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1. Introduction

1.1 Definition and purpose of conservation areas

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

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

1.2 Purpose, scope and nature of character appraisals

Following conservation area designation, local authorities also have a statutory duty to formulate and publish proposals for the preservation and enhancement of their conservation areas, and to consult the local community about these proposals. A conservation area character appraisal is intended to fulfil this obligation. Its main aims are to;

- define the special architectural and historic interest of the conservation area;
- review the current conservation area boundaries, so that they reflect what is considered to be of special interest;

- increase public awareness of the aims of conservation area designation and encourage community involvement in the protection of the character of the area;
- identify measures that need to be taken to preserve the character of the conservation area and put forward proposals for its enhancement.

It is hoped that this document will provide a management framework to control and guide change in Bell Common Conservation Area and that it will form a basis for other planning decisions that affect the area.

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

1.3 Extent of Bell Common Conservation Area

Bell Common Conservation Area encompasses the open green space of Bell Common as well as all the buildings which surround it and was originally designated in 1985. The conservation area is shown on Map 1 (Appendix 5).

1.4 Methodology

This document was compiled between August 2007 and December 2008. In putting together the appraisal, the conservation area was surveyed and photographed in detail, a range of historic maps were consulted and documentary research was carried out. A draft version of the appraisal was put out to public consultation between March 2009 and June 2009 to allow the comments and suggestions of local residents and businesses to be taken into account.

2. Planning Policy Context

2.1 National policy and guidance

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

2.2 Local plan policies

The Council’s current policies relating to conservation areas are set out in the Epping Forest District Local Plan. This plan was originally adopted in 1998 and has recently been

partially reviewed. Alterations were adopted in July 2006, with the addition of policy HC13A concerning the creation of a list of buildings of local architectural or historic importance and matters relating to them.

The Council has begun work on the local development framework that will replace the existing local plan. At this stage, it is uncertain how conservation area character appraisals will fit into the new system, but it is expected that they will become advisory policy documents that will support the main development plan. (Further information can be found on the Planning Services section of the Council’s website)

3. Summary of Special Interest

3.1 Definition of special architectural and historic interest

The special architectural and historic interest of Bell Common Conservation Area derives from the historic layout of the area and the high proportion of historic buildings, some of which are statutory or locally listed. These buildings are mainly residential dwellings from the 16th to the early 20th century.

Elements of special architectural and historic interest

- The historic layout of the area which consists of a series of houses arranged around a large public green space.
- The statutory and locally listed buildings.
- Other historic buildings of townscape merit; especially Creeds Cottages and Griffins Wood Cottages.
- Historic street furniture (i.e. two traditional cast iron letter boxes).

3.2 Definition of the character of Bell Common Conservation Area

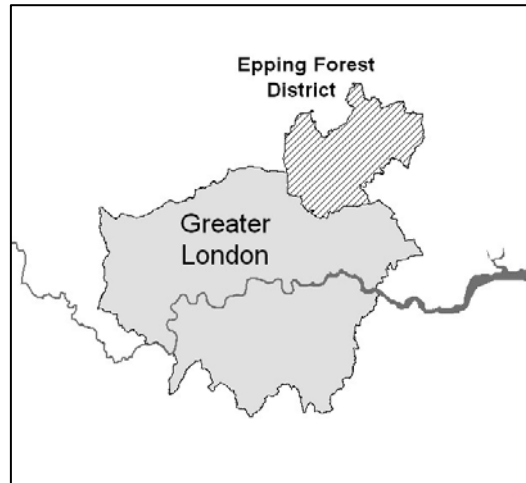
The character and appearance of Bell Common Conservation Area derives from the interaction between a number of different factors including layout, building form and density as well as the variety of building styles and traditional building materials. These factors are set out below in more detail.

Factors contributing to the character of the conservation area

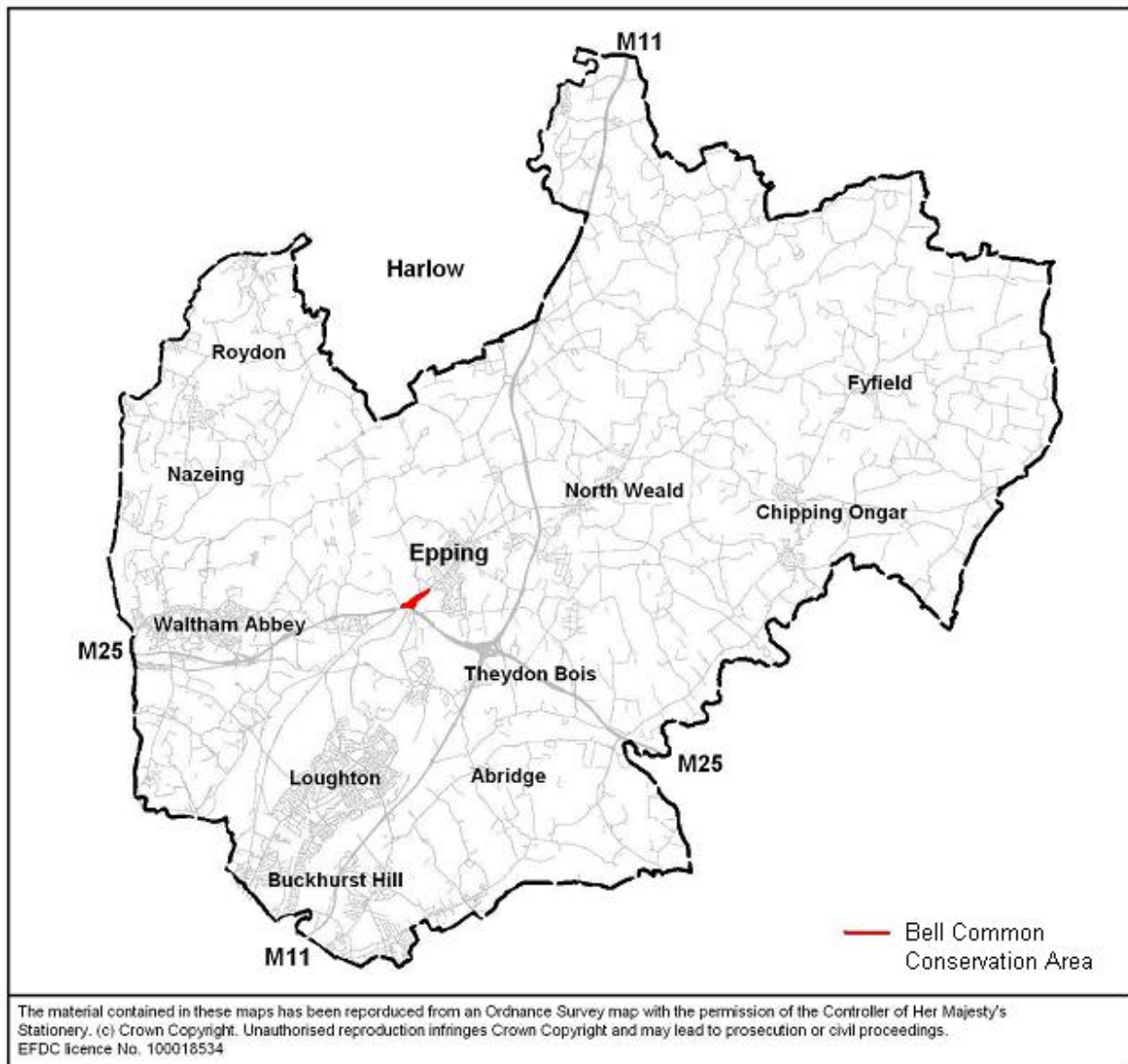
- The large public green space known as Bell Common around which the buildings are arranged.
- The large number of trees and hedges which give the area a rural character.
- The general low rise of the buildings, which are fairly evenly spread out around the common.
- The wide variety of building types and architectural styles.
- The range of traditional building materials and historic architectural features.

4. Location and Population

Bell Common Conservation Area is situated just south west of the town of Epping which itself lies at the centre of Epping Forest District in Essex. It is approximately 5 miles south of Harlow, 5 miles east of Waltham Abbey and 17 miles north east of the centre of London. The M25 runs immediately south of Bell Common Conservation Area through an underground tunnel. At the time of the 2001 census, Epping parish had a population of about 11,047, the majority of which were living in Epping town.



Location of Epping Forest District



Location of Bell Common Conservation Area within Epping Forest District

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5. Topography and Setting

Bell Common is situated immediately south west of Epping town. Epping and Bell Common lie on a ridge about 350ft above sea level where the soil is mainly London clay with belts of boulder clay. To the south west of Bell Common is the large expanse of forest known as Epping Forest, while to the north west and south east, the area is bordered by gently undulating landscape of arable farmland. Because Bell Common is situated on a ridge, there are some good views of the surrounding landscape from the conservation area. The majority of Bell Common Conservation Area lies within the Metropolitan Green Belt. Only a small area in the north east corner of the conservation area lies outside its boundaries.



View of surrounding countryside from Bell Common



Aerial view showing Bell Common Conservation Area within its setting

6. Historical Development and Archaeology

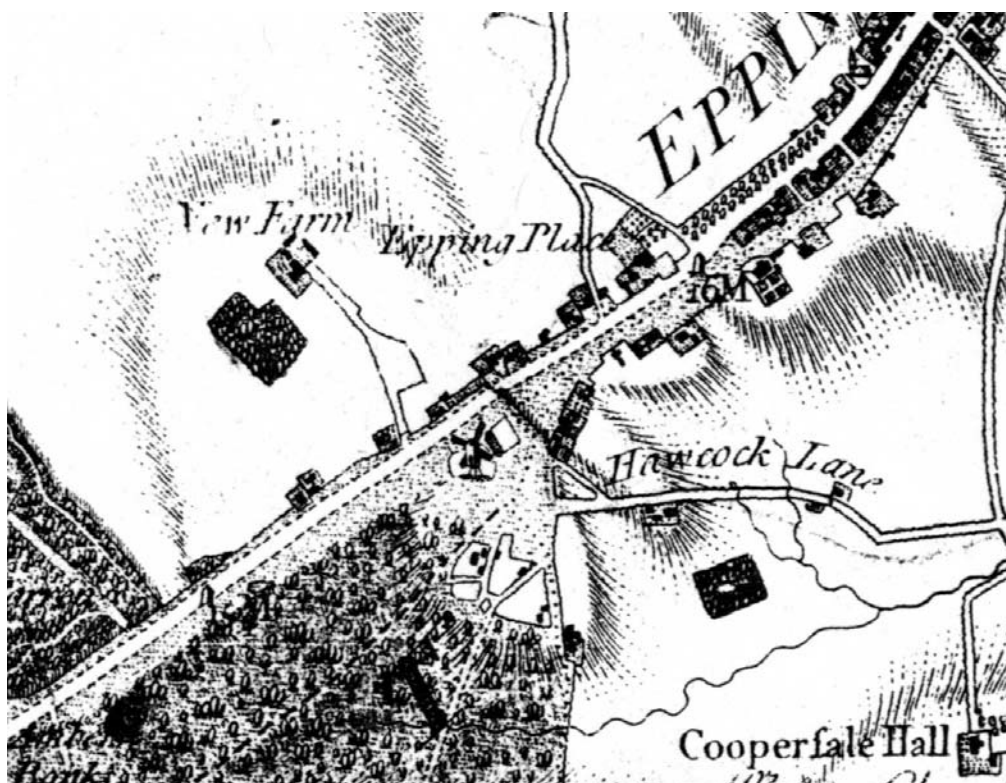
6.1 Origins and development

In the 12th century, Bell Common formed part of the manor of Eppingbury, a large estate which was held by the Canons of Waltham Abbey. At this time, Bell Common was situated just south of the small village of Epping Heath (now Epping town). An ancient beacon is said to have been established at Bell Common by the inhabitants of Epping Heath to warn of invasion. It has even been suggested that the settlement at Epping was originally founded specifically to maintain this beacon. Until the early 19th century, Bell Common was known as Beacon Common. In the 19th century, this then became known as Bell Common because of the Bell Inn, a coaching inn which still survives today as a hotel.

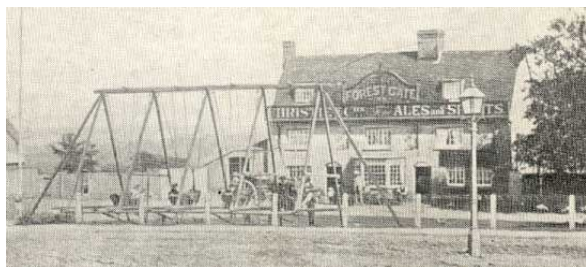
The eastern boundary of the parish of Epping coincided with the edge of the forest. This boundary was marked by a 'purlieu bank'; part of which still exists on the south side of Bell Common. W. R. Fisher explains in 'The Forest of Essex' (1887) that 'purlieus' were areas adjacent to legal forest land over which some, but not all, of the forest laws applied. They acted as a sort of buffer zone and are first mentioned in the Magna Carta 1215. The purlieu bank at Bell Common originally ran right through Epping town immediately east of the high street.

The manor of Eppingbury was acquired by Thomas Heneage in 16th century after the dissolution of the monasteries. Around 1630 the Countess of Winchelsea built a new manor house at Bell Common (then Beacon Common) known as Winchelsea House. However, this appears to have been damaged by fire in 1672 and was later rebuilt; probably before the end of the 17th century. In early 18th century the name of the house was changed to Epping Place. Ralph, Lord Grey (d.1706) and his successor used the house occasionally but after 1722 it was never occupied by the Lord of the Manor except in 1748-58 when John Conyers lived there during the rebuilding of Copped Hall. From 1758 to c1844, it was used as an inn known as the Epping Place Inn. Finally around 1872 it was converted to 2 dwellings, Epping Place and Winchelsea House, which it remains as today.

In the late 16th or early 17th century, a new route to London was built which ran south west through the forest via Epping and Bell Common. In 1768, the Epping and Ongar Highway Trust was formed to make improvements to the main roads such as this, and these developments helped to stimulate traffic.



Chapman and Andre Map 1777



The Forest Gate Inn c1900

In the late 18th century, the High Road became a toll road. The southern toll gate stood at the junction of Theydon Road and High Road and where it still survives today as Bellevue Cottage. The nearby "Forest Gate Inn" derives its name from this toll gate.



Bellevue Cottage, former toll house

The Chapman and Andre map of 1777 shows several houses dotted around the edge of the common including Epping Place, the Forest Gate and Theydon Place; a large country house at the northern end of Bell Common which was demolished in the early 1960s to make way for houses. The map also shows a windmill with what is recorded as a bowling green beside it. In 1595 and 1624, there were two windmills in Eppingbury, only one of which remained by 1635 which was at Bell Common. This still existed by 1840 but had disappeared by about 1890.

In 1870, there were still relatively few buildings in Bell Common. The buildings consisted of several inns and a handful of detached and semi-detached cottages. In 1878, Bell Common was preserved under the Epping Forest Act as a public open space. At this time, it was a popular destination for London day-trippers who used the common for picnics. Around 1880 several pairs of semi-detached cottages were built on the south side of Bell Common and two Tudor style

houses were built at the northern end of the green; one of them as a lodge house for Theydon Place. 18 years later in 1898, two rows of trees (called 'Victoria Avenue') were planted on the northern side of the common along the High Road to commemorate Queen Victoria's Diamond Jubilee.



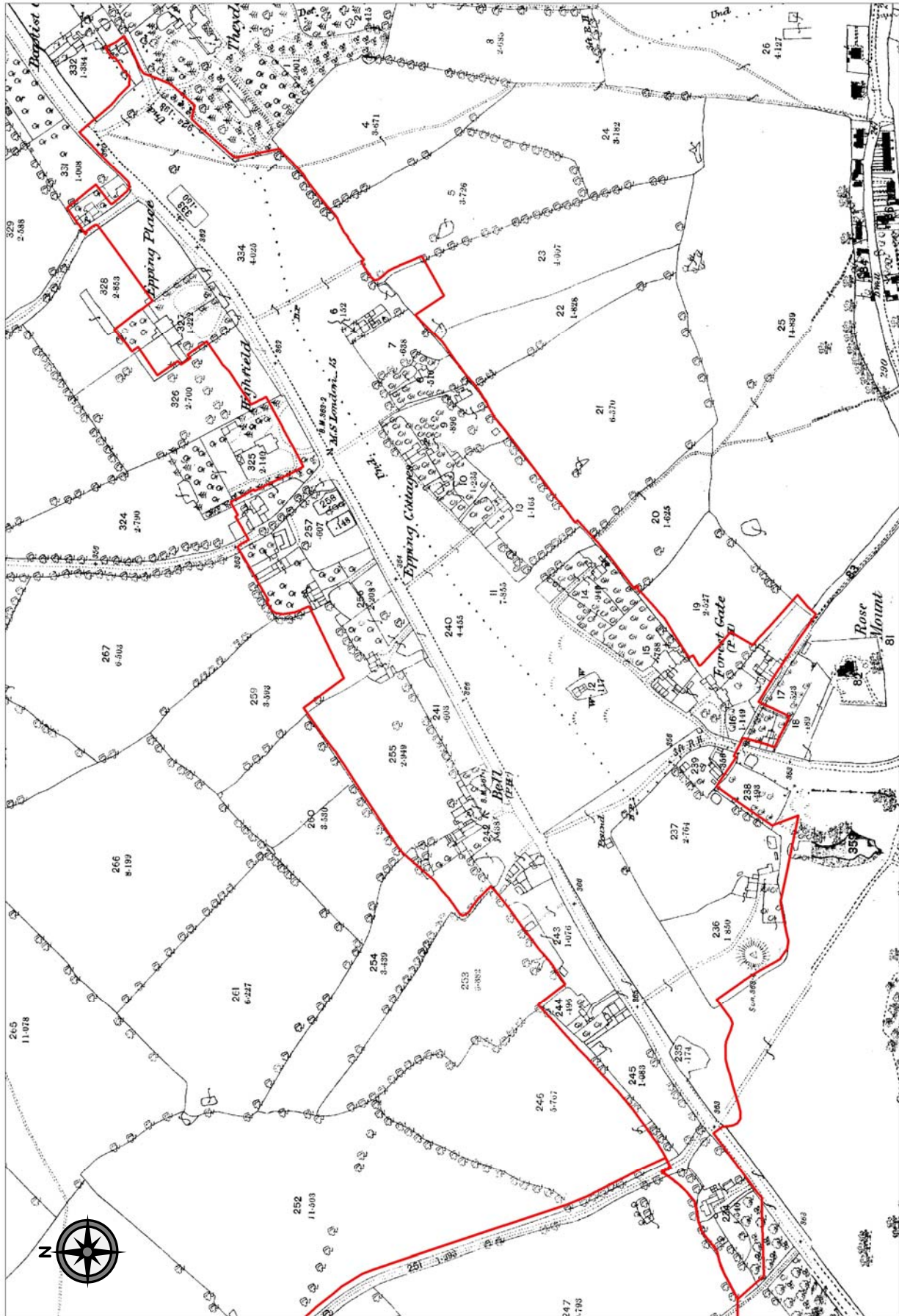
The Bell Inn in 1902

Around the turn of the century, there was a lot of new development in Bell Common. Griffins Wood Cottages and Creeds Cottages were built along the High Road circa 1900 for workers from the Copped Hall Estate by the Wythes family; the owners of Copped Hall at the time. Around the same time, four pairs of semi-detached suburban style houses were built on Theydon Road. The Bell Inn appears to have been rebuilt or remodelled and Wensley House was built at the southern end of Bell Common to house the Herts and Essex Waterworks Company. Subsequently, around 1910, Hemnall House was built as a 'cottage hospital'.



Griffins Wood Cottages c1900

During the 1960s, 70s and 80s, several new houses were built on the south side of Bell Common and on the High Road. In the 1960s, a large extension was built to the rear of the Bell Inn, (which was known as the Bell Motor Hotel), and in the 1980s a large side and front extension was added.



Ordnance Survey map c1873, showing present-day conservation area boundary



'Victoria Avenue', soon after it was planted along the High Road in 1898

Bell Common was threatened with extinction in the 1970's by proposals to build the M25 in the 1970s through the area. However, after extensive local protesting, the motorway was sent through a tunnel immediately to the south of Bell Common instead.



Construction of the M25 tunnel immediately to the south of Bell Common

6.2 Archaeology

Human settlement in the Epping area dates back to at least 7,500 BC. There is evidence of prehistoric hunter-gatherers at High Beech and several Neolithic and Bronze Age flints have been found in Epping Forest. By the Iron Age (c650 BC) there was widespread settlement in the area and large earthen forts have been uncovered all over Essex. In the Epping area, there is a large Iron Age hill fort known as Ambresbury banks in Epping Forest between Waltham Cross and Epping Upland.

There is very little evidence of Roman settlement in the area, however, the remains of a Roman road and brickworks have been found close to Fiddlers Hamlet and a Roman coin was uncovered in the grounds of a house in Hemnall Street. In 1891, a Roman tile kiln was found in a field near Epping known as 'Solomon's Hoppett'.

There have been several excavations on Epping High Street and Hemnall Street over the years and the majority of material uncovered has been 19th century in date. Due to the considerable age of the settlement and the relatively high number of finds in the town centre to date, archaeological remains can be expected to be found throughout the conservation area.

7. Character Analysis

7.1 General character and layout

Bell Common is a large green area that lies immediately to the south of Epping town. Bell Common Conservation Area encompasses this green area as well as most of the surrounding buildings. With the large amount of trees, green space and the nature of the buildings (modestly sized, low rise and relatively spread out), this area has a distinct rural character. A busy main road (the B1393) runs along the northern edge of Bell Common which means that the northern half of the conservation area is much noisier and has more pedestrian and vehicular activity than the southern half.

There is a wide range of architectural styles in the conservation area including local traditional weatherboarded cottages, Georgian houses, Victorian and Edwardian cottages, as well as modern 1960s and 70s detached houses. Buildings of different styles stand alongside one another throughout the conservation area. There is a high proportion of late 19th century Arts and Crafts buildings; particularly on the High Road. These Arts and Crafts houses all feature tall decorative brick chimneys, which are a characteristic feature of the skyline of Bell Common Conservation Area.

7.2 Key views



View of chimneys

The variety and quality of views are an important part of the conservation area. They serve to highlight focal points and they enhance the experience of walking through the conservation area. The most important views in the conservation area are those across the common. These generally consist of glimpses of one or two buildings from behind vegetation. Many of these views are enhanced by the tall

chimneys of some of the late 19th century houses, which add interest to the skyline.



View towards 100 Hemnall Street

7.3 Character Areas

The conservation area can be broken up into five different character areas as shown on map 3 (Appendix 5). These character areas do not have precise boundaries; their purpose is to identify how different parts of the conservation area have their own unique character in terms of spatial and architectural characteristics, land use and levels of activity.



View of High Road

Area 1. North along the High Road between Hemnall Street and Theydon Road

This area consists of a series of buildings spread out along the busy High Road on its northern side. It also includes nos. 77 & 100 Hemnall Street which face the common in the north eastern corner of the conservation area. The buildings, which predominantly consist of two storey detached and semi-detached houses, are nearly all set well back from the road. Many of the buildings are obscured from

view by substantial trees and hedges which front the road. However, The Bell Hotel and the small group of modern houses beside it are open to the road. Most of the trees on the common are set well back from the road, and it is this characteristic which gives the area an open, spacious quality. It contains a mix of buildings dating from the 18th to 20th century; including Creeds Cottages, a group of late 19th century cottages with half-timbering and prominent red brick chimneys. The Bell Inn also has striking chimneystacks.



Area 2. Area along High Road between Theydon Road and the M25

Area 2. Area along High Road between Theydon Road and the M25

This area also contains a series of buildings spread out along the northern side of the High Road. As with the previous character area, most of the buildings are set well back from the road; behind substantial hedges with trees in their front gardens. The two exceptions to this are Bellvue Cottage (the old Toll House) and the two cottages at the entrance to the Copped Hall estate; all of which are set close to the edge of the road. Taking into account the small wooded area on the opposite side of the road, this area is relatively well enclosed and contains two 18th century and one 20th century building. This area also includes a late 19th century group of cottages; Griffins Wood.

Area 3. Group of houses on Theydon Road

This area consists of a small group of mainly 19th century buildings set close to Theydon Road in the south eastern corner of the conservation area. The most prominent group of buildings in this area is the row of late 19th century terraced houses set on the bend in the road. Due to the large number of trees and hedges, this area is quite well enclosed.



Area 3. Group of houses on Theydon Road

Area 4. Area surrounding Wensley House

This area consists of the small group of buildings that are set within the wooded area at the southern end of Bell Common. As these buildings are isolated from the rest of the conservation area behind the wooded area, the area has a quiet, secluded character.



Area 4. Area surrounding Wensley House

Area 5. South side of the common

This area contains a series of detached and semi-detached buildings fairly evenly spread out along the south western side of the common. Most of the buildings are set close to the road with the exception of half a dozen or so. The area contains some 18th and 19th century cottages but a large proportion of the buildings are from the late 20th century. There are trees along the common on the opposite side of the road which make this area feel enclosed. Due to the cul-de-sac layout, this area is also relatively quiet and peaceful.

7.4 Buildings of architectural and historic interest

There are several buildings in the conservation area of architectural and historic interest, ranging from the 16th to the 18th century. These buildings are discussed below under the headings of statutory listed buildings, locally listed buildings and other buildings of townscape merit.



Area 5. South side of the common



49 Bell Common, Grade II listed

Statutory listed buildings

Statutory listed buildings are those which are considered to be of special architectural and historic significance. They are often of national or regional importance and are usually referred to simply as 'listed buildings'. Listed buildings are designated by the State (through English Heritage) and listed building consent is required before any alterations can be made which affect the character of the building. Listed buildings are categorised as Grade I, II* and II, in descending order of importance. All the listed buildings in Bell Common Conservation Area are Grade II listed, with the exception of Epping Place which is Grade II* listed.

Statutory Listed Buildings

- **Apple Tree Cottage & Highfield Cottage**
- **Creeds Farmhouse**
- **Epping Place**
- **Winchelsea House**
- **73 Bell Common**
- **49 Bell Common**
- **115-117 Bell Common**
- **Ladderstile Lodge**



Ladderstile Cottage, Grade II listed

The oldest listed buildings in the conservation area are nos. 115-117 Bell Common and Apple Tree Cottage on the High Road. Nos. 115-117 are a pair of timber framed and weatherboarded cottages which date back to the 16th century. Apple Tree Cottage is a brick cottage with a smooth rendered exterior which dates back to the 16th or early 17th century.



73 Bell Common, Grade II listed

The next oldest listed buildings are no. 73 Bell Common and Ladderstile Cottage, both of which are from the 17th century in date. No. 73

Bell Common is a timber-framed and weatherboarded cottage dating back to the early 17th century with some 18th century alterations. Ladderstile Cottage is a timber-framed and rendered farmhouse.

to the original house of c1630. 49 Bell Common and Creeds Farmhouse are both timber framed and weatherboarded 18th century cottages.



Epping Place

The other three listed buildings in the conservation area, 49 Bell Common, Creeds Farmhouse and Epping Place/ Winchelsea house, are 18th century in date. Epping Place and Winchelsea House were originally one, but converted into two dwellings in 1872. This house, which was once the manor house of Eppingbury, was built in the late 17th or early 18th century (before 1706). It replaced an earlier house built around 1630 by the Countess of Winchelsea which suffered fire damage.

Locally listed buildings

The Local List, which is maintained by the District Council, includes buildings which are considered to be of local architectural or historic importance. No specific consent is needed for alterations to locally listed buildings over and above the normal planning controls, but, they do receive special consideration within the normal planning process and their inclusion on the Local List normally provides a presumption against the redevelopment of the site.

- Locally Listed Buildings**
- **37 Bell Common**
 - **The Forest Gate Inn**



Winchelsea House

Epping Place represents the main part of the manor house as reconstructed following the fire. It is built in the 'Queen Anne' style which is characterised by tall windows, a heavy modillion cornice and a steeply pitched hipped roof. Winchelsea House is a 19th century reconstruction of a former two storied kitchen wing, probably carried out when the house was being used as an Inn. The classical porches were added in the early 19th century. Part of the cellar of the original house may have belonged



37 Bell Common, locally listed

There are two locally listed buildings in Bell Common Conservation Area; both of which are from the 18th century. These are 37 Bell Common and the Forest Gate Inn. The name 'The Forest Gate' relates to the creation of a toll gate on the High Road in the 18th century.



Forest Gate Inn, locally listed

Key buildings of townscape merit

Besides the statutory and locally listed buildings, there are many other buildings that contribute a great deal to the character and appearance of the conservation area. The most important of these have been identified as 'key buildings of townscape merit' as follows.

Key Buildings of Townscape Merit

- **Griffins Wood Cottages**
- **The Lodge, Bell Common**
- **Cunningham Cottage, Bell Common**
- **Creeds Cottages**
- **Bellvue Cottage, High Road**
- **The Bell Hotel**
- **113 Theydon Road**
- **55 & 57 Bell Common**
- **1 Bell Farm Cottages**
- **Hemnall House**



Griffins Wood Cottages



77 Hemnall Street

Two key groups of buildings of townscape merit are Creed Cottages and Griffins Wood Cottages. These buildings were designed around 1898 as workers cottages for the

nearby Copped Hall Estate. They are built in the Arts and Crafts style and feature prominent red brick chimneys which enhance the roofscape of the conservation area. Another pair of buildings of townscape merit are 77 & 100 Hemnall Street which were built as lodge houses to Theydon Place (demolished in the 1960s). These cottages are built in a Tudor style and they too feature prominent chimneys which make a positive contribution to the character of the conservation area. Other buildings of townscape merit are the Toll House (Bellvue Cottage), the original 16th century Bell Hotel, the cottages at 9-11 Bell Common, 113 Theydon Road, 55 & 57 Bell Common, 1 Bell Farm Cottages and Hemnall House.



Creeds Cottages

7.5 Traditional building materials

There is a rich variety of traditional building materials in Bell Common Conservation Area which contributes a great deal of colour and texture to the area.



Creeds Farmhouse

Walls

Brick, render and weatherboarding are the most common materials used for external walls in the conservation area. Traditionally, timber was the most common material for building houses in Essex due to a lack of natural stone and an abundance of woodland in the region.

Buildings were usually timber framed and then rendered afterwards. Traditional colours for render include white, cream and pale yellow or ochre. There are also several examples of feather-edged weatherboarding in the conservation area; a traditional method of timber boarding that is usually painted white or cream, or in the case of outbuildings, stained black. Brick became more commonly used from the 17th century onwards, and particularly after the introduction of railway transport in the mid 19th century. Red and yellow London stock bricks are both common in the conservation area. Some buildings display a mixture of different wall treatments. For example, Creeds Cottages display a mixture of red brick, pebble-dash and hung tiles.



Creeds Cottages



57 Bell Common

Roofs

The different roofing materials in the conservation area create a varied and interesting roofscape, particularly along the High Road, where the roofscape consists of steeply pitched plain red clay tile roofs with prominent brick chimneys and half-timbered gables breaking the roofline at intervals. The red hand made plain clay tile is the most

common traditional roofing material in the conservation area. There are also some examples of red clay pantiles on some of the late 18th and early 19th century buildings. A small number of the 19th century buildings have slate roofs. Slate was another material that became widely available for the first time in the 19th century with the advent of the railway. Plain red clay tile roofs tend to be much more steeply pitched than slate or clay pantile roofs, which can have pitches as shallow as 30 degrees.



13 Griffin's Wood Cottages

Doors and Windows

The numerous traditional doors and windows add a great deal of visual interest to the townscape. Timber is the most common traditional material used in the construction of doors and windows. The type of window and glazing pattern is very much dependent on the age of the building. Windows on 16th and 17th century buildings tend to be casement style windows with a horizontal emphasis while those on 18th and 19th century buildings are commonly double hung sliding sash windows with a vertical emphasis. Late 19th and 20th century buildings such as Creeds Cottages and Griffins Wood Cottages usually have casement windows.

Street Furniture

The only traditional street furniture in the conservation area is a cast iron letter box outside the Bell Hotel. Other street furniture in the area has been renewed or replaced.

7.6 Contribution made by trees, hedges and green spaces

There are a large number of trees and hedges in Bell Common Conservation Area which contribute to its strong rural character. The trees obscure many buildings from view so that only glimpses are visible between the

vegetation. Some of the trees are protected by TPOs and the rest have some degree of protection by inclusion within the conservation area.



View across common

A large proportion of the conservation area is taken up by Bell Common which is owned and managed by The City of London. Bell Common provides an important transition in the landscape between Epping Forest and the built-up area which forms the outskirts of Epping. Until quite recently Bell Common was managed as an open green space for grazing animals. Today, Bell Common is no longer managed as a common and the green is rapidly being taken over by scrub and young woodland. Some areas, such as the part of the common south of Theydon Road, have already turned into woodland. A hundred years ago, this area was completely open.



Area of woodland south of Theydon Road

There are also a few ponds in the conservation area, the majority of which are located on the common. Most of these ponds date back to at least the mid 19th century, as they appear on the 1873 Ordnance Survey map.



Pond on north side of common

7.7 Activity and Movement

The conservation area predominantly contains residential buildings. The only commercial buildings in the conservation area are The Bell Hotel and The Forest Gate Inn. The north western part of the conservation area is much busier than the south eastern half due to the main road which runs along the common. The High Road is busy throughout the day, particularly busy at the beginning and end of the working day when queues of traffic accumulate at the traffic lights. The other roads in the conservation area are much quieter, and there is hardly any traffic around Bell Common, which is a cul-de-sac. Besides the main roads there are several public pathways for pedestrians that cross the common or lead south eastwards to Ivy Chimneys across a large wooded area. Many of these pathways are marked out on the 1873 Ordnance Survey map as seen on page 10. Fisher's Lane, now a bridleway, appears as a marked road on this map.

8 Opportunities for Enhancement

8.1 General threats to the character of the conservation area

Opportunities for enhancement

- **Street furniture (road signs, litter bins and pylons)**
- **The wooded areas, ponds and pathways on Bell Common**
- **Specific sites: The Bell Hotel**

One of the main threats to the character of the conservation area is the replacement of traditional doors and windows with cheap modern equivalents. The use of upvc and aluminium for doors and windows erodes the character of the conservation area and detracts from its architectural quality. Similarly, the use of concrete roof tiles can detract from the roofscape in a conservation area. Although planning permission is needed to replace doors and windows on statutory listed buildings and buildings in commercial use, no planning permission is needed to replace doors and windows on unlisted, residential buildings in conservation areas (including locally listed buildings) which mean these buildings are the most vulnerable to unsympathetic change.

8.2 Street furniture



Road signs along the High Road

Some of the street furniture in the conservation area has considerable room for improvement. For example, there are a large number of road signs on the High Road which have a dominating impact on this part of the conservation area. Less intrusive signs could be used which still

perform their function yet fit better with the conservation area.

The Council will be seeking an agreement with Essex County Council Highways whereby the Conservation Section of Epping Forest District Council is consulted on all new Highways proposals that affect conservation areas and listed buildings.

Lastly, there are two large electricity pylons just outside the conservation area between which several large electricity cables pass across the common. The pylons are highly visible from the conservation area and detract from its rural character. While it is unlikely that these pylons will be removed in the near future, if the opportunity arises at a future date to re route the electric cables underground, it would enhance the character and appearance of the conservation area.



Electricity pylons outside the conservation area

8.3 The common

As little as 20 years ago, the majority of Bell Common was open green space. However, as it is no longer managed as a common, the grassed



One of the wooded areas on the common

area is rapidly being taken over by scrub and young woodland. If areas of grassed space are to be kept intact, the wooded areas need to be contained. The City of London have already moved towards this by rejuvenating the pond.

8.4 Capacity for change

There is very limited scope for new development in the conservation area because of its location within the Metropolitan Green Belt. Most development will therefore be in the form of alterations and extensions to existing buildings. There is one site, however, with considerable potential for new development and that is the site of the Bell Hotel. The site is about 1.5 square hectares and consists of the Bell Hotel (early 16th century), a large 1960s block and a large 1980s block. This site could be improved with some new buildings in keeping with the character of the area. It would be beneficial to keep the 16th

century part of the Bell Inn and if possible restore it to its former appearance by removing the front porch and the modern buildings behind it.



The Bell Hotel site

9. Conservation Area Boundary

9.1 Current Conservation Area Boundary

One of the purposes of a character appraisal is to review the boundaries of the conservation area. The current boundary, which was originally drawn up in 1985, encompasses the common itself as well as the majority of buildings around its edges. To the south, there is a break between Ivy Chimneys. To the south west is Copped Hall Conservation area. It is not thought that there is any need to change the boundary at this at this stage as the majority of the areas beyond its boundaries do not have sufficient historic character to warrant inclusion within Bell Common conservation area.

9.2 Areas that could be included

High Street

To the north of the conservation area on the High Street lies 10-22 High Street; a row of detached houses set back from the road behind a grass verge and also 94-96 Hemnall Street. They have been considered for inclusion due to the aesthetic qualities they hold, however, they do not contribute to the character of the conservation area as a whole, therefore, it was determined that these could not be included.

Surrounding Fields

It was considered whether surrounding fields could be included within the conservation area, however, it was resolved that these did not significantly add to the character of the conservation area and therefore, could not be included.

10. Community Involvement

10.1 Involving local people

Community involvement is an integral part of the appraisal process. The Council aims to take into account the local residents' views in defining the special interest of the conservation area and formulating strategies for its improvement and management. The comments and suggestions of a number of local residents and amenity groups have been taken into account in the publication of the final version of this document. Epping Town Council, and local organisations such as the Theydon Bois Rural Preservation Society and the Epping Society were consulted on the draft appraisal and a public meeting was held in Epping in March 2009 to discuss its content. A copy of the draft was posted on the Council's website between March 2009 and January 2010 and hard copies of the draft are available on

request. In order to inform local residents of the public consultation period, flyers and posters were distributed in the conservation area.

10.2 Timetable

November 2007 - January 2009	Draft appraisal prepared
March- June 2009	Public consultation
July 2009 – January 2010	Finalising report
February 2010	Publication

11. General Guidance

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

11.1 Views and setting

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

11.2 Architectural details

As set out in the Council's local plan policy regarding the demolition of buildings in conservation areas (policy HC9), there will be a strong presumption towards the retention of all historic buildings that make a positive contribution to the character and appearance of the conservation area. There will also be a presumption in favour of the retention of original historic features such as traditional doors, windows and railings as these features contribute a great deal of interest and value to the townscape. When historic features need replacing, a like-for-like approach should be taken wherever possible. The reinstatement of traditional features should always be based on a sound understanding of the original structure and, where possible, historical evidence.

11.3 Traditional building materials

The use of traditional materials such as brick, render, timber weatherboarding, plain clay tiles and natural slate will be encouraged in the construction of new buildings or extensions to existing buildings in the conservation area. Modern materials such as concrete, upvc and aluminium will be discouraged as these will generally be out of character with the conservation area and can erode its quality and historic interest.

11.4 Trees and open spaces

Trees, hedges and open green spaces are an integral part of the character of the conservation area and the Council will endeavour to retain them where possible. The Council's local plan states that it will not give consent to any work to trees that could be

detrimental to the character, appearance or setting of the conservation area (policy HC6).

11.5 Public realm

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

11.6 New development

It is recognised that conservation areas must evolve to meet changing demands and that new additions can make a positive contribution to the character of a conservation area if of a high quality, and sympathetic to their surroundings. Due to its location within the Metropolitan Green Belt, there is limited scope for new development within Bell Common Conservation Area. Any new development is likely to be in the form of extensions and alterations to existing buildings and should be in keeping with the character and appearance of that particular part of the conservation area in terms of scale, massing, height, and materials. New development should also be composed of traditional facing materials (policy HC7).

11.7 Activity and uses

Bell Common Conservation Area is predominantly a residential area. There are several vacant buildings in the southern part of the conservation area.

11.8 Renewable energy

In recent years, there has been a growing interest in the use of renewable energy systems such as wind turbines and solar panels on individual residential properties. In order to preserve the character of the conservation area, permission will only be granted for such fixtures where they are installed in undamaging and visually unobtrusive positions. It should be noted that such fixtures will rarely be acceptable on statutory listed buildings (policy CP10, local plan alterations, 2006).

12. Management Plan

It is important that the character of the conservation area is preserved and, where possible, enhanced in order to maintain its special interest. The following section outlines the Council's objectives for the preservation and enhancement of Bell Common Conservation Area over the next five years.

12.1 Retention and enhancement of historic fabric

Historic buildings which make a positive contribution to the character of the conservation area will be retained wherever possible. These buildings are identified in Appendix 3. Original historic features such as doors and windows should also be retained where possible. Many of the properties in the conservation area are statutory listed which protects them from unsympathetic changes. However, there are many unlisted historic buildings, including the many locally listed buildings, which are vulnerable to the loss of historic doors and windows.

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

12.2 Street furniture

Epping Forest District Council will contact Essex County Council regarding a change to existing signs and make an agreement so that future signs and road markings are more in keeping with the character of the conservation area.

12.3 Enhancement of Public Areas

The Epping Forest Management Plan for 2004-2010 also details the restoration of 2-3 ha. of grassland by clearance of scrub and secondary woodland for Bell Common. Furthermore, The City of London have rejuvenated the pond on the Common.

12.4 The Bell Hotel

The Council will encourage sympathetic new development on this site.

12.5 Review

The Character Appraisal and Management Plan will be reviewed on a five yearly basis in order to compare achievements with the objectives outlined in the management plan.

The photographic survey and notes made about each building as part of the Character Appraisal will be used to monitor incremental change in the conservation area regarding physical condition and any loss of historic fabric or important trees, hedges or green spaces.

12.6 How residents and other property owners can help

While the Council can suggest improvements, and control certain types of development in the conservation area, the collaboration of local residents is vital for the successful preservation and enhancement of its character and appearance. The following are some of the ways in which local residents can do this:

- Keeping properties in the conservation area in good condition.
- Retaining original features on historic buildings where possible and if replacements are needed, replacing features with like-for-like in terms of style and materials.
- Making sure that any additions to properties in the conservation area are in keeping with the building and the area as a whole.

12.7 Bell Common Conservation Area Management Plan

Bell Common Conservation Area Management Plan 2010-2015

1. Proposals for the retention and enhancement of historic fabric

- Produce a leaflet on the repair and maintenance of historic buildings to encourage retention of traditional architectural features.
- Provide historic building grants for the repair of historic fabric on selected non-residential statutory and locally listed buildings.
- Make sure that any new development is sympathetic to the character of the conservation area in terms of scale, density, massing, style and materials.

2. Proposals for the enhancement of public areas

- Consult with Essex County Council Highways on replacement of unsympathetic street furniture and to formalise an agreement so that the Conservation Section are consulted on all new Highways proposals that affect conservation areas.
- Continued management of wooded areas, paths and ponds on the Common, for example, the grass here is cut late spring and early autumn to promote flowering plants. The Epping Forest Management Plan for 2004-2010 also details the restoration of 2-3 ha of grassland by clearance of scrub and secondary woodland for Bell Common.

3. Proposals for specific sites

- Bell Hotel site – encourage sympathetic improvement.

13. Bibliography

- The Victoria History of the County of Essex Volume VIII, Essex County Council, 1983
- Pewsey, Stephen, Epping and Ongar – A Pictorial History, Phillimore & Co. Ltd., Chichester, 1997
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- Images courtesy of Epping Forest District Museum, Epping Forest District Council

Appendix 1. Listed Buildings in Bell Common Conservation Area

Bell Common

73 Bell Common

Grade II

(The Black Cottage). Early C17 altered C18. Weatherboarding, tiles. 2 storeys and attic, flush sashes, gabled dormer.

49 Bell Common

Grade II

C18. Weather boarded front, half hipped old tile roof with 3 hipped dormers. 2 storeys and attics, 3 first floor sashes, ground floor modern casements. Gabled back wing.

115-117 Bell Common (odd)

Grade II

House. C16 with late alterations and extensions. Weatherboard over timber frame; hipped and gabled old tile roof; brick ridge stack. 2-unit plan, formerly with central lobby entry; extended to 3 units in C18. One storey and attic; 4-window range. C20 one and two-light windows, and large gabled dormer; C20 entry to rear. Right side wall rebuilt in brick after 1947 fire; mid C20 extensions to rear; C18 out shut to left. Interior: exposed timber frame with arched wall bracing and clasped purlin roof, with curved windbraces to bay right of stack; closed truss and stud partition to right side of this bay. Room to left has ogee-stopped chamfered beam and C19 minder stair to first floor; stop-chamfered beam to right of stack. Later bay to right gutted out after 1947 fire.

High Road

Epping Place

Grade II*

Late C17 or early C18, before 1706. 2 storeys with attic and cellars, 5 windows

(centre blank). Brick; cambered arches. Sashes in exposed frames 3 dormers with flat roofs. Plain porch with 2 columns on 4 steps. Hipped tile roof with modillion eaves. This "Queen Anne" house has panelled rooms and a staircase. VCH, V 119, 120.

Highfield Cottage and Apple Tree Cottage

Grade II

C16 or C17. 2 storeys, casement windows. Brick and plastered. North east end has diagonal stock of three shafts. Gables. Old tile roof.

Creeds farmhouse, Highfield cottage and Apple tree cottage form a group

Creeds Farmhouse

Grade II

C18. House of 2 storeys, 3 sash windows. Vernacular style weatherboarded frame. Tile roof with sprocket eaves. Sashes.

Creeds farmhouse, Highfield cottage and Apple tree cottage form a group

Ladderstile Farmhouse

Grade II

House 17th century timber framed and plastered with red plain tile roof. 2 storeys. 3 windows range, C19 and C20 casements. C20 gabled porch with red plain tile roof. Red brick chimney stack. Some original frame visible internally.

Winchelsea House

Grade II

Late C18, 2 storeys, 4 windows. Brick, flat arches. Sashes in reveals. Plain Doric porch with 2 columns on 4 steps, simple panelled door. Hipped tile roof with eaves.

Appendix 2. Relevant National Legislation and Local Plan Policies

National Guidance

There are several special restrictions that apply to conservation areas. These are in addition to normal planning controls. For further information on these please contact the Development Control Office.

Consent must be obtained from the District Council for the demolition of any building within the conservation area – this may also include gates, walls and fences.

You must give the District Council six weeks notice in writing before felling or cutting back any tree unless the tree is:

- dead, dying or dangerous;
- causing a nuisance in law;
- a cultivated fruit tree;
- less than 236mm (9.5") in girth around the trunk when measured 1.5m (4' 10") above the ground.

Some additional restrictions apply to the siting of advertising hoardings or other advertisements, satellite dishes and chimneys.

Epping Forest District Local Plan Policies (Adopted January 1998)

POLICY HC6

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

POLICY HC7

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

- (i) be sympathetic to the character and appearance of the conservation area in terms of scale, density, massing, height, layout, building line, landscape and access;

- (ii) have traditional pitched roofs and create a roofscape with sufficient features to provide an appropriate degree of visual interest in keeping with the character of the conservation area;

- (iii) be composed of facing materials chosen from the traditional range used in the district;

- (iv) have facades which:

- (a) provide an appropriate balance between horizontal and vertical elements, and proportions of wall to window area;

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

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

POLICY HC8

The Council will seek to ensure that all public utility companies and the highway authority have regard to the need to preserve the character of conservation areas when considering works within them.

POLICY HC9

The Council will only grant consent for the demolition of a building in a conservation area where the building does not make a significant contribution to the character and appearance of that area, or where the redevelopment proposal preserves or enhances that character or appearance. Any consent may be subject to:

- (i) planning permission having already been granted for the redevelopment of the site; and

- (ii) a legal agreement that the building is not demolished before a contract for the redevelopment of the site has been made.

POLICY HC10

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

POLICY HC11

The Council will not give consent for the demolition of a listed building unless it can be shown, to the satisfaction of the Council, that there are very exceptional circumstances as to why the building cannot be retained and returned to an appropriate use.

POLICY HC12

The Council will not grant planning permission for development which could adversely affect the setting of a listed building.

POLICY HC13

The adaptation or conversion of a listed building to a new use may be permitted where:

- i) This can be shown to be the only way to retain the special architectural or historic interest of the building;
- ii) Any proposed alterations respect and conserve the internal and external characteristics of the building and do not diminish its special architectural or historic interest; and
- iii) The immediate and wider landscape settings of the building are respected.

Substantial reconstructions or extensions, and sub-divisions into more than one unit will not be permitted. Conditions may be imposed to

control land use or development rights associated with the converted building.

Local Plan Alterations (Adopted July 2006)**POLICY HC13A**

The Council will prepare a list of buildings of local architectural or historic importance (the 'local list'). Maintenance of these buildings will be encouraged and they will receive special consideration in the exercise of the development control process.

POLICY GB2A

Planning permission will not be granted for the use of land or the construction of new buildings or the change of use or extension of existing buildings in the Green Belt unless it is appropriate in that it is:

- (i) for the purposes of agriculture, horticulture or forestry; or
- (ii) for the purposes of outdoor participatory sport and recreation or associated essential small-scale buildings; or
- (iii) for the purposes of a cemetery; or
- (iv) for other uses which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in the Green Belt; or
- (v) a dwelling for an agricultural, horticultural or forestry worker in accordance with policy GB17A; or
- (vi) a replacement for an existing dwelling and in accordance with policy GB15A; or
- (vii) a limited extension to an existing dwelling that is in accordance with policy GB14A; or
- (viii) in accordance with another Green Belt policy.

Appendix 3. Townscape Analysis

No.	Name/Number of Building	Road	Age of building (century)	Statutory listed	Locally Listed	Key buildings of townscape merit	Impact on CA*	UPVC Windows	UPVC Door	Aluminium Windows	Concrete roof tiles (or similar)	Elements in need of repair / maintenance
1	3a The Bungalow	Bell Common	20th				O	●			●	
2	5	Bell Common	19th				O					
3	7	Bell Common	19th				O					
4	9	Bell Common	19th				O					
5	11	Bell Common	19th				O					
6	11A Gainsborough	Bell Common	20th				O				●	
7	15	Bell Common	20th				O	●	●			
8	19 Fairacre	Bell Common	20th				N	●			●	
9	21	Bell Common	19th				P	●				
10	23	Bell Common	20th				O	●	●			
11	25	Bell Common	20th				O	●	●		●	
12	29	Bell Common	20th				O	●	●		●	
13	31	Bell Common	20th				O	●	●		●	
14	33 Lime Cottage	Bell Common	20th				O				●	
15	35	Bell Common	20th				O	●	●	●	●	●
16	37 Walnut Cottage	Bell Common	18th		Y		P					
57	41, Rose Cottage	Bell Common	20th				P					
17	43	Bell Common	20th				O	●			●	
18	45	Bell Common	20th				N	●			●	
19	49-51 The Old Manor House	Bell Common	18th	Y			P					
20	55	Bell Common	19th				O					
21	57	Bell Common	19th				O					●
22	59	Bell Common	19th				O					
23	61	Bell Common	19th				O			●		

*Key: P=Positive, O=Neutral, N=Negative

No.	Name/Number of Building	Road	Age of building (century)	Statutory listed	Locally Listed	Key buildings of townscape merit	Impact on CA*	UPVC Windows	UPVC Door	Aluminium Windows	Concrete roof tiles (or similar)	Elements in need of repair / maintenance
24	63 Boot Cottage	Bell Common	19th				O	●				
25	65	Bell Common	19th				O	●	●			
26	67	Bell Common	20th				O					
27	69 Green Glades	Bell Common	20th				P					
28	71 Caroline Cottage	Bell Common	20th				O	●	●			
29	73 The Black Cottage	Bell Common	17th	Y			P					
30	77	Bell Common	20th				O			●	●	
31	79 Lavender Cottage	Bell Common	20th				O	●				●
32	81	Bell Common	20th				O			●		
33	83	Bell Common	20th				O	●				
34	85	Bell Common	20th				N	●			●	●
35	87	Bell Common	20th				N	●			●	
36	93 Old Sycamores	Bell Common	20th				O	●				
37	97 Honeysuckle Cottage	Bell Common	20th				O					
38	99 Rosena Cottage	Bell Common	20th				O			●		
39	101 Rose Cottage	Bell Common	20th				O					
40	103	Bell Common	20th				O	●			●	
41	105	Bell Common	20th				O	●			●	
42	111 The Forest Gate Inn	Bell Common	18th		Y		P	●				●
43	113	Bell Common	19th				O	●				
44	115-117	Bell Common	16th	Y			O					
45	123	Bell Common	20th				O	●				
46	1 Holly Cottages	Bell Common	20th				N				●	
47	2 Holly Cottages	Bell Common	20th				O			●	●	
48	3 Holly Cottages	Bell Common	18th				P					

*Key: P=Positive, O=Neutral, N=Negative

No.	Name/Number of Building	Road	Age of building (century)	Statutory listed	Locally Listed	Key buildings of townscape merit	Impact on CA*	UPVC Windows	UPVC Door	Aluminium Windows	Concrete roof tiles (or similar)	Elements in need of repair / maintenance
49	4 Holly Cottages	Bell Common	18th				P					
50	5 Holly Cottages	Bell Common	20th				O				●	
51	6 Holly Cottages	Bell Common	20th				O	●	●		●	
52	7 Holly Cottages	Bell Common	20th				N	●		●	●	●
53	8 Holly Cottages	Bell Common	20th				O	●			●	
54	Fox Cottage	Bell Common	19th				P	●				●
55	Hemnall House	Bell Common	20th			Y	O	●			●	
56	Prospect Cottage	Bell Common	19th				P	●	●			
58	77 The Lodge	Hemnall Street	19th			Y	P					
59	98	Hemnall Street	19th				P					
60	100 Cunningham Cottage	Hemnall Street	19th			Y	P					
61	1 Bell Farm Cottage	High Road	19th				O	●				
62	2 Bell Farm Cottages	High Road	19th				O					
63	3 Bell Farm Cottages	High Road	19th				O					
64	4 Bell Farm Cottages	High Road	19th				O					
65	1 Griffin's Wood Cottages	High Road	19th			Y	P					
66	2 Griffin's Wood Cottages	High Road	19th			Y	P					
67	3 Griffin's Wood Cottages	High Road	19th			Y	P					●
68	4 Griffin's Wood Cottages	High Road	19th			Y	P					●
69	5 Griffin's Wood Cottages	High Road	19th			Y	P					
70	6 Griffin's Wood Cottages	High Road	19th			Y	P					

*Key: P=Positive, O=Neutral, N=Negative

No.	Name/Number of Building	Road	Age of building (century)	Statutory listed	Locally Listed	Key buildings of townscape merit	Impact on CA*	UPVC Windows	UPVC Door	Aluminium Windows	Concrete roof tiles (or similar)	Elements in need of repair / maintenance
71	7 Griffin's Wood Cottages	High Road	19th			Y	P					
72	8 Griffin's Wood Cottages	High Road	19th			Y	P					●
73	9 Griffin's Wood Cottages	High Road	19th			Y	P					
74	10 Griffin's Wood Cottages	High Road	19th			Y	P					●
75	11 Griffin's Wood Cottages	High Road	19th			Y	P					
76	12 Griffin's Wood Cottages	High Road	19th			Y	P					
77	13 Griffin's Wood Cottages	High Road	19th			Y	P					●
78	2 Bell Cottages	High Road	20th				O	●				
79	1 Boundary Court	High Road	20th				O					
80	2 Boundary Court	High Road	20th				O					
81	3 Boundary Court	High Road	20th				O					
82	Creeds Farmhouse	High Road	19th	Y			O					
83	2 Creeds Farm	High Road	19th				O	●				
84	3 Creeds Farm	High Road	19th				O	●	●			
85	4 Creeds Farm	High Road	19th				O	●	●			
86	5 Creeds Farm	High Road	19th				O					
87	1 Creeds Cottages	High Road	19th			Y	O					
88	2 Creeds Cottages	High Road	19th			Y	O					
89	3 Creeds Cottages	High Road	19th			Y	O					
90	4 Creeds Cottages	High Road	19th			Y	O	●	●			
91	5 Creeds Cottages	High Road	19th			Y	O			●		
92	Apple Tree Cottage	High Road	18th	Y			P					
93	Bell Cottage	High Road	20th				P					

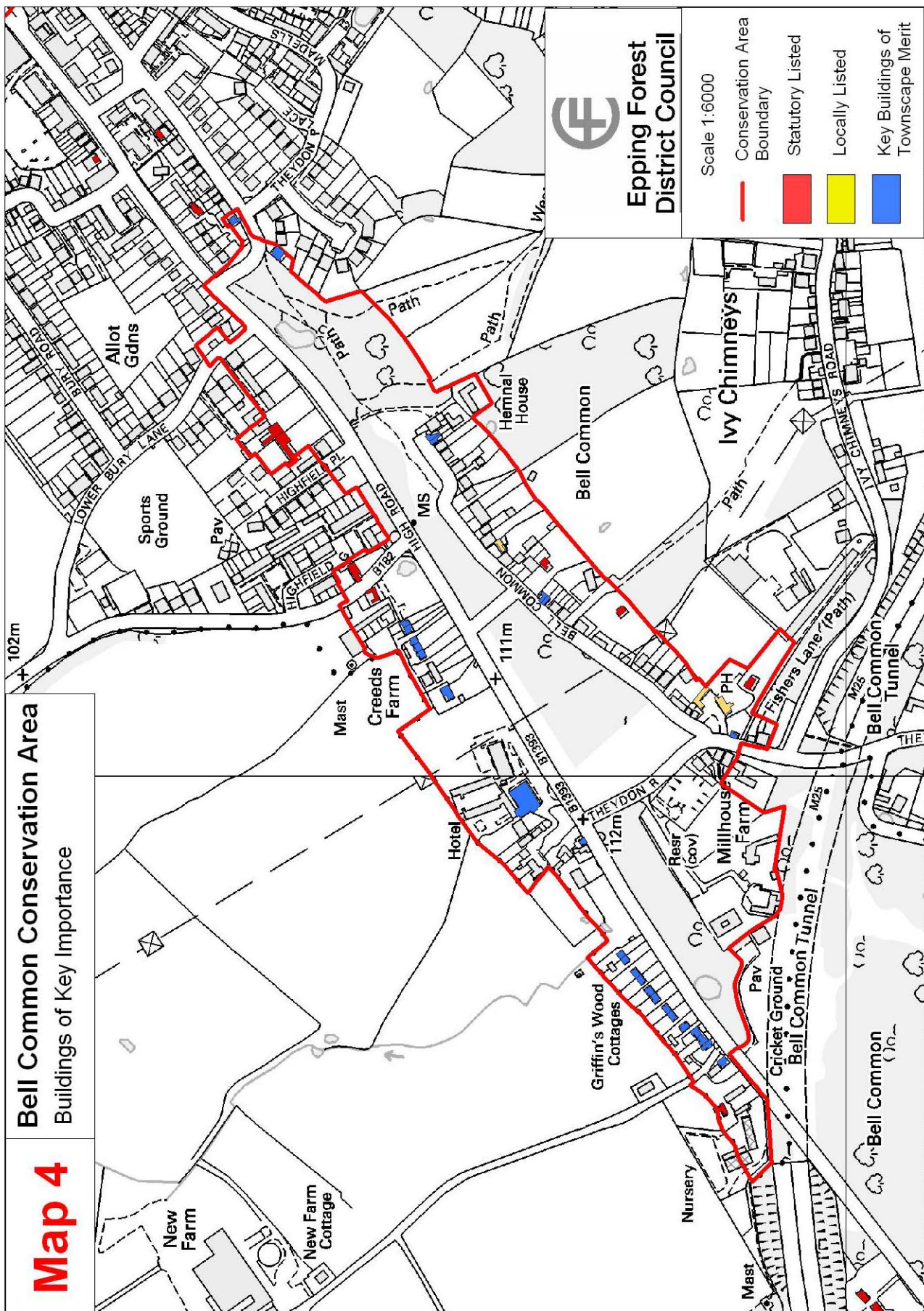
*Key: P=Positive, O=Neutral, N=Negative

No.	Name/Number of Building	Road	Age of building (century)	Statutory listed	Locally Listed	Key buildings of townscape merit	Impact on CA*	UPVC Windows	UPVC Door	Aluminium Windows	Concrete roof tiles (or similar)	Elements in need of repair / maintenance
94	Bellvue Cottage	High Road	20th			Y	P	●				
95	Epping Place	High Road	19th	Y			P					
96	Greenleys	High Road	20th				N			●	●	●
97	Ladderstile Farm	High Road	19th				P					
98	Ladderstile Lodge	High Road	17th	Y			P					
99	Magpies Nest	High Road	20th				O					
100	Millhouse Farm	High Road	16th				P					
101	Ringinglow	High Road	20th				O	●			●	
102	Stoneleigh	High Road	20th				N	●	●		●	
103	The Bell Hotel	High Road	16-20th			Y	N	●				●
104	The Garden House	High Road	19th				P					●
105	The Gatehouse	High Road	20th				O					
106	Upsndown	High Road	20th				P					●
107	Wensley House	High Road	19th				P					
108	Winchelsea House	High Road	20th	Y			O				●	●
109	1, The Lodge	Lower Bury Lane	19th				P					
110	2	Lower Bury Lane	18th				P					
111	3	Lower Bury Lane	19th				P					●
112	5	Lower Bury Lane	19th				P					
113	7	Lower Bury Lane	19th				P					
114	Harness Cottage	Lower Bury Lane	-				P					

*Key: P=Positive, O=Neutral, N=Negative

Appendix 4. Glossary of Terms

Casement	Side hinged window.
Chamfer	A bevelled surface, usually formed or cut at a 45 degree angle to the adjacent principal faces.
Clasped Purlin	A purlin fitted under the common rafters (the principal rafter is reduced to match) and over the collar beam.
Collar Beam	a horizontal timber uniting two opposing common rafters at a point below the ridge, usually in the upper half of the rafter length.
Doric	A Roman order of architecture usually involving slender columns and bases.
Gable	The vertical part of the end wall of a building contained within the roof slope, usually triangular but can be any 'roof shape'.
Hipped	Having sloping ends as well as sloping sides.
Modillion	An ornamental bracket, usually in the form of a scroll with acanthus, used in series beneath the corona of a Corinthian, Composite, or Roman Ionic cornice.
Ogee	A molding having a profile of a double curve in the shape of an elongated S.
Pantile	Curved, interlocking roof tile of S-shaped section usually made of clay or concrete.
Purlin	A longitudinal member of a roof frame for supporting common rafters between the ridge and eaves.
Rendering	The covering of outside walls with a uniform surface or skin for protection from the weather. Cement rendering: a cheaper substitute for stucco (fine lime plaster), usually with a grainy texture.
Sash window	A window that slides vertically or horizontally on a system of cords and balanced weights.
Sprocket	A strip of wood fixed to each rafter at the eaves in order to extend a sloping roof with a flatter pitch.
Stock brick	A traditional clay brick commonly used in house construction; often called London stocks because of the frequency of use locally. May be yellow or red in colour.
Vernacular	A style of architecture exemplifying the most common building techniques based on the forms and materials of a particular historical period, region or group of people.



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