, a pupil referral unit and Wanderers of Colour in March - April 2024.

Field Studies Centre High Beach (annual summary)

- 37. The City of London Corporation supported Field Studies Council (FSC) service engaged with over 200 different schools and 16,700 students at the Epping Forest Field Centre, consisting of primary, secondary, and A-Level students studying curriculum science and geography in our outdoor classrooms and learning locations throughout Epping Forest. Learner numbers are back in-line with pre pandemic levels; however, cost of living is impacting on customers.

38. They welcomed over 150 attendees to their Family Eco Adventures during the school holidays, where children could take part in nature-based games and activities and over 50 adults attended our Field Studies Council Biodiversity courses at Epping Forest.
39. Through the City of London Educational Trust grant funding, the FSC delivered Young-Naturalist courses to young people aged 11-16 in Wanstead Park, bringing those with an interest in ecology together. This grant also included Teacher Training delivered by an expert tutor, designed to introduce non-specialists to the ecology of Wanstead Park to increase teacher confidence in delivering curriculum ecology.
40. Through the Adventures Away from Home fund, the FSC reached out to those who are under-represented in the outdoor sector and welcomed 30 SEND young people at Epping Forest where they took part in outdoor nature-based games and activities to promote good mental health and local community.
41. The FSC continue to promote and participate in the Signs of Spring campaign in partnership with The Royal Society of Biology (as featured on The One Show in January 2024).
42. Summary statistics for FSC EF delivery:
 - Over 2180 primary school students in curriculum Science and Geography in our outdoor classrooms and learning locations throughout Epping Forest.
 - Over 12,700 secondary school students predominantly carrying out Geography GSCE Rivers fieldwork at Loughton and Debden Brook.
 - Over 1,700 A-level students studying Biology (Ecology and Ecosystems) at Rushey Plain and Paul's Nursery.

Projects

Wanstead Park Programme:

The Grotto

43. A restoration and maintenance plan to RIBA stage 3 has been commissioned and is currently underway focusing on the essential repairs needed to remove the Grotto from the Heritage at Risk Register and recommendations for desirable repairs and restoration works to the Grotto.
44. Consolidation of the landing stage. Phase one was completed in 2022. Following the structural investigations and trial pits, a variation was discovered in the construction materials of the Landing Stage. Therefore, an updated construction specification and listed building consent for the Landing Stage will be sought. The implementation of the landing stage phase two works will take place once the maintenance plan is completed and a new listed building consent is in place.

45. Funding for the restoration and maintenance plan was secured in November 2023; Funding of up to £150k for essential repairs to Grotto and completion of Landing Stage Phase Two was secured in March 2024. Both elements are funded from the CoL Cyclical Works Programme. There is also an available contribution of £14k by the Heritage of London Trust (HOLT) to the Landing Stage phase two.

46. The restoration and maintenance plan will include recommendations for desirable repairs and restoration works to the Grotto and would include recommendations on public access and visitor information. External sponsorship is required to deliver these elements and a sub-group of the project board has been created to investigate external funding opportunities.

Wanstead Park

The Temple

47. The Conservation Management Plan is now completed and presented to your committee separately for your approval.

Wanstead Park Dams

48. Procurement for the design of the Dam strengthening works will begin in May. Once detailed design is completed the works can be tendered. The design and tender process will take until 2025 with works expected to commence either just before or after bird nesting season (March or September).

River Roding Pump house

49. City Surveyors have appointed a consultant Spaflo who are designing and specifying the new pumphouse and filtration system that will be required to reinstate the up-cascade pumping system from the River Roding whilst it is in spate in winter months. The aim of this project is to help to reduce or eliminate the need for abstraction that currently takes place from the aquifer to the Heronry Pond.

Wanstead Flats

50. At the end of the football season a survey is taking place to help inform plans for future investment and organisation of football on Wanstead Flats. The proposals will come to a future committee.

Countryside Stewardship Grant Scheme

51. A grant offer of £2.37m has been approved by DEFRA for the second Countryside Stewardship grant. Tenders have been advertised to engage the first of the contracted works. Work to deliver the first Countryside Stewardship agreement will continue this year through a combination of in-house and contractor delivery.

Baldwins Pond Small Raised Reservoir Dam Repairs

52. The Environment Department's District Surveyors Team has appointed a contractor to progress plans for the repair of the leaking 6.4-metre-high dam. Due to further requirements surrounding planning permission for these works they are now expected to commence in Spring 2025.

Great Gregories Yard – Roofing improvement and Barn Project

53. A site initiation visit was carried out with all contractors. The ground works programme will last 7 weeks, starting with a new attenuation pond.

Climate Action Strategy – Carbon Removals Project

54. Interviews were held in April for a dedicated project manager and a project officer will be advertised in May. The spring and summer months will see some pre-works surveying to capture the baseline condition, and some of the works will start from September including the wildflower meadows at Copped Hall.

Events

Lend a Hand Day

55. The Chairman of the Epping Forest and Commons Committee accompanied by the Deputy Chair hosted a 'Lend a Hand Day' on 23 March. The aim was to recognise the contribution being made by Epping Forest volunteer groups and to help to raise interest in volunteering at Epping Forest through a volunteering event. Four practical volunteering activities were offered including:

- A conservation task to help protect ancient trees in Barn Hoppitt, Chingford, led by the Epping Forest Conservation Volunteers
- A conservation task to clear undergrowth around ancient trees at Highams Park Lake, led by the Highams Park Snedders,
- Two guided tours of Queen Elizabeth's Hunting Lodge, led by a Visitor Experience Assistant, with the purpose of recruiting new volunteers to assist us with opening this heritage building
- A mass litter pick, led by Epping Forest staff, across Chingford Plain.

56. This was followed by a reception at the Epping Forest Visitor Centre in Chingford with an informal style complimentary outdoor buffet with drinks, hot dog and woodfired pizza stall. This was a very successful networking opportunity as well as an opportunity to express to our existing volunteer groups how much we value them.

Muslim Hikers

57. The Chairman of the Epping Forest and Commons Committee welcomed 200 participants from Muslim Hikers to the Forest on Saturday 27 April as part of Epping Forest Heritage Trust's community engagement programme, now part-funded by the City Corporation Central Grants scheme. The 14-mile Northern Loop walk started and finished at Queen Elizabeth Hunting Lodge, and included talks about the ancient trees, signs of Spring in the Forest, the Deer Sanctuary and Ambresbury Banks. The walk was led and supported by a team of staff and volunteers from EFHT, with the additional support of two Forest keepers for the road crossings, and the London Borough of Newham who hosted lunch at Debden House campsite.

Future Events

58. On 11 May we are welcoming the Worshipful Company of Information Technologists to Epping Forest. Their visit will include a guide to the cattle grazing fenceless technology.

59. On 5 June the Institute of Chartered Foresters are visiting Epping Forest, with a programme of site visits to include understanding our hornbeam re-pollarding, cattle grazing using fenceless technology and challenges faced around tree diseases etc.

60. On 10 June the Forestry Commission are hosting an oak processionary moth awareness event, which is opening to anyone. Epping Forest staff are assisting with delivery of this with a site visit.

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Committee(s)	Dated:
Epping Forest and Commons Epping Forest Consultative Group	22/5/24 19/6/24
Subject: The Temple Conservation Management Plan (SEF 10/24)	Public
Which outcomes in the City Corporation’s Corporate Plan does this proposal aim to impact directly?	2, 5, 11 & 12
Does this proposal require extra revenue and/or capital spending?	No
If so, how much?	N/A
What is the source of Funding?	N/A
Has this Funding Source been agreed with the Chamberlain’s Department?	N/A
Report of: Bob Roberts, Interim Executive Director Environment Department	For Decision
Report author: Jacqueline Eggleston – Assistant Director / Superintendent of Epping Forest (Interim)	

Summary

This report presents a Conservation Management Plan, Maintenance Plan and associated documents for The Temple, Wanstead Park. The Temple Conservation Management Plan provides guidance to aid long-term decision making about the conservation and management of The Temple, which is a grade II listed building.

Recommendation(s)

Members are asked to:

- Endorse the Temple Conservation Management Plan as a resource to guide maintenance and management decisions.

Main Report

Background

1. The Temple is primarily significant as one of the best surviving elements of the grand park that was laid out around the palatial Wanstead House from the late seventeenth to the early nineteenth centuries.

2. Wanstead Park is a Grade II* Registered Park and Garden (RPG) and has been on Historic England's Heritage at Risk Register (HARR) since 2009. In 1954, The Temple and the nearby Grotto were designated as Grade II Listed Buildings, while in 1970 the Wanstead Park area was designated as a Conservation Area. The Wanstead Park Conservation Area was added to the HARR in 2010 while The Grotto was separately added to the HARR in 2017.

3. The Temple is generally in good condition.

4. Purcell were commissioned by City Surveyors in February 2023 to liaise with key stakeholders and prepare a Conservation Management Plan (CMP) for The Temple. The production of the CMP was overseen by the Heritage Estate Section (City Surveyor's Department) in consultation with representatives from Epping Forest. External key stakeholders included Historic England, London Borough of Redbridge, the Friends of Wanstead Parklands and the Georgian Society.

5. This report outlines the CMP prepared by Purcell and presents recommendations on the next steps to be taken.

Current Position

6. The aim of producing the CMP was to provide guidance to aid long-term decision making about the conservation and management of The Temple. It is envisaged to be primarily an internal document, which will benefit those involved with managing the site.

The purpose of the CMP is to:

- a. Act as a convenient and accessible repository of information about the site's history and development.

- b. Provide a balanced assessment of the heritage significance of the site which will underpin future decisions about change.

- c. Develop a consensus amongst stakeholders about the significance of the site.

- d. Guide the future conservation, management and maintenance of the site

- e. Suggest actions and projects that the City Corporation, in its capacity as Conservators of Epping Forest, could take forward to meet its vision for the site
- f. Help to clarify consent procedures for works to the listed building and immediate surrounds.
- g. The scope of the CMP is the Temple building and its immediate surrounds.

Proposals

- 7. Volume 1 of the CMP sets out, in Sections 2 and 3, the site's history and chronological development.
- 8. Section 4 assesses what is significant about the Temple in heritage terms of its historic, aesthetic, communal and setting values.
- 9. Section 5 identifies the issues and opportunities associated with the building and its immediate setting and which will underpin the Conservation Policies in Section 6.
- 10. Section 7 explores potential high-level options for improved access and enhanced provision of events and visitor facilities.
- 11. The final section contains an Action Plan with the summary of the key activities, associated urgency and costs.
- 12. Volume 2 consists of the Management and Maintenance Plan (MMP) which provides a robust framework for the ongoing management and maintenance on a day-to-day basis for The Temple.
- 13. Volumes 3 and 4 compile the most recent condition surveys, including structural and services, with associated recommendations and further relevant literature and reports relating to the Temple.
- 14. This Conservation Management Plan puts forward a vision for the Temple that would, if adopted:
 - a. conserve its character as one of the best surviving elements of the historic park.
 - b. promote the management and conservation of the site based on a thorough understanding of its significance.
 - c. implement a proactive regime of cyclical inspections and maintenance works undertaken at regular intervals.
 - d. provide a building which is safe, resilient and well maintained.

Corporate & Strategic Implications

Strategic implications

15. The CMP supports the Corporate Plan Policy aims and priorities:
- (2) People enjoy good health and well being
 - (5) Businesses are trusted and socially and environmentally responsible
 - (11) We have clean air, land and water and a thriving and sustainable natural environment
 - (12) Our spaces are secure, resilient and well maintained.

Legal Implications

16. The Temple is a Grade II listed building which must be managed in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990. This includes obtaining listed building consent for any alterations or extensions that would affect its character as a building of special architectural or historic interest.

Property Implications

17. The CMP addresses the long-term management and maintenance needs of the Temple to ensure its continued preservation.

Charity Implications

18. Epping Forest is a registered charity (number 232990). Charity Law obliges Members to ensure that the decisions they take in relation to the Charity must be taken in the best interests of the Charity.

Financial and Resource Implications

19. The maintenance and management of the Temple is met from City Surveyors Local Risk and Epping Forest Local Risk.

Risk Implications

20. Risk associated with the Temple, its maintenance and management is recorded through Epping Forest and City Surveyors respective risk registers

Equalities Implications

21. The CMP addresses future improvements for physical access.

Climate implications

22. Sustainable management and maintenance has been considered within the CMP.

Security implications

23. Security risk has been addressed within the CMP.

Conclusion

24. The Temple is a grade II listed building within a registered park and garden that is one of the best surviving elements of the original grand park in Wanstead. The Temple CMP provides guidance to aid long-term decision making about the conservation and management of The Temple.

Appendices

Appendix 1 The Temple CMP

Appendix 2 The Temple MMP

Appendix 3 The Temple Conditions Surveys

Appendix 4 The Temple Appendices

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THE TEMPLE, WANSTEAD PARK
VOLUME 01: CONSERVATION MANAGEMENT PLAN
FINAL ISSUE
MARCH 2024

Page 59



Rowenna Malone / Martha Bailey / Sally Humphries

On behalf of Purcell ©

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 PURCELL

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Issue 01

March 2023

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Issue 02

July 2023

Joana Antonio, The City of London Corporation

Issue 03

August 2023

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Issue 04

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Joana Antonio, The City of London Corporation

Issue 05

March 2024

Joana Antonio, The City of London Corporation

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3.2	Historic Development	27

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APPENDIX C: Conservation Principles, Policies and Guidance (2008)

APPENDIX D: Helen Hughes, The Temple, Wanstead Park: Portico Paint Analysis, 1992

APPENDIX E: Helen Hughes, The Temple, Wanstead Park: Architectural Paint Research: Interior and Exterior Painted Finishes, 1992

APPENDIX F: Compass Archaeology, Events at The Temple, 2013.

APPENDIX G: Compass Archaeology, Strategic Assessment, 2013.

APPENDIX H: Hockley & Dawson, Wanstead Temple: Lower Ground Floor Ceilings. 2018.

APPENDIX I: Huntly Cartwright, The Temple, Wanstead Park, Cost Estimate for Option in CMP, 2023



The Conservation Management Plan

This CMP has been commissioned by the City of London Corporation to aid its long-term decision making about the conservation of The Temple.

The Site

The Temple is situated in the south-east of Wanstead Park in the London Borough of Redbridge. It is a two-storey building, constructed circa 1760-2 from masonry walls with a hipped and pitched roof covered in black glazed pantiles. The front elevation is dominated by a Doric portico, either side of which extend brick wings. The lower-ground floor of the central cell is hidden by an artificial mound of earth. Both floors are one room deep and there are four principal spaces on each floor; with the southern cell on each floor subdivided to create toilets and kitchen facilities. The Temple is a statutorily listed building at Grade II.

Summary Statement of Significance

Section 4 assesses what is important about The Temple in heritage terms.

The Temple is primarily significant as one of the best surviving elements of the grand park that was laid out around the palatial Wanstead House from the late seventeenth to the early nineteenth centuries. It combines the fashionable Palladian style and use of red brick and glazed pantiles with a simplicity reflecting its functional purpose as a menagerie and later a keeper's house.

The building's appearance today, whilst of high aesthetic value, belies the extent of change in both appearance and use over the centuries. Whilst there were extensive works undertaken in the 1990s, the building is still deemed to have medium evidential potential at a local level to reveal more about its original construction and subsequent alteration.

The building is associated with John, 2nd Earl Tylney, who commissioned it and the City of London Corporation that has cared for it for nearly 140 years. These associations are not reflected in the building's fabric, however.

Long visible as part of the park, first from a public thoroughfare and then from the public park, The Temple has been open to the public for over quarter of a century and is deemed to have high communal value.

The setting of The Temple has altered considerably over time, especially with the reduction of size and simplification of the park over time. However, features such as the replanted avenue, the dried pond, the large wet ponds and the remains of the Grotto all contribute to an understanding of The Temple as part of an impressive designed landscape.

Issues and Opportunities

Section 5 explores the issues and opportunities for The Temple based on site observations and discussions with staff and stakeholders.

The key issues facing The Temple are:

- *There are some issues with condition of the building and there has been no proactive maintenance strategy, with repair works carried out reactively rather than planned ahead.*
- *The setting of The Temple has issues, including poor quality surfacing, street furniture and ad-hoc parking, plus existing street furniture and the woodland and parkland setting are generally not well maintained.*
- *There are accessibility issues at The Temple, including the lack of a lift, wheelchair users having to be let into the back of the building to access the Lower Ground Floor, no access internally to an accessible WC and poor signage.*
- *Security issues, partly due to lack of permanent staff based at The Temple.*
- *The appointed Building Manager at Epping Forest has a portfolio of over 100 buildings and therefore resources for managing The Temple are limited.*



The key opportunities are:

- *To undertake appropriate conservation repairs and to implement the new Management and Maintenance Plan to ensure the enhanced condition and appearance of The Temple. Repairs and maintenance should be carried out proactively and with a regime of cyclical inspections undertaken at regular intervals.*

- *The immediate setting of The Temple could be improved with better landscaping, potentially as part of a regeneration of the Keeper's Lodges and the establishment of a visitor hub.*

- *Access could be improved, potentially with an internal lift and updated accessible WC, or with smaller interventions such as improved signage and improved accessible interpretation.*

If it were possible for redevelopment works to take place at The Temple, a long-term aspirational aim could be for a member of staff to be permanently based at the building.

- *The use of The Temple, the adjacent Keeper's Lodge and their setting could be reviewed to provide an enhanced visitor offer, such as improved WCs, a café and catering offer, etc, as well as enhancing the surrounding landscaping to provide a more attractive setting.*

Conservation Framework

Section 6 sets out a Conservation Framework for the future management of The Temple. The Conservation Framework should form the basis for decision-making regarding proposed changes to the built fabric. The Framework articulates an overall Conservation Philosophy to guide decision-making whether with regard to major project proposals or day-to-day maintenance. It also sets out a series of Conservation Principles and related actions. The overarching Conservation Philosophy and Conservation Principles for The Temple are reproduced here.

CONSERVATION PHILOSOPHY

The Temple is primarily significant as the last surviving park building of the Wanstead Park estate within the current public park boundary. As such, its exterior will be preserved and enhanced as a park building in the landscape. Internally, the layout of the floors, which is split into four parts, will remain legible and the decorative interior of the central room will be preserved and, where the opportunity arises, enhanced. As far as resources allow, one of the uses within The Temple will continue to be the sharing of the history and significance of the wider park as well as The Temple itself.

The Temple is Grade II listed and it will be maintained to a high standard to reflect its national designation of historical and architectural interest. The building is no longer used for its original function to house animals and birds nor its subsequent residential function. Its current usage as exhibition, events and office space is likely to continue to evolve. Where change is necessary to accommodate these functions, it will be concentrated in areas of least significance and will be carried out to a high standard of design and construction worthy of the nationally significant building. Where works are required to areas of more significance, these will be kept to the minimum necessary and will be undertaken to minimise their visual intrusion. Where new partitions are required, these will be installed so that the original layout remains legible. Advice and the relevant permissions for change will be sought in a timely manner from the London Borough of Redbridge Council.

The preservation of The Temple will be based on the prioritisation of timely maintenance. A system of regular inspections and subsequent repair and maintenance will be developed and enacted consistently to ensure the good upkeep of the built fabric and the safety of the building services to minimise the risk of failure and deterioration. Where repair and maintenance works are undertaken (as opposed to proposed new works/alterations) the historic fabric will be repaired wherever possible, rather than replaced, to preserve as much of the historic fabric as possible. Repairs will be carried out using the appropriate matching materials and techniques to preserve both the historic fabric and the appearance of The Temple. All works to the building will be carried out by appropriately qualified and experienced contractors using appropriate techniques in accordance with current best practice to minimise the risk of harm.

To fulfil its duty of care, the City Corporation will ensure all staff involved with the management and maintenance of the building understand its significance and how to manage and care for the building in accordance with its significance.



Conservation Principles

- T01 The Temple will be managed based on a thorough understanding of its significance.
- T02 The Temple will be maintained in good order and periodic inspections undertaken.
- T03 Listed building consent will be obtained prior to works that require it.
- T04 Change to the building will be recorded and records consistently filed.
- T05 The potential for below ground archaeology will be incorporated into the planning of any below ground works.
- T06 A high standard of design and construction will be employed for all new work.
- T07 Future uses will be selected to minimise works to The Temple, especially where alternative structures could be used.
- T08 Resources allowing, The Temple will continue to share the histories of the park and the building as one of its uses.
- T09 The collections held at The Temple will be better understood to inform their future.
- T10 Subject to resources, The City will seek to explore options for improved accessibility to all with minimal harm to the significance of the Temple.
- T11 Future management of The Temple will be considered with the aim of improving long term environmental sustainability and resilience to climate change, where adoption of technology and materials can be achieved with no or minimal harm to the significance of the Temple.

- T12 Services will be updated with minimal impact on the significance of the building.
- T13 The Temple will be protected from major threats to the historic fabric.
- T14 Fire protection and security measures will be designed to minimise their impact on the appearance and historic fabric of The Temple.
- T15 The CMP will be formally adopted as policy by the City Corporation as one of the principal sources of guidance in the management of The Temple.
- T16 This CMP will be used to guide the management, maintenance and change of The Temple.

Action Plan

In order to implement the Conservation Principles, key actions required by the City of London Corporation are listed below together with an urgency rating (essential, advisable, desirable):

- Undertake the essential management and maintenance tasks outlined in the Management and Maintenance Plan. Urgency: Essential.
- Carry out the priority A and B actions identified in the Condition Survey. Urgency: Essential.
- Develop and implement a disaster risk preparedness plan. Urgency: Essential
- Brief all staff and contractors about the significance of the building and its setting. Urgency: Essential
- Subject to resources and funding availability, undertake a Feasibility Survey to explore potential new uses for The Temple, Keepers' Lodges and their setting, and their cost and financial viability. Urgency: Advisable
- Commission an Access Audit for The Temple. Urgency: Advisable
- Subject to resources, establish a digital working archive of existing reports and a system of recording with a standard form and system of filing. Urgency: Advisable
- Collate and update existing information on The Temple and conduct research to fill in gaps in knowledge about the collections. Urgency: Desirable
- Resource allowing, refresh the displays in The Temple to provide greater accessibility, including making use of technological solutions where appropriate. Urgency: Desirable



SECTION 1.0 INTRODUCTION

1.1 PURPOSE AND SCOPE

This Conservation Management Plan (CMP) has been commissioned by the City of London Corporation to aid the future conservation and decision-making for The Temple in Wanstead Park, London. The CMP will focus on the building and its immediate setting within Wanstead Park. It sets out the history of The Temple, articulates its significance and analyses the issues, risks and opportunities associated with the building. It also provides a set of conservation policies within a conservation framework to guide the future management of the site.

The CMP forms Volume 1 of a suite of documents providing information about the site. The content of the other volumes is noted below, with the structure of the CMP provided in the table adjacent.

Page 65.

- **Volume 1:** Conservation Management Plan
- **Volume 2:** Management and Maintenance Plan
- **Volume 3:** Condition Survey, Mechanical and Electrical Services Condition Report, Structural Survey
- **Volume 4:** Appendices, including copies of other relevant reports

1.2 STRUCTURE OF THE DOCUMENT AND HOW TO USE IT

	Executive Summary	This provides an overview of the CMP, including its overarching aims and conclusions.
ORIENTATION AND GETTING TO KNOW THE PLACE	1 Introduction	This outlines the scope of the CMP, why it has been written, its structure and how it has been prepared.
	2 Understanding the Site	This describes the building and its immediate setting, its current usage and an overview of its wider heritage context.
	3 Historical Development	This provides a timeline of the historical development of The Temple, followed by a more detailed chronological history tracking the phases in its history.
GAINING A MORE DETAILED UNDERSTANDING	4 Statement of Significance	This provides an understanding of what makes the site important, why and to whom.
CREATING A POSITIVE FUTURE	5 Issues and Opportunities	This describes the issues and opportunities associated with a range of aspects of the site, such as condition, access and ownership.
	6 Conservation Framework	This provides an overarching conservation philosophy together with specific conservation policies for the site's future maintenance and use.
	7 Options	This section considers options for The Temple's future
	8 Action Plan	Tabulated key actions with notes on timescales, urgency and approximate costs.
	9 Bibliography	A list of published and unpublished sources that have been consulted in the preparation of this document.

1.3 RELEVANT DOCUMENTS

There are a number of publications relating to The Temple that have been reviewed in the preparation of this CMP:

- Chris Blandford Associates, Wanstead Park Conservation Statement, 2011.
- Compass Archaeology, Events at The Temple, 2013.
- Compass Archaeology, Strategic Assessment, 2013.
- Helen Hughes, The Temple, Wanstead Park: Architectural Paint Research: Interior and Exterior Painted Finishes, 1992.
- Hockley & Dawson, Wanstead Temple: Lower Ground Floor Ceilings. 2018.
- Ingleton Wood, The Temple, Wanstead Park: Condition Survey, January 2022.
- London Borough of Redbridge, Wanstead Park: Epping Forest, Archaeological Evaluation, 2007-09.

The Essex Record Office holds a number of maps relating to the history of Wanstead Park which have been consulted in the preparation of this document and are listed in the bibliography.

The City Corporation also holds various folders containing information on historic works to the building, which were made available to Purcell.

1.4 GAPS IN KNOWLEDGE

The earliest floor plans identified for The Temple date from 1947, meaning the original planform of the building is unknown. It has not been possible to verify exactly when the brick wings were constructed and if they were originally open to the roof.

There is a lack of clarity as to when the building ceased to function as a menagerie and adopted the primary function of providing accommodation for estate staff, though we can ascertain that this took place between 1789 and 1815/6.

1.5 CONSULTATION

The first draft was shared with the City Corporation's internal stakeholders:

- Susana Barreto, Senior Heritage Estate Officer
- Joana Antonio, Heritage Estate Officer
- Paul Thomson, Previous Superintendent of Epping Forest
- Simon Glynn, Assistant Director Policy and Projects, Natural Environment Department
- Jacqueline Eggleston, current Interim Superintendent of Epping Forest
- Nick Clayden, Safety and Assets Manager
- Sophie Lilington, Epping Forest Heritage and Museum Manager.

It was also shared with the following external stakeholders:

- Historic England
- The London Borough of Redbridge
- Friends of Wanstead Parklands
- The Georgian Group.

A workshop was held to discuss the first draft in April 2023. Amendments were made and a second draft issued to the same group. A second workshop was held in September 2023, including an additional stakeholder, Rob Shakespear, Head of Heritage and Museums (Natural Environment Division) at the City of London. The second draft document was shared with all stakeholders for comment following this workshop.

1.6 ADOPTION

This CMP will be implemented by the City of London Corporation once it has been endorsed by the relevant Committees. Epping Forest will be responsible for the implementation of CMP. The CMP should be reviewed following the completion of the major project and every five years after that to ensure it remains relevant.

1.7 AUTHORSHIP

The report has been prepared by Purcell, a firm of architects and heritage consultants, specifically by Rowenna Malone MA(Cantab) MA IHBC, Associate, Sally Humphries BA (Hons), MSc, IHBC, Associate Heritage Consultant, and Martha Bailey BA(Hons) MA, Assistant Heritage Consultant.

1.8 ABBREVIATIONS

CMP Conservation Management Plan

SECTION 2.0

UNDERSTANDING THE SITE



2.1 SITE LOCATION

The Temple is situated in the south-east of Wanstead Park in the London Borough of Redbridge. Immediately south of the building is an area known as The Plain, historically known as 'The Park', beyond which lie Perch Pond and Heronry Pond. The site is bounded to the north by an area of woodland known as The Grove. A path running east to west from The Temple leads to the ornamental waters and another eighteenth century garden structure known as The Grotto.

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KEY FEATURES

- Wanstead Park - City of London Corporation, managed by Epping Forest
- A Roads
- Site Boundary
- Underground Stations
- Registered Park and Garden

- A The Temple
- B Redbridge Underground Station
- C Wanstead Golf Club
- D Site of Wanstead House
- E Wanstead Underground Station
- F The Grotto
- G The Basin
- H Shoulder of Mutton Pond
- I Heronry Pond
- J Perch Pond

This plan is not to scale



Figure 01 Aerial imagery showing the location of The Temple within Wanstead Park and the surrounding area. Google Earth 2023

2.2 SITE DESCRIPTION

2.2.1 Exterior

The Temple is a two-storey building, constructed circa 1760-2 from masonry walls with a hipped and pitched roof covered in black glazed pantiles.

The front elevation is dominated by a Doric portico, painted white and accessed by a shallow flight of stone steps. The lower-ground floor of the central cell is hidden by an artificial mound of earth. Access to the upper-ground floor of the central cell is provided by a timber panelled and glazed door with a timber hood over and nine-light, timber framed sash windows on either side.

Brick wings extend north and south, either side of the portico. The front façades of the wings have large blind windows, three on each wing, which span from upper-ground floor to eaves level. The northern wing extends further than the north, with an additional small extension housing a stairwell and a further recessed mid-nineteenth century extension. This extension is slightly recessed. There are modern metal and timber doors on the west (front) and south elevations of the extension, which provide access to the public toilets at lower-ground floor level.

The rear elevation of The Temple is characterised by a range of fenestration of different proportions. The rear elevation of the central cell is accessed at lower-ground floor level via a modern timber door, with timber casement windows on either side. Above the door is a nine-light, timber-framed sash window. Within the pediment formed by an architrave and the prominent eaves of the central cell is an historic bell.

The north elevation of the building features a large blind archway spanning both storeys. This was created or reinstated in the 1990s following the removal of a single-storey extension to the north during the 1950s.

The brickwork and mortar bear signs of repair and/or infill on all elevations. Brick chimney stacks are situated at the gable ends of the structure, and what would have been the gable-end of the south wing prior to the nineteenth-century extensions. A large brick chimney also rises from the south side of the portico. All rainwater goods are of cast-iron.

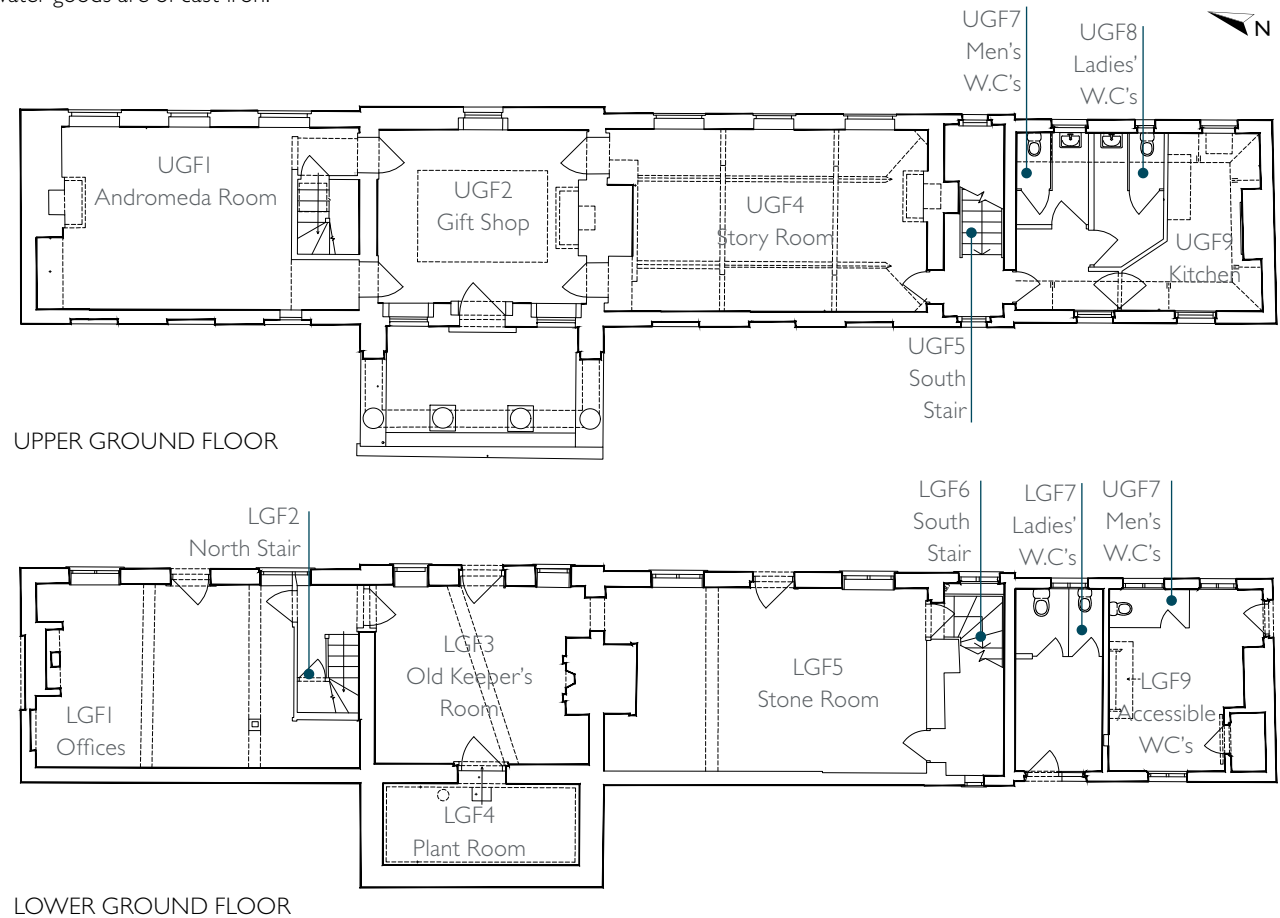


Figure 02 Floor plans of The Temple



Figure 03 West elevation of The Temple



Figure 04 Iron bell above the architrave on the rear elevation



Figure 05 The Temple from the north-west. On the north elevation is the large blind archway dating from the 1990s. The areas of infill within the blind windows on the front elevation date from the early 1990s, when later nineteenth-century windows were removed. Note the earth sloping away from the front elevation up towards the path; originally the earthen mound continued to meet the brickwork.



Figure 06 The main entrance door to upper-ground floor level



Figure 07 The east elevation of The Temple. On the left are the nineteenth century extensions



Figure 08 Paving laid to improve access to The Temple in the late 1990s



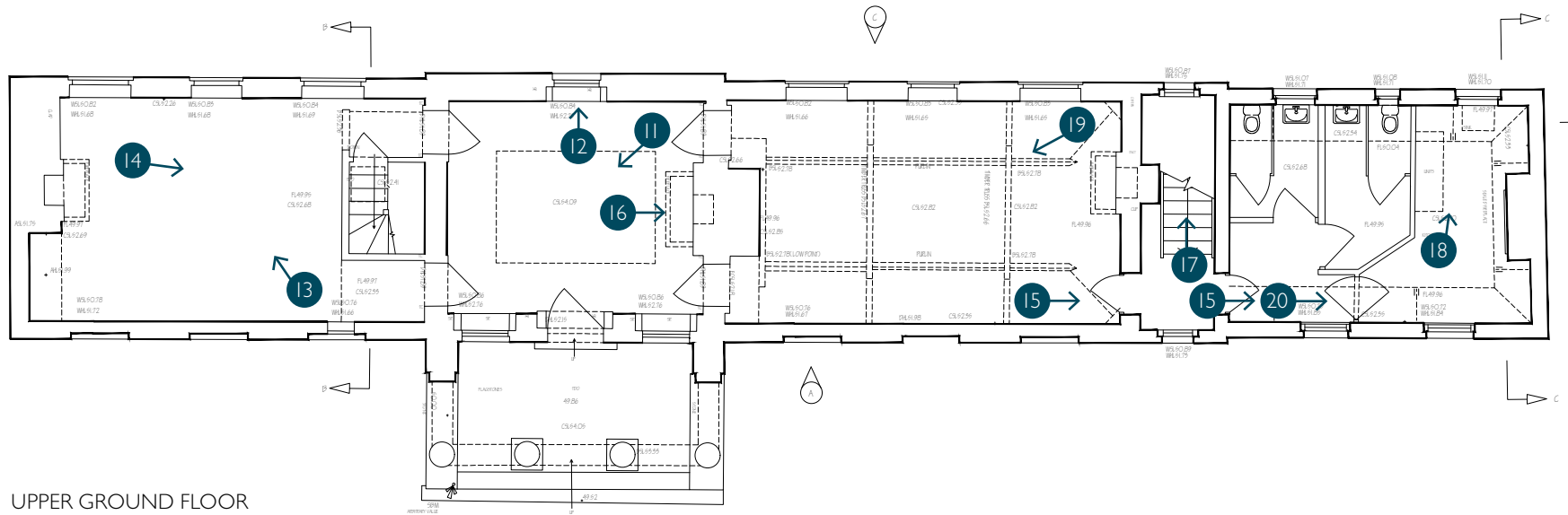
Figure 09 The south elevation of The Temple, showing the modern door providing entry to the men's public toilets at lower-ground floor level



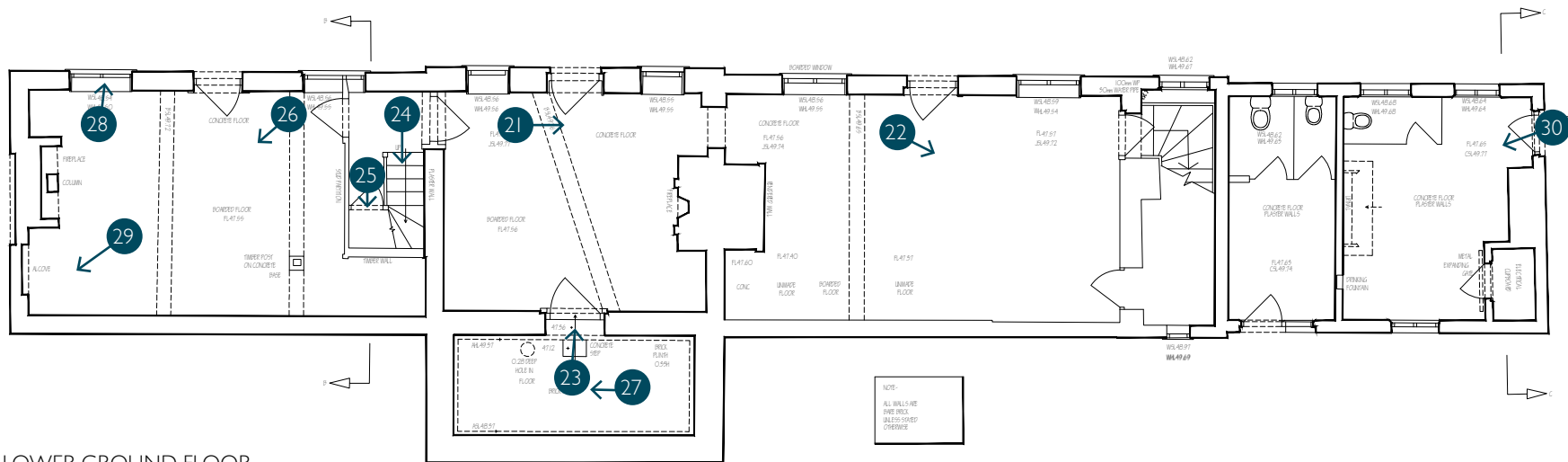
KEY
PHOTOGRAPH
LOCATIONS

11 → Figure No.

This plan is not to scale



UPPER GROUND FLOOR



LOWER GROUND FLOOR

Figure 10 Floor plans showing photograph view locations (see following pages)

2.2.2 Interior

Both floors are one room deep and there are four principal spaces on each floor, with the southern cell on each floor subdivided to create toilets and kitchen facilities.

UPPER GROUND FLOOR

Entrance via the portico on the front elevation leads into the principal reception room. This is the most richly decorated and historically well-preserved room. The plastered and painted walls are enriched with a dado rail and ornamental bracket or modillion cornice. The decorative scheme is what was surmised to be an appropriate historic paint scheme following paint analysis in the 1990s, commissioned by Julian Harraps Architects in May 1992 and by the Corporation of London in 1994. Doors and windows, with wide glazing bars, are timber and appear historic, as do the wooden shutters with fielded panelling, H-hinges and swivel fasteners which suggest they date from the late eighteenth or early nineteenth century. The backs of the shutters are grained. A fine fireplace with a metal grate, stone hearth, and marble/timber surround with bolection moulding is located on the south wall.

The upper floor rooms immediately adjacent to the central cell are comparatively plain and are characterised by the timber rafters which were fully exposed during the 1990s when the ceilings were removed. In the northern room a timber wall and stud partition was fully enclosed around the top of the eighteenth-century staircase. The skirtings are simple and each room has a replica fireplace installed in the 1990s.

The extension has been subdivided to form male and female WCs, a kitchen and a lobby. All the architectural mouldings are thought to be modern although they are in the style of historic painted timber mouldings. The doors to the WCs are panelled and may be early twentieth century. The swing door to the kitchen is modern.

Doors and windows on the upper-ground floor are timber throughout, with casement windows to the wings and sash windows to the principal room behind the portico. There is also a sash window in the new stair hall. Floors in the nineteenth century extension are covered with linoleum, and timber floorboards are exposed elsewhere.



Figure 14 Rafters in the northern wing, upper-ground floor.



Figure 11 Main reception room on the upper-ground floor, looking towards the main entrance door.



Figure 12 Wooden folding shutter in the east elevation on the upper-ground floor.

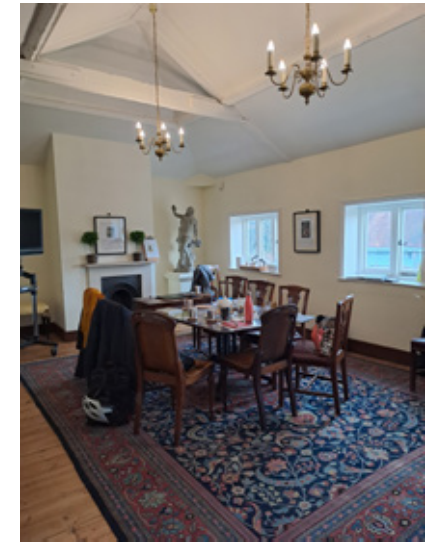


Figure 13 Reception room on the upper-ground floor of the northern wing.



Figure 15 The threshold between the small early 19th-century extension and the later 19th century recessed extension on the upper ground floor.

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Figure 16 Fireplace and surround in principal reception room behind the portico on the upper-ground floor.

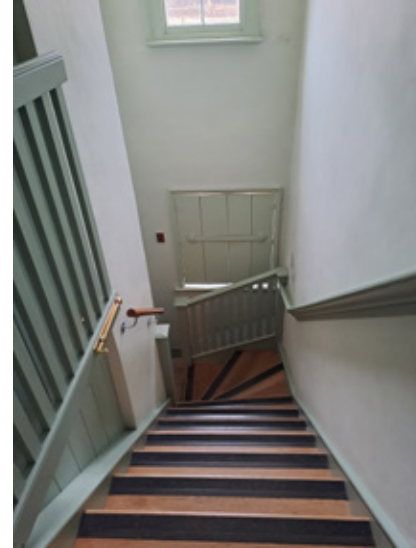


Figure 17 Modern staircase leading to the lower-ground floor.



Figure 20 The upper-ground floor of the recessed nineteenth-century extension to the south. To the left of the image are doorways leading into the toilets. Opposite is a catering door leading to the kitchen.



Figure 18 Kitchen in the recessed south extension, looking east.



Figure 19 The Story Room in the southern wing, looking north towards the main reception room.

LOWER GROUND FLOOR

The lower-ground floor can be accessed by staircases in either wing. Access from outside the property is via timber doors on the rear elevation. The rooms are low ceilinged with modern reconstituted stone flooring, except in understair cupboards and the vault beneath the portico, where historic brick/stone remains. A simple timber historic fireplace survives in the central room. All rooms have modern timber security shutters and lighting. Though some historic architraves survive, all internal doors appear to be twentieth or twenty-first century firedoors excepting one door enclosing a cupboard beneath the eighteenth century staircase.

Beneath the portico is a brick vault that is said previously to have contained wine bins but now is used as a small plant room.

There is no access to the lower-ground floor of the recessed eighteenth century extension from within the building today although there was historically; access is now provided via the south and west external elevations. This area was sub-divided in the 1950s with a further partition wall built between 2015 and 2023 to separate the men's facilities from a newly created accessible toilet. All the WCs have modern finishes and fittings.



Figure 21 The central room on the lower-ground floor, looking south.



Figure 22 The southern wing on the lower-ground floor, looking towards the south internal wall and modern staircase.



Figure 23 Threshold between the central room on the lower-ground floor and the brick vault.

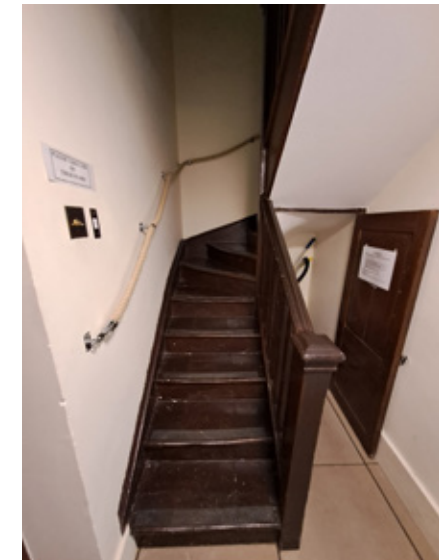


Figure 24 Eighteenth century staircase leading to the upper-ground floor.



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Figure 25 Door to under-stairs cupboard on the lower ground floor.



Figure 26 The room to the north of the portico, looking north, currently used as office space.



Figure 27 Interior of the brick vault on the lower-ground floor, beneath the portico, looking north.



Figure 28 Modern security shutters on the lower-ground floor.



Figure 29 Modern joinery spanning a previous opening into the single-storey extension to the north, removed in the 1950s.



Figure 30 The men's public toilets, accessed via the external wall of the nineteenth century extension to the south.



2.3 LEGISLATIVE FRAMEWORK AND DESIGNATED HERITAGE ASSETS

2.3.1 National Planning Policy

The National Planning Policy Framework (NPPF) (December 2023) is the overarching planning policy document for England and provides guidance about how to implement the legislation which covers the historic environment, the Planning (Listed Buildings and Conservation Areas) Act 1990. Within Section 16 of the NPPF 'Conservation and enhancing the historic environment' are the government's policies for the protection of heritage.

The policies advise a holistic approach to planning and development, where all significant elements that make up the historic environment are termed heritage assets. These consist of designated assets, such as listed buildings or conservation areas, as well as non-designated assets, such as locally listed buildings, or other features which are of heritage value. The policies within the document emphasise the need for assessing the significance of heritage assets and their setting in order to fully understand the historic environment and inform suitable design proposals for change to significant buildings. The document also requires that the impact of development proposals which affect heritage assets is assessed.

Key paragraphs are reproduced in Volume 4, Appendix B.

2.3.2 Local Planning Policies

London Plan: Spatial Development Strategy for Greater London 2021

The London Plan: Spatial Development Strategy for Greater London was published by the Greater London Authority in 2021. It provides the overall strategic plan for London over the next 25 years. Chapter 7 focuses on policies relating to heritage and culture. It requires organisations to demonstrate a clear understanding of London's historic environment that it can use to conserve and enhance London's heritage, it encourages strategies that demonstrate the importance of heritage in place-making, requires development proposals to avoid harm and requires development proposals to consider the impact on archaeology.

Redbridge Local Plan

Redbridge Local Plan was adopted in March 2018 and sets out the planning policies for the London Borough of Redbridge in line with the NPPF and the London Plan. Policy LP33 sets out the approach to the historic environment. Paragraph 1.22.1 identifies Wanstead as an area of distinctive local character and heritage which must be respected in future development.

The key policies are reproduced in Volume 4, Appendix B.

2.3.3 Heritage Guidance

Historic England publishes guidance on the conservation, assessment and management of historic buildings and heritage assets. It also publishes practical guidance for a range of works from improving insulation to repairing windows. This guidance is all available on the Historic England website. Important overarching documents are:

Conservation Principles, Policies and Guidance (2008)

This document, published by English Heritage (now Historic England), sets out the principles for the management of the historic environment and also the process for assessing the significance of a site. Conservation Principles, Policies and Guidance differentiates between works that are repairs, restoration and new works or alterations. The paragraphs defining the tests for the different types of work can be found in Volume 4, Appendix C.

The Setting of Heritage Assets (2017)

This sets out guidance on managing change within the settings of heritage assets and provides guidance on how to understand setting and assess the contribution it makes to the significance of heritage assets.

Epping Forest Acts

The Epping Forest Acts, in particular the 1878 and 1880 Acts, are relevant for the preservation and management of Epping Forest in which Wanstead Park is included.

2.3.4 Levelling Up Bill

The Levelling Up Bill is currently being reviewed by government and will come into force in the next few years. This may affect planning considerations, particularly in relation to enforcement powers. The City Corporation should be aware of the implications of this bill and how it might affect works to The Temple.

2.3.5 Designated Heritage Assets

Listed Buildings

The Temple is designated Grade II listed. There is one other listed building in close proximity to The Temple, known as The Grotto, (also Grade II). The Grotto was erected circa 1760-2, at the same time as The Temple. It was severely damaged by a fire in 1884 during which the internal rooms were lost, leaving only the front façade and a few other sections of the building standing. The Grotto was placed on the Heritage at Risk Register in 2018. The structure is located on the banks of the Ornamental Waters. Although there is no intervisibility between the two structures, they have been linked by an informal path since 1882, and perhaps much earlier.

The park contains a further four listed buildings/structures which are all concentrated in the north:

- Church of St Mary, Grade I
- Churchyard Railings and Gates at Church of St Mary, Grade II
- Memorial to Joseph Wilton RA In Churchyard of St Mary, Grade II
- Wanstead Golf Club, Grade II

The location of these listed buildings is indicated on the adjacent plan to the right.

Wanstead Park, Grade II* Registered Park and Garden

Wanstead Park was designated a Registered Park and Garden in 1984. The boundary of the RPG is indicated on the aerial view. The RPG was placed on Historic England's Heritage at Risk Register in 2009.

Wanstead Park Conservation Area

Wanstead Park Conservation Area was designated in 1970 and placed on the Heritage at Risk Register in 2010.

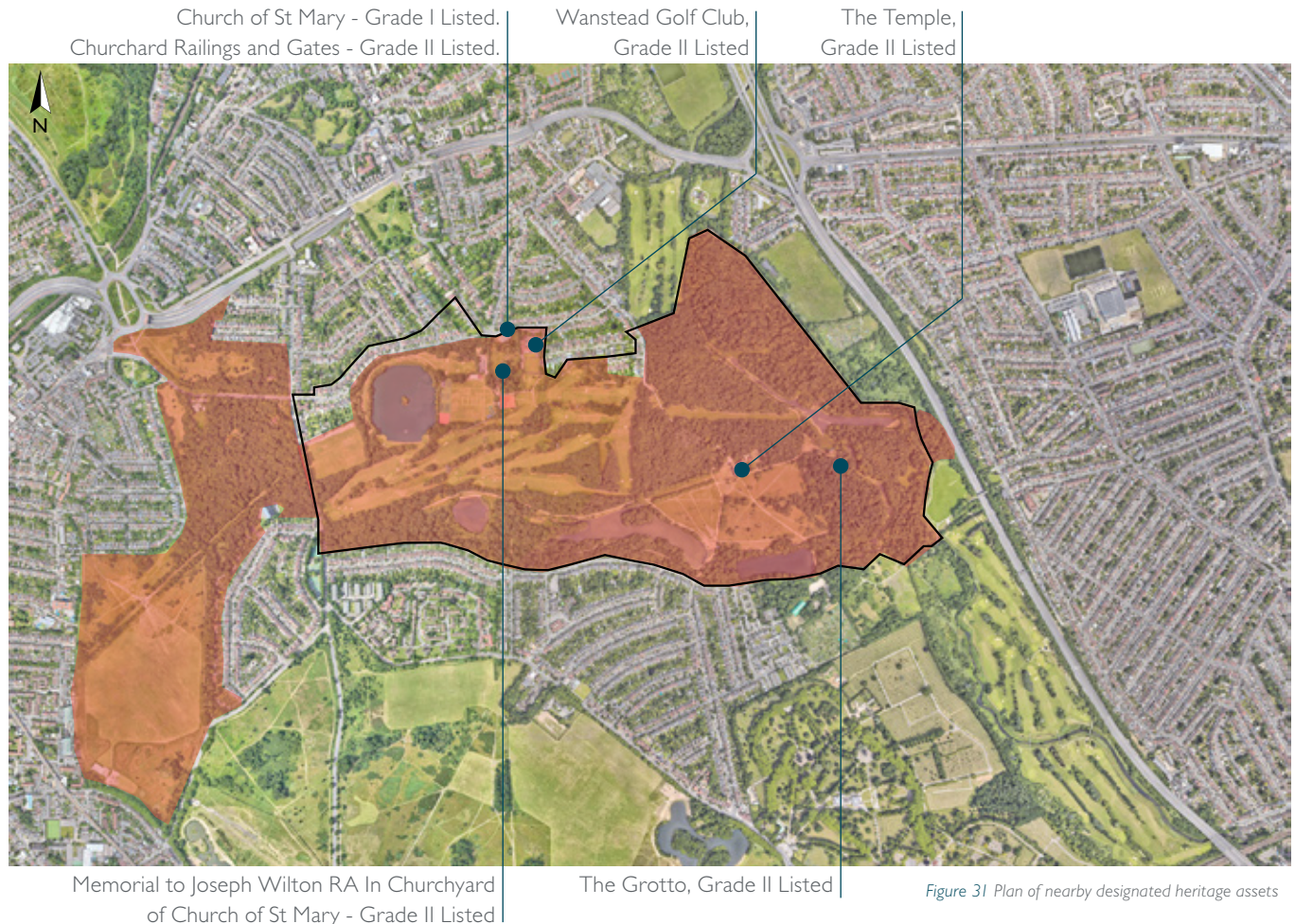


Figure 31 Plan of nearby designated heritage assets

HERITAGE ASSETS

- Wanstead Park Conservation Area
- Registered Park and Garden II

This plan is not to scale

2.4 SETTING

The immediate setting is defined by the complex of structures behind The Temple. To the east are the Keepers' Lodges, built in the 1950s to replace a previous outbuilding and extended to the south in the late 1990s or early 2000s. Though once part of a united complex, the boundary of the Keepers' Lodges is now demarcated with wooden fencing. A twenty first century garage block sits further east, behind the boundary of the Keepers' Lodges. Immediately behind The Temple is a depression illustrating the position of an eighteenth-century pond, infilled during the mid-nineteenth century.

The five bar estate railings running around the perimeter of the building also enclose a front garden immediately to the west. On the path outside the portico is a mounting block, which appears in photographs from the early 1900s but may be much older.



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Figure 34 Aerial photograph of the setting around The Temple



Figure 32 The Keepers' Lodges viewed from the north.



Figure 33 Looking east from the rear elevation of The Temple. Ahead is the site of the old pond, to the left the Keepers' Lodges.

UNDERSTANDING THE SITE



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Beyond the metal railings, the setting is defined by a mixture of open parkland and woodland with a generally flat topography. To the north is 'The Grove', an area which has been continually wooded since at least the eighteenth century. A nineteenth-century pathway leads through The Grove to the northern edge of Wanstead Park. To the south of The Temple is 'The Plain', historically known as 'The Park', constituting an area of open parkland with scattered tree planting. The Plain extends down to the eighteenth-century lakes now known as Perch Pond and Heronry Pond. The path down to the lakes passes a modern lake-side structure known as Wanstead Tea Hut with a poor quality portico in imitation of The Temple.

Although there is no intervisibility between the two structures, The Grotto and The Temple contribute to one another's settings. Both structures were erected during the 1760s and have been connected by an informal path since at least 1882, and possibly far earlier.



Figure 35 An historic mounting block outside the front entrance to The Temple.



Figure 36 Heronry Pond, viewed from the south-east. In the background are the residential properties on Northumberland Road, which borders Wanstead Park to the south.



Figure 37 Wanstead Tea Hut, from the west, on the bank of Heronry Pond to the south of The Temple.



Figure 38 The Grotto, on the banks of the Ornamental Waters. The Grotto is approached from The Temple via a path running east. (Reproduced with permission of the City of London Corporation)

2.5 VIEWS

Views of a heritage asset contribute to its significance and to appreciation of it. Key views can be a consideration in planning and listed building consent applications. The aerial view and annotated photographs right and overleaf show important views towards and away from The Temple.

Key views are numbers 04 and 11, looking from either end of the tree-lined avenue leading to The Temple from the west. The building was originally sited as a visual stop at the end of this avenue. The views detailed below illustrate the parkland character which defines The Temple.

A key 'lost' view is that to and from the southern prospect mount, still partly extant, which dates from the early eighteenth-century and was later modified with a garden seat which provided views down towards the artificial lakes (see section 3.1 for further details.)

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IEWS

- ➔ Looking towards The Temple
- ➡ Looking away from The Temple
- The Temple

This plan is not to scale

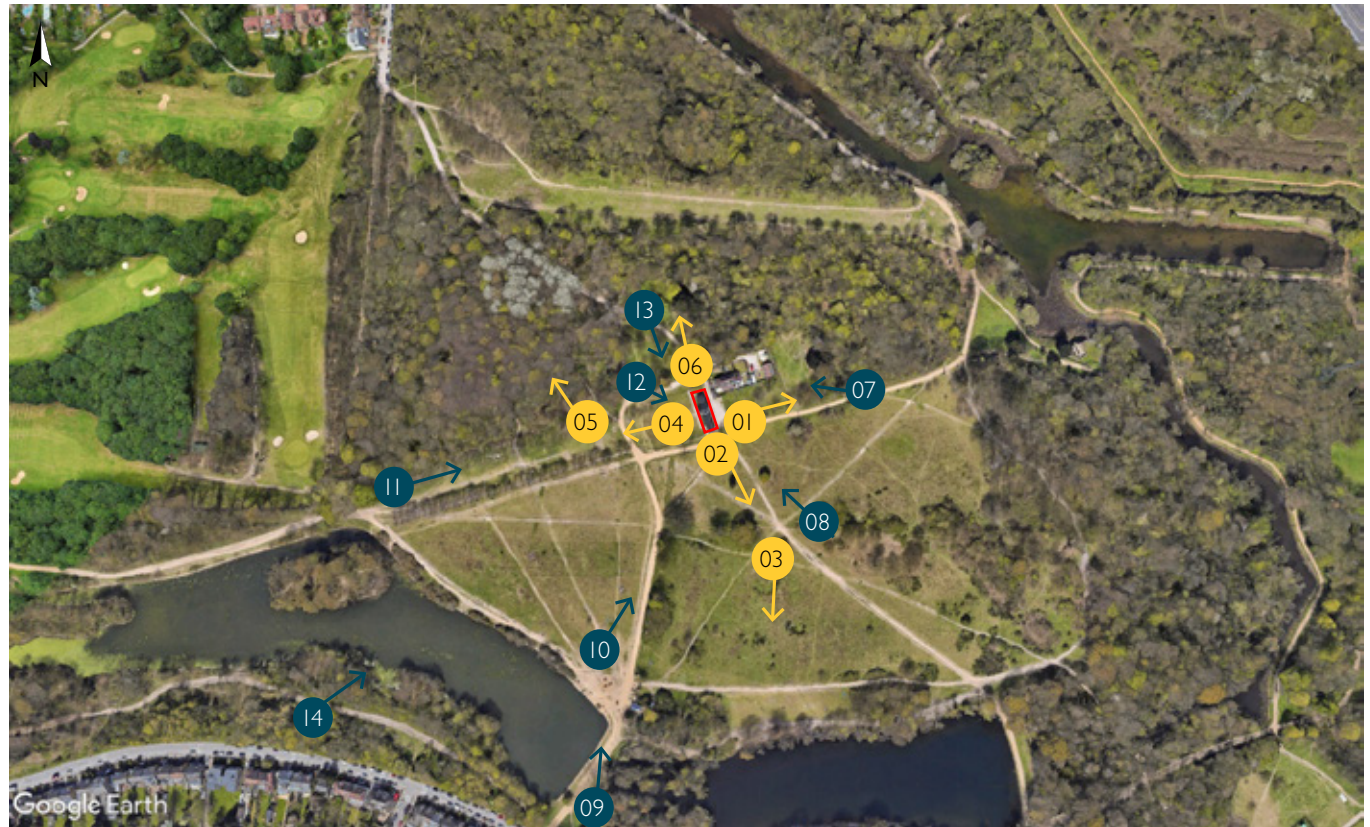


Figure 39 Aerial imagery showing the distribution of key views to and from The Temple.

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View 01. Looking from south-east corner of The Temple east along with pathway to The Temple and the Ornamental Waters. The pathway curves gently in the distance, with the trees gathering in density towards the end of the vista as parkland gives way to woodland.



View 02. Looking south-east from The Temple across The Plain. The pathway in the foreground leads down to the eastern bank of Perch Pond at the south-eastern edge of The Plain. In the background are the trees which border the pond on all sides.



View 05. Looking north-east from the perimeter path into The Grove.



View 03. Looking south from the path which leads from The Temple down to the ponds. The body of water seen here surrounded by benches is Heronry Pond. The residential properties on Northumberland Avenue beyond Wanstead Park can be glimpsed through the trees in the distance.



View 04. Looking west from the steps of the portico. In the foreground is the historic mounting block. Extending beyond is the enclosed front garden and the tree-lined avenue, which constituted the original principal approach to The Temple in the late eighteenth century. The trees were replanted in the 1990s.

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View 06. Looking north from the rear of the building up the nineteenth-century pathway created through The Grove to The Temple. In the foreground is the iron gate and railings enclosing the site. On the right of the image is the wooden fencing demarcating the boundary of the Keepers' Lodges.



View 07. The rear elevation of the building on the approach from the east via the path linking The Temple with The Grotto. The approach from The Grotto is at first bordered by trees. As the trees give way to a more open parkland character, The Temple comes into view.



View 08. The Temple viewed from the south-east. This view is dominated by the 1950s Keepers' Lodges; the pale render of this later building contrasting with the dark backdrop formed by the tree canopy of The Grove to the north.



View 09. The Temple viewed from the southern entrance to Wanstead Park on Northumberland Road, looking north across Herony Pond and The Plain.



View 10. The Temple viewed from the public benches on the northern bank of Herony Pond, looking north-east across The Plain.

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View 12. The Temple viewed from the edge of The Grove, looking south-east towards the building.



View 13. The Temple viewed on the approach from the nineteenth-century avenue cutting through The Grove. This avenue is now a main access route for vehicles and leads north to the edge of Wanstead Park.



View 14. The Temple viewed from the south side of Heronry Pond, framed by trees on the bank.



UNDERSTANDING THE SITE

2.6 ARCHAEOLOGY

The Temple once stood in an extensively landscaped park with avenues of trees, multiple ponds and water bodies, mounds and other features. Essex County Council Field Archaeological Unit undertook an evaluation in 1999, which concluded the mound in front of The Temple was little altered since its creation. This evaluation also recorded the walls of the north extension demolished in the 1950s. A second study in 2001 by Lesley Howes Archaeological Services identified the original edge of the mound and recovered Roman tile fragments.⁰¹ Passmore Edwardes Museum Service carried out an excavation in 1992 that showed the pond at the rear of The Temple had been infilled in two phases in the nineteenth and twentieth centuries, which was confirmed by a Museum of London Archaeology investigation in 2002, which also found the well. A geophysical survey of the garden in front of The Temple found evidence of Victorian flower beds and planting holes.

Evidence of this has been recorded using LIDAR and an image is displayed in The Temple. The Historic Environment Record also notes finds of much earlier dates including a Prehistoric double ditched enclosure north of the Heronry Pond, a Prehistoric ring ditch to the north of the Perch Pond and a Bronze Age arrowhead from the Perch Pond. There are also Edwardian excavations without specific locations that revealed Neolithic arrowheads and other finds.⁰²

The archaeological potential of the park is reflected in its identification as an archaeological priority area by Redbridge Council. The 2016 report identifies the park as a tier 1 archaeological priority area because:

- The park is a well preserved example of its type;
- It is vulnerable to damage from modern interventions; and
- It has the potential to reveal well preserved remains associated with a medieval hunting lodge, several post-medieval mansions and a Roman villa of potentially national importance.⁰³

01 Greater London HER, '[145184] Wanstead Park (Georgian Garden Temple)', https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=e22e4543-c56e-4b4c-8518-8725064cabd1&resourceID=191993, accessed 24 February 2023.

02 Greater London HER online.

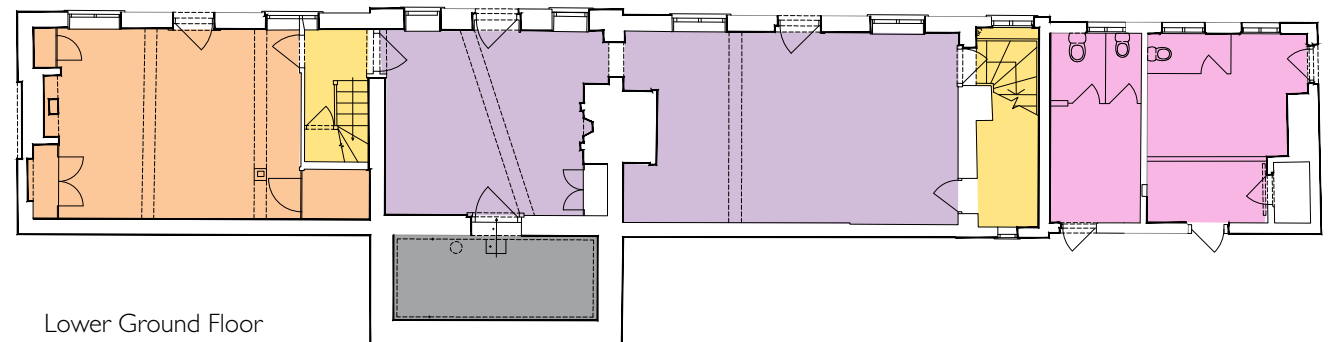
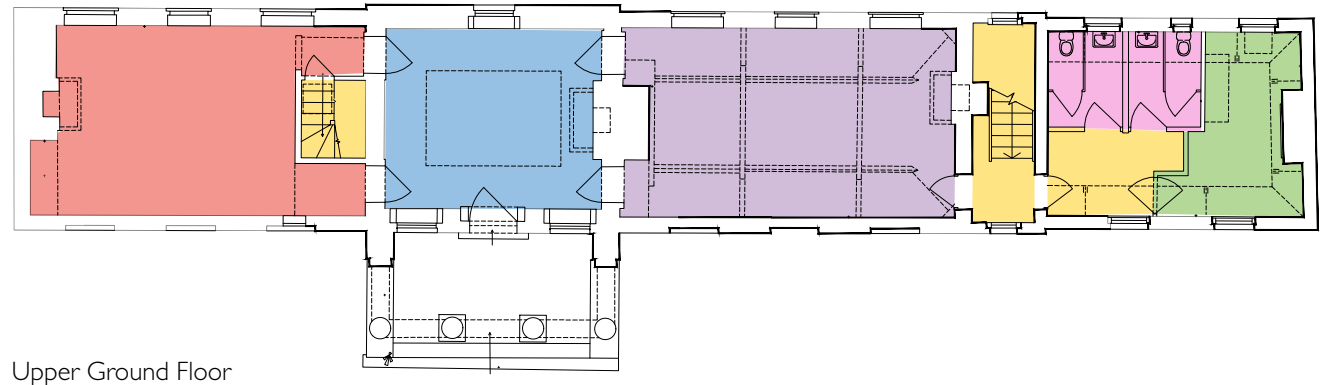
03 London Borough of Redbridge (Oxford Archaeology South), Archaeological Priority Areas Appraisal (Draft), April 2016, <https://www.redbridge.gov.uk/media/10469/lbr-276-archaeological-priority-zones.pdf>, accessed 1 March 2023.

2.7 EXISTING USES

Much of The Temple is currently open to the public on a semi-regular basis, typically one day per month but more regularly in the summer months. The central room behind the portico on the upper-ground floor is currently used as a reception and small gift shop. The wings either side display objects, artwork and information relating to the history of The Temple and Wanstead Park more generally. The museum display continues on the lower-ground floor where the central room and southern wing (eighteenth century section) display statues which once stood throughout the wider parkland. When not open to the public, Epping Forest staff use the upper-ground floor for meetings, particularly the northern wing which is best suited to this function.

The northern wing at lower-ground floor level is used as office space. The nineteenth-century extension houses public toilets on the lower-ground floor and toilets and a kitchen for staff at upper-ground floor level.

In the past, the Friends of Wanstead Parklands have used the rooms informally and some of their items are still located in cupboards in the office and kitchen.



USAGE

- Meeting Room/ Exhibition Space
- Circulation
- Kitchen
- Toilets
- Services/ Plant Room
- Office Space
- Gift Shop
- Exhibition Space

This plan is not to scale

Figure 40 Plans showing current uses



2.8 CURRENT MANAGEMENT

The City Corporation purchased the Park, including The Temple, in 1880 and it holds Wanstead Public Park in trust. The Temple is managed by an Epping Forest team in the Natural Environment Department. Epping Forest is a charity established by the City Corporation for the preservation of Epping Forest as an open space for the public.

Epping Forest is the premises controller responsible for the day-to-day care, health and safety matters and the business development of The Temple. Within Epping Forest, The Temple is managed by the Visitor Services Team, which staffs The Temple on open days, typically with two members of staff. (The Visitor Services Team also staffs Queen Elizabeth's Hunting Lodge in Chingford and the Epping Forest Visitor Centre in Chingford, which are both open six days a week.)

Delivery of repair and maintenance projects are carried out by the City Surveyors Department. For heritage related matters, the Heritage Estate Section team provides an advisory service and supports in the strategic management of the site. The Asset Management team supports Epping Forest on asset management functions, valuation advice for option appraisal and business cases and throughout the process to help define current and future occupational requirements if needed.

Additionally, volunteers are involved in many ways at The Temple. These include the Friends of Wanstead Parklands who in the past have contributed funds for the maintenance of objects and furniture in The Temple, and the Wren Wildlife and Conservation Group who sometimes organise public events in The Temple enclosure.

2.9 WIDER HERITAGE CONTEXT

This section puts The Temple into its wider heritage context, identifying similar garden structures in the local area and further afield.

2.9.1 Garden Temples

Garden structures such as classical temples, ruins, columns, grottos and summerhouses were popular within eighteenth century designed landscapes, providing aesthetic effects and entertainment spaces. Functional buildings such as dairies, deer houses and shelters were also often embellished to create 'architectural incidents along the circuits that ran through polite landscapes'.⁰⁴

There are approximately 80 listed temples from 1730-1770 on the National Heritage List for England, including temples from the most famous landscaped parks of the period: Stowe in Buckinghamshire and Stourhead in Wiltshire. Amongst these are five that are attributed definitively to William Chambers, who first sketched such a building for Wanstead Park although it was not built, and two that may have been by him. In the grounds of Kew Palace, now the Royal Botanic Gardens, are three temples by Chambers: The Temple of Arethusa has Ionic columns and was built in 1758⁰⁵, The Temple of Bellona two years later using Doric columns and in 1763 The Temple of Aeolus, which is a domed rotunda that was rebuilt in 1845 to Chambers' original design⁰⁶. All three are Grade II listed. The Temple in Wilton Park (listed as the Casino⁰⁷) is dated 1757-62 and is Grade I listed as is The Temple at Coleby Hall⁰⁸, Lincolnshire, dated 1762. Both the Casino and The Temple at Coleby Hall were also designed by Chambers. The former is pedimented but the later is round and domed with Doric columns.

⁰⁴ Historic England, <https://historicengland.org.uk/listing/the-list/list-entry/1262581>
⁰⁵ Historic England, <https://historicengland.org.uk/listing/the-list/list-entry/1251777>
⁰⁶ Historic England, <https://historicengland.org.uk/listing/the-list/list-entry/1262669>
⁰⁷ Historic England, <https://historicengland.org.uk/listing/the-list/list-entry/1199840?section=official-list-entry>
⁰⁸ Historic England, <https://historicengland.org.uk/listing/the-list/list-entry/1360515?section=official-list-entry>

Mount Clare Temple in Wandsworth may have been designed by Chambers⁰⁹. Designed in the Greek Doric style between 1762 and 1769, it was moved from Bessborough House in 1913. The Temple at Gunnersbury Park in Ealing, which constitutes a small red-brick building with a Doric portico from circa 1760, may also have been designed by Chambers.¹⁰

Much closer to the site, there is also another Temple in Wanstead that is Grade II* listed. It is more decorative with Ionic columns and foliage swags in the tympanum and is earlier in date, c.1730-40.¹¹

Wanstead was originally in Essex. The Grade II listed Garden Temple at Langford Park Grove in Maldon was built circa 1782 as part of a series of garden buildings, lakes and waterfalls at Langford Grove. It is a three-bay, open-sided rectangular structure in red brick. The elevation facing the lake has two stone Tuscan columns and end piers and it is thought that the roof was originally pedimented.¹² In the north-west of Essex, Audley End estate has two eighteenth century temples: a circular temple with Ionic columns dating from 1763¹³ and a Corinthian temple with no roof or pediment from 1790.¹⁴

The Temple at Wanstead Park is relatively simple compared with many other listed temples of the period and is rare in having adjoining wings (although it is possible that temples with wings used for other purposes are listed under another name).

⁰⁹ Historic England, <https://historicengland.org.uk/listing/the-list/list-entry/1065545>
¹⁰ Historic England, <https://historicengland.org.uk/listing/the-list/list-entry/1080331>; information on potential attribution to Chambers provided by Historic England]
¹¹ Historic England, <https://historicengland.org.uk/listing/the-list/list-entry/1357974?section=official-list-entry>
¹² Historic England, <https://historicengland.org.uk/listing/the-list/list-entry/1236144?section=official-list-entry>
¹³ Historic England, <https://historicengland.org.uk/listing/the-list/list-entry/1231275?section=official-list-entry>
¹⁴ Historic England, <https://historicengland.org.uk/listing/the-list/list-entry/1196116?section=official-list-entry>



2.9.2 Menageries

As discussed in section 3.2, it may be that the porticoed central cell of the building was the first to be erected, serving a principally aesthetic function, with the brick wings either side of the portico added shortly after. The earliest recorded use of The Temple is as a menagerie.

Garden structures to house birds and animals became fashionable from the mid-eighteenth century, especially to display the then exotic pheasant. The Historic England Selection Guide for Garden and Park Structures notes that survival rates for early and decorative examples are poor owing to the generally light and ephemeral construction of menageries.

The National Heritage List for England records a Grade I listed aviary or 'Little Orangery' in Osterley Park, Greater London. The structure is dated circa 1780, designed by Robert Adam, featuring a continuous 'motif Palladio' with Ionic pilasters. This menagerie is said to have contained over 97 species of birds. The National Heritage List for England also identifies some other aviaries or menageries which date from the eighteenth century, though none are in the immediate vicinity of Wanstead Park. These are listed in the table adjacent and overleaf.

Examples of Aviaries or Menageries from the Eighteenth Century

NAME	DATE	BRIEF DESCRIPTION	GRADE	REGION	LINK
Aviary Approximately 600 Metres South West of Buckland House	c.1767	Aviary built of limestone ashlar with coursed rubble to the rear and a corrugated iron roof. It is a tetrastyle prostyle temple featuring Greek Doric columns to a pedimented façade.	II	Oxfordshire	https://historicengland.org.uk/listing/the-list/list-entry/1181947?section=official-list-entry
The Menagerie	Late 1750s	Single-storey, 13-bay range. The centre breaks forward slightly and has open pediment and canted bay with a semi-domed roof, originally of lead with raised vermiculated panels. The centre is approached by a grass mound and is flanked by lower bays with half-pediments and lean-to roofs.	II*	Northamptonshire	https://historicengland.org.uk/listing/the-list/list-entry/1041554?section=official-list-entry
The Menagerie Approximately 45 Metres to West of Burton Constable Hall	c. 1770	Features a 2-storey projecting central bay with single-storey, single-bay wings and range to the rear. There is a central Venetian window with moulded ashlar imposts at first-floor level. The building features Tuscan columns and pilasters set in recessed brick arch with red brick head. There is an open pedimented gable with dentilled moulding which continues as eaves cornice to the sides.	II*	Yorkshire	https://historicengland.org.uk/listing/the-list/list-entry/1083447?section=official-list-entry

NAME	DATE	BRIEF DESCRIPTION	GRADE	REGION	LINK
The Menagerie	c.1761-1774	Constitutes a tripartite plan on a single storey of 7 bays. There is a central 5-bay segmental portico with 4 Tuscan columns and pilasters either end approached by 3 moulded stone steps. Features a dome with a slight ogee profile.	II*	Northamptonshire	https://historicengland.org.uk/listing/the-list/list-entry/1189885?section=official-list-entry
The Menagerie	Late eighteenth century	A semi-ruinous menagerie of dressed red sandstone; now roofless. Features the collapsed remains of an open five-bay pointed arcade with embattled parapet.	II	Shropshire	https://historicengland.org.uk/listing/the-list/list-entry/1237197?section=official-list-entry



Figure 41 The Temple at Gunnersbury Park, Ealing. Source: Historic England Archive.



Figure 42 The Menagerie at Hawkstone Park, Shropshire. Source: Historic England Archive.



Figure 43 Mount Clare Temple, Wandsworth. Source: Historic England Archive.



Figure 44 The Temple of Aeolus, Kew. Source: Historic England Archive.



SECTION 3.0 HISTORIC DEVELOPMENT

3.1 SUMMARY OF HISTORIC DEVELOPMENT

- **1753**
Architect William Chambers designs a small garden temple in the Doric order which he dedicates to the second Earl Tylney of Wanstead House, noting that it was 'proposed to be executed in his Lordship's gardens at Wanstead.'
- **1760-62**
The Temple is thought to have been built around this date to the south-east of Wanstead House, likely as a menagerie. The building features a Doric portico in imitation of Wanstead House, forming the focal point at the end of a tree-lined avenue.
- **1779**
The Temple appears on Searle's map of Wanstead, where it is designated as a 'Poultry House', with a pond and outbuildings to the rear. The wings, thought to be built soon after the central section of the house, are also shown on this map.
- **1815-16**
A map produced in 1816 shows further extensions to the north and south of the building. The southern extension is still in situ today. The northern extension endures until the 1950s. John Doyley's map of 1816 identifies the complex as the Keeper's Lodge, showing the building is providing accommodation by this time.
- **1822-4**
The contents of Wanstead House are auctioned, the house is demolished and the garden features are abandoned.
- **1863**
The Ordnance Survey Map shows another extension to the south of the building, still in situ today.
- **1882-4**
Wanstead Park opens as a public park following the purchase of 184 acres of land by the City of London Corporation. The building is refurbished.

- **1890-1910**
The building undergoes further refurbishments. White render is applied to all elevations and porches are added to the east elevation.
- **1917**
The ridge of the roof is struck by a bomb and the tiles and ceiling are damaged.
- **1940**
The Committee Room on the first floor is damaged by incendiary bombs.
- **1954**
The Temple is listed at Grade II.
- **1957**
Toilets are installed on the lower and upper-ground floors of the later southern extension. By this time the eastern porches and early nineteenth century northern extension have been removed.
- **1994**
Floor plans drawn up in 1994 show that by this time the partition dividing the main room on the lower-ground floor has been removed. The flight of steps leading up to the main room on the upper-ground floor has also been removed, and a new staircase has been inserted in the southern wing.
- **1990-8**
A schedule of repair works sees a variety of changes to the building including the removal of the white render from the brick wing, the replacement of clay roof tiles with black glazed pantiles and the laying of a new floor to the lower-ground floor.
- **2018**
A portion of the lower ground floor ceiling plaster fails, leaving laths exposed and requiring repair of defective sections.

3.2 HISTORIC DEVELOPMENT

Introduction

The history of Wanstead Park is well documented. Key publications consulted can be found in section 1.3. A list of all secondary material consulted during the compilation of this history is available in the bibliography.

Although the wider history of the park will be explored where relevant, the aim of this section of the report is to provide a chronological history of The Temple and its immediate setting.

Early History of the Site

There is evidence for continued settlement at Wanstead Park, with isolated finds dating to the Paleolithic, Mesolithic, Neolithic, Bronze Age, late Bronze Age and Early Iron Age periods. There have also been numerous Roman finds, attributed to the proximity of the park to the River Roding and to the Roman roads connecting London with Colchester and Dunmow. It is thought that the Roman remains centred on a villa or farmstead located near the north-west corner of Perch Pond, approximately 270m due south of the study area.¹⁵

Finds within the immediate vicinity of The Temple are listed below, together with their Heritage Environment Record number:

- A prehistoric double ditch enclosure to the south-west, on the bank of Heronry Pond (HER ref. 97209)
- A Neolithic stone axe, from the site of Perch Pond. (HER ref. 123542)
- A Bronze Age barbed-and-tanged arrowhead, on the site of Perch Pond (HER ref. 97418)
- A prehistoric ring ditch on the bank of Perch Pond (HER ref.)

¹⁵ Chris Blandford Associates, Wanstead Park Conservation Statement, 2011, 3.

- A late Bronze Age or Early Iron Age ditch to the south-west, on the bank of Heronry Pond (HER ref. 144100)
- Ridge and furrow earthworks, thought to be prehistoric, to the south-east of the study area, between Perch Pond and The Temple (HER ref. 108074)
- A Roman mosaic pavement thought to indicate the presence of a Roman villa and/or farmstead, south of the study area on the bank of Perch Pond (HER ref. 110689)
- Roman 'wasters' and rooftiles, due south of The Temple on the bank of Perch Pond (HER ref. 141540)
- Roman pots, urns, calcined bones and teeth on the site of Perch Pond, indicating the former existence of a Roman cremation cemetery (HER ref. 149749)

During the medieval period the site belonged to the grounds of Wanstead Manor; there was a timber framed manor house situated approximately 600m to the north-west of the site.

The grounds of the medieval manor house were enclosed as a hunting park circa 1509, following the purchase of the house and parklands by Henry VII in 1499.¹⁶ The area of land immediately south of The Temple was historically known as 'The Park', which referred back to its Tudor function. This area is now known as 'The Plain.'

Cartographical evidence suggests that prior to the construction of the ponds in circa 1735 this area was probably grassland sloping down to a stream flowing west to east into the River Roding.¹⁷

Seventeenth and Eighteenth Centuries

The estate was purchased by Sir Josiah Child in 1673, who began a programme of works which transformed the land from a hunting park into formal gardens surrounding the large stately home, which had been constructed to replace the timber-framed manor house in the mid-sixteenth century.¹⁸

During the early eighteenth century the gardens were further transformed under the hand of George London, who implemented a range of features including the octagonal 'basin' opposite the

main house, extensive plantings of tree-lined avenues radiating from the house into the wider estate, wildernesses planted with trees and shrubs, orchards and fishponds. Prints produced in 1715 give an impression of the visual impact of the the early eighteenth century landscaping in a perspective of the 'old' Wanstead House from the west. (It is noted that these prints are not accurate in detail, mis-representing the topography and exaggerating the size of the estate and length of the avenues.)



'Old' Wanstead House

Figure 45 The 'old' Wanstead House, viewed from the west. The house was knocked down and re-built in a classical style the same year this print was produced. ERO, IIMp 388/1134. Reproduced by courtesy of the Essex Record Office

¹⁸ Chris Blandford Associates, Wanstead Park Conservation Statement, 2011, 4.

¹⁶ English Heritage and Compass Archaeology, Strategic Assessment and Conservation Measures for Wanstead Park, 2013, 10.

¹⁷ London Borough of Redbridge, Wanstead Park: Epping Forest, Archaeological Evaluation, 2007-09.

Between the 1720s and 1740s the grounds were altered to accommodate a new house, built in 1715 and designed by Colen Campbell, in a grand Palladian style on the site of the previous building. The grounds were softened through the introduction of a series of lakes, including the Serpentine Ponds to the south of The Temple (now known as Perch Pond and Heronry Pond.)

These changes are evident in John Rocque's map of 1735, which shows the two ponds in situ. This map also shows that an avenue had been introduced leading east from the edge of the formal gardens to the Ornamental Waters.

Rocque's map also illustrates several key landscape features, including two 'mounts' in the east of the park which date to George London's landscaping in the early eighteenth century. The southern of the two mounts is shown in 1735 as the focus of a later turf garden feature known as the 'Little Amphitheatre', which was aligned at right angles to the avenue. The mount survives in part and the Little Amphitheatre is faintly traceable on LiDAR imagery behind the Keepers' Cottages.

The Temple was built under the ownership of the second Earl Tylney (John Child), who inherited the estate from his father in 1750. A third major phase of changes to the park were recorded as being under way a decade later. Richard Pococke visited Wanstead

Park in August 1760 and noted - 'Wanstead, Ld. Tilney's, who is making some improvements in his park and garden, in a very good taste'.¹⁹ Tylney's changes reflected the developing quasi-naturalistic English garden style. The wilderness gardens with their avenues and serpentine paths were replaced by solid blocks of woodland and he built extensively. Other structures beyond The Temple and the Grotto attributed to Lord Tylney included the partly surviving bergère wall and the dam at the end of the Straight Canal.²⁰ In 1753, the architect William Chambers designed a small garden temple in the Doric order which he dedicated to the Earl with a note that it was 'proposed to be executed in his Lordship's gardens at Wanstead'.²¹ Although the final structure departed significantly from this design, it indicates that Child was contemplating erecting a garden structure in the 1750s, whilst travelling in Italy.

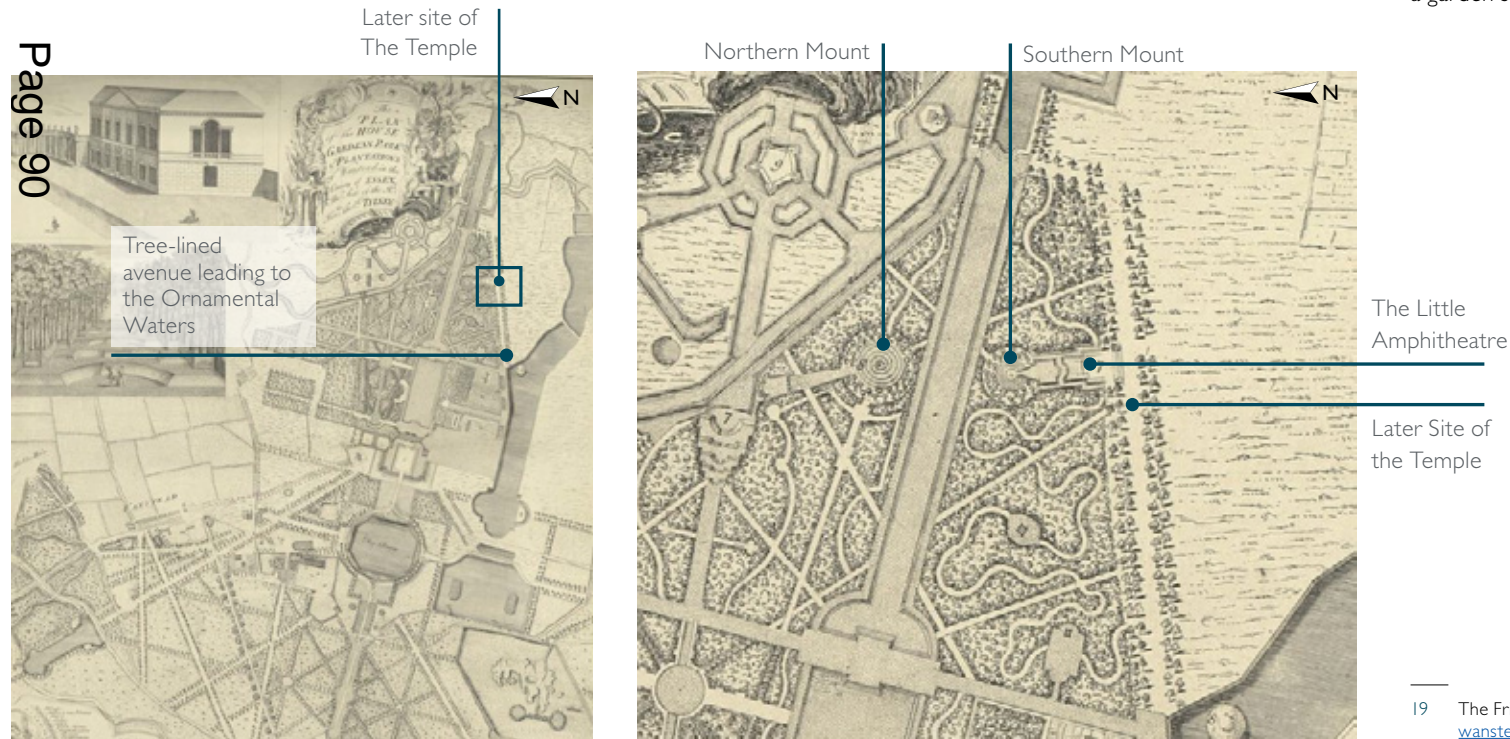


Figure 46 Extracts from Rocque's map of 1735 showing the formal gardens of the Wanstead estate. Source: <https://www.flickr.com/photos/britishlibrary/50265446176/in/photostream/>

19 The Friends of Wanstead Parklands, *Wanstead Park, A Chronicle*. <https://wansteadpark.org.uk/history/wanstead-park-a-chronicle/>
 20 Information provided by Richard Arnopp, Friends of Wanstead Parklands.
 21 Sally Jeffery, *The Gardens of Wanstead House*, 1999, 31.

The Temple terminated the avenue just before the Little Amphitheatre, which was retained as part of a new garden which also extended east into the former avenue. A circular pond, likely ornamental, was included as part of the landscaping of this new garden. The compound was surrounded on three sides by woodland, with viewpoints being The Temple, facing down the truncated avenue toward the Heronry Pond, and the garden seat on the mount, looking roughly south-south-east. The western part of the avenue was retained to frame the view both from and toward The Temple.

Earl Tylney's reasons for truncating the avenue in this area were probably two-fold. Firstly, the avenue did not work well in its original form because, in traversing a slight hill, it nowhere provided vistas along its entire length. Secondly, Tylney probably wished to create a self-contained garden compound as a formal enclave within a now more naturalistic setting.²²

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There is no unambiguous contemporary documentation for the construction of The Temple, though a 1762 payment of £25 to John Vardy (architect of Spencer House and probably Dorchester House) for an unspecified purpose has been suggested as possibly relevant. The building cannot significantly pre-date the Grotto, which was begun around 1760 slightly north east of The Temple on the bank of the River Roding. This is because neither building is shown on the painting attributed to Catton, showing Wanstead Park from the east. This can be quite tightly dated to the period 1745-55.²³ The building appears for the first time on Peter Searle's map of Wanstead from 1779, where it is named as a 'Poultry House'.

Historic mapping indicates The Temple may have been linked to The Grotto by an informal path. The construction of classical structures for functional uses was not unheard of at this time; examples include Robert Adam's design for a classical pheasant house for Kedleston in 1759.²⁴

The principal function of the original structure appears to have been a menagerie. George Edward's *Gleanings of Natural History*, published in 1764, noted that Earl Tylney had 'a convenient menagerie at a distance from his mansion-house.' A visitor account in 1789 described the entrance to a menagerie in the grounds which took 'the form of a Doric portico... admirably adapted for rearing every species of fowl.'²⁵ A low brick-built and turfed mound concealed the lower-ground floor room beneath the portico, which was accessed from the east.

The architect of The Temple is unclear, though the aforementioned payment in March 1762 to a 'Mr Vardy' from Earl Tylney suggests it may have been John Vardy, a close colleague of William Kent who worked for the first Earl Tylney.²⁶

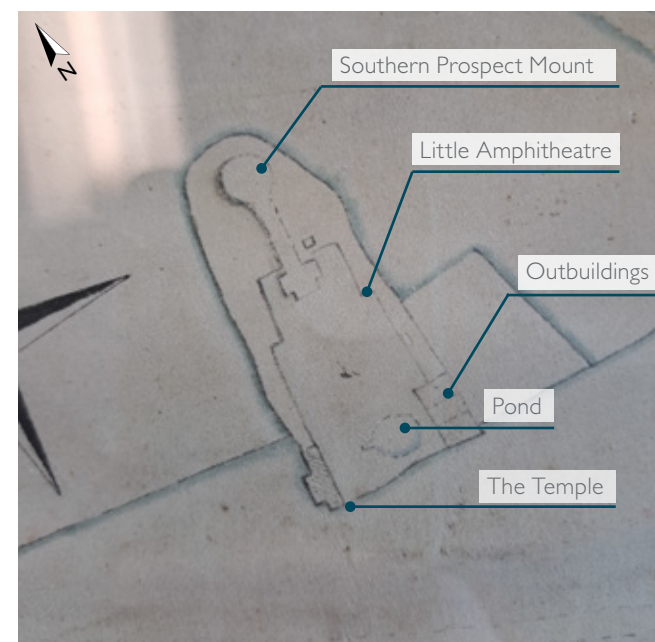


Figure 48 Detail from Peter Searle's map of 1779, indicating The Temple, a pond and outbuildings. ERO, D/DCw P59. Reproduced by courtesy of the Essex Record Office.

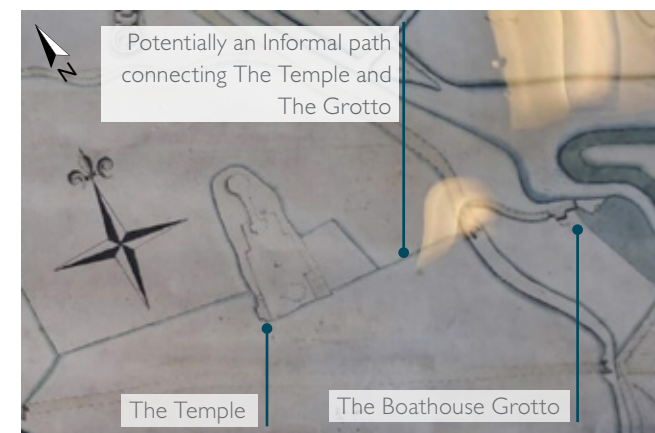


Figure 47 Detail from Peter Searle's map of 1779 showing the relationship between The Temple and The Boathouse Grotto, contemporary structures linked with an informal path. ERO, D/DCw P59. Reproduced by courtesy of the Essex Record Office.

²⁴ Sally Jeffery, *The Gardens of Wanstead House*, 1999, 32.

²⁵ Hannah Armstrong, *Wanstead House: East London's Lost Palace*, Liverpool University Press, 2002, 112.

²⁶ Hannah Armstrong, *The Lost Landscapes and Interiorscapes of the Eighteenth-Century Estate: Reconstructing Wanstead House and its Grounds*, Unpublished Thesis, 2017, 238.

²² Analysis provided by Richard Arnopp, member of the Friends of Wanstead Parklands.

²³ Catton's 'Bird's Eye View of Wanstead Park from the East' is re-produced in Sally Jeffery, *The Gardens of Wanstead House*, 1999.

Work to The Temple in 1997 found penny-struck pointing inside the roof space, indicating that the internal walls dividing the central section of the house from the upper storey of the wings were once external.²⁷ The earliest phase of the build is unclear. Some suggest that the original structure was erected without wings, others that the first storey of the wings was contemporary with the central section of the building behind the portico.²⁸ It is clear that the wings were added early, possibly while construction of the central section was still in progress.

It has also been suggested that the wings may originally have been open to the roof to accommodate full height cages and allow the birds room to fly.²⁹ The ceiling dividing the lower from the upper ground floor is markedly low which may indeed suggest that it was inserted later rather than constituting an original design feature. Whether the blind window reveals to the west elevation were originally open or were always purely decorative is unclear. If they were lit the building, their relationship to the present upper floor level would provide further evidence that the floors were a later modification and that the wings were originally open to the roof.

Although it is unclear when and in what form the brick wings were constructed, they were in situ by 1779 when they appear on Searle's map. This map also shows a pond and outbuilding, probably to house pheasants, to the rear of The Temple.

The erection of The Temple saw the truncation of the avenue which previously ran east to the Ornamental Waters, with the building itself now providing the terminus and focal point. In Chapman and Andre's map of 1777 the remainder of the avenue behind

The Temple is shown to be planted and no longer serving as a path.³⁰

Excavation by the Museum of London Archaeology in 2002 uncovered a domed brick structure behind The Temple, (see plans overleaf).³¹ MoLA concluded that the structure was most likely to have been a well, providing water for The Temple when it first functioned as a Keeper's Lodge in the eighteenth century.

The structure appeared to have been used in later times as a soakaway. It is unclear when the structure fell out of use, though it has been suggested that this could have coincided with the backfilling of the pond in the nineteenth century.³² The date of the smaller well immediately behind The Temple is unknown.



Figure 49 The 'new' Wanstead House, built in 1715, in the late eighteenth or early nineteenth century. Source: <https://www.flickr.com/photos/britishlibrary/50264789223/in/photostream/>

²⁷ Sally Jeffery, *The Gardens of Wanstead House*, 1999, 32.

²⁸ An evaluation by Essex County Council Field Archaeology Unit in 1999 suggested that the north wing and the central part of the building appear to have been of one build. See London Borough of Redbridge, *Wanstead Park: Epping Forest, Archaeological Evaluation*, 2007-09.

²⁹ Hannah Armstrong, *Wanstead House: East London's Lost Palace*, Liverpool University Press, 2022, 112.

³⁰ Digital Map of the County of Essex 1777 by John Chapman & Peter André, produced by Tim Fransen, 2018. Digitised engraved sheets courtesy of Biblioteca Virtual del Patrimonio Bibliográfico. https://map-of-essex.uk/map_of_essex_v2/

³¹ City of London Corporation, HB/TEM/5

³² Compass Archaeology Strategic Assessment 2013, CA Gazetteer no. WPM100 City of London Corporation, CA Gazetteer no. WPM100.

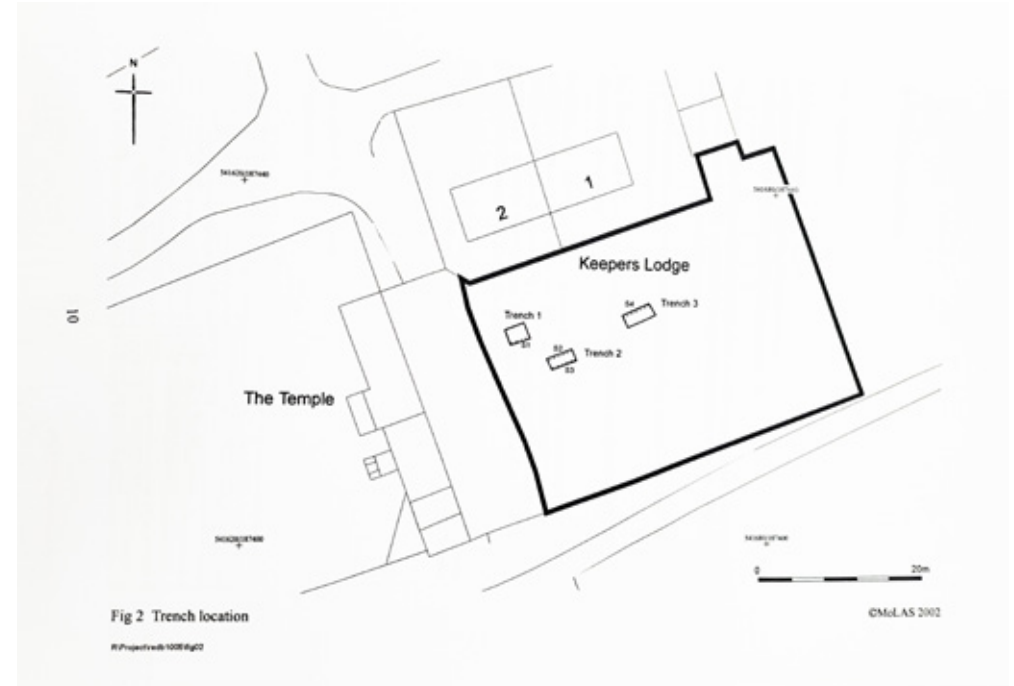
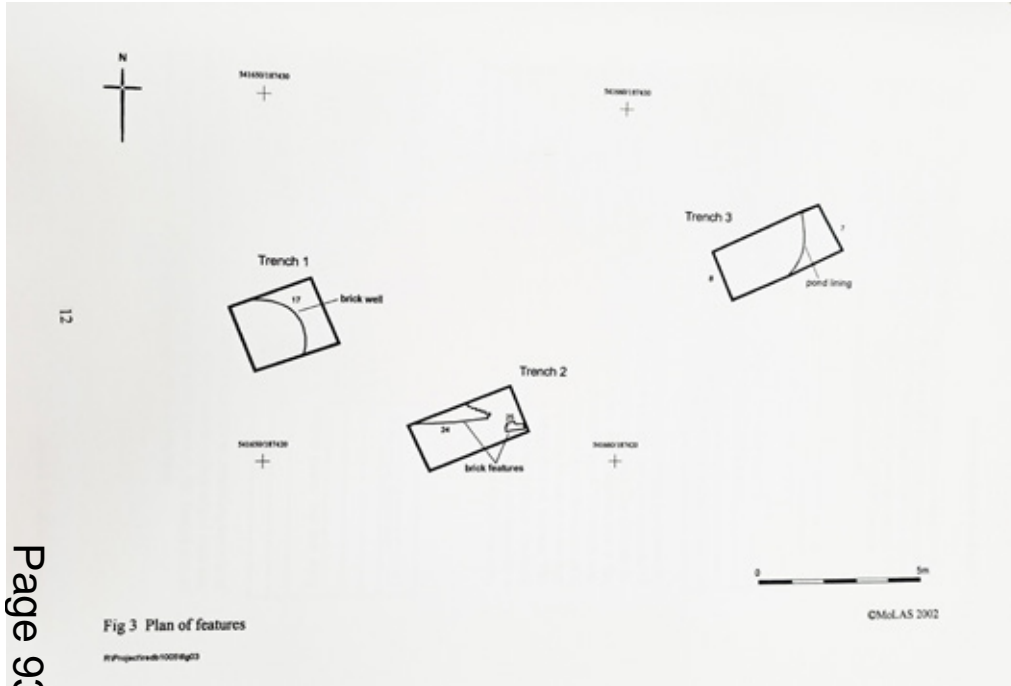


Figure 50 A plan produced in 2002 to show the areas excavated during archaeological investigations in the ground behind The Temple. London Borough of Redbridge, Backfilled Pond and Field Next to the Temple, An Archaeological Evaluation Report, March 2002. City of London Corporation, HB/ITEM/5 File 2

Figure 51 A plan from the archaeological investigations in 2002 showing the distribution of archaeological features located behind The Temple. London Borough of Redbridge, Backfilled Pond and Field Next to the Temple, An Archaeological Evaluation Report, March 2002. City of London Corporation, HB/ITEM/5 File 2



Figure 52 A photograph of the 18th century well in excavation, from MoLA, 2002, Backfilled Pond and Field next to the Temple: A Report on the Evaluation.

Nineteenth Century

A 'Map of the Manors of Wanstead, Woodford and Leyton' produced in 1816 shows extensions to the north and south of the building. The northern extension was timber on low brick sleeper walls, and was demolished in the 1950s.³³ The smaller southern extension pictured here is likely to be that still visible today, which uses a similar style and materials to the original wings. The purpose of the extension may have been to house an additional staircase, as that part of the building does today. The provision of an additional stairwell at this time would accord with the re-purposing of the building as keeper's accommodation. Indeed, John Doyley's 1815-1816 map identifies the complex as 'the Keeper's Lodge and Pheasantry'.³⁴ This demonstrates that the building provided accommodation at this point and was no longer serving its original function as a menagerie.

The 1816 map also indicates that the landscape around The Temple had changed since 1779. The Plain to the south of The Temple, shown as open parkland by Rocque in 1735, was by 1816 intersected by radiating, tree-lined avenues.



Figure 53 Detail from a map of 1816 showing The Temple, at the top of the avenue which originally ran up to the Ornamental Waters. To the south are tree lined avenues radiating in what has been interpreted as a 'Union Jack' pattern. © British Library Board, 2420 (29)



Figure 54 The Temple as shown on a map from 1816. The footprint of the building at this time indicates that the building had been extended to the north and south since 1779. © British Library Board, 2420 (29)

³³ London Borough of Redbridge, Wanstead Park: Epping Forest, Archaeological Evaluation, 2007-09.

³⁴ Hannah Armstrong, The Lost Landscapes and Interiorscapes of the Eighteenth-Century Estate: Reconstructing Wanstead House and its Grounds, Unpublished Thesis, 2017, 235.

HISTORIC DEVELOPMENT



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A key turning point in the fortunes of the estate was the auctioning of the contents of Wanstead House in 1822 following the insolvency of the then owners, Catherine Tylney-Long and her husband William Pole-Tylney-Long-Wellesley. The 1822 sale catalogue records The Temple and its ancillary structures as 'Game Keeper's Cottage and washhouse'.³⁵

The catalogue describes that in 1822 the building contained three beds, a parlour and a kitchen. It also housed many nets, traps and guns. Outside were seven dog kennels, several bird coops and a pheasantry.³⁶

Wanstead House was demolished in 1823-4 and the grounds of the estate were neglected for some time with land used for grazing and some trees felled and sold.³⁷ This affected the immediate vicinity of The Temple, as the tree-lined avenue leading to The Temple and those crossing 'The Park' immediately south of the building appear to have been felled on an 1850 estate map. The pond behind The Temple was apparently backfilled between 1841 and 1850; appearing as only a faint outline in the later map.³⁸

Following the sale of the estate, The Temple continued to house gamekeepers who managed the surrounding land.³⁹

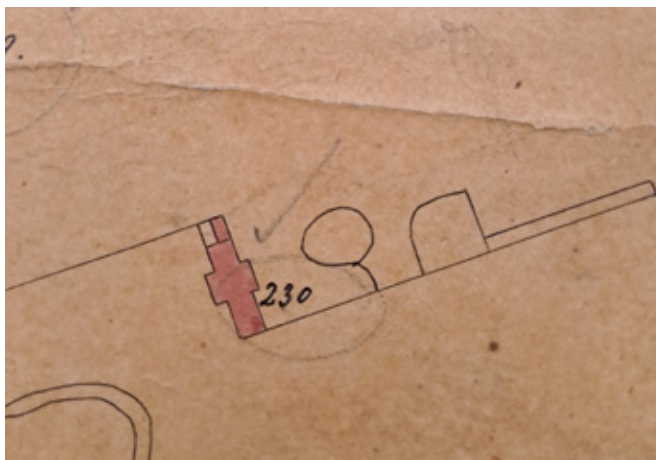


Figure 55 The Temple as it appeared in the Tithe Apportionment Map of 1841, showing the pond behind The Temple. British Library, MAPS Tab.1.A.



Figure 56 A map from 1850 shows that the avenues to the south of The Temple had been felled, as had those lining the avenue on the approach to the west façade. The pond appears to have been drained or infilled by this point. ERO, DIDCw p37. Reproduced by courtesy of the Essex Record Office.

³⁵ Ibid, 235.

³⁶ Author Unknown, The Temple Over Time, published by The Friends of Wanstead Parklands. <https://wansteadpark.org.uk/wp-content/uploads/2015/08/TEMPLE-OVER-TIME-EXHIB-small.pdf>

³⁷ Chris Blandford Associates, Wanstead Park Conservation Statement, 2011, 6.

³⁸ London Borough of Redbridge & Passmore Edwards Museum, Evaluation at The Temple, Wanstead Park, 1992.

³⁹ Author Unknown, The Temple Over Time, published by The Friends of Wanstead Parklands. <https://wansteadpark.org.uk/wp-content/uploads/2015/08/TEMPLE-OVER-TIME-EXHIB-small.pdf>

The next major alteration to the building was an additional extension to the south, which is shown for the first time in the Ordnance Survey of 1863. This map is also the first documentary evidence of another structure immediately east of The Temple, on the site of the current Keeper's Lodges. It shows that by this point a path had been created cutting through 'The Grove' to The Temple, which is now an important access route.

It is notable that the 1863 Ordnance Survey refers to the building as 'The Temple', which is to date the earliest identified use of this name.

In 1881 The Temple was home to three families; two keepers with their wives and one infant child, and one higher status family consisting of a wife, husband, three children and four servants. It is surmised that the higher status family would have resided on the upper-ground floor, but the division of the space between the families and the location of service areas is unclear. The 1881 census referred to the building as a 'shooting box', which suggests at least one room may have been used for lunching between game drives or staying over night.⁴⁰ Access to the upper-ground floor was via the front elevation and access to the lower-ground floor via the rear elevation.

The City Corporation purchased part of the Wanstead Estate circa 1880, opening it to the public in 1882. William Tegg's 'A Sketch of Wanstead Park', published to coincide with the opening of the public park, shows the addition of a further access route to The Temple.⁴¹ This more recent path leads from the Perch Pond up to the southern edge of the study area. It also shows a boundary enclosing the area immediately west of The Temple which is similar to the current boundary of the front garden (see image below.) A definite pathway has also been established leading from The Temple to The Grotto, along the line of a previous path or boundary demarcated in earlier historic maps (beginning with Searle's in 1779.)

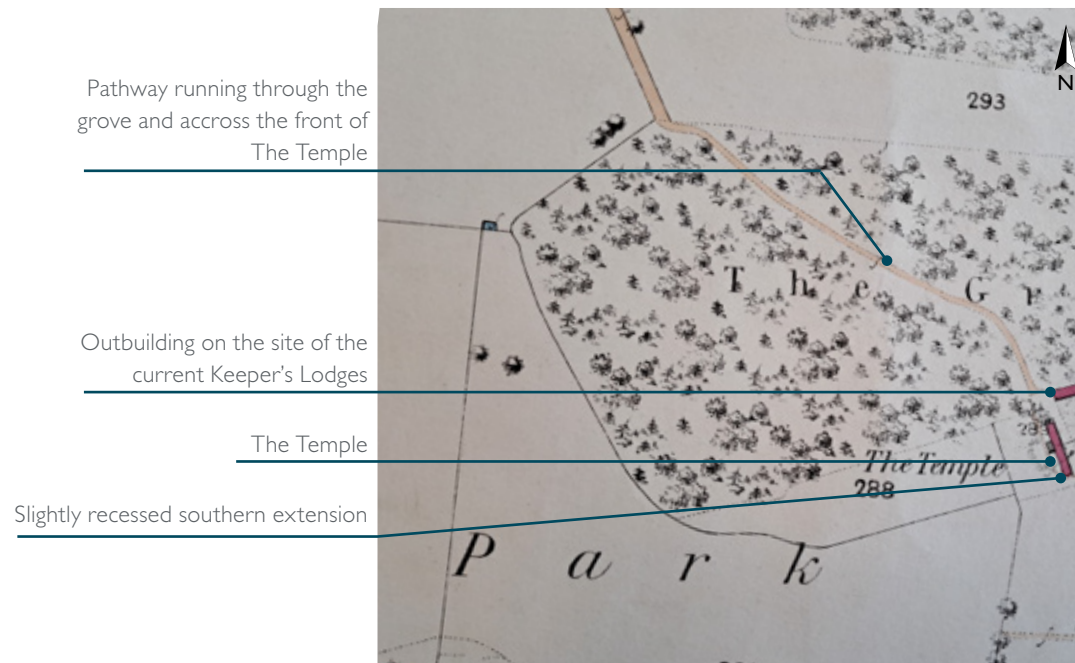


Figure 58 The Ordnance Survey from 1863 which shows the extension to the south of building, still in situ today, and a new path running through The Grove to The Temple. ERO, Ordnance Survey 1863, First Edition, Sheet 73.3. Reproduced by courtesy of the Essex Record Office.

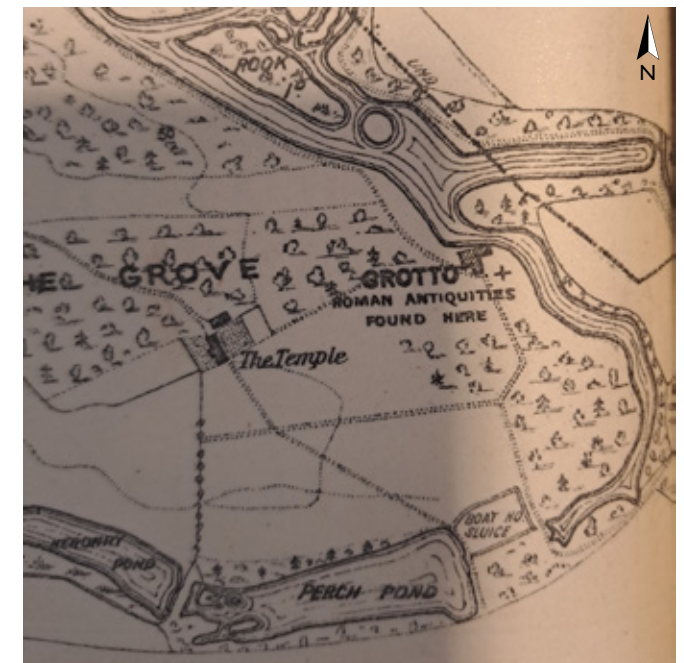


Figure 57 A sketch of the park drawn up by William Tegg to coincide with the opening of Wanstead Park by the Corporation of the City of London in 1882. © The British Library Board. W. Tegg, A Sketch of Wanstead Park, and of the House which formerly stood there, etc., 1882.

⁴⁰ Author Unknown, The Temple Over Time, published by The Friends of Wanstead Parklands. <https://wansteadpark.org.uk/wp-content/uploads/2015/08/TEMPLE-OVER-TIME-EXHIB-small.pdf>

⁴¹ W. Tegg, A Sketch of Wanstead Park, and of the House which formerly stood there, etc., 1882.

The Conservation Statement produced by Chris Blandford Associates in 2011 suggests that the City of London Corporation renovated The Temple in 1884 to provide suitable living accommodation. However, no further details on this work have been obtained.⁴² Paint analysis conducted in 1995 noted that a doorway and further windows were created in the west wall in the late nineteenth century (removed in 1995). It could be that 1884 is the date these alterations took place.⁴³

Between 1882 and 1960 The Temple continued to house forest keepers and their families. Following the purchase of the land by the City Corporation circa 1880, the Epping Forest Committee kept the Assembly Room (now the Story Room) for their use on regular visits to the Forest. The central cell behind the portico is denoted as 'The Committee Room' on floor plans from 1947, indicating this room was also reserved for use by the Committee. From this point onwards it is therefore presumed that domestic accommodation occupied the lower ground floor and the Andromeda Room only. During 1890 a scope of repairs was carried out with new floorboards laid, the kitchen and scullery whitewashed and the roof made good.⁴⁴



Figure 59 A photograph of the west façade of The Temple in the early 1990s. The late nineteenth century openings in the blind windows can be seen on the left, as can the twentieth century flight of steps and door leading to the first floor on the right of the portico. City of London Corporation, HB/TEM/16.

⁴² Chris Blandford Associates, Wanstead Park Conservation Statement, 2011, 6

⁴³ The Redecoration of The Temple, July 1995. City of London Corporation, HB/TEM/16

⁴⁴ Author Unknown, The Temple Over Time, published by The Friends of Wanstead Parklands. <https://wansteadpark.org.uk/wp-content/uploads/2015/08/TEMPLE-OVER-TIME-EXHIB-small.pdf>



Twentieth Century

In 1910 the building underwent further roof repairs and a white render was applied to all external elevations. Porches were added to the east elevation in 1911.⁴⁵

In September 1917 the ridge of the roof was struck by a bomb which caused considerable damage to the building and its contents, exploding the tiles and ceiling.⁴⁶ One resident complained that the damage caused by the blast had resulted in a leak into her bedroom; which must have been the current Andromeda Room to the north of the portico on the upper-ground floor. The roof was repaired at this time.⁴⁷

The Committee Room, which the 1947 plans indicate was the room behind the portico on the first floor, was damaged in 1940 by incendiary bombs. In 1944 further damage was sustained with roof tiles blown off, plaster displaced, areas of the ceiling collapsing and some windows blown in. In 1945 the main roof was stripped bare, window glass was broken and stores outside were destroyed, forcing keepers to live elsewhere while repair work took place.⁴⁸

45 City of London Corporation, The Temple, Wanstead Park, from City of London Corporation, CTU/TEM/2 File 1

46 Ibid.

47 Author Unknown, The Temple Over Time, published by The Friends of Wanstead Parklands. <https://wansteadpark.org.uk/wp-content/uploads/2015/08/TEMPLE-OVER-TIME-EXHIB-small.pdf>

48 Ibid.

Plans and elevations from 1947 demonstrate that at this point the single-storey extension to the north, extant in part by 1816 and extended by 1863, was still in situ. The two porches erected in 1911 can be seen extending from the east elevation, as can the external staircase to the Assembly Room (the current Story Room) on the west elevation which historic mapping suggests was erected in the late nineteenth or early twentieth century. The floor plans suggest that the building was serving as two dwellings at this point in time, one occupying the south extension and southern wing of the lower-ground floor, the other occupying the remainder of the lower-ground floor and the current Andromeda Room on the upper-ground floor.

The floor plans show a staircase apparently leading from a bedroom in the southern wing of the lower-ground floor to the Assembly Room. However, the staircase does not emerge on the upper-ground floor. It is presumed therefore that this access route had been blocked by 1947. The original function of this staircase is unknown, though it may perhaps have served as a back stair for the servants of higher-status families living on the upper-ground floor before the Epping Forest Committee took ownership of these rooms in the early 1880s.

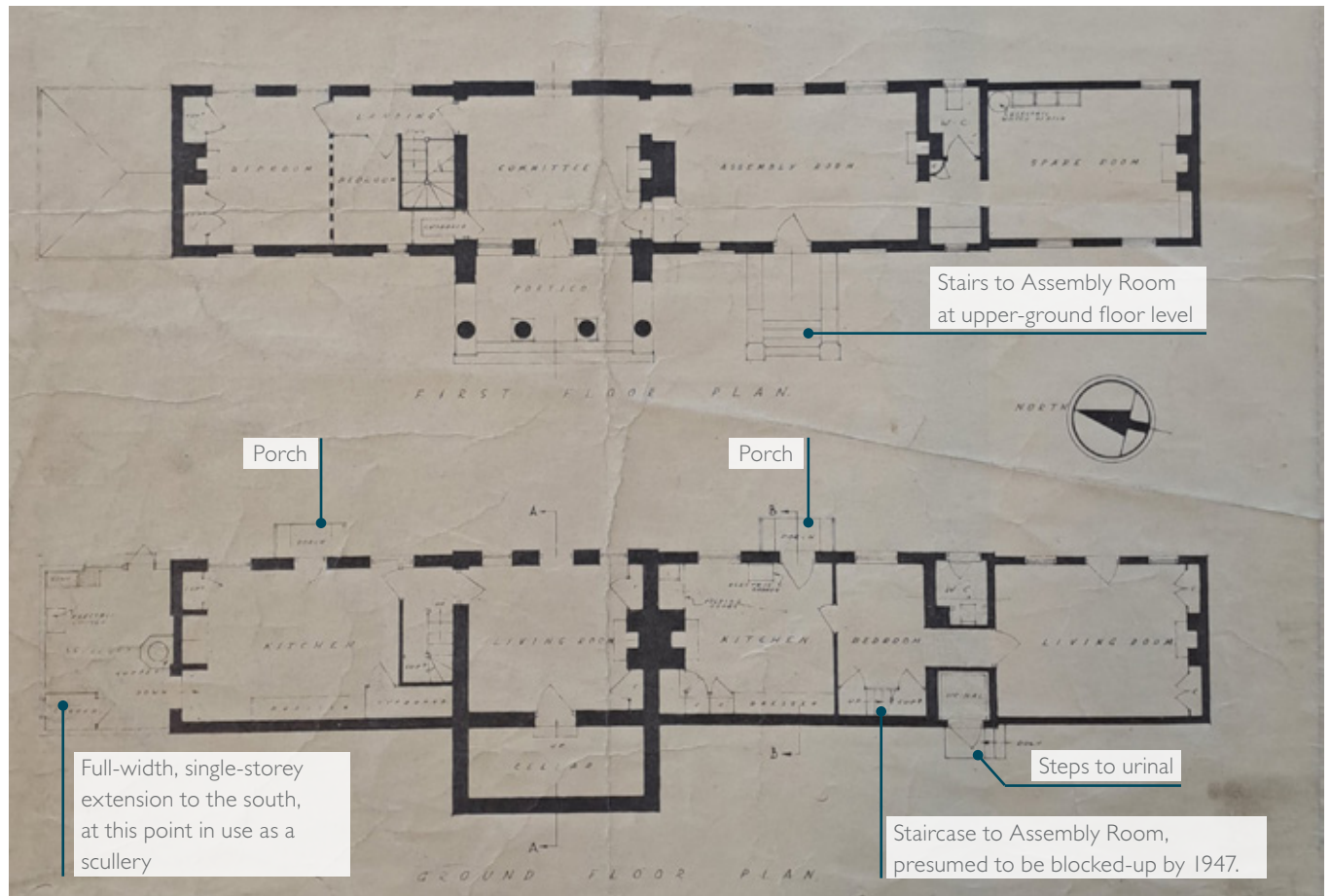


Figure 60 Floor plans and the west elevation, as existing, in 1947, annotated to show features in existence in 1947 which have since been removed. London Metropolitan Archives, COL/PL/01/094/020.

Aerial imagery from 1947 shows the damage sustained to the outbuildings east of The Temple during the war. The Ordnance Survey of 1954 designates that structure as a 'ruin'.⁴⁹ The current Keepers' Cottages on the site of the older structure date from the end of the 1950s.⁵⁰



Figure 61 Ordnance Survey aerial imagery from 1947 shows bomb damage to the Keeper's Cottages.

⁴⁹ <https://maps.nls.uk/view/10291037>

⁵⁰ Ibid.

In 1957 floor plans were drawn up to support the installation of public toilets on the ground and first floors in the southern extension of The Temple. By this time the early nineteenth century single-storey extension to the north had been removed, as had the porches on the east elevation.

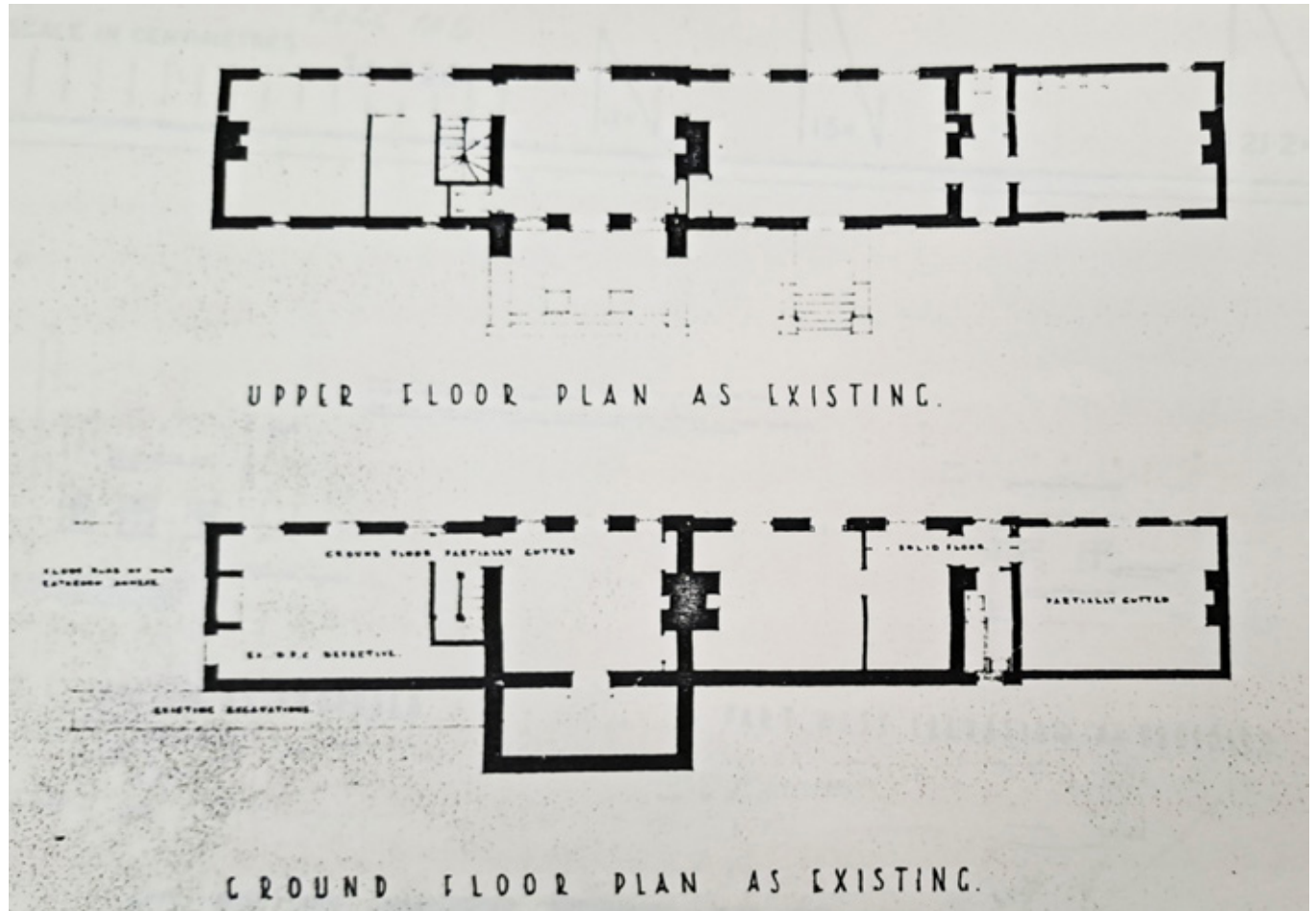


Figure 62 Ground and first floor plans as existing, 1957. City of London Corporation, HB/TEM/10.

The proposed plans show the intention to subdivide the southern extension at both ground and first floor levels to create the new facilities. On the upper-ground floor, the 'Spare Room' as designated on the 1947 plans, was subdivided to create two new rooms and a small circulation area. At lower-ground floor level the 'Living Room' was partitioned to create two rooms containing internal cubicles and the previous opening leading from the bedroom to the living room was blocked up.

Designs for new public conveniences on the lower-ground floor

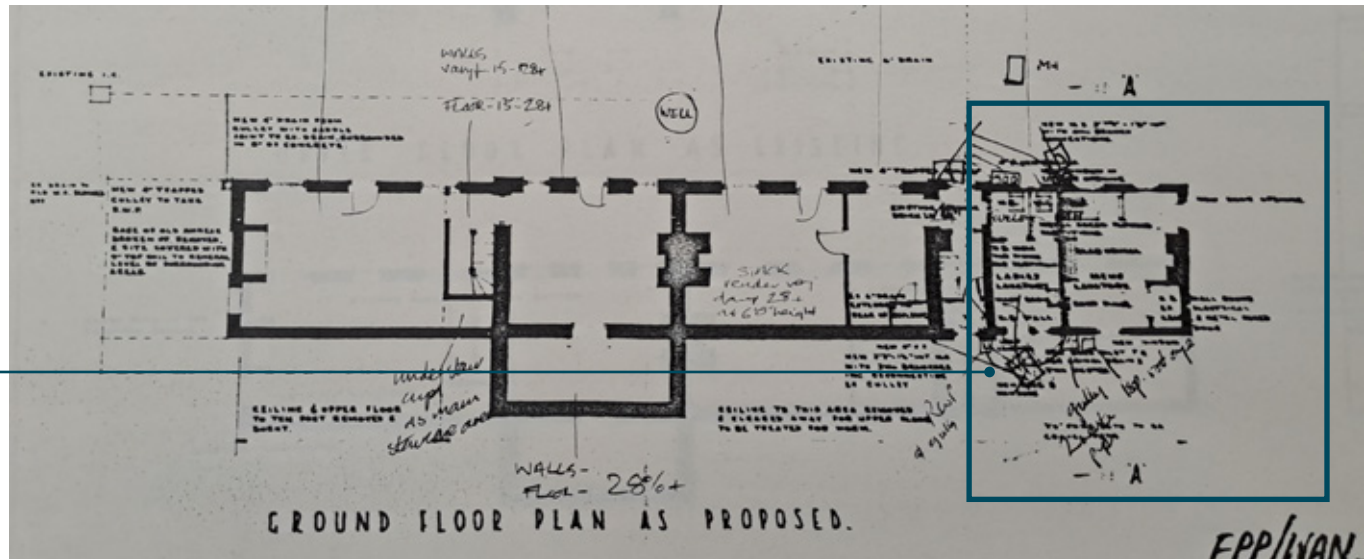


Figure 63 Ground floor plans from 1957 as proposed, indicating the design of new public toilets in the south wing of The Temple. City of London Corporation, HB/TEM/10

New conveniences planned in the south wing of the upper-ground floor

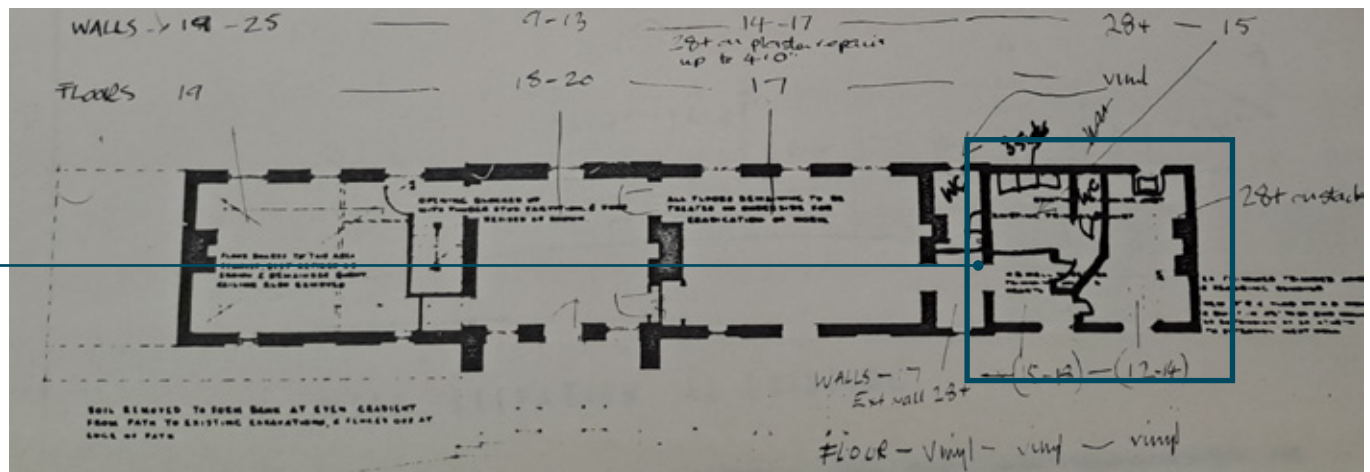


Figure 64 First floor plans from 1957 showing the intent to create public conveniences on the first floor. City of London Corporation, HB/TEM/10



Comparison of the 1957 plans with those drawn up in 1994 indicate that the partitions in the southern extension on both floors were executed as proposed in the 1950s. The 1994 plans also indicate the works that took place in the early 1990s. A previous partition dividing the main room to the south of the portico on the lower ground floor had been removed. A new staircase was inserted between the main room and the public toilets to the south. Some of the lower-ground floor windows on the main elevations were blocked.

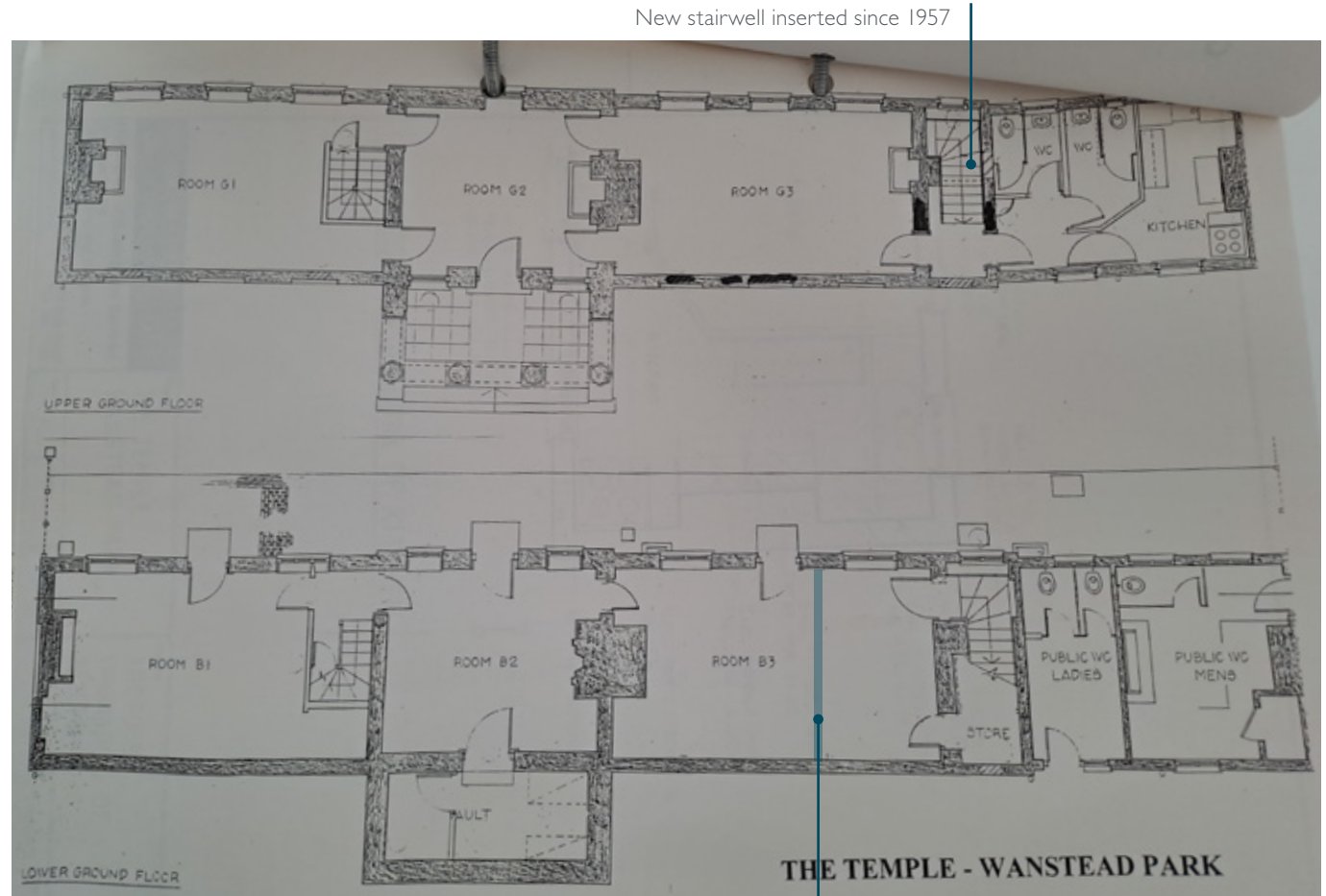


Figure 65 Floor plans from 1994. City of London Corporation, CTU/ITEM15 File 1

Internal wall removed since 1957

In 1992, a Management Plan drawn up for the historic landscape of Wanstead Park saw the double chestnut avenue leading from Heronry Pond to The Temple replanted. This same year a structural survey was undertaken which demonstrated that urgent repairs were required to maintain the structural integrity of the building.

The first phase of repair works, completed in 1995, saw external improvements including:

- the replacement of the clay roof tiles with black glazed pantiles;
- removal of the white render from the brickwork on the wings;
- structural repairs and reinforcement to the roofs and floors;
- repair and redecoration to upper floors including the renewal of the ceilings to their original profile and materials and the application of historically appropriate paint schemes; and
- removal of the doorway, steps and windows added to the west elevation in the nineteenth century; returning the classical simplicity of the front façade as originally designed.⁵¹

It would appear that during the works to the front façade in the early 1990s the mound of earth, which originally met the brickwork on the front façade of the building, was partially excavated to reveal the lower section of the brick wings. The mound immediately outside the portico was retained.



Figure 66 A photograph taken of the east elevation during the removal of the white render. City of London Corporation, HB/TEM/16



Figure 67 The roof of The Temple prior to the removal of the roof tiles in the 1990s. Reproduced with permission of the City of London Corporation.



Figure 68 New roof tiles in the 1990s. Reproduced with permission of the City of London Corporation.



Figure 69 The west elevation of the north wing in 2023. The earth built up around the portico originally extended further backwards to meet the brickwork.

⁵¹ Corporation of London, The Temple, Wanstead Park, from City of London Corporation, CTU/TEM/2 File 1 and The Redecoration of The Temple, July 1995. Guildhall, HB/TEM/16.

The Temple first opened to the public with an Open Weekend in 1996. Over 1996 and 1997 further work was undertaken to the lower-ground floor including a new floor, plasterwork, joinery repairs and the replacement of two internal doors (D7, providing access from room B3 at the south to the central section of the building, and D9, providing access from room B3 to the southern stairwell).⁵² Physical inspection of the building indicates all internal doors to the lower ground floor have since been replaced.

A second phase of works carried out between 1997 and 1998 constituted refurbishment to the public toilets at ground floor level. In the mens' toilets, an internal partition was removed, the ceiling was stripped out to remove redundant services and vents were bricked up at high level. In the ladies' toilets a new drainage run was installed, but no changes were made to the planform.⁵³

Over the course of 1998-99 the kitchen on the first floor was upgraded and external public access works took place to the rear elevation, removing the wooden thresholds to the external doors of the lower-ground floor and replacing them with York stone paving to aid disabled access to the building. The concrete posts behind the rear elevation demarcate the line of a previous picket-fence which was removed at this time.⁵⁴



Figure 70 The rear elevation of the The Temple in 2023, showing the concrete posts behind the rear elevation which demarcate the line of a previous picket fence.

⁵² Schedule of Works for Scheme 2a, Guildhall, HB/TEM/7/3 and LGF Plan and Detail, City of London Corporation, HB/TEM/VARIOUS

⁵³ Schedule of Works for Scheme 2b, City of London Corporation, HB/TEM/7/3 and LGF Plan and Detail, Guildhall, HB/TEM/VARIOUS

⁵⁴ Corporation of London, CTU/TEM/5 File 1

Twenty-first Century

By early 2001 shutters had been installed on the lower-ground floor of the building, designed to match the surviving nineteenth century shutters on the first floor.⁵⁵

Photocopies of undated plans likely to be from the very end of the 1990s or early 2000s demonstrate the intention to replace the older garage block to the south of The Temple with a new L-shaped structure. The garages on site today occupy roughly the same area but have a rectangular footprint. These later plans, when compared with a site plan from 1998, suggest that the extension to the south elevation of the Keepers' Cottages was undertaken in the late 1990s or early 2000s. These plans also show the sheds on the other side of the Keeper's Cottages for the first time.

In 2008 further renewal work was undertaken on the roof tiles. In 2018, a portion of the lower ground floor ceiling plaster was removed, leaving laths exposed and requiring repair of the defective sections.⁵⁶

Further minor changes appear to have taken place in the southern extension since the most recent floor plans were drawn up. This includes the reconfiguration of the partition separating the kitchen from the toilets on the first floor, and the installation of a new partition and door to create an accessible toilet on the lower-ground floor. Please refer to the historic development plans for a visual representation of these changes.

55 Fax Transmission February 2001, City of London Corporation, HB/TEM/5

56 Hockley & Dawson Consulting Engineers, Wanstead Temple Lower Ground Floor Ceilings, 2018.

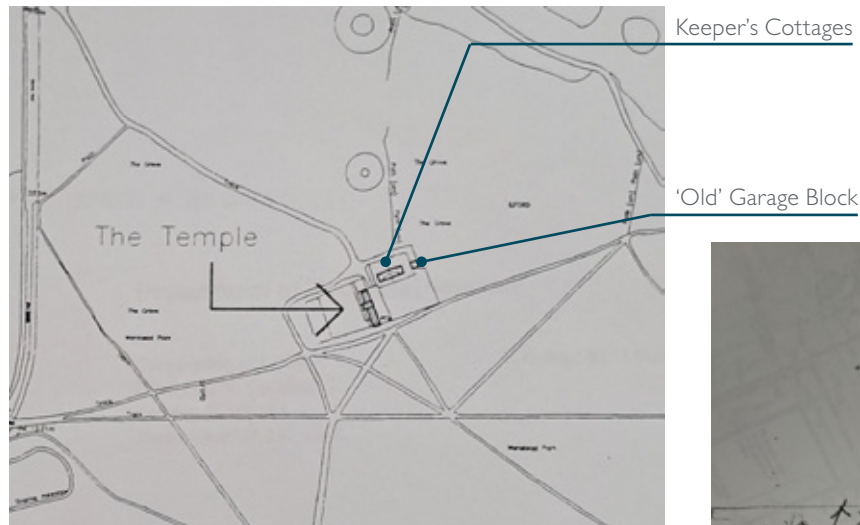


Figure 71 A site plan from 1998 showing the relationship between The Temple, the Keeper's Cottages and the old garage block. City of London Corporation, CTU/TEM/5 File 1



Figure 73 Proposed elevations from the late 1990s or early 2000s showing the new extension to the Keeper's Cottages, behind The Temple. City of London Corporation, HB/TEM/5 File 3.

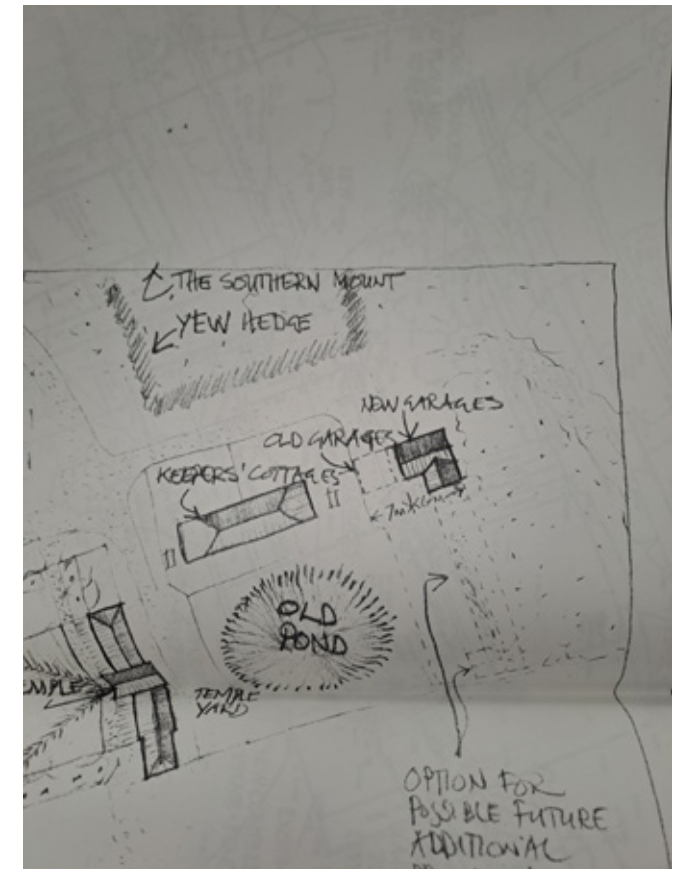


Figure 72 A site plan from the late 1990s or early 2000s showing plans to replace the older garage block with a new L-shaped structure. Single-storey rectangular garages now occupy this position. City of London Corporation, CTU/TEM/5 File 1



3.3 HISTORIC DEVELOPMENT PLANS

These plans indicate the age of the extant fabric.

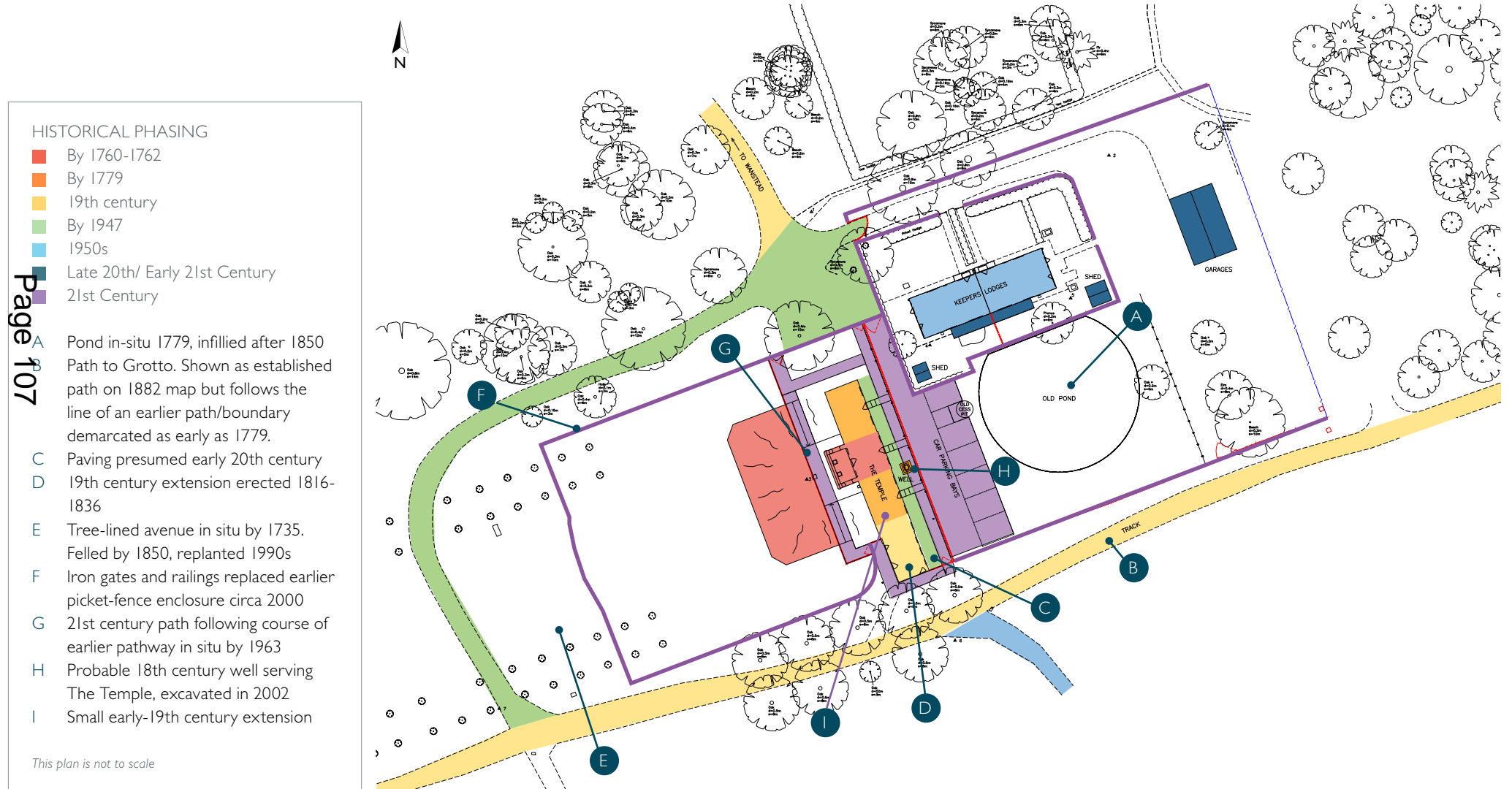


Figure 74 Plan showing the ages of key features on and around the site



HISTORIC FABRIC

- Previous feature, since removed
- 1760-62
- 1762-1779
- 19th century
- Shown in 1947 floor plans
- 1950s
- Shown on 1994 Plans
- 2015-2023
- Modern/non-original window
- 1990s infill/alteration
- Historic feature, date unknown

- A Extension: 1779-1816. Removed by 1957.
- B Extension: 1850-1863. Removed by 1957.
- C Extension indicated on 1863 map. Removed by 1947
- D Cupboard doors shown on 1947 floor plan. Removed by 1957.
- E Landing and doors shown on 1947 floor plan. Removed by 1957.
- F Stairs shown here as 1762-1779. However, the exact date of installation is unclear. If the wings were originally open to the roof the stairs could have been inserted later, when the building was converted from a menagerie to provide domestic accomodation.
- G Mounting block, appears in postcards from early 1900s, presumed to be an original feature.
- H Stairs to upper ground floor; inserted late 19th century, removed 1990s.
- I Partitions reconfigured between 2015 and 2023.
- J Fireplace blocked/removed between 1957 and 1994.
- K Fireplace rebuilt 1990s
- L Opening to earlier extension blocked in 1950s.
- M Porches added 1911, removed by 1957.
- N Fireplace reconfigured between 1957 and 1994.
- O Fireplace blocked/removed between 1957 and 1994.
- P Partition, shown on 1947 plans, removed by 1994.
- Q Opening shown as a door in 1947, window created 1957.
- R Flight of steps shown on 1947 floor plans, removed by 1957.
- S Fireplace blocked/removed between 1957 and 1994.
- T Excepting the brick floor in the vault, which is historic, all floor finishes appear to be 20th century.

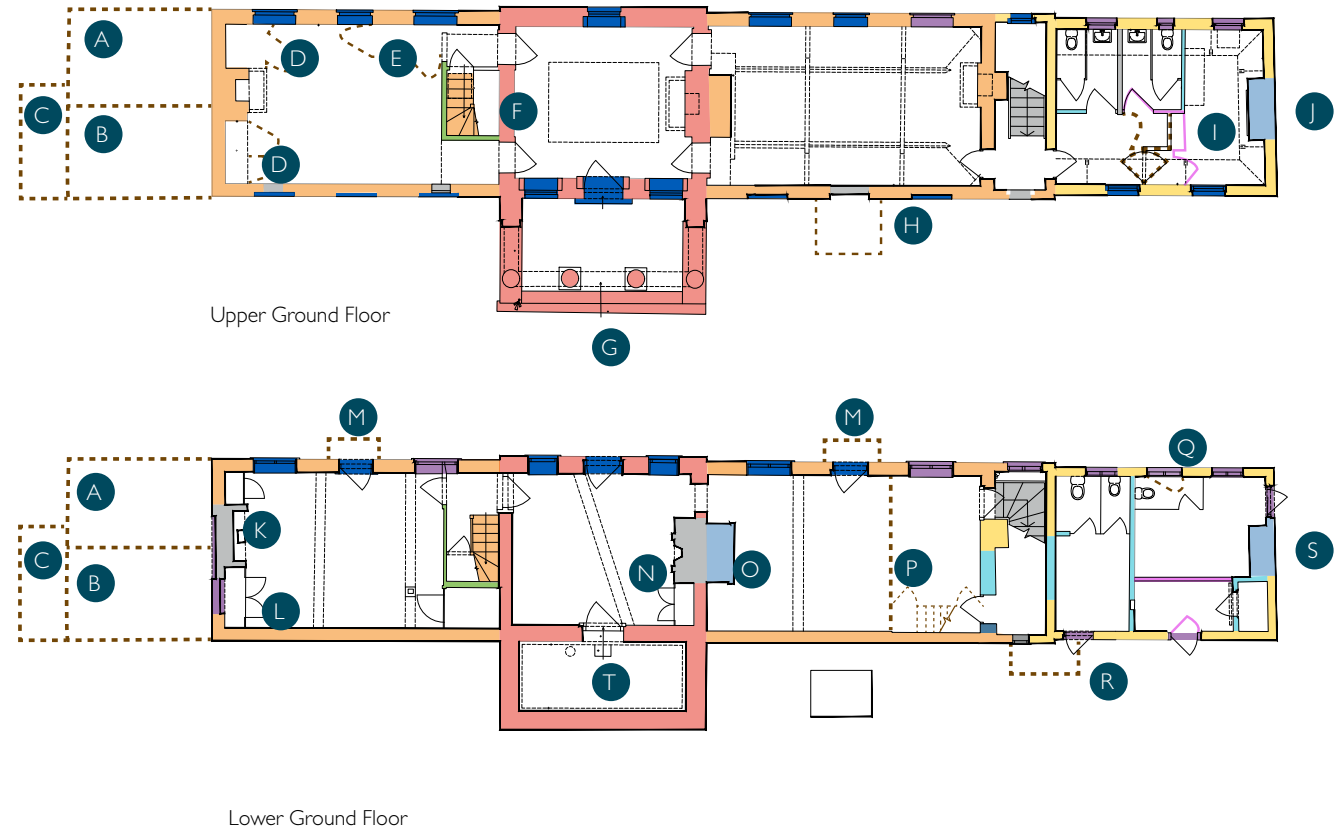


Figure 75 Plans showing the age of the extant fabric

SECTION 4.0

STATEMENT OF SIGNIFICANCE



4.1 ASSESSING SIGNIFICANCE

Significance can be defined as the sum of the cultural, social and/or natural heritage values that make a place important to this and future generations. Understanding the significance of a place is vital to inform sensitively managed change to ensure that the significance is maintained and, where possible, further revealed, reinforced and enhanced.

This assessment of significance has been based on a site visit and archival and desk-based research. It considers the significance of the individual listed building.

Where appropriate reference has been made to the different types of values identified in Historic England's Conservation Principles, Policies and Guidance. These guidelines separate heritage values into four categories:

Evidential: The potential of a place to yield evidence about past human activity.

Historical: The ways in which a past people, events and aspects of life can be connected through a place to the present. This can be both illustrative and associative. Illustrative value is when a place demonstrates an aspect of history, often through the physical fabric that remains such as through visible alterations to the built fabric that can be used to interpret how and why the place has been changed through time. Associative value is the added importance a place derives from notable associations with people or events.

Aesthetic: The ways in which people draw sensory and intellectual stimulation from a place.

Communal: The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

The relative contribution of the heritage values to the significance of the site are graded as either high, medium, low, neutral or detrimental, where:

High Significance is attributed to a theme, feature, built fabric or characteristic which has a high cultural value and forms an essential part of understanding the historic value of the site, while greatly contributing towards its character and appearance.

Medium Significance is attributed to a theme, feature, built fabric or characteristic which has some cultural importance and helps to define the historic value, character and appearance. These elements are often important for only a few values, for example it may be either the survival of physical built fabric or association with an historic use, but not both.

Low Significance is attributable to a theme, feature, built fabric or characteristic which has minor cultural value and which may, even to a small degree, contribute towards the character and appearance of the site.

Neutral Significance: Elements of neutral significance typically do not possess any heritage values which are important to the site. As such, they neither contribute to – nor detract from – its overall character and understanding.

Detrimental Significance: Elements that are intrusive to heritage values have characteristics which detract from the overall significance and character of the site.

In some cases there is a subtlety of categorisation within the relative values provided above that requires further classification. In this document this has been done by reference to national, regional or local levels. For example, an item may be of moderate value but is only important within a local context, in which case the reference would be to 'moderate significance at a local level'.

4.2 SUMMARY OF STATEMENT OF SIGNIFICANCE

The Temple is primarily significant as one of the best surviving elements of the grand park that was laid out around the palatial Wanstead House from the late seventeenth to the early nineteenth centuries. It combines the fashionable Palladian style and use of red brick and glazed pantiles with a simplicity reflecting its functional purpose as a menagerie and later a keeper's house.

The building's appearance today, whilst of **high aesthetic value**, belies the extent of change in both the building's appearance and use over the centuries. Whilst there were extensive works undertaken in the 1990s, the building is still deemed to have **medium evidential potential** at a local level to reveal more about its original construction and subsequent alteration.

The building is associated with John, 2nd Earl Tylney, who commissioned it and the City of London Corporation that has cared for it for nearly 140 years. These associations are not reflected in the building's fabric, however.

Long visible as part of the park, first from a public thoroughfare and then from the public park, The Temple has been open to the public for over quarter of a century and is deemed to have **high communal value**.

The setting of The Temple has altered considerably over time, especially with the reduction in size and simplification of the park over time. However, features such as the mounts and amphitheatre, replanted avenue, the dried pond, the large wet ponds and the remains of the Grotto all contribute to an understanding of The Temple as part of an impressive designed landscape.



4.3 ASSESSMENT OF HERITAGE VALUES

4.3.1 Evidential Value

The Temple has experienced repeated change in its lifetime including the initial addition of the wings, later extensions, internal redivisions, wartime damage and substantial conservation works. Whilst the net result is likely a significant loss of original fabric, some original and historic fabric does survive and there is potential that some of this lies hidden behind existing finishes. The building has been the subject of paint analysis, which has further contributed to understanding its past decorative schemes.

The Temple has **medium evidential potential** value at a local level to reveal more about its construction and development.

4.3.2 Historical Value

As the last surviving building in the once elaborate gardens of Wanstead Park House, The Temple has **high historical value**. It was a later addition and is not of the interest and quality of some of the **lost** buildings but its survival makes it significant.

Today The Temple appears as a brick building with a glazed pantile roof typical of the early Georgian period and sits as the terminus of an avenue of double chestnuts. All this belies the changes that have occurred both to the building and the park around it. The location at the end of the avenue illustrates its original design within a planned parkland whilst its design, a simple interpretation of the fashionable Palladian style, suggests both its part within a grand estate and its comparatively functional use that did not necessitate fine ornamentation. The changes, possibly including the insertion of floors in the wings, have concealed its early functions as a menagerie and poultry house or pheasantry as well as its more recent residential uses. In these ways, The Temple both indicates its original form and purpose and also disguises the extent of change and the complexity of its history. Overall the **illustrative value of The Temple is considered to be medium**.

Internally the layout has been partially restored to provide essentially a central room flanked by two rectangular rooms on each floor; whilst the southern extension accommodates a relatively more modern character, functioning also as a new staircase. The **illustrative value of the interior is deemed medium**.

The Temple is closely associated with Wanstead Park, the public park in which it currently sits, and the historic park of Wanstead House, which was more extensive and formal. As such it is associated with the 2nd Earl Tylney who commissioned The Temple as part of his changes to the estate, and with the City of London Corporation which bought the park and opened it to the public in the later nineteenth century. The Temple was also known as Keepers' Cottages for many years and has a connection with the Keepers of Epping Forest. However, none of these connections are reflected in the building fabric. The **associative value of The Temple is medium**.

4.3.3 Aesthetic Value

The Temple was designed in a pared back Palladian design using Tuscan columns and a simple pediment that has rather rustic beam ends beneath the roof of the pediment. The reinstated black glazed pantiles were a fashionable Dutch import from the late seventeenth century onwards and the use of red brick was also fashionable, as seen in royal building projects of the period, such as Kensington Palace (central range and Prince of Wales Court). The portico clearly indicates the front and faces westwards, where once lay Wanstead House. The rear of the building is simpler.

The wings added soon after the construction of the original temple are each of three bays with recessed blind arches on the west elevation, almost like a terrace or retaining wall of a formal garden. The symmetry and simplicity complement the central portico. The north elevation has been much restored following the removal of the later extension and its recessed blind arch presents a simple but attractive façade. The rear elevations have windows

of probably nineteenth century date with some later replacements. The central window at the rear of The Temple has a flat brick arch and it is possible that originally all the windows at the rear did, rather than the segmental arched windows that currently exist.

The southern extension lacks the quality of design of the earlier wings and incorporates sash windows in its front elevation as well as a modern extractor fan that detracts from the building.

Generally the exterior of the building as a whole has **high aesthetic value**. Specifically, the original temple has **high aesthetic value** and the front and north elevations of the wings also have high aesthetic value despite obvious bricking up of windows. The rear elevations of the wings have **medium aesthetic value** as does the southern extension, although the modern public WC doors and the extractor fan detract. The chimneys are mostly rebuilt but add to the character of the building.

Internally, the upper floor room of the original temple has the highest level of decorative features with original doors, shutters, dados, cornice and skirtings that suggest this may always have been a higher status space within the building. Its **aesthetic value is high**. The flanking rooms on the upper floor of the wings have had their plaster ceilings removed to reveal the rafters, exposed floorboards and modern fireplaces that give a generically historic character. The **aesthetic value of these spaces is medium**. The lower floor rooms beneath these three derive some character from their windows and architectural joinery, especially the architrave of the door to the vault beneath the portico. The stone flags are clearly modern and the skirtings are probably replica though of the correct period, as is the fireplace. The **aesthetic value of these rooms is low**. The historic staircase has medium aesthetic value although the enclosure on the upper floor detracts. The modern stair is of **neutral aesthetic value**. The kitchen and WCs on both floors are of **neutral aesthetic value**, although on the upper floor is a historic cupboard.



4.3.4 Communal Value

The Temple was originally a private building constructed as part of the park although a public thoroughfare through the park may have provided a glimpsed view of the building. From 1884, the park came into public ownership and The Temple made a contribution to people's enjoyment of the park as it could be seen and appreciated. Since the late 1990s, The Temple has been open to the public and people have also been able to enjoy the building's interiors and the displays about its history. Of particular value to the public is its presence as a well-recognised feature of the park which contributes to their overall enjoyment of the place. As such, it is considered to have **high communal value** today.

4.3.5 Setting

The setting of The Temple has changed considerably since it was built. It once sat as part of the third phase of development of the elaborate park but much of this formal parkland has been lost over time. The mansion that the park originally surrounded was demolished approximately 60 years after the construction of The Temple. The avenue that The Temple terminates was originally planted before the building was constructed and was felled around a century later. Approximately a century and a half elapsed before it was replanted. The depression behind The Temple was originally a pond. This was infilled during the 19th century. It nonetheless contributes to an understanding of The Temple's historical setting as does the path to the south of The Temple. Other paths, however, are later additions for the public park.

The park more widely has been much reduced in size over the years with the construction of residential housing over large areas. However, there are key features remaining, such as the Heronry Pond, Perch Pond, areas of tree plantation and the remains of the Grotto (roughly contemporary with The Temple), which contribute to an understanding of why The Temple was built and the landscape in which it sat. Other surviving earthwork features, such as the eighteenth century amphitheatre and mounts also provide evidence of past landscaping schemes.

The brick paving to the rear of the building is likely late nineteenth or early twentieth century and provides an attractive floorscape, unlike the later concrete. Parking bays and the parking area to the north detract from the building's setting. The metal railings, though a later addition, are of a typical estate style and complement the appearance of the building. The Keepers' Lodges are a relatively modern addition that dwarf The Temple. They replaced an earlier brick outbuilding. They are part of The Temple's story in terms of the transformation of the building from a residential to a public space but they do not enhance the physical setting of the building.

4.4 PLANS SHOWING THE SIGNIFICANCE OF THE BUILT FABRIC

These plans indicate the relative significance of the built fabric and the main features in the setting of The Temple. This is based on current information and may change as further information becomes available. Shading of the interiors of rooms is provided to give an indication of the overall significance of the internal scheme, fittings and fixtures.

UPPER AND LOWER GROUND FLOOR SIGNIFICANCE

- High
- Medium
- Low
- Neutral
- Detrimental

Page 112
This plan is not to scale

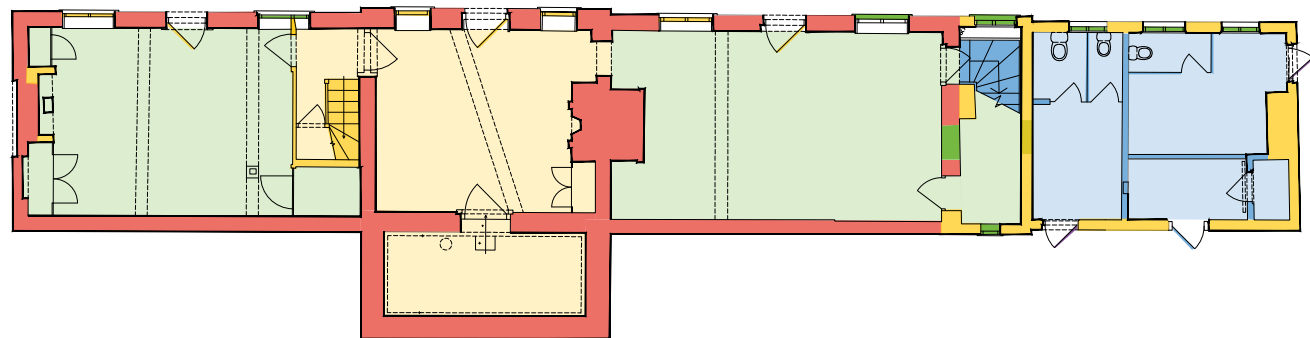
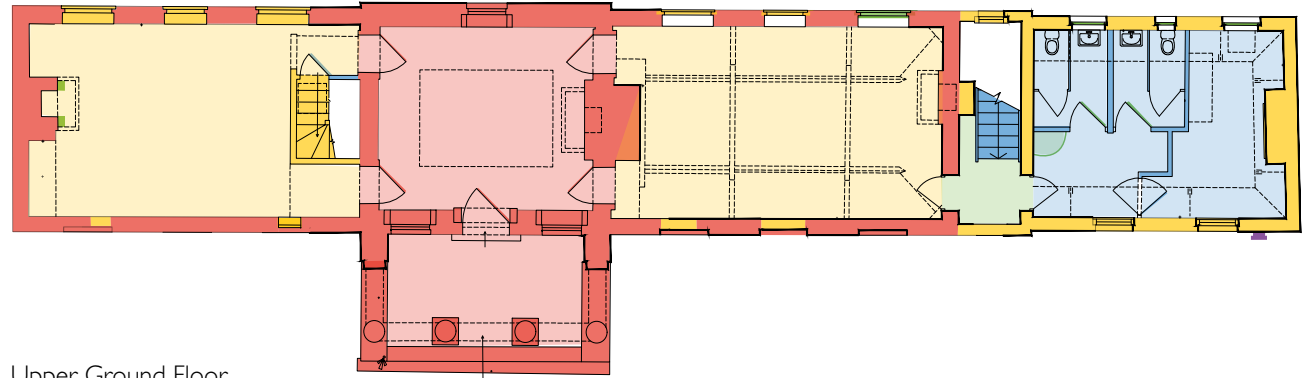


Figure 76: Significance Floor Plans of The Temple

STATEMENT OF SIGNIFICANCE



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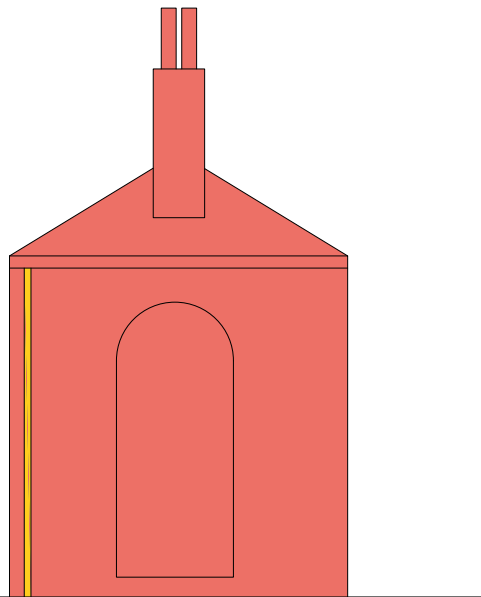
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NORTH AND SOUTH ELEVATION SIGNIFICANCE

- High
- Medium
- Low
- Neutral
- Detrimental

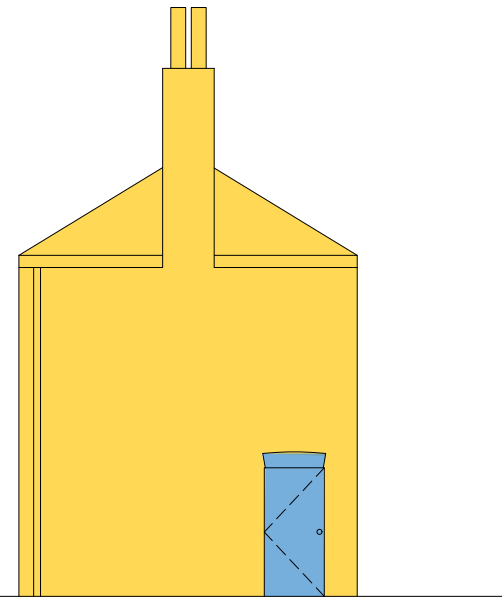
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NORTH ELEVATION

Figure 77: Significance plan for north elevation



SOUTH ELEVATION

Figure 78: Significance plan for south elevation

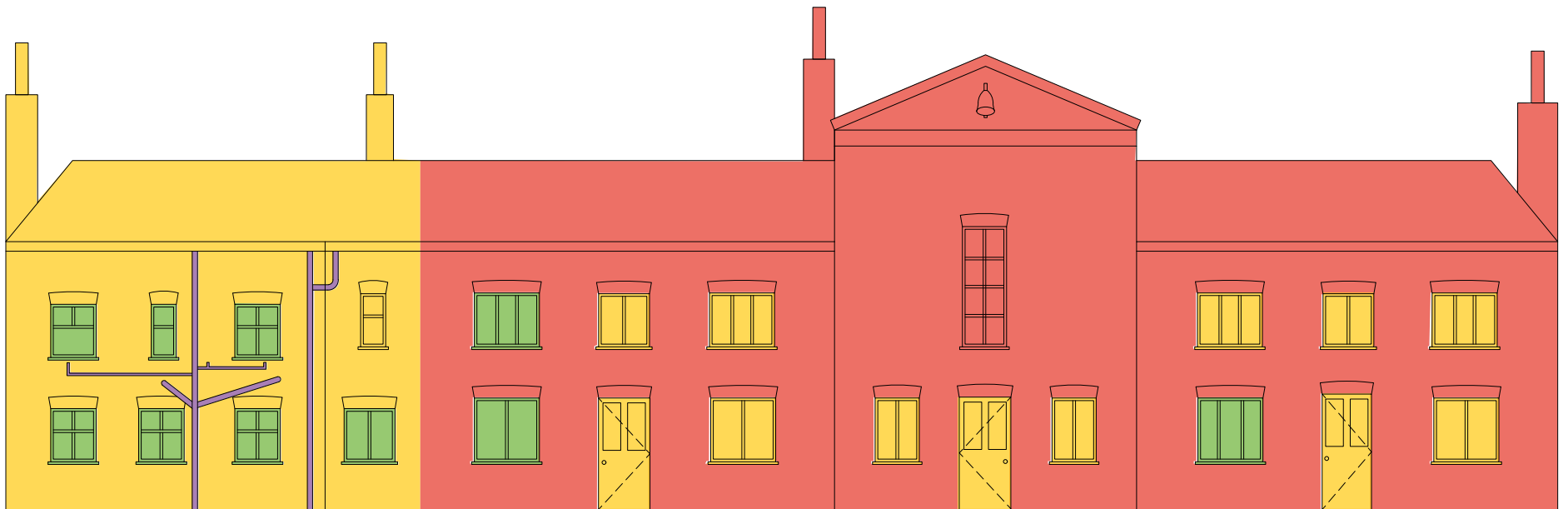


EAST ELEVATION
SIGNIFICANCE

- High
- Medium
- Low
- Neutral
- Detrimental

This plan is not to scale

Page 115



EAST ELEVATION

Figure 80



SITE PLAN SIGNIFICANCE

- High
- Medium
- Low
- Neutral
- Detrimental

NOTES:

In general the setting of The Temple would benefit from improvements to service areas.

- A Bins stored at the north end of The Temple are detrimental to the setting of the building.
- B Ditch to front of the building is of low significance as it has been modified in the 21st century.
- C The mound is of high significance as an 18th century feature.

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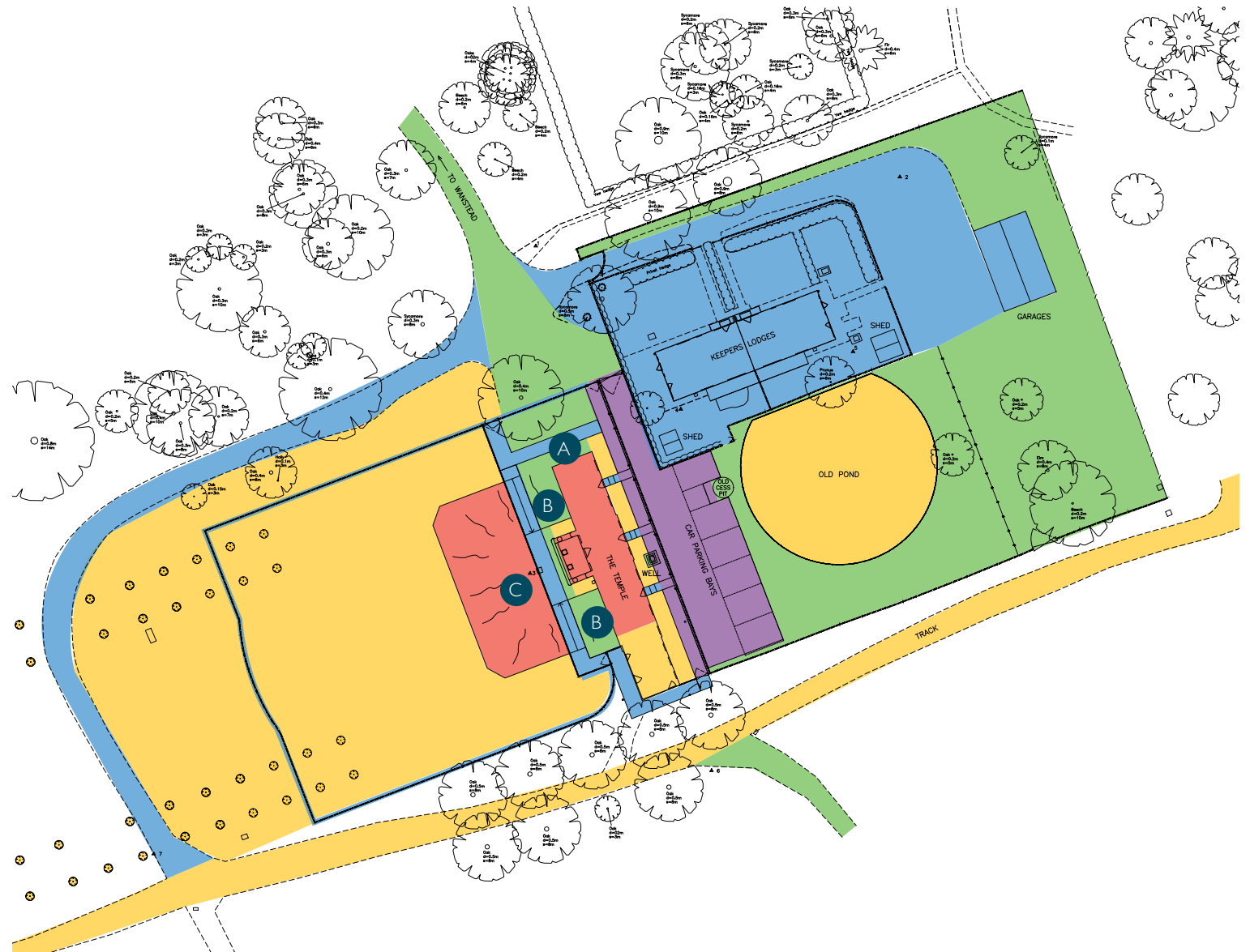


Figure 81



SECTION 5.0

ISSUES AND OPPORTUNITIES

5.1 INTRODUCTION

This section explores the issues, risks and opportunities associated with The Temple. It is based on site observations, the condition survey and discussions with Jacqueline Eccleston and Sophie Lillington from Epping Forest Visitor Services.

The topics in this section are organised thematically:

A Heritage Value and Change

B Condition and Maintenance

C Archaeology

Page 17
D Setting

E Displays and Collections

F Access

G Visitor Offer

H Climate Change and Sustainability

I Site Management

J Future Uses

5.2 ISSUES AND OPPORTUNITIES FOR THE TEMPLE

TOPIC	CONTEXT AND ISSUES	OPPORTUNITIES AND RECOMMENDATIONS
A Heritage Value and Change		

Works Affecting Significance

The Temple is a Grade II listed building, which means it is statutorily protected and most works will require listed building consent. Works that usually do not require listed building consent are:

- Like-for-like repairs (excluding large scale renewal);
- Replacement of modern services if this will not involve changes to the historic fabric;
- Removal of fabric that is definitely modern; and
- Redecorating (provided that the reconstructed historic decorative scheme in the central room is preserved. Paint analysis has already been undertaken in the most important areas of the building in the 1990s.)

Within the building, the built fabric has varying levels of significance. As a general rule, change should be avoided or minimised to historic fabric of high significance. Change will need justification to fabric or spaces of medium or low significance. Change will usually be acceptable to fabric of neutral significance provided there is no impact on any nearby significant fabric.

Where fabric has a detrimental impact on significance, change is desirable provided that what is done is not more harmful than what is removed.

Within The Temple, the greatest opportunity for beneficial enhancement of the built fabric would be the removal of the extractor fan from the front elevation.

Generally the southern end of the building has the greatest scope for change as most of the partitions are modern and the fixtures and finishes are modern.

Whenever works are undertaken, it is important to remember the potential for historic fabric or evidence of decoration to survive below the surface. Works should be carried out carefully so that any historic fabric of interest that may be discovered can be recorded even if it is then removed.



Figure 82 The extractor fan detracts from the front façade of the Temple

TOPIC	CONTEXT AND ISSUES	OPPORTUNITIES AND RECOMMENDATIONS
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B Condition and Maintenance		
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Condition	For more information, see the Condition Survey by Purcell (2023) which can be found in Volume 3.	
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The building was the subject of a major restoration project in the 1990s and has generally been well maintained since. The walls are generally sound though a very small number of bricks need consolidating or replacing and some repointing is needed. Various different pointing approaches in the past has created an irregular appearance which does not enhance the appearance of the building, and the use of hard mortar in places has caused erosion to brickwork. Mortar to some roof verge tiles is missing or damaged and needs to be wholly repointed.

The roof is in good condition except where the mortar at the ends of the tiles is failing. Some of the windows are in poor condition and sills need replacement or repair. There is erosion occurring beneath the ends of the steps to the main entrance. The portico was redecorated recently but the paint is failing in places and requires repainting.

Internally the building appears in good condition. There was a failure of one of the lath and plaster ceilings on the lower ground, which was likely caused by a variable key to the lath and plaster in combination with deflection of the floor structure as people move around the building (see Hockley & Dawson, *Wanstead Temple: Lower Ground Floor Ceilings*, 2018, in Appendix H, Volume 4). The plaster has since been reinstated. The keys on the other ceilings are poor. There is localised cracking to the plaster on several walls and also a considerable amount of cracking in the central room on the upper floor. It is recommended that repairs are made to these within the next three years.

Staff report that the skirting boards come off, particularly the short sections, and are refixed by staff. The areas where the floorboards have been cut for socket access have been done crudely and if not put back correctly will flip up when walked over. It may be possible to fix a hinge to the underside of the boards to prevent this.

There are some redundant fittings within the building, such as a redundant electrical box in the ceiling of the Andromeda Room and old wiring, which are unsympathetic.

Making repairs and improving the condition of the building will ensure its longevity and protect the important historic fabric from further decay. The aesthetic appearance of the building will also be enhanced through repair work and improvements to condition will contribute towards the potential for increased/enhanced use of the building. Removal of redundant fixtures and fittings would contribute to improving the appearance of the building.

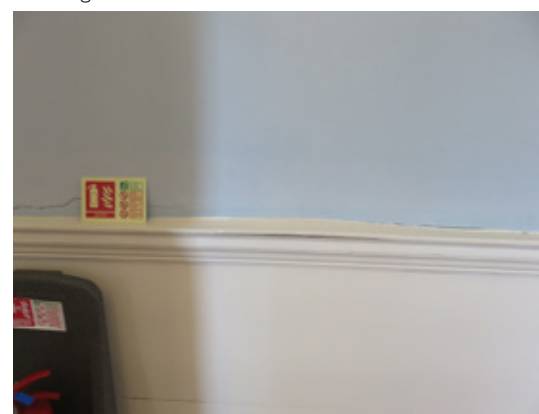


Figure 83 Example of the cracking in the central room

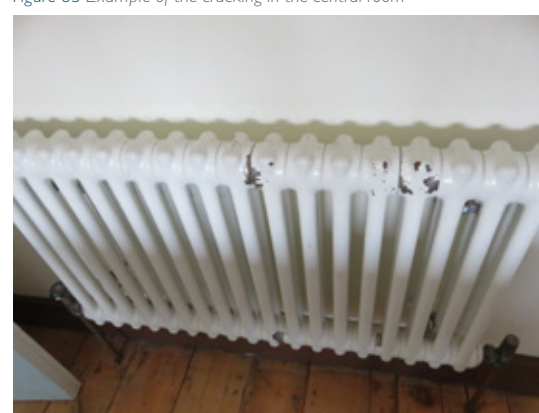


Figure 84 There are internal decorative failures such as to several of the radiators



Figure 85 Some of the pointing is drude and there are small areas of cementitious mortar



Figure 86 Failed mortar ends to the roof tiles



Figure 87 Rotting window cill



Figure 88 Erosion under the main steps



Figure 89 Failing paintwork to the columns



Figure 90 The estate railings have failed paintwork partly because they are climbed on, especially near the WCs

TOPIC	CONTEXT AND ISSUES	OPPORTUNITIES AND RECOMMENDATIONS
Maintenance	<p>A maintenance and management plan has been commissioned alongside this CMP. The MMP notes some key risks to historic buildings that should be taken into account:</p> <ul style="list-style-type: none"> • Damp and water ingress could be caused by blocked gutters and downpipes, damaged or worn roof coverings and insufficient repair works to external fabric, such as lack of pointing. • Most older buildings are vulnerable to stormy weather, where wind, rain and lightning can strike. The building currently has a system of lightening strips, and the roof drainage system seems to provide sufficient capacity. • It is the responsibility of building management to ensure that: <ul style="list-style-type: none"> ○ Dangerous electrical equipment, practices or substances are not brought into the building or onto the site. ○ Regular fire tests, drills and procedures are carried out and reviewed regularly. ○ Electrical items, services and fire detection systems are regularly checked. ○ PAT testing is carried out to reduce associated fire risks. • A lack of heating during the winter can lead to damp and mildew growth, whilst burst pipes (such as after cold weather) can cause damage to finishes and potentially underlying structures in the building. • Vandalism due to the building's location away from others in the park. • A risk that lack of resources means the required management and maintenance is not able to be implemented. 	<p>Thorough and well-planned preventative maintenance can:</p> <ul style="list-style-type: none"> • Upkeep a building's appearance. • Extend the life of the building and its materials. • Prevent the loss of or damage to original fabric. • Help to prevent large-scale repair works and therefore large repair bills. <p>The management and maintenance plan should be implemented to minimise the risk of damage to fabric as a result of poor maintenance or management procedures.</p> <p>Regular monitoring of the building to check for defects, particularly after bad weather, is key to identifying problems at an early stage and therefore allowing quick remediation, preventing issues from getting worse and being more difficult and costly to fix.</p> <p>Undertaking the required checks on electrical equipment, fire testing, etc. will ensure that risks are mitigated.</p> <p>The use of the building on a more frequent basis, as well as regular checking of the building by staff, would help to mitigate against the chances of intruders.</p>



Figure 91 Vegetation growth on the brick paving at the rear

TOPIC	CONTEXT AND ISSUES	OPPORTUNITIES AND RECOMMENDATIONS
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C Archaeology		
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<p>Archaeology</p>	<p>The potential for archaeology should be taken into account if any below ground works are required, for example for new services or boundary markers. An archaeological watching brief may be required to monitor works as the ground is dug or archaeological investigations (trial pits or trenches) may be required before works start. Requirements can be discussed with Historic England and the Greater London Archaeological Advisory Service.</p> <p>There is a stone ball at the rear of The Temple. It is not clear what it is but it is thought to be a remnant of the house or another garden feature. It is not fixed and could potentially be stolen.</p>
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Below ground archaeology could aid understanding of the development of the park and/or contribute to the understanding of prehistory.



Figure 92 Stone Ball

D Setting		
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<p>General Setting</p>	<p>There are various issues with the appearance of the setting of The Temple, including:</p> <ul style="list-style-type: none"> • Poor quality surfacing to the car parking area to the rear of the building; • Poor quality and mismatching street furniture, such as bins, post and chain fencing, bollards and lighting; • Features such as fencing and gates that have flaking paint; • Ad-hoc parking to the north of the building; • Woodland and parkland which is not well maintained. <p>A woodland play area has recently been installed near to The Temple.</p> <p>The Grotto, dating from c1760-64, is located next to the Ornamental Water to the east of The Temple. A Conservation Management Plan for the Grotto was prepared in 2019. The two structures are contrasting in style, with The Temple a formal Classical style and the Grotto rustic, but both are representative of the eighteenth-century phase of the landscape and therefore the two have group value.</p>
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A co-ordinated landscaping within the immediate setting of The Temple, including surfacing and street furniture, would enhance the setting of the building. Better maintenance of structures in the vicinity would create an enhanced appearance and ensure the long-term condition of items such as fences and bollards.

Ad-hoc parking which causes visual clutter should be discouraged.

Enhanced maintenance of the woodland and parkland features would improve the visual setting of The Temple.

In the longer term, options for enhanced interpretation of the history of the park could be explored which include both The Temple and Grotto as key elements of the eighteenth century landscape.

TOPIC

CONTEXT AND ISSUES

Keepers' Lodges

The Keepers' Lodges were built close to The Temple in a contrasting style. They encroach on its setting to the north-east, as well as the gardens which contain the former pond. The current blue colour of the Lodges is unsympathetic to the setting of The Temple.

If a new use is proposed for the Keepers' Lodges, staff currently living there would need to be rehoused in properties that would otherwise be providing private rental income resulting in loss of income for the City Corporation of potentially c.£40,000 per annum.

OPPORTUNITIES AND RECOMMENDATIONS

The changing of the use of the Keeper's Lodges to a visitor hub would bring with it opportunities to enhance the setting of The Temple. A better landscaping scheme could link the two buildings, with the removal of the current close-boarded fence. This could provide a much more appealing setting to the two buildings, as well as better revealing and interpreting the former pond feature. Using the Lodges as a visitor hub would also create activity and vibrancy. Repainting of the Lodges in a more neutral colour would improve their appearance.



Figure 93 The setting of The Temple to the rear, with the Keepers' Lodges.

TOPIC	CONTEXT AND ISSUES	OPPORTUNITIES AND RECOMMENDATIONS
E Displays and Collections		

Displays

The Temple has displays in four rooms and these are a combination of text panels with imagery and archaeological finds. The smaller archaeological finds are housed in two tall cases with small explanatory labels. The larger pieces of sculpture recovered from the park are displayed without casings. The text panels are mostly mounted on a system which allows the panels to be easily changed without affecting the walls. Each panel generally includes an image and some fairly small double-spaced text in sans serif font. There are also supplementary prints of historic images on the walls and laminated on tables. The panels on the upper floor tell the history of the park and lost house, whilst the panels on the lower floor describe the history of The Temple itself. The downstairs display room has also been used for temporary exhibitions within the last few years, with room to hang 21 pictures. However, the room has poor lighting and is currently unwelcoming.

The panels and images are informative but it would be useful to have a summary for those who are not able to read all the panels to facilitate a basic understanding of the park and The Temple. Consideration could beneficially be given to alternative ways of providing information, such as via smart phones so visitors could access a greater or lesser degree of information in accordance with their interests. This may also allow for other language provision.

There is potential for the downstairs exhibition space to be rented out to generate income; an example may be displays by local artists. Lighting could be enhanced to create a better environment for displays.

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Figure 94 Activities laid out on a table at upper-floor level.



Figure 95 One of two display cabinets of small finds



Figure 96 Display of the history of The Temple on the lower floor



Figure 97 Display of larger pieces of statuary on the lower-ground floor.



TOPIC	CONTEXT AND ISSUES	OPPORTUNITIES AND RECOMMENDATIONS
Collections	<p>The Temple is noted as an 'associated museum building' within Epping Forest museum documentation and objects may be displayed there. As well as archaeological finds, the building houses items of furniture that belong to the City Corporation. There are some early twentieth century square tables that may have been purpose-built for the building by Epping Forest staff. There are other items that were brought from the Guildhall. There is an inventory of furniture from 2015 but it has not been kept up-to-date with items removed or lost.</p> <p>Existing carpets are historic, some of value, also belonging to the City Corporation. Antique furniture and carpets in The Temple do not have a long association with the site.</p>	<p>It would be beneficial to update the 2015 furniture inventory. It would be useful to establish, if possible, to which department different items belong so that if deemed unnecessary or not appropriate they may be returned. If resources allow, review, update locations and accession when appropriate, objects and original images relating to the history of Wanstead Park into 'The View (Epping Forest Museum Collection)', the City of London's Arts Council England accredited museum collection for Epping Forest. For those items not in line with Epping Forest's accession policy, The Temple's furniture inventory should be updated.</p> <p>Subject to resources, establish a working archive of existing reports and a system of recording with a standard form and system of filing. It is recommended that this include non-original archival matter, records of works, plans, copies of images and publications, research notes, and be accessible across appropriate City of London departments (City Surveyors, Environment Department/Epping Forest and what is being established 2023 as a Culture Hub). Conduct research to fill in gaps in knowledge.</p> <p>Currently some furniture does not contribute positively to the interpretation of the building and it limits the flexibility of the spaces. Depending on the future uses of The Temple, the relevance of different items should be assessed and alternative locations found for them if they are not needed.</p> <p>The carpets are visibly worn in places of high traffic and consideration should be given whether they should remain in The Temple and if so, whether they should be relocated.</p>

F Access

Access to the Site	<p>The Temple is located within Wanstead Park. There are a few accessible parking spaces outside the building. The Temple is approximately five minutes' walk from the car park on Warren Road, where there are a very limited number of paid-for spaces. Some nearby streets also permit on-street parking.</p> <p>The Temple is approximately 20 minutes' walk from Wanstead station on the Central Line, 25 minutes walk from Manor Park Station on the Elizabeth Line and 30 minutes' walk from the overground station of Wanstead Park. Bus stops are closer. There is a bus service from Manor Park Station as far as Wanstead Park Avenue. There are therefore reasonable public transport access options for able bodied people and the park is signposted. The distances, however, might be discouraging to families with young children and those with impaired mobility.</p>	<p>While there are a few accessible parking spaces, these are not clearly marked and access must be pre-arranged as the gate to access the rear of The Temple is usually closed. There is an opportunity to improve the marking out of these spaces to increase their visibility, while using a sensitively designed solution, for example marking bays out with differing materials rather than utilitarian painted lines.</p> <p>The accessible parking offer is rare within Epping Forest and could be marketed as one of the places where people with mobility impairments could go to enjoy the Forest.</p> <p>Should the Keepers' Lodges be brought into a new use there may be opportunities for limited new parking to the rear of these buildings for staff, deliveries or accessible parking given these spaces would be sited on the other side of the Lodges to The Temple and not directly visible.</p>
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TOPIC	CONTEXT AND ISSUES	OPPORTUNITIES AND RECOMMENDATIONS
<p>Access at The Temple</p>	<p>The slope up to the front entrance of The Temple is too steep for wheelchair users and is challenging for those with pushchairs. There are steps up to the front door. Access is level to the public WCs at the lower level and to the doors at the rear of the building. Wheelchair users are sometimes admitted to the building through the door at the rear but this is challenging for staff as there are only two members of staff on duty and one must remain at the main entrance.</p> <p>Within the building the floors are level on each floor. They are connected only by staircases. For a number of years it has been thought that the secondary stair is unsafe, perhaps because it is narrow and has slippery treads. However, in recent years there have been no incidents on this stair and it was not flagged in the 2022 Fire Risk Assessment as an issue. It is likely that there would be no issue with bringing this stair back into use. The modern staircase has winders at the bottom. Given the relatively small amount of space within the building, it would be disruptive to replace the stair without providing winders.</p> <p>External directional signage is currently poor. There is no indication that wheelchair access is available via the rear ground floor.</p> <p>There is no lift in the building.</p> <p>The Temple does not specifically cater for other types of special access such as those with visual or hearing impairments.</p>	<p>An alarm at the rear entrance would help to alert staff to wheelchair visitors.</p> <p>If a lift were installed internally, the least harmful location would either be where the existing modern stair is or in the southern extension. The lift could be designed without an overrun and with minimal pit, for example a platform lift. It would likely be less impactful and more reversible to construct a separate lift adjacent to the building. Consideration would need to be given to the design and materiality of such an addition as well as its appearance in views. However, given that The Temple is significant as the remnant of the lost landscaped park and for its contribution to views, an argument could be made that a sensitively designed lift within the southern end of the building would cause less harm than an external addition. To meet the regulation's requirement of Part M and obligations under the equality act at the same time as the installation of a lift, access through the building will also have to be considered. Door frames will need to be widened to meet regulations, which would be particularly contentious, and a study to ensure correct turning circles are available will also have to be undertaken.</p> <p>Signage could be improved. This would need to be sensitively designed and sympathetic to the character of the building, and the minimum necessary to provide directional information, in order to avoid visual clutter. This would also assist on open days to indicate that the building is open.</p> <p>There are opportunities to provide an audio guide via smartphones for those with visual impairments who may struggle to read the text panels.</p>
<p>Accessible WC</p>	<p>There is no accessible WC inside The Temple visitor area. There is a radar key operated publicly accessible WC accessed from outside. There is the required red cord in the accessible WC but it does not connect to anyone who could come and assist.</p>	<p>A review of the connectivity of the red cord should be undertaken to ensure any signal reaches someone who could respond.</p> <p>Renovation works to the building could provide an accessible WC accessed either from outside or inside The Temple. The Keepers' Lodges could also provide a space for a new accessible WC.</p>



Figure 98 Historic Stair



TOPIC	CONTEXT AND ISSUES	OPPORTUNITIES AND RECOMMENDATIONS
G Visitor Offer		
Visiting The Temple	<p>Visitors are greeted by at least one member of staff at the main entrance on open days. Visits are mostly self-guided although the aim of the Visitor Services Team is to provide an activity for people of all ages whenever The Temple is open. This usually takes place in the northern upper floor room. Feedback from visitors informally and in a previous visitors' book is generally positive. The visitor book was discontinued because of concerns relating to GDPR laws as visitors were leaving personal contact information.</p>	<p>Continue to provide at least one member of staff at The Temple on open days to welcome visitors. Further staff members (should resources allow) would provide visitors with an enhanced service and would ensure better monitoring of rooms/collections. Volunteers could be recruited to assist with opening of The Temple but this would require staff to co-ordinate.</p>
The Enclosure	<p>Epping Forest has successfully collaborated with different theatre companies to put on theatre performances in the Enclosure in front of The Temple. The site is licenced for 499 people including those involved in the production but typically 300-400 tickets are sold for comfort. The site has access to the small number of public toilets in The Temple. People bring their own food, drink, blankets and seating. The outdoor theatre generally creates revenue for the charity.</p> <p>The byelaws for Wanstead Park require the park to close at dusk. There is no lighting throughout the park and events have to be timed to finish well before dusk so that people can leave the site safely.</p> <p>In the past, Friends of Wanstead Park has hosted concerts outside as well as other events inside. This declined partly because of lack of facilities for refreshments.</p>	<p>Where resources allow, continue to hold outdoor events in the Enclosure. Improved WC and refreshment facilities as part of potential future works to The Temple and/or Keeper's Lodges, as well as improvements to the landscape setting, would provide enhanced facilities that could attract more events.</p>
Schools	<p>Special visits for schools are not currently being provided but occasional enquiries are received.</p>	<p>Were it possible to staff weekday school visits, there could be potential for a modest schools offer that provided an opportunity to explore local history and archaeology or to link to the study of the Tudors. Visits would need to be designed to work with the small spaces that The Temple has.</p>
Marketing	<p>The opening times for The Temple and information on events tends to be displayed on notice sheets on boards at the park entrances and on The Temple itself. The dates are also advertised on the City Corporation website and a week or so before each opening, a tweet will be put up on Twitter. Typically between 20 and 80 people will visit in one afternoon.</p>	<p>There is a need to balance making sufficient people aware that there are enough visitors to merit opening with ensuring visitor numbers are not overwhelming for staff.</p>
Volunteers	<p>Currently volunteers do not play a role in the opening of The Temple.</p>	<p>It may be possible in the future to provide an opportunity for volunteer involvement.</p>



TOPIC	CONTEXT AND ISSUES	OPPORTUNITIES AND RECOMMENDATIONS
H Climate Change and Sustainability		
Climate Change	<p>Climate change may increase the risk of flooding primarily due to leaks either in the building's external envelope or failed drainage. Summer rainstorms are predicted to increase in number and intensity which test the weather-tightness of buildings and drainage capacity.</p> <p>The increased incidences of both wet and extremely cold weather may also affect the brickwork with a greater risk of water penetration and delamination.</p> <p>Predicted climate change may result in drier conditions causing the ground to dry out in some seasons whilst increased rainfall and flooding may saturate the ground in others. Greater extremes of wetting and drying may increase the risk of subsidence and affect the building. This may also affect the mound outside The Temple in terms of its levels, archaeology and ecology.</p> <p>Changes to the climate may affect the distribution of pests, which may in turn affect buildings, and also the collections displayed in them. The archaeological finds are mostly resistant to common pests such as moth and beetle but the furniture as well as floorboards and structural timbers could be vulnerable.</p>	<p>New rainwater management solutions may need to be designed to cope with increased rainfall whilst not compromising the appearance of The Temple. New downpipes may potentially be required and, if so, these should be of cast iron and sensitively designed to be sympathetic to the character of the building.</p>



TOPIC	CONTEXT AND ISSUES	OPPORTUNITIES AND RECOMMENDATIONS
Sustainability	<p>As part of tackling climate change, the City of London has committed to achieving net zero carbon emissions from its own operations by 2027. This may require the adoption of alternative energy sources to power the lighting and heating in The Temple.</p> <p>A way of contributing to reducing energy usage is to install insulation. External wall insulation would not be appropriate as it would change the appearance of The Temple. Similarly, internal wall insulation would conceal historic architectural features of interest, particularly in the Entrance Room. Roof insulation would be similarly challenging as two of the rooms are open to the rafters and insulating above would raise the roof profile, which would affect the external appearance of the building.</p>	<p>Given the importance of the roof to the appearance of the building, solar panels on The Temple itself would not be appropriate however solar panels on the Keepers' Lodges could be investigated. Alternatively a lake source heat pump might be possible in one of the water bodies. An air source heat pump may be another option if a suitable location and enclosure could be identified.</p> <p>Breathable insulation could be added between floor joists to improve the retention of heat in rooms, especially on the lower floor. Some of the windows are modern and others have deep mullions that might enable the installation of slimline double glazing to improve the thermal properties of the windows. Alternatively, secondary glazing could be explored, except in the Entrance Room, where the eighteenth century windows are an important part of the room's character. Apart from the historic main entrance door, the other external doors have potential for upgrade to in-keeping but better fitting and better insulated doors. As a minimum, draught excluders could be fitted to the non-historic doors.</p> <p>Generally, it should be ensured that sustainable technologies are adopted where they are available and do not compromise the significance of the building, for example, the use of LED lightbulbs.</p>

I Site Management

Keys	<p>The Temple is located seven miles from The Warren, which is the main base for Forest staff and where the keys for The Temple are kept. This is challenging when contractors require access as someone must travel to the site to provide this. There is no direct and easy public transport option between the Warren and The Temple. Senior members of the Visitor Services Team have their own keys to facilitate the easy opening up of The Temple for visitors.</p> <p>There are two key safes in The Temple, one of which is for water management. However, keys get put in the wrong safe and then are not accessible to those who need them. There are many keys for the building and, in the past, when a key has been lost, damage has sometimes been done to cupboards trying to force the lock.</p>	Reducing the number of keys by fitting locks that allow a master key may be helpful.
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TOPIC	CONTEXT AND ISSUES	OPPORTUNITIES AND RECOMMENDATIONS
Safety and Security	<p>The staff office is generally not locked during opening times but so far there have been no issues.</p> <p>The fire door on the ground floor is key operated. It must be open when visitors are in the building but there is a risk that people can enter via the fire exit without staff being aware. When staff are working alone in the office, they often do not unlock the fire exit to prevent people wandering into the building which has implications for the fire safety procedures.</p> <p>There is some lighting outside the building on timers for security but this is not regularly checked.</p> <p>Although CCTV has recently been installed and reported incidents of vandalism have decreased there is still a risk to the building. The likelihood of anti-social behaviour is increased by The Temple being situated in a large park away from the site of other infrastructure..</p> <p>Trailing wires on the lower-ground floor are a trip hazard.</p>	<p>Although often more visually intrusive, a fire bar exit may be a solution that provides for fire safety and general security.</p> <p>A long-term aspirational aim would be for a permanent staff member(s) to be based at The Temple to improve security, though current resources do not allow for this.</p> <p>The use of the building on a more frequent basis, as well as regular checking of the building by staff, would help to mitigate against the chances of intruders.</p> <p>Sensitive solutions to relocation of wiring could be explored.</p>
Heating	<p>The heating system is programmed and the temperature set but rooms heat up at different rates. As doors must be shut for fire safety, some rooms get very hot as the air cannot circulate. However, there is no evidence of damage to either the building fabric or collections as a result.</p>	<p>Check for damage to the building resulting from temperature variations during maintenance inspections.</p>
Decision-making	<p>The appointed Building Manager at Epping Forest has a portfolio of over 100 buildings and therefore resources for managing The Temple are limited.</p>	<p>If it were possible for redevelopment works to take place at The Temple, a long-term aspirational aim could be for a member of staff to be permanently based at the building.</p>
Excavated area	<p>There is a steep drop in front of The Temple where the ground was excavated to reduce damp at lower-ground floor level. There were previously square oak posts with chains to indicate that these areas should not be entered and to prevent falling, but the chains were removed and some of the posts rotted or were knocked over. There is no longer a demarcation. There is a similar problem with the two sides of the portico which also have a steep drop to the ditch with no guard rail.</p> <p>The excavated area has the potential for litter to collect.</p>	<p>Reinstating an appropriate demarcation, whilst not ideal in setting terms, could help prevent an accident in the future. Guard rails to the portico could be explored but these would need to be sensitively designed to be appropriate to the character of the building.</p> <p>The site is regularly litter picked by Epping Forest to avoid litter accumulation.</p>



TOPIC	CONTEXT AND ISSUES	OPPORTUNITIES AND RECOMMENDATIONS
Ecology	<p>A Preliminary Ecological Appraisal was carried out for Wanstead Park by Ecosupport in March 2023. The buildings within the park were not assessed as part of the study but the overall conclusions were that the park provided suitable habitats for common reptiles, high potential for breeding and nesting birds, trees with moderate to high potential for bats and ponds with average suitability for great crested newts. The Parkland Plan (see further details below) also summarises the ecological importance of Wanstead Park:</p> <p><i>“The Park is of metropolitan importance overall for its ecology. The Park supports a range of habitats and features, including: veteran trees in the park and Bush Wood, lowland acid grassland; water habitats of uncommon scale and form; the River Roding; and woodland areas of good structural diversity and largely native species. These habitats support a wide variety of important species -- including species protected by law and UK and local Biodiversity Action Plan species such as breeding and wintering water birds, woodland birds, skylarks, bats, stag beetles and other invertebrates.”</i></p> <p>The mound and area immediately in front of the Temple has a particular good collection of harebells.</p> <p>An Ecological Impact Assessment and appropriate consents may be needed for landscaping works.</p>	<p>The building has the potential to make a small contribution to the ecology of the Park through features such as bat bricks/tiles, swift or house martin boxes, or pollinator planting in the setting. The suitability of potential ecological measure would need to be reviewed in terms of the heritage significance of the building and its setting.</p> <p>Protect the harebells during any works to the building.</p>

TOPIC	CONTEXT AND ISSUES	OPPORTUNITIES AND RECOMMENDATIONS
J Future Uses		
Resources	While The Temple may be suitable for various uses, a lack of resources and/or insufficient investment would restrict the possibility of implementing change.	Additional resources and investment would be needed/planned when considering future uses.
Events	<p>The building is currently not used for event hire. This has been considered as an option. The Structural Survey (see Volume 3) has noted that the structure can carry a uniformly distributed load of two adults per square meter, though fire escape requirements would not allow this number of people in the building at any one time.</p> <p>The site does not have an event or wedding licence. The lack of parking near The Temple has been cited by the local authority as a concern for any sort of event licence.</p> <p>There is also no suitable service kitchen at present. There are enquiries periodically suggesting there is some appetite locally for event hire. There are few historic buildings in the area and the population density is high.</p>	<p>With improved facilities it may be possible to hold small events at The Temple.</p> <p>Lack of parking could be managed by having a coach drop-off system for events.</p>
Parkland Plan	<p>In 2018-9 LDA Design prepared a Conceptual Options Plan for the City of London Corporation that looked holistically at Wanstead Park. It was prepared partly because the registered park had been placed on the Heritage at Risk Register, as had the Wanstead Park conservation area, and also in response to local claims that the park was not being well managed. As a result, the report, often referred to as the Parkland Plan, seeks to both restore areas of the park whilst making it more accessible and attractive to visitors. There was extensive consultation to inform the Parkland Plan, which was intended to be the basis for a National Lottery Heritage Fund bid. This has yet to be made for various reasons but in the meantime, some of the low-cost recommendations have been implemented. It is intended that the Plan should be reviewed and slimmed down before forming the basis of a funding bid.</p>	<p>A successful outcome from a future NLHF bid could provide a substantial amount of funding to revitalise The Temple, which is identified as a potential visitor hub in the Plan.</p>



Figure 99 The park around the Temple may be the subject of a grant funding application to revitalise it



SECTION 6.0

CONSERVATION FRAMEWORK

6.1 INTRODUCTION

6.1.1 Defining Conservation

Conservation is defined as 'the process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate enhances its significance.'⁵⁷ Conservation is not a process that precludes change but one that enables it to occur without diminishing the significance of a heritage asset and one that is mindful of the long-term future.

The foundation for conservation is the understanding, retention and enhancement of significance. An understanding of significance should underpin every conservation decision and change to a heritage asset.

The purpose of conservation is to preserve a place of heritage value indefinitely. Fundamental to achieving this is for the place to have a meaningful use that will ensure it is cared for. Generally the best use for a heritage asset is the use for which it was originally designed. However, as for The Temple, there is scope for related activities. Some change will be necessary to ensure that the building can fulfil these functions and these changes should be designed in such a way that the significance of the heritage asset is retained. The objective, therefore, is to balance the protection of the historic fabric with public access.

6.1.2 Purpose of the Conservation Framework

This section of the CMP sets out a Conservation Framework for the future management of The Temple. The Conservation Framework should form the basis for decision-making regarding proposed changes to the built fabric.

The Framework articulates an overall Conservation Philosophy to guide decision-making whether with regard to major project proposals or day-to-day maintenance. It also sets out a series of Conservation Principles and related actions.

The Principles are derived from the Philosophy. The related actions are specific outworkings of the Principles. The Principles are intended to be enduring whereas the actions may require changing or replacing in future editions of the CMP. A final section in the Framework sets out the process for assessing the impact on heritage values.

6.2 CONSERVATION PHILOSOPHY

The Temple is primarily significant as the last surviving park building of the Wanstead Park estate within the public park boundary. As such, its exterior will be preserved and enhanced as a park building in the landscape. Internally, the layout of the floors, which is split into four parts, will remain legible and the decorative interior of the central room will be preserved and, where the opportunity arises, enhanced. As far as resources allow, one of the uses within The Temple will continue to be the sharing of the history and significance of the wider park as well as The Temple itself.

The Temple is Grade II listed and it will be maintained to a high standard to reflect its national designation of historical and architectural interest. The building is no longer used for its original function to house animals and birds nor its subsequent residential function. Its current usage as exhibition, events and office space is likely to continue to evolve. Where change is necessary to accommodate these functions, it will be concentrated in areas of least significance and will be carried out to a high standard of design and construction worthy of the nationally significant building. Where works are required to areas of more significance, these will be kept to the minimum necessary and will be undertaken to minimise their visual intrusion. Where new partitions are required, these will be installed so that the original layout remains legible. Advice and the relevant permissions for change will be sought in a timely manner from the London Borough of Redbridge Council.

The preservation of The Temple will be based on the prioritisation of timely maintenance. A system of regular inspections and subsequent repair and maintenance will be developed and enacted consistently to ensure the good upkeep of the built fabric and the safety of the building services to minimise the risk of failure and deterioration. Where repair and maintenance works are undertaken (as opposed to proposed new works/alterations) the historic fabric will be repaired wherever possible, rather than replaced, to preserve as much of the historic fabric as possible. Repairs will be carried out using the appropriate matching materials and techniques to preserve both the historic fabric and the appearance of The Temple. All works to the building will be carried out by appropriately qualified and experienced contractors using appropriate techniques in accordance with current best practice to minimise the risk of harm.

To fulfil its duty of care, the City Corporation will ensure all staff involved with the management and maintenance of the building understand its significance and how to manage and care for the building in accordance with its significance.

⁵⁷ Historic England website: Heritage Conservation Defined. <https://historicengland.org.uk/advice/hpg/generalintro/heritageconservation-defined/>



6.3 CONSERVATION PRINCIPLES

CONSERVATION PRINCIPLE	REASON	ACTION	OWNER
T01 The Temple will be managed based on a thorough understanding of its significance.	To preserve and enhance the heritage values of the Temple.	A1 Change will be concentrated in areas of neutral significance.	Epping Forest
		A2 Where change is required in areas of medium or high significance, it will be designed to minimise its impact, specifically: <ul style="list-style-type: none"> • It will be of a high quality of design; • It will be implemented to a high standard of workmanship using high quality materials; • Materials and techniques used will not harm the historic fabric; • It will be reversible. 	Epping Forest /City Surveyor
		A3 All relevant staff and contractors will be briefed about the significance of the Temple and its environs when they become involved with the Temple.	Epping Forest /City Surveyor
T02 The Temple will be maintained in good order and periodic inspections undertaken	To preserve the historic fabric for as long as possible.	A4 When repair and maintenance work is carried out (as opposed to new works/alterations) historic fabric should be repaired rather than replaced wherever possible, unless it has come to the end of its feasible life.	Epping Forest/ City Surveyor
		A5 To avoid the irregular appearance of the built fabric, repair work should be closely matched and well blended in with the surrounding materials.	Epping Forest/City Surveyor
	A6 Undertake both periodic and ad-hoc surveys after extreme weather events, as well as checks when issues are reported.	Epping Forest /City Surveyor	
	A7 Enact the recommendations of the Condition Survey.	Epping Forest /City Surveyor	
	A8 Use the Maintenance and Management Plan to implement good maintenance and management procedures.	Epping Forest /City Surveyor	
	A9 Use an appropriately qualified contractor with experience of listed buildings to carry out works.	Epping Forest /City Surveyor	



CONSERVATION PRINCIPLE	REASON	ACTION	OWNER
T03 Listed building consent will be obtained prior to works that require it.	To preserve the significance of the Temple.	A10 Works to the Temple will be planned to allow time for listed building consent to be obtained prior to works commencing.	Epping Forest
	To ensure statutory compliance.	A11 The advice of Redbridge Local Planning Authority will be sought where needed in a timely fashion to allow advice to be incorporated into the design process.	Epping Forest
T04 Change to the building will be recorded and records consistently filed.	To ensure an ongoing knowledge of the building regardless of staff and system changes.	A12 Establish a working archive of existing reports.	City Surveyors / Epping Forest
		A13 Establish a system of recording with a standard form and system of digital filing.	City Surveyors / Epping Forest
	To record changes to the building for future planning and historic research purposes.	A14 Ensure that all future reports are included in the working archive.	City Surveyors / Epping Forest
T05 The potential for below ground archaeology will be incorporated into the planning of any below ground works.	To prevent loss of archaeological evidence.	A15 An archaeological watching brief will be implemented for any significant below ground works.	City Surveyors / Epping Forest
	To avoid delays to works on site.		
T06 A high standard of design and construction will be employed for all new work.	To preserve the significance of the site.	A16 Ensure the design of new works are based on a sound understanding of the significance of the site.	City Surveyors / Epping Forest
		A17 Ensure that new works are designed to a high standard.	City Surveyors / Epping Forest
	To ensure the new work is valued now and in the future.	A18 Ensure that new works are carried out using high quality materials and techniques.	City Surveyors / Epping Forest
		A19 Use consultants and contractors with good knowledge and considerable relevant experience of listed buildings.	City Surveyors / Epping Forest



CONSERVATION PRINCIPLE	REASON	ACTION	OWNER
T07 Future uses will be selected to minimise works to the Temple, especially where alternative structures could be used.	To preserve and enhance the significance of the building.	A20 Consider future uses for The Temple holistically within the park. A21 Consider alternative buildings to house the public WCs.	Epping Forest Epping Forest
	To avoid unnecessary change to the historic fabric and the character of the building.		
T08 Resources allowing, The Temple will continue to share the histories of the park and the building as one of its uses.	To enhance public understanding of the significance of the building.	A22 The Temple displays will be refreshed to provide greater accessibility, including making use of technological solutions where appropriate.	Epping Forest
	To provide a focal point where people can learn about the highly significant landscape, archaeology and structures of the former Wanstead Park estate.	A23 Staffing levels will be maintained to ensure continued public access to the Temple.	Epping Forest
		A24 The interpretation in The Temple will be co-ordinated as part of a suite of interpretation around the park and available online.	Epping Forest
		A25 Explore options to better present The Temple both as a single structure of significance, as well as part of a designed landscape.	
T09 The collections held at the Temple will be better understood to inform their future.	To ensure items with a direct connection to The Temple remain in situ.	A26 Collate and update existing information on The Temple. A27 Conduct research to fill in gaps in knowledge about the collections.	Epping Forest Epping Forest
	To ensure the significance and ownership of items no longer needed at The Temple is understood to inform their relocation.	A28 Use the updated information to inform decision-making in the planning of any re-presentation or re-use of the building.	Epping Forest



CONSERVATION PRINCIPLE	REASON	ACTION	OWNER	
T10 Subject to resources, The City will seek to explore options for improved accessibility to all with minimal harm to the significance of the Temple.	To provide equality of access as far as is reasonably possible.	A29 Commission an access audit and incorporate its recommendations into the future planning for the site where the benefit of these outweigh any harm to the building's significance.	Epping Forest	
		A30 Explore options for provision of level access to all public areas of the building.	Epping Forest	
		A31 Implement improvements to enhance physical accessibility.	Epping Forest	
		A32 Ensure that all forms of accessibility are regularly reviewed as technologies improve.	Epping Forest	
T11 Future management of The Temple will be considered with the aim of improving long term environmental sustainability and resilience to climate change, where adoption of technology and materials can be achieved with or minimal harm to the significance of the Temple.	To reduce energy usage in the building.	A33 Review and where possible implement the recommendations of the services survey to reduce energy usage and enhance sustainability.	Epping Forest / City Surveyor	
		To reduce the risk of harm to the historic fabric arising from climate change.	A34 Consider future-proofing the building with modest increases to the capacity of rainwater goods where this will not adversely affect the appearance of the building.	Epping Forest / City Surveyor
			A35 Consider non-mechanical means of cooling the building in high temperatures.	Epping Forest / City Surveyor
T12 Services will be updated with minimal impact on the significance of the building.	To minimise the visual impact of services upgrades.	A36 Make use of wireless options to minimise the need for cabling.	Epping Forest	
		A37 Reuse existing service routes where possible.	Epping Forest	
	To minimise the impact on historic fabric of services upgrades.	A38 Remove redundant services before installing new services.	Epping Forest	
		A39 Maintain accurate records of new service installations and service routes.	Epping Forest	
T13 The Temple will be protected from major threats to the historic fabric.	To minimise the risk of disaster, especially fire or flood, and the associated impacts.	A40 Develop and maintain a disaster risk preparedness plan.	Epping Forest	
		A41 Ensure staff are familiar with the plan.	Epping Forest	
		A42 Ensure the plan is implemented, including the regular maintenance of fire alarms, smoke detectors and fire extinguishers.	Epping Forest	

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CONSERVATION PRINCIPLE	REASON	ACTION	OWNER
T14 Fire protection and security measures will be designed to minimise their impact on the appearance and historic fabric of The Temple.	To minimise the impact on significance whilst ensuring the protection of The Temple.	A43 Security and fire systems will be designed based on an understanding of the significance of the building and measures will be adopted that minimise their impact on the significance of the building, especially areas of high and medium significance.	Epping Forest
		A44 The impacts on the built fabric of security and fire systems being activated will also be considered during the design process.	Epping Forest
		A45 The impact of cabling and duct routes will be considered as well as the appearance of visible elements of security and fire systems.	Epping Forest
T15 The CMP will be endorsed by the relevant committees.	To ensure the actions in the CMP and accompanying reports are carried forward.	A46 The CMP policies will be endorsed by the City of London Corporation.	City Corporation
T16 This CMP will be used to guide the management, maintenance and change of The Temple.	To ensure that people working on the building understand its significance.	A47 Ensure this CMP is made available to staff, volunteers, consultants and contractors in a timely manner.	City Surveyors/Epping Forest
	To ensure that proposed works, including routine maintenance, are based on an understanding of the building's significance.	A48 Use this CMP to inform all stages of the planning and delivery of change.	Epping Forest
		A49 Use this CMP to guide The Temple's part in any future Parkland Plan.	Epping Forest

6.4 IMPLEMENTATION, MONITORING AND REVIEW

The actions will help to implement the conservation principles, especially in the short and medium term. For any project or minor works/repairs/installations, the conservation principles should be reviewed and used to plan the works. Where possible, actions should be assigned to an individual for a project to help ensure the principles are implemented.

This CMP was commissioned by the City Surveyors and they will monitor the implementation of the principles.

The CMP should be reviewed every five years, before and after any major project.



SECTION 7.0 FUTURE OPTIONS

7.1 INTRODUCTION

These options have been developed through a review of the building and structural and services reports carried out as part of this project, as well as discussions with the project team. The options are to give an indication of possible costs and potential layout of extending the function of the Temple as a visitor facility and café as indicated as an option in the Parkland Plan. The options look to solve issues such as accessibility, improve the provision of events and enhance visitor facilities. The options do not necessarily show the exact scheme that will be brought forward but are provided to give an idea of where change could be focused within the site in order to minimise harm to the heritage asset. Options would need to be developed in more detail and uses would need to be tested for financial viability, market testing, planning consents, practicability, and legal considerations. As noted elsewhere in the CMP, implementing new use options and alterations to the building would be subject to resources and funding allowances. They are therefore presented for further discussion.

A summary of estimated costs for each of the options is provided on page 81, with a more detailed break down in the full cost consultant's report in Volume 4 (Huntley Cartwright, *The Temple, Wanstead Park, Cost Estimate for Options* in CMP, 2023).

The Temple was included in the Parkland Plan, which suggested it be used as a visitor hub, possibly with the Keepers' Lodges. There are a variety of options for the future use or uses of The Temple but it is likely that it will remain a visitor facility in order to share the history of the park and the building.

The potential uses for the Temple are:

- Exhibition space with public WCs for Epping Forest
- Exhibition space and local office space with public WCs relocated
- Exhibition space that can be used flexibly for events with public WCs relocated
- Events space with public WCs retained on lower floor
- Rented office space throughout the building with public WCs retained on lower floor
- Holiday let accommodation (two self catering apartments).

The two options considered below would allow Epping Forest to generate an income from the property and would allow the building to be a focal point for exploring the history and significance of the park as well as The Temple itself.

Some initial ideas are suggested below for discussion with the City Corporation. An option for an external lift was discounted because of visual impact.

7.2 POTENTIAL OPTIONS

Option I: Visitor attraction and events space with internal lift

It would be possible to insert a Part M compliant lift in the space to the south of the main stairs. A platform lift with a minimal pit could be possible, which would avoid the need for a deep lift pit and underpinning of the adjacent walls. Access through the building, such as the potential need to widen door frames and ensure correct turning circles for wheelchairs to comply with regulations, would need to be considered and is likely to be contentious.

A door opening would be required in the lower-ground floor wall to connect the lift lobby with the Stone Room. Historically there was an opening in the middle of the wall (1947 plan) but, because of the location of the stairs, a door aligning with the current understairs cupboard door would be preferable.

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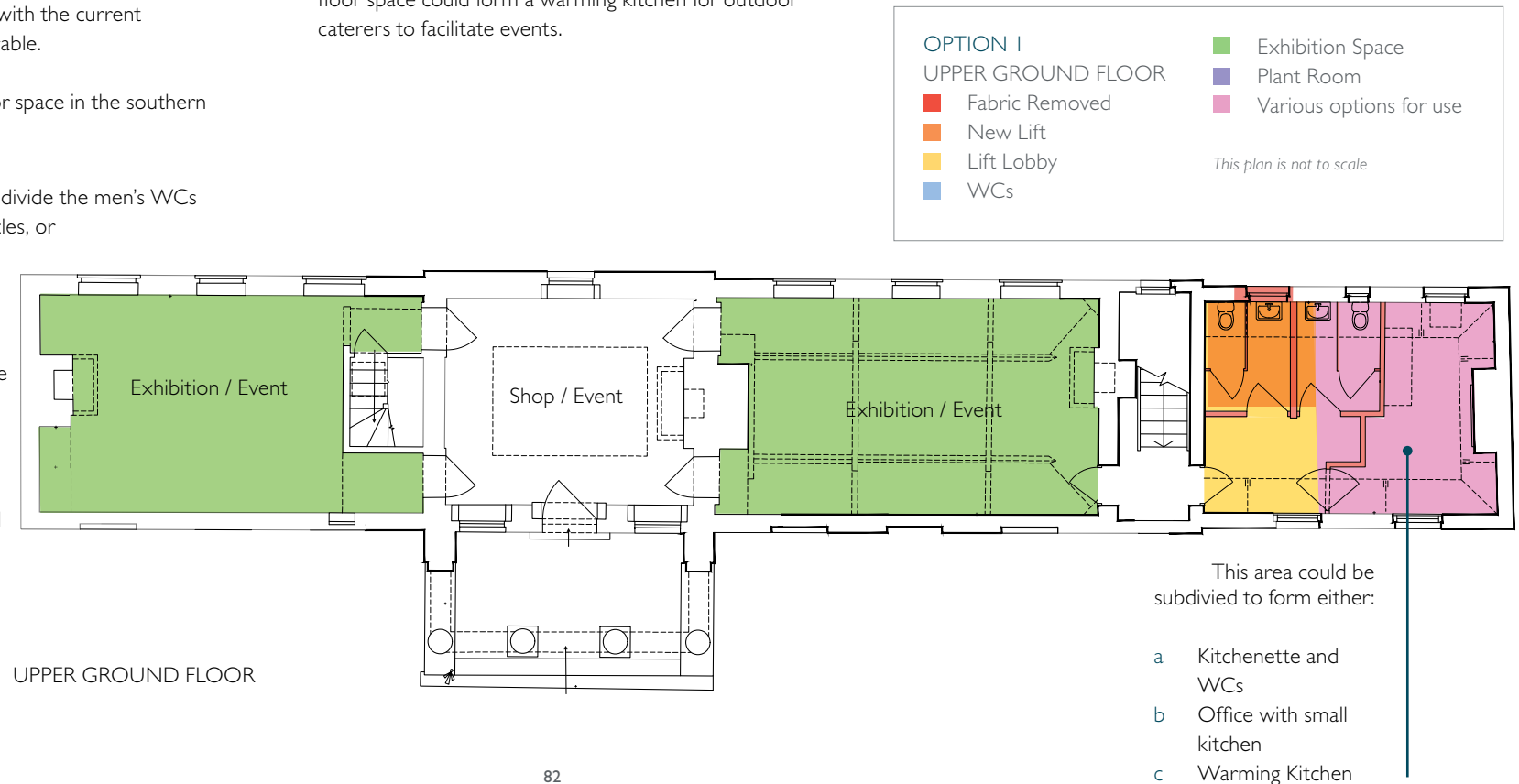
There are suboptions for the remaining floor space in the southern extension:

Lower Floor

- Retain the accessible WC and subdivide the men's WCs to form two or three unisex cubicles, or
- If the public WCs were relocated, the space could be subdivided to form a disabled WC and two or three unisex cubicles that are accessible from within The Temple to provide the WCs for the building. Alternatively this space could be converted to a warming kitchen.
- To cater for events, it is suggested a warming kitchen is created, rather than a full catering kitchen which would require substantial equipment. (A warming kitchen is one where outside caterers bring already cooked food and heat it up using equipment they bring in.)

- A possible location for a warming kitchen is the current office at the north end of the lower ground floor. The room would require power sockets, a water supply, vinyl floor and ideally catering standard wall linings. The ground floor location would allow for ease of bringing in trolleys and food. The drawback would be its location at the opposite end of the building from the lift.
- Upper Floor
 - If the public WCs remain on the ground floor, the remaining space could be subdivided for WCs (and a kitchenette if required).
 - If the public WCs are relocated, the upper floor space could be repurposed as an office with a small kitchenette.
 - Alternatively, if the public WCs are relocated, the upper floor space could form a warming kitchen for outdoor caterers to facilitate events.

To cater for events, it is suggested a warming kitchen is created, rather than a full catering kitchen which would require substantial equipment. (A warming kitchen is one where outside caterers bring already cooked food and heat it up using equipment they bring in.)



FUTURE OPTIONS



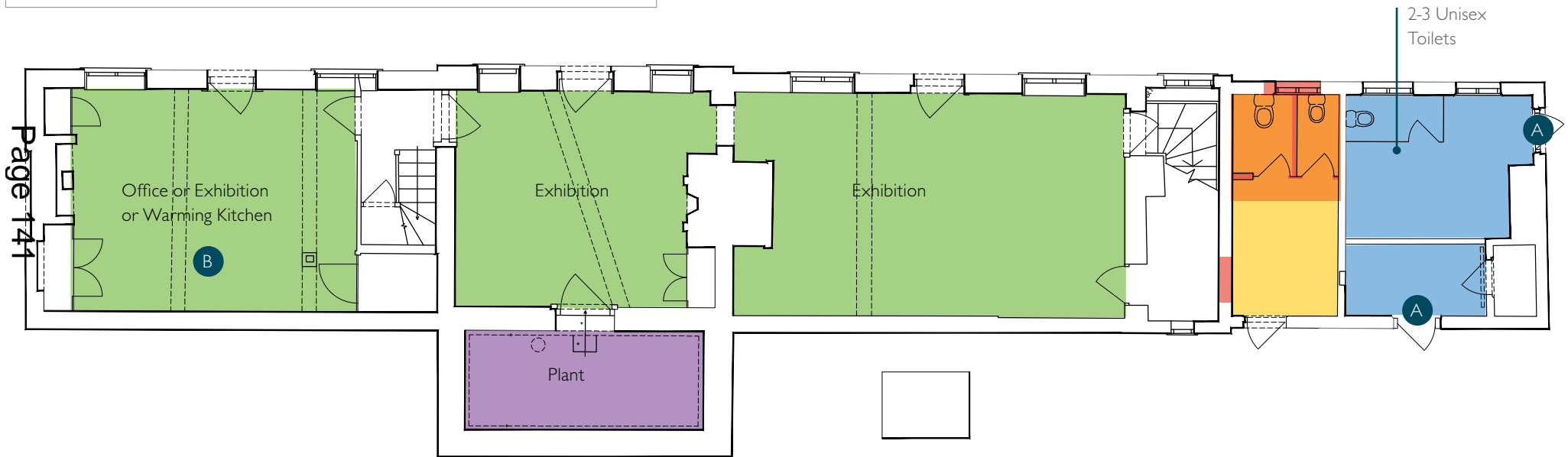
OPTION I

LOWER GROUND FLOOR

- Fabric Removed
- New Lift
- Lift Lobby
- WCs
- Exhibition Space
- Plant Room

- A If in public use, the access would remain external. If only needed to serve The Temple, access could be from the new lift lobby.
- B Office could be relocated to Upper Floor and this area used for exhibition space or warming kitchen

This plan is not to scale



LOWER GROUND FLOOR

Option 2: Creation of Visitor Hub using the Keepers' Lodges

The Temple could be used primarily as an exhibition space with a catering kitchen installed in the location of the public WCs.

The Keepers' Lodges could be converted with a café on the ground floor of the west lodge and a kitchen and disabled WC on the ground floor of the east lodge. A small two storey extension to the north of the west lodge could house a lift and public stair, possibly with two ambulant accessible WCs. The upper floor of the west lodge could be used for men's and ladies' WCs. The upper floor of the east lodge could be used as offices for Epping Forest staff and the catering team running the kitchen. A second small two storey extension could provide a staircase or an internal staircase could be created in the east lodge. Alternatively, the café and kitchen could go on the upper floor and the WCs and offices on the ground floor. This may be preferable in terms of both structure and services. An outdoor café seating area could be created on

the south side of the building with a hedge to the east of the east lodge to demarcate the service yard to the north of the east lodge. Additional hedging could also be used to separate the area to the north of the west lodge, which would be publicly accessible from the service yard. Deliveries could use the access road to the north.

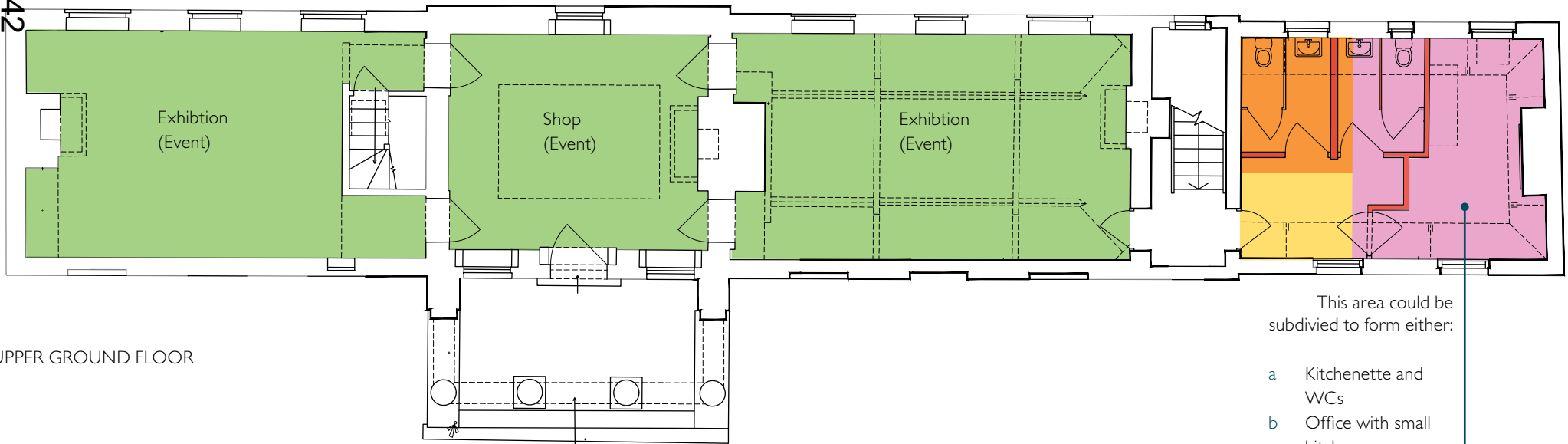
The area to the north-east of the lodge gardens could be used to provide accessible and staff parking, meaning it would not be adjacent to The Temple. The existing garages could possibly be converted to a small holiday let or be used as a store for tables and chairs associated with the outdoor seating area. Again this could be hedged off (with a garden if it were a holiday let).

The old car park east of The Temple could be relandscaped along with the old pond (retaining the indentation of the pond) to provide a more appropriate setting for The Temple.

OPTION 2
UPPER GROUND FLOOR

- Fabric Removed
- New Lift
- Lift Lobby
- WCs
- Exhibition Space
- Plant Room
- Warming Kitchen
- Various options for use

This plan is not to scale



UPPER GROUND FLOOR

This area could be subdivided to form either:

- a Kitchenette and WCs
- b Office with small kitchen

FUTURE OPTIONS



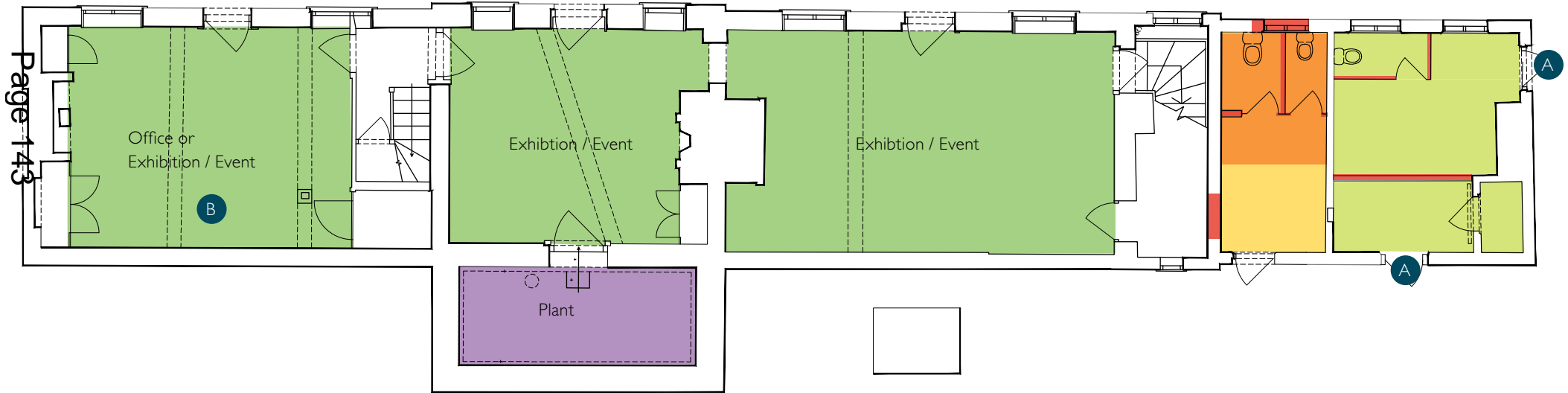
OPTION 2

UPPER GROUND FLOOR

- Fabric Removed
- New Lift
- Lift Lobby
- WCs
- Exhibition Space
- Plant Room
- Warming Kitchen

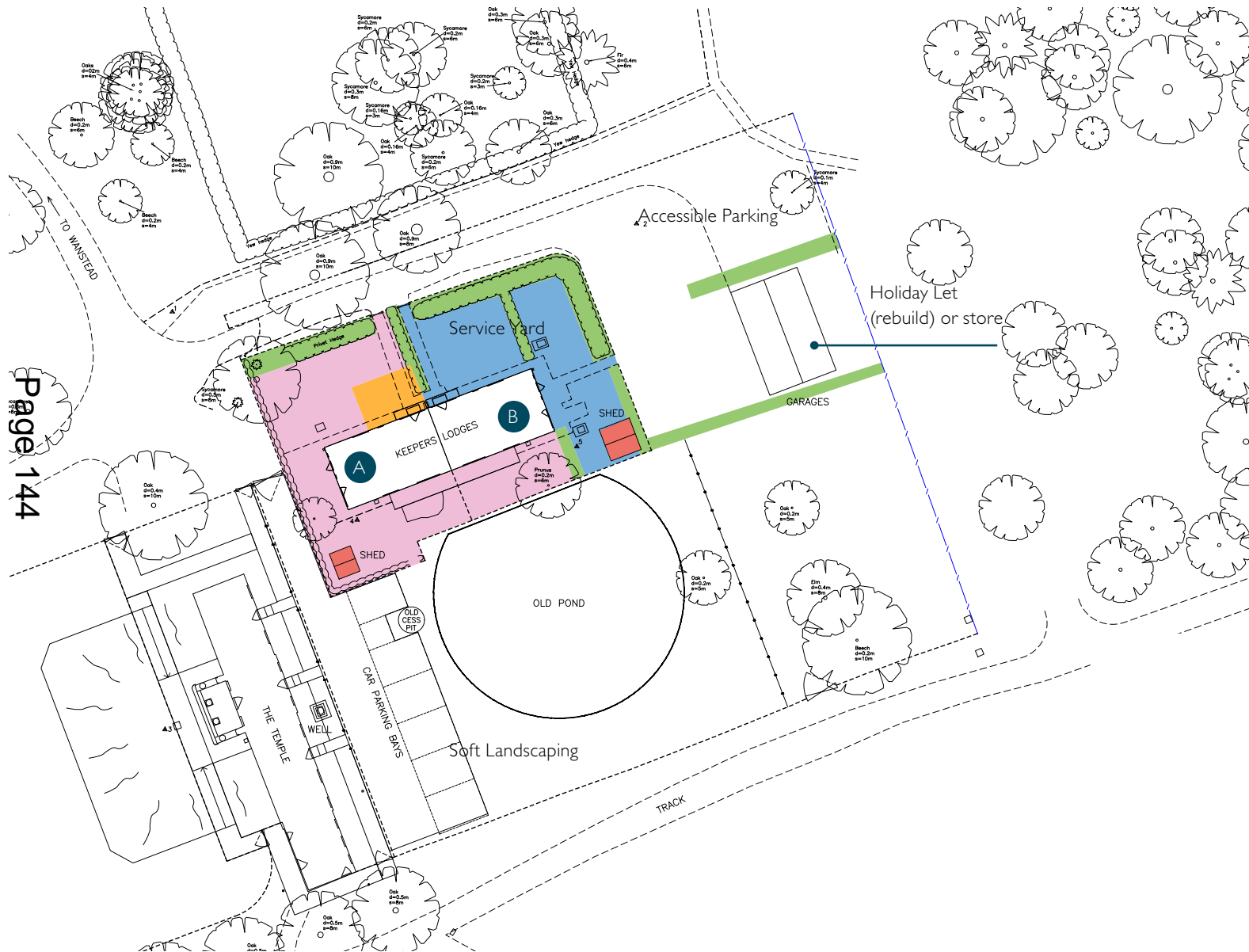
- A If in public use, the access would remain external. If only needed to serve The Temple, access could be from the new lift lobby.
- B Office could be relocated to Upper Floor and this area used for exhibition space

This plan is not to scale



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LOWER GROUND FLOOR

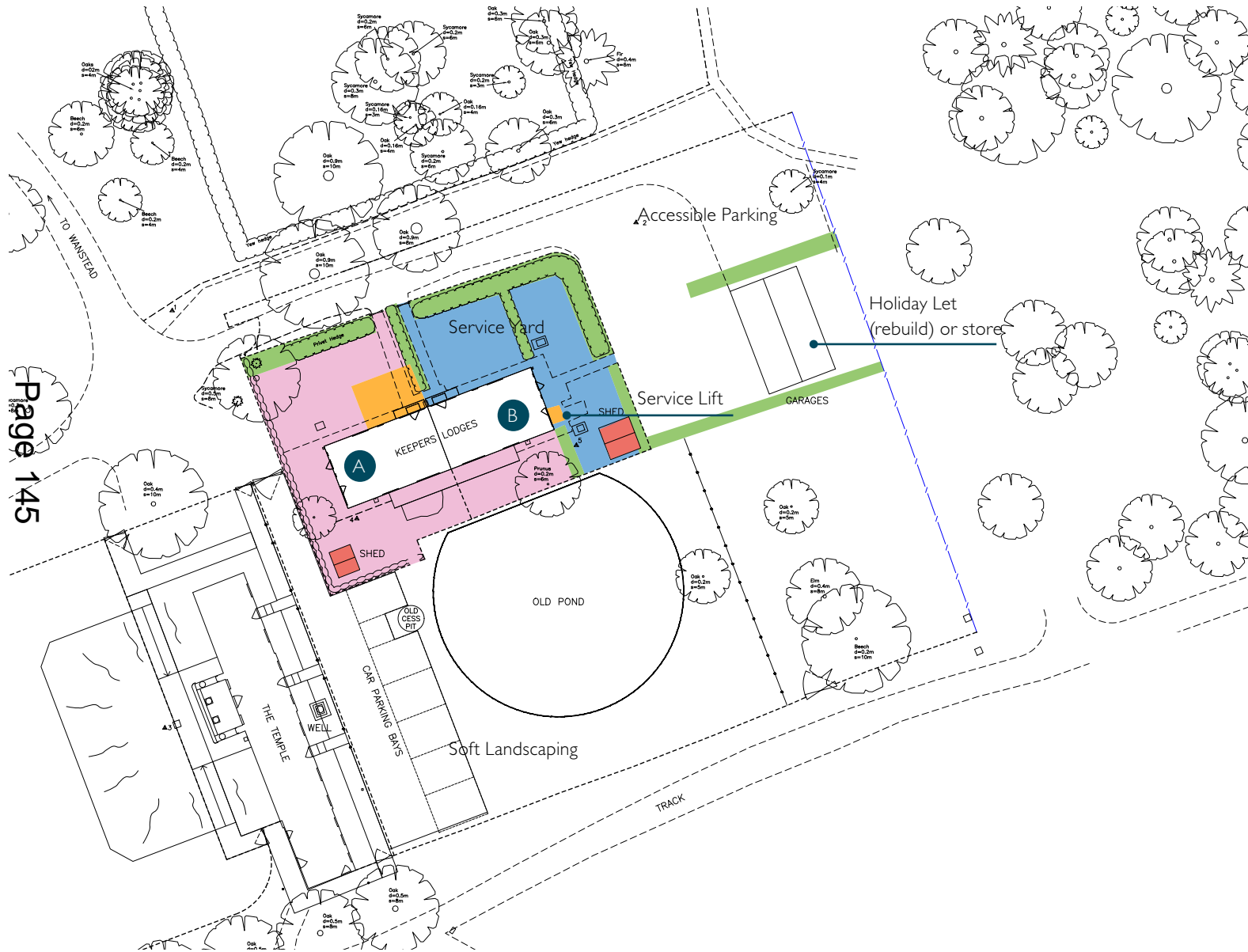


OPTION 2A

- Stair & Lift
- Hedge
- Public Outdoor Space (Cafe Seating)
- Service Yard
- Fabric Removed

- A Ground Floor: Cafe
First Floor: Public WCs
- B Ground Floor: Kitchen & Accessible WCs
First Floor: Offices

This plan is not to scale



OPTION 2B

- Stair & Lift
- Hedge
- Public Outdoor Space (Cafe Seating)
- Service Yard
- Fabric Removed

A Ground Floor: Public WCs
First Floor: Cafe

B Ground Floor: Offices & Accessible WCs
First Floor: Kitchen

This plan is not to scale

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7.3 SUMMARY OF ESTIMATED COSTS

Ref		Option 1 Total (£)	Option 2 Total (£)	Option 2A Total (£)	Option 2B Total (£)
	Works to The Temple	543,620.95	555,265.95	555,265.95	555,265.95
	Works to Keepers Lodges			1,735,200.00	1,421,200.00
	Garages to holiday let			425,000.00	425,000.00
	Re-landscape old carpark			90,000.00	90,000.00
	Sub-total	£543,620.95	£555,265.95	£2,805,465.95	£2,491,465.95
	SAY	£543,600.00	£555,300.00	£2,805,500.00	£2,491,500.00
	Main contractor's preliminaries	18.00%	£97,800.00	£100,000.00	£505,000.00
	10% performance bond	0.50%	£3,200.00	£3,300.00	£16,600.00
	Main contractor's overheads and profit	10.00%	£64,500.00	£65,900.00	£332,700.00
	Design fees say				
	Building control		£2,500.00	£2,500.00	£2,500.00
	Surveys		£10,000.00	£10,000.00	£10,000.00
	Architect	15.00%	£106,400.00	£108,700.00	£549,000.00
	Principal designer	0.50%	£3,500.00	£3,600.00	£18,300.00
	Structural engineer	4.00%	£28,400.00	£29,000.00	£146,400.00
	M&E consultant	5.00%	£35,500.00	£36,200.00	£183,000.00
	Fire consultant	1.00%	£7,100.00	£7,200.00	£36,600.00
	Quantity surveyor	4.00%	£28,400.00	£29,000.00	£146,400.00
	Acoustic consultant	0.00%	£0.00	£0.00	£0.00
	Ecologist	0.00%	£0.00	£0.00	£0.00
	Archaeologist	0.00%	£0.00	£0.00	£0.00
	Risks				
	Design development risks	10.00%	£93,100.00	£95,100.00	£475,200.00
	Construction risks		Included above	Included above	Included above
	Employer change risk		Included above	Included above	Included above
	Employer other risks		Included above	Included above	Included above
	Inflation programme to be determined		Excluded	Excluded	Excluded
	TOTAL ESTIMATED COST excluding VAT		£1,024,000.00	£1,045,800.00	£5,227,200.00
	VAT assessment	20.00%	£204,800.00	£209,160.00	£1,045,440.00
	TOTAL ESTIMATED COST including VAT		£1,228,800.00	£1,254,960.00	£6,272,640.00

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SECTION 8.0

ACTION PLAN



The opportunities identified in Section 5 lead to a set of further key actions which would improve the condition, appearance, amenity and management of the site, as well as review the potential for new uses for The Temple and Keeper's Lodges. The table in this section lists these further actions together with an approximate cost and level of urgency (essential, advisable, desirable). These costs are indicative and based on our experience of other similar projects. They will need to be reviewed and revised according to detailed requirements, phasing, timescale, inflation, etc.

WORK REQUIRED	RELEVANT POLICIES AND ACTIONS	DESCRIPTION	APPROXIMATE COST	URGENCY
Essential Management and Maintenance	T02 (A8)	Undertake the essential management and maintenance tasks outlined in section 5.2 of the Management and Maintenance Plan (volume 3) to ensure the safety and condition of the building.	£7,090	Essential
Conservation Works	T02 (A7)	Carry out the A (urgent/immediate) and B (within 12 months) priority actions identified in the Condition Survey to ensure the good condition of the building.	Approx £20,200 (excluding preliminaries, scaffolding, professional fees, inflation, VAT. See Condition Survey for costings)	Essential
Disaster preparedness	T12 (A40, A41, A42)	Develop and maintain a disaster risk preparedness plan, ensure staff are familiar with it, and implement the plan.	Staff time to prepare, plus briefing others and implementing	Essential
Staff Briefing	T01 (A3)	Brief all staff and contractors who work at The Temple about the significance of the building and its setting to ensure any work carried out is sensitively done	Staff time	Essential



WORK REQUIRED	RELEVANT POLICIES AND ACTIONS	DESCRIPTION	APPROXIMATE COST	URGENCY
Feasibility Study	T07 (A20, A21) T01 (A1, A2) T08 (A25)	Subject to resources and funding availability, undertake Feasibility Study to evaluate the operational and financial viability of different potential uses of The Temple, as well as the Keepers' Lodges and their immediate setting. Options should also be reviewed for the impact they have on heritage significance of The Temple and its setting to ensure change is concentrated on areas of lowest significance and, wherever possible, enhance the significance of the site. Use options should include the exploration of the potential layout of extending the function of The Temple as a visitor facility and cafe, as indicated in the Parkland plan. Any future uses would need to be tested for financial viability, market testing, planning consents, practicability and legal considerations. They would therefore be presented for further discussion.	£3,000 (for an architectural Feasibility Study only, additional costs would be required for preparation of business cases and commercial viability studies)	Advisable
Accessibility Audit	T10 (A29, A30, A31, A32)	An Access Audit to fully assess access issues and potential solutions, including exploring the provision of level access to all public areas of the building. Access options should be reviewed for the impact they have on the heritage significance of The Temple and its setting to ensure the benefit of these outweighs any potential harm.	£2,000	Advisable
Recording	T04 (A12, A13, A14)	Subject to resources, establish a digital working archive of existing reports and a system of recording with a standard form and system of filing.	Staff time	Advisable
Collections	T09 (A26, A27, A28)	Collate and update existing information on The Temple and conduct research to fill in gaps in knowledge about the collections.	Staff time	Desirable
Displays	T08 (A22, A24)	Resource allowing, refresh the displays in The Temple to provide greater accessibility, including making use of technological solutions where appropriate.	Staff time for a simple refresh, plus £3,000 for display update costs and £500 per annum for ongoing temporary exhibitions Interpretation consultant professional fees and cost of displays/technologies dependant on level of changes proposed	Desirable

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THE TEMPLE, WANSTEAD PARK
VOLUME 02: MANAGEMENT AND MAINTENANCE PLAN
FINAL ISSUE
MARCH 2024

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THE TEMPLE, WANSTEAD PARK: MANAGEMENT AND MAINTENANCE PLAN

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This Management and Maintenance Plan (MMP) has been prepared for the City of London Corporation (City Corporation) in association with the preparation of a Conservation Management Plan (CMP) for The Temple in Wanstead Park in the southern most part of Epping Forest.

The scope of the MMP is to provide a robust framework for the ongoing management and maintenance on a day-to-day basis for The Temple at Wanstead Park. This is to ensure that all the planned activities are safe for the users of the site and its facilities, in addition to ensuring the condition and integrity of the listed building's fabric is secured for the future.

The primary purpose of the MMP is the protection and conservation of the Grade II listed building and immediate landscape. It does not cover the management and maintenance of the full extent of Wanstead Park. This document will identify:

- Page 154
- what management and maintenance is required;
 - recommended timelines;
 - responsibilities;
 - anticipated cost;
 - how to monitor and oversee the work.

The plan is designed to help the site owners care for their heritage asset, to determine the required resources and avoid recurring issues. A secondary aim is to ensure the safe use of the spaces by staff, volunteers and visitors and to ensure there are the maximum available opportunities to use the spaces and optimise the potential for visitors to the site.

The last Condition survey for The Temple was undertaken in January 2022 and established a generally fair condition of the building. This MMP, accompanying condition survey and CMP are to continue the upkeep of the building as well as describe any ongoing issues.

In order to understand the specific future management and maintenance requirements, the following works have been developed in consultation with The Temple Management and the full design team consisting of;

- Heritage Consultant – Purcell
- Senior Architectural Technician – Purcell
- Part II Architectural Assistant – Purcell
- Structural Engineer – Strand Engineers
- Services Engineer – Qoda Consulting.

This document should be read in conjunction with:

- The Condition Survey (Purcell)
- The Conservation Management Plan (Purcell)
- Structural Engineers Report (Strand Engineers)
- Services Report (Qoda Consulting).



2.1 BUILDING CONDITION

The current building condition is generally good. With minimal water ingress and recent packages of repair the building fabric itself has been maintained well. However, due to the materials, specifically the existing brick and pointing, this system of maintenance will need to be continued. The building has arrived at a point where the windows and doors need to be overhauled as opposed to repaired/maintained as outlined in the corresponding condition survey. Increased use of the building will be possible with small packages of work, with a future plan in place for the larger packages in order to improve the visitor experience overall.

Roofs

The roof is pitched and covered with clay pantiles, the ridge tiles are assumed to be embedded and fixed well but are visually uneven. The roof covering was replaced sometime around 1997. Overall, the roof and chimneys visually appear in good condition with slight damage to flaunching on the south chimney. However, it should be noted the roof was only observed from ground level. Missing mortar to the roof verge requires re-bedding as noted in the condition survey.

External Rainwater Goods and Service Pipes

Rainwater goods are cast iron and are in good condition. It has been noted that the northern rain water pipe on the west elevation is loose and needs refixing; refer to the condition survey for further details. The fascias are painted timber and are in good decorative condition.

External Walls

The elevations are mainly constructed from exposed original London stock. Over the years the building has been reconfigured numerous times, with the most recent addition at the south end of the building which now provides public WCs.

Previously there has been numerous external works packages to the brickwork and the different approaches are visible on the elevations with large patches of repointing in various techniques.

However, in many areas the brickwork is starting to recede due to age and exposure. In certain places receding mortar and brickwork is due to previous repairs using too hard a mortar. Brickwork repair and repointing will be a constant requirement going forwards, and there are areas requiring attention immediately.

The painted render in the Portico is in fair condition but the paint to the columns has blown and needs an overhaul.

Window and external doors

Overall, the external windows and doors are in a fair condition. However, to prevent damage to the fabric of the building in the future, all external windows and doors should be overhauled.

Internals

Internally the decorations are in fair condition with specific areas containing surface cracks. More noticeable cracks are stated in the condition survey. There is noticeable movement throughout the building with large cracks in the upper floor shop. However, these cracks are not replicated on the exterior.

Grounds

The pathways and hardstanding areas surrounding the immediate area of the Temple appear in good condition. The brickwork laid at ground level to the east elevation is overgrown and covered in vegetation and moss. The boundary fencing is estate style painted metal and is in fair condition.

2.2 MANAGEMENT AND USE

The building is mainly accessed by visitors via the main front door set within the portico, whilst offices and other staff areas are accessed from the rear east elevation. There are public WCs incorporated into the southern end of the building, with access controlled by time locks.

3.1 NATURAL FACTORS

There are several risks associated with naturally occurring influences on the site outlined below.

With any building a common known natural risk factor is issues with damp and water ingress throughout a building, in part due to blocked gutters and downpipes, damaged / worn roof coverings and insufficient repair works to external fabric, such as lack of pointing. Although all currently in generally good condition these factors need to be monitored for changes on a regular basis.

Most older buildings are vulnerable to stormy weather, where wind, rain and lightning can strike. The building currently has a lightning protection system and the roof drainage system seems to provide sufficient capacity. This risk will be mitigated by the constant monitoring of exterior walls, gutters, and roofs, especially after bad weather.

3.2 HUMAN FACTORS

Fire is a risk to any historic public building. The Temple is closed most days with specific opening times and events listed on the website. When open it hosts a range of activities involving multiple groups, therefore presenting a significant challenge in the monitoring of people throughout the site, especially when the building is rarely open. It is also the responsibility of building management to ensure that dangerous electrical equipment, practices or substances are not brought into the building or onto the site. It is necessary to ensure that regular fire tests, drills and procedures are reviewed to ensure their effectiveness. Additionally, regular checking of all electrical items, services and fire detection systems will be required to help mitigate against the risk of fire breaking out. Fire risks associated with electrical equipment need to be checked through regular PAT testing.

A piecemeal approach to servicing provision could lead to several consequences; the most serious being the failure of building services. A lack of heating during the winter can lead to damp and mildew growth, whilst burst pipes (such as after cold weather) can cause damage to finishes and potentially underlying structures in the building.

Although CCTV has recently been installed and reported incidents of vandalism have decreased there is still a risk to the building. Having a building situated in a large parkland away from sight of other buildings increases the likelihood of anti-social behaviour. However, regular checking of the building by staff will help mitigate against the chances of intruders to the building.

3.3 RESOURCE ISSUES

There is currently no member of staff based at the building but there is a member of Epping Forest staff living in the Keepers' Lodges and the Temple is passed by many people each day.

The principal resource risk is if the Temple management team, consisting of Epping Forest in partnership with the City Surveyors' Department, does not facilitate or resource or manage the building adequately as outlined in this MMP. The City Surveyor delivers maintenance works to The Temple.

4.1 MANAGEMENT AIMS AND OBJECTIVES

The following tasks need to be carried out. The existing management structure at The Temple should ensure that these tasks are delegated to the appropriate member of staff as necessary.

TASK	FREQUENCY	SUGGESTED NO. OF STAFF
Day to day responsibility for running the building.	Daily / When in Use	1 (+1 reserve)
Plan the activities on site	As required	1 (+1 reserve)
Decide what visits will be allowed	As required	1 (+1 reserve)
Ensuring safe & appropriate operation of the facility	As required	1 (+1 reserve)
Manage booking of the facilities	As required	1 (+1 reserve)
Marketing	As required	1
Assist with security, locking and unlocking of building to fit in with operational requirements	As required	1
Day to day responsibility for the routine checks identified in this MMP	Weekly	1 (+1 reserve)
Making regular inspections of the building, identifying, and logging defects	As planned	1 (+1 reserve)
Arrange for remedial work as required	As required	1 (+1 reserve)
Liaising with the conservation officer and local authority planning department. This should be an in-house member of staff; where suitable experience is not available however, the Temple should consider using an external consultant to manage the statutory process of undertaking works to a listed building.	As required	1

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4.2 WHAT EVERY MEMBER OF STAFF SHOULD KNOW

As a basic checklist each member of staff should be familiar with the following. There should also be a hard copy kept to hand in the event of an emergency. This should all be covered in The Temple's emergency plan. Familiarisation with this information should be made part of any staff induction.

A checklist of emergency phone numbers to include as a minimum:

- Emergency number for the security alarm system monitors and the code number to cancel a false alarm.
- Emergency number for the fire alarm system and the procedure for cancelling a false alarm.
- Emergency contact number for the local police.
- Call out number for an electrician familiar with the building, via Epping Forest/City Surveyors' Department.
- Call out number for a heating engineer familiar with the building via Epping Forest/City Surveyor's Department.
- Call out number for a plumber with knowledge of the building via Epping Forest/City Surveyor's Department.

Provision of the risk assessment with regards to fire. This is likely to take the form of a limit on numbers for various types of activity and in the different spaces. The Temple Manager will need to be sure that the numbers at any events are properly controlled and that all fire exits and gangways are clear in accordance with regulations. Any constraints identified by regulators should be freely available for reference in the office.

Details on the procedure for opening and closing the building down. This will become second nature to managers, however other members of staff may need to be available to do these functions from time to time.

4.3 MAINTENANCE AIMS AND OBJECTIVES

There are numerous reasons to carry out regular maintenance across the site, particularly given the Grade II status of the building and the setting of a conservation area.

Thorough and well-planned preventative maintenance can:

- Upkeep a building's appearance.
- Extend the life of the building and its materials.
- Prevent the loss of, or damage to original fabric.
- Help to prevent large-scale repair works and therefore large repair bills.

A regular routine of maintenance inspection should be carried out annually and, where appropriate, more often, particularly after storms or periods of bad weather, when built fabric can be negatively affected. Following this logic, the best time to carry out an inspection of roofs and rainwater goods is after a heavy rainfall as this allows for a clear inspection of the effectiveness of coverings and dispersal systems.

Conservation contractors should be sought for specialist work, or where necessary, engage an external consultant to determine the extent of repairs and maintenance. The local conservation officer will need to be consulted as part of any works that alter the appearance or character of the building.

5.1 REPAIRS

Specialist Repairs

The building is Grade II listed, therefore all areas of the building and site, whether original or later additions, are covered by the listing. It is therefore advised that the local authority conservation officer is included in discussions before any work is carried out. In addition, The Temple is located within the Grade II* Wanstead Park Registered Park and Garden and so any works outside the management agreement must be subject to an application for planning permission.

The following list is not exhaustive and should be used as a guide only. The Temple management should contact a conservation officer or consult an external heritage consultant or Architect in any event when work is needed to these areas:

- roof repairs involving original tiles / slates / coverings, brickwork / stonework, windows, joinery - doors and architraves, floor structure and decking, replacement / repairs to cast iron drainage,
- architectural metalwork (balustrades etc)
- surfaces/treatments
- wall repairs
- ceiling repairs.

Routine Repairs

The following could be considered as routine repairs / low impact that may be able to be carried out without consent. However the conservation officer must be consulted to confirm this. Note that visual inspections do not require consent.

- repairs to light fittings,
- electrical points,
- decorations within modern areas (consult the CMP),
- adjust / refix radiators (to existing locations only),
- clearing of gutters,
- repair broken window panes.

Fire Risk

There should be a fire strategy in place that should be reviewed every 12 months. This review and audit should continue and include all detector devices, signage, evacuation procedure, compartmentation (including fire doors and smoke seals) and extinguishers by a suitably qualified fire engineer.

Cleaning Products

Certain modern cleaning products can be harmful to old buildings, particularly if the product has not been designed to be used on them. It is recommended that cleaning product providers be identified and reviewed with a heritage advisor for their suitability.

Planned Preventative Maintenance Plan

The maintenance actions shown on the attached sheets should be taken as the basis of a routine to maintain the fabric of the building and immediate landscape. In addition, a five yearly inspection and survey of the whole site should be carried out to assist with the five yearly review of the MMP, therefore the next survey should be undertaken in 2028. It will identify new areas of risk and inform the strategy for the maintenance and management of the site for the following five years.

5.2 MANAGEMENT AND MAINTENANCE TABLES

The tables on the following pages indicate the management and maintenance tasks that are required for The Temple. They are divided into 'Essential' tasks in section 5.3, which are required by law or for health and safety reasons, and 'Routine' tasks in sections 5.4 and 5.5.

Responsibility:

Within the City of London Corporation, the responsibility for the tasks identified in the MMP will mainly lie with:

- Epping Forest Team (EF)
- Integrated Facilities Management Team (IFM)

Epping Forest is the premises controller. However, repair and maintenance of the building is arranged with EF in partnership with the City Surveyor's Department, depending on the tasks. A small number of task will lie within the following teams within the City Surveyor's Department:

- Operations Team (ops)
- Heritage Estates Team (HES)
- Asset Management (AM)

External contractors are to be appointed by the appropriate teams within the City of London Corporation depending on the nature of the works.

Action: If a defect is identified, note location of defect in maintenance log, consult heritage advisor regarding extent of repairs. Liaise with local authority conservation officer to determine if proposals are acceptable. Arrange for repairs as agreed with local authority. Long term issues to be identified for consideration as part of annual / five yearly review.

Costs: Where no cost is indicated, the work is already included with existing IFM and EF staffing and maintenance/ repair budgets.

5.3 ESSENTIAL MANAGEMENT AND MAINTENANCE

These tasks are essential management and maintenance tasks to ensure the safety and upkeep of the building and surrounding landscape.

ESSENTIAL MANAGEMENT

ITEM NO	ITEM	FREQUENCY	DESCRIPTION AND ASSUMPTIONS	RESPONSIBILITY OR DELIVERY	APPROXIMATE COST
1	Fire	Every 6 months	Arrange for routine checks of all fire fighting equipment and replacement as necessary. Cost estimate based on assumption of every six months.	IFM	£500
2	Fire	Monthly	Conduct fire alarm test to check it is in working order.	EF	
3	Fire	Monthly, or as required by regulations.	Test of the emergency lighting system to ensure that this is working effectively when the power fails.	IFM	
4	Fire	6 Monthly	Carry out test fire evacuation drill with all staff and where possible a selection of volunteers present. This should involve the complete evacuation of the building and assembly at the designated point and a check of the list of expected numbers in the building.	EF	
5	Fire	Quarterly	Arrange for routine visit by Fire Alarm company to test a random selection of smoke detector heads and to carry out routine replacement of old heads as necessary.	IFM	
	Mechanical	Annually	Arrange for routine visit by heating specialist responsible for the boiler/heating/air handling systems for routine service.	IFM	
	Certificates	Every 10 Years	Arrange for an updated Display Energy Certificate and ensure this is accessible to the management team (EF/CSD/IFM) for reference.	Specialist Contractor	£650
8	Electrical	Annually	Arrange for routine visit by electrician to check over the safety of the systems and to ensure all distribution boards and circuit breakers are in good working order.	IFM	
9	Electrical	Annually	Arrange for annual PAT test of portable equipment and full discharge of emergency lighting system and test of its effectiveness.	IFM	
10	H&S	Annually	Check that necessary first aid qualifications of staff are up to date and that necessary first aid equipment is on hand, in date and in good working order.	EF	
11	Management	Annually	Carry out a review of the previous 'Fire Risk Assessment' and ensure that this is up to date and still relevant. Amend as necessary.	EF	£500
12	Management	Annually	Arrange for cleaning of extraction ductwork in kitchen and WCs.	IFM	
13	Fire and H&S	Annually	Carry out a trial evacuation of the building when occupied to check actual effectiveness of the evacuation procedure and how long it takes to clear the space.	EF	
14	CCTV & Alarm Systems	Annually	Arrange for a comprehensive maintenance visit every year to test CCTV and alarm system.	IFM	
15	Electrical	Five yearly	Arrange for a complete electrical test of the whole of the installation in the building. This should note the condition of the systems and make recommendations for any necessary repair or replacement work. This should provide a list of works categorised as urgent, or to be completed within one, two or five years. This should form the basis for planned work over the next five year period.	IFM	
16	Mechanical	Five yearly/Varies	Arrange for a full inspection of the mechanical heating, hot and cold water services. This should note the condition of the systems and make recommendations for any necessary repair or replacement work. This should provide a list of works categorised as urgent, or to be completed within one, two or five years. This should form the basis for planned work over the next five year period.	IFM	



ESSENTIAL MANAGEMENT

ITEM NO	ITEM	FREQUENCY	DESCRIPTION AND ASSUMPTIONS	RESPONSIBILITY OR DELIVERY	APPROXIMATE COST
17	Management	Five yearly/Varies	Complete a review of all the service contracts (Alarms, pumps, boilers, electrics, fire extinguishers etc) to ensure that these still represent value for money. Carry out a retendering exercise if necessary.	IFM	

ESSENTIAL MAINTENANCE

ITEM NO	ITEM	FREQUENCY	DESCRIPTION AND ASSUMPTIONS	RESPONSIBILITY OR DELIVERY	APPROXIMATE COST
8	Fire	As specified in risk assessment or through change	Update Fire Risk Assessment and check fire escape strategy in place for the building according to specified time frame in Fire Risk Assessment or when changes are made to the building	Fire Contractor	£1,500
6	Mechanical	Every six months	Inspection and testing of water systems for possible legionella infection and sterilising the system as necessary.	IFM	
20	Radiators	Annually	Check operation and secure fixings, adjust valves.	EF	

5.4 ROUTINE MANAGEMENT SCHEDULE FOR BUILDING AND IMMEDIATE LANDSCAPE

Management refers to the tasks that are to be undertaken in order to run the building efficiently and safely on a day to day basis.

MANAGEMENT					
ITEM NO	ITEM	FREQUENCY	DESCRIPTION AND ASSUMPTIONS	RESPONSIBILITY OR DELIVERY	APPROXIMATE COST
1	General daily routine	Daily on opening up	<ul style="list-style-type: none"> Unset alarms and unlock doors in normal use. Check doors for any signs of forced entry or tampering. Check status of alarm systems (fire and security) for indication of faults. Check diary to see what visits/deliveries are proposed and/or what workmen are expected and prepare as necessary. Check Building Management System (BMS) for any faults or incidents. Check visitor facilities for cleanliness and ensure that all sanitary ware and fittings are in serviceable order and supplies of paper, towels and soap are adequate. Check that fire escape doors and means of escape are useable and free of obstruction. Check that first aid and fire fighting equipment is in its correct locations. 	EF	
	General daily routine	Daily	Maximum capacities in rooms and on stairs need to be adhered to regarding items/objects and number of people.	EF	
	General daily routine	Daily on shutting down	<ul style="list-style-type: none"> Check around and secure all exits to the premises. Ensuring all shutters are closed. Check that all personnel have left the premises. Check that all lights are turned off. Set alarms and lock final exit door. 	EF	
4	Fire	Weekly	Carry out routine test of the fire alarm installation.	EF	
5	Lighting	Monthly	Walk around the building to ensure that all lights and illuminated exit signs are in good working order and organise replacements / repair where necessary.	EF	
6	Security	Monthly	Carry out random test of movement detectors and CCTV cameras to ensure security system is effective.	EF	
7	Security	Monthly	Walk around the exterior of the building to check for any signs of damage or vandalism that might affect the operation of The Temple.	EF	
8	Structure	Monthly	Report any new cracks to external walls if noticed by any member of staff. Report any new cracks to the plastered finishes on the stair soffit and walls if noticed by any member of staff.	EF	
9	Fire	Quarterly	General check around all storage and back of house areas including plant spaces to ensure that they are clean and tidy and are not adding unnecessarily to the fire load of the building.	EF	
10	Health & Safety	Annually	Check over of office equipment to ensure it is safe and serviceable including the cleaning of keyboards and telephones, checking of seating positions, adequacy of task lighting etc.	EF	
11	Management	Annually	Review of cleaning procedures, cleaning rotas, cleaning equipment and possible need for replacement.	IFM	



MANAGEMENT

ITEM NO	ITEM	FREQUENCY	DESCRIPTION AND ASSUMPTIONS	RESPONSIBILITY OR DELIVERY	APPROXIMATE COST
12	Management	Annually	Review of the physical condition of the building. Adding any areas that need maintenance work, replacement of fittings and fixtures or redecoration to the works list for the coming year.	IFM	
13	Management	Annually	Review of leases.	AM	
14	Management	Annually	Review the Management and Maintenance Plan. Does this remain relevant or should it be adjusted?	EF / IFM	
15	Structure	Annually	Check for any new cracks to the plastered finishes on the stair soffits and walls, to actively check for any signs of structural movement to the stairs.	IFM	
16	Hazard Risk Assessment	Annually or as required	Identify the following; trips, slips, head injuries, working at height, confined spaces, hazardous areas, emergency preparation.	EF	
17	Surveyor	Five yearly	Arrange for a detailed inspection by a surveyor or an architect to set out the physical condition of the space and its fixtures and fittings. This should provide a list of building works internal and external categorised as urgent, or to be completed within one, two or five years. This should form the basis for planned work over the next five year period. EF/Ops are responsible for commissioning the external contractor.	Contractor	£4,500
18	Surveyor and Management	Five yearly	Combine the surveys into a complete work programme for the next five year period to combine with the current annual programme of work and replacement. EF/Ops are responsible for commissioning the external contractor.	Contractor	Included above
19	Waste	As Required	Records of waste disposal.	EF	
20	Management	Five yearly	The CMP should be reviewed and updated as necessary every five years.	HES	

5.5 ROUTINE MAINTENANCE SCHEDULE FOR BUILDING AND IMMEDIATE LANDSCAPE

Maintenance refers to the tasks that are to be undertaken in order to maintain the condition of the building.

MAINTENANCE

ITEM NO.	ITEM	FREQUENCY	DESCRIPTION AND ASSUMPTIONS	RESPONSIBILITY OR DELIVERY	APPROXIMATE COST
ROOFS					
1	Roof areas and Rainwater Goods	Annual or more frequently as required	Clear debris from gutters and valleys, rod rainwater pipes, etc.	IFM	
2	Roof tiles/slates, rainwater goods, flashings & leadwork	Quarterly and after adverse weather	Note any damp patches internally and externally. Inspect roof from ground for dislodged coverings. Inspect rainwater goods from windows and ground for secure fixings and leaking joints. Check that overflows are clear. Check that flashings/leadwork is securely fixed, not dislodged or stolen. Inspect chimneys and fascia boards from ground and report any loss or damage.	EF	
3	Gutters	Annual	Inspect condition of joints and clips. Make temporary repairs to cracks and splits. Ensure that lead gutters are free of debris. Assumed undertaken same time as gutter clearance.	IFM	
	Chimney and Chimney pots	Annually	Inspect chimney pots and cowls from the ground and report any damage and signs of movement.	EF	
	Chimney	Every 5 years	Inspect condition and report any damage and cracking; specialist access required. Inspect condition and report any damage and signs of movement. Check for excessive leaning.	Contractor	£1,120
6	Roofs	5 years	Survey of roof to entire building. Assumed MEWP access.	IFM	£4,200
7	Roofs	Every 10 years	Check for moss growth, biocide treat and remove. Assume rope access.	Contractor	£8,500
8	Rainwater goods	Every 10 years	Repaint all exterior rainwater goods; specialist access required. Assumed MEWP access.	IFM	£8,500
WINDOWS					
9	Cleaning	Twice annually	Clean windows internally and externally using safe access system. Clean by pole.	IFM	
10	Timber (including shutters and lintels)	Annually	Check panes, check opening parts for operation and security, check cills, parting beads, meeting rails, heads for decay. Visually check condition of lintels for evidence of any movement or water staining.	EF	
11	External paintwork	Every 7 years	Repaint all exterior window paintwork; specialist access required. Assume MEWP access.	IFM	£2,000
DOORS					
12	Timber Doors	Monthly	Check locks, signage, glazed panels, check for signs of decay, check weather seals, operation of hinges / closers particularly on fire doors. Check operation and lubricate door ironmongery. Jamming or sticking doors can indicate changes with the door hinges, or deflection of floors.	EF	
13	External paintwork	Every 7 years	Repaint all exterior door paintwork.	Decorator	£520



MAINTENANCE

ITEM NO.	ITEM	FREQUENCY	DESCRIPTION AND ASSUMPTIONS	RESPONSIBILITY OR DELIVERY	APPROXIMATE COST
MASONRY					
14	Ventilation	Annually	Check that air bricks are in place and clear of obstructions.	EF	
15	Vegetation	Annually	Check for signs of vegetation growth adjacent to leaking gutters/roofs etc.	EF	
16	External paintwork to portico and portico columns	Every 7 years	Check for flaking finishes - remove and repaint where necessary.	Contractor	£1,300
EXTERNAL - IMMEDIATE LANDSCAPE					
17	Landscape	Monthly	Check for broken / proud / protruding brick paving.	EF	
18	Gullies	Quarterly and after adverse weather	Check for obstructions or blockages.	EF	
19	Services / cables	Annually	Check for secure fixings, corrosion and leaks.	EF	
20	Foliage and trees close to building	Annually	Check trees, especially those close to entrances or boundaries. Report any dead branches or signs of ill health.	EF	
21	Ramps	Every 2 years	Clean to remove build up of dirt.	EF	
INTERNAL					
22	Joinery	Monthly	Check doors and windows for operation and locking and report any failings.	EF	
23	Roof and floor voids	Quarterly	Check roof and floor voids and signs of vermin and remove. Mitigation measures should be humane. Avoid using poison.	EF	
24	Floors	Quarterly	Check for wear and tear, fixing and finishes, loose finishes / protrusions and report any failings.	EF	
25	Water ingress	Quarterly and after adverse weather	Check for dampness in ceilings, walls, roof voids and around external openings in walls. Check for mould / vegetation and report any failings. Redecorate walls as required.	EF	
26	Cracks	Annually	Check for excessive cracking (larger than hairline cracks) or growing cracks in walls and ceilings and report any failings.	EF	
27	Architraves, skirting and cornices	Annually	Check for wear and tear, fixing and finishes and report any failings.	EF	
28	Finishes	Annually	Check for peeling / flaking finishes and report any failings.	EF	
29	Floor structure	Annually	Check for loose boards, loose fixings and movement and report any failings.	EF	
30	Finishes/Interior paintwork	Every 5-7 years	Repaint all interior paintwork. Tower for entrance area assumed.	IFM	£22,600



MAINTENANCE

ITEM NO.	ITEM	FREQUENCY	DESCRIPTION AND ASSUMPTIONS	RESPONSIBILITY OR DELIVERY	APPROXIMATE COST
31	Stair Balustrades & Handrails	Monthly	Check for secure fixings, finishes. Check gaps for conformity with building regulations and report any failings.	EF	
FF&E AND SPECIALIST FINISHES					
32	Sanitary-ware	Monthly	Check operation of flush, taps, secure fixings to wall and report any failings.	EF	
33	Cubicles	Monthly	Check secure fixings of partitions, check opening / locking of doors and report any failings.	EF	
34	Catering Kitchen units	Monthly	Check catering kitchen units and doors for soundness and operation and report any failings.	EF	
SERVICES					
35	Lightning conductor	Every 12 months	Undertake testing of system. This must be done within every 12 month period for Building Regulation purposes.	IFM	
36	Lighting	Annually	Carefully clean all fittings.	IFM	

6.1 HOW WILL THE PLAN BE USED AND WHO WILL BE RESPONSIBLE FOR IT?

This plan will be adopted by The City of London as a basis for the management and maintenance of the building. The plan will be used by EF/CSD/IFM as the basis for setting the daily duties of their staff and as a check list to ensure that appropriate maintenance contracts are set up and that these are being properly carried out. The Temple Manager will take responsibility for ensuring that all members of staff are familiar with the key elements of the plan and are aware of their responsibilities within this framework.

The Temple Manager will also take responsibility for ensuring that all people working in the building receive an appropriate induction. The routine nature of the work covered by the maintenance plan should be integrated with the items of minimal routine repair work. This will include things like the replacement of furniture, the redecoration of areas, minor repairs to building fabric and replacement of equipment, minor alterations to the structure etc. This should all form part of a planned programme of work which can be reviewed and budgeted for annually within a longer term five year plan framework. Responsibility for the plan in day-to-day terms will be that of The Temple Manager. The plan should be reviewed and endorsed annually by the wider building team, including the City of London team. Copies of the plan will be kept by The Temple Management Team and The City of London.

6.2 HOW WILL THE PLAN BE REVIEWED AND UPDATED?

The plan will need to be reviewed annually to ensure that it is the most appropriate and up to date with current legislation and the general operation of the building. The maintenance work should be viewed in conjunction with other work planned for the forthcoming year to ensure that where possible work is done efficiently making best use of access provisions, closure periods etc. The plan should be completely reviewed and revised at five-year intervals. This will be in with reference to the proposed five yearly inspections and survey of the building, structure and equipment. The plan will also need to react to changing business plans and legal frameworks as time passes as well as different operating methods.

6.3 DOCUMENTS TO BE REFERENCED WITH THE MMP

This Management and Maintenance Plan should be read in conjunction with:

- The Conservation Management Plan
- The Operating and Maintenance Manuals for the mechanical and electrical plant which is installed in the building.
- The Condition Survey
- Ecology surveys
- Asbestos surveys

6.4 NEXT STEPS

The MMP is designed to identify what maintenance and management is required, when to do it, who will do it, how much it will cost and how to monitor the work. The document does not, however, provide a basis from which repair works can be undertaken without consulting the local conservation officer due to the building's listed status and location within the wider Wanstead Park Area.

THE TEMPLE, WANSTEAD PARK
VOLUME 03: CONDITION, MECHANICAL AND ELECTRICAL, AND STRUCTURAL SURVEYS
FINAL ISSUE
MARCH 2024

Page 167



Condition Survey: Stephanie Wilson / Kevin Halls

Mechanical and Electrical Survey: QODA

Structural Survey: Stand Engineers

On behalf of Purcell ®

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USING THIS DOCUMENT

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Joana Antonio, The City of London Corporation



THE TEMPLE, WANSTEAD PARK: CONDITION, MECHANICAL AND ELECTRICAL, AND STRUCTURAL SURVEYS

CONTENTS

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This condition survey was conducted on the 15th of February 2023 and has been prepared for the City of London Corporation (City Corporation) in association with the preparation of a Conservation Management Plan (CMP) as well as the Management and Maintenance Plan (MMP) for The Temple in Wanstead Park on the most southern part of Epping Forest.

The condition survey is to be the primary tool by which the maintenance, repair and enhancement of the site are planned and budgeted for The Temple at Wanstead Park. The survey will help to inform decisions about the care and maintenance of the site's elements in the short, medium and long term, as well as assisting in effective prioritising, planning and funding decisions.

The last condition survey for The Temple was undertaken in January 2022 and established a generally fair condition of the building. This updated condition survey and accompanying MMP and CMP are to continue the upkeep of the building as well as describe any ongoing issues.

In order to understand the specific future management and maintenance requirements, the above works have been developed and undertaken in consultation with The Temple Management and the full design team consisting of:

- Heritage Consultant – Purcell
- Senior Architectural Technician – Purcell
- Part II Architectural Assistant – Purcell
- Structural Engineer – Stand Engineers
- Services Engineer – Qoda Consulting.
-

The condition survey has been developed by Purcell with the input of the Design Team with a good understanding of the building and following the development of the Conservation Management Plan for The Temple.

This document should be read in conjunction with:

- The Management & Maintenance plan (Purcell)
- The Conservation Management Plan (Purcell)
- Structural Engineers Report (Stand Engineers)
- Services Report (Qoda Consulting).

SUMMARY OF KEY FINDINGS

All windows and doors would benefit from an overhaul. The east and west elevations are generally in good condition, with sporadic instances of receding mortar where repairs were carried out using hard mortar. Previous external works have been conducted on the brickwork, resulting in visible variations in repointing techniques across the elevations, characterized by large patches of repointing. The returns of bay 3 exhibit signs of deterioration, potentially due to limited accessibility. The verge tiles lack mortar and require complete repointing. The portico on the west elevation requires attention due to cracked paint that has peeled off. The lower ground floor is in decent condition but shows multiple cracks on the walls and ceiling, indicating a need for repainting. The electrical storage room is in the poorest state, showing salt damage at the base of the wall. Conversely, the upper floor is in better shape, with redecoration being the primary concern. Trip hazards are posed by vinyl flooring in service areas, and an upgrade is needed for the kitchen as the oven is no longer functional. It has been observed that the lathe plaster ceilings require monitoring due to areas of deterioration, particularly evident in the crumbling key on the reverse side. Certain areas have been identified as necessitating removal and subsequent replastering.

The immediate surroundings of the building are in fair condition. On the eastern side of the building, there is a segment of brick paving that has become overgrown and requires clearing and repointing. The public restrooms accessible from outside the building are due for a fresh coat of paint and minor repairs. Overall, the building is in fair condition.

SUMMARY OF ACTIONS THAT REQUIRE IMMEDIATE ATTENTION

Condition Survey

Within the Condition Survey there are two items which are noted as requiring immediate attention.

- In LG01 (office) the left cupboard on the north wall has evidence internally of damp and salt damage. Ventilation to this cupboard should be provided to allow the interior of the cupboard to dry out.
- In LG03 (stair) there is one loose winder which should be refixed or replaced.

Services Survey

In the Services Survey (by QODA, see p.51) there is one high risk item which should be addressed immediately.

- The kitchen extract is not functioning and should be repaired or replaced.



The Temple is situated in the south-east of Wanstead Park in the London Borough of Redbridge. Immediately south of the building is an area known as The Plain, historically known as 'The Park', beyond which lie Perch Pond and Heronry Pond. The site is bounded to the north by an area of woodland known as The Grove. A path running east to west from The Temple leads to the ornamental waters and another eighteenth century garden structure known as The Grotto.

The Temple is a two-storey building, constructed circa 1760-2 from masonry walls with a hipped and pitched roofs covered in black glazed pantiles.

The front elevation is dominated by a Doric portico, painted white and accessed by a shallow flight of stone steps. Brick wings extend north and south, either side of the portico and the front façades of the wings have large blind windows. The southern wing extends further than the north, with an additional bay and a further three bay mid-nineteenth century extension. There are modern metal and timber doors on the west (front) and south elevations of the extension, which provide access to the public toilets at lower-ground floor level.

The rear elevation of The Temple is characterised by a range of fenestration of different proportions including 21 timber windows and 3 timber doors with glazing panels. Above the central door is a 8-light, timber-framed sash window. Within the recess formed by an architrave and the prominent eaves of the central cell is an historic bell-pull.

The north elevation of the building features a large blind archway spanning both storeys. The south elevation is of blank brick with a modern metal door which provide access to the male public toilet at lower-ground floor level.

Brick chimney stacks are situated at the gable ends of the structure, and what would have been the gable-end of the south wing prior to the nineteenth-century extension. A large brick chimney also rises from the south side of the portico. All rainwater goods are of cast-iron.

EXTERNALS

East Elevation

The east elevation is to the rear of the building adjacent to the car parking area. This is the main staff entrance, and the public would not typically enter from this angle. The façade is split into 4 distinct 'bays' (labelled bay 1 – 4 from left to right) where the brickwork steps out or in. This elevation contains 21 timber windows and 3 timber doors with glazing panels, as well as 2 downpipes, a historic bell and timber fascias.

The fascia boards, rainwater pipes and gutters are in good condition. The bell on bay 3 is in good condition but would benefit from an overhaul in the future.

Overall, the brickwork is in fair condition with isolated instances of receding mortar and brick. On the east elevation specifically, it was noted that there were around 5 holes where previous fixing had been removed and approximately 20 bricks needing consolidation due to weathering.

The condition of the mortar is fair but previously there has been numerous external works packages to the brickwork and the different approaches are visible on the elevations with large patches of repointing in various techniques. In many areas the brickwork is starting to recede due to age and exposure and in certain places receding mortar and brickwork is due to previous repairs using too hard a mortar. We have split the repointing work into low and high level due to access needs. This elevation needs around 5.5m² repointing at low level and 4m² at high level. Mortar to the roof tile verge is in good condition along this elevation with only approximately 4 instances where repointing is needed. The roof returns either side of bay 3 are in bad condition. Mortar to the roof verge tile is missing or damaged along both lengths and needs to be wholly repointed.

The external windows and doors are in a fair condition. However, to prevent damage to the fabric of the building in the future, all external windows and doors should be overhauled. Specifically on this elevation there is one damaged tile cill that will need replacing, one timber cill where flaking paint has exposed the timber beneath and will need repainting urgently to protect the timber, as well as 2 timber cills damaged beyond repair that will need to be replaced.



Figure 1 East Elevation



Figure 2 East Elevation

West Elevation

The west elevation is to the front of the building facing out towards Wanstead Park and is the main visitor entrance. The façade is split into 4 distinct 'bays' (labelled bay 1 – 4 from left to right) where the brickwork steps out or in. This elevation contains 2 timber windows and 1 portico with a timber door and additional timber windows, as well as 6 brick recesses, 4 columns and timber fascia boards.

The fascia boards, rainwater pipes and gutters are in good condition. The left hand side rain water pipe on bay 1 is noticeably loose at the lower section and needs to be refixed.

Overall, the brickwork is in fair condition with isolated instances of receding mortar and brick. On the west elevation specifically, approximately 30no. bricks needing consolidation due to weathering and approximately 10 bricks are in poor condition and will need to be cut out and replaced. The condition of the mortar is fair but the various repointing techniques are evident as on the other elevations. This elevation needs around 5m² repointing at low level and 0.5m² at high level. Mortar to the roof tile verge is in good condition along this elevation with only approximately 17 instances where repointing is needed.

The external windows and doors are in a fair condition, however, as on the east elevation, to prevent damage to the fabric of the building in the future, all external windows and doors should be overhauled.

This elevation contains the Doric portico, painted white and accessed by a shallow flight of stone steps. Access to the upper-ground floor of the central cell is provided by a timber panelled and glazed door with a timber hood over and 8-light sash window, timber framed sash windows on either side. The high level render on the outside of the portico is in good condition. However, the finish to the interior of the Portico is flaking and cracking. This needs to be removed, prepared and repainted to prevent exposed timber. It is assumed that the finish to the 4 columns is inappropriate as the paint has blown and cracked in multiple places. The columns need to be striped back to bare stone, prepared, and repainted with an appropriate finish.



Figure 3 West Elevation



Figure 4 West Elevation

North Elevation

This elevation contains a recessed brick arch. The brickwork and mortar on this façade is in good condition with only 1m² of brick consolidated needed.

Mortar to the roof tile verge is in good condition as is the fascia board, gutter and rainwater pipe.

South Elevation

This elevation contains a single metal door that leads to the public men's WC. The brickwork and mortar on this façade is in good condition with only 0.5m² of low level repointing, 5 bricks consolidated and 5 bricks replaced.

Mortar to the roof tile verge is in bad condition along this whole elevation. The length is around 5m in total. In addition to the high level work at the roof verge, the flaunching to the chimney is flaking away. This needs to be removed and replaced to match existing

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17 GROUNDS

The vegetation around the building is in good condition. To the east elevation there is a section of brick paving 55m² that is overgrown and covered in vegetation. This area needs to be treated with weed killer and all vegetation carefully removed. The bricks will then need repointing. The north elevation is adjacent to a grassed area. The 5m length at the base of the brickwork needs to be trimmed back and maintained. This is also the case on the west elevation with 17.5m on bay 1 and bay 3. On the west elevation bay 4 and the south elevation the brickwork is met with the path that leads to the public WC doors. There is vegetation growth that also needs to be treated with weed killer and removed along 11m.

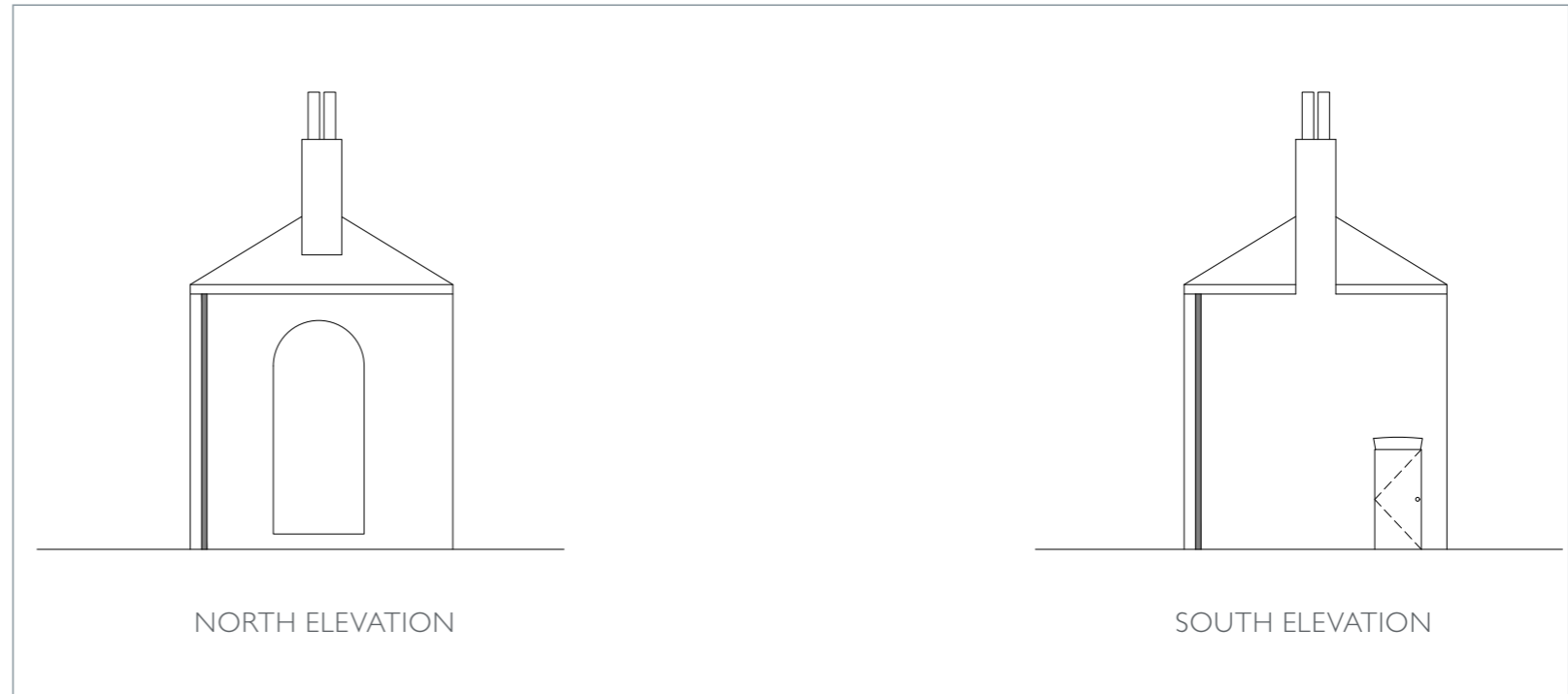


Figure 7 North and South Elevations



Figure 5 North Elevation



Figure 6 South Elevation

INTERNAL LOWER GROUND

LG01 (Office)

LG01 is the staff office accessed via the east elevation. The ceiling is lath and plaster repainted lining paper in a generally fair condition. There is evidence of previous moisture adjacent to the east elevation (external wall) but appears to be dry. The 2 strip light fixings are causing cracks to the ceiling. These need to be removed, plaster made good, redecorated and refixed.

The walls are painted plaster in generally good condition. There is localised cracking and evidence of salt damage to the north end of the east and west walls (this continues into the left hand side cupboard on the north wall). The cupboards on the north wall are in generally good condition. The right-hand side cupboard contains the alarm system and the door is damaged. The interior decoration is flaking and the plaster is failing. The chimney between the cupboards is missing a grill but is otherwise in good condition.

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LG02 (Store)

LG02 is a cleaning store in generally good condition with localised cracking to the walls.

LG03 (Stairs)

LG03 is the staircase to the upper ground floor level. The walls are in good condition other than a large crack to the plaster to the top of the door as well as damage to the plaster where the under-stair cupboard door has hit the wall. Cracking to the decorative finish is evident on the upper level, specifically to the corners of the walls.

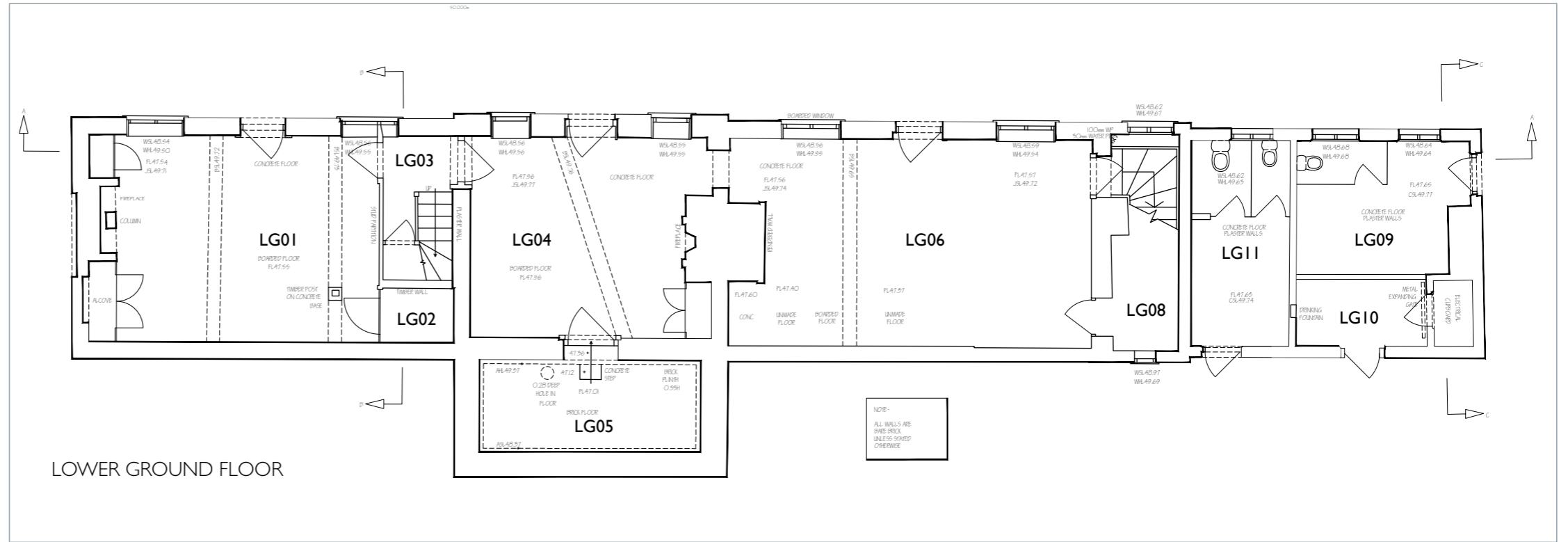


Figure 11 Lower Ground Floor Plan



Figure 8 LG01 (Office)



Figure 10 LG03 (Stairs)



Figure 9 LG02 (Store)

LG04 (Display room)

LG04 is one of The Temples display rooms. The ceiling is lath and lime plaster with painted lining paper, however the plaster is cracking in places. The cupboard to the south wall is damaged and cannot lock or close properly. The stone tile floor is in good condition throughout.

LG05 (Plant room)

No access.

LG06 (Display room)

LG06 is another display room and compared to LG04 is in good condition overall. The chimney was noted to be blocked with no vent.

LG07 (Stairs)

LG07 is the southern staircase and is in good condition with minor issues of flaking to the upper landing walls and around the window on the west elevation. The stairs themselves are sound and the ceiling finishes appear in good condition.

LG08 (Store)

LG08 is electrical storeroom has evidence of salt damage at the bottom of the south wall. The floor is concrete but is in good condition.

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LG09 (Men's WC), LG10 (Accessible WC) & LG11 (Women's WC)

The public WCs are in fair condition with worn finishes and visually would benefit from a deep clean to bring the floors back to a good visual condition.



Figure 12 LG04 (Display Room)



Figure 13 LG06 (Display Room)



Figure 14 LG07 (Stairs)



Figure 15 LG08 (Store)



Figure 16 LG09 (Men's WC)



Figure 17 LG011 (Women's WC)

INTERNAL UPPER GROUND

UG01 (Meeting room)

UG01 is the meeting room on the upper ground floor that is not always accessible to the public but is sometimes used for events. This room is in good condition with a couple of loose floor boards that need refixing. However, they are not a hazard. There is evidence of cracking where the new partition meets the existing wall on the south side of the room. This could be due to the difference in materials and their structural movement. The crack should be filled to match existing (refer to schedule) and then monitored for further cracking.

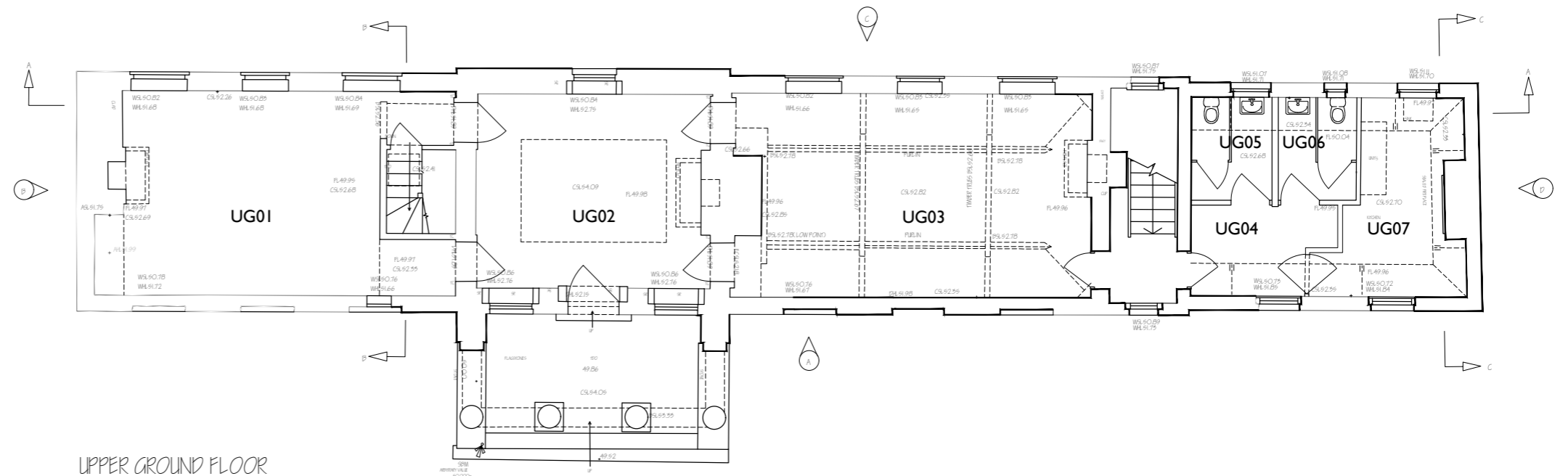
UG02 (Shop)

This room is the main entrance for the public with doors that lead out into the portico on the west wall. There are issues in this room with movement; a large gap between the window surround and panelling on the east wall suggests movement and should be investigated. However, this cracking is not replicated on the exterior façade.

The walls are showing cracking and flaking to finishes in multiple locations. There are also small 3mm cracks on the north and east walls. Joints are opening up around the fireplace on the south wall as well as on the west wall panelling. The finish to this timber panelling is in bad condition and needs to be overhauled. There are 4 timber, 6 panel doors into this room, all of which have evidence of movement at the panel joints.

UG03 (Children's room)

This is another display room that focuses on children's interaction with the building's history. This room is in good condition with timber floorboards, painted plaster walls and painted plaster ceilings. There is a hole in the west wall assumed to be a previous redundant fixing.



UPPER GROUND FLOOR

Figure 21 Upper Ground Floor Plan



Figure 18 UG01 (Meeting Room)



Figure 19 UG02 (Shop)



Figure 20 UG03 (Children's Room)

UG04 (Lobby)

This lobby has localised cracking to painted wall finishes. The curved timber cupboard in the corner is used as a cleaning store and is in good condition. The vinyl floor is coming away at the edges and welded joints. It is not yet a trip hazard, though it needs to be addressed before more damage is done.



Figure 22 UG04 (Lobby)

UG05 (Women's WC) and UG06 (Men's WC)

These are the staff toilets and are in a similar condition to UG04. The painted plaster wall finishes are marked with slight finish cracking in areas of traffic. The vinyl floor is coming away at the edges and welded joints. It is not yet a trip hazard, though it needs to be addressed before more damage is done or it becomes a health hazard due to increased cleaning difficulty.



Figure 23 UG05 (Male WCs)

UG07 (Kitchen)

The staff kitchen has localised cracking to the painted plaster finishes, though the ceiling is in good condition. As with UG04 the vinyl floor is coming away at the edges and welded joints. It is not yet a trip hazard, though it needs to be addressed before more damage is done or it becomes a health hazard due to increased cleaning difficulty. A staff member present noted the ovens have been isolated and need removing and replacing.



Figure 25 UG07 (Kitchen)

The kitchen cupboards are in good condition. The space is small but functions well.



Figure 24 UG06 (Female WCs)

GENERAL NOTES

Building condition survey undertaken from floor level throughout with access granted to most spaces inclusive of internal spaces. The condition survey takes in the existing building fabric and gives suggestions for remedial works for costing purposes. For this reason, the report should be read independently from the proposed scheme.

All structural members are to be reviewed and determined to be fit for purpose by the structural engineer. Any required remedial works relating to the structure to be specified by the structural engineer.

All items relating to the mechanical, electrical and drainage services to be reviewed and determined to be fit for purpose by the services consultants. Any required remedial works relating to the services to be specified by the services consultants.

Priority Ratings:

A = Requires urgent/ immediate attention

B = Recommended within 12 months

C = Recommended within 3 years

D = Desirable

Treatment/ Remedial Notes

Rake out and repoint brickwork: Where indicated and to the quantities given, allow for raking out of existing mortar joints and repointing with new lime mortar, ensuring mortar colour, aggregate and joint treatment match existing original historic pointing.

Rake out and replace brick: Where indicated and to the quantities given, allow for removal of existing defective brick and replacement with brick and mortar to match existing original historic brickwork. It should be noted that making good to existing bricks has not been included, instead favouring outright replacement where necessary. Bricks with minor damage to corners/ arrisses have generally been deemed acceptable to retain. Bricks with spalling / blown faces have been deemed to be unacceptable and have been indicated as requiring replacement.

Consolidation of brickwork: Where indicated and to the quantities given, allow for undertaking defrass of existing exposed masonry face to remove all friable material back to a sound, solid base. Consolidate brick with new lime mortar to match existing original historic mortar joints.

Overhaul timber windows and doors:

Where indicated allow for existing timber window to be overhauled in situ. Generally allow for localised removal of existing putty and replacement retaining existing glazing in situ. Paint to be removed as much as possible and frames to be prepared and redecorated throughout. Allow for windows and doors to be eased and adjusted to allow them to fully function as intended. It is assumed that all existing ironmongery is present and can be retained for reuse. Repoint around all frames in lime mortar

General allowances

Overhaul timber windows and doors: Allow for windows and doors inclusive of ironmongery to be eased and adjusted so that they function as intended (open and close). Allow for redecoration throughout

Existing fixtures and fittings: Allow for removal of all redundant fixtures and fittings throughout, inclusive of timber pegs and ventilation grilles. Allow for making good of all open fixing holes by pointing with mortar to match existing adjacent. Any remaining redundant penetrations and fixing holes to be made good by infilling with bricks and pointing to match existing adjacent. It should be noted that in some locations, the position and quantity of cabling is having a detrimental effect on the building fabric and its ability to shed water.

Rainwater goods: Existing rainwater goods typically painted cast iron. These are generally in good condition, with some localised loose items. Allow for condition of existing roof level gutters throughout to be investigated, tested, refixed and sealed.

Ridge Tiles: Ridge tiles are assumed to be embedded and fixed well but are visually uneven



LOWER GROUND FLOOR

LOCATION	REFERENCE	DESCRIPTION OF CONDITION	RECOMMENDED ACTION	QUANTITY	PRIORITY	RATE (£)	TOTAL (£)
LG01 (Office)	Ceiling	Lath and lime plaster with painted lining paper. Fair condition generally. Evidence of previous moisture ingress near external wall. Light fixings causing cracks / coming away.	Make good plaster around light fittings and redecorate to match existing.	x2 strip lights	C	£125.00	£250.00
	North Wall	Painted plaster, good condition.	-	-	-		
	East Wall	Painted plaster, generally fair condition. Localised cracking around left hand side window.	Fill crack and redecorated to match existing.	0.25m	D	£25.00	£6.25
		Evidence of salt damage to bottom left hand side corner. Finish coming away.	Remove loose material locally and redecorate to match existing. When removed and prior to decoration, test moisture content of wall.	0.5m ²	D	£180.00	£90.00
	South Wall	Painted lath and lime plaster, good condition.	-	-	-		
	West wall	Evidence of salt damage to bottom left hand side corner. Finish coming away.	Remove loose material locally and redecorate to match existing. When removed and prior to decoration, test moisture content of wall.	0.5m ²	D	£180.00	£90.00
	Floor	Stone tiles to floor, good condition.	-	-	-		
	Left cupboard (North wall)	Timber framing in good condition. Evidence of damp and salt damage internally (extension of west wall damage).	Remove loose material locally and redecorate to match existing. When removed and prior to decoration, test moisture content of wall.	0.5m ²	D	£180.00	£90.00
			Provide ventilation to lower section of cupboard.	1 item	A	£50.00	£50.00
		Localised cracking to wall and soffit finishes internally.	Fill and redecorate to match existing.	1m	D	£25.00	£25.00
	Right cupboard (North wall)	Alarm system location to upper cupboard. Exposed brickwork and timber framing. Failing plaster ceiling.	Make good ceiling and redecorate to match existing.	0.5m ²	D	£300.00	£150.00
		Damage to lower MDF door.	Replace door or repair.	1 item	D	£250.00	£250.00
		Flaking decorations to internal walls.	Make good and redecorate to match existing.	0.5m ²	D	£25.00	£12.50
	Chimney (North wall)	Chimney flu open.	Add grill to open soffit and make good.	1 item	D	£200.00	£200.00
	Window 1 (left) East wall	Timber shutters sound. Failing putty to window and decorations. Chip in right pane. See general note.	Overhaul window; Refer to notes.	1 Item	B		in elevations
	Door to external (East wall)	Painted timber door leaf and frame generally in fair condition; Refer to notes.	Refer to notes.	1 Item	C		in elevations
	Window 2 (right) East wall	Painted timber casement generally in serviceable condition; Refer to notes.	Refer to notes.	1 Item	C		in elevations
	Door to LG03	Painted timber door leaf and frame generally in good condition; Refer to notes.	Refer to notes.	1 Item	C	£250.00	£250.00
LG02 (Store)	Store	Door in good condition. Localised cracking to internal walls.	Fill and redecorated to match existing.	3m	D	£25.00	£75.00



LOCATION	REFERENCE	DESCRIPTION OF CONDITION	RECOMMENDED ACTION	QUANTITY	PRIORITY	RATE (£)	TOTAL (£)
LG03 (Stairs)	Cupboard under stairs.	Good condition.	-	-	-		
	Ceiling	Lath and lime plaster with painted lining paper with localised cracking to ceiling.	Fill and redecorate to match existing.	2m	D	£25.00	£50.00
	North wall	Cracks to plaster and missing plaster to top of doorframe. Stair cupboard door damaging wall.	Fill, make good and redecorate.	0.25m ²	D	£180.00	\$45.00
			Fit door stop.	1 item	D	£35.00	£35.00
	East wall	Good condition.	-	-	-		
	South wall	Cracking to finishes, specifically to corners.	Fill and redecorate to match existing.	10m	D	£25.00	£250.00
	West wall						£0.00
	Window (East wall)	Painted timber casement generally in serviceable condition; Refer to notes.	Refer to notes.	1 Item	C		in elevations
	Stairs	Generally good condition. Ino. loose winder.	Refix or replace winder.	1 item	A	£100.00	£100.00
LG04 (Display room)	Ceiling	Lath and lime plaster with painted lining paper. Live plaster with cracking.	Localised removal of lime plaster and laths and replace with new to match existing. Redecorate to match existing.	3m ²	C	£300.00	£900.00
	Walls	Good condition.	-	-	-		
	Floor	Stone tiles to floor, good condition.	-	-	-		
	Door to plant room	Painted timber door leaf and frame generally in good condition; Refer to notes.	Refer to notes.	-	-	£250.00	£250.00
	Cupboard (South wall)	Exposed services. Exposed timber framing and masonry. Fair condition. Damage to right side of upper door.	Repair or replace door to match existing.	1 item	D	£60.00	£60.00
	Door from LG03 (North wall)	Painted timber door leaf and frame generally in good condition; Refer to notes.	Refer to notes.	1 Item	C	£250.00	£250.00
	Window 1 (left) East wall	Cill finish deteriorated. Painted timber casement generally in serviceable condition; Refer to notes.	Fill and redecorate internal cill to match existing; Refer to notes.	1 Item	B	£15.00	£15.00
	Door to external (East wall)	Painted timber door leaf and frame generally in good condition; Refer to notes.	Refer to notes.	1 Item	C		in elevations
	Window 2 (right) East wall	Cill finish deteriorated. Painted timber casement generally in serviceable condition; Refer to notes.	Fill and redecorate internal cill to match existing; Refer to notes.	1 Item	B	£15.00	£15.00
LG05 (Plant room)	Plant room	No access.	-	-	-		



LOCATION	REFERENCE	DESCRIPTION OF CONDITION	RECOMMENDED ACTION	QUANTITY	PRIORITY	RATE (£)	TOTAL (£)
LG06 (Display room)	Ceiling	Fair condition.	-	-	-		
	Walls	Good condition.	-	-	-		
	Chimney (North wall)	No chimney vent. Blocked.	Insert vent.	1 item	B	£200.00	£200.00
	Floor	Stone tiles to floor; good condition.	-	-	-		
	Window 1 (left) East wall	Painted timber casement generally in serviceable condition; Refer to notes.	Refer to notes.	1 Item	C		in elevations
	Door from LG04 (North wall)	Painted timber door leaf and frame generally in good condition; Refer to notes.	Refer to notes.	1 Item	C	£250.00	£250.00
	Door to external (East wall)	Painted timber door leaf and frame generally in fair condition; Refer to notes.	Refer to notes.	1 Item	C		in elevations
	Window 2 (right) East wall	Painted timber casement generally in serviceable condition; Refer to notes.	Refer to notes.	1 Item	C		in elevations
LG07 (Stairs)	Ceiling.	Cracking finishes to upper floor landing.	Redecorate to match existing.	3m	D	£25.00	£75.00
	Ceiling hatch.	Good condition.	-	-	-		
	North wall	Good condition. Void behind service hatch fair condition.	-	-	-		
	East wall	Cracking around upper floor window.	Fill and redecorate to match existing.	3m	D	£25.00	£75.00
	Stairs	Good condition.	-	-	-		
LG08 (Store)	Ceiling	Fair condition.	-	-	-		
	North wall	Electrical board.	-	-	-		
	South Wall	Salt damage to bottom of wall	Remove loose material locally and redecorate to match existing. When removed and prior to decoration, test moisture content of wall.	2m ²	D	£180.00	£360.00
	West wall	Cracking and chipped finishes.	Redecorate to match existing.	4m	D	£25.00	£100.00
	Floor	Concrete floor. Fair condition.	-	-	-		
	LG09 (Mens WC)	Walls	Cracking to wall finishes.	Redecorate to match existing.	2m	D	£25.00
Ceiling		Evidence of leak to ceiling.	Investigate, make good, prep and redecorate.	0.25m ²	C	£180.00	£45.00
LG10 (Accessible WC)	Walls	Finishes worn, fair condition.	Redecorate to match existing.	4m ²	D	£25.00	£100.00
	Floor	Finishes worn, fair condition.	Deep clean.	5m ²	D	£25.00	£125.00
LG11 (Womens WC)	Walls	Finishes worn, fair condition.	Redecorate to match existing.	4m ²	D	£25.00	£100.00
	Floor	Fair condition.	-	-	-		
Lower Ground Floor Cost							£4,988.75



UPPER GROUND FLOOR

LOCATION	REFERENCE	DESCRIPTION OF CONDITION	RECOMMENDED ACTION	QUANTITY	PRIORITY	RATE (£)	COST (£)
UG01 (Meeting room)	Ceiling	Failing finishes to timber at ridge and missing board in centre. Plaster and paint finishes generally in good condition.	Prepare and redecorate to match existing.	0.5m ²	C	£25.00	£12.50
			Replace board, prepare and decorate to match existing	1m	C		£0.00
	Walls	Generally good condition. Cracking to finishes.	Prepare and redecorate to match existing.	4m	D	£25.00	£100.00
	South wall	Plaster failing where new stud attaches.	Remove and replace lime plaster and decorate to match existing.	1m ²	D	£180.00	£180.00
	Floor	Timber boarding in fair condtion. 4no. loose floor boards.	Provide new fixings.	4 items	D	£50.00	£200.00
	Window 1, 2 and 3	Painted timber casement generally in serviceable condition; Refer to notes.	Refer to notes.	3 Items	C		in elevations
UG02 (Shop)	Ceiling	Good condition.	-	-	-		
	Cornice	Gaps and cracks at movement joints.	Localised repairs to movement joints. Fill and redecorate to match existing.	2m ²	D	£180.00	£360.00
	North wall	Cracks 3mm wide in places typically at abutment to timber panelling.	Make good and fill. Redecorate to match existing.	3m	D	£25.00	£75.00
		Cracking and flaking finishes.	Prepare and redecorate to match existing.	5m ²	D	£25.00	£125.00
	East wall	Cracks 3mm wide in places typically at abutment to timber panelling.	Make good and fill. Redecorate to match existing.	3m	D	£25.00	£75.00
		Cracking and flaking finishes.	Prepare and redecorate to match existing.	9m ²	D	£25.00	£225.00
	Window (East wall)	Large gap between window surround and panelling. Investigate movement. Painted timber casement generally in serviceable condition; Refer to notes.	Make good and fill; Refer to notes.	1 Item	C	£100.00	£100.00
	South wall	Cracking and flaking finishes.	Prepare and redecorate to match existing.	7m ²	D	£25.00	£175.00
	Fireplace (South wall)	Joints opening up.	Make good and fill. Redecorate to match existing.	0.5m	D	£25.00	£12.50
	West wall panelling	Gaps to panelling joints and abutment to window.	Make good and fill. Redecorate to match existing.	5m ²	D	£25.00	£125.00
	Window 1 (Left) West wall	Painted timber shutters finishes damaged. Painted timber casement generally in serviceable condition; Refer to notes.	Prepare, repair and redecorate to match existing; Refer to notes.	2 items	D	£260.00	£520
	Main external door	See general note.	See general note.	-	-		
	Floors	Timber boarding, fair condition.	-	-	-		
	Doors (x4)	6 panel doors. Movement at panel joints. Painted timber door leaf and frame generally in fair condition; Refer to notes.	Fill gaps, repair and redecorate door and architraves to match existing; Refer to notes.	4 Items	D	£200.00	£800.00
UG03 (Childrens room)	Ceiling	Timber boarding, good condition.	-	-	-		
	West wall	Localised damage, redundant fixing hole.	Fill and recorate to match existing.	1 item	D	£25.00	£50.00
	Floor	Timberboarding in fair condition, some boards uneven.	-	-	-		
	Window 1, 2 and 3	Painted timber casement generally in serviceable condition; Refer to notes.	Refer to notes.	3 items	B		in elevations
	Door (south wall)	Painted timber door leaf and frame generally in fair condition; Refer to notes.	Refer to notes.	1 item	C	£200.00	£200.00



LOCATION	REFERENCE	DESCRIPTION OF CONDITION	RECOMMENDED ACTION	QUANTITY	PRIORITY	RATE (£)	COST (£)
UG04 (Lobby)	Walls	Localised cracking to finishes.	Prepare and redecorate to match existing.	2m	D	£25.00	£50.00
	Ceiling	Good condition.	-	-	-	-	-
	Floor	Coming away at the edges and at welded joints.	Replace floor covering with new sheet vinyl and underlay with coved skirtings.	4m ²	D	£95.00	£380.00
	Window (West wall)	Painted timber casement generally in serviceable condition; Refer to notes.	See general note.	1 item	B	-	in elevations
	Cupboard	Curved clear finished cupboard with curved door, good condition.	-	-	-	-	-
UG05 (Mens WC)	Walls	Localised cracking to finishes.	Prepare and redecorate to match existing.	2m	D	£25.00	£50.00
	Ceiling	Good condition.	-	-	-	-	-
	Floor	Coming away at the edges and at welded joints.	Replace floor covering with new sheet vinyl and underlay with coved skirtings.	4m ²	D	£95.00	£380.00
	Window (East wall)	Painted timber casement generally in serviceable condition; Refer to notes.	See general note.	1 item	B	-	in elevations
	WC fit out	Fair condition.	-	-	-	-	-
UG06 (Womens WC)	Walls	Localised cracking to finishes.	Prepare and redecorate to match existing.	2m	D	£25.00	£50.00
	Ceiling	Good condition.	-	-	-	-	-
	Floor	Coming away at the edges and at welded joints.	Replace floor.	4m ²	D	£95.00	£380.00
	Window (East wall)	Painted timber casement generally in serviceable condition; Refer to notes.	Refer to notes.	1 item	B	-	in elevations
	WC fit out	Fair condition.	-	-	-	-	-
UG07 (Kitchen)	Walls	Localised cracking to finishes.	Prepare and redecorate to match existing.	2m	D	£25.00	£50.00
	Ceiling	Good condition.	-	-	-	-	-
	Floor	Coming away at the edges and at welded joints.	Replace floor covering with new sheet vinyl and underlay with coved skirtings.	9m ²	D	£95.00	£855.00
	Window (East wall)	Painted timber casement generally in serviceable condition; Refer to notes.	Refer to notes.	1 item	B	-	in elevations
	Window (West wall)	Sash window deteriorated; Refer to notes.	Overhaul window, filling and refixing to sash box. Repair and redecorate; Refer to notes.	1 item	D	-	in elevations
	Kitchen joinery	Good condition. No splashback.	Install splashback.	1 item	B	£900.00	£900.00
	Ovens x2	Client noted they have been isolated and want removing and replacing.	Remove and replace.	2 items	D	£700.00	£1,400.00
Upper Ground Floor							£7,805.00



EAST ELEVATION

LOCATION	REFERENCE	DESCRIPTION OF CONDITION	RECOMMENDED ACTION	QUANTITY	PRIORITY	RATE (£)	COST (£)
Bay 1	Masonry	Generally good condition, mortar receding in areas.	Low level - Rake out and repoint; Refer to notes.	2m ²	C	£120.00	£240.00
			High level - Rake out and repoint; Refer to notes.	3m ²	C	£120.00	£360.00
		Larger holes within wall.	Consolidate brick; Refer to notes.	5 holes	C	£25.00	£125.00
		Localised brickwork receding.	Consolidate brick; Refer to notes.	5 bricks	C	£10.00	£50.00
	Fascia board	Timber painted, good condition.	-	-	-		
	RWPs and gutters	Cast iron, good condition.	-	-	-	£150.00	£150.00
	Windows (x6)	Painted timber casement generally in serviceable condition; Refer to notes.	Refer to notes.	6 items	B	£385.00	£2,310.00
	Roof	Ino. damaged tile to tiled cill. Good condition.	Remove and replace individual tile to cill. -	1 item -	D -	£100.00	£100.00
Bay 2	Masonry	Generally good condition, mortar receding in areas.	Low level - Rake out and repoint; Refer to notes.	1m ²	C	£120.00	£120.00
			High level - Rake out and repoint; Refer to notes.	0.5m ²	C	£120.00	£60.00
		Localised bricks receding.	Cut out and replace bricks; Refer to notes.	2	C	£25.00	£50.00
			Consolidate brick; Refer to notes.	2	C	£10.00	£20.00
	Fascia board	Timber painted, good condition.	-	1 item	-		
	RWPs and gutters	Cast iron, good condition.	-	-	-	£250.00	£225.00
	Door (x1)	Painted timber door leaf and frame generally in fair condition; Refer to notes.	Refer to notes.	1 item	B	£250.00	£250.00
	Roof	Windows (x7) Painted timber casement generally in serviceable condition; Refer to notes. Timber painted cill chipped with exposed timber.	Refer to notes. Refer to notes.	7 items 1 item	B B	£575.00 £100.00	£4,025.00 £100.00
	Roof Mortar infill to tiles damaged or missing at eaves.	Repoint tiles at eaves to match existing.	3 tiles	B	£2.50	£7.50	
Bay 3	Masonry	Generally good condition, mortar receding in areas.	Low level - Rake out and repoint; Refer to notes.	0.5m ²	C	£120.00	£60.00
			High level - Rake out and repoint; Refer to notes.	0.5m ²	C	£120.00	£60.00
		Localised bricks receding.	Consolidate brick; Refer to notes.	3 bricks	C	£10.00	£30.00
	Fascia board and cornice.	Timber painted, good condition.	-	-	-		
	RWPs and gutters	Cast iron, good condition.	-	-	-	£250.00	£250.00
	Door (x1)	Painted timber door leaf and frame generally in fair condition; Refer to notes.	Refer to notes.	1 item	B	£250.00	£250.00
	Windows (x3)	Painted timber casement generally in serviceable condition; Refer to notes.	Refer to notes.	3 items	B	£650.00	£1,950
	Roof (left and right returns)	Roof Mortar infill to tiles damaged or missing at eaves.	Repoint tiles at eaves to match existing.	All	C	£25.00	£125.00
Bell	Fair condition, finishes worn or failing.	Overhaul, prepare and redecorate.	1 item	D	£400.00	£400.00	



LOCATION	REFERENCE	DESCRIPTION OF CONDITION	RECOMMENDED ACTION	QUANTITY	PRIORITY	RATE (£)	COST (£)
Bay 4	Masonry	Generally good condition, mortar receding in areas.	Low level - Rake out and repoint; Refer to notes.	2m ²	C	£120.00	£240.00
			Consolidate brick; Refer to notes.	10 bricks	C	£10.00	£100.00
	Fascia board	Timber painted, good condition.	-	-	-	-	-
	RWPs and gutters	Cast iron, good condition.	-	-	-	£200.00	£200.00
	Door (x1)	Painted timber door leaf and frame generally in fair condition; Refer to notes.	Refer to notes.	1 item	B	£250.00	£250.00
	Windows (x5)	Painted timber casement generally in serviceable condition; Refer to notes.	Refer to notes.	5 items	B	£640.00	£3,200.00
			Cills water damaged and decayed.	Allow for replacement painted timber cills to match existing.	2 items	B	£250.00
Roof	Good condition.	-	-	-	-	-	
General	Paving	Brick paving covered in vegetation.	Treat vegetation with weed killer and remove. Repoint brick paving.	55m ²	D	£170.00	£9,350

East Elevation Cost

£25,157.50

NORTH ELEVATION

LOCATION	REFERENCE	DESCRIPTION OF CONDITION	RECOMMENDED ACTION	QUANTITY	PRIORITY	RATE (£)	COST (£)
Bay 1	Masonry	Generally good condition, localised brickwork receding.	Consolidate brick; Refer to notes.	1m ²	C	£1,200.00	£1,200.00
	Fascia board	Timber painted, good condition.	-	-	-	-	-
	RWPs and gutters	Good condition.	-	-	-	£125.00	£125.00
	Roof	Good condition.	-	-	-	-	-
	Chimney	Good condition, chimney pots are now installed.	-	-	-	-	-
General	Paving	Vegetation growing over brick paving.	Treat vegetation with weed killer and remove. Repoint brick paving.	5m	D	£170.00	£850.00

North Elevation Cost

£2,175.00



WEST ELEVATION

LOCATION	REFERENCE	DESCRIPTION OF CONDITION	RECOMMENDED ACTION	QUANTITY	PRIORITY	RATE (£)	COST (£)
Bay 1	Masonry	Generally good condition, mortar receding in areas.	Low level - Rake out and repoint; Refer to notes.	3m ²	C	£120.00	£360.00
			High level - Rake out and repoint; Refer to notes.	0.5m ²	C	£120.00	£60.00
		Localised brickwork receding.	Cut out and replace bricks; Refer to notes.	10 bricks	C	£25.00	£250.00
			Consolidate brick; Refer to notes.	10 bricks	C	£10.00	£100.00
	Fascia board	Timber painted. Good condition.	-	-	-	-	-
	RWPs and gutters	Good condition generally, lower section loose.	Refix downpipe.	1 item	B	£150.00	£300.00
	Roof	Mortar infill to tiles damaged or missing at eaves.	Repoint tiles at eaves to match existing.	10 tiles	C	£2.50	£25.00
Bay 2	Porch render	High level render in good condition.	-	-	-	-	-
		Painted decorative finish to columns failing and coming away, assumed inappropriate preparation and/or coating applied.	Remove existing finishes, prepare and redecorate with breathable paint finishes.	4 columns	B	£400.00	£1,600.00
	Porch timber	Finishes cracking.	Prepare and redecorate timber to match existing.	6m ²	D	£25.00	£150.00
	Fascia board	Timber painted, good condition.	-	-	-	-	-
	RWPs and gutters	Cast iron, good condition.	-	-	-	£325.00	£325.00
	Door (x1)	Painted timber door leaf and frame generally in fair condition; Refer to notes.	Refer to notes.	1 item	B	£300.00	£300.00
	Windows (x2)	Painted timber casement generally in serviceable condition; Refer to notes.	Refer to notes.	2 items	B	£950.00	£1,900.00
Roof	Good condition.	-	-	-	-	-	
Bay 3	Masonry	Generally good condition, mortar receding in areas.	Low level - Rake out and repoint; Refer to notes.	1m ²	C	£120.00	£120.00
		Localised brickwork receding.	Consolidate brick; Refer to notes.	5 bricks	C	£10.00	£50.00
	Fascia board and cornice.	Painted timber, good condition.	-	-	-	-	-
	RWPs and gutters	Good condition generally, lower section loose.	Refix downpipe.	1 item	B	£350.00	£100.00
	Roof (left and right returns)	Good condition.	-	-	-	-	-
	Black lagging into plant room	Black lagging ripped in areas.	Remove and replace with external grade lagging.	0.5m	D	£200.00	£270.00
Bay 4	Masonry	Generally good condition, mortar receding in areas.	Low level - Rake out and repoint; Refer to notes.	1m ²	C	£120.00	£120.00
		Localised brickwork receding.	Consolidate brick; Refer to notes.	15 bricks	C	£10.00	£150.00
	Fascia board	Timber painted. Good condition.	-	-	-	-	-
	RWPs and gutters	Good condition generally, lower section loose.	Refix downpipe.	1 item	B	£270.00	£270.00
	Door (x2)	Painted timber door leaf and frame generally in fair condition; Refer to notes.	Refer to notes.	2 items	B	£250.00	£500.00
	Windows (x2)	Painted timber casement generally in serviceable condition; Refer to notes.	Refer to notes.	2 items	B	£555.00	£1,100
	Roof	Mortar infill to tiles damaged or missing at eaves.	Repoint tiles at eaves to match existing.	7 tiles	C	£2.50	£17.50
	Vent	Vent in top right corner (high level) is loose.	Refix vent securely.	1 item	C	£50.00	£50.00
General	Floor	Vegetation growing up brickface.	Treat vegetation with weed killer and remove.	30m	D	£25.00	£750
West Elevation Cost							£8,957.50



SOUTH ELEVATION

LOCATION	REFERENCE	DESCRIPTION OF CONDITION	RECOMMENDED ACTION	QUANTITY	PRIORITY	RATE (£)	COST (£)
Bay 1	Masonry	Generally good condition, mortar receding in areas.	Low level - Rake out and repoint; Refer to notes.	0.5m ²	C	£120.00	£60.00
		Localised brickwork receding.	Cut out existing brickwork and replace with new to match existing.	5 bricks	C	£25.00	£125.00
			Cut out and replace bricks; Refer to notes.	5 bricks	C	£25.00	£125.00
	Fascia board	Timber painted, good condition.	-	-	-	-	-
	RWPs and gutters	Cast iron, good condition.	-	-	-	£125.00	£625.00
	Roof	Mortar infill to tiles damaged or missing at eaves.	Repoint tiles at eaves to match existing.	5m	C	£125.00	£500.00
	Chimney	Good condition, chimney pots are now installed. Mortar flaunching failing.	Remove existing flaunching, prepare and replace with lime mortar flaunching.	1 item	D	£500.00	£500.00
General	Paving	Vegetation growing over brick paving.	Treat vegetation with weed killer and remove. Repoint brick paving.	5m	D	£170.00	£850.00
South Elevation Cost							£2,410.00
TOTAL							£51,493.75



PRELIMINARIES

NR	WORK DESCRIPTION	QTY	UNIT	RATE (£)	%	TOTAL (£)
1	Management	4	weeks	2,000.00	100%	8,000.00
2	Welfare - assume can use existing	0	weeks	110.00	100%	-
4	Welfare facilities	1	item	500.00	100%	500.00
5	Covid 19	4	weeks	30.00	100%	120.00
6	Sundries	4	weeks	20.00	100%	80.00
7	Electric and water connections	0	item	1,000.00	100%	-
8	Utility bills		Item			by employer
9	Broadband	4	weeks	20.00	100%	80.00
10	PPE	1	item	500.00	100%	500.00
11	Safety inspections	0	months	500.00	100%	-
12	Photographic condition survey	1	item	500.00	100%	500.00
13	First aid/fire	4	weeks	10.00	100%	40.00
	Health and safety signage	1	item	250.00	100%	250.00
	Rubbish removal	1	nr	400.00	100%	400.00
	Skip licence - not required	4	weeks	100.00	100%	Excluded
	Small tools	4	weeks	50.00	100%	200.00
18	Towers - internal for window in double height space	1	item	250.00	100%	250.00
19	O&M manuals/H&S plan	1	Item	500.00	100%	500.00
20	Security fencing	0	m	200.00	100%	-
21	Protection	1	item	-	100%	-
22	Builders clean	1	item	500.00	100%	500.00
23	Insurances	4	weeks	120.00	100%	480.00
24	Performance bond	1	item	2,500.00	0%	-
TOTAL ESTIMATED COST						12,400.00

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SUMMARY

LOCATION	REFERENCE	COST (£)
Lower ground floor		£4,988.75
Upper ground floor		£7,805.00
East elevation		£25,157.50
North elevation		£2,175.00
West elevation		£8,957.50
South elevation		£2,410.00
		£51,493.75
Scaffold		£30,000.00
Preliminaries		£12,000.00
		£93,493.75
Main contractor's OH&P		included
		£93,493.75
Professional fees		To be advised
		£93,493.75
Risks:	10.00%	£9,300.00
Design development risks		included above
Construction risks		included above
Employer change risk		included above
Employer other risks		included above
		£102,793.75
Inflation:		To be advised
Up to start on site		
During construction		
		£102,793.75
VAT	20.00%	£20,600.00
		£123,393.75
Total Estimated Cost		£123,393.75

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Elevation East



242268-PUR-00-XX-PH-A-0001.jpg



242268-PUR-00-XX-PH-A-0002.jpg



242268-PUR-00-XX-PH-A-0003.jpg



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Elevation North



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Elevation South



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Elevation West



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Elevation West



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LG00 (Well)



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LG01 (Office)



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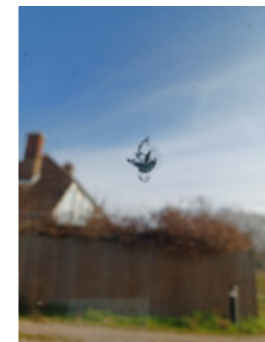
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LG01 (Office)



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LG02 (Store)



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LG03 (Stairs)



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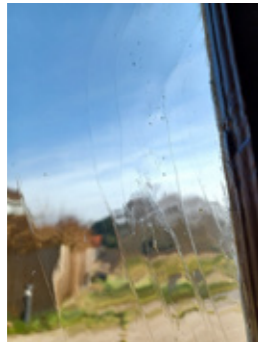
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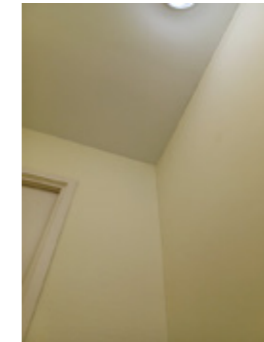
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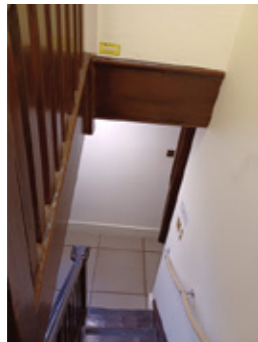
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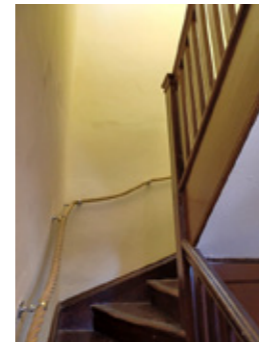
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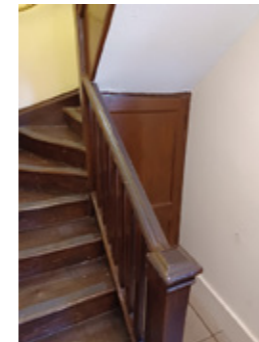
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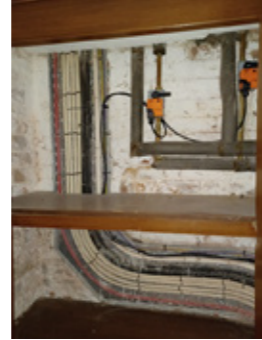


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LG04 (Display Room)



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242268-PUR-00-XX-PH-A-0076.jpg



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LG06 (Display Room)



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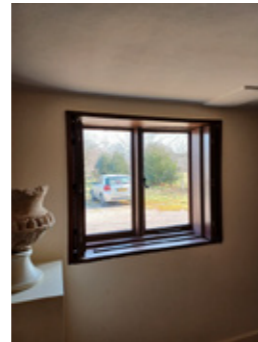
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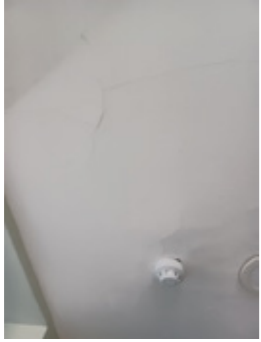
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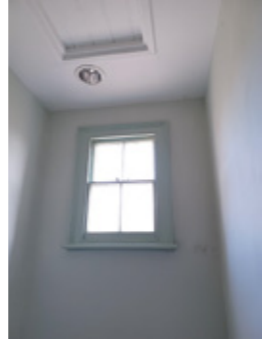
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LG07 (Stairs)

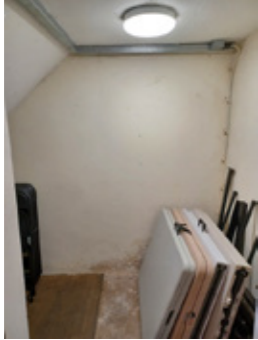


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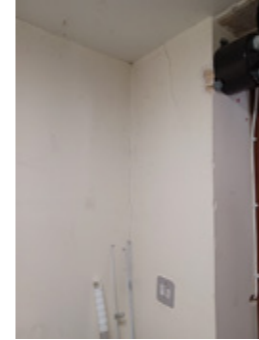
LG08 (Store)



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LG09 (Public Men's WC)



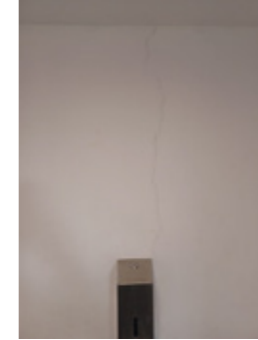
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242268-PUR-00-XX-PH-A-0095.jpg



LG10 (Public Disabled WC)



242268-PUR-00-XX-PH-A-0101.jpg

LG11 (Public Women's WC)



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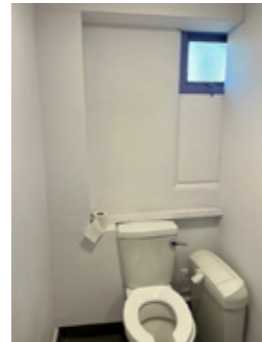
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The Temple



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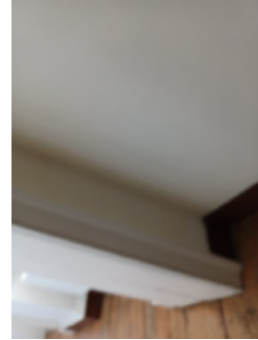
UG01 (Meeting Room)



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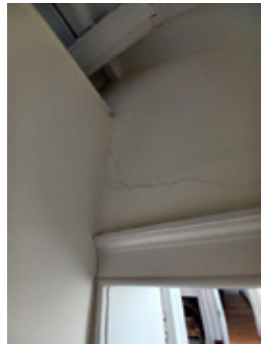
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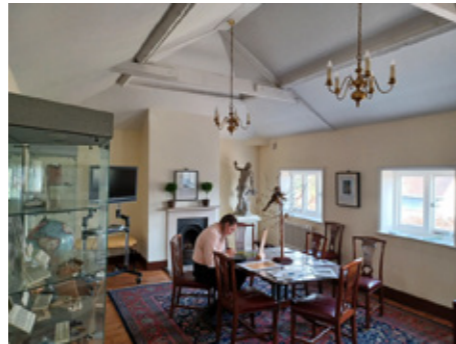
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UG02 (Shop)



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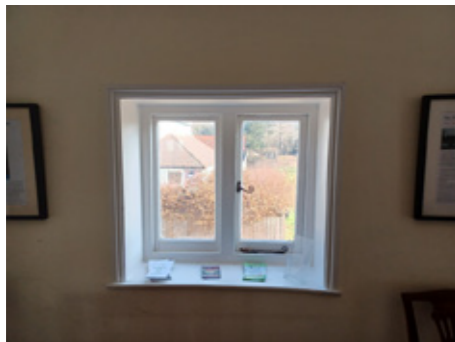
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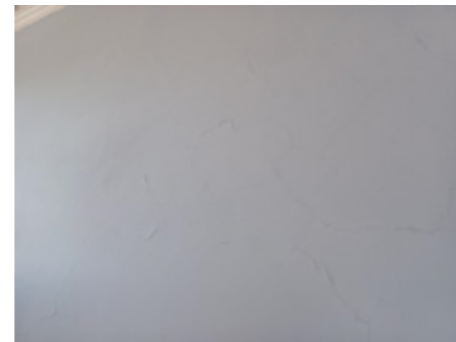
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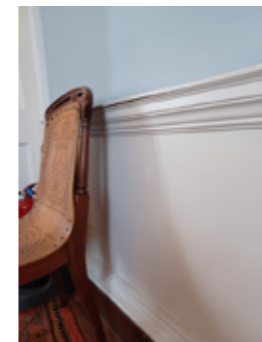
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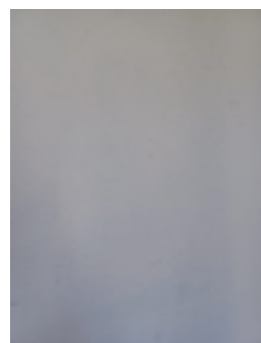
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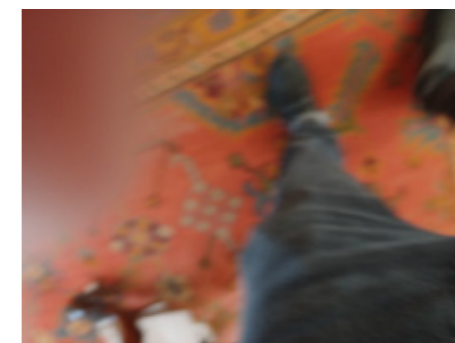
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UG02 (Shop)



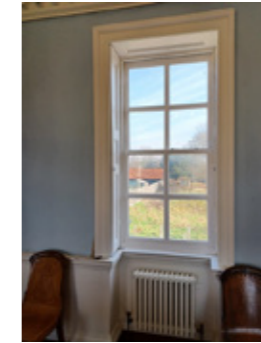
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UG03 (Children's Room)



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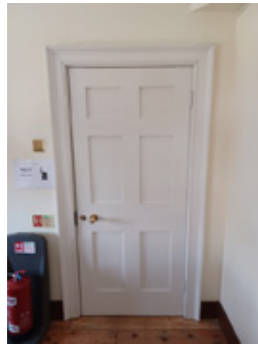
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UG04 (Lobby)



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242268-PUR-00-XX-PH-A-0154.jpg



UG05 (Men's WC)



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242268-PUR-00-XX-PH-A-0157.jpg



UG06 (Women's WC)



242268-PUR-00-XX-PH-A-0158.jpg



242268-PUR-00-XX-PH-A-0159.jpg

UG07 (Staff Kitchen)



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The Temple, Wanstead Park

Mechanical & Electrical Services Condition Survey Report

20716-QODA-XX-XX-RP-ME-0001

QODA

Revision Summary

Issue	Document prepared			Document checked		
	Name	Signature	Date	Name	Signature	Date
P1	H Courtney		03.03.2023	M Bryan		03.03.2023
P2	H Courtney		21.03.2023	M Bryan		21.03.2023



QODA

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- 4 Building Survey 6
 - 4.1 Condition Grading 6
 - 4.2 Remaining Life Expectancy..... 6
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- 5 The Temple Building 8
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 - 5.2 General Description of the Installed Landlord’s / Tenant’s Mechanical Services..... 9
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1 Executive Summary

On 9th February 2023, QODA surveyed the mechanical, electrical and public health services within The Temple, Wanstead Park, London E11. The survey aimed to identify the critical services within the building and comment on any units or systems that would need replacement. The following key points were noted during our survey:

- The general condition of the services at the temple were in reasonable condition.
- The kitchen extract fan is the cause of considerable heat loss and draughts. It also appears to be redundant to the operation of the kitchen and so should be removed or replaced with the opening to outside made weatherproof.
- QODA could not access the attic level or areas in the public WCs which are secured shut.
- There are insufficient sockets within the lower ground floor office.
- The control of heat distribution around the site is a source of occupant complaint. This may be remedied by new valves to each radiator.

Following a review of the condition of the services, options are outlined to create a more sustainable building and contribute to the City Of London’s net zero goals. A number of options are reviewed and, at this stage, the most promising of these are:

- To improve the heat retention of the building through:
 - Improving the air tightness of the building.
 - Double or secondary glazing to the existing windows.
 - Installing insulation for the internal walls.
- Changing the heating system to operate using an electrically driven heat pump.

The heritage nature of the building will make it unlikely that it will ever be able to achieve net-zero operational carbon, however the measures described above will reduce the energy used by the building.

2 Introduction

The City of London appointed QODA to survey the mechanical, electrical and public health services within The Temple, Wanstead Park, London E11.

The survey was undertaken on 9th February 2022 with the attendance of Martin Bryan (Associate Director) and Hugo Courtney (Mechanical Engineer) of QODA. The survey was non-intrusive and covered all areas on the lower and upper ground floor. The attic and public toilet service areas were inaccessible at the time of the survey meaning that the details of the building services could not be viewed.

The Temple is a two-storey building with the primary use as a museum located within Wanstead Park. The upper ground floor comprises the main entrance, museum, toilets, and kitchen. The lower ground floor includes a museum, office and plant room housing most of the plant equipment for the site. Public toilets are located on the lower ground floor. These are accessible via their own entrance and provide no access

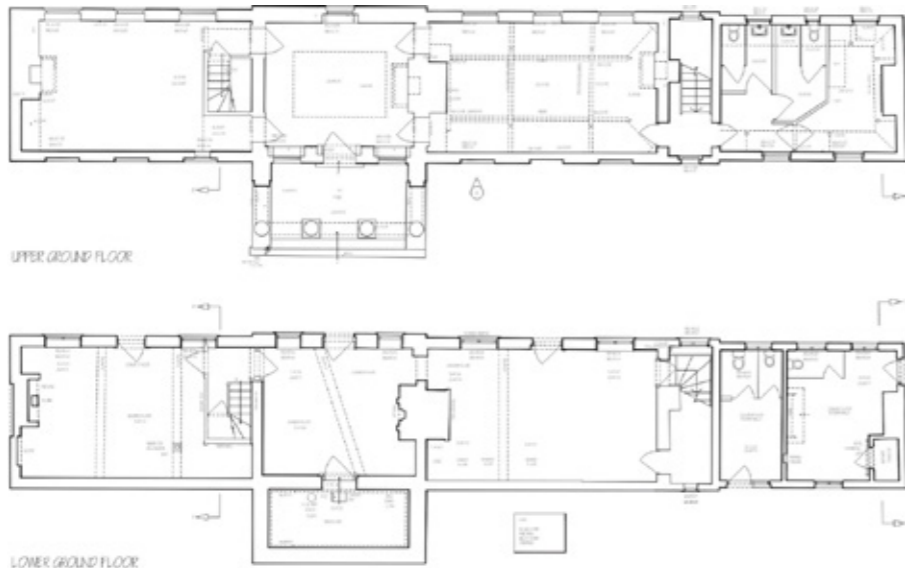
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to the rest of the building. It was not possible to survey the services in these areas as they are contained behind secured panels.

The site boundary for the project is not yet defined however the services appear to be entirely within the building. For purpose of this report, the survey was limited to accessible and visible services within the building.



The Temple Site



The Temple Layouts

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3 Objectives of the Report

The objectives of this report are as follows:

- To provide a record of the assessed condition of existing services within The Temple, highlighting any compliance shortfalls in the building.
- To provide potential options for future improvements to The Temple which will lower the buildings energy consumption or carbon emissions.

To meet these objectives, QODA have taken the following actions:

- Conduct a visual survey of all the mechanical and electrical systems serving buildings and produce a report detailing the survey findings.
- Provide comments on the existing condition of the services supplying the building.
- Describe any mechanical and electrical systems compliance shortfalls within the building and provide recommendations to update services to comply with regulations.
- Provide options for energy reduction measures for the building fabric and services.

4 Building Survey

4.1 Condition Grading

To consistently describe the condition of the building services plant and equipment within the individual buildings, this report uses the condition grading system detailed in CIBSE Guide M, Maintenance Engineering and Management definitions, 14.5 Condition Grading.

The following condition grades are used to record the assessed condition of the plant and equipment so that a consistent interpretation is understood by both the surveyor and recipient of the results.

Grade	Description
A. Good	the asset is 'as new' and can be expected to perform adequately to its full normal life if maintained appropriately.
B. Average	the element is sound, operationally safe and exhibits only minor deterioration.
C. Poor	the element is operational but major repair or replacement will be needed.
D. Very poor	the element runs a serious risk of imminent breakdown or poses a health and safety risk.
X. Beyond repair	a grade attached to C or D to indicate that it is impossible to improve without replacement.

4.2 Remaining Life Expectancy

The indicative life expectancy is based on the table given in CIBSE Guide M, Maintenance Engineering and Management Appendix 12.A1. This is industry standard data and is intended primarily for economic

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evaluation analysis and is likely to provide a conservative prediction, particularly when assets have been in use for some years and have been well maintained to the 'SFG20' maintenance standard.

SFG stands for the 'Service and Facilities Group', a specialist group within the Building Engineering Services Association (BESA). SFG20 is a standard maintenance specification for building engineering services. It is an industry standard tool for planned preventative maintenance.

In the event that plant and equipment has not been maintained to the 'SFG20' maintenance routine or similar, the indicative life expectancy may be less than identified.

The life expectancy of building services plant is influenced by several factors, namely:

- The quality of the installed product.
- The environment in which it operates.
- The level of maintenance and care taken over its continued reliable operation.
- Obsolescence through manufacturer no longer supporting spares parts.

As such, it is not always a clear-cut decision that when a CIBSE recommended lifespan is met that plant has to be replaced, as often the case with high quality equipment and a professional maintenance regime the recommended lifespan can often be extended beyond that suggested. In which case each item must be judged on an individual basis. The CIBSE guide is a benchmark providing a good indication of when replacement should be considered.

4.3 Compliance & Recommendations

From site visit observations, the mechanical and electrical systems can be described with compliance shortfalls within the building and recommendations to update services to meet legislation and compliance.

The table below is used to demonstrate the level of risk attributed to the shortfall in compliance or legislation.

Risk-Importance	Description
1	Low risk item requiring attention within a reasonable timescale.
2	Medium risk item requiring rectification within a 2 – 3 month period.
3	High risk item – life safety issue- requiring immediate attention.

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5 The Temple Building

5.1 Energy Performance Building Directive

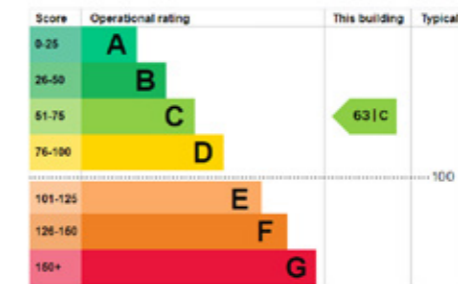
A review of the Government <https://www.gov.uk/find-energy-certificate> web site was carried out for valid EPC inspection report for the building:

The Energy Performance Certificate (EPC) certificate reference number: 0920-1971-0187-2240-9054 registered on the UK Government site expired February 2023 and had an Energy Rating C.



Energy performance operational rating

The building's energy performance operational rating is based on its carbon dioxide (CO2) emissions for the last year. It is given a score and an operational rating on a scale from A (lowest emissions) to G (highest emissions). The typical score for a public building is 100. This typical score gives an operational rating of D.



This building's energy use

Main heating fuel	Natural Gas	
Building environment	Heating and Natural Ventilation	
Total useful floor area	259 square metres	
Asset rating	Not applicable	
Energy use	Electricity	Other fuels
Annual energy use (kWh/m2/year)	59	65
Typical energy use (kWh/m2/year)	70	175
Energy from renewables	0%	0%

An EPC is valid for 10 years in England and Wales, under recent legislation, from 1st April 2018 any commercial property that has an EPC of lower than an 'E' cannot be rented out to new tenants or renew any existing tenancy contracts until at least an 'E' rating is obtained. With a previous EPC rating of C, The Temple is unlikely to be at risk of limitations to letting however it is possible that if the calculation methodology changes over time that the score on the next EPC may not be the same as the last.



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5.2 General Description of the Installed Landlord's / Tenant's Mechanical Services

Please note that the undertaking of Planned Preventative maintenance for the identified equipment is not included in the following tabulated information.

Service	Item	Description	Grade	Risk	Expected Economic Life	Photograph Reference
Incoming Water Supply	General Installation	The building's incoming mains water supply pipework was not visible during our site survey.	Unknown	Unknown	Unknown	N/A
		The presence of a water meter was mentioned but was not visually confirmed.				
		The landlord maintains the incoming supply with the mains water supply feeding all domestic outlets. A water connections to the mechanical system was also identified and while it is probably that this is a mains water supply, it could not be confirmed.				
Incoming Natural Gas Supply	General Installation	The building's incoming gas main feeds into the plant room on the ground floor. The incoming pipework to the meter is adequate, with no apparent faults.	A	1	5+	12
		The gas meter is in good condition, and accurate meter readings can be taken.				
Incoming Electrical Supply	General Installation	The property is provided with 3 phase Low Voltage (LV) incoming supply terminating at a service head. This supply is rated at 100A TP&N supply with a maximum capacity of 69KVA.	B	1	5+	18
		An old analogue style meter is currently being utilised which could be upgraded to a digital or smart meter if desired.				
Above Ground Drainage	General Installation	The above-ground drainage is generally concealed and distributed to the East side of the building. No leaks were reported or identified during the survey. Pipework and joints appeared to be in good condition with no signs of corrosion identified.	A	1	10+	2

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Service	Item	Description	Grade	Risk	Expected Economic Life	Photograph Reference
Internal Mains Cold Water Distribution	Pipe work	Mains cold water pipework is distributed from below ground to the first floor, where it runs to WC's first floor and the exterior toilets. Pipework appears to be in good condition with no leaks.	A	2	10	16
		The pipework to the loft and a possible Feed and Expansion tank could not be assessed. If the tank in the loft is still present then there is a possibility that a deadleg may be present if the pipework was not stripped back following the installation of the current boiler. Legionella test and control certificates were not available to view on site				
Domestic Plant	Feed and Expansion	The new boiler includes an expansion vessel which indicates that the F&E tank is no longer needed and redundant.	A	2	3	15
Domestic Hot Water	Electric Water Heater	There is one electric water heater located within the kitchen that provides hot water to the kitchen and upper ground WCs. The unit is functional and in good condition. The electric water heater is complete with its expansion vessel – also in good condition.	A	1	5	5
	Pipe work	Domestic hot water pipework is generally in good condition, with some pipes near outlets uninsulated. There are signs of minor corrosion in places, but this is by exception rather than common.	B	1	5	16
	Toilets	Toilets throughout the building are functional and fit for purpose.	A	1	5+	17
Domestic Water Services	Legionella Testing and Control	Legionella certificates were not available to inspect. The client should satisfy themselves that the appropriate legionella testing and control is being undertaken and recorded.	C	2	3+	



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Service	Item	Description	Grade	Risk	Expected Economic Life	Photograph Reference
Heating System	Plant	The gas-fired boiler within the plant space is the sole heating equipment for the building supplying 21 radiators on the first and ground. From the O&M, the gas boiler has been replaced, but no indication of when this was carried out. From our observations, the unit is in good condition.	B	1	5+	9
	Radiators	The heating system for the site includes 21 radiators on the upper and lower floors fed by the gas-fired boiler. From inspection, the radiators looked aged but functional, and the connection pipe work and valves look slightly corroded.	B	1	5+	3
	Radiator Valves	From inspection, radiator valves look to be beyond their expected economic life and replacement is recommended. It is likely that the heating to each floor is unbalanced. The installation of new valves or an improved control system would allow for a balanced heating distribution and potentially greater control to where the heat is provided.	B	1	1-5	
Ventilation	Natural Ventilation	The building is naturally ventilated and adequate method of providing fresh air to the building with the current occupancy levels	A	1	N/A	N/A
	Kitchen Extract	The Kitchen, situated on the first floor, has an extract fan over two ovens within the space. The Kitchen is used for small-scale use, at present only kettle and microwave. From the site survey, the kitchen extract is not functioning. If the client wants to provide a cooking facility then it is recommended that the kitchen extract is repaired or replaced. If the Kitchen is to remain a tea point with kettle and microwave use, the mechanical extract should be considered to comply with the requirements of the building regulations. This could be through a new installation or a refurbishment of existing equipment.	D	2	0	7

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Service	Item	Description	Grade	Risk	Expected Economic Life	Photograph Reference
	WC Extract	Each toilet within the building and public toilets has an extract fan that leads directly to the atmosphere via an air brick. The extract fans appear to be in good condition. It is recommended that the filters within the unit are inspected and cleaned/replaced as part of a planned maintenance schedule.	B	1	3/5	17
O & M Manuals		Full O&M manual including record drawings are available on site.	-	-	-	-
Test Certificates		Commissioning certificates are available on site in the above referenced O & M manuals.	-	-	-	-



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5.3 General Description of the Installed Landlord's / Tenant's Electrical Services

Please note that the undertaking of Planned Preventative maintenance for the identified equipment is not included in the following tabulated information.

Service	Description	Grade	Risk	Remaining economic life (years)	Photo. ref.
Security System	Security system in good working condition. Located within Cupboard in ground floor office.	A	1		22
Electrical Systems	<p>During the survey, the client noted that there is insufficient sockets in the ground floor office.</p> <p>The exposed cable tray within the plantroom was not bonded to earth which would be acceptable if neither an exposed conductive part or an extraneous conductive part. As the cabling is sheathed and/or armoured, there is sufficient mechanical protection to mean the tray is not an exposed conductive part. The cable tray does run adjacent to and close to a number of mechanical services including the incoming water and gas connection which introduces the risk of the tray becoming an extraneous conductive part. The cable tray should either be tested and proved to be suitably disconnected and not at risk of becoming an extraneous part or supplementary bonding should be provided.</p> <p>Test certificates were not available for inspection.</p>	B	2	5+	-
Electrical Intake	<p>The property is provided with 3 phase Low Voltage (LV) incoming supply terminating at a service head. This supply is rated at 100A TP&N supply with a maximum capacity of 69kVA.</p> <p>An old analogue style meter is currently being utilised which could be upgraded to a digital or smart meter if desired.</p>	B	1	5+	18

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Service	Description	Grade	Risk	Remaining economic life (years)	Photo. ref.
Lighting Controls	<p>The lighting control panel appears in reasonable condition, although somewhat aged and servicing stickers present on the equipment indicate that the installation is at least 10 years old. A condition survey in 2022 stated that the equipment was approaching the end of its service life and was due for replacement.</p> <p>The equipment is likely to be approaching the end of its service life however it appears to be well maintained and so replacement should be considered as part of the site maintenance plan.</p>	B	1	1-3	
Lighting	<p>During the survey, the client commented that some lighting fittings on ground floor are not flush to the ceiling and so, due to the limited floor to ceiling height of the space, the luminaire is lower than is desirable and that flush fittings would be preferred in the future.</p> <p>Lighting generally appeared to be provided by a range of low energy fittings, with LED and fluorescent fittings in reasonable condition for their age. It is possible that some lights on the Lower Ground floor may include halogen or incandescent bulbs however this was not observed during the visit.</p> <p>While there may be instances where more appropriate fittings or lower energy luminaires can be installed, the survey did not identify any defects which required urgent attention.</p>	A	1	5+	-
Emergency Lighting	Emergency lighting units were observed in the building and appeared to be in good condition.	A	1	1+	
Fire Alarm	<p>Fire alarm appears to be in good working condition. Located within Cupboard in ground floor office. Test certificates were not available for inspection.</p> <p>The fire detection system is a wired system which monitors 4No zones within the building. The fire detection panel has an integral battery and appears to be in good condition. The equipment appears compliant with BS 5839-1:2017 (Fire detection and fire alarm systems for buildings) and is assessed to be a category L2 system. The public WCs are not monitored by the fire alarm system.</p> <p>Smoke detection heads appeared to be in good condition although the age of the heads could not be confirmed.</p>	A	1	3+	22



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Service	Description	Grade	Risk	Remaining economic life (years)	Photo. ref.
CCTV	CCTV located around the exterior of the property. During our site visit it was not clear where the recordings feed to or if the system is active and monitored.	A	2	3+	24
Communications	The building appears to have an optical fibre data connection provided by BT and located in the lower ground floor office space. The installation of the data connection has minor defects such as a missing screw and untidy wires which should be clipped to prevent being pulled from their connections.	B	2	3+	
O&M Manuals	Full O&M manual including record drawings are available on site however there was some outdated information contained in the folders which should be updated (the domestic water schematic appeared to be out of date).	-	-	-	-
Test Certificates	Commissioning certificates are available on site in the above referenced O & M manuals.	-	-	-	-

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6 Building Improvement Options

This section identifies and discusses possible interventions and upgrades to the House and outlines which interventions are technically feasible. Interventions can be categorised into two primary sections:

1. Building fabric – the building envelope.
2. Building services – systems that make the building work.

6.1 Building Fabric

Following the site survey, some potential opportunities have been identified within the building which may improve the building's thermal performance. As the public toilets are not heated, any building fabric improvements to this area would yield little return.

It should be noted that proposed improvements to the building fabric depend on gaining listed building consent for any planned works.

6.1.1 Glazing

Glazing, particularly single glazing, typically accounts for a considerable heat loss from a building. As the property is grade II listed, installing replacement double glazing to the property is not likely to be allowable, but internal secondary glazing may be considered to reduce the thermal loss through the building.

6.1.2 Internal Walls

Uninsulated walls represent a significant source of heat loss. Generally, such losses can be reduced by adding insulation in three locations: internally, externally, or cavity fill. The building is not thought to have a cavity and because of its listed status, external insulation is unlikely to be acceptable. It is likely that the only option that might be feasible for The Temple would be internal wall insulation (IWI). IWI would be highly disruptive to install, requiring interior finishes and detailing (wall panels, cornices, etc.) and services (radiators, sockets, etc.) to be removed and reapplied. For these reasons, wall insulation is not recommended.

6.1.3 Air tightness

Improving building airtightness would reduce heating requirements and improve thermal comfort by reducing cold draughts and heat losses. There are opportunities to minimise draughts by refurbishing window frames and replacing window and door seals. External brickwork can also be repointed with a lime mortar to reduce the air permeability of the building.

From our site survey, the kitchen extract includes a large opening which is responsible for considerable heat loss. Removing the existing extract and sealing the hole in the wall would remedy this however if the kitchen is to remain in service then an extract will be required. The extract for the kitchen should be

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assessed against the use that the kitchen is expected to have and sized accordingly. Any new extract should be fitted with a weatherproof outlet to reduce heat losses to the minimum possible.

There is some limited scope for a Mechanical Ventilation and Heat Recovery unit at The Temple, however this is not considered practical for the building due to the need for ducting and the limited areas where ceiling heights or finishes make it appropriate.

6.1.4 Roof Insulation

Poorly insulated roofs can significantly reduce the building's thermal efficiency. During the survey, QODA were unable to access the loft space or see details of the roof buildup. Almost any increase in the roof insulation will improve the building energy performance, however the issues of disruption and interfering with historic features will likely make this impractical.

6.2 Building Services

This section considers opportunities to improve the existing services within the building. Due to the low impact of building services systems, this report outlines two possible improvements to the space heating regarding distribution pipework, controls and heat generation.

Should any of the options below be of interest to the client then a feasibility study will be necessary to provide early information about potential project requirements and estimated equipment sizes and indicative costing.

For the following sub-sections, please note that any change to electrical heating will result in an increase in electrical demand and so necessitate a detailed review of the electrical supply to the building to assess whether upgrades will be necessary.

6.2.1 High Temperature ASHP

Space heating is currently provided by a gas boiler and radiator system at Temple. Introducing a high-temperature ASHP to replace the gas-fired boiler is a potential way to improve the environmental performance of the building while maintaining the existing performance of the heating system.

A high temperature ASHP would allow for the current radiators to be retained with little or no alteration however consideration will need to be given to how the external unit is accommodated in a manner which is sympathetic to the existing building and its surroundings. At this stage it appears that the existing plant space may be adequate to accommodate the internal equipment however this will need to be confirmed during a feasibility study and design process.

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6.2.2 Low Temperature ASHP

A Low-temperature ASHP would be very similar to a high-temperature ASHP. The heating system would produce low-temperature hot water (LTHW), resulting in a more efficient heating system and lower operating costs. Reducing water temperature would require the site to replace all the existing radiators with larger LTHW radiators. At this stage, the existing plant space may be adequate to accommodate the internal equipment; however, this will need to be confirmed during the design process. Due to the disruption of increasing the size of each radiator in the building, this option is not considered viable at this time.

6.2.3 Ground Source Heat Pump

A GSHP system could be installed on the site to provide renewable space heating. Allowing GSHP to the site would allow for a significant carbon reduction but would require external space allocation for buried services around the building. To provide GSHP as a suitable solution, either borehole or pipework within trenches must be allowed, illustrated below. Water at a similar temperature to an ASHP, necessitating the replacement of the existing radiators for larger units throughout the building.



Potential GSHP borehole array locations

While GSHPs are very efficient, the capital cost of their installation is high and their capabilities are similar to those of ASHPs. This means that if a GSHP were installed, the radiator system in the building would need to be resized and replaced.

Due to the disruption of increasing the size of each radiator in the building, this option is not considered viable at this time.

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7 Conclusion

QODA Consulting conducted a site survey to determine the condition of the existing mechanical and electrical equipment at The Temple site. This report identifies the condition of existing services equipment and future actions to be carried out to improve and maintain the site's function.

The most significant observations made about the existing services are:

7.1 Site Survey

Certification for regular testing for Legionella, the electrical system and the fire alarm were not available to view during the survey.

The kitchen extract fan should either be replaced or removed and seal the extract opening. This is dependent on the kitchen's future use.

O&M documentation needs to be updated to record works that occur to The Temple. An example of this is that the domestic water schematic shows a Feed and Expansion (F&E) tank however it is unclear whether this equipment is still present on site and whether it was removed with consideration given to any potential deadlegs that could be created.

The installed electrical system has insufficient sockets within ground floor office for the rooms current use.

The heating system does not deliver heat evenly across the building. The system either needs to be re-balanced or a future project could look to install an improved control system.

Future Building Improvements

Looking forward to the site's longevity and meeting the City of London's low carbon ambitions, this report outlines options for the site which could improve the energy efficiency and reduce carbon emissions from the building. These options can be summarised as:

Alterations to the Building Fabric



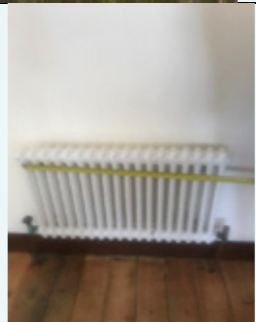
- Secondary glazing can be fitted to each of the existing windows.
- Internal walls to allow for further insulation.
- Improve air tightness of the building.

Alterations to the Heating System




At this stage, the introduction of a high temperature Air Source Heat Pump would provide the most appropriate method of reducing carbon emissions from the building. A further study would have to be carried out to assess the feasibility, size and location for this equipment.

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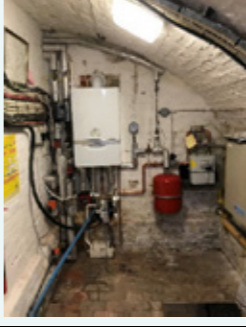

8 Mechanical Services reference photos

Photo Number	Photo	Comments
1.	Gas Boiler Louvre	
2.	Foul Drainage	
3.	Radiator	



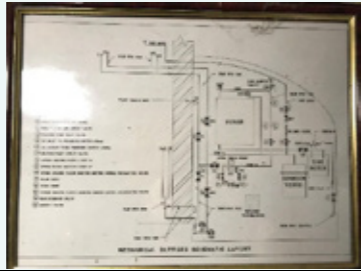

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4.	Radiator Valve	
5.	Instant Hot Water	
6.	Instant Hot Water Pressure Vessel	

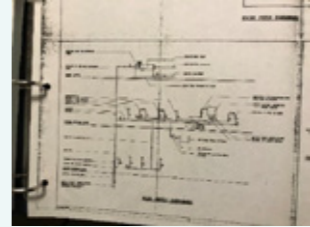
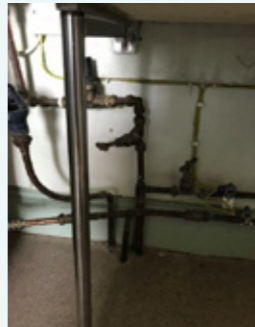
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7.	Kitchen Extract	
8.	Current Display Certificate	
9.	Plant Space	
10.	Primary Heating Pump	


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11.	Heating Expansion Vessel	
12.	Gas Meter	
13.	Boiler Schematic	
14.	O&M Manual	






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15.	Water Serving Schematic	
16.	Domestic Water	




9 Electric Services reference photos

Photo Number	Photo	Comments
17.	Central Lighting Control	

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18.	DP RCD Controlling Board	
17.	Main Incoming Switch Board	
18.	Electrical Intake 100amp, 3 phase	
19.	Cabling use of MICC	
21.	Small Power and Fire Alarm System	

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22.	Security System and Fire Alarm Cupboard	
23.	Data Point	
24.	CCTV	





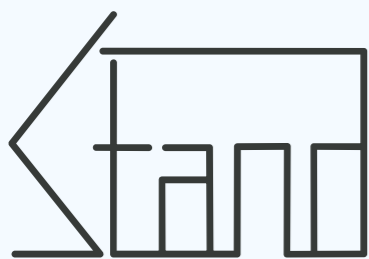
The Temple

Wanstead Park

London E11

**Structural Engineering Planning-Stage
Report on the Upper Floor**

December 2023



Stand Consulting Engineers



Contents

- 1.0 Introduction
- 2.0 The Existing Structure
- 3.0 Comments on the Existing Structure
- 4.0 Conclusions

- Appendix 1 Photographs
- Appendix 2 Structural drawings
- Appendix 3 Structural calculation

1.0 Introduction

This report has been prepared for our client Purcell by Stand Consulting Engineers to provide structural engineering comments on the first floor of The Temple.

The Temple is in Wanstead Park and the property and park are owned and managed by the City of London Corporation. The Temple contains offices on the ground floor and rooms for meetings, displays and educational visits at first floor level.

We visited the property with Purcell and the City of London on 9 February 2023, and had a general look at the elevations and interiors. No intrusive investigations have been carried although two small areas of the first floor structure were seen at access points, to building services, in the floor boards.. We made a second visit on 6 May 2023 and lifted all the service access points at first floor and one previously cut floorboard to look at the floor structure.

We have reviewed the record information received from the City of London which includes drawings and photographs of previous structural work.



2.0 The Existing Structure

The Temple is a freestanding late-18th century two-storey building in Wanstead Park that is listed Grade II.

The basic structure is load-bearing brickwork walls with a timber first floor and roof structure, photos 1 to 4. Based on our investigations and the record information, the first floor structure is formed with primary timber beams that span between the main walls. Common joists span between the beams and support the floor and ceiling finishes, photos 5 and 6. Modern timber joists that are supported on joist hangers have been added alongside some of the original joists.

There is an area of brick vaulting at ground floor level below the entrance portico, photo 7.

The footings are likely to be shallow brick corbels that bear onto the underlying sands and gravels of the Hackney member, shown on the BGS map. We have prepared summary plans of the existing structure, drawing Nos. 1 to 3, in Appendix 2, which are based on our visits and the record information.

Record photos from 1990 show all the internal floor, wall and roof finishes were removed and structural repairs were undertaken. A structural report by Ellis + Moore dated 24 October 2019 covers damage to the portico roof and proposals for repairs.



Record photo from 1990. First floor north wall



Undated record photo (assumed 1990) at ground floor, north wall, showing work to first floor joists



Record photo from 1990. First floor, north and west walls showing elbow ties

3.0 Comments on the Existing Structure

We noted some areas of previous remedial work to the external brickwork, e.g., on the east elevation, photo 4, and minor cracks to the internal finishes, e.g., photo 8. The cracks we saw do not appear to be structurally significant at present. As part of any future work to the building we suggest some local removal of these damaged finishes is undertaken to confirm if any structural repairs are required.

We noted an area of damp to the vault below the portico, photo 7 and assume this will be addressed by other members of the project team.

We have been asked to comment on the local failure of ceiling finishes to the underside of one of the rooms at first floor level in 2018. A structural report by Hockley and Dawson, dated June 2018, noted the failure was due to the breaking of the 'key' between the lime plaster and the timber laths. In some of the areas we saw during our visits we also noted the plaster key is damaged, as can be seen in photos 9 and 10. The damage may possibly be due to the installation of building services directly above the ceiling finishes within the floor void.

Based on what we have seen, we agree with Hockley and Dawson's conclusion that the local failure of the ceiling finishes is due to damage to the finishes rather than as a result of excessive movement of the floor structure. Any remedial work to repair and stabilise the finishes will be specified by the architect. On other similar projects this has involved the lifting of the floor boards to inspect the ceiling finishes followed by the application of a new bonding layer to enhance the connection between the plaster and timber laths.

The City of London's brief asks for an assessment of the loading capacity of the first floor. We were able to measure the floor structure in a few areas and have used this information to carry out an assessment of the theoretical capacity of the timber floor. Reasonable assumptions, based on past projects to similar buildings, have been made about the structural grade of the timbers. This has found that the timber joists have a greater capacity than the primary beams, as is usual for floor structures like this. Overall, the calculations indicate the first floor can support a uniformly distributed imposed load of 1.5kN/m^2 which is equivalent to two average-weight adults every square metre.

The Story Room is the largest room at first floor level and has a floor area of approximately 26m^2 . There are a number of tables and items of furniture in this room which means the 'free' floor area is likely to be around 20m^2 . Based on the calculation noted above it is structurally feasible to have up to 40 people who are evenly distributed in this room. Other issues, in particular compliance with fire regulations, may impose a lower limit on the number of occupants.



4.0 Conclusions

Overall, the structure appears to be in a reasonable condition for its age and type of construction.

Structural repairs, including work to the first floor joists and elbow ties to enhance the bond of masonry walls were carried out around 1990 as part of a major refurbishment of the building. There are local hairline cracks to some internal wall finishes at first floor level which are not currently of structural significance. The cracks can be visually monitored by the building occupier so that any significant changes are identified and investigated at an early stage.

There were no obvious signs of structural issues in the small areas of the first floor structure that we saw during our two visits. Calculations have confirmed the floor structure is capable of supporting a uniformly distributed imposed load of 1.5kN/m^2 . This is equivalent to the design load for modern residential use and seems reasonable and appropriate for the scale and use of the building.

Non-structural repairs are required to the ceiling finishes to address damage of the plaster key to the timber laths.

Appendix 1 - Photographs



1. West elevation



2. South and West elevations



3. East elevation



4. East elevation showing areas of previous work to the brickwork



5. Upper ground floor, looking south



7. Vault below entrance portico showing areas of water ingress



6. Detail of upper ground floor structure



8. Upper ground floor; crack to finishes



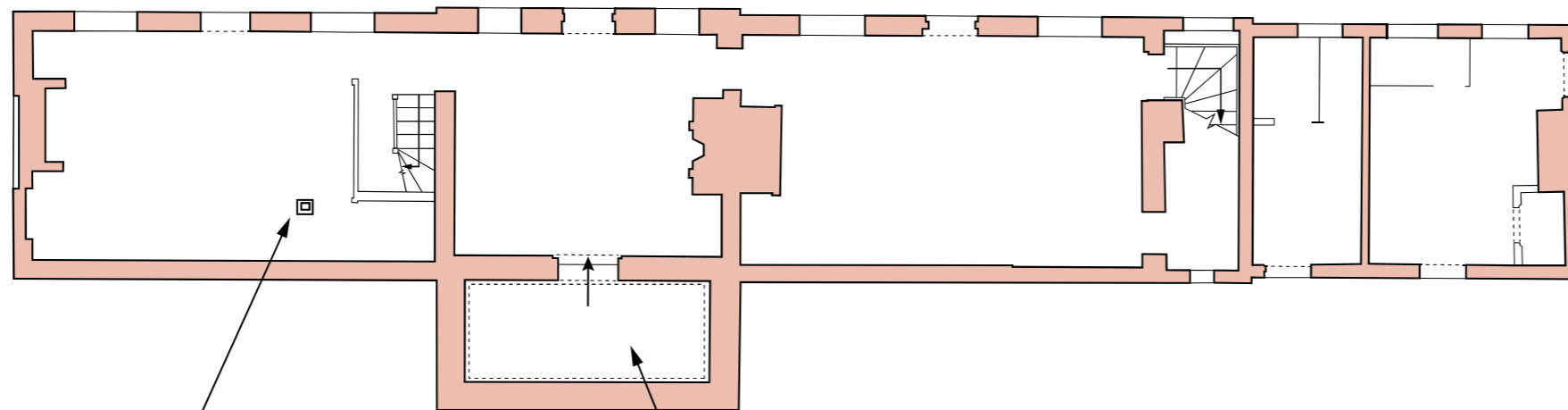
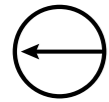
9. Access point



10. View into access point showing plaster debris from damaged key to timber



Appendix 2 - Structural drawings

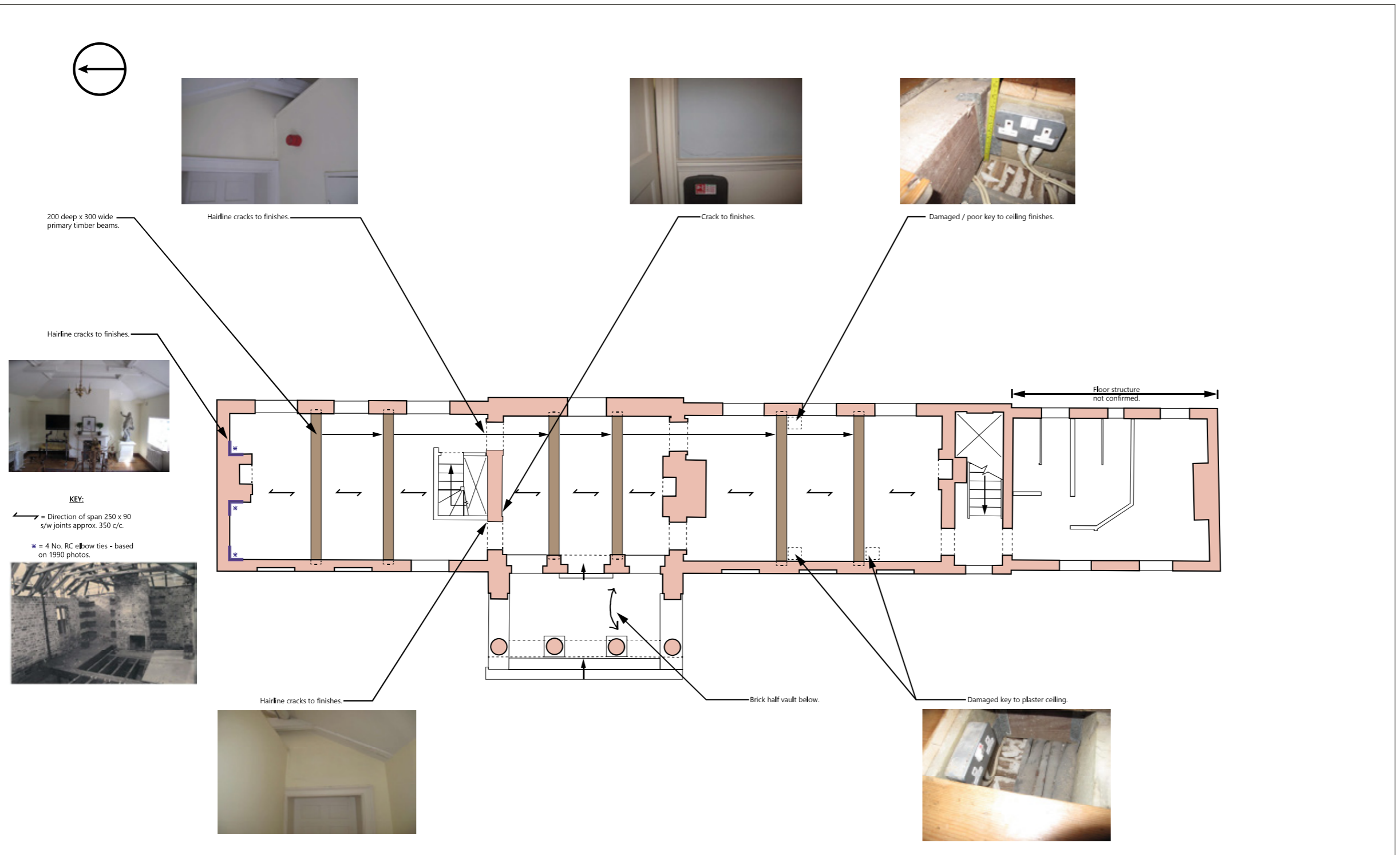


Timber post on concrete base.

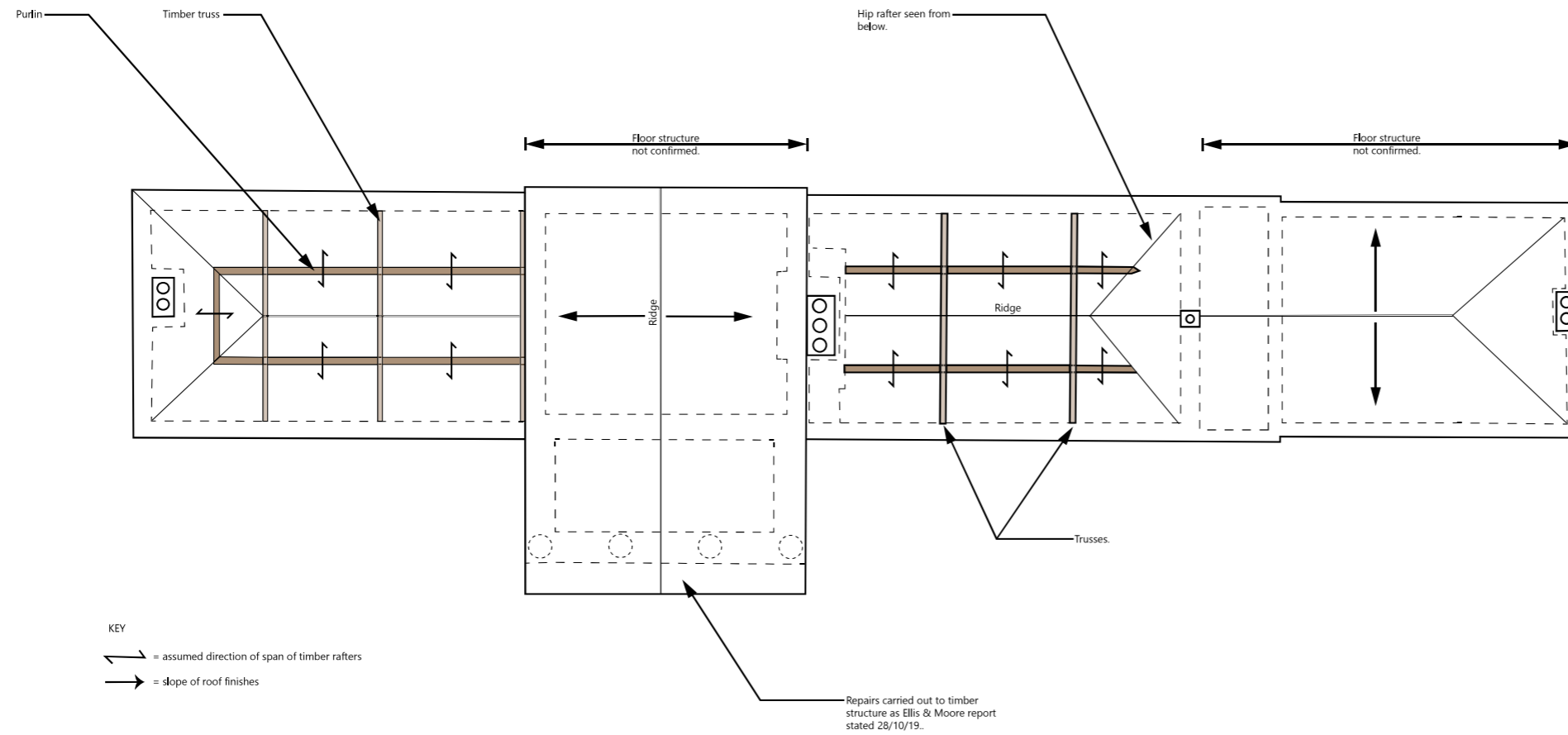
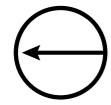
Brick vault above.



				Stand Consulting Engineers 52 Foundling Court, The Brunswick Centre, Marchmont Street, London, WC1N 1AN			Tel: 020 7278 6136 www.standengineers.co.uk info@standengineers.co.uk				
				PROJECT The Temple at Wanstead Park			TITLE Existing Structure Lower Ground Floor Plan				
P2	Minor Updates	19-09-23	NA	ST	DATE	DRAWN	AUTHORISED	PROJECT NO.	DRAWING NO.	SCALE @ A3	REV
P1	Issued for Information	24-02-23	NA	ST	Feb'23	NA	ST	283	01	1:100	P2
REV	DESCRIPTION	DATE	BY	AUTH							



					Stand Consulting Engineers 52 Foundling Court, The Brunswick Centre, Marchmont Street, London, WC1N 1AN Tel: 020 7278 6136 www.standengineers.co.uk info@standengineers.co.uk						
					PROJECT The Temple at Wanstead Park		TITLE Existing Structure Upper Ground Floor Plan				
P2	Updated After Localised Opening Up	19-09-23	NA	ST	DATE	DRAWN	AUTHORISED	PROJECT NO.	DRAWING NO.	SCALE @ A3	REV
P1	Issued for Information	24-02-23	NA	ST	Feb'23	NA	ST	283	02	1:100	P2
REV	DESCRIPTION	DATE	BY	AUTH							



KEY
 = assumed direction of span of timber rafters
 = slope of roof finishes

Repairs carried out to timber structure as Ellis & Moore report stated 28/10/19.

					Stand Consulting Engineers 52 Foundling Court, The Brunswick Centre, Marchmont Street, London, WC1N 1AN Tel: 020 7278 6136 www.standengineers.co.uk info@standengineers.co.uk						
					PROJECT The Temple at Wanstead Park		TITLE Existing Structure Roof Plan				
P2	Minor Updates	19-09-23	NA	ST	DATE	DRAWN	AUTHORISED	PROJECT NO.	DRAWING NO.	SCALE @ A3	REV
P1	Issued for Information	24-02-23	NA	ST	Feb'23	NA	ST	283	03	1:100	P2
REV	DESCRIPTION	DATE	BY	AUTH							

Appendix 3 – Structural Calculation

Calculation Sheet			
Project	The Temple, Wanstead Park	Date	13.09.23
Job No.	283/02	By/ Checked	GT
Page	1	Rev	

Stand Consulting Engineers

1st FLOOR LIKELY CAPACITY

PART PLAN

BEAM = 200 DEEP X 300 WIDE
 ORIGINALLY - ASSUME C30 GRADE
 + USE E.M.B.W

JOINTS 200 X 750 ISO/1000 - ASSUME C24

BEAM LOAD = 0.5 kN/m² + 2 kN/m²
 IMPROVED LOAD = 1.5 kN/m²

CHECK JOINTS BM = (2 x 0.35) x 2.6² / 8 = 0.6 kNm
 M/z = 1.2 N/mm² OK
 $\delta_c = \frac{5}{384} \frac{(2 \times 0.35) \times 2.6^4}{10800 \times I} = 0.97 \text{ mm}$
 $\delta_{allow} = 0.003 \times 2600 = 7.8 \text{ mm}$ OK

CHECK BEAM DL+IL = 2 kN/m²
 AVERAGE LONGER WIDTH = 2.0 m - USE 2.2 m
 BM = (2 x 2.2) x 4.2² / 8 = 9.7 kNm
 M/z = 4.8 N/mm² OK
 $\delta_c = \frac{5}{384} \frac{2 \times 2.2 \times 4.2^4}{12300 \times I} = 7.2 \text{ mm}$
 $\delta_{allow} = 0.003 \times 2600 = 7.8 \text{ mm}$ OK

G = 11 N/mm²
 E.M.W = 8200 N/mm²
 E.M.W = 12300 N/mm²
 I = 76500 mm⁴
 E.M.W = 108000 mm⁴



Prepared by: Stuart Tappin
Reviewed by: Robert Walton
Date: 8 December 2023
Project No. 283/02
Revision: Final

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THE TEMPLE, WANSTEAD PARK
VOLUME 04: APPENDICES
FINAL ISSUE
MARCH 2024

Page 247



Rowenna Malone / Martha Bailey / Sally Humphries

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Issue 01

July 2023

Joana Antonio, The City of London Corporation

Issue 02

July 2023

Joana Antonio, The City of London Corporation

Issue 03

February 2024

Joana Antonio, The City of London Corporation

Issue 04

March 2024

Joana Antonio, The City of London Corporation

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THE TEMPLE, WANSTEAD PARK: VOLUME 04: APPENDICES

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APPENDIX A

DESIGNATION DESCRIPTIONS

The Temple

Heritage Category: Listed Building

Grade: II

List Entry Number: 1081016

Date first listed: 20-Dec-1954

Statutory Address: THE TEMPLE, WANSTEAD PARK E11

National Grid Reference: TQ 41637 87414

Details

WANSTEAD PARK I. 5027 E11 The Temple TQ 48 NW 5/17 20.12.54 II GV 2. Late C18. Tetrastyle pedimented Tuscan stone portico, painted, the cornice mouldings replaced by wooden bargeboards. Central doorway with pulvinated frieze and cornice, one sash window each side. Pantile roof, steps up. The temple is placed on a mound, and has later wings on each side to convert it into living accommodation.

Wanstead Park

Heritage Category: Park and Garden

Grade: II*

List Entry Number: 1000194

Date first listed: 01-Oct-1987

National Grid Reference: TQ4104087270

Details

Remains of formal gardens, landscape park and lakes, the form of which dates mainly from the late C17 to early C19, on the site of a C16 deer park. Developed late C19 as a public park and early C20 as a private golf course, with associated sports facilities.

HISTORIC DEVELOPMENT

In 1545 a deer park was enclosed from the royal hunting forest at Epping, and included a hunting lodge built in 1499. The park included the plateau and the scarp that comprise the present (early C20) park and was bounded to the east by the River Roding. By

1549 the lodge was a ruin and it was replaced by a new house, enlarged in the late C16 by Robert Dudley, Earl of Leicester, who used it to entertain Queen Elizabeth in 1578.

The 300-acre (125ha) estate was purchased by Sir Josiah Child (1630-99) in 1673-4, who had lived there since 1667. Pepys commented that it was a 'fine seat, but an old-fashioned house' (Jeffery 1997). Sir Josiah started a massive programme of garden works, laying out a garden around the old house, with walled gardens of fruit trees, walnut plantations, and tree planting in the park. The structure of the gardens, the initial large-scale use of water, and the pattern of rides and avenues are likely to date from this period. The centrepiece of the avenues to the west was the approach from Leytonstone, and that to the east was the triple avenue along the Long Walk.

Sir Josiah died in 1704 and work was carried on by his son Richard, later Viscount Castlemain, 1718, and Earl Tylney, 1732. The initial work (1706-13) was a development of his father's work and was designed by George London (d 1714). The work included formal parterres, two large canals, a bowling green, wilderness areas, two mounts, clearings and seats, a large orangery, and a banqueting house. The gardens and old house were illustrated in bird's-eye views by Kip c 1713. Shortly afterwards, dramatic changes were made to the house and gardens in the period 1715-35. The old house was demolished and replaced by a Palladian mansion designed by Colen Campbell. The late C17 formal gardens were removed and replaced by a lawn. The Ornamental Water was made with the associated Fortification (a sham fort with battlements and guns on an island). The result of this work is depicted in John Rocque's Plan of the House Gardens Park & Plantations of Wanstead, 1735. A third phase of work was carried out between 1735 and Lord Tylney's death in 1750 (depicted in Rocque's Survey of London, 1744-6). This included irregular paths through the woodland to the east of the house and a series of

ponds on the south side of the house (the Square, Perch, Heronry, Formal and Reservoir Ponds, and the Great Lake).

John, second Earl Tylney (d 1784) inherited the estate in 1750 and was responsible for building the Temple and Boathouse Grotto and for producing a less regular and formal landscape. The estate passed to the nephew of the second Earl in 1784 and then, in 1808, to Catherine Tylney Long who married William Wellesley Pole, a nephew of the Duke of Wellington, in 1812. William took the name of Pole Tylney Long Wellesley, and Catherine became Catherine Tylney Long Wellesley. Extensive alterations were carried out on the landscape in the period 1813-18, mostly under the guidance of Humphry Repton (1752-1818) and with planting by Lewis Kennedy. The work included plantations around the lakes, reshaping the Ornamental Water, a parterre to the west of the house, and draining the Reservoir Pond. In 1818 Lewis Kennedy made a report on the design and planting of an American Garden (recorded by J C Loudon (1822) as 'one of the largest ... in the kingdom'). Following the work, Repton described Wanstead as 'one of the most magnificent places in this country'. Unfortunately the extravagance of Catherine's husband resulted in the loss of her fortune and in 1822 the contents of the house were auctioned to satisfy the creditors. The house was demolished and the materials sold in 1824. Catherine died the following year. The parkland was let for grazing, mature trees were felled, and the gardens were neglected.

In 1882 the Corporation of London purchased part of Wanstead Park and it was opened to the public as part of Epping Forest, which includes Bush Wood. The remaining land was retained by Lord Cowley and much of the land on the edges of the park and estate was sold off to developers in the late C19 and early C20. The land at the centre of the park (including the site of the house

and gardens) was sold in 1920 and became the Wanstead Golf Club, in which use it remains. The Corporation of London started a programme of replanting in the 1970s but many trees were lost in the 1987 and 1990 storms. In 1992 the Corporation of London initiated a ten-year management plan of their part of the park.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING

Wanstead Park, c 129ha, is located to the east of Leytonstone, south of Epping Forest and north-west of Ilford, in the London Borough of Redbridge. The public park and the golf course are bounded by Overton Drive to the north-west, Warren Road and Redbridge Lane West to the north-east, the River Roding with the North Circular (A406) to the east, the City of London Cemetery to the south-east, Northumberland Avenue and Woodlands Avenue to the south-west, and Blake Hall Road (A114) to the west. Bush Wood is bounded by Bush Road (A114) to the north, Blake Hall Road and the gardens of the houses on Belgrave Road to the east, Lake House Road to the south-east, Harrow Road (B161) to the south, the east end of Ferndale Road and the gardens of the houses of Montague Road to the south-west, and Bushwood to the north-west. The ground at Wanstead has a slight slope, falling generally from west-north-west to east-south-east, towards the course of the River Roding. The boundaries of the park are marked by a mixture of wooden and metal fences, and open boundaries.

ENTRANCES AND APPROACHES There are pedestrian entrances to the public park from Blake Hall Road to the west, from Warren Road to the north-east, and numerous entrances from the south, including four channelled entrances, direct access from the rear gardens of the houses along Woodlands Avenue, and open access (where no barriers exist) along Northumberland Avenue. There are vehicular access points from Warren Road (which leads to the Temple and Keepers' Lodge), from Park Road

to the south-west and from Wanstead Park Avenue to the south-east (to the Keepers' Lodge). The Golf Club is approached from Overton Drive, directly into a car parking area on the north side of the former stable and outhouse courtyard, the buildings of which now form the Clubhouse. A track leads southwards from Overton Drive, down the west side of St Mary's churchyard to the sports ground and the Basin. This track and the one from Warren Road to the Temple existed in the C18 but the remaining access points and paths are largely early C20 ones, associated with the public park. A pair of early C18 Portland stone gate piers (listed grade II*; outside the boundary of the site registered here) stand at the entrance to Overton Drive from Blake Hall Road, marking the former main entrance to Wanstead Park from the west. Access to Bush Wood can be gained from the surrounding roads.

PRINCIPAL BUILDING The early C18 house was demolished in 1824 and not replaced. The site of the house is marked by a large indentation in the ground within the golf course, which runs from c 100m south-south-east to c 250m south-south-east of Wanstead Golf Club House.

To the south of Overton Drive is the north side of a courtyard of late C18 outbuildings (coach house and stables), now the Wanstead Golf Club House (listed grade II; c 50m east of St Mary's with Christ Church). It consists of two-storey brick buildings around the sides, with round-headed archways through to the courtyard from the north and south. Additional one-storey buildings have been added to most sides and a modern (late C20) extension has been added to the south.

Also on Overton Drive and c 50m to the west of Wanstead Golf Club House is St Mary's with Christ Church (listed grade I), completed in 1790. It was built by Thomas Eamwick in a neo-classical style.

GARDENS AND PLEASURE GROUNDS The landscape is divided between the golf course (which itself is in two parts), the public park, and Bush Wood (the last two described under PARK below). The main part of the golf course (c 32ha) lies in the north-west third of the site, and includes the site of the former Wanstead House, gardens and the main C18 entrance from the west. The rest of the course (c 6ha) is divided by Warren Road and lies to the north of Wanstead Park.

Entering the site through the courtyard of Wanstead Golf Club House, a path leads south from the building and then circuits a bowling green (Wanstead Bowls Club) before emerging on to the main part of the golf course, which lies to the south, west and east. Immediately to the west are tennis courts, and a second bowling green with a pavilion, and beyond these to the west is a sports ground, with further tennis courts along the west side and a pavilion to the north (used by Linkside Tennis Club, Wanstead Cricket and Hockey Club and the Lakeside Play Group). Adjoining the tennis courts to the west is the Basin, a large octagonal lake (4.09ha), close to the north boundary of the site. Along the east side of the sports ground is a drive, which leads north onto Overton Drive. To the west of the drive is a car park and to the east the churchyard of St Mary's (c 2ha), with the church at the northern end, surrounded by wrought-iron spear railings (together listed grade II). The churchyard has a collection of early C19 and Victorian monuments, including the memorial to Joseph Wilton RA (1803, listed grade II), in Portland stone and in the form of a Greek aedicule.

The Basin, aligned on an east/west axis, was, up until the early C20, part of the main approach from the west. It was formed in the 1720s and replaced two late C17 semicircular basins with a causeway in between. From the 1720s the carriage drive circuted the Basin to the south and north. Radiating out from the Basin were avenues and rides cut through the surrounding plantations. The west/east axis continued to the east, through the centre of the house and beyond through the gardens and into the pleasure grounds and park.

A further area of sports ground lies on the west side of the golf course, adjoining Blake Hall Road and is entered from there. This includes the pitches for the Blake Hall Sports and Leisure Centre with the Redbridge Rugby Football Club.

The remaining ground is laid out as an 18-hole golf course with tree planting between the holes. The site of the house and the earthwork and archaeological remains of the gardens are within the golf course. The site of the house is apparent as a large indentation in the ground and to the west of this is the site of Repton's quartered 'Union Jack' parterre (1810s, replacing the late C17 and C18 forecourt), still visible as earthworks. To the south of this is an earthwork bank, which runs west in a straight line from the south side of the house site and then skirts the Basin, levelling off at the south-west edge. This marks the south side of the levelled approach from the west. To the east of the house site are the earthwork remains of the gardens, which in the late C17 consisted of parterres on either side of a garden canal (on the same axis as the Basin, c 500m to the west), with an orangery to the north, and a circular bowling green at the east end of the canal, with a pavilion to the north. In the early C18, the canal and formal gardens were removed and replaced by a lawn linked to the house by a terrace. The C17 walled gardens to the south-east of the house were removed in the mid C18 and replaced by open parkland. To the north of the gardens (mostly outside the boundary of

the registered site described here, having been developed for housing in the early C20), were formal pleasure grounds, with a Wilderness, walks, clearings and a small amphitheatre. Throughout the gardens to the east of the house vistas along clearings, terraces or avenues linked the features and provided the framework of the layout. The main axes ran west/east, north/south and along the garden boundaries, and these were linked by lesser vistas and avenues which ran diagonally between them.

Within the golf course there are also the remains of medieval ridge and furrow and Roman antiquities were found in the area in the C18 and C19. The detached part of the golf course to the north-east occupies level ground and is largely open, with areas of mostly C20 tree planting.

PARK The public park, known as Wanstead Park (56ha), wraps around the south and east sides of the main part of the golf course. Wanstead Park includes a chain of lakes which extend along the south and east perimeter; the pleasure grounds, the site of the kitchen garden and much of the park. Until the early C19 the park was much more extensive, including further land to the south, south-west and north, and with extensive rides and ornamental planting over the common land and forest to the north, west and south. After being leased as agricultural land from the 1820s, much of this land was developed for housing in the late C19 and early C20, but areas survive such as Wanstead Flats to the south of the houses in the Aldersbrook area, and George Green (both outside the boundary of the registered park described here).

In the centre of Wanstead Park is the Temple (c 1760s, in present form by 1779, listed grade II), a two-storey building with a four-columned pedimented Tuscan stone portico and lower wings to each side. The Temple is placed on a mound which screens the ground floor from view from the west front, which terminates a vista from Heronry Pond up an avenue (reinstated in the 1990s

as a double avenue of sweet chestnut). In the late C18 it was used as a poultry house and by the early C19 as a keeper's lodge with a garden and a pheasantry. On the north side of the enclosure on the east side of the Temple is a building, now known and used as the Keepers' Lodge.

To the north of the Temple is The Grove, which is cut through by the Long Walk, on the same west/east axis as the Basin and the centre of the former house and gardens. The Long Walk is a wide, grassy clearing which leads eastwards down to the late C17 Canal (again on the same west/east axis as the Basin, 1km to the west). The Canal is joined to the Ornamental Water on the west side, the two having been merged in the C18, but juts out as a formal canal to the east. The east end of the Canal adjoins the east boundary of the park. To the north and south of the Long Walk are the North and South Mounts (George London, early C18), visible on Kip and Kniff's view (c 1713). They were later integrated into the less formal mid C18 landscape. They survive as mounds but are now overgrown with trees. The Mounts are marked by yew hedges planted in the 1990s on the lines of the original hedges. The remains of the early C18 Great Amphitheatre lie c 100m north-west of the North Mount and are also marked by a yew hedge.

The Ornamental Water (6.4ha of water and 4ha of island) is an extensive lake set in woodland which runs south-east/north-west for 1km close to the east boundary. The southern end is quite narrow, with a meandering shoreline. This section is divided by the Canal from the northern end which is wider and has three large islands: Rook Island (c 300m north-east of the Temple), with the Fortification island c 30m to the north-east, and Lincoln Island c 30m to the north. At the northernmost point of the Ornamental Water is a pump house which draws water from the River Roding. The River Roding runs c 50-100m to the east of the Ornamental Water (the east boundary of the registered site described here), and is canalised along some sections. On the west shore of the

lake, c 70m to the south of the Canal, is the Boathouse Grotto (c 1762, listed grade II), which faces north and acts as a focal point of views across the Ornamental Water. It consisted of a boathouse below and domed chamber above but was severely damaged by a fire in 1884 and now survives only as a shell. The Ornamental Water was made with the associated Fortification (a sham fort with battlements and guns on an island) in the early C18. The fort no longer survives but its island site remains with its bastions. The result of this work is depicted in John Rocque's Plan of the House Gardens Park & Plantations of Wanstead, 1735 and Rocque's Survey of London, 1744-6. In the mid C18 the lake edge was altered to provide a more natural outline, which included merging the Canal into the lake.

Along the south side of the park is a string of lakes, which run from west to east for 1km: Shoulder of Mutton Pond (1.42ha), shaped as its name suggests and with an informal edge; Heronry Pond (3.4ha), a long thin pond lined with concrete and with two large islands; and Perch Pond (2.23ha), a long thin pond with a group of small islands by the Wanstead Park Avenue entrance. Lakes were formed on this site in the early C18 and were altered to approximately their present form in the mid C18. To the west of the Shoulder of Mutton Pond lies Reservoir Wood, on the site of Reservoir Pond, which was formed in the early C18, altered mid C18 and drained by Repton in the early C19. To the west of Reservoir Pond was the early C18 Great Lake (outside the boundary of the registered park here described), which became part of the garden of the C19 Lake House, and was then drained in the early C20 and developed for housing as Blake Hall Crescent, Windsor Road, Richmond Way, Belgrove Road and Lake House Way.

The remaining ground in the park consists of areas of mature woodland (predominantly oak and sycamore - some of the oaks dating from the C17 and C18 - and elm scrub), with large open areas of grassland with scattered trees to the south of the Temple

and around the southern ponds, and belts of trees along the southern boundaries. A late C20 cafe stands on the east side of the path between the Heronry Pond and Perch Pond. The C18 design still provides the framework for the footpath system but a network of smaller C20 paths have been laid out in addition.

Bush Wood, c 33ha, lies to the west of the public park, on the far (west) side of Blake Hall Road. It is an oak/hornbeam wood, with a mature canopy, and a number of large C18 sweet chestnuts. The line of the C18 approach from the west is along Bush Road, which cuts through Bush Wood and forms the northern boundary of the site described here. An avenue, known as the Lime Avenue, cuts diagonally across the Wood, south-west to north-east, from Ferndale Road to the south-west across to Blake Hall Road. It was renovated in the late C20 with standard limes and a new copse was planted at the western end. The lime avenue formed the diagonal approach towards the Basin from the south-west, mirroring one from the north-west, now lost due to C20 development.

KITCHEN GARDEN The C17 kitchen gardens were located to the south-east of Wanstead House, immediately north of Heronry Pond. In the mid to late C18 the walled productive gardens were moved to the site of former orchards and vineyards adjacent to the Ornamental Water. No walls or glasshouses survive at either site.

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OS Old Series 1" to 1 mile: Sheet 1 1805 OS 25" to 1 mile: 1st edition surveyed 1863 2nd edition published 1893-5 3rd edition published 1915

Description written: January 1999 Amended: March 2000 Register Inspector: CB Edited: May 2000



APPENDIX B PLANNING POLICIES

National Planning Policy Framework, Section 16

Section 16 of the National Planning Policy Framework sets out the policy for heritage assets of all types including listed buildings and conservation areas. For the determination of planning applications affecting heritage assets the following paragraphs of the NPPF apply:

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

197. In determining applications, local planning authorities should take account of:

- a the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- b the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c the desirability of new development making a positive contribution to local character and distinctiveness.

199. 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

201. 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 total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a the nature of the heritage asset prevents all reasonable uses of the site; and
- b no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d the harm or loss is outweighed by the benefit of bringing the site back into use. 202. Where a development proposal will lead to 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, where appropriate, securing its optimum viable use.

203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect 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.

206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Redbridge Local Plan Policy LP33; Heritage

The Council will ensure that the borough's heritage assets and other properties of special character in the borough are conserved, protected and enhanced in a manner appropriate to their special interest, character or appearance and significance. In the following areas, the Council will protect the borough's heritage assets by:

I Conservation Areas

- a Supporting development proposals within Conservation Areas which preserve or enhance the character or appearance of the area;

- b Supporting development proposals within Residential Precincts, that respect their intrinsic character;
- c Prioritising the conservation of heritage assets when considering the overall impact of development proposals upon their significance and importance;
- d Resisting development that does not preserve or enhance the character of designated heritage assets and refusing planning permission for development proposals that will result in harm to or the loss of the significance of a designated heritage asset, unless the developer can demonstrate that the proposal achieves public benefit that outweighs any harm to or loss of the heritage asset in accordance with paragraphs 133 and 134 of the NPPF; and

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Requiring development proposals affecting heritage assets or their setting to provide a Conservation Statement containing a detailed understanding of their significance, demonstrating how the proposal will not harm the special interest or significance of the asset and, where possible, takes opportunities to enhance the asset or its setting.

2 Listed Buildings

- a Supporting development proposals for Statutory and Locally Listed Buildings which preserve the building, or its setting or any features of special architectural or historic interest it possesses;
- b Supporting development proposals for the reuse of vacant or underused listed buildings that contribute positively to the character of the borough, either individually or as part of wider strategies for regeneration; and
- c Supporting development proposals that secure the on-going use of heritage assets whilst preserving their special interest and

significance.

3 Historic Parks & Gardens and Trees

- a Supporting Development proposals within Historic Parks and Gardens that respect the special historic character and quality of these areas, their setting or historic views or vistas; and
- b Supporting new development within the setting of a heritage asset, where it would not have an adverse impact on that setting or views to or from the heritage asset, or views of any open spaces, trees or street scenes that contribute positively to the heritage asset and its setting.

4 Archaeology

- a Requiring an archaeological evaluation that proposes effective mitigation measures for development proposals involving significant groundwork within Archaeological Priority Areas (as identified on the Policies Map), or in other areas with archaeological interest. Provision should be made for on-site investigations that include the recording of archaeological evidence within the affected area;
- b The Council will resist development which impacts substantially on archaeological assets of national significance; and
- c Where appropriate, public interpretation, access and exhibition of artefacts will be required through appropriate planning conditions.

Implementation

- 01 The Council will implement national and regional policies, (in particular section 12 of the NPPF and work with partners (including land owners, agencies, public organisations and the

community) to proactively protect, preserve and enhance all of the borough's heritage assets;

- 02 The Council may also consider the use of Article 4 Directions in order to protect heritage assets from inappropriate development or their setting, that may cause damage to or demolition of the heritage asset, whether it is a designated area of special character, or an individual or group of statutory or locally listed buildings;
- 03 Develop criteria for the designation of Conservation Areas in the borough, directed by advice and guidance from Historic England and the heritage sector. Proposals for new conservation areas and reviews of existing areas and their boundaries where appropriate will be judged against the criteria;
- 04 Produce Conservation Area Character Appraisals that identify the special character or appearance of areas. Conservation Area Management Proposals will also be produced that address the threats and opportunities identified within the Character Appraisals and contain proposals that will seek to preserve and enhance the character and appearance of each area. Where considered appropriate, these documents will be prepared and adopted as supplementary planning documents;
- 05 Develop criteria for the designation of non-statutory local lists and non-statutory designations including The Local List of Buildings of Special Architectural or Historic Interest in the borough and Residential Precincts. Proposals for new additions and designations and reviews of existing ones will be judged against the criteria;
- 06 Where appropriate, produce area specific standards, such as design guidance, to address issues identified in Conservation Area Character Appraisals and Management Proposals and the Characterisation Study (2014);

- 07 *Work with owners, the heritage sector, bodies providing grant funding and local communities to find viable solutions that secure the long-term future of heritage assets on Historic England's Heritage at Risk Register;*
- 08 *Support appropriate initiatives which increase access to historic assets, provide learning opportunities and maximise their potential as heritage attractions;*
- 09 *Seek new ways to record and recognise Redbridge's built and other heritage resources and, where possible, open up wider public access to them;*

Page 256 *Consider and respond to the significance of heritage assets in any delivery plans prepared and adopted as Supplementary Planning Documents (SPDs) in support of this Local Plan or any Area Action Plans; and*

Where archaeological sites are identified and are considered to be nationally important, provision will be made for their preservation in-situ. Where archaeological sites are of less importance planning conditions will be used to achieve appropriate archaeological recording. Where significant archaeology is to be recorded appropriate planning conditions may be used to achieve public and community archaeology, such as site visits, school projects, popular publications and web resources.

Paragraph 1.22 Quality of the Environment

1.22.1 Integral to the Council's ambitions for growth is the need to ensure that new development is of the highest quality respecting local character and heritage. Redbridge has many attractive and historic neighbourhoods (including Wanstead, Snaresbrook, Aldersbrook, Woodford Green and Woodford Bridge). There are over 200 statutory listed buildings, 200 locally listed buildings and 16 conservation areas, which contribute greatly to the attractiveness of the borough. Growth and change must respect the character and distinctiveness of Redbridge's special and valued places.



APPENDIX C

CONSERVATION PRINCIPLES, POLICIES AND GUIDANCE (2008)

This document, published by Historic England, sets out the principles for the management of the historic environment and also the process for assessing the significance of a site. Conservation Principles, Policies and Guidance differentiates between works that are repairs, restoration and new works or alterations. The following paragraphs indicate the level of justification required for the different types of work.

114 Periodic renewal of elements of a significant place, intended or inherent in the design, is normally desirable unless any harm caused to heritage values would not be recovered over time.

117 Repair necessary to sustain the heritage values of a significant place is normally desirable if:

a. there is sufficient information comprehensively to understand the impacts of the proposals on the significance of the place; and

b. the long term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future; and

c. the proposals are designed to avoid or minimise harm, if actions necessary to sustain particular heritage values tend to conflict.

122 Intervention in significant places primarily to increase knowledge of the past, involving material loss of evidential values, should normally be acceptable if:

a. preservation in situ is not reasonably practicable; or

b. it is demonstrated that the potential increase in knowledge

- cannot be achieved using non-destructive techniques; and*
- is unlikely to be achieved at another place whose destruction is inevitable; and*
- is predicted decisively to outweigh the loss of the primary resource.*

If acceptable, an intervention demands:

c. a skilled team, with the resources to implement a project design based on explicit research objectives;

d. funded arrangements for the subsequent conservation and public deposit of the site archive, and for appropriate analysis and dissemination of the results within a set timetable;

e. a strategy to ensure that other elements and values of the place are not prejudiced by the work, whether at the time or subsequently, including conservation of any elements left exposed.

138. New work or alteration to a significant place should normally be acceptable if:

a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;

b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;

c. the proposals aspire to a quality of design and execution which may be valued now and in the future;

d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.

149. Changes which would harm the heritage values of a significant place should be unacceptable unless:

a. the changes are demonstrably necessary either to make the place sustainable, or to meet an overriding public policy objective or need;

b. there is no reasonably practicable alternative means of doing so without harm;

c. that harm has been reduced to the minimum consistent with achieving the objective;

d. it has been demonstrated that the predicted public benefit decisively outweighs the harm to the values of the place, considering:

- its comparative significance,*
- the impact on that significance, and*
- the benefits to the place itself and/or the wider community or society as a whole.*

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APPENDIX D

HELEN HUGHES, THE TEMPLE, WANSTEAD PARK: PORTICO PAINT ANALYSIS, 1992

Page 258

• HELEN HUGHES, HISTORIC PAINT RESEARCH 9 TANGMERE HARRISON ST LONDON W10 1H 3J •



THE TEMPLE · WANSTEAD PARK
ARCHITECTURAL PAINT RESEARCH
INTERIOR AND EXTERIOR PAINTED FINISHES
JULY 1992

• HELEN HUGHES BA DIP CONS ASSOCIATE MALFRAY FRISER MSc FRBA TEL: 071 278 7027 •

General view of Portico



Inner ceiling of Portico

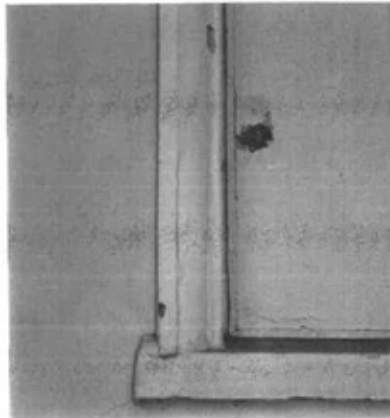


Sample locations - Portico

Rear wall and door architrave

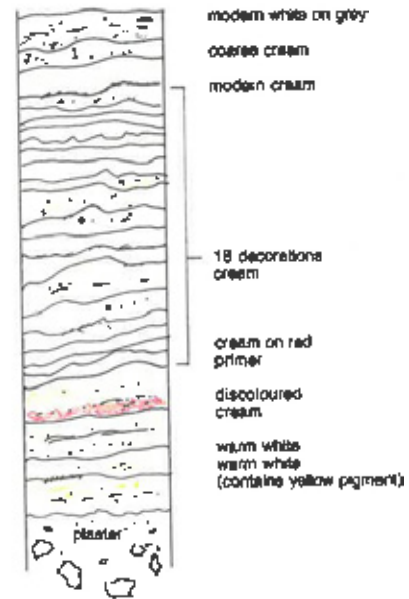


Window architrave - south



4. Portico

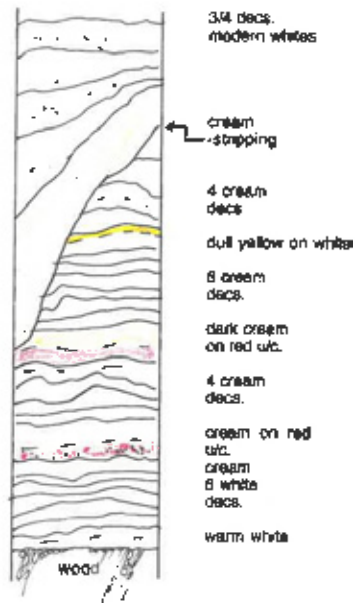
WT/9/34 - inner rear wallface - portico





4. Portico (continued)

WT/10/87 - Door Architrave



Conclusions

Samples from the inner rear wallface of the portico and the door architrave bear a heavy build-up of painted decorations. The earliest decoration on the wallface and the architrave is in a warm white pigment.

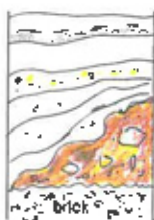
Sample location - Portico

Plaster and brick wall
- southern side of portico



4 Portico (continued)

WT77/27 - Paint finish on brick wall - southern side of portico



white on grey
white
transparent layer (pigmented)
white
white
white
golden brown layer
- contain coarse particles
brick

WT77/28 - Pilaster - south-west corner



11+ cream and white decorations
cream on pink
golden brown layer
- contains coarse particles

substrate missing

Conclusions

Samples were taken from plaster at the southern side of the portico and the brick wall did not show the heavy build-up of decorations found on the rear wall and architrave. The plaster and bricks both bore traces of a coarse golden brown layer. This is probably the layer identified during cleaning tests as a copperas based coating. Further research would be required to establish how this coating relates to the decorations applied to the main body of the Temple.

6. GENERAL CONCLUSIONS

6.1 Northern Room (Q1) and Southern Room (Q3)

The wallfaces of these rooms were probably simply finished in a white distemper while the doors, door architraves and windows were decorated in light cream oilpaints.

At a later date certain elements were grained. The introduction of grained decorations pre-dates the insertion of the new doorway and window into the west wall, and was repeated after the insertion of these elements. The graining technique used can be dated to the nineteenth century.

6.2 Central Room (Q2)

The joinery within the room was originally painted in a light cream coloured oilpaint with the skirting panels picked out in a dark brown coloured oilpaint.

The doorfaces have been thoroughly stripped of the early paint finishes.

Traces of an early blue coloured oilpainted decoration were found on the wallfaces.

6.3 Exterior of Entrance Portico

The exterior window and door architraves of the Portico were originally decorated in a warm white oilpaint which had been repeated.

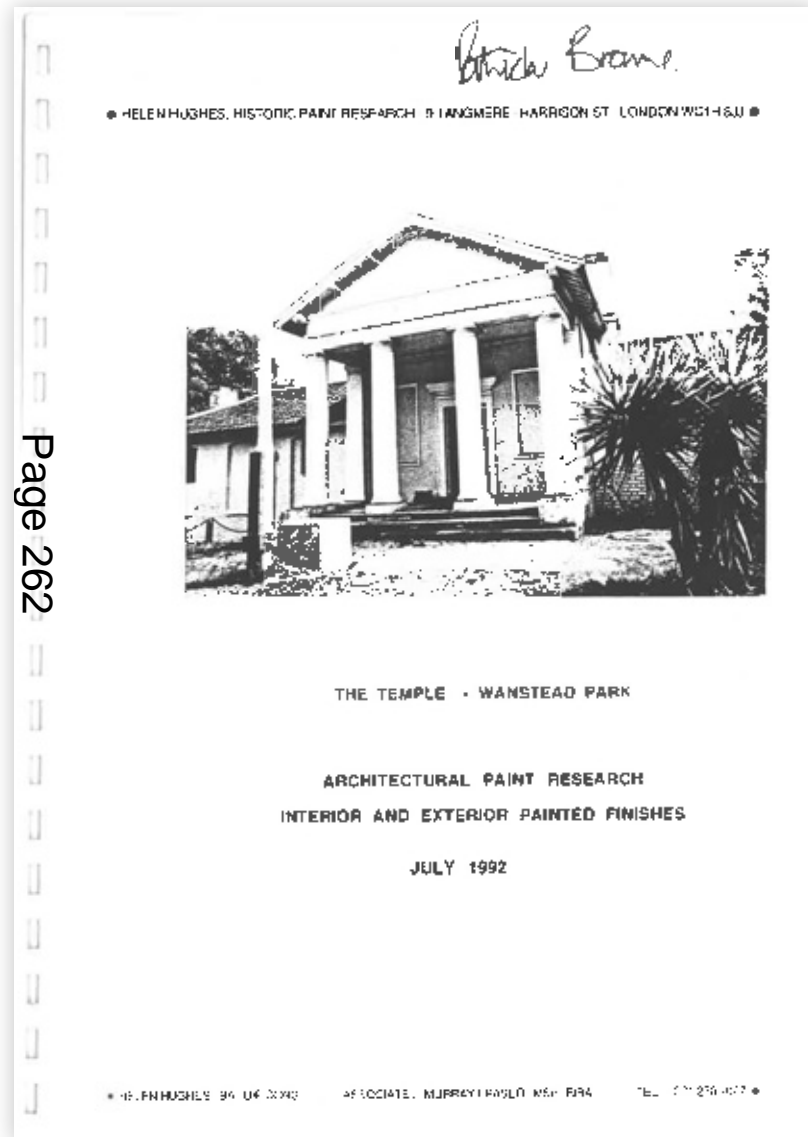
The inner wallface of the portico had also been decorated in repeated decorations in warm white.



APPENDIX E

HELEN HUGHES, THE TEMPLE, WANSTEAD PARK: ARCHITECTURAL PAINT RESEARCH: INTERIOR AND EXTERIOR PAINTED FINISHES, 1992

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HELEN HUGHES, THE TEMPLE, WANSTEAD PARK: ARCHITECTURAL PAINT RESEARCH: INTERIOR AND EXTERIOR PAINTED FINISHES, 1992

THE TEMPLE - WANSTEAD PARK

ARCHITECTURAL PAINT RESEARCH

CONTENTS

Introduction

Site visit and removal of samples

Cross-sections

Analysis of paint samples

- 1 Central Room (G2)
- 2 Staircase to basement
- 3 South-eastern window and door of Room B1
- 4 Entrance Porch
- 5 Eastern facade

General conclusions and Recommendations

THE TEMPLE - WANSTEAD PARK

Brief

Architectural paint research was commissioned by Julian Harrop Architects to investigate the existing paint surfaces with a view to preparing an outline strategy for re-creating the original decorations. In view of the restricted funding, instructions were given to concentrate the research on the central ground floor room (G2) and the exterior facades.

History

The Temple was built as a summer-house within the grounds of the former Wanstead House. The date of construction is unclear. It was certainly built after 1736, as it does not appear on detailed plans of the estate drawn up in that year. It does appear on a map of 1815 where it is described as 'Keeper's Lodge, Garden, Pheasantry etc.'. Between 1750 and 1754 John, 2nd Earl Tynney made major alterations to the grounds and constructed the grotto. It is probable that the Temple was built during this period. It is thought that the basement rooms were occupied by a gamekeeper, while the upper rooms were used as a garden house.

The later history of the Temple is unclear. In 1882 the former gardens and site of Wanstead House were taken over by the Corporation of London. The Temple continued in its function of housing the keepers. The upper rooms were used as committee rooms. In June 1890 a report specifies the repainting of the Temple. In June 1910 a report describes major repairs which had been carried out at the Temple. These included the replacement of rafters in the roof and the redecoration of the Dining Room. Repairs were reported as being carried out on the windows of the Temple in October 1924.

The Temple suffered bomb damage during both world wars which may have required extensive repairs. Various works were carried out in 1948, these included the alteration of windows and doors, the building of the present kitchen and toilets.



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Site visit and removal of paint samples

The Temple was inspected and paint samples were removed in June 1992.
The present modern decorations were in good repair.

Paint samples were removed from the following areas

- 1 Central Room (G2)
- 2 Staircase to basement
- 3 South-eastern window and door of Room B1
- 4 Entrance portico
- 5 Eastern facade

The samples were examined under low magnification. Selected samples were mounted in cross-section and examined under high magnification.

The Temple - Wanstead

Cross-sections

Resin block cut

The Interior

- | | |
|------|--|
| WT1/ | 1 Wallpaper - n.e. corner (3)
2 Top of dado rail - s.e. corner (2)
3 Lower moulding, dado rail - s.e. corner
4 Dado tape (3) |
| WT2/ | 5 Skirting riser bottom - s.e. corner
6 Skirting riser middle - s.e. corner
7 Door architrave - s.w. corner
8 Door lower panel moulding - s.w.
9 Fireplace surround (modern) (2) |
| WT3/ | 10 Snotter moulding - s/w window (3)
11 Dado moulding - in cupboard s/w
12 Dado tape - in cupboard s/w
13 Skirting riser in cupboard s/w
14 Wallpaper - s/w corner |
| WT4/ | 15 Front door - imperial architrave
16 Cornice moulding upper (wood)
17 Coved ceiling (P1)
18 Wallpaper - s/e corner |
| WT5/ | 19 Staircase - bottom step
20 Staircase - trim post
21 Staircase - skirting moulding
22 Staircase - skirting (2)
23 Door in partition (2) |
| WT6/ | 24 Architrave - inside room (2)
25 Window reveal - inside room (3/5)
26 Window reveal - half lit - mt stair |



The Exterior

- WT07 27 Finish on track - south wall
- 28 Plaster front elevation (2)
- 29 Rear wall of porch (2)
- WT08 30 Column of lower moulding (3)
- 31 Column shaft (3)
- WT09 32 Rear wall of porch - n. of door
- 33 Corbel - inner n. wall porch (4) wood?
- 34 Wallface above door architrave
- WT10 35 Window architrave - south (wood)
- 36 Wallface under south window (2)
- 37 Door architrave
- WT11 38 Rear wall - exterior bricks (3)
- 39 Rear wall - mortar (2)

1. Central Room (G2)

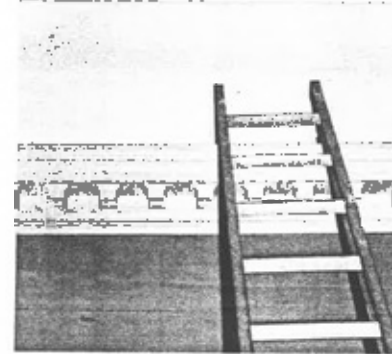


General view of central room (G2)

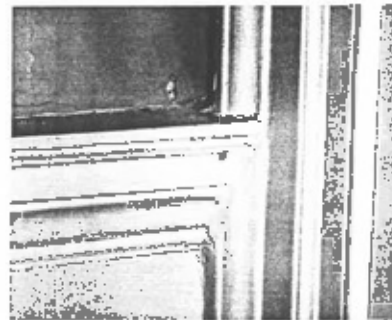


Sample locations - G2

Coved ceiling, cornice and upper wallface - north east corner



Lower wallface, dado rail moulding - south-east corner





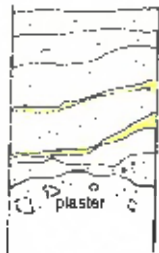
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1. Central Room (G2)

1.1 Coved ceiling

Limited access prevented samples being taken from the ceiling bed and mouldings. Samples were taken from the face of the cove immediately above the cornice on the north-east corner.

WT/4/17 - Coved ceiling



modern white
modern white distemper
cream oilpaint
distemper

cream oilpaint
white distemper
blue distemper

The cross-section shows traces of early distemper decorations which have been trapped by splashes of later oilpainted decorations from the adjacent cornice. Distemper decorations were usually completely washed off prior to decoration and it is often difficult to find traces of this commonly used paint finish.

Conclusions

It is probable that the ceiling was originally decorated in a white distemper which would have been regularly renewed.

Further sampling of the ceiling bed and mouldings would be required to investigate whether any further elaboration of these elements was carried out.

1.2 Cornice

WT/4/16 - Cornice (upper moulding)



3 decorations:
modern whites
dark brown (grained decoration?)

dark brown (grained decoration?)

pale blue oilpaint
white oilpaint (blued)

3 green decorations:

2 cream decorations
- substrate detached from wood (probably stripped of early decorations)

The wooden cornice has probably been stripped of its early decorations. The earliest surviving decorations are in a pale cream coloured oilpaint. These were later overpainted in a green coloured decoration. The green colour scheme may have been retained for some time as it was repeated twice. At a later date the cornice was painted in a pale blue oilpaint. The two distinctive brown decorations are probably grained paint finishes which are imitating hardwoods. These decorations have been overpainted in white.

Conclusions

The cornice was probably originally decorated in a cream oilpaint. The appearance of the two grained decorations may be clarified by careful stripping of the white overpaint.



13 Wallface

Samples were taken from three locations within the room. Those taken from the south-west and south-east corners bore only one or two modern decorations. It was evident that the plaster had recently been replaced in these areas. The sample taken from the north-east corner shows a build-up of about fifteen decorations.

WT7/1/1 - Wallface (north-east corner)



- orange/red decoration
- white on grey w/c
- white
- pale green on white w/c
- white (on lining paper ?)
- white (on lining paper ?)
- white lining paper
- light green (coarse pigments)
- 3 decorations
- light green
- white
- on grey w/c
- pale blue
- on grey w/c
- blue/grey
- pink (decoration or primer ?)
- thin white layer

Conclusions

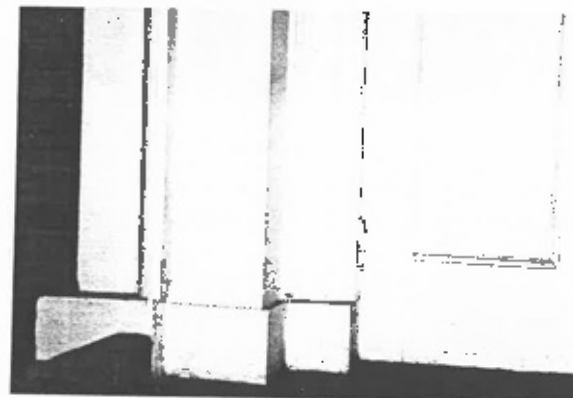
A heavy build-up of decorations was found on some sections of the wall plaster. However it is possible that the wallfaces have been replastered and that these decorations belong to a later period. Further analysis of the junction of the wallfaces and the joinery may establish which decorations are contemporary.

Sample locations - G2

Dado face skirting moulding and skirting riser - south-east corner



Door architrave and door panel moulding - south-west corner

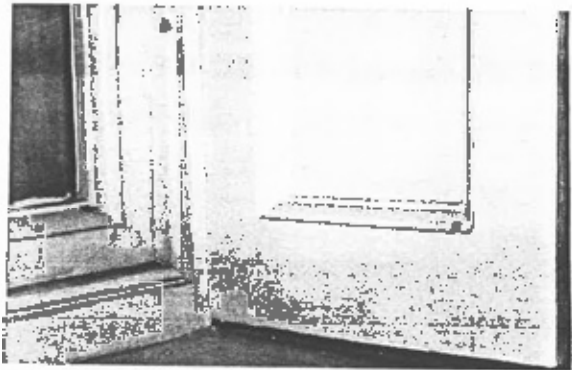




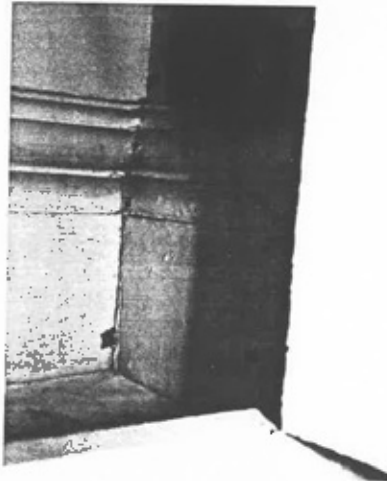
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Sample locations - G2

Shutter moulding - south-west corner



Dado face, skirting moulding and skirting riser - south-west window reveal (within cupboard)



1.4 Joinery

Paint samples were removed from several elements within the room:

- a Dado rail and face, skirting - south-east corner
- b Door architrave and door - south-west corner
- c Front door architrave
- d Shutter moulding - south window west wall
- e Dado rail and face, skirting - reveal of south window west wall (within window cupboard)

WT/2/7 - Door architrave



3 decs. white
 grey
 dark brown (grained dec ?)
 dark brown (grained dec ?)
 stripped traces of cream dec
 stripped
 wood

WT/3/10 - Shutter



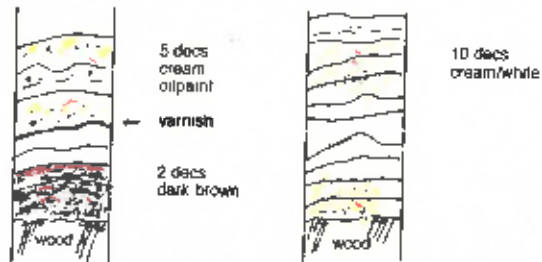
3 decs. white
 grey
 dark brown (grained dec ?)
 dark brown (grained dec ?)
 stripped paint residue 4/5 cream/white decs
 stripped

Conclusions

Examination of the samples revealed that most of the joinery had been thoroughly stripped prior to the application of the four decorations in mode:n whites. Some samples did retain traces of two earlier grained decorations (these grained decorations were identical to those found on the cornice). However it was apparent that the joinery had been stripped at an even earlier date prior to the application of grained decorations. The sample taken from the window shutter moulding, bore traces of several cream decorations which predate the grained decoration.

1.4 Joinery (continued)

Samples taken from window reveal (within cupboard)
WT/3/12 - Dado face WT/3/13 - Skirting



Conclusions:

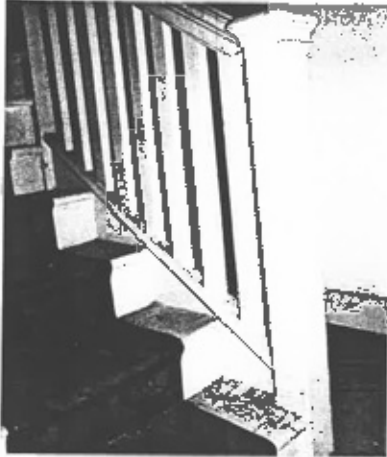
Samples taken from the dado and skirting of the window reveal concealed within the small cupboards showed a different strata pattern. Those taken from the dado rail and dado face had a build-up of about ten cream coloured decorations. There are no signs of stripping and these appear to be the early decorations applied to these elements.

The skirting sample bears a distinctive dark brown decoration at the earliest level. This decoration was repeated once. Above the brown decorations are five decorations in cream.

There are no signs of the grained decorations found on the dado and skirting in other areas of the room. Obviously the grained decoration post-dates the addition of the window cupboards.

2. Staircase to basement

General view of staircase to basement



Sample location - skirting



2. Staircase to basement

WT/5/21 - skirting moulding



- white
- cream
- brick red on grey w/c.
- grained decoration ?
(similar to second grained
decoration found in G2)
- green
- light green on
white w/c.
- brown dec.
(possibly grained)
- cream oilpaint
- cream oilpaint
- dark brown
- stripped

Conclusions

Paint samples removed from the staircase revealed that most of the earliest painted decorations had been stripped. Traces of early layers suggest that the staircase had been painted in a cream oilpaint with a dark brown skirting.



3. South-eastern window and door of Room E1

Door of Room E1





3. South-east window and door of Room B1

WT/6/25 - Window reveal



discoloured varnish
3 cream dacs
light green
brown dec
(possibly grained)
3 cream dacs
stripped

Conclusions

The door into Room B1 had been thoroughly stripped and bore only modern decorations. The window has been stripped but bears traces of early decorations in cream oilpaint.

4. Entrance Portico



General view of Portico



Inner ceiling of Portico

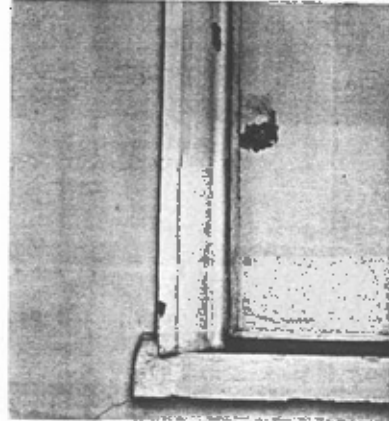


Sample locations - Portico

Rear wall and door architrave



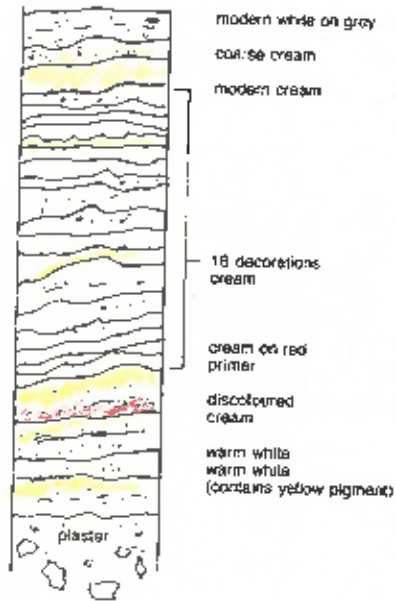
Window architrave - south



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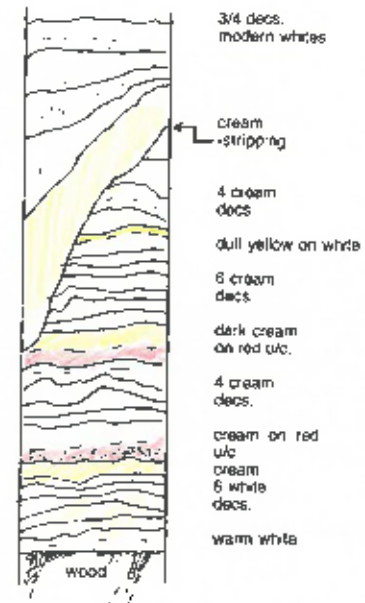
4. Portico

WT/9/04 - Inner rear wallface - portico



4. Portico (continued)

WT/10/07 - Door Architrave



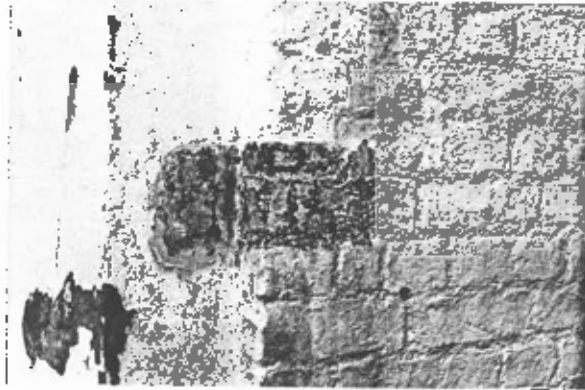
Conclusions

Samples from the inner rear wallface of the portico and the door architrave bear a heavy build-up of painted decorations. The earliest decoration on the wallface and the architrave is in a warm white oilpaint.



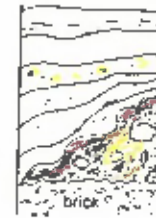
Sample location - Portico

Plaster and brick wall
- southern side of portico



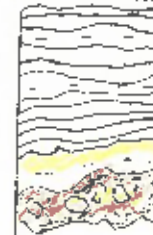
4. Portico (continued)

WT/7/27 - Paint finish on brick wall - southern side of portico



white on gray
white
transparent layer (pigmented)
white
white
golden brown layer:
- contains coarse particles

WT/7/28 - Plaster - south-west corner



11 - cream and
white decorations
cream on pink
golden brown layer
- contains coarse particles

substrate
missing

Conclusions

Samples were taken from plaster at the southern side of the portico and the brick wall did not show the heavy build-up of decorations found on the rear wall and architrave. The plaster and bricks both bore traces of a coarse golden brown layer. This is probably the layer identified during cleaning tests as a copperas based coating. Further research would be required to establish how this coating relates to the decorations applied to the main body of the Temple.



5. Eastern façade

General view of East elevation





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5. Eastern elevation

Samples were taken from the area adjacent to one of the cleaning easis (Test site 4).

WT/11/39 - Rear facade



white on grey L.C.
cream layer
golden brown layer
- contains coarse particles
brick mortar

Conclusions

The coarse golden brown layer found on the pilaster and brick wall of the portico was also present on the rear elevation. This layer was applied over the mortar and the bricks.

GENERAL CONCLUSIONS AND RECOMMENDATIONS

Interior

Research so far indicates that the joinery and ceiling of Room G2 was quite simply decorated. All of the joinery and the cornice was originally decorated in a cream/warm white oilpaint. The skirting was painted in a dark brown oilpaint. The use of pale stone colours and chocolate brown was a very common in the eighteenth century. The wallfaces require further research to establish if any of the finishes date from the eighteenth century. Further research could be carried out in G1 and G3 to establish their original decorations.

Samples taken from the staircase and the window of Room B1 indicate that the joinery in these areas was also given repeated decorations in warm white oilpaint with dark brown skirtings.

Exterior

Samples taken from the portico indicate the use of warm white oilpaint on the wallfaces and the joinery. Further research would be required to establish when the golden brown layer was applied to the exterior and how this relates to the decoration of the main facade.



APPENDIX F

COMPASS ARCHAEOLOGY, EVENTS AT THE TEMPLE, 2013.

CA Event no. WPEv008
HER no. To be assigned
NGR TQ 41837 87414 (centre)
Name / Title Evaluation at the Temple, Wanstead Park
Event / Activity Archaeological Intervention / Evaluation
Organisation Passmore Edwards Museum Service
External ref WT-TP92 (site code)
Description A 3m x 1m trench was excavated along the eastern edge of a depression said to be a backfilled pond within the Temple garden, identified via a resistivity survey. Its nature was confirmed and it was shown to have been backfilled in two phases during the 19th and 20th centuries. No indication of the pond having been lined or puddled was evident.
Dates 21/07/1992 - 24/07/1992 (between)
Contacts M Beasley - Passmore Edwards Museum Service
Sources / Archives (1) Unpublished document - M Beasley, *Evaluation at the Temple, Wanstead Park*, (1992)
Associated monuments WPM088

CA Event no. WPEv015
HER no. To be assigned
NGR TQ 41837 87414 (centre)
Name / Title The Temple Archaeological Investigation
Event / Activity Archaeological Intervention / Evaluation
Organisation Essex County Council Field Archaeology Unit
External ref 598 (contractor's ref no.)
 WPx398 (site code)
Description A total of six trenches were excavated during improvement works to the Temple and its surrounding area.
 Four trenches on the mound west of the Temple showed that it had changed little since its first creation. Two circular features were interpreted as flower beds and the gravel path was proved to have been narrower in the past.
 One trench to the north of the Temple located the north and west walls of an outbuilding that stood there till the 1950. No internal surfaces or partitions were observed.
 Another trench on the east side of the Temple investigated the relationship between the Temple and its north wing. No earlier surfaces or the Mo were recorded.
Dates 15/03/1998 - 25/03/1998 (between)
Contacts Ruairigh Dall - Essex County Council Field Archaeology Unit
Sources / Archives (1) Unpublished Document - Dale, R. *Archaeological Investigation of the Temple, Wanstead Park, Wanstead*, (1998)
Associated monuments WPM088



CA Event no. WPEv018
HER no. To be assigned
NGR TQ 41637 87414 (centre)
Name / Title The Temple Mound, Wandstead Park: An Evaluation
Event / Activity Archaeological Intervention / Evaluation
Organisation Lesley Howes Archaeological Services & Compass Archaeology
External ref WND01 (site code)
Description A total of four trenches were dug across the area of the mound built up against the 18th century Temple. The original edge of the mound was identified and several fragments of medieval Roman tile were identified.
Dates 01/03/2001 - 31/03/2001 (sometimes)
Contacts Lesley Howes - Lesley Howes Archaeological Services
G.Potter - Compass Archaeology
Sources / Archives (1) Serial - London Archaeological Round-up, (2001)
Associated monuments WPM096

CA Event no. WPEv020
HER no. To be assigned
NGR TQ 41637 87414 (centre)
Name / Title Backfilled pond and field next to Temple
Event / Activity Archaeological Intervention / Evaluation
Organisation Museum of London Archaeology Service
External ref TWN02 (site code)
Description Three trenches were dug to assess the survival of the form and nature of a backfilled pond in the field behind the Temple prior to its potential reinstatement. Two excavated in the pond revealed a brick slipway and pond-lining, dated to the 16th-19th century. A third, nearby, revealed the top of a possible wall, (originally interpreted as an ice-house), contemporary with the Temple also dated to the 16th century.
Dates 04/03/2002 - 08/03/2002 (between)
Contacts Sadie Watson - Museum of London Archaeology Service
Sources / Archives (1) Unpublished document - Watson, S. *Backfilled Pond and Field next to Temple, Wandstead Park: A report on the Evaluation*, (2002)
Associated monuments WPM099
WPM100



CA Event no.	WPEv033
HER no.	To be assigned
NGR	TQ 41614 87408 (centre)
Name / Title	Geophysical survey of the Temple Garden, Wanstead Park
Event / Activity	Survey / Geophysical survey / Ground penetrating radar
Organisation	Wanstead Park Community Project & West Essex Archaeological Group
External ref	
Description	A geophysical survey was conducted in the Temple Garden over a 37m square area prior to commencement of landscaping work. The survey identified potential Victorian flowerbeds and planting holes linked to the previous garden layout. Other features identified included a modern ceramic cable duct across the centre of the area and the foot of the mound onto which the temple is built.
Date	12/03/2012 (throughout)
Contact	Ralph Potter – Wanstead Parklands Community Project
Source / Archive	WEB http://www.wansteadpark.org.uk/en/heritage/compass-archaeology/updates/activities-of-the-temple-garden/
Associated monuments	VIPM058



APPENDIX G

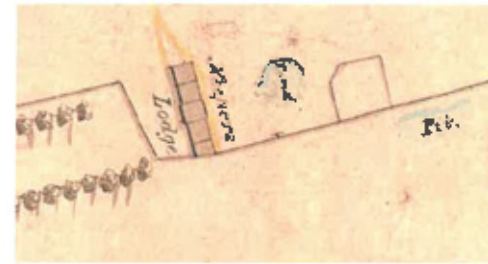
COMPASS ARCHAEOLOGY, STRATEGIC ASSESSMENT, 2013.

CA Gazetteer no.	WPM098
HER no.	ML090738
Debois no.	N/A
Name	The Temple
NGR	TQ 41829 87415
Spot height	18.48mOD
Administrative area	London Borough of Redbridge
Address	Wanstead Park, Wanstead, E11
Monument type	LODGE
Summary	A building of largely mid to late 18 th century date, which has had a variety of uses and which is still standing within the grounds of Wanstead Park.
Description	<p>The first cartographic depiction of the Temple is on Seeler's 1779 Map, where it is labelled as a 'Poultry House' (2). It is not known precisely when it was constructed, although was not depicted on Rocque's 1744-46 Map. It is clearly depicted on the 1813 Rough Plan (3) as a five-bay structure, and labelled 'Keepers Lodge'. This suggests that it was in use as accommodation for the keepers of the park.</p> <p>An evaluation at the Temple was undertaken by the Essex County Council Archaeological Field Unit in 1999 (WPEV015). This found that the mound in front of the Temple had changed little since its first construction. The walls of an outbuilding to the north of the Temple (the same which stood there until the 1950s) were also recorded (4).</p> <p>In 2001, Lesley Howe Archaeological Services undertook an evaluation, which uncovered the original edge of the mound (WPEV018) (5).</p> <p>Work on the Temple in 1997 uncovered interior party-structure pointing inside the roof space of the central block. This implies that this may have been an outside wall at one time. This suggests that either the central block was constructed on its own at first, or that the upper-storey of the Temple's wings were constructed at a later date than those of the ground-floor (6).</p> <p>The southern extension appears to have been added at some point between 1850 and 1863 (7).</p>

	<p>The building has a triangular pedimented Tuscan stone portico, and a pantile roof. It has a central doorway with a purlinated frieze and cornice, with one sash window either side of it (8).</p> <p>The Temple is constructed with an artificial mound to the front, so that the centre of the lower storey is hidden from the front. The discreetly hidden lower storey, approached from the rear, was presumably used by estate staff for utilitarian purposes, while the porticoed central section was intended as a feature of the landscape in association with the existing avenue of trees.</p>
Associated contacts	N/A
Sources & Archives	<ol style="list-style-type: none"> (1) Unpublished document - Compass Archaeology, Strategic Assessment and Conservation Measures for Wanstead Park, (2013). (2) Map - Seeler, L. A survey of Wanstead Park in Essex the Seal of the Rt Honble Earl Tinsley, (1779). ERO: D/DOR P58. (3) Map - Anonymous, Rough Plan of Wanstead Park, Highlands, and Stone Hill, (1813). ERO: D/DOR P20. (4) Unpublished document - Essex County Council Unit, The Temple: Archaeological Investigation, (1999). (5) Serial - Cath Maloney, 2002, London Archaeologist Fieldwork Round-Up 2001. (6) Monograph - Jeffrey, S. 'The Gardens of Wanstead House', in Myers, K (ed). The Gardens of Wanstead House: Proceedings of a Study Day held at the Temple, Wanstead Park, Greater London (1998). (7) Map - First Edition Ordnance Survey map, (1863). Redbridge Local Studies Library. (8) Listing text.
Designations	Listed Grade II
Associated events	N/A

Condition	Good – the building survives well. It is listed, and this should protect it from any unsympathetic developments.
Specific threats	No
Heritage value / significance	<p>HIGH</p> <p>Evidential – this is a surviving feature of the 16th century gardens.</p> <p>Aesthetic – this building is a focal point on the Park, and in Wanstead Park generally.</p> <p>Communal – this building houses a museum and shop, and is used for a variety of communal purposes.</p>
Future works / recommendations	Historic Building Assessment in the event of any alterations on the structure.

Images	<p>(a) Extract from <i>Rough Plan of Wanstead Park, Highlands, and Stone Hill</i>, (1813).</p> <p>(b) Extract from <i>Woolsey Estate, showing the different holdings in Wanstead Park</i> (1850).</p> <p>(c) Postcard of the <i>Keepers' Cottages, Wanstead Park LMA</i>.</p> <p>(d) Photo of the west front of the Temple facing east. Taken by Compass Archaeology, 01.03.2013.</p>
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(c)



(d)

CA Gazetteer no.	WPM099
HER no.	0622080000
Debois no.	A.7.04
Name	The Temple Pond
NGR	TQ 41864 87426
Spot height	14.42mOD (top) 13.02mOD (base)
Administrative area	London Borough of Redbridge
Address	Wanstead Park, Wanstead, E11
Monument type	POND
Summary	Mid to late 18 th century pond, associated with the Temple, and backfilled in the mid-19 th century.
Description	<p>A pond, to the north of the Temple (WPM098) is first depicted on Beertee's 1779 Map (2). It was presumably constructed alongside the Temple itself. It is shown in the same way on all subsequent maps up to and including the 1841 Tithe Map (3), after which it seems to have been backfilled.</p> <p>There is a circular depression in the area of the pond today, as was recorded by the Debois Survey (4).</p> <p>A resistivity survey was carried out by the Passmore Edwards Museum in 1992 in this area, and revealed an area of low resistance representing the area of the pond – a larger area than that indicated by the depression. There was also a small area of high resistance in the centre of this feature – probably representing the rubble-based infill of the pond. A small trench was excavated, which revealed the cut of the pond, plus evidence for its deliberate backfilling in the 19th century. There was also evidence for a secondary backfilling, in the 20th century, after a small depression left after the initial backfilling began to be filled with groundwater. There was no indication of any lining to the original pond, suggesting that it may have been fed by groundwater (5).</p>
Associated contacts	N/A

- | | |
|--------------------|---|
| Sources & Archives | <p>(1) Unpublished document - Compass Archaeology, Strategic Assessment and Conservation Measures for Winsted Park, (2013).</p> <p>(2) Map - Beeley, L. A survey of Winsted Park in Essex the Seal of the Rt Honble Earl Talley. (1779), ERO: DDDOw P59.</p> <p>(3) Map - Winsted 7thc Map. (1841), ERO DICT 384B.</p> <p>(4) Unpublished document - Debole Landscape Survey Group, Winsted Park: A Survey of the Landscape, (1990).</p> <p>(5) Bentley, Evaluation at the Temple, Winsted Park, WT-TF-02, Passmore Edwards Museum, (1992).</p> |
|--------------------|---|

Designations	N/A
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Associated events	N/A
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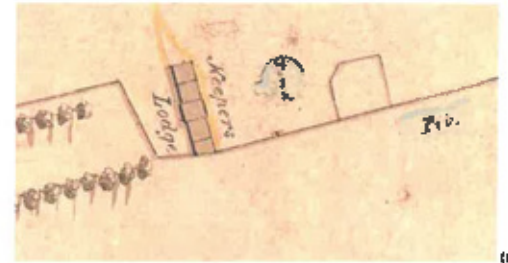
Condition	Medium to Poor - some remains appear to survive below-ground, particularly relating to its backfilling, and its depression is obvious.
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Specific threats	No
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Heritage value / significance	LCHW Evidential - It is evidence for an 18 th century garden feature.
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Future works / recommendations	N/A
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- | | |
|--------|--|
| Images | <p>(a) Extract from Rough Plan of Winsted Park, Highlands and Stone Hill, (1813).</p> <p>(b) Photo of the Temple Pond, looking towards the Temple. Taken by Compass Archaeology, 01.06.2013.</p> |
|--------|--|



(a)



(b)

CA Gazetteer no.	WPM100
HER no.	To be assigned
Debois no.	N/A
Name	Well near Temple
NGR	TQ 41667 87422
Spot height	13.79mOD
Administrative area	London Borough of Redbridge
Address	Wanstead Park, Wanstead, E11
Monument type	WELL
Summary	Probable 18 th century domed brick well, uncovered in an archaeological evaluation to the east of the Temple.
Description	<p>An archaeological evaluation near the Temple, undertaken by MoLA in 2002, uncovered the remains of a circular domed brick structure, c. 2.6m in diameter, and capped with a large, circular, stone slab. Brick samples taken from the structure were dated to the 15th / 16th century (2).</p> <p>It was originally suggested that this structure was an lighthouse, however it seems more likely (based on the structure's general form, its proximity to the pond, and its proximity to the Temple) that it functioned as a well. This is likely to have been excavated deep into the gravels, and provided water for the Temple when it first functioned as the Keeper's Lodge.</p> <p>At a later date, the structure appears to have been reused as a soakaway, and a modern ceramic drainpipe was inserted into the northern part of the structure.</p> <p>Although it is not depicted on any historic maps, it seems likely that it was constructed alongside the Temple, i.e. by 1779 (WPM068). It is equally unclear when it may have gone out of use, but it may possibly have been in the mid-19th century when the nearby pond (WPM099) was backfilled, although this is purely conjectural.</p>
Associated contacts	N/A
Sources & Archives	(1) Unpublished document - Compass Archaeology, Strategic Assessment and Conservation Measures for Wanstead Park, 2013.

Designations	N/A
Associated events	WPEv020
Condition	Good - It survives very well below ground.
Specific threats	No
Heritage value / significance	MEDIUM Evidential - this is a probable 16 th century feature.
Future works / recommendations	N/A
Images	(a) Photograph of the well in excavation, from MoLA, 2002, Backfilled Pond and Field next to the Temple: A Report on the Evaluation.



(a)



APPENDIX H

HOCKLEY & DAWSON, WANSTEAD TEMPLE: LOWER GROUND FLOOR CEILINGS. 2018.

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Wanstead Temple
Lower Ground Floor Ceilings

20084

Outline.

A portion of lower ground floor ceiling plaster has failed leaving lathe exposed.



Area of fallen plaster.

Description

The ceilings are lime plaster with some hair on riven lathes fixed to the soffit of the common joists.

Common joists span approximately 2500mm to principal beams with a 4200mm span.

New joists were noted to be paired with apparently original joists which no longer perform any structural function with no significant bearing or structural connection. Joist have a batten to their soffits to make up the difference in depth between the beams and joists.



Floor Detail.

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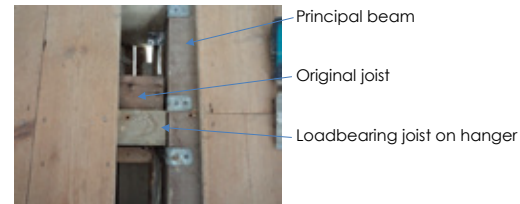


Lathes were noted to be riven and to be 30 mm x 5mm at approximately 40 mm c/c with 25 mm of plaster.

The floors were noted to have a significant bounce when dynamically loaded.

The ceilings to the lower ground floor generally exhibit apparently random cracking.

Upper ground floor ceilings appear to be sound with very minor cracking.



Floor construction



Variable key to plaster ceiling viewed from above.

Plaster key.



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Discussion.

When checked by calculation the floors are adequate but on the limit of recommended deflection with a domestic imposed load (1.5 kN/m²).

The plaster key, where inspected, appears rather variable and in some instances minimal.

The plaster samples taken from the ceiling appear to be consistent in texture and strength but have not been laboratory tested.

Conclusions.

It would appear that the floor structure has a deflection limited by imposed load capacity that may be exceeded on occasion, combined with a variable key to the lathe and plaster.

It is suspected that this combination has, over time, caused the failure of the plaster key and eventually the loss of an area of ceiling.

Given that these conditions appear to be consistent to the lower ground floor and cracking is evident to all ceilings at lower ground floor level it is possible that further failure may ensue if excessive deflections occur to the floor structure.

Recommendations

We would therefore suggest the following be considered:

1. Strictly control the loading to the Upper Ground floor so as not to exceed the 1.5 kN/m² imposed limit. This would allow, with a factor of safety for massing, 26 people in the larger rooms and 18 in the central room at first floor level.
2. Repair defective section with wider spaced lathes to give more consistent key. The lathes should not be in contact with the adjacent lathe and a 10 mm gap is suggested. This will not be constant with a riven lathe.

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3. Monitor extent of existing cracking to remaining plaster with discrete markings. The cracks can be monitored with a discrete pencil marks at their ends. Monitoring should be carried out weekly and any significant extension in the cracking immediate notified. Unless the cracking shows an active increase, the rooms are considered safe to be used. Should be cracking become active the rooms should not be used until they are further inspected.
4. Should cracking extend or plaster become live replacement of the ceilings will need to be considered or over-boarding with plasterboard as a temporary measure. The failure in the system appears to be with the plaster/lathe key. The structure is adequate for an imposed load of 1.5 kN/m².

Hockley & Dawson
June 2018

Rev A – Clarification added.



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Calculations to check floor structure

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LOADINGS

	Dead	Live	Total
Timber Floor			
Boards	0.13 kN/m ²		
Joists	0.15 kN/m ²		
Plaster	0.15 kN/m ²		
Imposed-Floor		1.50 kN/m ²	
	0.40 kN/m²	1.50 kN/m²	1.90

kN/m²

CHECK PRINCIPAL BEAMS

Span = L = 4210mm

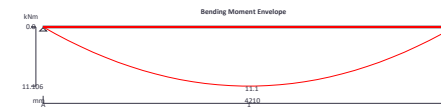
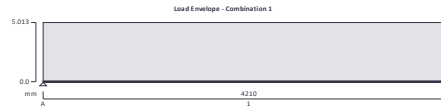
Loadings

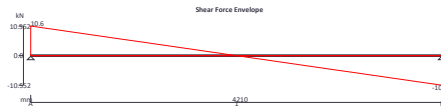
Floor_{DEAD} = TimberFloor_{DEAD} × 5m / 2 = **1.00 kN/m**

Floor_{LIVE} = TimberFloor_{LIVE} × 5m / 2 = **3.75 kN/m**

TIMBER BEAM ANALYSIS & DESIGN TO BS5268-2:2002

TEDDS calculation version 1.7.01





Applied loading

Beam loads

Dead self weight of beam x 1
 Dead full UDL 1.000 kN/m
 Imposed full UDL 3.750 kN/m

Load combinations

Load combination 1	Support A	Dead x
1.00		Imposed
x 1.00	Span 1	Dead x
1.00		Imposed
x 1.00	Support B	Dead x
1.00		Imposed
x 1.00		

Analysis results

Maximum moment	$M_{max} = 11.106$ kNm	$M_{min} =$
Design moment	$M = \max(\text{abs}(M_{max}), \text{abs}(M_{min})) = 11.106$ kNm	
Maximum shear	$F_{max} = 10.552$ kN	$F_{min} = -$
Design shear	$F = \max(\text{abs}(F_{max}), \text{abs}(F_{min})) = 10.552$ kN	
Total load on beam	$W_{tot} = 21.104$ kN	
Reactions at support A	$R_{A,max} = 10.552$ kN	$R_{A,min} =$
Unfactored dead load reaction at support A		$R_{A,Dead} =$
Unfactored imposed load reaction at support A		$R_{A,Imposed} =$
		$= 7.894$ kN

Reactions at support B	$R_{B,max} = 10.552$ kN	$R_{B,min} =$
Unfactored dead load reaction at support B		$R_{B,Dead} =$
Unfactored imposed load reaction at support B		$R_{B,Imposed} =$
	$= 7.894$ kN	



Timber section details

Breadth of sections	$b = 290$ mm
Depth of sections	$h = 220$ mm
Number of sections in member	$N = 1$
Overall breadth of member	$b_0 = N \times b = 290$ mm
Timber strength class	C24

Member details

Service class of timber	1
Load duration	Long term
Length of span	$L_1 = 4210$ mm
Length of bearing	$L_2 = 100$ mm

Section properties

Cross sectional area of member	$A = N \times b \times h = 63800$ mm ²
Section modulus	$Z_x = N \times b \times h^2 / 6 = 2339333$ mm ³
Second moment of area	$Z_y = h \times (N \times b)^2 / 6 = 3083667$ mm ³
	$I_x = N \times b \times h^3 / 12 = 257326667$ mm ⁴
	$I_y = h \times (N \times b)^3 / 12 = 447131667$ mm ⁴
Radius of gyration	$i_x = \sqrt{I_x / A} = 63.5$ mm
	$i_y = \sqrt{I_y / A} = 83.7$ mm

Modification factors

Duration of loading - Table 17	$K_3 = 1.00$
Bearing stress - Table 18	$K_4 = 1.00$
Total depth of member - cl.2.10.6	$K_7 = (300 \text{ mm} / h)^{0.11} = 1.03$
Load sharing - cl.2.9	$K_8 = 1.00$

Lateral support - cl.2.10.8

No lateral support	
Permissible depth-to-breadth ratio - Table 19	2.00



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Actual depth-to-breadth ratio $h / (N \times b) = 0.76$
PASS - Lateral support is adequate

Compression perpendicular to grain
 Permissible bearing stress (no wane) $\sigma_{c,adm} = \sigma_{cp1} \times K_3 \times K_4 \times K_8 = 2.400$ N/mm²
 Applied bearing stress $\sigma_{c,a} = R_{A,max} / (N \times b \times L_b) = 0.364$ N/mm²
 $\sigma_{c,a} / \sigma_{c,adm} = 0.152$

PASS - Applied compressive stress is less than permissible compressive stress at bearing

Bending parallel to grain
 Permissible bending stress $\sigma_{m,adm} = \sigma_m \times K_3 \times K_7 \times K_8 = 7.760$ N/mm²
 Applied bending stress $\sigma_{m,a} = M / Z_x = 4.747$ N/mm²
 $\sigma_{m,a} / \sigma_{m,adm} = 0.612$

PASS - Applied bending stress is less than permissible bending stress

Shear parallel to grain
 Permissible shear stress $\tau_{adm} = \tau \times K_3 \times K_8 = 0.710$ N/mm²
 Applied shear stress $\tau_a = 3 \times F / (2 \times A) = 0.248$ N/mm²
 $\tau_a / \tau_{adm} = 0.349$

PASS - Applied shear stress is less than permissible shear stress

Deflection
 Modulus of elasticity for deflection $E = E_{min} = 7200$ N/mm²
 Permissible deflection $\delta_{adm} = \min(0.551 \text{ in}, 0.003 \times L_1) = 12.630$ mm
 Bending deflection $\delta_{b,s1} = 11.067$ mm
 Shear deflection $\delta_{v,s1} = 0.464$ mm
 Total deflection $\delta_a = \delta_{b,s1} + \delta_{v,s1} = 11.531$ mm
 $\delta_a / \delta_{adm} = 0.913$

PASS - Total deflection is less than permissible deflection

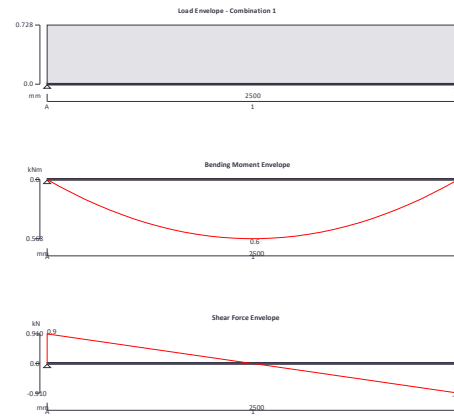
CHECK JOISTS

Span = L = 4210mm
 Centers = 350mm
 Loadings
 Floor_{DEAD} = TimberFloor_{DEAD} × Centers = 0.14 kN/m
 Floor_{LIVE} = TimberFloor_{LIVE} × Centers = 0.53 kN/m

TIMBER BEAM ANALYSIS & DESIGN TO BS5268-2:2002

TEDDS calculation version 1.7.01

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Applied loading

Beam loads

Dead self weight of beam × 1
 Dead full UDL 0.140 kN/m
 Imposed full UDL 0.530 kN/m

Load combinations

Load combination	Support A	Support B
1.00	Dead × Imposed	Dead × Imposed
× 1.00		
1.00	Span 1	Dead × Imposed
× 1.00		
1.00	Support B	Dead × Imposed
× 1.00		



Analysis results

Maximum moment 0.000 kNm	$M_{max} = 0.568$ kNm	$M_{min} =$
Design moment kNm	$M = \max(\text{abs}(M_{max}), \text{abs}(M_{min})) = 0.568$	
Maximum shear 0.910 kN	$F_{max} = 0.910$ kN	$F_{min} = -$
Design shear	$F = \max(\text{abs}(F_{max}), \text{abs}(F_{min})) = 0.910$ kN	
Total load on beam	$W_{tot} = 1.819$ kN	
Reactions at support A 0.910 kN	$R_{A,max} = 0.910$ kN	$R_{A,min} =$
Unfactored dead load reaction at support A 0.247 kN		$R_{A,Dead} =$
Unfactored imposed load reaction at support A = 0.663 kN		$R_{A,Imposed} =$
Reactions at support B 0.910 kN	$R_{B,max} = 0.910$ kN	$R_{B,min} =$
Unfactored dead load reaction at support B 0.247 kN		$R_{B,Dead} =$
Unfactored imposed load reaction at support B = 0.663 kN		$R_{B,Imposed} =$



Timber section details

Breadth of sections	$b = 70$ mm
Depth of sections	$h = 200$ mm
Number of sections in member	$N = 1$
Overall breadth of member	$b_b = N \times b = 70$ mm
Timber strength class	C24

Member details

Service class of timber	1
Load duration	Long term
Length of span	$L_{s1} = 2500$ mm
Length of bearing	$L_b = 100$ mm

Section properties

Cross sectional area of member	$A = N \times b \times h = 14000$ mm ²
Section modulus	$Z_x = N \times b \times h^2 / 6 = 466667$ mm ³
	$Z_y = h \times (N \times b)^2 / 6 = 163333$ mm ³
Second moment of area	$I_x = N \times b \times h^3 / 12 = 4666667$ mm ⁴
	$I_y = h \times (N \times b)^3 / 12 = 5716667$ mm ⁴
Radius of gyration	$i_x = \sqrt{I_x / A} = 57.7$ mm
	$i_y = \sqrt{I_y / A} = 20.2$ mm

Modification factors

Duration of loading - Table 17	$K_3 = 1.00$
Bearing stress - Table 18	$K_4 = 1.00$
Total depth of member - cl.2.10.6	$K_7 = (300 \text{ mm} / h)^{0.11} = 1.05$
Load sharing - cl.2.9	$K_8 = 1.00$

Lateral support - cl.2.10.8

Ends held in position		3.00
Permissible depth-to-breadth ratio - Table 19		
Actual depth-to-breadth ratio	$h / (N \times b) = 2.86$	
	PASS - Lateral support is adequate	

Compression perpendicular to grain

Permissible bearing stress (no wane) N/mm ²	$\sigma_{c,adm} = \sigma_{cp1} \times K_3 \times K_4 \times K_8 = 2.400$
Applied bearing stress N/mm ²	$\sigma_{c,a} = R_{A,max} / (N \times b \times L_b) = 0.130$
	$\sigma_{c,a} / \sigma_{c,adm} = 0.054$

PASS - Applied compressive stress is less than permissible compressive stress at bearing

Bending parallel to grain

Permissible bending stress	$\sigma_{m,adm} = \sigma_m \times K_3 \times K_7 \times K_8 = 7.842$ N/mm ²
Applied bending stress	$\sigma_{m,a} = M / Z_x = 1.218$ N/mm ²
	$\sigma_{m,a} / \sigma_{m,adm} = 0.155$

PASS - Applied bending stress is less than permissible bending stress

Shear parallel to grain

Permissible shear stress	$\tau_{adm} = \tau \times K_3 \times K_8 = 0.710$ N/mm ²
Applied shear stress	$\tau_a = 3 \times F / (2 \times A) = 0.097$ N/mm ²
	$\tau_a / \tau_{adm} = 0.137$

PASS - Applied shear stress is less than permissible shear stress

Deflection

Modulus of elasticity for deflection	$E = E_{min} = 7200$ N/mm ²
--------------------------------------	--



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Permissible deflection $\delta_{adm} = \min(0.551 \text{ in}, 0.003 \times L_1) = 7.500$
mm
Bending deflection $\delta_{b,s1} = 1.102$ mm
Shear deflection $\delta_{v,s1} = 0.108$ mm
Total deflection $\delta_a = \delta_{b,s1} + \delta_{v,s1} = 1.210$ mm
 $\delta_a / \delta_{adm} = 0.161$

PASS - Total deflection is less than permissible deflection



APPENDIX I

HUNTLEY CARTWRIGHT, THE TEMPLE, WANSTEAD PARK, COST ESTIMATE FOR OPTION IN CMP, 2023



THE TEMPLE, WANSTEAD PARK
COST ESTIMATE Nr.1 rev 1

prepared for
CITY OF LONDON CORPORATION

26th July 2023

prepared by

Huntley Cartwright
Chartered Quantity Surveyors
Harestone Valley Road
Caterham
Surrey
CR3 6HY
Tel 01883 347004



THE TEMPLE, WANSTEAD PARK
COST ESTIMATE NR 1 rev 1

26th July 2023

1 THE BASIS OF THE ESTIMATE

- 1.1 The purpose of the estimate is to provide indicative costs for three fitout options.
- 1.2 The estimate has been based on the following information
Purcell Conservation Management Plan issue 01 March 2023
- 1.3 Assumptions
The information is at a very early stage. The costs are indicative and will depend on the design and specification. Scale drawings where not provided for the Keepers lodges, surrounding landscape or garages. Areas for these spaces have been interpolated from Google Earth.
- 1.4 Inflation
The rates contained within the estimate are current as of the 3rd Quarter 2023
No allowance has been made for inflation. This will depend on the start and completion date for the works.
- 1.5 Exclusions
The following has been excluded from the Estimate at this time;
Works to building envelope
Sprinkler/fire mist systems
Upgrading electrical supply for lift
Decanting exhibition/interpretation displays
Cutlery, crockery, linen, soft furnishings, small kitchen appliances etc
Furniture
Adjustment/diversion of any existing services
City of London Corporation's internal costs
City of London Corporation's building insurance
Legal Fees
VAT
- 1.6 Document issues

Version	Date	Comments	Name
1	24.7.23	Issued for comment	KMR
1 rev 1	26.7.23	Issued for comment	KMR



THE TEMPLE, WANSTEAD PARK
COST ESTIMATE NR 1 rev 1



26th July 2023

WORKS - OPTION 1 THE TEMPLE

NR	Description	Qty	Unit	Rate (£)	Total (£)
0	FACILITATING WORKS AND BUILDING WORKS				
0.1	Facilitating works				
	Strip out existing kitchen	1	item	500.00	500.00
	Remove existing floor finishes	206	m2	15.00	3,090.00
	Remove existing fittings	1	item	500.00	500.00
	Remove existing tiling and splash backs to toilets	1	item	500.00	500.00
	Remove existing partitions	33	m2	50.00	1,650.00
	Remove existing toilet cubicles	6	m	50.00	300.00
	Allowance for taking up and refixing floorboards for services	118	m2	40.00	4,720.00
	Cleaning debris within floor voids	118	m2	15.00	1,770.00
	Allowance for temporary boarding to floors	118	m2	25.00	2,950.00
	Make good ceiling where partitions removed	12	m	150.00	1,800.00
	Make good walls where partitions removed	25	m	100.00	2,500.00
	Remove existing window	2	nr	100.00	200.00
	Adjust window opening to form new door opening	3	nr	1,000.00	3,000.00
	New internal door opening	1	nr	1,000.00	1,000.00
	<i>No allowance for removing existing displays/furniture</i>				
				SUBTOTAL	24,480.00
1	SUBSTRUCTURE				
1.1	Substructure				
	Lift pit:				
	saw cut slab	7	m	300.00	2,100.00
	break out concrete	3	m2	200.00	600.00
	excavations	2	m3	500.00	1,000.00
	disposal	2	m3	500.00	1,000.00
	blinding	1	m3	500.00	500.00
	reinforced concrete slab	1	m3	1,000.00	1,000.00

THE TEMPLE, WANSTEAD PARK
COST ESTIMATE NR 1 rev 1



26th July 2023

WORKS - OPTION 1 THE TEMPLE

NR	Description	Qty	Unit	Rate (£)	Total (£)
	reinforced concrete walls below ground	1	m3	800.00	800.00
	DPM	3	m2	10.00	30.00
	formwork to walls	4	m2	50.00	200.00
	doweling to existing slab	7	nr	20.00	140.00
	making good existing slab	1	item	1,000.00	1,000.00
	allowance for underpinning to existing walls due to lift pit	5	m	2,000.00	10,000.00
				SUBTOTAL	18,370.00
2	SUPERSTRUCTURE				
2.1	Frame				
				SUBTOTAL	-
2.2	Upper floors				
	Forming opening through ground floor and ceiling for lift:				
	remove floor boards	6	m2	25.00	150.00
	remove ceiling	6	m2	25.00	150.00
	remove joists	10	nr	100.00	1,000.00
	steel trimmer for joists	4	m	500.00	2,000.00
	padstones for steel trimmer	4	nr	250.00	1,000.00
	timber bolted to trimmer	4	m	250.00	1,000.00
	fixing joist ends to trimmer	10	nr	50.00	500.00
	temporary support	1	item	1,000.00	1,000.00
				SUBTOTAL	6,800.00
2.3	Roof				
	<i>No allowance for loft insulation</i>				
				SUBTOTAL	-
2.4	Stairs and ramps				
	Renew finishes	2	nr	1,000.00	2,000.00
				SUBTOTAL	2,000.00



THE TEMPLE, WANSTEAD PARK
COST ESTIMATE NR 1 rev 1



26th July 2023

WORKS - OPTION 1 THE TEMPLE

NR	Description	Qty	Unit	Rate (£)	Total (£)
2.5	External walls				
	Draught lobby glazing between portico columns	23	m2	3,000.00	69,000.00
	Electric operation of doors	1	item	10,000.00	10,000.00
				SUBTOTAL	79,000.00
2.6	Windows and external doors				
	<i>No works to existing windows, shutters, window surrounds and doors assume covered in condition survey</i>				
	Secondary glazing	25	m2	500.00	12,500.00
	New external door	1	nr	2,500.00	2,500.00
				SUBTOTAL	15,000.00
2.7	Internal walls and partitions				
	Lift shaft: new wall to form lift lobby and shaft	24	m2	250.00	6,000.00
	lifting beam	1	item	1,000.00	1,000.00
	tying external walls to existing	10	m	150.00	1,500.00
				SUBTOTAL	8,500.00
2.8	Internal doors				
	<i>No works to existing doors assume covered in condition survey. Assume fire rated</i>				
	New door to new partition	2	nr	2,000.00	4,000.00
	<i>Note, existing door openings are unlikely to be suitable for wheel chair access</i>				
				SUBTOTAL	4,000.00

THE TEMPLE, WANSTEAD PARK
COST ESTIMATE NR 1 rev 1



26th July 2023

WORKS - OPTION 1 THE TEMPLE

NR	Description	Qty	Unit	Rate (£)	Total (£)
3	FINISHES				
3.1	Wall finishes				
	Decorations	599	m2	25.00	14,975.00
	Decorations to dado rail	18	m	10.00	180.00
	Decorations to skirtings	215	m	10.00	2,150.00
	Allowance for tiling to wcs up to 2m	55	m2	200.00	11,000.00
	Allowance for paint finish to wcs above 2m	13	m2	25.00	325.00
	Painting lift shaft	10	m2	25.00	250.00
	Plaster and paint to outside face of lift shaft	10	m2	225.00	2,250.00
	Window surrounds		m	50.00	
				SUBTOTAL	31,130.00
3.2	Floor finishes				
	Levelling screed to lower ground	118	m2	20.00	2,360.00
	less lift shaft	-3	m2	20.00	- 60.00
	Lower ground exhibition/event/shop spaces	89	m2	150.00	13,350.00
	less lift shaft	-3	m2	150.00	- 450.00
	Ground exhibition/event/shop spaces	89	m2	60.00	5,340.00
	less lift shaft	-3	m2	60.00	- 180.00
	Covering to brick floor	8	m2	35.00	280.00
	Vinyl to wcs	23	m2	50.00	1,150.00
	Floor paint to external accessed room on lower ground	4	m2	50.00	200.00
				SUBTOTAL	21,990.00



THE TEMPLE, WANSTEAD PARK
COST ESTIMATE NR 1 rev 1



26th July 2023

WORKS - OPTION 1 THE TEMPLE

NR	Description	Qty	Unit	Rate (£)	Total (£)
3.3	Ceiling finishes				
	Decorations	216	m2	25.00	5,400.00
	less lift shaft	-6	m2	25.00	- 150.00
	Top to lift shaft	3	m2	300.00	900.00
	Decorate cornice	18	m	35.00	630.00
	Decorating timber purlins	15	m2	25.00	375.00
	Decorating ceiling in wcs	23	m2	25.00	575.00
				SUBTOTAL	7,730.00
4	FITTINGS, FURNISHINGS AND EQUIPMENT				
4.1	Fittings, furnishings and equipment				
	Allowance for shop fitout				Excluded
	Exhibition/events fitout				Excluded
				SUBTOTAL	-
5	SERVICES				
5.1	Sanitary installations				
	Strip out existing	1	item	2,000.00	2,000.00
	WC	3	nr	700.00	2,100.00
	Basin	3	nr	300.00	900.00
	Tap	3	nr	200.00	600.00
	Hand drier	3	nr	600.00	1,800.00
	Soap dispenser	3	nr	300.00	900.00
	Bin	3	nr	250.00	750.00
	Sanitary bin				by others
	Hook	3	nr	20.00	60.00

THE TEMPLE, WANSTEAD PARK
COST ESTIMATE NR 1 rev 1



26th July 2023

WORKS - OPTION 1 THE TEMPLE

NR	Description	Qty	Unit	Rate (£)	Total (£)
	Toilet tissue dispenser	3	nr	350.00	1,050.00
	Mirror	3	nr	100.00	300.00
	Cubicles	3	nr	1,000.00	3,000.00
	Cistern casings	3	nr	700.00	2,100.00
				SUBTOTAL	15,560.00
5.2	Mechanical and public health services				
	Provision of fully co-ordinated installation, working and builders work drawings prior to installation	1	item	2,000.00	2,000.00
	Strip out existing	243	m2	25.00	6,075.00
	Heat source	1	item	20,000.00	20,000.00
	LTHW heating	243	m2	75.00	18,225.00
	Connecting to hot water	3	points	300.00	900.00
	Connecting to cold water	6	points	300.00	1,800.00
	Connecting to drainage	6	points	300.00	1,800.00
	Thermal insulation of pipework	243	m2	15.00	3,645.00
	Soil stacks - assume connecting into existing	0	nr		-
	MVHR system to wcs	1	item	10,000.00	10,000.00
	Automatic controls	243	m2	25.00	6,075.00
	Testing, commissioning and training		5.00%		3,526.00
	Samples	0	item		-
	Builderswork		5.00%		3,500.00
	Working drawings, record drawings, maintenance manuals etc		5.00%		3,500.00
	Domestic sub-contractor's preliminaries	1	item	1,000.00	1,000.00
	Maintenance during defects period 12 months	1	item	600.00	600.00



THE TEMPLE, WANSTEAD PARK
COST ESTIMATE NR 1 rev 1



26th July 2023

WORKS - OPTION 1 THE TEMPLE

NR	Description	Qty	Unit	Rate (£)	Total (£)
	12 months routine maintenance	1	item	600.00	600.00
	Main Contractor's discount (1/39th)				2,100.00
	Allowance for Main Contractor's general and special attendance on domestic sub-contractor		5.00%		4,300.00
				SUBTOTAL	89,646.00
5.3	Electrical services				
	Provision of fully co-ordinated installation, working and builders work drawings prior to installation	1	item	2,000.00	2,000.00
	Strip out existing	20	m2	25.00	500.00
	Mains and sub mains switchgear and distribution	243	m2	20.00	4,860.00
	Power for mechanical plant	243	m2	15.00	3,645.00
	LV power	243	m2	35.00	8,505.00
	Earthing and bonding	243	m2	3.00	729.00
	Data	243	m2	35.00	8,505.00
	Lighting	243	m2	150.00	36,450.00
	Lift shaft lighting	1	item	500.00	500.00
	Security	243	m2	50.00	12,150.00
	Fire detection and alarms	243	m2	25.00	6,075.00
	UPS system	1	item	5,000.00	5,000.00
	Testing, commissioning and training		5.00%		4,195.95
	Samples	0	item		-
	Builderswork		5.00%		4,200.00
	Working drawings, record drawings, maintenance manuals etc		5.00%		4,200.00
	Domestic sub-contractor's preliminaries	1	item	1,000.00	1,000.00

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Option 1 temple

THE TEMPLE, WANSTEAD PARK
COST ESTIMATE NR 1 rev 1



26th July 2023

WORKS - OPTION 1 THE TEMPLE

NR	Description	Qty	Unit	Rate (£)	Total (£)
	Maintenance during defects period 12 months	1	item	600.00	600.00
	12 months routine maintenance	1	item	600.00	600.00
	Main Contractor's discount (1/39th)				2,700.00
	Allowance for Main Contractor's general and special attendance on domestic sub-contractor		5.00%		5,300.00
				SUBTOTAL	111,714.95
5.10	Lift and conveyor installations/systems				
	Lift	1	item	90,000.00	90,000.00
	Builderswork		5.00%		4,500.00
	Domestic sub-contractor's preliminaries		item		included
	Maintenance during defects period 12 months		item		included
	12 months routine maintenance		item		included
	Main Contractor's discount (1/39th)				2,400.00
	Allowance for Main Contractor's general and special attendance on domestic sub-contractor		5.00%		4,800.00
	Scaffold to lift shaft	1	item	1,000.00	1,000.00
				SUBTOTAL	102,700.00
6	PREFABRICATED BUILDINGS AND BUILDING UNITS				
				SUBTOTAL	-
7	WORK TO EXISTING BUILDINGS				
				SUBTOTAL	-
8	EXTERNAL WORKS				
8.1	Site preparation works				
				SUBTOTAL	-

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Option 1 temple



THE TEMPLE, WANSTEAD PARK
COST ESTIMATE NR 1 rev 1



26th July 2023

WORKS - OPTION 1 THE TEMPLE

NR	Description	Qty	Unit	Rate (£)	Total (£)
8.2	Roads, paths and pavings				
				SUBTOTAL	-
8.3	Soft landscaping, planting and irrigation systems				
				SUBTOTAL	-
8.4	Fencing, railings and equipment				
				SUBTOTAL	-
8.5	Site/street, furniture and equipment				
				SUBTOTAL	-
8.6	External drainage				
	Drainage to pit	1	item	5,000.00	5,000.00
				SUBTOTAL	5,000.00
8.7	External services				
	No allowance for upgrading supply for lift				
				SUBTOTAL	-

	TO SUMMARY				543,620.95
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THE TEMPLE, WANSTEAD PARK
COST ESTIMATE NR 1 rev 1



26th July 2023

WORKS - OPTION 2 THE TEMPLE

NR	Description	Qty	Unit	Rate (£)	Total (£)
0	FACILITATING WORKS AND BUILDING WORKS				
0.1	Facilitating works				
	Strip out existing kitchen	1	item	500.00	500.00
	Remove existing floor finishes	206	m2	15.00	3,090.00
	Remove existing fittings	1	item	500.00	500.00
	Remove existing tiling and splash backs to toilets	1	item	500.00	500.00
	Remove existing partitions	33	m2	50.00	1,650.00
	Remove existing toilet cubicles	6	m	50.00	300.00
	Allowance for taking up and refixing floorboards for services	118	m2	40.00	4,720.00
	Cleaning debris within floor voids	118	m2	15.00	1,770.00
	Allowance for temporary boarding to floors	118	m2	25.00	2,950.00
	Make good ceiling where partitions removed	12	m	150.00	1,800.00
	Make good walls where partitions removed	25	m	100.00	2,500.00
	Remove existing window	2	nr	100.00	200.00
	Adjust window opening to form new door opening	3	nr	1,000.00	3,000.00
	New internal door opening	2	nr	1,000.00	2,000.00
	No allowance for removing existing displays/furniture				
				SUBTOTAL	25,480.00
1	SUBSTRUCTURE				
1.1	Substructure				
	Lift pit:				
	saw cut slab	7	m	300.00	2,100.00
	break out concrete	3	m2	200.00	600.00
	excavations	2	m3	500.00	1,000.00
	disposal	2	m3	500.00	1,000.00
	blinding	1	m3	500.00	500.00
	reinforced concrete slab	1	m3	1,000.00	1,000.00
	reinforced concrete walls below ground	1	m3	800.00	800.00
	DPM	3	m2	10.00	30.00
	formwork to walls	4	m2	50.00	200.00



THE TEMPLE, WANSTEAD PARK
COST ESTIMATE NR 1 rev 1



26th July 2023

WORKS - OPTION 2 THE TEMPLE

NR	Description	Qty	Unit	Rate (£)	Total (£)
	doweling to existing slab	7	nr	20.00	140.00
	making good existing slab	1	item	1,000.00	1,000.00
	allowance for underpinning to existing walls due to lift pit	5	m	2,000.00	10,000.00
				SUBTOTAL	18,370.00
2	SUPERSTRUCTURE				
2.1	Frame				
				SUBTOTAL	-
2.2	Upper floors				
	Forming opening through ground floor and ceiling for lift:				
	remove floor boards	6	m2	25.00	150.00
	remove ceiling	6	m2	25.00	150.00
	remove joists	10	nr	100.00	1,000.00
	steel trimmer for joists	4	m	500.00	2,000.00
	padstones for steel trimmer	4	nr	250.00	1,000.00
	timber bolted to trimmer	4	m	250.00	1,000.00
	fixing joist ends to trimmer	10	nr	50.00	500.00
	temporary support	1	item	1,000.00	1,000.00
				SUBTOTAL	6,800.00
2.3	Roof				
	<i>No allowance for loft insulation</i>				
				SUBTOTAL	-
2.4	Stairs and ramps				
	Renew finishes	2	nr	1,000.00	2,000.00
				SUBTOTAL	2,000.00
2.5	External walls				
	Draught lobby glazing between portico columns	23	m2	3,000.00	69,000.00
	Electric operation of doors	1	item	10,000.00	10,000.00
				SUBTOTAL	79,000.00

THE TEMPLE, WANSTEAD PARK
COST ESTIMATE NR 1 rev 1



26th July 2023

WORKS - OPTION 2 THE TEMPLE

NR	Description	Qty	Unit	Rate (£)	Total (£)
2.6	Windows and external doors				
	<i>No works to existing windows, shutters, window surrounds and doors assume covered in condition survey</i>				
	Secondary glazing	25	m2	500.00	12,500.00
	New external door	1	nr	2,500.00	2,500.00
	Fly screen to warming kitchen window	1	nr	200.00	200.00
	Fly screen to warming kitchen door	1	nr	200.00	200.00
				SUBTOTAL	15,400.00
2.7	Internal walls and partitions				
	Lift shaft:				
	new wall to form lift lobby and shaft	24	m2	250.00	6,000.00
	lifting beam	1	item	1,000.00	1,000.00
	tying external walls to existing	10	m	150.00	1,500.00
				SUBTOTAL	8,500.00
2.8	Internal doors				
	<i>No works to existing doors assume covered in condition survey. Assume fire rated</i>				
	New door to new partition	2	nr	2,000.00	4,000.00
	<i>Note, existing door openings are unlikely to be suitable for wheel chair access</i>				
				SUBTOTAL	4,000.00
3	FINISHES				
3.1	Wall finishes				
	Decorations	599	m2	25.00	14,975.00
	Decorations to dado rail	18	m	10.00	180.00
	Decorations to skirtings	215	m	10.00	2,150.00



THE TEMPLE, WANSTEAD PARK
COST ESTIMATE NR 1 rev 1



26th July 2023

WORKS - OPTION 2 THE TEMPLE

NR	Description	Qty	Unit	Rate (£)	Total (£)
	Allowance for tiling to wcs up to 2m	30	m2	200.00	6,000.00
	Allowance for paint finish to wcs above 2m	11	m2	25.00	275.00
	White Roc to LG warming kitchen	26	m2	100.00	2,600.00
	Painting lift shaft	10	m2	25.00	250.00
	Plaster and paint to outside face of lift shaft	10	m2	225.00	2,250.00
	Window surrounds		m	50.00	
				SUBTOTAL	28,680.00
3.2 Floor finishes					
	Levelling screed to lower ground	118	m2	20.00	2,360.00
	less lift shaft	-3	m2	20.00	-60.00
	Lower ground exhibition/event/shop spaces	89	m2	150.00	13,350.00
	less lift shaft	-3	m2	150.00	-450.00
	Ground exhibition/event/shop spaces	89	m2	60.00	5,340.00
	less lift shaft	-3	m2	60.00	-180.00
	Covering to brick floor	8	m2	35.00	280.00
	Vinyl to wcs and warming kitchen	23	m2	50.00	1,150.00
	Floor paint to external accessed room on lower ground	4	m2	50.00	200.00
				SUBTOTAL	21,990.00
3.3 Ceiling finishes					
	Decorations	216	m2	25.00	5,400.00
	less lift shaft	-6	m2	25.00	-150.00
	Top to lift shaft	3	m2	300.00	900.00
	Decorate cornice	18	m	35.00	630.00
	Decorating timber purlins	15	m2	25.00	375.00
	Decorating ceiling in wcs	14	m2	25.00	350.00

THE TEMPLE, WANSTEAD PARK
COST ESTIMATE NR 1 rev 1



26th July 2023

WORKS - OPTION 2 THE TEMPLE

NR	Description	Qty	Unit	Rate (£)	Total (£)
	Washable ceiling to warming kitchen	10	m2	200.00	2,000.00
				SUBTOTAL	9,505.00
4 FITTINGS, FURNISHINGS AND EQUIPMENT					
4.1 Fittings, furnishings and equipment					
	Allowance for shop fitout				Excluded
	Exhibition/events fitout				Excluded
	Allowance for office furniture				Excluded
	Allowance for catering equipment				Excluded
				SUBTOTAL	-
5 SERVICES					
5.1 Sanitary installations					
	Strip out existing	1	item	2,000.00	2,000.00
	WC	3	nr	700.00	2,100.00
	Basin	3	nr	300.00	900.00
	Tap	3	nr	200.00	600.00
	Hand drier	3	nr	600.00	1,800.00
	Soap dispenser	3	nr	300.00	900.00
	Bin	3	nr	250.00	750.00
	Sanitary bin				by others
	Hook	3	nr	20.00	60.00
	Toilet tissue dispenser	3	nr	350.00	1,050.00



THE TEMPLE, WANSTEAD PARK
COST ESTIMATE NR 1 rev 1



26th July 2023

WORKS - OPTION 2 THE TEMPLE

NR	Description	Qty	Unit	Rate (£)	Total (£)
	Mirror	3	nr	100.00	300.00
	Cubicles	3	nr	1,000.00	3,000.00
		3	nr	700.00	2,100.00
	Sink with taps to warming kitchen	1	nr	700.00	700.00
				SUBTOTAL	16,260.00
5.2	Mechanical and public health services				
	Provision of fully co-ordinated installation, working and builders work drawings prior to installation	1	item	2,000.00	2,000.00
	Strip out existing	243	m2	25.00	6,075.00
	Heat source	1	item	20,000.00	20,000.00
	LTHW heating	243	m2	75.00	18,225.00
	Connecting to hot water	4	points	300.00	1,200.00
	Connecting to cold water	7	points	300.00	2,100.00
	Connecting to drainage	7	points	300.00	2,100.00
	Thermal insulation of pipework	243	m2	15.00	3,645.00
	Soil stacks - assume connecting into existing	0	nr		-
	MVHR system to wcs	1	item	10,000.00	10,000.00
	Allowance for extract system to warming kitchen	1	item	5,000.00	5,000.00
	Allowance for insect control	1	nr	500.00	500.00
	Automatic controls	243	m2	25.00	6,075.00
	Testing, commissioning and training		5.00%		3,846.00
	Samples	0	item		-
	Builderswork		5.00%		3,800.00
	Working drawings, record drawings, maintenance manuals etc		5.00%		3,800.00
	Domestic sub-contractor's preliminaries	1	item	1,000.00	1,000.00

THE TEMPLE, WANSTEAD PARK
COST ESTIMATE NR 1 rev 1



26th July 2023

WORKS - OPTION 2 THE TEMPLE

NR	Description	Qty	Unit	Rate (£)	Total (£)
	Maintenance during defects period 12 months	1	item	600.00	600.00
	12 months routine maintenance	1	item	600.00	600.00
	Main Contractor's discount (1/39th)				2,300.00
	Allowance for Main Contractor's general and special attendance on domestic sub-contractor		5.00%		4,600.00
				SUBTOTAL	97,466.00
5.3	Electrical services				
	Provision of fully co-ordinated installation, working and builders work drawings prior to installation	1	item	2,000.00	2,000.00
	Strip out existing	20	m2	25.00	500.00
	Mains and sub mains switchgear and distribution	243	m2	20.00	4,860.00
	Power for mechanical plant	243	m2	15.00	3,645.00
	LV power	243	m2	35.00	8,505.00
	Dado trunking LV to warming kitchen	10	m	200.00	2,000.00
	Earthing and bonding	243	m2	3.00	729.00
	Data	243	m2	35.00	8,505.00
	Lighting	243	m2	150.00	36,450.00
	Lift shaft lighting	1	item	500.00	500.00
	Security	243	m2	50.00	12,150.00
	Fire detection and alarms	243	m2	25.00	6,075.00
	UPS system	1	item	5,000.00	5,000.00
	Testing, commissioning and training		5.00%		4,295.95
	Samples	0	item		-
	Builderswork		5.00%		4,300.00
	Working drawings, record drawings, maintenance manuals etc		5.00%		4,300.00
	Domestic sub-contractor's preliminaries	1	item	1,000.00	1,000.00



THE TEMPLE, WANSTEAD PARK
COST ESTIMATE NR 1 rev 1



26th July 2023

WORKS - OPTION 2 THE TEMPLE

NR	Description	Qty	Unit	Rate (£)	Total (£)
	Maintenance during defects period 12 months	1	item	600.00	600.00
	12 months routine maintenance	1	item	600.00	600.00
	Main Contractor's discount (1/39th)				2,700.00
	Allowance for Main Contractor's general and special attendance on domestic sub-contractor		5.00%		5,400.00
				SUBTOTAL	114,114.95
5.10	Lift and conveyor installations/systems				
	Lift	1	item	90,000.00	90,000.00
	Builderswork		5.00%		4,500.00
	Domestic sub-contractor's preliminaries		item		included
	Maintenance during defects period 12 months		item		included
	12 months routine maintenance		item		included
	Main Contractor's discount (1/39th)				2,400.00
	Allowance for Main Contractor's general and special		5.00%		4,800.00
	Scaffold to lift shaft	1	item	1,000.00	1,000.00
				SUBTOTAL	102,700.00
6	PREFABRICATED BUILDINGS AND BUILDING UNITS				
				SUBTOTAL	-
7	WORK TO EXISTING BUILDINGS				
				SUBTOTAL	-
8	EXTERNAL WORKS				
8.1	Site preparation works				
				SUBTOTAL	-

THE TEMPLE, WANSTEAD PARK
COST ESTIMATE NR 1 rev 1



26th July 2023

WORKS - OPTION 2 THE TEMPLE

NR	Description	Qty	Unit	Rate (£)	Total (£)
8.2	Roads, paths and pavings				
				SUBTOTAL	-
8.3	Soft landscaping, planting and irrigation systems				
				SUBTOTAL	-
8.4	Fencing, railings and equipment				
				SUBTOTAL	-
8.5	Site/street, furniture and equipment				
				SUBTOTAL	-
8.6	External drainage				
	Drainage to pit	1	item	5,000.00	5,000.00
				SUBTOTAL	5,000.00
8.7	External services				
	<i>No allowance for upgrading supply for lift</i>				
				SUBTOTAL	-
				TO SUMMARY	555,265.95



THE TEMPLE, WANSTEAD PARK
COST ESTIMATE NR 1 rev 1



26th July 2023

WORKS - OPTION 2A KEEPERS LODGES

NR	Description	Qty	Unit	Rate (£)	Total (£)
	The following are broad brush costs. Form Google it appears lodge 1 =113m2 and lodge 2=101m2 total 214m2. Other areas measured off Google Earth				
	Ground floor café	114	m2	6,000.00	684,000.00
	First floor public toilets	100	m2	4,000.00	400,000.00
	Allowance for works to external fabric of lodges	214	m2	1,000.00	214,000.00
	Lift in extension	1	item	200,000.00	200,000.00
	Public seating area	235	m2	300.00	70,500.00
	Outside tables, chairs say	140	covers	400.00	56,000.00
	Service yard	259	m2	300.00	77,700.00
	Car park	220	m2	150.00	33,000.00
	Existing garages to holiday let	77	m2	5,000.00	385,000.00
	Furnishing to holiday let	1	item	40,000.00	40,000.00
	Re-landscape old carpark	300	m2	300.00	90,000.00
	TO SUMMARY				2,250,200.00

THE TEMPLE, WANSTEAD PARK
COST ESTIMATE NR 1 rev 1



26th July 2023

WORKS - OPTION 2B KEEPERS LODGES

NR	Description	Qty	Unit	Rate (£)	Total (£)
	The following are broad brush costs. Form Google it appears lodge 1 =113m2 and lodge 2=101m2 total 214m2. Other areas measured off Google Earth				
	Ground floor kitchen and accessible wcs	114	m2	5,000.00	570,000.00
	First floor offices	100	m2	2,000.00	200,000.00
	Allowance for works to external fabric of lodges	214	m2	1,000.00	214,000.00
	Lift in extension	1	item	200,000.00	200,000.00
	Public seating area	235	m2	300.00	70,500.00
	Outside tables, chairs say	140	covers	400.00	56,000.00
	Service yard	259	m2	300.00	77,700.00
	Car park	220	m2	150.00	33,000.00
	Existing garages to holiday let	77	m2	5,000.00	385,000.00
	Furnishing to holiday let	1	item	40,000.00	40,000.00
	Re-landscape old carpark	300	m2	300.00	90,000.00
	TO SUMMARY				1,936,200.00

HUNTLEY CARTWRIGHT, THE TEMPLE, WANSTEAD PARK, COST ESTIMATE FOR OPTION IN CMP, 2023



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THE TEMPLE, WANSTEAD PARK
COST ESTIMATE NR 1 rev 1



28th July 2023

PRELIMINARIES ALLOWANCE

Ref	Description	Qty	Unit	Rate (£)	%	Total (£)
	Project manager	26	weeks	2,300.00	20%	11,960.00
	Working foreman - 50%	26	weeks	1,500.00	50%	19,500.00
	Quantity surveyor	26	weeks	1,700.00	20%	8,840.00
	Attendant labour	26	weeks	1,100.00	100%	28,600.00
	Welfare	26	weeks	500.00	100%	13,000.00
	Covid 19	26	weeks	30.00	100%	780.00
	Sundries	26	weeks	20.00	100%	520.00
	Electric and water	1	item	2,500.00	100%	2,500.00
	Utility bills		Item			by client
	Telephone and admin	26	weeks	25.00	100%	650.00
	PPE	1	item	500.00	100%	500.00
	Safety inspections	6	months	500.00	100%	3,000.00
	First aid/fire	26	weeks	10.00	100%	260.00
	Signage	1	item	250.00	100%	250.00
	Rubbish removal	5	nr	350.00	100%	1,750.00
	Temporary protection	1	item	5,000.00	100%	5,000.00
	Task lighting	1	item	1,000.00	100%	1,000.00
	Small tools	26	weeks	50.00	100%	1,300.00
	O&M manuals/H&S plan	1	Item	1,000.00	100%	1,000.00
	Small compound	1	item	2,000.00	100%	2,000.00
	Information signs	1	item	500.00	100%	500.00
	Insurances	26	weeks	120.00	100%	3,120.00
				SUBTOTAL		£106,030.00

£106,000.00

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Committee(s): Epping Forest and Commons Committee – For information	Dated: 22/05/2024
Subject: The Commons – Assistant Directors Update February 2024 -March 2024	Public
Which outcomes in the City Corporation’s Corporate Plan does this proposal aim to impact directly?	Flourishing public spaces Providing Excellent Services
Does this proposal require extra revenue and/or capital spending?	No
If so, how much?	N/A
What is the source of Funding?	
Has this Funding Source been agreed with the Chamberlain’s Department?	N/A
Report of: Bob Roberts, Interim Executive Director Environment Department	For Information
Report author: Geoff Sinclair, Assistant Director The Commons	

Summary

The purpose of this report is to summarise activities across The Commons between February 2024 -March 2024. Key data is presented in a dashboard format with further detail given in the main report.

Of note, volunteers contributed 4655 hours of work over the reporting period while over the year 16,770 hours of support has been given by volunteers across the Commons. A red maple tree was dedicated on March 31 to commemorate the many Canadian pilots and servicemen who died at RAF Kenley during WWII and to mark the centenary of the Royal Canadian Air Force. The fourth recruitment for the Burnham Beeches conservation officer was unsuccessful and a revised recruitment processed is being prepared.

Recommendation(s)

Members are asked to:

- Note the report.

Main Report

Background

1. Appendix 1 contains a graphical representation of financial data to the end of February 2024 (period 11-24) These figures are The Commons Local Risk only and do not include non-local risk elements such as City Surveyors projects. Year-end figures which will include March 2024 were not available at the time that this report was written.

However, the year-end outturn will be reported to your Committee in July 2024 via your Committee's Revenue Outturn report for 2023/24.

2. The first table in Appendix 1 gives actual expenditure to the end of March 2024 against the whole year budget, subdivided by type and Division of Service (DOS), where BB is Burnham Beeches, SC is Stoke Common, WW is West Wickham and Coulsdon Commons and AC is Ashtead Common. This is further summarised graphically in the chart 'Budget and Actuals by Type', across all the DOS combined for this financial year.
3. There are no significant discrepancies between the budget and actual figures to February 2024 note. Government grant income figures are still being impacted by the late payment of grant income for the 2022 calendar year and payments for 2023 are yet to be fully received (Some payments have been received in March 2024). Transport expenditure for this year includes spending in 2023/24 on new vehicles at Burnham Beeches and West Wickham and Coulsdon Commons which are due to be charged to a previously agreed capital project for the purchase of the vehicles.

The Commons Key Data – Appendix 2

4. **Car Parking Income (Fig 1):** Overall for the calendar year (Jan-Dec) car parking income is about 91% of the annual average. The drop is largely attributable to the weather with periods of wet and inclement weather reducing visits. The wet weather seems to have had an impact on the first three months of the year with parking income around 80% of the average for the same period.
5. **Volunteering (Fig 4):** Volunteers undertook 4655 hours (665 seven-hour days) of work during the period, the equivalent of £46,550 using the National Lottery Heritage Fund's match funding calculator. Overall, in the twelve months since April, 16,777 volunteer hours have been given to the Commons, the equivalent of £167,770 of much appreciated 'matched funding' from local people.
6. **Volunteers at West Wickham and Coulsdon Commons:** All of the winter work has now been completed with a significant contribution from volunteers to reduce scrub across key habitats such as chalk grassland, woodland and heathland on the West Wickham and Coulsdon Commons. Volunteers and Rangers have finished laying hedges at Farthing Downs, Coulsdon Common and Spring Park as part of a rotational programme of cutting and laying. Hazel coppicing has also continued with areas cleared on Kenley Common, Coulsdon Common and Spring Park. Material from coppicing has been used for stakes and binders in hedgelaying with larger offcuts of hazel stored for use in making charcoal on Kenley Common later in spring/summer.

7. Volunteers at Burnham Beeches and Stoke Common. Have been completing habitat works through February and into March with a switch to more general site maintenance tasks later in the period. The annual Stoke Common reptile survey was set up with the help of volunteers and the Friends of Stoke Common at the end of March and will run through April and May. Volunteers have also continued to be lookers for livestock grazing on sites away from Burnham Beeches.
8. At Burnham Beeches the Tuesday Eco volunteer group have started a long-term project recording trees that have important features for wildlife but are not pollards. This involved several days of planning to ensure consistency and trialling a new method of recording tree microhabitats.
9. Volunteers at Ashted Common have been repairing dead hedges, renovating notice boards and signs, and tidying entrances. They also took time out for a guided walk to view the results of their autumn and winter work, particularly the carpet of bluebells on the western boundary.
10. **Energy use and Production (Fig 2):** PV energy production was down by 4% in the period January -March on the six-year average. January was a particular good month with 45% more PV energy produced than the average for the month however February and March were especially poor production months. 6.5% more energy was used during the period (Jan to Mar) than on average. Overall, for the year Jan to Dec PV energy production was 88.2% and energy use 98.2% of the six year average,
11. **Accidents:** Accident data is given on figures 7 (Accidents by month) and 8 (Accidents by type). During the period (Jan to March) we had no reported accidents and the Figure 7 shows the average figures only

Additional Important Updates

Rural Payments Agency Independent Agricultural Appeals Panel

12. Following the verbal update at the January EF&CC by the Assistant Director we are still waiting for the DEFRA Minister's reconsideration of our appeal. The Assistant Director has sent a letter to the RPA reminding them of the need to respond to a number of specific queries that we still need answered.

Events and educational activities

13. In March the annual 'Meet the Calves' event at the Merlewood Estate Office on Coulsdon Common was held with approximately 300 people passing through the barn to see the newborn Sussex calves. A large number of Rangers and volunteers were on hand to speak with visitors about the importance of conservation grazing on the Coulsdon Commons with displays on its value for wildlife. Two fire and food events were held at Kenley Common during the February half term where families could learn fire starting and woodland skills. The Riddlesdown Ranger has been continuing with hosting monthly volunteer tasks on the Common in partnership with the Riddlesdown Collegiate for students with special educational needs and disabilities. Tasks have included scrub clearance, coppicing and helping to maintain footpaths and rights of way.
14. At Burnham Beeches events have include family orientated half-term and easter trails. The Bucks Fungus Group organised a training day for staff, volunteers and some of their own members to highlight the work they have carried out under the receipt of a central fund grant. An air quality webinar was hosted by Plantlife about the work carried out in Burnham Beeches under a s106 grant from Slough power station. Presentations included one from a Burnham Beeches volunteer who has been leading on some work on lichens and air quality. Officers have attended workshops as part of the local nature recovery strategy (LNRS) in Bucks.

Licences

15. No updates

Recruitment and Apprentices

16. Across the Commons we have 3 roles currently vacant, representing 9% of the staff resource. Support Services Officers at Ashted Common and West Wickham and Coulsdon Commons and Conservation Ranger (Ecology) at West Wickham and Coulsdon Commons. In addition, we are looking at recruiting an apprentice for Ashted Common.
17. The fourth round of recruitment for the Burnham Beeches and Stoke Common Conservation Officer was unsuccessful. At the time of writing the way forward was being reviewed.

Training and Development

18. The Conservation Officer led two sessions of training to help staff who were intending to sit VETCert exams. Happily, both staff members passed these very challenging exams.

19. A ranger at Ashtead Common successfully applied for Apprentice Levy Funding to study for a level three qualification in leadership and management.
20. All team members for the West Wickham and Coulsdon Commons attended a refresher course in conflict management and personal safety. Two Rangers attended a 3-day refresher course for chainsaw operation, cross cutting and small felling with rangers from Ashtead Common

Livestock

21. The main herd of Sussex cattle at WWCC have finished calving in March with 17 new calves. Since mid-April, the herd were moved from the barn to graze Woodplace Farm Field and Tollers on Farthing Downs and New Hill. Two smaller herds of Sussex cattle have been grazing areas of species-rich grassland since January utilising the NoFence satellite fencing on Kenley Common and Farthing Downs. The goats have been removed from the main section of the Riddlesdown Quarry ahead of the first chalk grassland wildflowers emerging and will be temporarily staying in a smaller grazing area on the top of the Quarry until they come back to the Merlewood Estate yard for spring/summer.
22. The cattle at Burnham Beeches have gone to their winter quarters having grazed all the invisible fences area at the Beeches in 2023 with the No fence system. The Exmoor ponies are also at their winter quarters at Teikyo School on licenced grazing fields.

Project work

23. At Ashtead Common a remote water quality sensing device has been installed at the surface water outlet into the Rye Brook to monitor pollution. This information will supply baseline data for a reedbed project to tackle pollution from a surface water drainage network that discharges into the Rye Brook.
24. The Ashtead team are working with South East Rivers Trust to work up a bid to develop the reedbed project using funding from the Water Restoration Fund – the money collected from fines issued to water companies. The fund for the Thames Water region has £3.3m available. If successful, there will be a year to develop the design to a level sufficient to submit a grant application to implement the project if this, or any other, funding stream becomes available again.
25. Temporary electric stock fencing has been installed at Farthing Downs once again to help prevent disturbance to ground breeding skylark from dogs and predators such as foxes. The Rangers have been trialling this since 2021 alongside a poster campaign to raise awareness among visitors who come to the downs with dogs for which the response has been positive and encouraging from the local

community. In 2023, we recorded two breeding skylark pairs within the enclosure.

26. A red maple tree was dedicated on March 31 to commemorate the many Canadian pilots and servicemen who died at RAF Kenley during WWII and to mark the centenary of the Royal Canadian Air Force. Planted at the entrance to Kenley Common near to the RAF Tribute, the tree was donated by the family of Wing Commander Hugh C. Godefroy (DSO, DFC & Bar, Croix de Guerre with Gold Star), who served as Kenley's Wing Leader during the second half of 1943. During the short service, speeches were given from Colonel Johnathan Bouchard (Air Advisor to the High Commission of Canada). Reverend Annie Kurk (Whyteleafe and Chaldon churches), cadets from 450 Kenley Squadron Air Cadets and Linda Duffield (Kenley Revival).
27. In addition to the tree planting, there is a circular information trail around the airfield fence with boards providing details of the Canadians who served and sadly lost their lives at Kenley. This trail will run until Remembrance season in November. Both events were largely organised by the Kenley Revival volunteers with support from the Ranger team.

Survey and monitoring.

28. At the Epping Forest and Commons Committee on the 11 September 2017 Members requested that annualised Public Spaces Protection Orders (PSPOs) figures are presented to the Committee each year. These are given in Appendix 3. The number of breaches reported increased in 2023-24 however this is coincident with the start of the new Community Engagement Rangers who have a responsibility to monitor for these. Most breaches of the PSPOs were not deliberate or repeat offences and were simply dealt with by the Ranger team through explanation and information. The long-term trend has been for a reduction in breaches observed.

Consultative Committees

29. Nothing to report.

Appendices

Appendix 1 – The Commons Local Risk Financial Summary

Appendix 2 – The Commons Key Data

Appendix 3 - Annual report of activity in relation to Public Spaces Protection Orders (PSPO) Activity at Burnham Beeches

Geoff Sinclair

Assistant Director, The Commons

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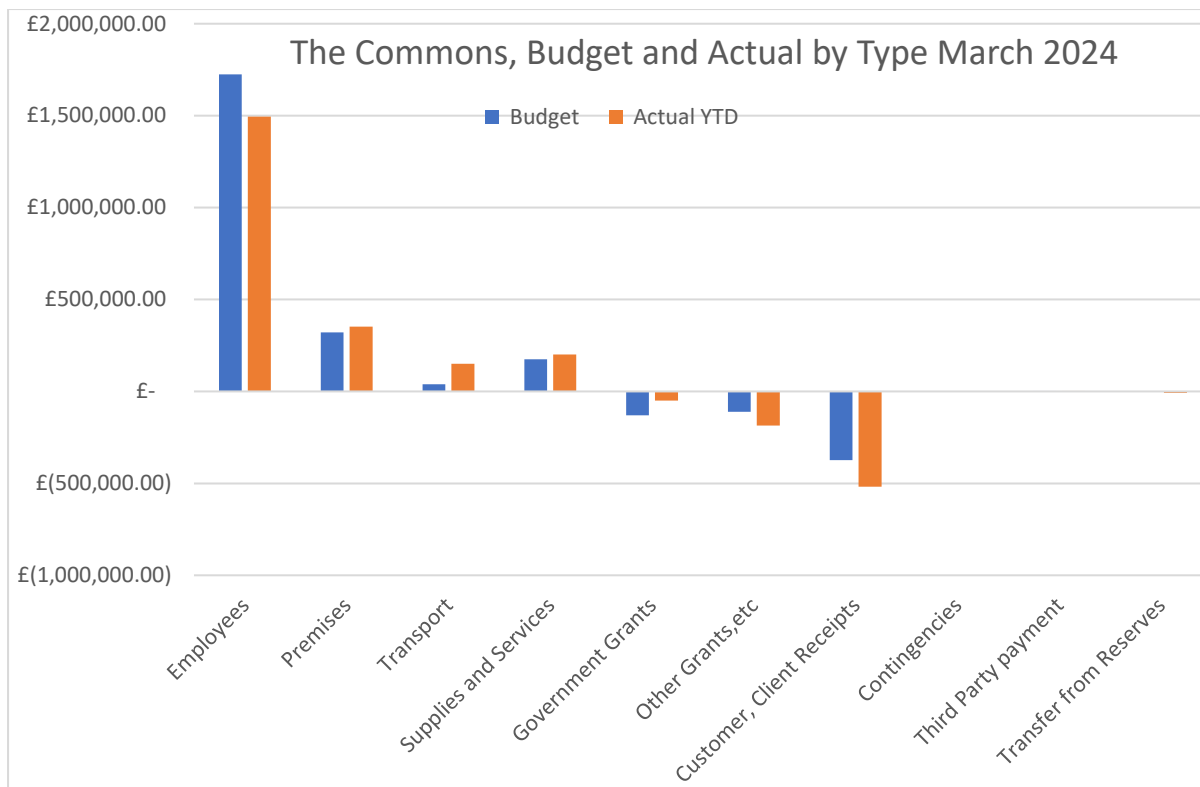
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Appendix 1: The Commons performance against budget to end February 2024 (Period 11-24, 92% of FY)

Summary of The Common's Expenditure and Income for the year to date (11 months)

Exp/Inc	P&L Header	DOS	Budget	Actual YTD
Income	Customer, Client Receipts	AC	-3,000	-28,314.86
Income	Customer, Client Receipts	BB	-258,000	-338,127.70
Income	Customer, Client Receipts	WW	-113,000	-151,310.49
Expenditure	Employees	AC	325,000	312,024.76
Expenditure	Employees	BB	746,000	639,292.75
Expenditure	Employees	SC	23,000	17,803.26
Expenditure	Employees	WW	630,000	525,819.96
Income	Government Grants	AC	-20,000	-52,818.77
Income	Government Grants	BB	-35,000	44,802.01
Income	Government Grants	SC	-25,000	12,464.69
Income	Government Grants	WW	-50,000	-54,596.40
Income	Other Grants, Reimbursements and Contributions	AC	0	-2,904.03
Income	Other Grants, Reimbursements and Contributions	BB	-110,000	-179,350.97
Income	Other Grants, Reimbursements and Contributions	WW	0	-2,683.14
Expenditure	Premises	AC	79,000	113,189.68
Expenditure	Premises	BB	82,000	69,645.38
Expenditure	Premises	SC	23,000	30,298.75
Expenditure	Premises	WW	137,000	139,694.04
Expenditure	Supplies and Services	AC	31,000	31,955.25
Expenditure	Supplies and Services	BB	103,000	116,547.38
Expenditure	Supplies and Services	SC	5,000	469.34
Expenditure	Supplies and Services	WW	35,000	52,466.00
Expenditure	Third Party payment	SC	1,000	157.00
Income	Transfer from Reserves	WW	0	-8,426.97
Expenditure	Transport	AC	11,000	10,333.76
Expenditure	Transport	BB	14,000	35,589.57
Expenditure	Transport	WW	14,000	105,220.19
Total			1,645,000	1,439,240

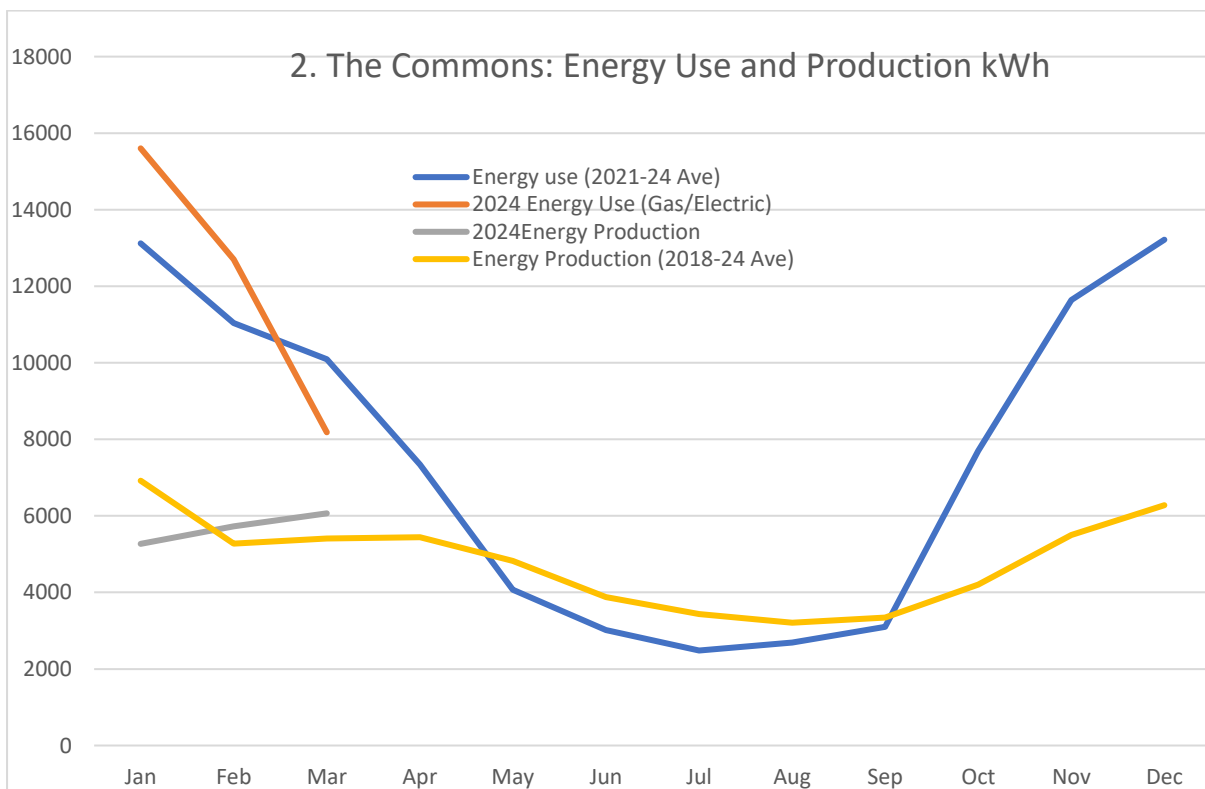
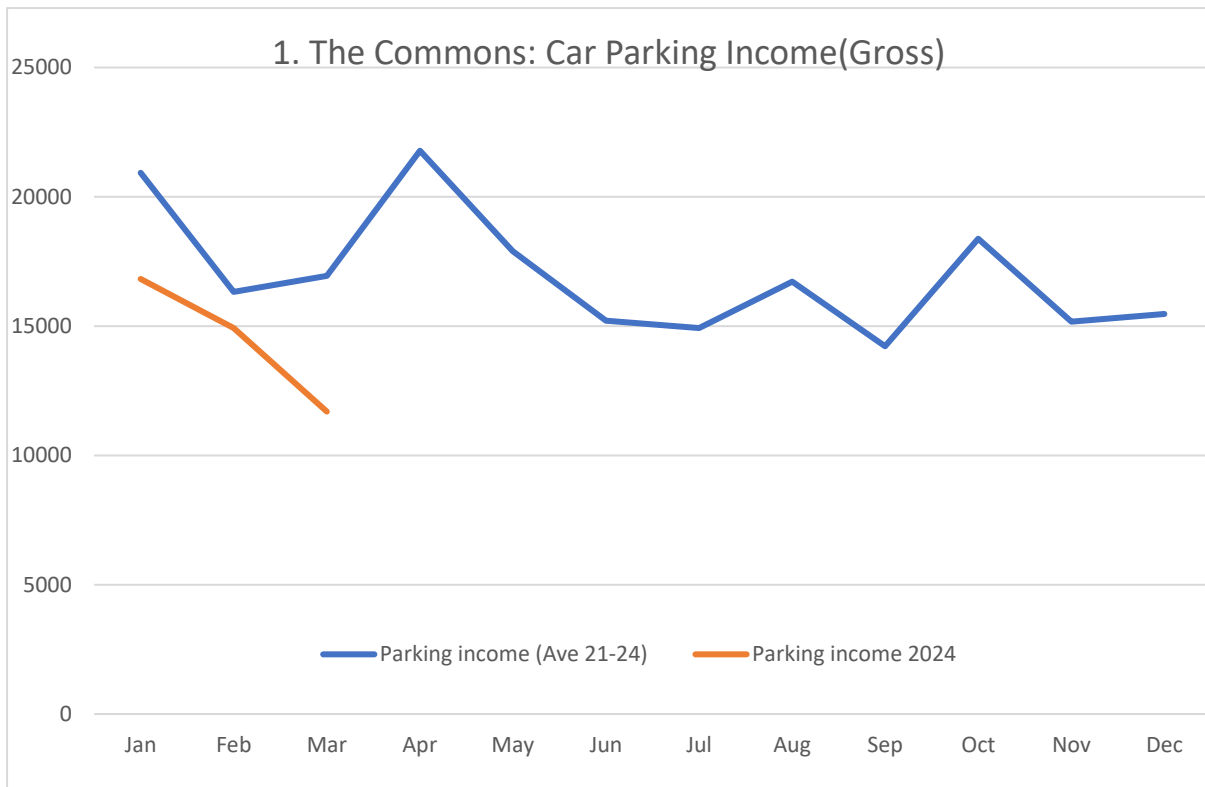
Appendix 1: The Commons performance against budget to end February 2024 (Period 11-24, 92% of FY)



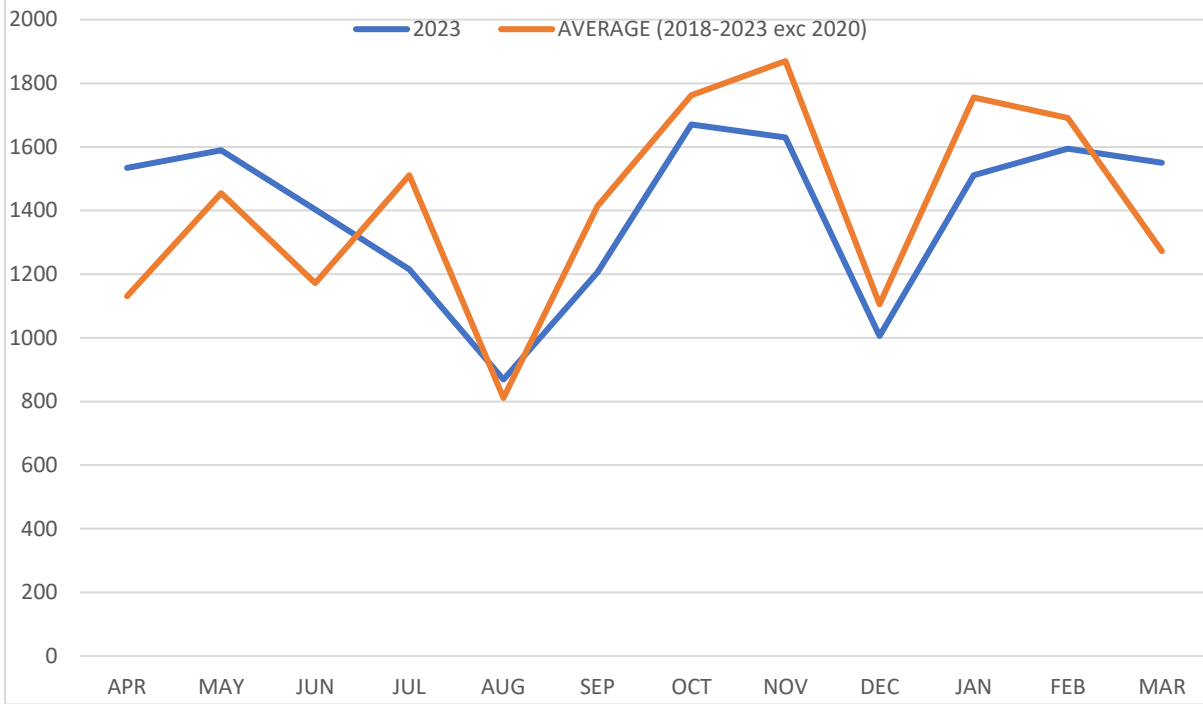
Progress Against Budget for the year to date (Eleven months)

EXPENDITURE	
£2,259,000	97%
Sum of Budget	Actual by Budget
£2,200,507.07	
Sum of Actual YTD	
INCOME	
-£614,000	124%
Sum of Budget	Actual by Budget
-£761,266.63	
Sum of Actual YTD	

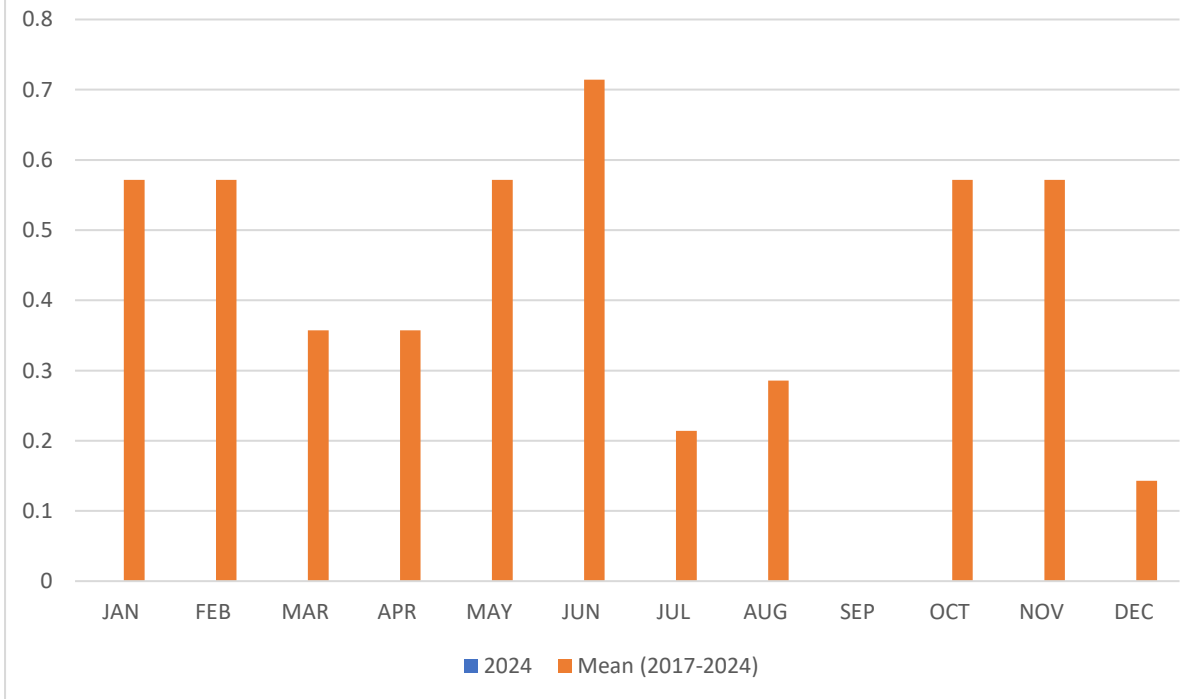
Appendix 2: The Commons: Key Data, May 2024

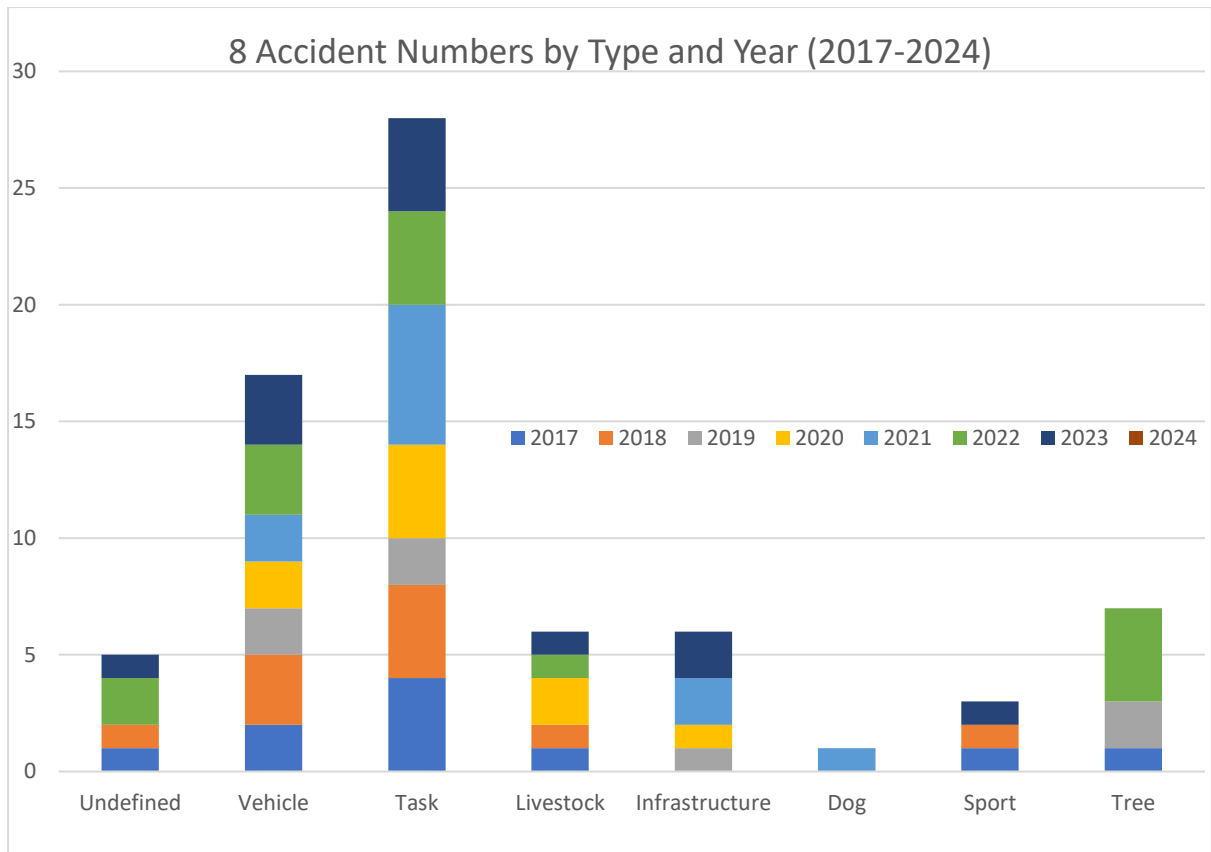


4. The Commons, Volunteer Hours to March 2024



7. Accidents by Month 2024





2023/24 Annual report of activity in relation to Public Spaces Protection Orders (PSPO) Activity at Burnham Beeches

1. At the September 2023 meeting of the Epping Forest and Commons Committee, following all necessary public consultation, members resolved to extend the effect of the existing Public Spaces Protection Orders (PSPOs) at Burnham Beeches, with 2 minor variations, for a further three years from 1 December 2023.

2. Public consultation responses in 2023 were as follows:

Order 1 – 100% support to extend the PSPO for a further 3 years

Order 2 – 88% support to extend the PSPO for a further 3 years

Order 3 – 100% support to extend the PSPO for a further 3 years

Order 4 – 94% support to extend the PSPO for a further 3 years

Order 5 – 194% support to extend the PSPO for a further 3 years

3. The PSPOs currently operating at Burnham Beeches are as follows. **Map 1**

Order 1. Failing to remove dog faeces. Applies to 100% of the site.

Order 2. Not keeping a dog on a lead (max length of lead 5m). Applies to the area **marked 2** on the map

Order 3. Not putting and keeping a dog on a lead when directed (told) to do so by an authorised person. Applies in the area **marked 3** on the map.

Order 4. Permitting a dog to enter land from which dogs are excluded. This applies to the area **marked 4** on the map i.e., the immediate vicinity of the Burnham Beeches café.

Order 5. Taking more than the specified (allowed) number of dogs (which a person may take) onto the land. The specified number of dogs previously approved by this committee is a maximum of 4 and applies to 100% of the site.

At the Epping Forest and Commons Committee on the 11 September 2017 Members requested that annualised Public Spaces Protection Orders (PSPOs) figures are presented to the Committee each year.

The table 1 below shows annualised PSPO (and previous Dog Control Order) incidents dealt with at Burnham Beeches since April 2015 – March 2024.

Table 1

Incidents detail	15/ 16	16/ 17	17/ 18	18/ 19	19/ 20	20/ 21	21/ 22	22/ 23	2023/24
Order 1 - Fouling	11	11	7	7	3	7	7	3	8
Order 2 - Dogs off lead in the on-lead area	453	329	285	264	213	524	286	259	469
Order 3 - Dogs not under effective control in the off-lead area	46	30	27	16	19	27	16	40	66
Order 4 - Dogs taken into the dog free area	4	16	15	1	7	1	9	2	6
Order 5 - More than 4 dogs/person	3	0	0	2	1	1	0	0	0
Total DCO/PSPO incidents	517	386	334	290	243	560	318	304	549
Number of incidents resulting in a formal report/investigation	8	15	15	16	14	16	8	12	9
Number of formal written warnings issued	2	8	9	10	10	7	3	3	5
Number of FPN issued	0	0	0	4	0	1	1	0	0
Number of prosecutions	0	0*	1*	0	1**	0	0	0	0

Incident occurred in 16/17 – prosecution through magistrate court 2017/18

** Incident occurred in 18/19 prosecution through magistrate court 2019/20

2019/20 visitor numbers estimate - approximately 488000 people visits/annum

2021/22 visitor numbers estimate – approximately 625000 (just 10 months)

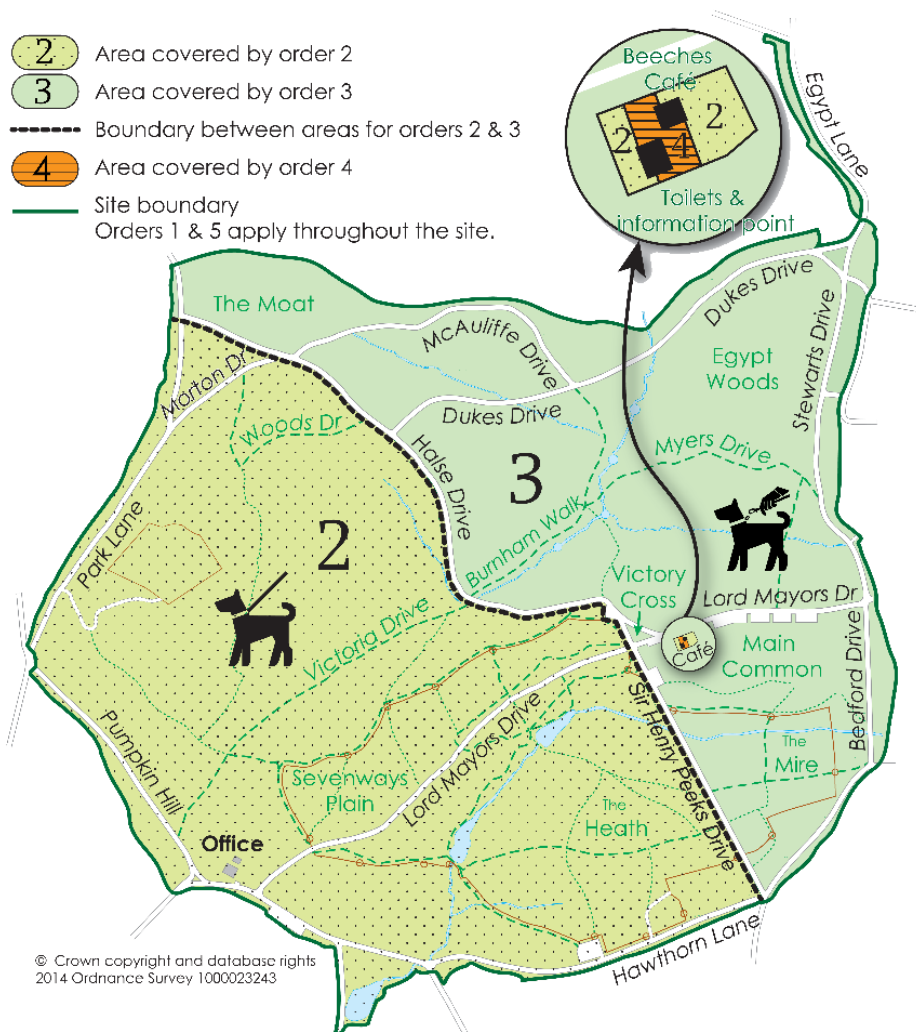
2023/24 two new Community Engagement Rangers increased Ranger patrol time by approx. 90%

1. The figures in Table 1 indicate that the overall number of incidents dealt with reduced year on year up until 2022/23. But this is consistently the case for all areas covered by the PSPOs. In addition, figures in 2020/21 undoubtedly reflect the unusual visitor numbers as a result of the covid pandemic.
2. Until 2020/21 there had been a steady decrease in the total number of PSPO incidents dealt with, year on year. In 2021/22 and 2022/23 that general pattern of decline returned in most areas. However, in 2023/24 two new, externally funded, Community Engagement Rangers increased ranger patrol time at Burnham Beeches by around 90%. This increase in patrol effort was responsible for 236 (42.98%) of the 549 PSPO incidents dealt with in the last 12 months and as such the overall increase in incidents recorded.
3. Even with the 2023/24 increase in overall PSPO incidents recorded, the number of them requiring a more formal report/investigation has remained relatively low. throughout the entire period 2015- 2024 – with 57 written warnings, 6 Fixed Penalty notices issued and 2 prosecutions to date.
4. The approved PSPO and preceding DCO enforcement protocols made it clear

that when enforcing the Orders, the City of London Corporation will not take a zero-tolerance approach to DCO/PSPO breaches. This means that, in the majority of incidents, the person concerned is asked to put the matter right, clean up after their dog, put it on lead, remove it from the dog free area and if they comply no further action is taken beyond logging of the incident detail. As a result, the vast majority of incidents dealt with require no more than visitors being given information and or guidance by the Ranger team. However, where a breach is by someone who is well aware of the rules, a repeat offender, or where the person is unable or unwilling to put the matter right these will result in more formal investigation and action including final written warning and or FPN/prosecution.

5. The figures reflect that the majority of breaches of the PSPOs were not deliberate or repeat offences and were simply dealt with by the Ranger team through explanation and information.

Map 1



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Committee(s)	Dated:
Epping Forest and Commons Committee	22 May 2024
Subject: Risk Management Update Report	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	<ul style="list-style-type: none"> • Diverse engaged communities • Vibrant thriving destination • Providing excellent services • Flourishing public spaces • Leading sustainable environment
Does this proposal require extra revenue and/or capital spending?	No
If so, how much?	N/A
What is the source of Funding?	N/A
Has this Funding Source been agreed with the Chamberlain's Department?	N/A
Report of: Interim Executive Director Environment	For decision
Report author: Joanne Hill, Business Planning and Compliance Manager	

Summary

This report is presented to provide the Epping Forest and Commons Committee with assurance that risk management procedures in place within the Environment Department and its Natural Environment Division are satisfactory and meet the requirements of the Corporate Risk Management Framework and the Charities Act 2011. Risk is reviewed regularly within the Department as part of the ongoing management of the operations.

Your Committee is responsible for five Registered Charities: Epping Forest (charity number 232990), Ashtead Common (charity number 1051510), Burnham Beeches (charity number 232987), Coulsdon and Other Commons (charity number 232989) and West Wickham and Spring Park (charity number 232988). In accordance with the Charity Commission's Statement of Recommended Practice (SORP), Trustees are required to confirm in the charity's annual report that any major risks to which the charity is exposed have been identified and reviewed and that systems are established to mitigate those risks. By following the processes defined in the Corporate Risk Management Framework, the management of these risks meets the requirements of the Charity Commission

Each of the five charities holds a risk register which is summarised in the main body of this report and within the appendices.

Recommendation

Members are asked to confirm, on behalf of the City Corporation as Trustee, that the risk registers appended to this report satisfactorily identify the key risks to each of the five charities and that an appropriate risk management process is in place.

Main Report

Background

1. The City of London's Risk Management Strategy, which forms part of its Corporate Risk Management Framework, requires each Chief Officer to report regularly to Committees on the risks faced by their department.
2. The Charity Commission requires Trustees to confirm in a charity's annual report that any major risks to which the charity is exposed have been identified and reviewed and that systems are established to mitigate those risks. These risks are to be reviewed annually.
3. Your Committee receives a quarterly update on the risks faced by the five charities for which it is responsible. This reporting frequency aligns with the City of London's Risk Management Strategy and exceeds the requirements of the Charity Commission.
4. The Interim Executive Director Environment assures your Committee that all risks held by the five charities continue to be managed in compliance with the Corporate Risk Management Framework and the Charities Act 2011.
5. Each of the five charities for which your Committee is responsible holds a risk register. All risks are regularly reviewed by management teams, in consultation with risk owners, with updates recorded in the corporate risk management information system. Risks are assessed on a likelihood-impact basis, and the resultant score is associated with a traffic light colour. For reference, the City of London's Risk Matrix is provided at Appendix 6.
6. The risk registers for Epping Forest and each of the four Commons charities are summarised in the main body of this report and at Appendices 1 to 5. Officers are undertaking a range of actions to control each risk.

Current Position

Epping Forest Risks

7. The Epping Forest Risk Register summarised below and at Appendix 1 contains seven RED and eight AMBER risks owned and managed by the Interim Assistant Director, Epping Forest and her management team. This includes the Deterioration of Wanstead Park Reservoirs (RED) risk which is managed jointly with the City's Building Control Service.

8. Since the date of the last report to your Committee, all risks have been reviewed and updated in the corporate risk management information system. None of the risk scores have changed. Three risks are reported in detail, by exception, at Appendix 1a, as explained below.
- **ENV-NE-EF 004: Decline in condition of assets** (*RED, 32*)
As one of the two highest risks on the register, this risk is reported in detail (Appendix 1a) to provide your Committee with a full update. This risk remains at a score of 32 (likely / extreme) due to the ongoing deterioration of assets across the Forest. Maintenance legacy funding has now been agreed but has yet to be prioritised. Officers continue to liaise with colleagues in the City Surveyor's Department with the aim of reducing the risk.
 - **ENV-NE-EF 017: Tree failure** (*RED, 32*)
As one of the highest risks on the register, this risk is reported in detail (Appendix 1a) to provide your Committee with a full update. The risk score remains at the maximum level of likelihood and impact (likely / extreme) due to a single Poplar tree identified as dangerous close to the M25 and high voltage power cables. Officers will provide a verbal update to the Committee on 22 May by which time they expect to have further information on the progress of this matter.
 - **ENV-NE-EF 006: Failure of raised reservoirs** (*RED, 24*)
 - **ENV-NE-EF 018: Deterioration of Wanstead Park Reservoirs** (*RED, 24*)
 - **ENV-NE-EF 008: Negative impacts from pests and diseases** (*RED, 16*)
 - **ENV-NE-EF 012: Loss of forest land and buffer land/or concession of prescriptive rights** (*RED, 16*)
 - **ENV-NE-EF 015: Impacts of anti-social behaviour on staff and site** (*RED, 16*)
This risk is reported in detail (Appendix 1a) to keep your Committee up to date on the actions being undertaken by officers to mitigate this risk. These include weekly patrols to gather intelligence on the illegal use of motorbikes/quad bikes in the Forest.
 - **ENV-NE-EF 003: Risk for health and safety** (*AMBER, 12*)
 - **ENV-NE-EF 010: Negative impacts of development and encroachment** (*AMBER, 12*)
 - **ENV-NE-EF 013: Recruitment of suitable staff and workforce planning** (*AMBER, 12*)
 - **ENV-NE-EF 016: Budget pressures** (*AMBER, 12*)
 - **ENV-NE-EF 005: Declining Site of Special Scientific Interest (SSSI)/Special Area of Conservation (SAC) condition** (*AMBER, 8*)
 - **ENV-NE-EF 009: Adverse impacts of extreme weather and climate change** (*AMBER, 8*)
 - **ENV-NE-EF 011: Wanstead Park – Heritage at Risk Register** (*AMBER, 8*)
 - **ENV-NE-EF 014: Major incident resulting in prolonged 'access denial'** (*AMBER, 8*)

The Commons Risks

9. A separate risk register is held for each of the four Commons charities to enable effective site-specific management and assessment. Since the date of the last report to your Committee, all risks have been reviewed and updated in the risk management information system.

Ashtead Common

10. The Ashtead Common Risk Register (Appendix 2) contains two RED, three AMBER and one GREEN risk as shown below. None of the risk scores have changed since the last report to your Committee.
- **ENV-NE-AC 005: Negative impacts of pests and diseases** (*RED, 16*)
 - **ENV-NE-AC 009: Decline in condition of assets** (*RED, 16*)
 - **ENV-NE-AC 004: Negative impacts of development and encroachment** (*AMBER 8*)
 - **ENV-NE-AC 006: Adverse impacts of extreme weather and climate change** (*AMBER, 6*)
 - **ENV-NE-AC 008: Water pollution** (*AMBER, 6*)
 - **ENV-NE-AC 001: Budget pressures** (*GREEN, 4*)

Burnham Beeches and Stoke Common

11. The Burnham Beeches and Stoke Common Risk Register (Appendix 3) contains four RED and four AMBER risks. None of the risk scores have changed since the last report to your Committee.
- **ENV-NE-BBSC 002: Negative impacts of visitor pressure** (*RED, 16*)
 - **ENV-NE-BBSC 005: Negative impacts of pests and diseases** (*RED, 16*)
 - **ENV-NE-BBSC 007: Rural Payment Agency Grants** (*RED, 16*)
 - **ENV-NE-BBSC 009: Decline in condition of assets** (*RED, 16*)
 - **ENV-NE-BBSC 001: Budget pressures** (*AMBER, 12*)
 - **ENV-NE-BBSC 004: Negative impacts of development and encroachment** (*AMBER, 12*)
 - **ENV-NE-BBSC 006: Adverse impacts of extreme weather and climate change** (*AMBER, 12*)
 - **ENV-NE-BBSC 008: Pollution** (*AMBER, 8*)

Coulsdon and Other Commons

12. The Coulsdon and Other Commons Risk Register (Appendix 4) contains one RED and six AMBER risks. None of the risk scores have changed since the last report to your Committee.
- **ENV-NE-COC 009: Decline in condition of assets** (*RED, 16*)
 - **ENV-NE-COC 002: Negative impacts of visitor pressure** (*AMBER, 12*)
 - **ENV-NE-COC 004: Negative impacts of development and encroachment** (*AMBER, 8*)

- **ENV-NE-COC 005: Negative impacts of pests and diseases** (*AMBER, 8*)
- **ENV-NE-COC 008: Pollution** (*AMBER, 8*)
- **ENV-NE-COC 001: Budget pressures** (*AMBER, 6*)
- **ENV-NE-COC 006: Adverse impacts of extreme weather and climate change** (*AMBER, 6*)

West Wickham and Spring Park

13. The Wickham and Spring Park Risk Register (Appendix 5) contains one RED and five AMBER risks. None of the risk scores have changed since the last report to your Committee.

- **ENV-NE-WWSP 009: Decline in condition of assets** (*RED, 16*)
- **ENV-NE-WWSP 002: Negative impacts of visitor pressure** (*AMBER, 12*)
- **ENV-NE-WWSP 004: Negative impacts of development and encroachment** (*AMBER, 8*)
- **ENV-NE-WWSP 005: Negative impacts of pests and diseases** (*AMBER, 8*)
- **ENV-NE-WWSP 001: Budget pressures** (*AMBER, 6*)
- **ENV-NE-WWSP 006: Adverse impacts of extreme weather and climate change** (*AMBER, 6*)

Risk Management Process

14. Across the Environment Department, risk management is a standing agenda item at the regular meetings of local, divisional and departmental management teams.
15. Between management team meetings, risks are reviewed in consultation with risk and action owners, and updates are recorded in the corporate risk management information system.
16. Regular risk management update reports are provided to this Committee in accordance with the City's Risk Management Framework and the requirements of the Charities Act 2011.

Identification of New Risks

17. New and emerging risks are identified through several channels, including:
- Directly by senior leadership teams as part of the regular review process.
 - In response to ongoing review of progress made against Business Plan objectives and performance measures, e.g., slippage of target dates or changes to expected performance levels.
 - In response to emerging events and changing circumstances which have the potential to impact on the delivery of services.

Corporate and Strategic Implications

18. Effective management of risk is at the heart of the City Corporation's approach to delivering cost effective and valued services to the public as well as being an important element within the corporate governance of the organisation.
19. The risk management processes in place in the Environment Department support the delivery of the Corporate Plan, our Departmental high-level Business Plan, local business plans and relevant Corporate Strategies, including, but not limited to, the Climate Action; Cultural; Sport and Physical Activity; and Volunteering Strategies. Risks are also being taken into consideration as part of the implementation of the Natural Environment Divisions' core strategies.
20. Risks which could have a serious impact on the achievement of business and strategic objectives are proactively identified, assessed and managed in order to minimise their likelihood and/or impact.

Conclusion

21. The proactive management of risk, including the reporting process to Members, demonstrates that the Natural Environment Division of the Environment Department is adhering to the requirements of the City of London Corporation's Risk Management Framework and the Charities Act 2011.

Appendices

- Appendix 1 – Epping Forest Summary Risk Register
- Appendix 1a – Epping Forest detailed risks (by exception)
- Appendix 2 – Ashted Common Summary Risk Register
- Appendix 3 – Burnham Beeches and Stoke Common Summary Risk Register
- Appendix 4 - Coulsdon and Other Commons Summary Risk Register
- Appendix 5 – West Wickham and Spring Park Summary Risk Register
- Appendix 6 – City of London Corporation Risk Matrix

Contact

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Epping Forest Summary Risk Register

Generated on: 30 April 2024



























Risk score indicator key.		
		
RED	AMBER	GREEN

Rows are sorted by Risk Score

Risk code	Risk title	Current risk score	Current risk score indicator	Target risk score	Target risk score indicator	Direction of travel (since last assessment)	Flight path (last 10 assessments)
ENV-NE-EF 004	Decline in Condition of Assets	32		24			
ENV-NE-EF 017	Tree failure	32		16			
ENV-NE-EF 006	Failure of raised reservoirs	24		4			
ENV-NE-EF 018	Deterioration of Wanstead Park Reservoirs	24		8			
ENV-NE-EF 008	Negative impacts from pests and diseases	16		12			
ENV-NE-EF 012	Loss of forest and buffer land and/or concession of prescriptive rights	16		12			
ENV-NE-EF 015	Impacts of anti-social behaviour on staff and site	16		12			
ENV-NE-EF 003	Risk for health and safety	12		8			
ENV-NE-EF 010	Negative impacts of development and encroachment	12		12			

Appendix 1

Risk code	Risk title	Current risk score	Current risk score indicator	Target risk score	Target risk score indicator	Direction of travel (since last assessment)	Flight path (last 10 assessments)
ENV-NE-EF 013	Recruitment of suitable staff and workforce planning	12		6			
ENV-NE-EF 016	Budget pressures	12		8			
ENV-NE-EF 005	Declining Site of Special Scientific Interest (SSSI)/Special Area of Conservation (SAC) Condition	8		8			
ENV-NE-EF 009	Adverse impacts of extreme weather and climate change	8		8			
ENV-NE-EF 011	Wanstead Park - Heritage at Risk Register	8		8			
ENV-NE-EF 014	Major Incident resulting in prolonged 'Access Denial'	8		8			



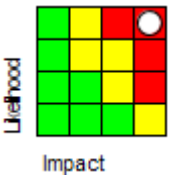
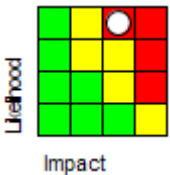

Epping Forest – detailed risks reported by exception.

Generated on: 30 April 2024

Risk no, title, creation date, owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date/Risk Approach	Current Risk score change indicator
ENV-NE-EF 004 Decline in condition of assets 19-Aug-2015 Jacqueline Eggleston	Causes: Insufficient maintenance resource; failure to implement recommendations; damaging activity by visitors to the Forest. Event: Failure to meet statutory regulations and checks. Assets deteriorate to unusable/unsafe condition. Effect: Poor condition of assets; loss of value; cost of repair; fines from Local Authority and other statutory bodies. Reputational risk (including media coverage, stakeholder group escalations and Consultative Group complaints); inability to deliver corporate objectives.		32	The current score of this risk remains 32 (likely / extreme) due to the ongoing deterioration of assets across the Forest, including Grade II listed and heritage assets. Maintenance legacy funding has been agreed but has yet to be prioritised. This is has resulting in increased reputational and health and safety risk and decreased ability to deliver corporate objectives. 29 Apr 2024		24	30-Sep-2024	
							Reduce	

Action no	Action description	Latest Note	Action owner	Latest Note Date	Due Date
ENV-NE-EF 004d	Schedule of statutory checks and visits held and carried out by City Surveyor's or delegated to site.	Comprehensive Fire Risk Assessment Audits have been carried out across all Epping Forest sites with no local actions outstanding.	Jacqueline Eggleston	29-Apr-2024	31-Mar-2025
ENV-NE-EF 004e	Joint inspection of all buildings including residential by site and City Surveyor's to capture maintenance needs.	Scored condition surveys have been delivered at more than 40 residential assets across the Natural Environment Division. Work is underway to identify further processes, investment and	Jacqueline Eggleston	29-Apr-2024	31-Mar-2025

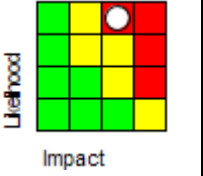
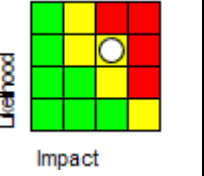
	Required annually.	opportunities as a result of findings. Work continues with the City Surveyor's Department to agree Service Level Agreements for maintenance of property.			
ENV-NE-EF 004g	Put actions and processes in place which ensure the upkeep and development of the Forest.	<p>At Great Gregories, the replacement of the asbestos roof on the small barn has been postponed further under CWP, with no future date identified.</p> <p>Planning permission has been granted for the Roofing for Pad1. This is a Spend to Save project subject to a 40% Defra grant which has been agreed and extended; the shortfall is being made up from the local risk trading account.</p> <p>Where possible, local risk money is being invested to fill gaps in maintenance left by inadequate CWP provision. This includes a review of car park surfacing and prioritisation of associated works.</p>	Jacqueline Eggleston	29-Apr-2024	31-Mar-2025
ENV-NE-EF 004j	Monitor the path network annually and carry out necessary maintenance.	<p>The path network is monitored on an annual basis, and a maintenance programme prepared to address issues raised.</p> <p>We have £250k RASC funding, recently confirmed after review, for environmental damage to paths caused by high levels of use by visitors.</p>	Jacqueline Eggleston	29-Apr-2024	31-Mar-2025
ENV-NE-EF 004i	<p>Maintain the condition of the scheduled ancient monuments (SAMs).</p> <p>Improve the current state of knowledge of the extent of the monuments.</p> <p>Protect the monuments from erosion due to visitor activities.</p>	<p>Conservation Management Plans are in place for Loughton Camp and Ambresbury Bank to manage the conflicting risks of protection of the Scheduled Ancient Monuments (SAMs) and the veteran trees upon the monuments.</p> <p>The SAMs at Purlieu Bank (2 sections) and The Temple at Warlies Park are subject to ongoing review. A Conservation Management Plan is complete for The Temple.</p> <p>Specific plans are being prepared to alter public use of SAMs to prevent erosion. Signage and patrols are in place.</p> <p>We undertook a LiDAR of all SAMs during winter 2022/23, while trees were not in leaf. Results have been transferred to GIS and will be the subject of a 2-3 year analysis which will prioritise the SAMS and inform future protection measures.</p>	Jacqueline Eggleston	29-Apr-2024	31-Mar-2025

Risk no, title, creation date, owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date/Risk Approach	Current Risk score change indicator
ENV-NE-EF 017 Tree failure	<p>Cause: Large numbers of older, more vulnerable trees throughout Epping Forest which require regular inspection and works to prevent failure. A rise in tree disease combined with extreme weather conditions due to climate change exacerbate the risk. Staff shortages due to the Target Operating Model (TOM) process have resulted in insufficient staff resources to complete necessary works.</p> <p>Event: More frequent tree failures. Greater risk during high winds, particularly when accompanied by heavy rainfall, and when trees are in leaf.</p> <p>Effect: Public safety - people (serious injury/death) and property; loss of trees; loss of habitat; insurance claims; reputational damage.</p>		32	<p>This risk is actively managed with regular inspections of trees according to Forest-wide risks zones as well as the Severe Weather Protocol which is implemented in the event of large storms/high winds.</p> <p>At 24 March 2023, the risk score was set to the maximum (likely/extreme) largely due to a single Poplar tree identified as dangerous in close proximity to the M25 and high voltage power cables. Following legal advice, the City of London served notice on the power company to resolve the matter. The Chief Lawyer has written to the power company asking them to commit to fell the tree (we will work with them to arrange access) and we are now waiting for their response, via the legal process. Once this matter is resolved, the risk score will be reassessed and lowered if appropriate.</p> <p>Annual tree surveys have been carried out but works arising, particularly at the amber zones, have not been completed due to recruitment restrictions and larger numbers of trees requiring work being identified. These works are unlikely to be completed this year but Red zones are being prioritised.</p> <p>A recent survey identified additional works. A further survey is currently underway and is due to complete in</p>		16	31-Jul-2024	

<p>20-Apr-2023 Jacqueline Eggleston</p>			<p>April.</p> <p>A series of storms in January resulted in an increased number of tree failures.</p> <p>We are currently recruiting arborists to address the backlog and we have tendered a second contract for external support. Work is also underway to seek additional resourcing to address the backlog.</p> <p>We have extended the target date to the end of July, by which time we hope that the M25 tree issue will be resolved and we can consider reducing the risk score.</p> <p>29 Apr 2024</p>			<p>Reduce</p>	<p>Constant</p>
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Action no	Action description	Latest Note	Action owner	Latest Note Date	Due Date
<p>ENV-NE-EF 017a</p>	<p>Carry out tree safety survey and works.</p>	<p>Annual tree surveys have been carried out but works arising, particularly at the amber zones, have not been completed due to recruitment restrictions and larger numbers of trees requiring work being identified. However, Red zones are being prioritised.</p> <p>A recent survey identified additional works. A further survey is currently underway and is due to complete in April.</p> <p>We are currently recruiting arborists to address the backlog and we have tendered a second contract for external support. Work is also underway to seek additional resourcing to address the backlog.</p>	<p>Jacqueline Eggleston</p>	<p>29-Apr-2024</p>	<p>31-Dec-2024</p>
<p>ENV-NE-EF 017b</p>	<p>Continue to enforce the Severe Weather Protocol as appropriate and keep it under regular review.</p>	<p>A Severe Weather Protocol is in place which details planning and response, in particular to high winds. We are unable to 'close' the Forest during such events but social media and staff broadcast messages to warn members of the public to avoid the Forest, and serious or large scale events are followed by a programme of walking trails and paths to find and action</p>	<p>Jacqueline Eggleston</p>	<p>29-Apr-2024</p>	<p>31-Dec-2024</p>

		<p>resulting dangers such as hanging tree limbs.</p> <p>The Protocol has been reviewed and some minor changes are being made accordingly.</p> <p>This is an ongoing action which will be kept under regular review.</p>			
ENV-NE-EF 17c	Resolve the issue with the Poplar tree in close proximity to the M25.	<p>On 24 March 2023, the risk score was set to the maximum (likely/extreme) largely due to a single Poplar tree identified as dangerous in close proximity to the M25 and high voltage power cables. Following legal advice, the City of London served notice on the power company to resolve the matter. The Chief Lawyer has written to the power company asking them to commit to fell the tree (we will work with them to arrange access) and we are now waiting for their response, via the legal process. The Corporate Health and Safety Team has allocated resource to help clarify and expedite.</p> <p>We have extended the due date of this action to the end of July and are keeping the matter under continual review.</p>	Jacqueline Eggleston	29-Apr-2024	31-Jul-2024

Risk no, title, creation date, owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date/Risk Approach	Current Risk score change indicator
ENV-NE-EF 015 Impacts of anti-social behaviour on staff and site 19-Aug-2015 Leanne Eggleston	<p>Cause: Anti-social, irresponsible or unsafe behaviour, including irresponsible dog owners, rough sleepers, unlicensed activity.</p> <p>Event: Crime; user conflict; trespass; fly-tipping; litter; dog fouling; dog attacks; abandoned/burnt out vehicles; traveller incursions; illegal motorbike use.</p> <p>Effect: Negative PR; injury to visitors; risk to wellbeing and safety of members of staff; damage to Forest land; insurance claims; illegal occupancy of Forest land; increase in costs of managing public behaviour.</p>	 <p>16</p>	<p>We work in partnership with a range of Police and Anti-Social Behaviour managers to manage this risk.</p> <p>The greater frequency of illegal motorbike/quad bike use in the Forest is increasing the risk of accident.</p> <p>We have put in place a range of controls to limit the effects and which should reduce the risk score in time.</p> <p>29 Apr 2024</p>	 <p>12</p>	30-Jun-2024	Constant		
					Reduce			

Action no	Action description	Latest Note	Action owner	Latest Note Date	Due Date
ENV-NE-EF 015b	Implementation and monitoring of PSPOs and other dog control measures on sites.	PSPOs have been reviewed for Epping Forest District Council. A Code of Conduct for responsible dog walking is in place. This is not high priority at present for enforcement, but we are monitoring and taking action where appropriate.	Laura Lawson	29-Apr-2024	31-Mar-2025
ENV-NE-EF 015f	Develop stronger links and become a trusted partner with EFDC, LBWF, LBR and LBN. New relationships with officers in local authorities need creating/developing following staff changes. Ongoing action	We now work in partnership with a range of Police and ASB managers to address this risk. This is an ongoing action.	Laura Lawson	29-Apr-2024	31-Mar-2025
ENV-NE-EF 015i	Take appropriate action to address cases of anti-social, irresponsible and unsafe public behaviour.	Officers continue to monitor rough sleeping, fly-tipping, anti-social behaviour and conflict between forest users. Weekly patrols are undertaken on Sundays at High Beech to gather intelligence on quad/motorbike users. Officers work with appropriate local authorities and agencies to deal with individual cases.	Laura Lawson	29-Apr-2024	31-Mar-2025
ENV-NE-EF 015j	Develop an Enforcement Policy to deal with public behaviour which contravenes the Epping Forest byelaws.	This policy will ensure that City of London staff, those we regulate, and other stakeholders and partners are aware of the intent and principles underpinning our approach to the action we may	Laura Lawson	29-Apr-2024	31-Oct-2024




		take when managing unlawful activity in Epping Forest. A draft Policy has been prepared and will be presented to Committees in due course.			
ENV-NE-EF 0151	Develop Departmental 'Abuse of Staff Policy'	An Environment Department reporting system is being trialled, following which a decision will be taken as to a permanent arrangement and departmental policy. Methods will be developed to ensure incidents are reported and actions taken as necessary.	Laura Lawson	29-Apr- 2024	30-Jun- 2024

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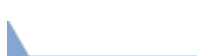



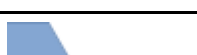




Ashtead Common Summary Risk Register

Generated on: 30 April 2024



Risk score indicator key.		
		
RED	AMBER	GREEN

Rows are sorted by Risk Score

Risk code	Risk title	Current risk score	Current risk score indicator	Target risk score	Target risk score indicator	Direction of travel (since last assessment)	Flight path (last 10 assessments)
ENV-NE-AC 005	Negative impacts of pests and diseases	16		6			
ENV-NE-AC 009	Decline in condition of assets	16		6			
ENV-NE-AC 004	Negative impacts of development and encroachment	8		6			
ENV-NE-AC 006	Adverse impacts of extreme weather and climate change	6		6			
ENV-NE-AC 008	Water pollution	6		2			
ENV-NE-AC 001	Budget pressures	4		4			




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Burnham Beeches and Stoke Common Summary Risk Register

Generated on: 30 April 2024



Risk score indicator key.		
		
RED	AMBER	GREEN

Rows are sorted by Risk Score

Risk code	Risk title	Current risk score	Current risk score indicator	Target risk score	Target risk score indicator	Direction of travel (since last assessment)	Flight path (last 10 assessments)
ENV-NE-BBSC 002	Negative impacts of visitor pressure	16		12			
ENV-NE-BBSC 005	Negative impacts from pests and diseases	16		12			
ENV-NE-BBSC 007	Rural Payment Agency Grants	16		12			
ENV-NE-BBSC 009	Decline in condition of assets	16		12			
ENV-NE-BBSC 001	Budget pressures	12		6			
ENV-NE-BBSC 004	Negative impacts of development and encroachment	12		12			
ENV-NE-BBSC 006	Adverse impacts of extreme weather and climate change	12		12			
ENV-NE-BBSC 008	Pollution	8		8			




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Coulston and Other Commons Summary Risk Register

Generated on: 30 April 2024



Risk score indicator key.		
		
RED	AMBER	GREEN

Rows are sorted by Risk Score

Risk code	Risk title	Current risk score	Current risk score indicator	Target risk score	Target risk score indicator	Direction of travel (since last assessment)	Flight path (last 10 assessments)
ENV-NE-COC 009	Decline in condition of assets	16		12			
ENV-NE-COC 002	Negative impacts of visitor pressure	12		12			
ENV-NE-COC 004	Negative impacts of development and encroachment	8		6			
ENV-NE-COC 005	Negative impacts of pests and diseases	8		6			
ENV-NE-COC 008	Pollution	8		4			
ENV-NE-COC 001	Budget pressures	6		6			
ENV-NE-COC 006	Adverse impacts of extreme weather and climate change	6		6			




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West Wickham and Spring Park Summary Risk Register

Generated on: 30 April 2024



Risk score indicator key.		
		
RED	AMBER	GREEN

Rows are sorted by Risk Score

Risk code	Risk title	Current risk score	Current risk score indicator	Target risk score	Target risk score indicator	Direction of travel (since last assessment)	Flight path (last 10 assessments)
ENV-NE-WWSP 001	Decline in condition of assets	16		12			
ENV-NE-WWSP 002	Negative impacts of visitor pressure	12		12			
ENV-NE-WWSP 004	Negative impacts of development and encroachment	8		6			
ENV-NE-WWSP 005	Negative impacts of pests and diseases	8		6			
ENV-NE-WWSP 001	Budget pressures	6		6			
ENV-NE-WWSP 006	Adverse impacts of extreme weather and climate change	6		6			

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City of London Corporation Risk Matrix (Black and white version)

Note: A risk score is calculated by assessing the risk in terms of likelihood and impact. By using the likelihood and impact criteria below (top left (A) and bottom right (B) respectively) it is possible to calculate a risk score. For example a risk assessed as Unlikely (2) and with an impact of Serious (2) can be plotted on the risk scoring grid, top right (C) to give an overall risk score of a green (4). Using the risk score definitions bottom right (D) below, a green risk is one that just requires actions to maintain that rating.

(A) Likelihood criteria

	Rare (1)	Unlikely (2)	Possible (3)	Likely (4)
Criteria	Less than 10%	10 – 40%	40 – 75%	More than 75%
Probability	Has happened rarely/never before	Unlikely to occur	Fairly likely to occur	More likely to occur than not
Time period	Unlikely to occur in a 10 year period	Likely to occur within a 10 year period	Likely to occur once within a one year period	Likely to occur once within three months
Numerical	Less than one chance in a hundred thousand (<10-5)	Less than one chance in ten thousand (<10-4)	Less than one chance in a thousand (<10-3)	Less than one chance in a hundred (<10-2)

(B) Impact criteria

Impact title	Definitions
Minor (1)	Service delivery/performance: Minor impact on service, typically up to one day. Financial: financial loss up to 5% of budget. Reputation: Isolated service user/stakeholder complaints contained within business unit/division. Legal/statutory: Litigation claim or find less than £5000. Safety/health: Minor incident including injury to one or more individuals. Objectives: Failure to achieve team plan objectives.
Serious (2)	Service delivery/performance: Service disruption 2 to 5 days. Financial: Financial loss up to 10% of budget. Reputation: Adverse local media coverage/multiple service user/stakeholder complaints. Legal/statutory: Litigation claimable fine between £5000 and £50,000. Safety/health: Significant injury or illness causing short-term disability to one or more persons. Objectives: Failure to achieve one or more service plan objectives.
Major (4)	Service delivery/performance: Service disruption > 1 - 4 weeks. Financial: Financial loss up to 20% of budget. Reputation: Adverse national media coverage 1 to 3 days. Legal/statutory: Litigation claimable fine between £50,000 and £500,000. Safety/health: Major injury or illness/disease causing long-term disability to one or more people Objectives: Failure to achieve a strategic plan objective.
Extreme (8)	Service delivery/performance: Service disruption > 4 weeks. Financial: Financial loss up to 35% of budget. Reputation: National publicity more than three days. Possible resignation leading member or chief officer. Legal/statutory: Multiple civil or criminal suits. Litigation claim or find in excess of £500,000. Safety/health: Fatality or life-threatening illness/disease (e.g. mesothelioma) to one or more persons. Objectives: Failure to achieve a major corporate objective.

(C) Risk scoring grid

	X	Impact			
		Minor (1)	Serious (2)	Major (4)	Extreme (8)
Likelihood	Likely (4)	4 Green	8 Amber	16 Red	32 Red
	Possible (3)	3 Green	6 Amber	12 Amber	24 Red
	Unlikely (2)	2 Green	4 Green	8 Amber	16 Red
	Rare (1)	1 Green	2 Green	4 Green	8 Amber

(D) Risk score definitions

RED	Urgent action required to reduce rating
AMBER	Action required to maintain or reduce rating
GREEN	Action required to maintain rating

This is an extract from the City of London Corporate Risk Management Strategy, published in May 2014.

Contact the Corporate Risk Manager for further information.

May 2021

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