

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



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On behalf of Purcell ©

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THE TEMPLE: CONSERVATION MANAGEMENT PLAN

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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.

- **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.

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 southern 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.

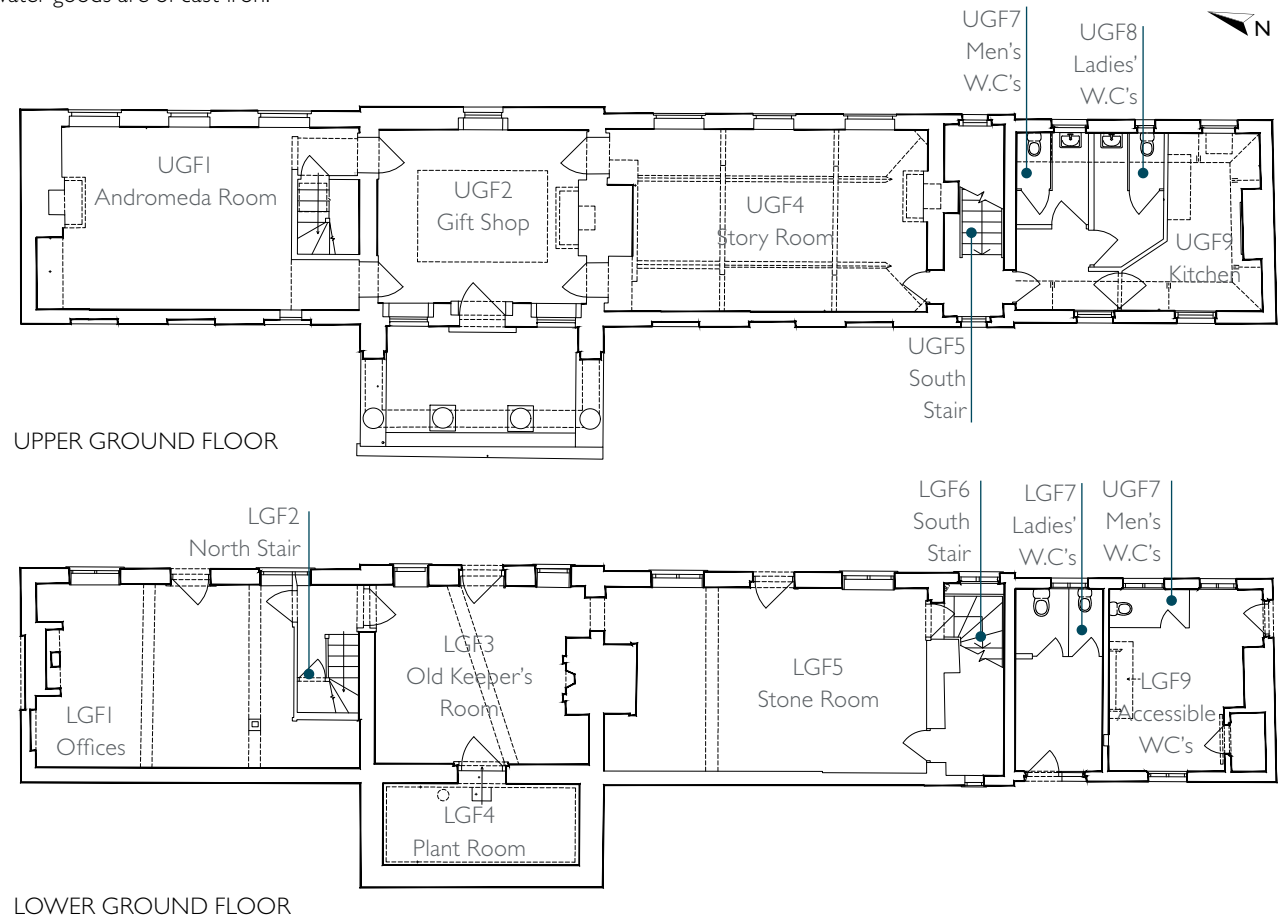


Figure 02 Floor plans of The Temple

UNDERSTANDING THE SITE



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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

UNDERSTANDING THE SITE



KEY
 PHOTOGRAPH
 LOCATIONS

11 → Figure No.

This plan is not to scale

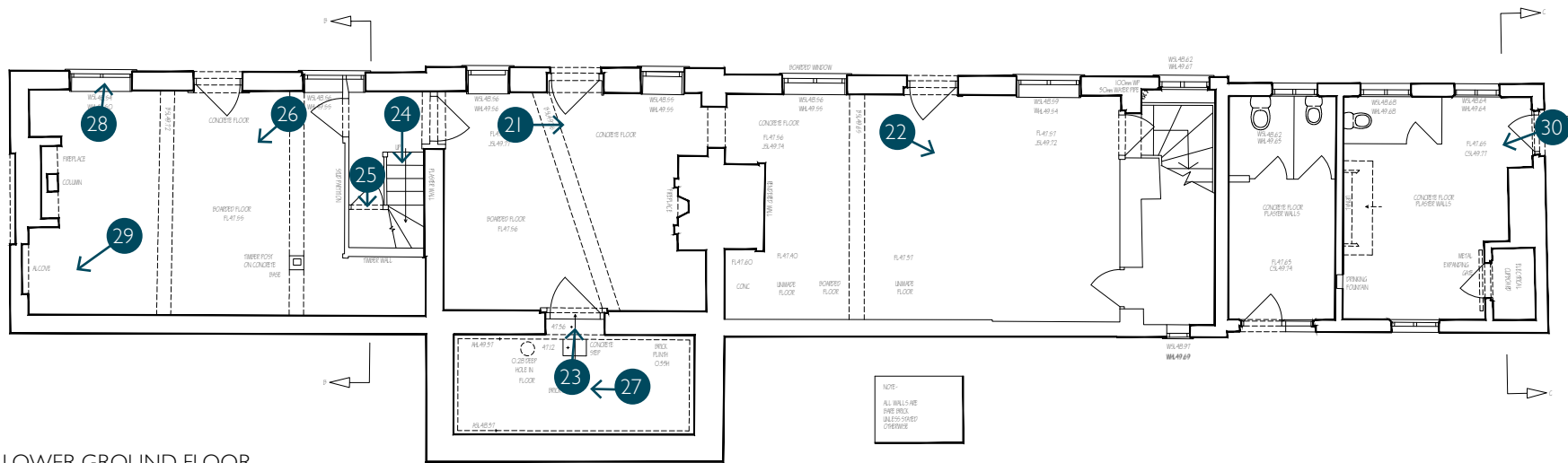
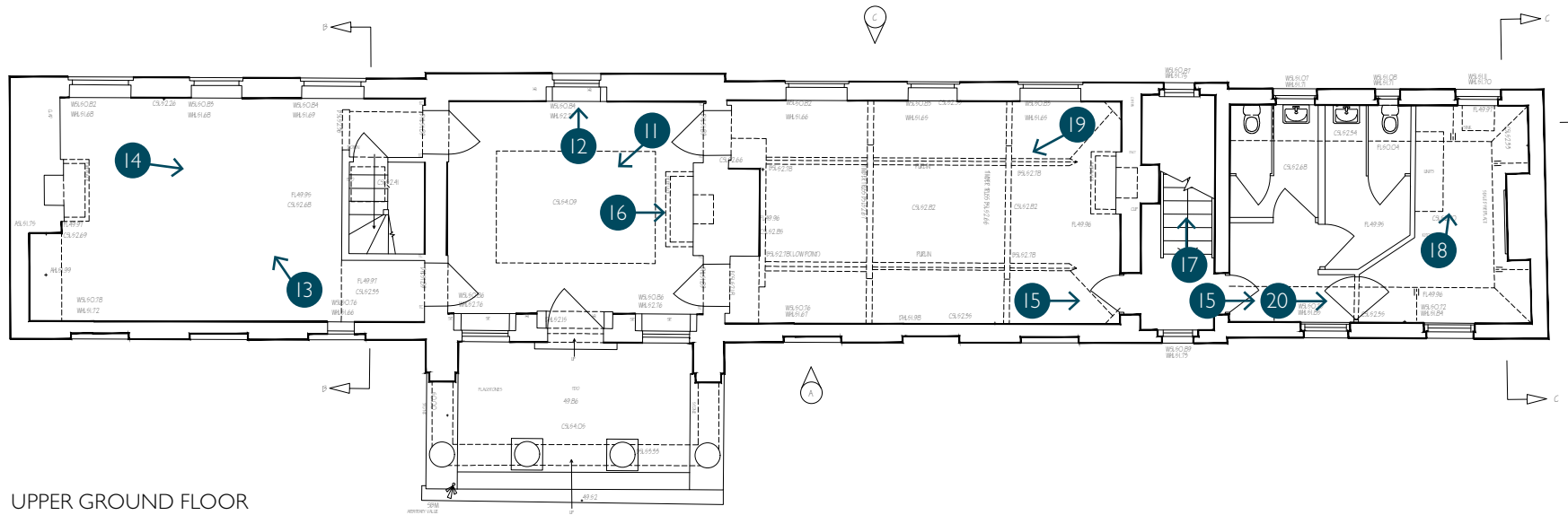


Figure 10 Floor plans showing photograph view locations (see following pages)

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.

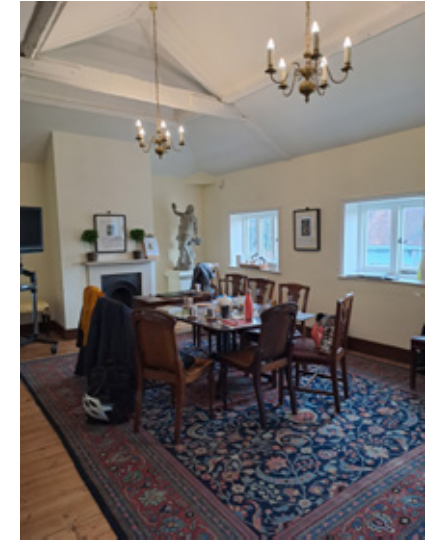


Figure 13 Reception room on the upper-ground floor of the northern wing.



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



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

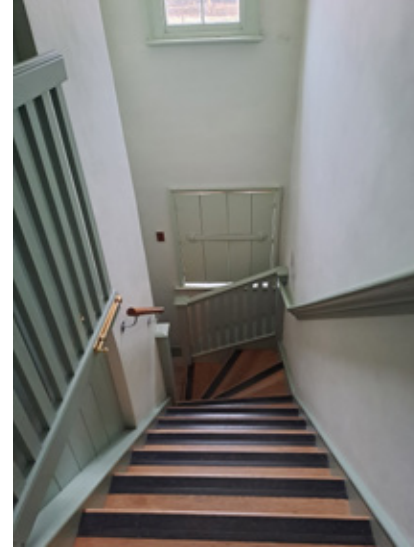


Figure 17 Modern staircase leading to the lower-ground floor.



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 nineteenth 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.

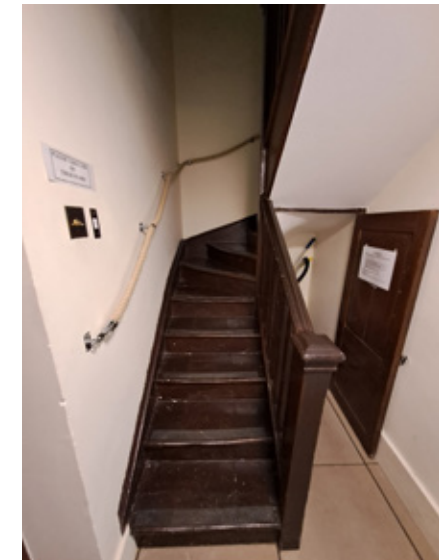


Figure 24 Eighteenth century staircase leading to the upper-ground floor.



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, non-designated assets, such as locally listed buildings, or those 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.



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.

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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.)

VIEWS

- 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 Grotto 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 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.



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



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 Heronry Pond and The Plain.



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

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View 11. A key view of The Temple looking east down the tree-lined avenue which originally formed the main access route to the building. This avenue was felled during the nineteenth century when the estate was sold, but was re-planted in the 1990s.



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.



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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.

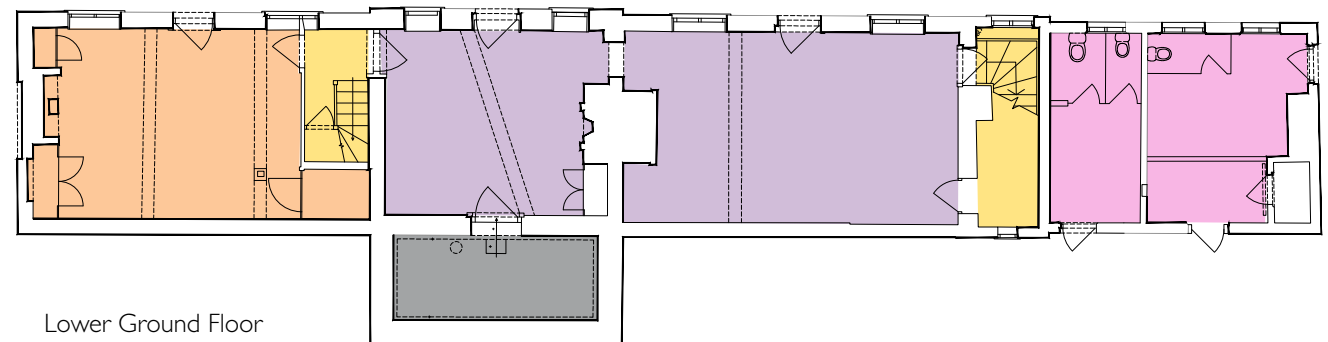
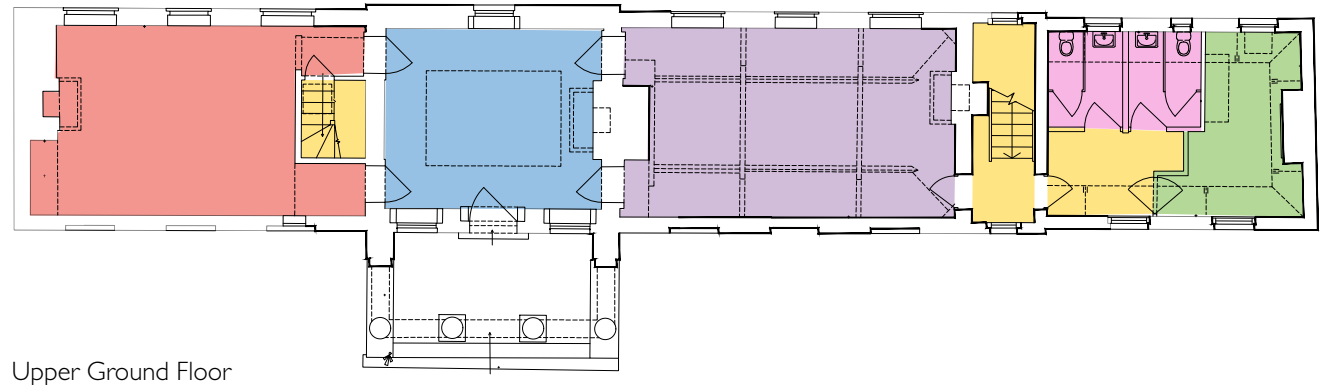
03 London Borough of Redbridge (Oxford Archaeology South), Archaeological Priority Areas Appraisal (Draft), April 2016, <https://www.redbridge.gov.uk/media/10469/lbr-276-archaeological-priority-zones.pdf>, accessed 1 March 2023.

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

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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

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.

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.

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 close the view toward the Ornamental Water in this location and create a self-contained garden compound as a formal enclave within a now more naturalistic setting.²²

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

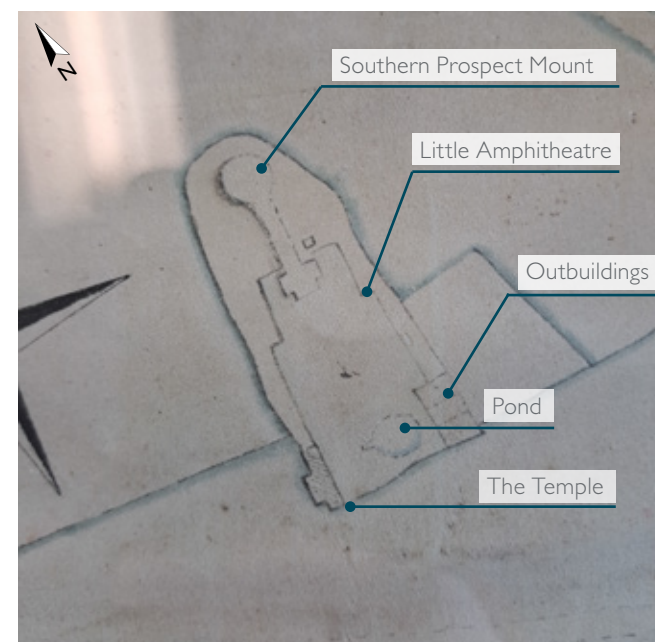


Figure 48 Detail from Peter Searle's map of 1779, indicating The Temple, a pond and outbuildings. ERO, D/DCw P59. Reproduced by courtesy of the Essex Record Office.

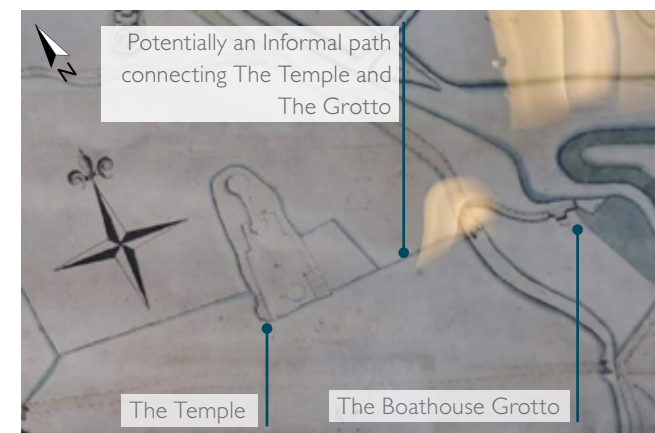


Figure 47 Detail from Peter Searle's map of 1779 showing the relationship between The Temple and The Boathouse Grotto, contemporary structures linked with an informal path. ERO, D/DCw P59. Reproduced by courtesy of the Essex Record Office.

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.

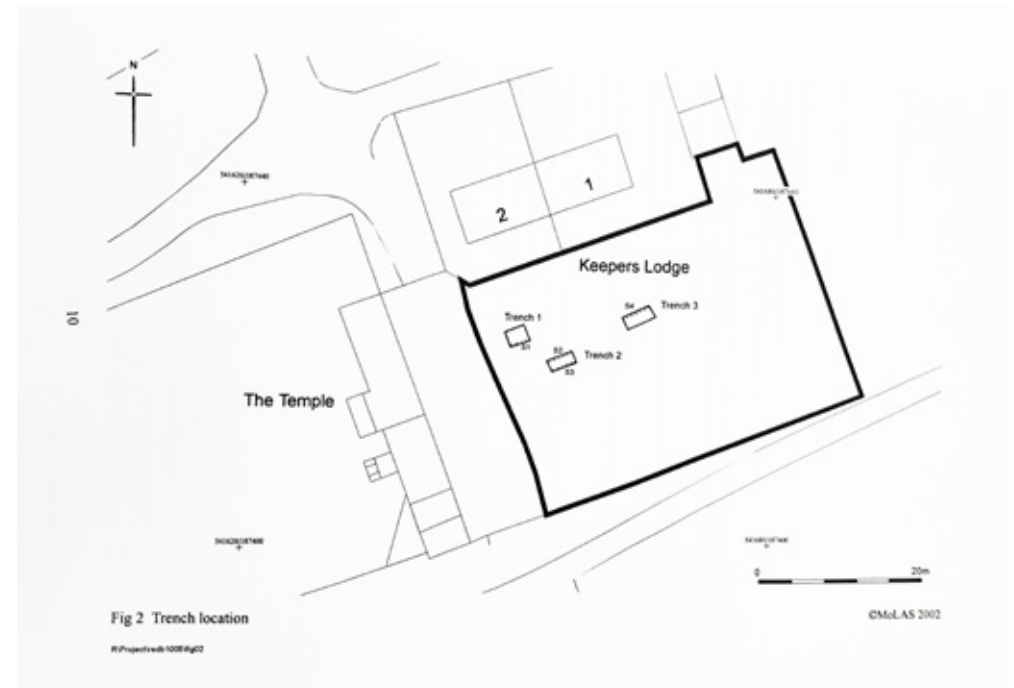
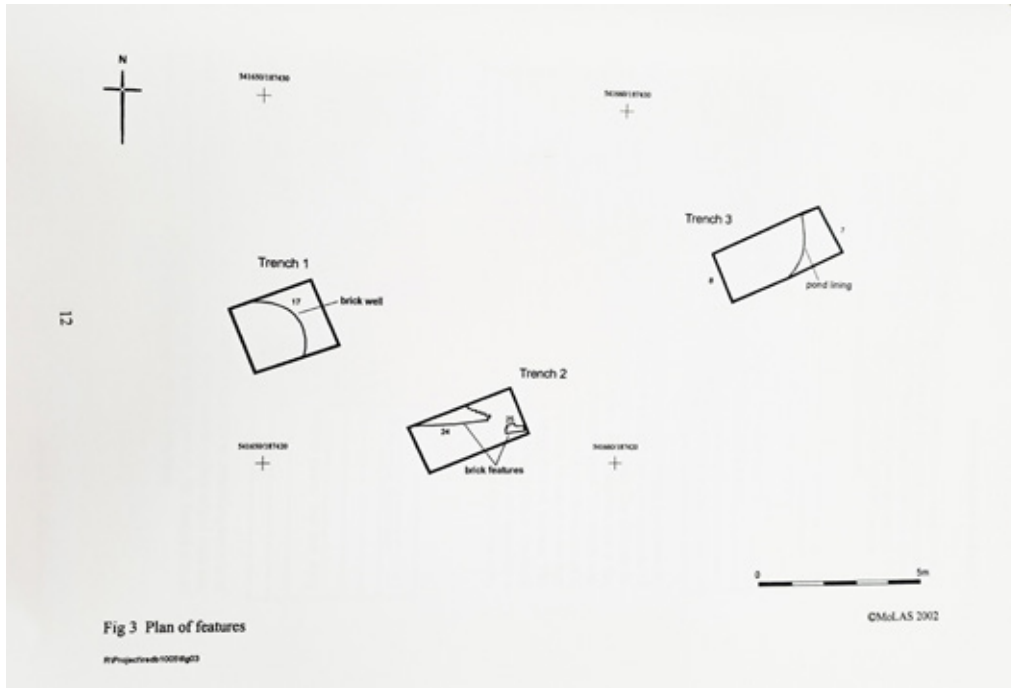


Figure 50 A plan produced in 2002 to show the areas excavated during archaeological investigations in the ground behind The Temple. London Borough of Redbridge, Backfilled Pond and Field Next to the Temple, An Archaeological Evaluation Report, March 2002. City of London Corporation, HB/ITEM/5 File 2

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.

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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

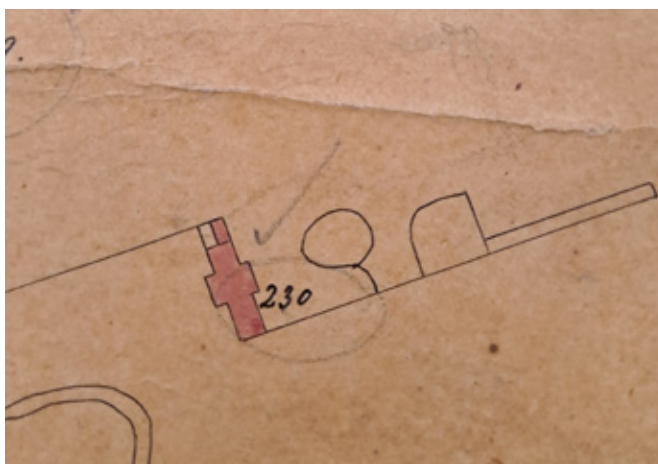


Figure 55 The Temple as it appeared in the Tithe Apportionment Map of 1841, showing the pond behind The Temple. British Library, MAPS Tab.1.A.



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>

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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.)

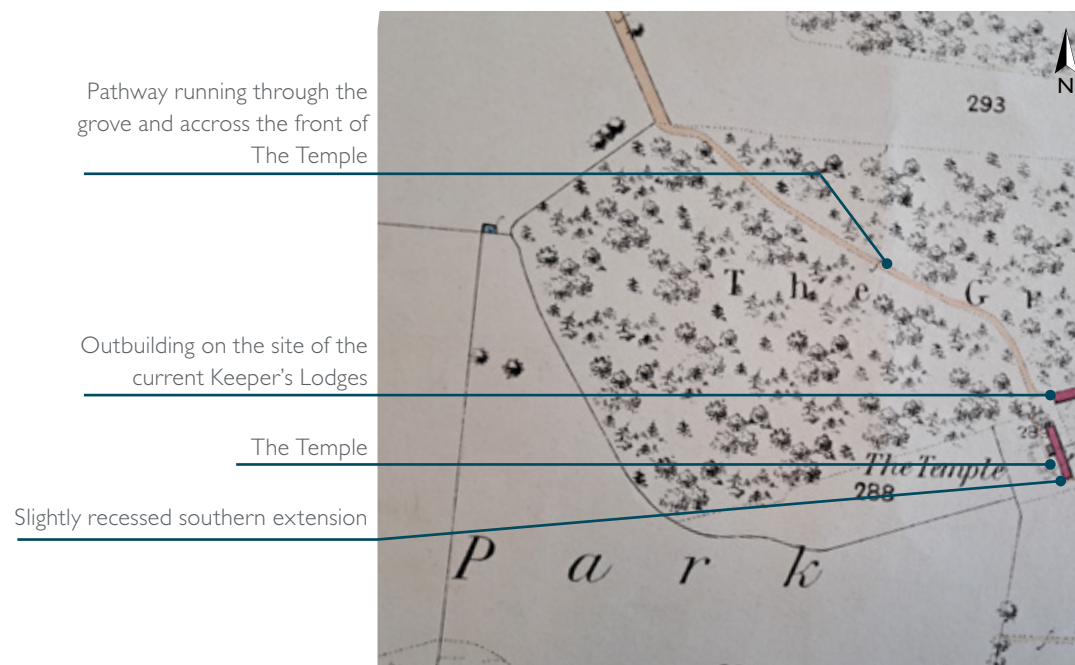


Figure 58 The Ordnance Survey from 1863 which shows the extension to the south of building, still in situ today, and a new path running through The Grove to The Temple. ERO, Ordnance Survey 1863, First Edition, Sheet 73.3. Reproduced by courtesy of the Essex Record Office.

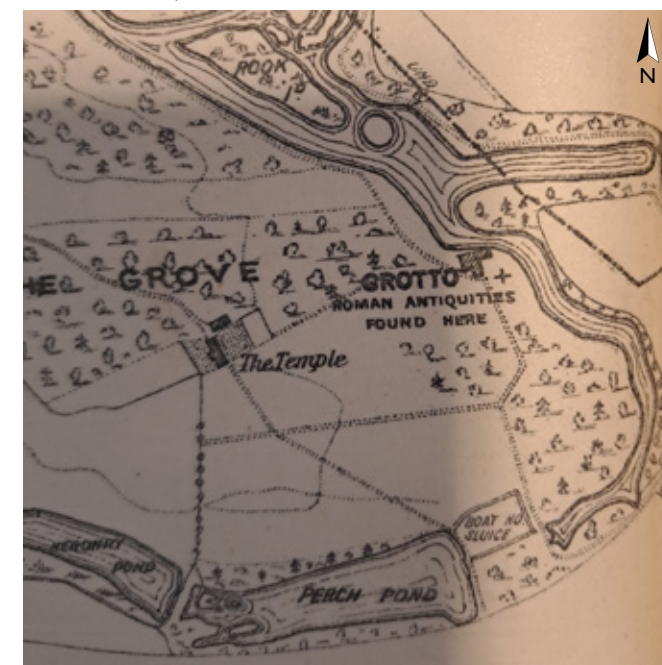


Figure 57 A sketch of the park drawn up by William Tegg to coincide with the opening of Wanstead Park by the Corporation of the City of London in 1882. © The British Library Board. W. Tegg, A Sketch of Wanstead Park, and of the House which formerly stood there, etc., 1882.

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.

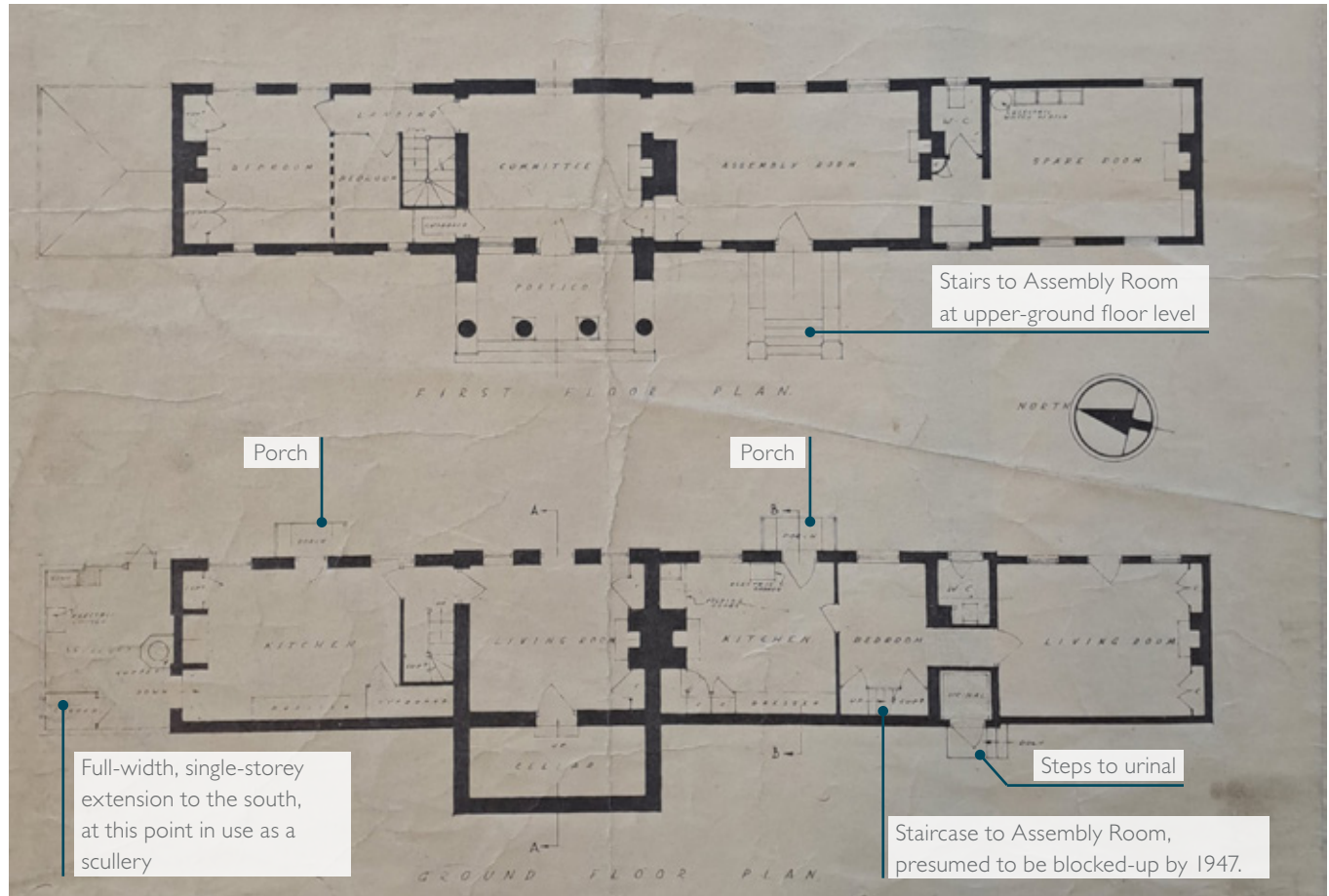


Figure 60 Floor plans and the west elevation, as existing, in 1947, annotated to show features in existence in 1947 which have since been removed. London Metropolitan Archives, COL/PL/01/094/020.

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.

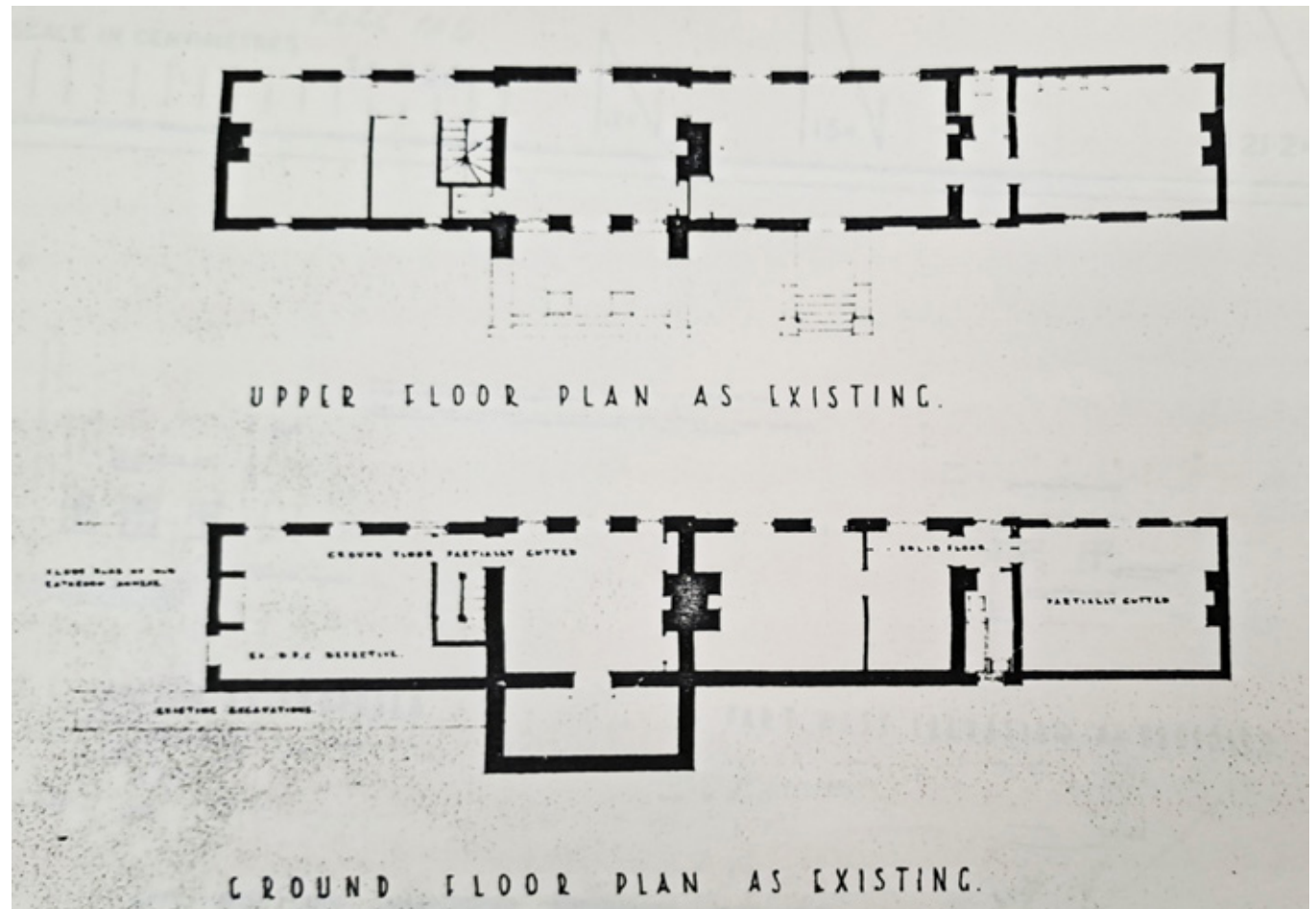


Figure 62 Ground and first floor plans as existing, 1957. City of London Corporation, HB/TEM/10.

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

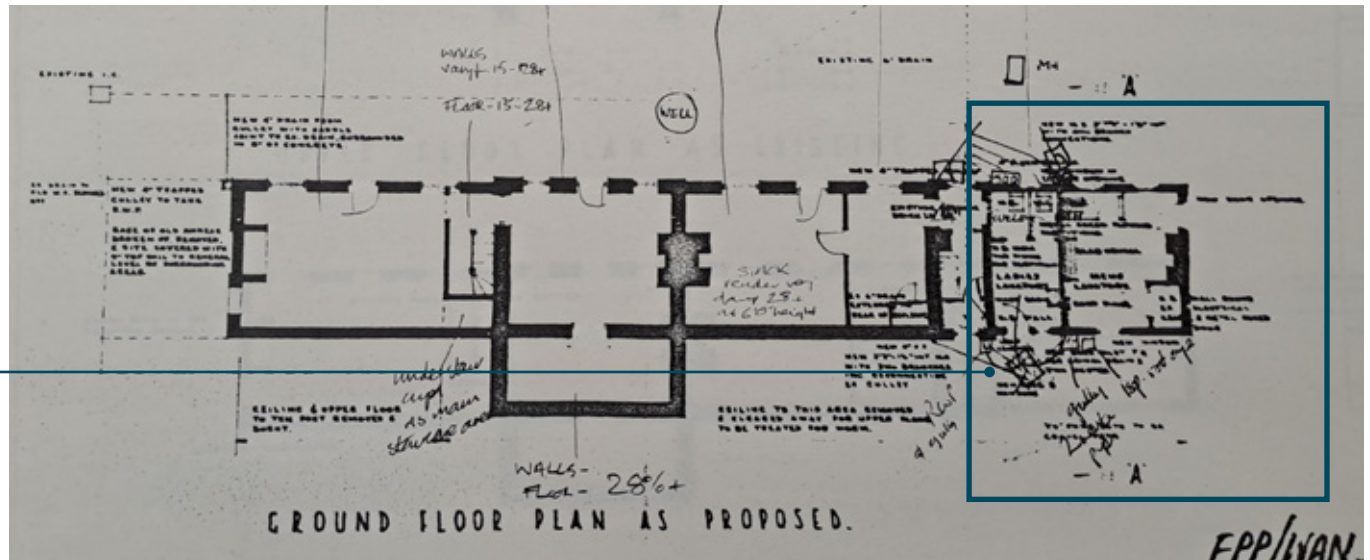


Figure 63 Ground floor plans from 1957 as proposed, indicating the design of new public toilets in the south wing of The Temple. City of London Corporation, HB/TEM/10

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

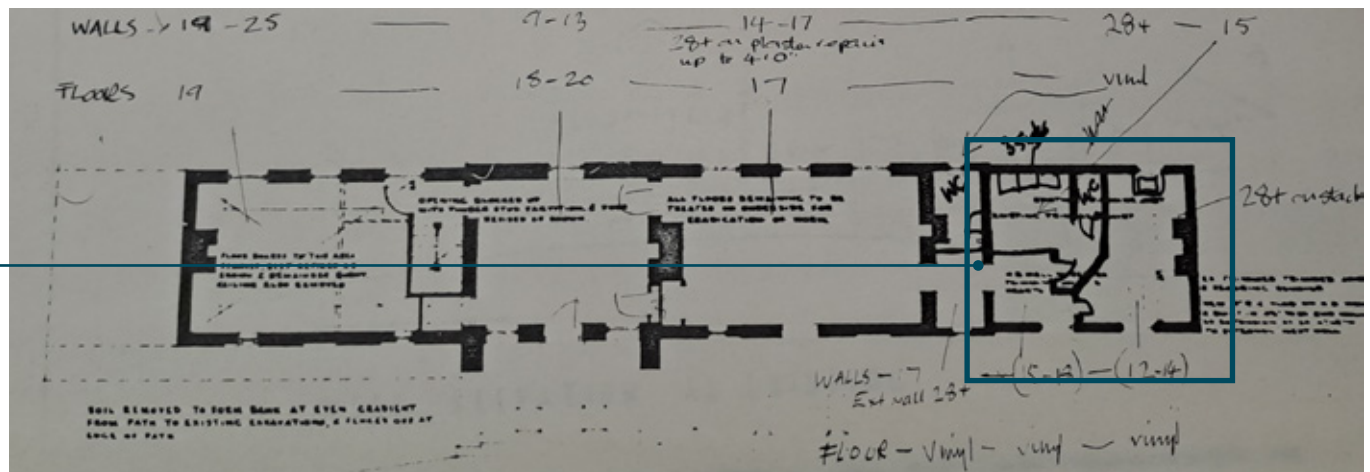


Figure 64 First floor plans from 1957 showing the intent to create public conveniences on the first floor. City of London Corporation, HB/TEM/10



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.

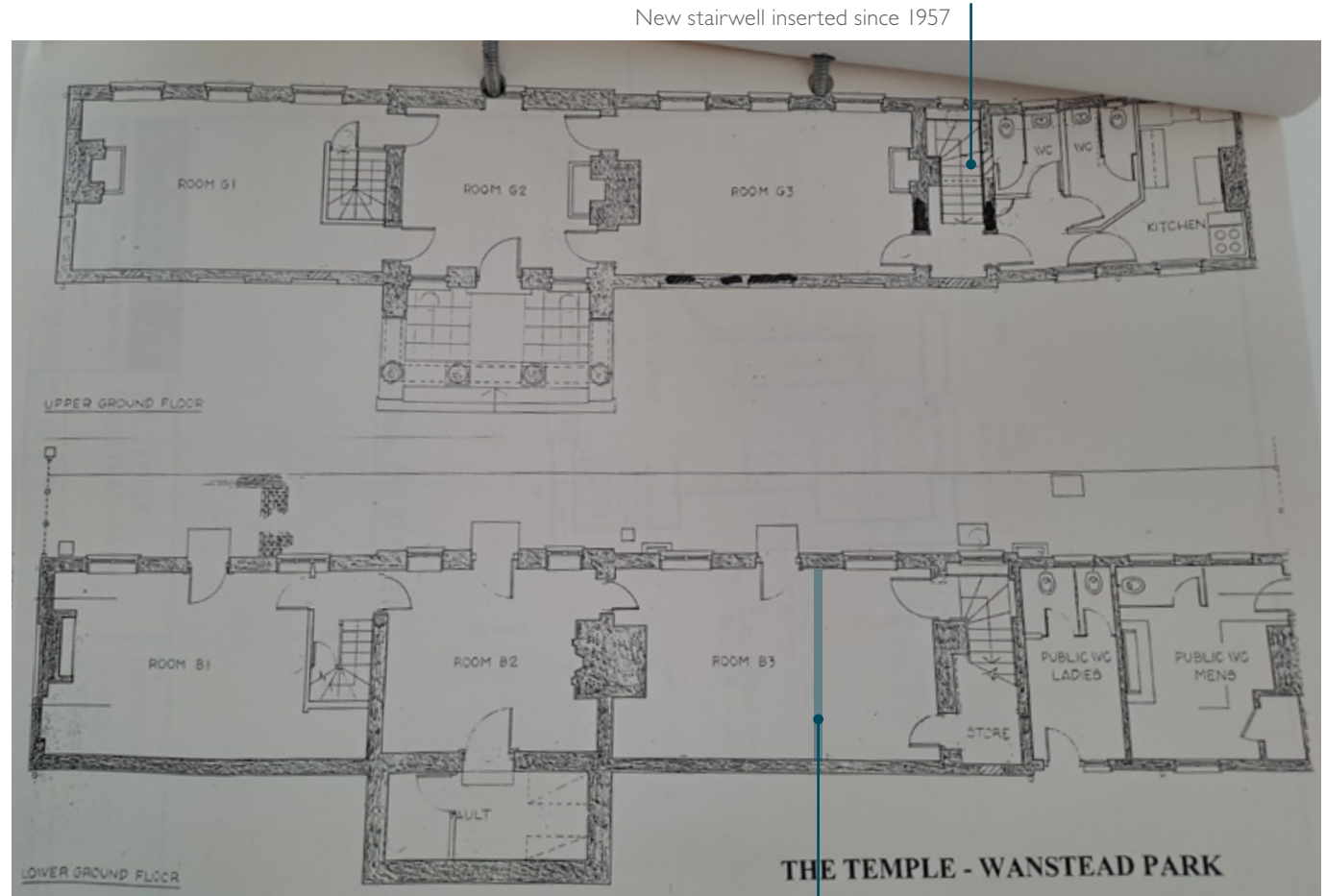


Figure 65 Floor plans from 1994. City of London Corporation, CTU/ITEM15 File 1

Internal wall removed since 1957

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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 either 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 failed, 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.

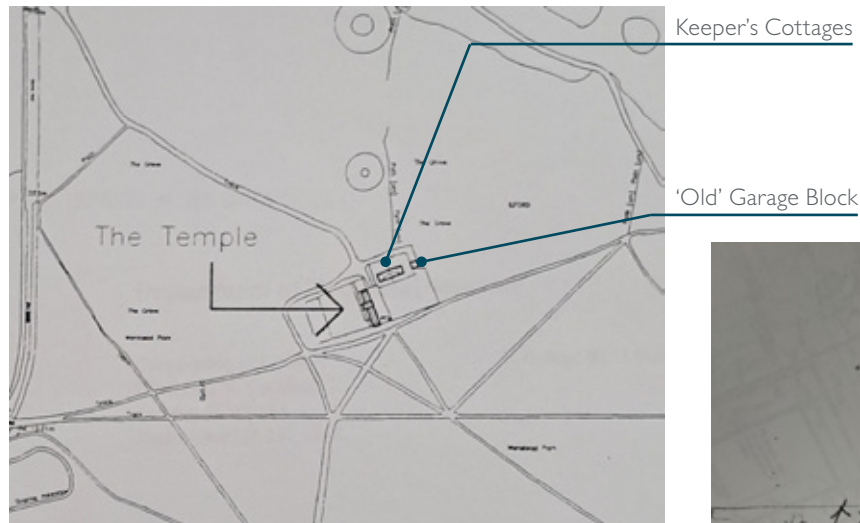


Figure 71 A site plan from 1998 showing the relationship between The Temple, the Keeper's Cottages and the old garage block. City of London Corporation, CTU/TEM/5 File 1



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.

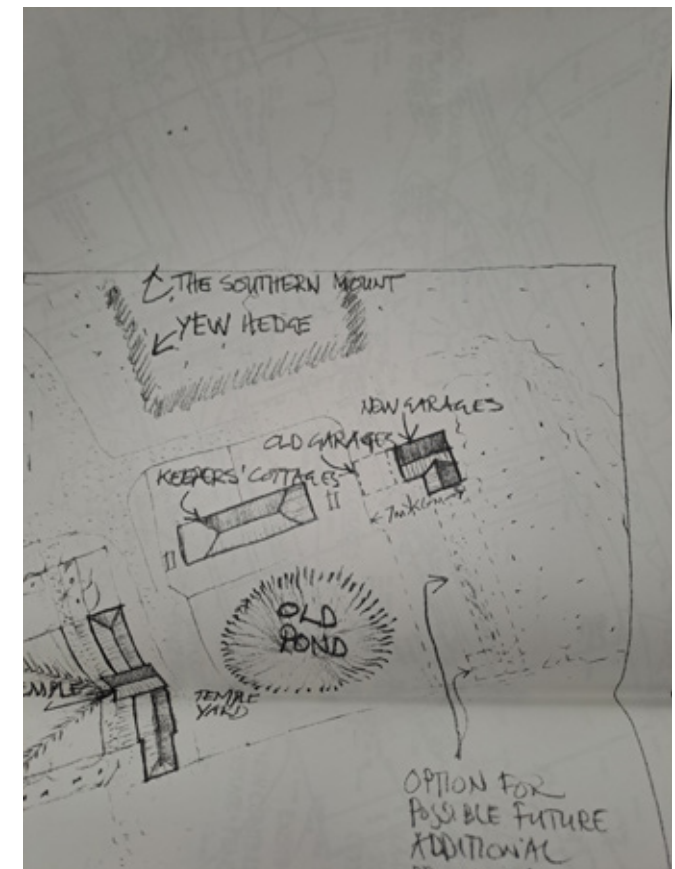


Figure 72 A site plan from the late 1990s or early 2000s showing plans to replace the older garage block with a new L-shaped structure. Single-storey rectangular garages now occupy this position. City of London Corporation, CTU/TEM/5 File 1

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

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



3.3 HISTORIC DEVELOPMENT PLANS

These plans indicate the age of the extant fabric.

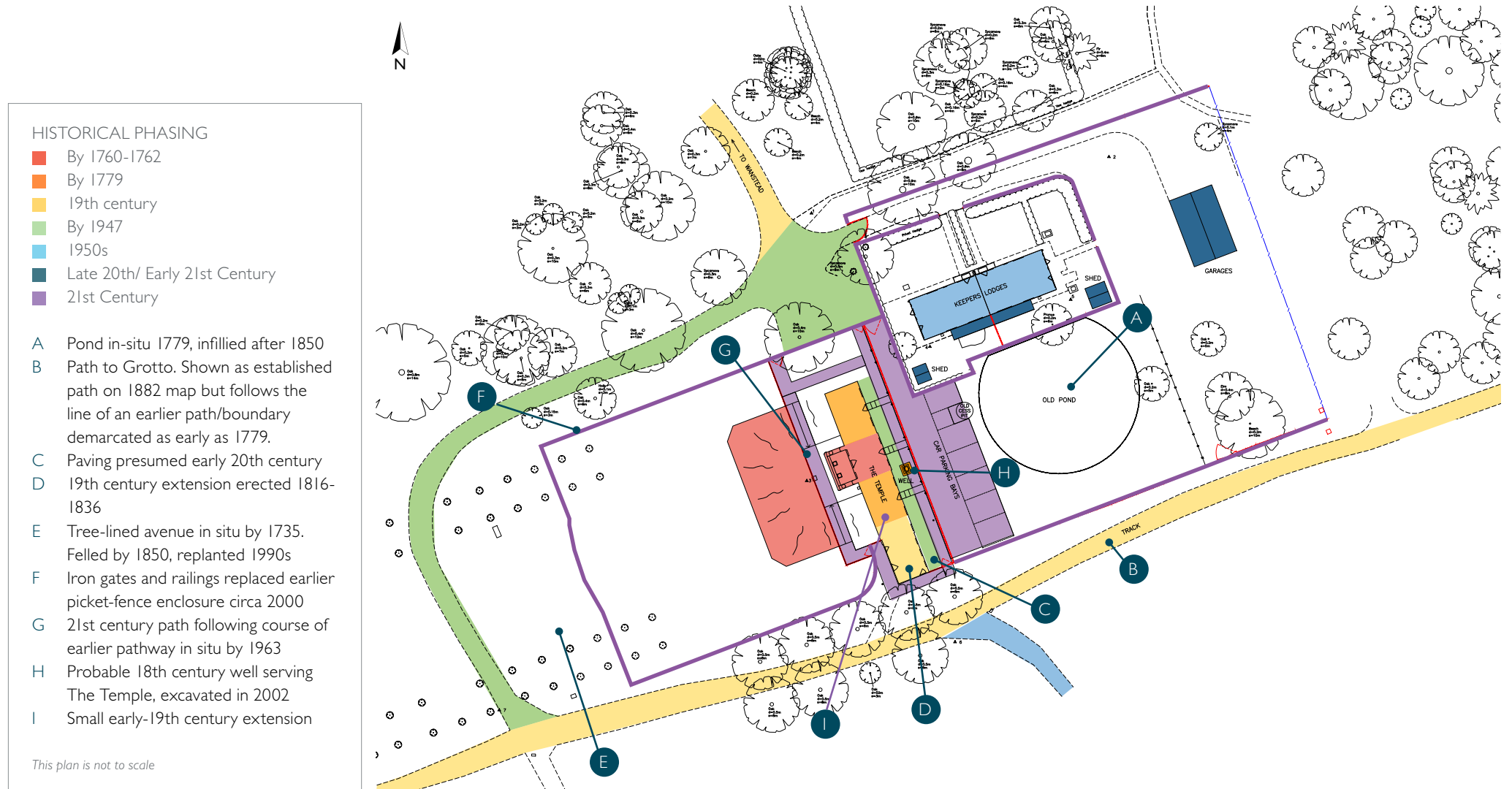


Figure 74 Plan showing the ages of key features on and around the site

HISTORIC DEVELOPMENT



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.

This plan is not to scale

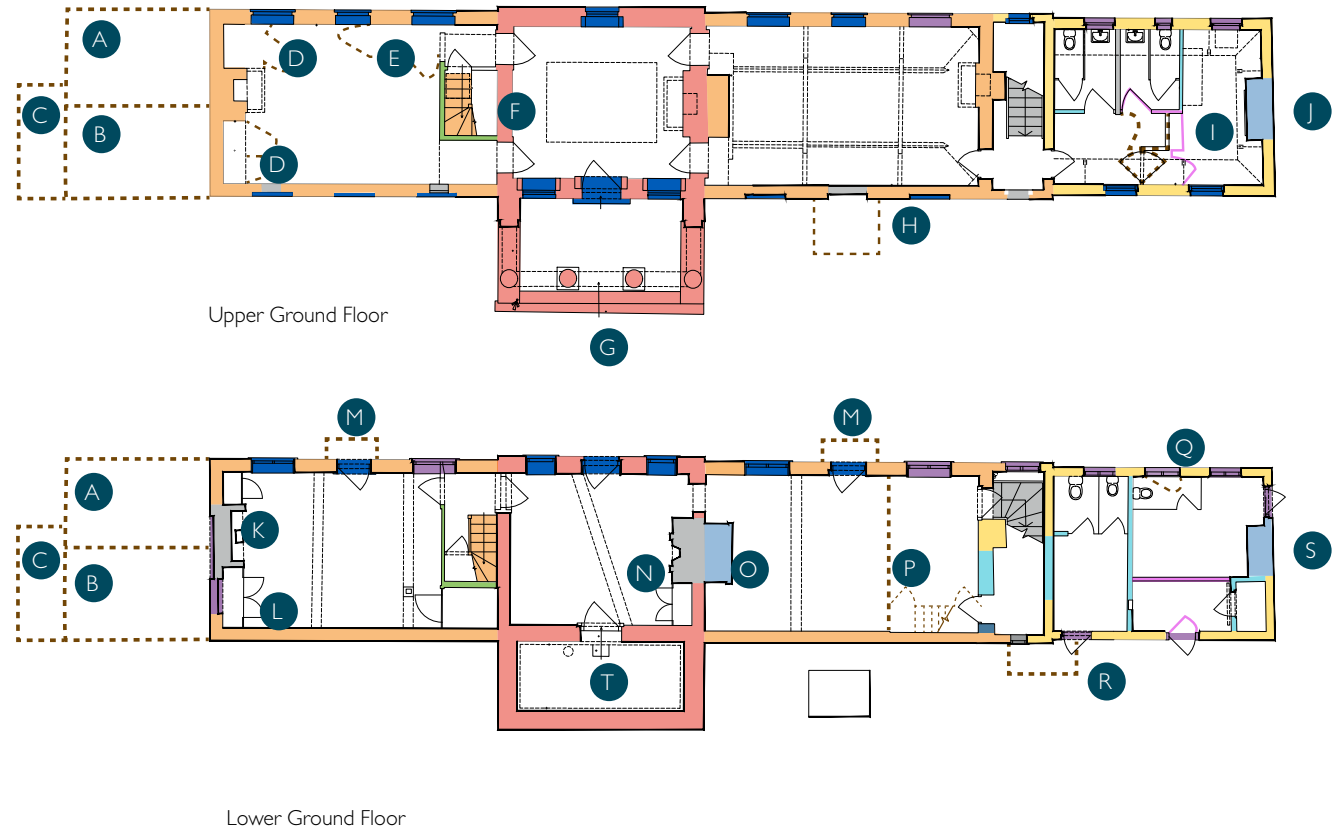


Figure 75 Plans showing the age of the extant fabric

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.

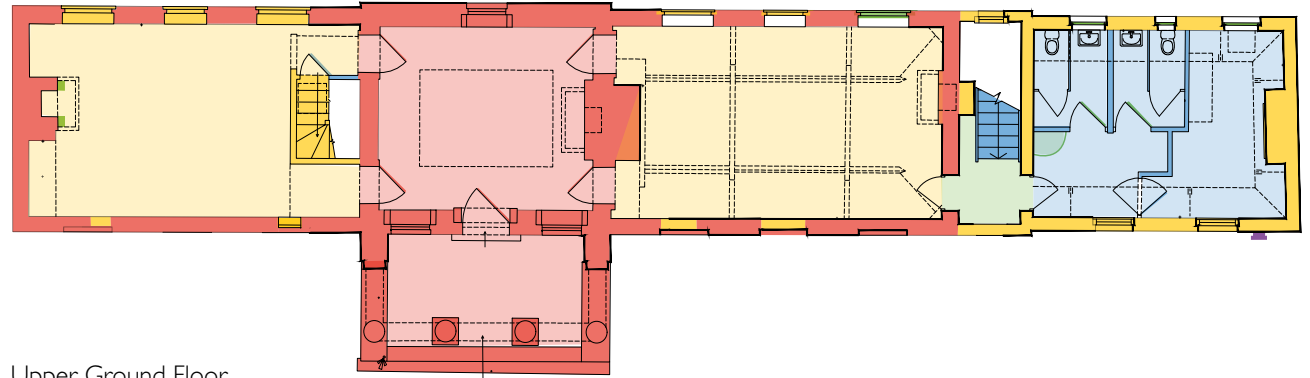
4.4 PLANS SHOWING THE SIGNIFICANCE OF THE BUILT FABRIC

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.

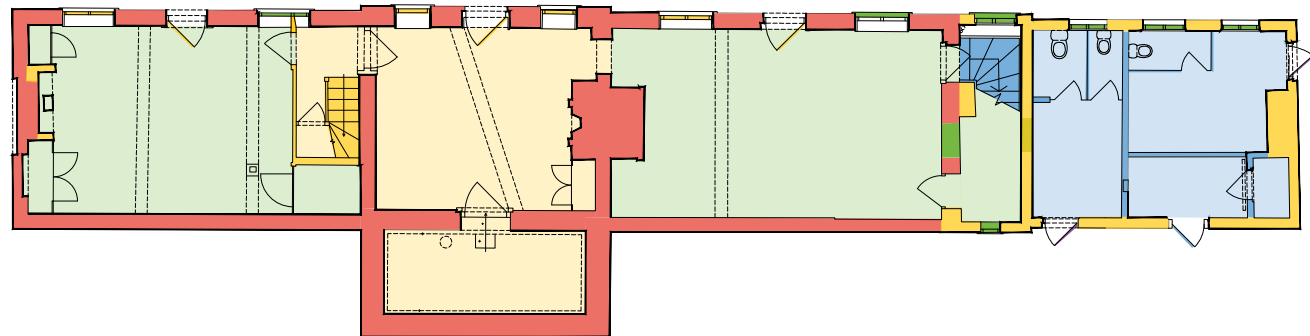
UPPER AND LOWER GROUND FLOOR SIGNIFICANCE

- High
- Medium
- Low
- Neutral
- Detrimental

This plan is not to scale



Upper Ground Floor



Lower Ground Floor

Figure 76: Significance Floor Plans of The Temple

STATEMENT OF SIGNIFICANCE



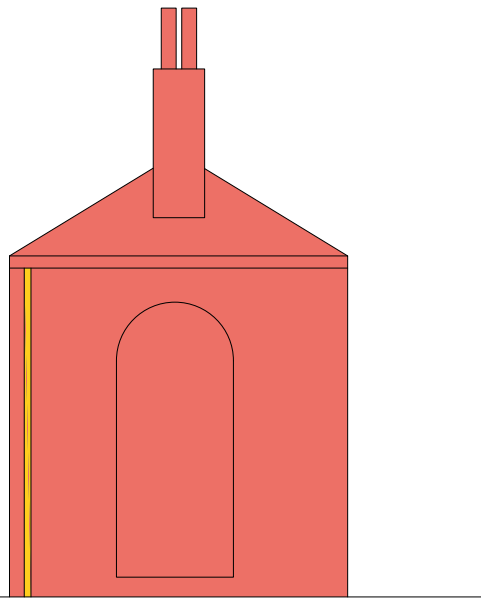
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NORTH AND SOUTH ELEVATION SIGNIFICANCE

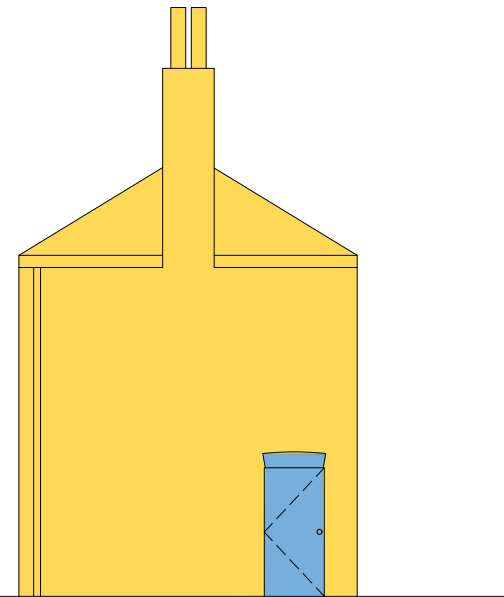
- High
- Medium
- Low
- Neutral
- Detrimental

This plan is not to scale



NORTH ELEVATION

Figure 77: Significance plan for north elevation



SOUTH ELEVATION

Figure 78: Significance plan for south elevation

STATEMENT OF SIGNIFICANCE



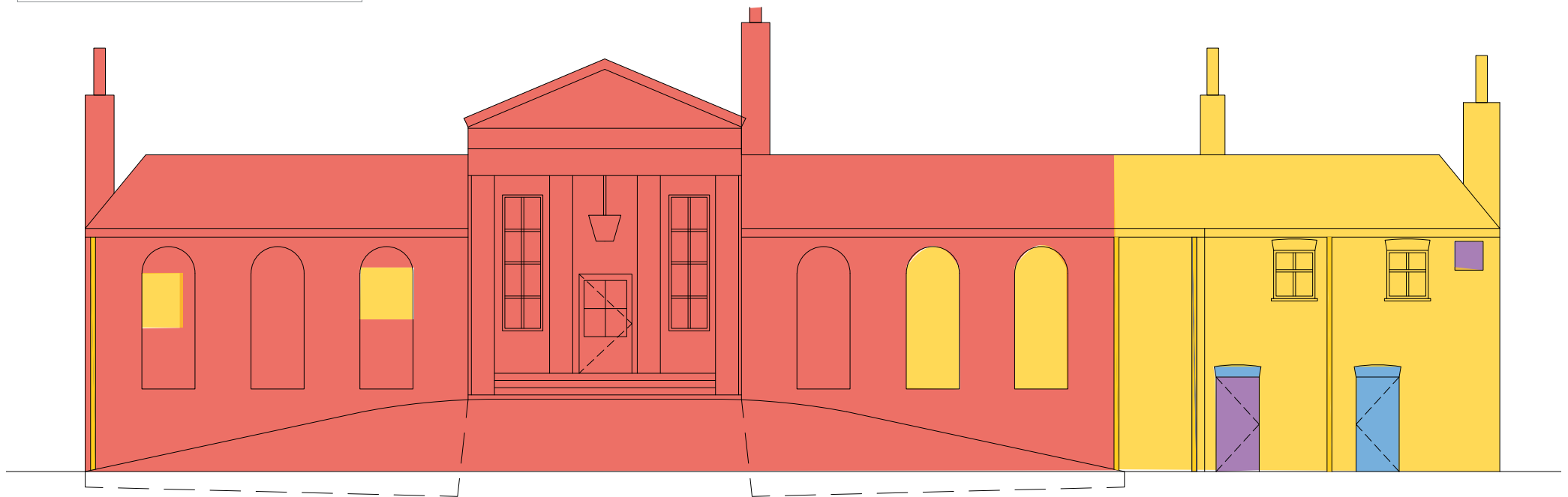
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WEST ELEVATION SIGNIFICANCE

- High
- Medium
- Low
- Neutral
- Detrimental

This plan is not to scale



WEST ELEVATION

Figure 79

STATEMENT OF SIGNIFICANCE



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EAST ELEVATION SIGNIFICANCE

- High
- Medium
- Low
- Neutral
- Detrimental

This plan is not to scale



EAST ELEVATION

Figure 80

STATEMENT OF SIGNIFICANCE



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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.

This plan is not to scale

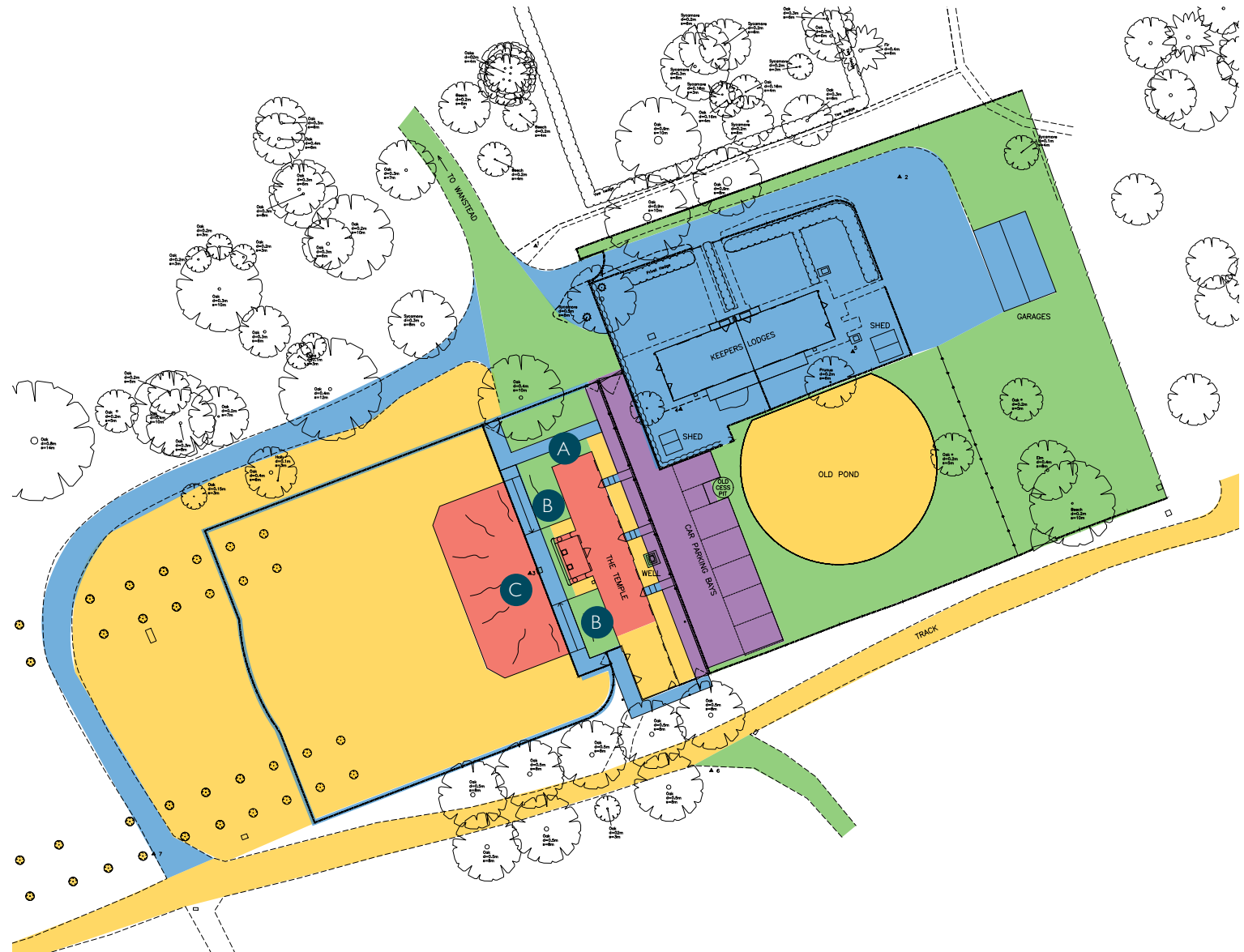


Figure 81



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
- 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
<p>Works Affecting Significance</p>	<p>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:</p> <ul style="list-style-type: none"> • 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.) <p>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.</p>	<p>Where fabric has a detrimental impact on significance, change is desirable provided that what is done is not more harmful than what is removed.</p> <p>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.</p> <p>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.</p> <p>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.</p> 

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.

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 sill



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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Archaeology

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.

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.

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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General Setting

There are various issues with the appearance of the setting of The Temple, including:

- 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.

A woodland play area has recently been installed near to The Temple.

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.

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.



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>	<p>Reducing the number of keys by fitting locks that allow a master key may be helpful.</p>
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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. To preserve and enhance the aesthetic value.	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. 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 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 no 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



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
		A48 Use this CMP to inform all stages of the planning and delivery of change.	Epping Forest
	To ensure that proposed works, including routine maintenance, are based on an understanding of the building's significance.	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.



FUTURE OPTIONS

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.

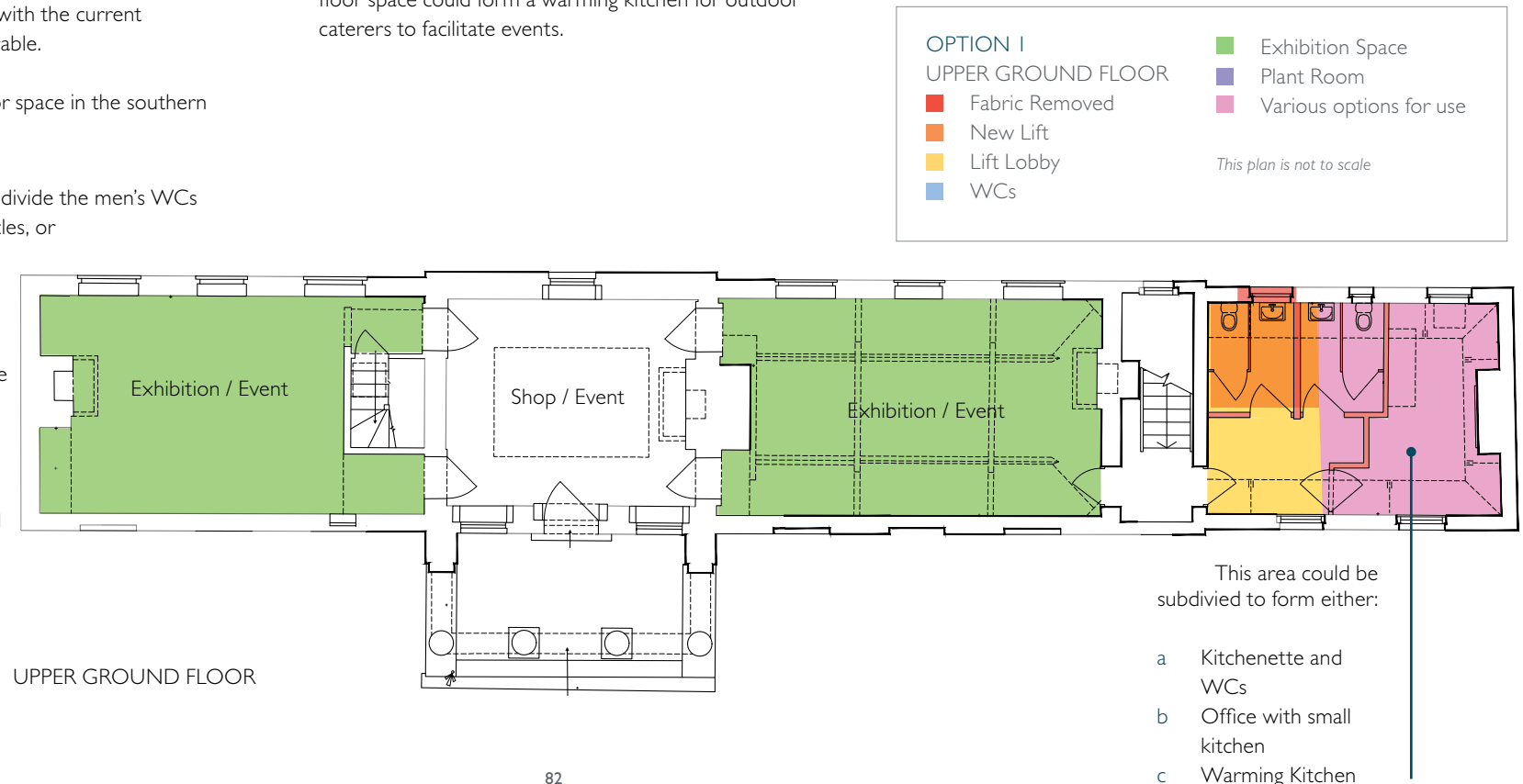
A door opening would be required in the lower-ground floor wall to connect the lift lobby with the Stone Room. Historically there was an opening in the middle of the wall (1947 plan) but, because of the location of the stairs, a door aligning with the current understairs cupboard door would be preferable.

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



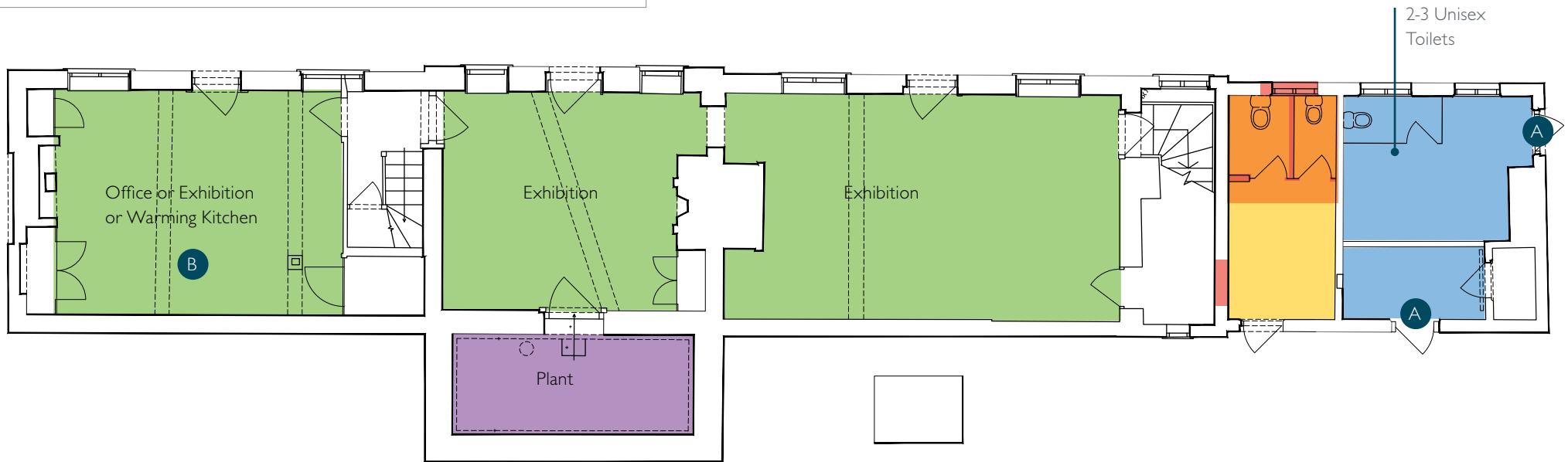
OPTION I

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.

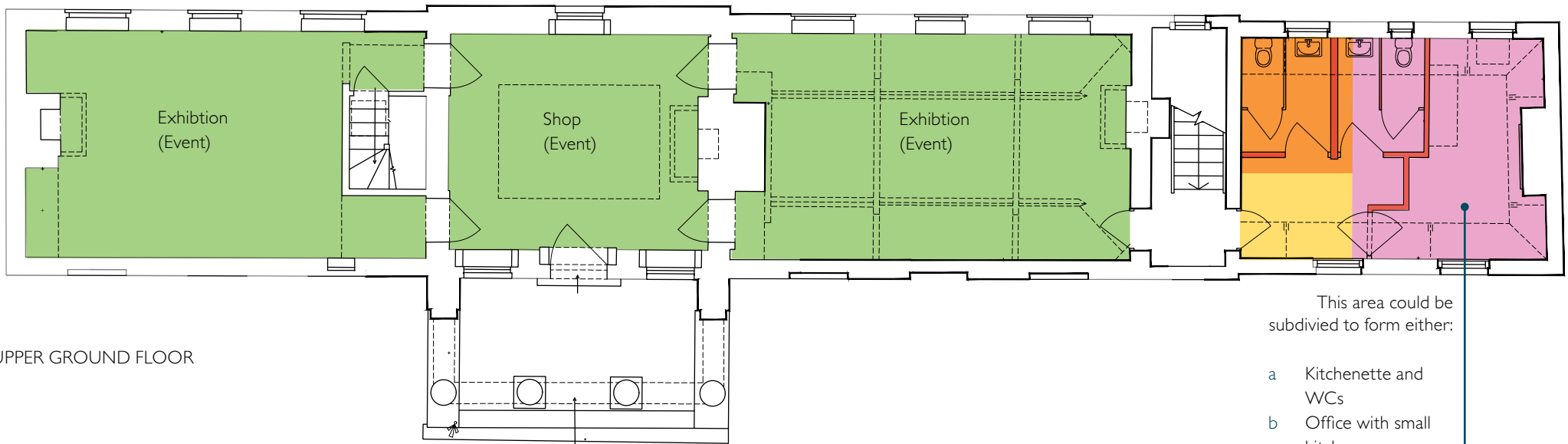
The area to the north-east of the lodge gardens could be used to provide accessible and staff parking, meaning it would not be adjacent to The Temple. The existing garages could possibly be converted to a small holiday let or be used as a store for tables and chairs associated with the outdoor seating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



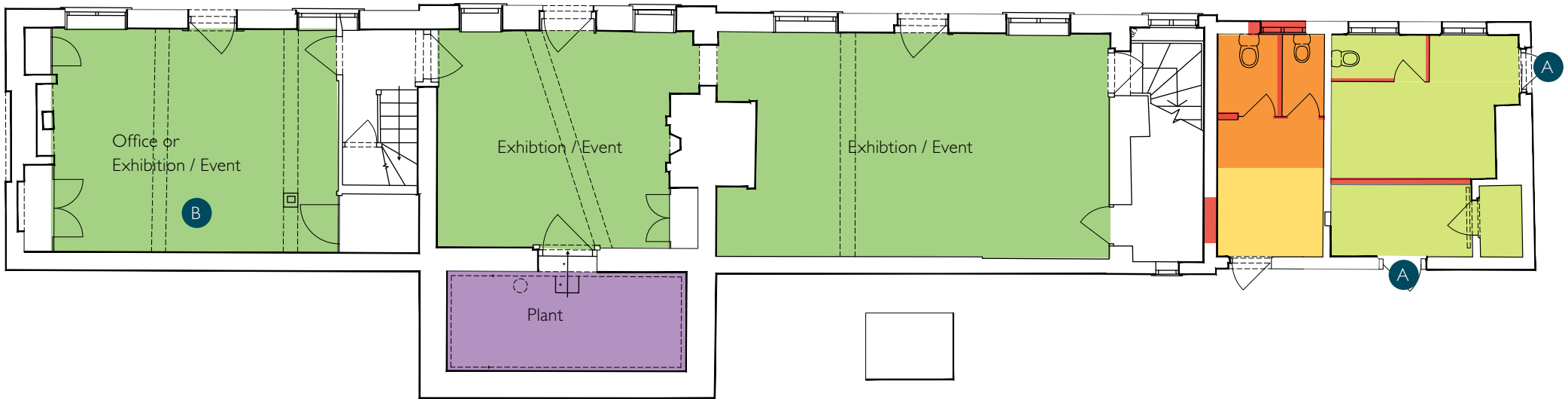
OPTION 2

UPPER GROUND FLOOR

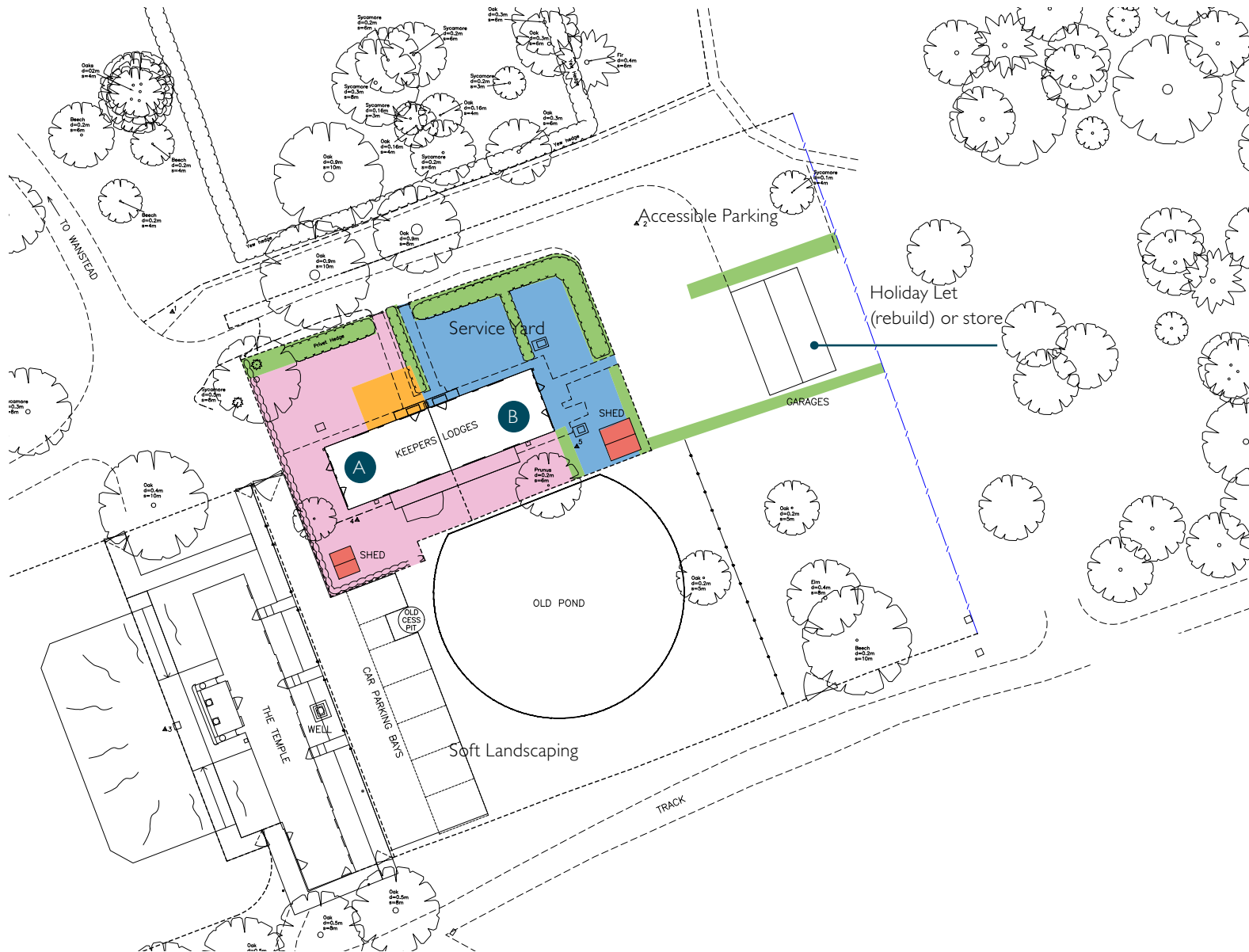
- Fabric Removed
- New Lift
- Lift Lobby
- WCs
- Exhibition Space
- Plant Room
- Warming Kitchen

- 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



LOWER GROUND FLOOR

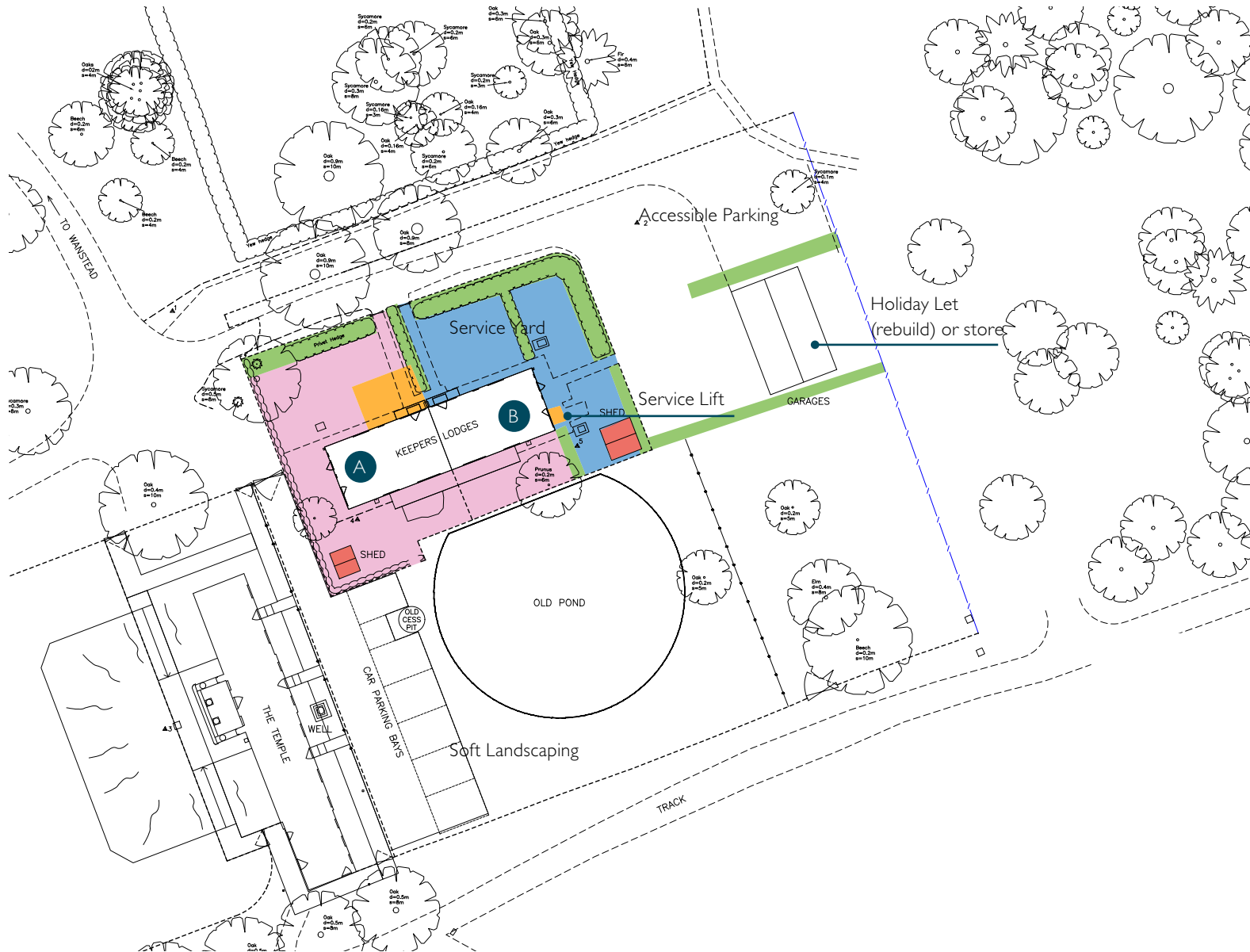


OPTION 2A

- 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



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		Excluded	Excluded	Excluded
	programme to be determined				
	TOTAL ESTIMATED COST excluding VAT	£1,024,000.00	£1,045,800.00	£5,227,200.00	£4,643,700.00
	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	£5,572,440.00



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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