



Copped Hall Conservation Area

Character Appraisal

August 2015

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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 increased powers for the Local Planning Authority (LPA) to influence works to buildings and trees. This is intended to ensure that the special architectural or historic interest of the area is preserved for the benefit of current and future generations.

1.2 Purpose, scope and nature of character appraisals

LPAs also have a statutory duty to formulate and publish proposals, with suitable local consultation, 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 fulfill this obligation. Its main aims are to define the character and special architectural and historic interest of the conservation area, review the current conservation area boundaries, identify measures that need to be taken to preserve the character of the conservation area and put forward proposals for its enhancement. The character appraisal is also intended to increase public awareness of the aims of conservation area designation and encourage community involvement in the protection of the character of the area.

The appraisal includes a detailed description and assessment of the buildings in the conservation area and their landscape setting. However, the appraisal is not designed as a complete inventory and the lack of mention of any particular building, feature or space does not imply that it lacks interest or importance.

Purpose of a character appraisal

- **To define the special interest of the conservation area.**
- **To identify measures that need to be taken to preserve the character of the conservation area and put forward proposals for its enhancement.**
- **To review the conservation area boundaries.**

1.3 Extent of the Copped Hall Conservation Area

The Copped Hall Conservation Area encompasses an extensive tract of historic landscape on the northern fringes of Epping Forest, 2 miles west of the market town of Epping. It was originally designated in 1984 and adjoins Bell Common Conservation Area to the east and Upshire Conservation Area to the west. The precise boundary of the Copped Hall Conservation Area is illustrated by the map on page 9 of this appraisal.

1.4 Methodology

This document was compiled between June 2009 and April 2010 (with later amendments). In putting together the appraisal, the conservation area was surveyed and photographed, a range of historic maps were consulted and documentary research was carried out. Relevant external advice, including relevant Landscape Character Assessments, were taken into account. A draft version of the appraisal was put out to public consultation between January 2011 and March 2011 to allow the comments and suggestions of local residents and other local stakeholders to be incorporated into the final version. An additional period of consultation with residents and stakeholders was undertaken between February and March 2015, targeted to gather views on the extension of the conservation area boundary to the south; a recommendation arising from the District-wide Heritage Asset Review (May 2012).

2. Planning Policy Context

2.1 National Policy and Guidance

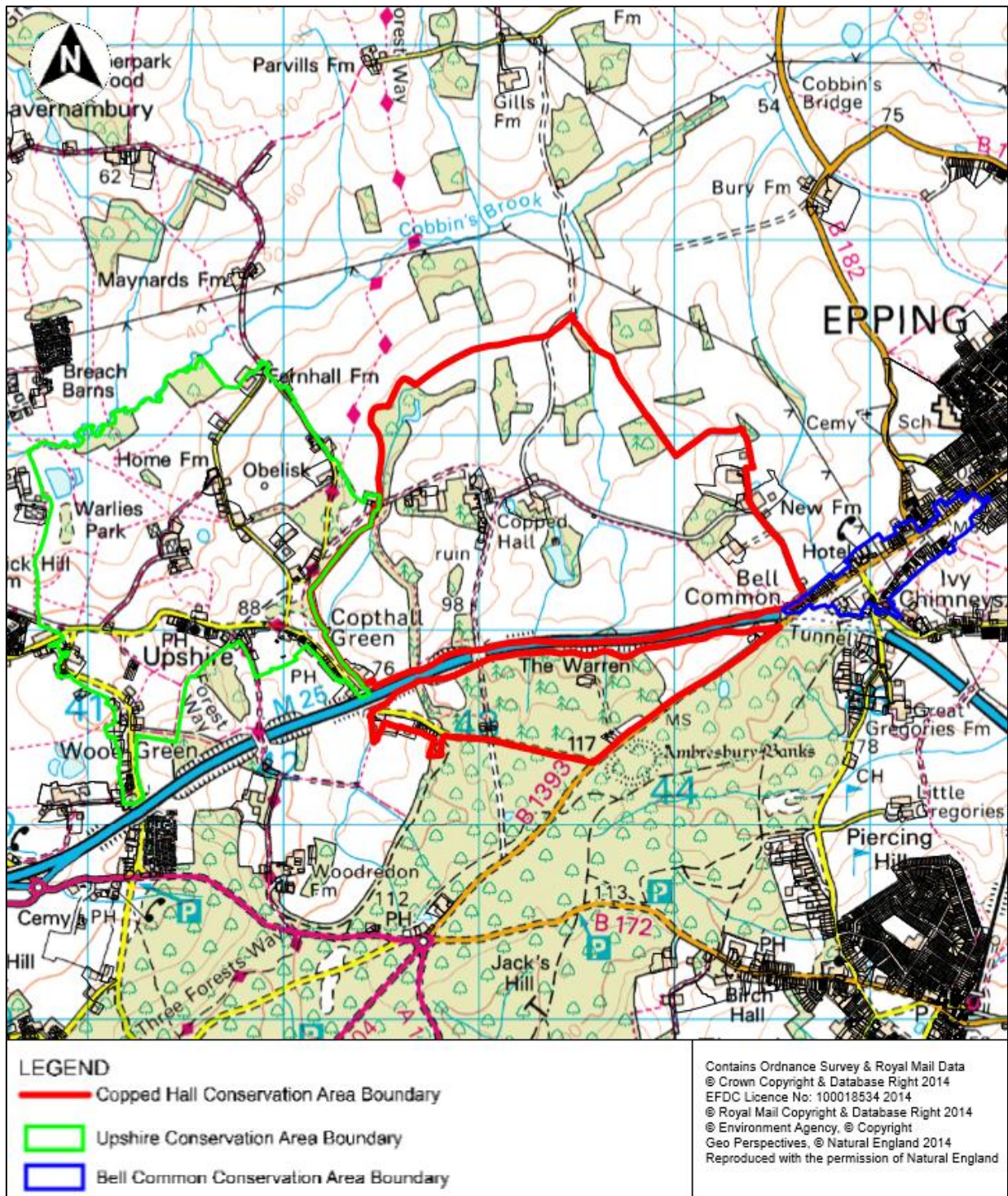
Conservation areas were first introduced by the Civic Amenities Act of 1967 and are now protected by law under the Planning (Listed Buildings and Conservation Areas) Act 1990. Government policies concerning the identification and protection of the historic environment are set out in the National Planning Policy Framework (NPPF) (March 2012), in particular Section 12: Conserving and Enhancing the Historic Environment.

It should also be noted that the section of the conservation area to the south of the M25 is covered by the Epping Forest Act 1878.

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 with alterations adopted in July 2006, with the addition of policy HC13A which concerns the creation of a list of buildings of local architectural or historic importance and matters relating to them (see Appendix 2).

The Council has begun work on a replacement Local Plan. The Local Development Scheme, adopted in July 2013, anticipates adoption of the plan in June 2016. 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 Policy webpage of the EFDC website.



Location plan of Copped Hall Conservation Area

3. Summary of Special Interest

3.1 Definition of special architectural and historic interest

The known history of the Copped Hall estate begins with its origins as an early medieval hunting park. It is first mentioned by name in a document dating from 1258. One conjecture is that the name derived from the distinctive peaked roofline of the original medieval building, coppe being Anglo-Saxon for the peak of a hill. Its then tenants, the Auchers, served as royal huntsmen, beginning a longstanding association with Epping Forest. The park was enlarged several times, and its ownership eventually passed to the Abbots of Waltham Abbey. Shortly before the dissolution of the Abbey, ownership passed to the crown. The Princess Mary, later Mary I, lived there in the reign of her brother, Edward VI. The courtier Thomas Henage, who was born there, was later granted ownership by his patron, Elizabeth I and is believed to have greatly enlarged the original building for her visit there in 1568. In 1594 Shakespeare's 'A Midsummer Nights Dream' is said to have had its first performance in the long gallery of the Hall to celebrate Thomas Henage's marriage to his second wife, the Countess of Southampton.

An entirely new hall, designed by John Sanderson for the then owner, John Conyers I, was constructed west of the original, on a site chosen for its landscape setting, beginning in 1751, and the original demolished. At least one interior design was commissioned from Robert Adam. That building was later enlarged and its grounds enhanced by Italianate gardens on a grand scale under a later owner in the late nineteenth century, before being abandoned as a ruin following a catastrophic fire in 1917.

The special interest of the Hall and Park therefore relates both to the momentous nature of the events and personalities involved in its story, as well as the beauty of the setting as it currently exists, but particularly also the survival to the present day of substantial and important elements of the landscape context from the medieval hunting park onwards, in addition to the main structure of the later building and significant elements of its gardens and outbuildings.

Elements of special architectural and historic interest

- Its origins as a medieval hunting park and rural estate dating from the 12th century.
- Its associations with the former Abbey at Waltham Abbey and successive Tudor monarchs, nobility and gentry.
- Its development as a substantial 18th century country house mansion with extensive gardens and parkland.
- Its position within an area of ancient landscape linked to Epping Forest.
- Its development within the Purlieu of Epping Forest and the influence this has had on the estate's landscape.
- Its evolution to an impressive late Victorian/Edwardian mansion with its associated service outbuildings, model farm buildings and pleasure grounds.
- The quality and range of statutorily and locally listed buildings and other structures.
- The surviving elements and features of the designed landscape.
- The rare survival of largely unaltered historic estate drives and network of access rights that have not been subsumed by the public highway network.

3.2 Definition of the character of the Copped Hall Conservation Area

The character of any conservation area derives from the interaction of a number of different factors including the variety and quality of buildings, the trees and green spaces and land use. The main elements contributing to the character of Copped Hall Conservation Area are set out below.

These factors are considered in more detail in section 7 of this appraisal. It is important to ensure that these characteristics are maintained and/or enhanced in order to preserve the character and special interest of the conservation area.

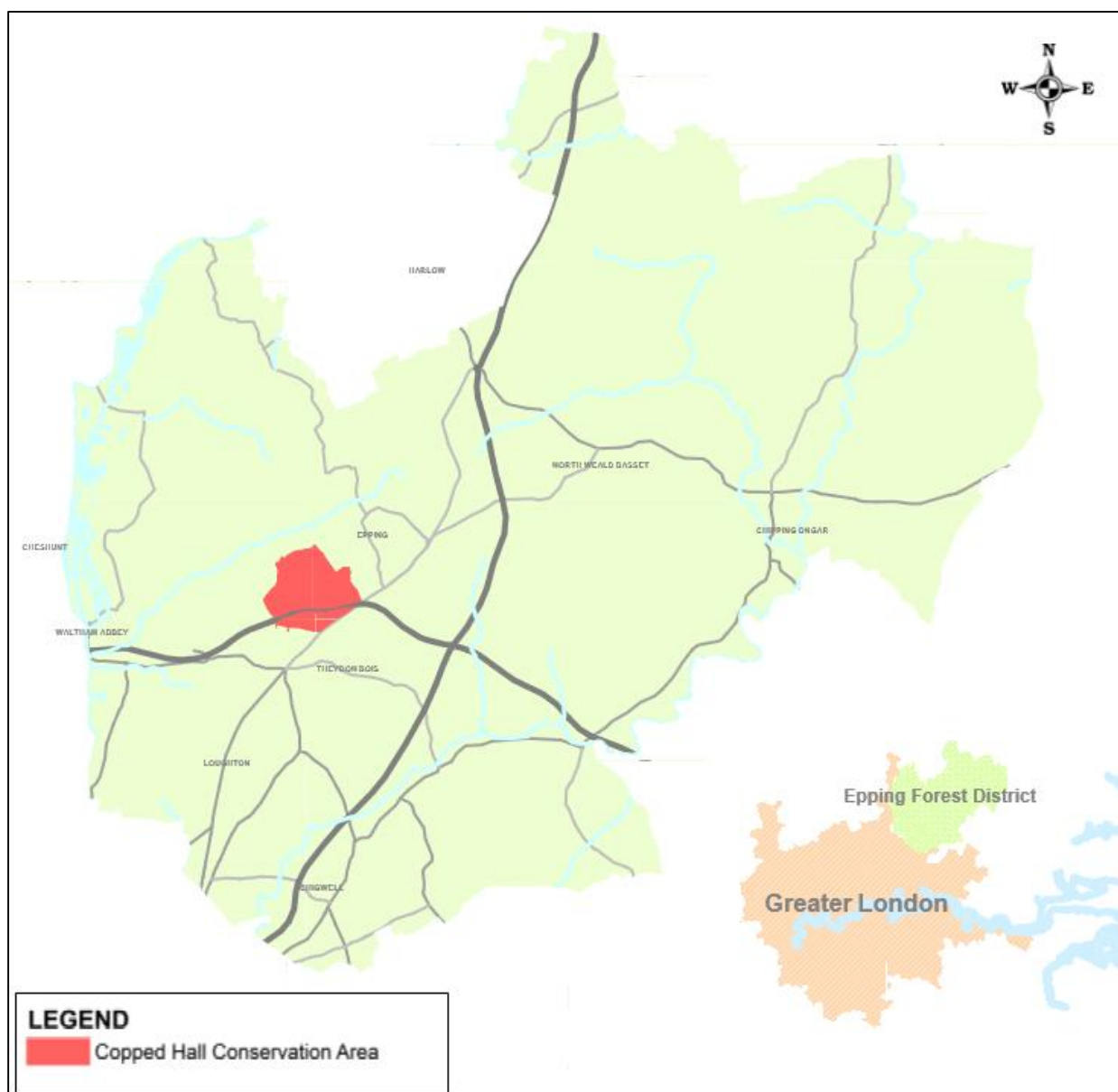
Factors contributing to the character of the conservation area

- **Its elevated, countryside location at the edge of Epping Forest – a conserved ancient landscape and internationally important nature conservation area.**
- **Copped Hall mansion, which forms a dramatic focal point and architectural set-piece within a designed landscape setting.**
- **The range, scale, quality and historic interest of the former service outbuildings, estate workers cottages, model farm buildings and other related structures and features, and their relationship to the mansion.**
- **The surviving elements of historic, designed landscape features and structures.**
- **Variety and interest of open and framed views from public footpaths.**
- **The tranquil nature of the area in the absence of public highways and through traffic.**

4. Location and Population

The Copped Hall Conservation Area is situated midway between Epping and Waltham Abbey, close to the centre of the Epping Forest District in Essex. It is approximately 4 miles south of Harlow, 6 miles east of Waltham Abbey and 17 miles northeast of the centre of London. The M25 runs through the southern section of the conservation area just before it enters an

underground tunnel at Bell Common. The area incorporates parts of two separate parishes – Epping Upland in the east and Waltham Abbey in the west. At the time of the 2011 census, Epping Upland Parish had a population of about 830 people, although the total number of residents living within the whole conservation area is approximately 150.



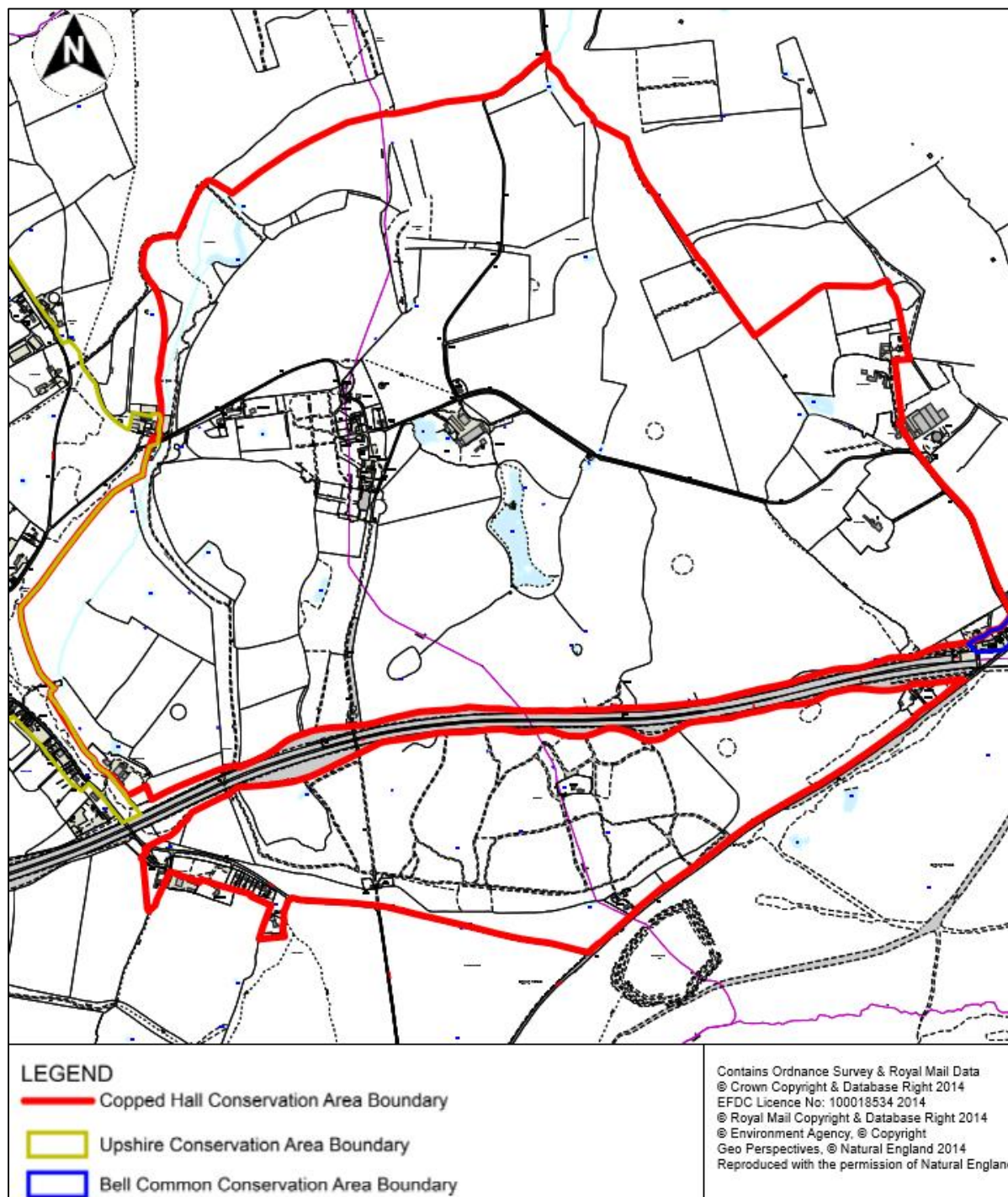
Location of Copped Hall Conservation Area within Epping Forest District

5. Context, Topography and Setting

Copped Hall is situated at the end of a spur of higher land that runs northwards from the long ridge that forms the backbone of Epping Forest. At the entrance to Copped Hall, from Crown Hill in the south, the land is 115 metres above sea level – almost the highest point in the forest. The entrance drive runs north sloping gently down to the mansion, which is 90 metres above sea level. The route of the entrance drive from

the south crosses over the M25 motorway, which runs alongside the edge of the forest on an embankment in an east-west direction. The northern edge of the conservation area lies along the south side of Cobbins Brook valley.

The whole of the Copped Hall Conservation Area lies within the Metropolitan Green Belt.





View to south-east from the approach drive across parkland landscape towards the M25 with Epping Forest beyond

5.1 Geology and Soils

The geology of the Copped Hall area, and wider Cobbins Brook valley, is derived from the Eocene London Clay series, deposited between 34 and 56 million years ago. The typical South Essex character of rolling ridge and valley topography has been formed by tributaries of

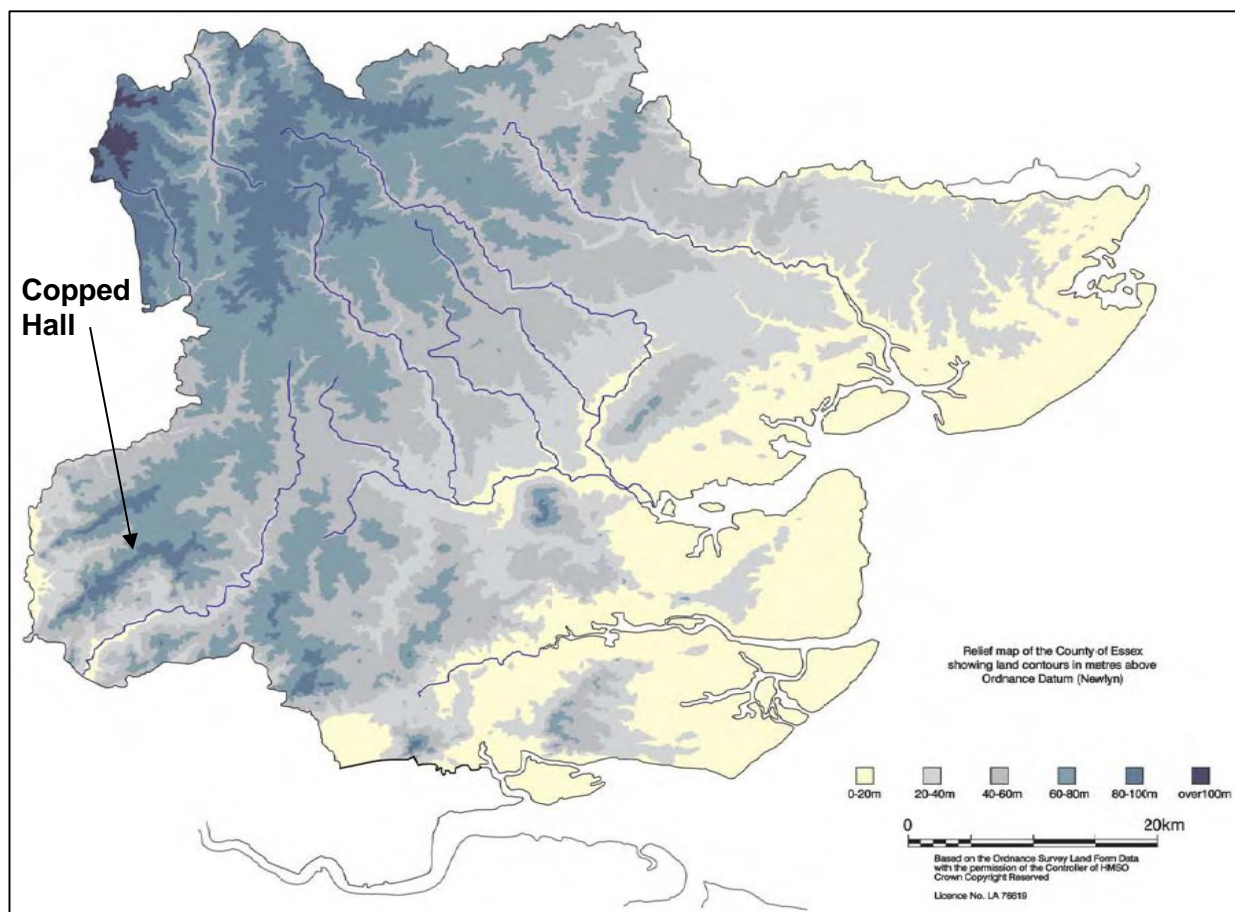
the Proto-Thames, a forerunner of today’s River Thames.

The prominent ridges across the estate, including the hill supporting Copped Hall, comprise of sandier Claygate Beds which often cap London Clay hills. The upper portions of the ridges of some of the hills are now formed by “Head”, a complex mix of sand and clay created by post-glacial processes.

The soil is mainly London clay with belts of boulder clay.

5.2 Topography

The general topography of the conservation area is of land falling from its highest levels in the south at the Epping Forest Ridge. The fall is mostly quite sharp, and then more gently towards the Cobbins Brook in the north. However that trend is interrupted by a central ridge, in effect a spur from the Epping Forest ridge, which runs in a northerly direction, and on which the hall itself is deliberately sited, for maximum visual effect. To the south east of the conservation area, Wood Hall and the associated buildings also stand in an elevated position on a spur from the main ridge.



At the Crown Hill entrance to Copped Hall the land is 115 metres above sea level. The entrance drive runs north along the spur, sloping gently down to the mansion, and crossing over the M25 motorway which runs alongside the edge of the forest in an east-west direction, with extensive resulting views out over the park and to the Hall itself. The northern edge of the conservation area lies along the south side of the Cobbins Brook valley

5.3 Planning Context

The whole of the Copped Hall Conservation Area lies within the Metropolitan Green Belt. The District Council's policies that apply as of 2015 are found in the Combined Policies of Epping Forest District Local Plan (1998) and Alterations (2006), published 2008. Of particular relevance are those under the Heritage Conservation chapter and especially HC 14 – Copped Hall, Epping (see Appendix 2).

However, other policies, including core policy CP2 (Protecting the Quality of the Rural and Built Environment) and those in the chapters on the Green Belt, Design and the Built Environment, and Land and Landscaping will also be relevant to consideration of any proposed development.

5.4 Landscape Designation, Character and Importance

Copped Hall is registered by Historic England under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens for its special historic interest. The entry is summarized: "The remains of a mid C18 garden by Edward Conyers and Sir Roger Newdigate, beside late C19 gardens by Charles Eamer Kempe, set within a C16 deer park that was extended by Lancelot Brown in the mid C18 and further developed in the C19". In the *Historic Designed Landscapes of Essex, Inventory and Handbook, Pt II, The District of Epping Forest* (Essex Gardens Trust and Essex County Council, 2006) there is a description of the park and gardens with an account of its historic development and lists of relevant references, plans and maps.

The more recent Historic Landscape Characterisation (English Heritage and Essex County Council) for the Copped Hall area recognises a medieval deer park character largely corresponding with the boundary of the Grade II* Registered Park and Garden, together with subdivisions within the eastern section of the conservation area reflecting both pre-18th

century 'rectilinear' or 'co-axial' enclosure and post-1950s boundary loss, with relict elements.

In the national context, the conservation area is set within area 111 of the National England Character Map of England (the Northern Thames Basin) and specifically within the sub-area Essex Wooded Hills and Ridges. Its key characteristics are said to include "wooded commons with ancient woodland...Also notable medieval and later historic homes and their parks".

The Essex Landscape Character Assessment (2003) provided a more detailed assessment of the wider landscape context and setting of the conservation area within this part of west Essex. This study divided the whole County into "Landscape Character Types" based on underlying geology, topography and physical characteristics. The study then examined each of these areas based on their landscape character.

The Copped Hall Conservation Area falls within two different landscape character areas: C3 – Lee Valley; and D1 – Epping Forest and Ridges.

The key characteristics of the Lee Valley landscape character area in the vicinity of the Copped Hall Conservation Area are stated to be:

- rolling arable farmland, typically with bold blocks of woodland and linear tree belts on valley sides and ridges;
- significant area of historic parkland at Copped Hall; and
- small tributaries of the River Lee, such as the Cobbins Brook, located in narrower north-east/south-west aligned valleys with broad ridges between them.

The key characteristics of the Epping Forest and Ridges landscape character area are stated to include:

- elevated moderate to steep sided ridges crowned by woodland; and
- wooded skylines.

Its overall character is stated to be of "heavily wooded ridgelines, fringed by predominantly small and medium size thick hedgerow fields, which are often indented into the woodland edges".

The historic aspect of the importance of this landscape is addressed in the Essex and Southend on Sea Replacement Structure Plan Review, "Sustaining the Historic Environment" (Final Report, revised 2002). This is particularly relevant in respect of its combined Historic Environment Sensitivity Map. This analysis suggests that at least the majority of the

conservation area should be regarded as highly sensitive to change.

The conservation area has also been included in more recent landscape assessments, including in particular the Harlow Area Landscape and Environment Study (2004), and the Green Infrastructure Plan for the Harlow Area (2005). However, the most relevant is the Epping Forest District Council Landscape Character Assessment (2010). The relevant Landscape Character Area analyses within it are the Epping Forest Ridge (D2), which covers south of the M25, and the Upshire Ridges and Valleys (F2), covering the entire estate north of the M25. In particular, the F2 descriptors make repeated reference to Copped Hall, especially with regard to Historic Land Use. The narrative goes as far as to suggest that Warlies Park and Copped Hall “dominate” the south of the unit.

D2 is stated to have **high sensitivity** to change. F2 is stated to have a **moderate to high sensitivity** to change. This sensitivity is almost certainly higher to the south of the F2 unit.

In both cases, the Landscape Planning Guidelines and Land Management Guidelines are highly relevant. They might best be summarized as strongly conservative in respect of the key features and in respect of any development, which would necessarily be heavily constrained to fit into the existing landscape context.

5.5 Nature Conservation

The following Local Wildlife Sites (LoWs) lie within, or just beyond, the Conservation Area boundary:

Ep45 – Copped Hall Green
 Ep46 – Rookery Wood
 Ep47 – The Selvage
 Ep51 – Spratt’s Hedgerow Wood/Spratt’s Hedgerow
 Ep56 – Little Rookery Wood
 Ep57 – Fitches Plantation
 Ep62 – Wood east of Fitches Plantation
 Ep63 – Pond Field Plantation
 Ep69 – Griffins Wood

All the woodland sites fall under the UK Biodiversity Action Plan Habitat “Lowland Mixed Deciduous Woodland”. In addition, Ep51 and Ep69 are also “Ancient Woodland” and, therefore, of national significance in planning policy terms, as well as for biodiversity, given their size and extent. The majority of these woodlands appear on the Ancient Woodland Inventory.

Many of the woods provide ecological links between several other LoWs. The close proximity of the woodlands enhances the value of each individual wood. Ecological connectivity is achieved through abutting or through the presence of linear strips. This increases the wildlife value of the Conservation Area through allowing the movement of species (both flora and fauna) within the area. A scattering of veteran trees in the landscape also contributes to this.

5.6 Tree Preservation

The conservation area designation also provides legal protection for trees, including those in hedgerows and woodlands, although not hedgerows as such. Additionally, some of the larger woodlands are also protected by Tree Preservation Orders.

6. Historical Development and Archaeology

6.1 Origins and historical development

Human settlement in the general area dates back to at least 7500 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 of the type that have been uncovered all over Essex. The most local is a large Iron Age hill fort known as Ambresbury Banks, situated around a mile to the south of Copped Hall. 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, Epping. In 1891, a Roman tile kiln was found in a field near Epping known as 'Solomon's Hoppett'. There have been several excavations at Copped Hall over the last fifteen years, particularly on the site of the Tudor mansion (Copped Hall II).

The origins and development of Copped Hall can be divided into four distinct phases:

- **Copped Hall I** : medieval hunting park, with timber framed hall;
- **Copped Hall II** : Tudor mansion, formal park and gardens;
- **Copped Hall III** : Georgian Mansion and landscaped park;
- **Copped Hall IV**: late Victorian/Edwardian mansion with extensive estate outbuildings and remodelled Italianate gardens.

Copped Hall I: Medieval hunting park, with timber framed hall

The wide area of countryside that now comprises the Copped Hall Conservation Area is an ancient deer hunting park and large rural estate holding dating from the 12th century or earlier. The park has a historic and continuing relationship with the adjacent Epping Forest and its more extensive predecessor, The Royal Forest of Essex, from which the park was probably formed and enclosed in the medieval period.

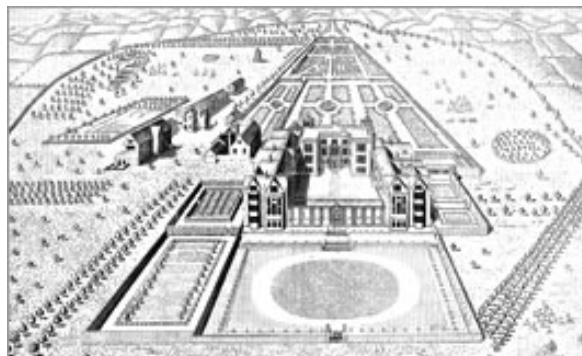
A substantial house of largely timber construction (Copped Hall I) is thought to have stood in the centre of the enclosed park during the medieval period, on the site identified with the later Copped Hall II.

The Fitzauchers held Copped Hall from around 1150 to 1337, and a Royal Charter of 1175 mentions that the lands had earlier belonged to Orgar and were held by Orgar's brother Aucher, who with their heirs, were to serve the King as huntsmen.

In 1350 Sir John Shardlow conveyed Copped Hall to the Abbots of Waltham who held it until 1537 when Robert Fuller, the last of the Abbots, surrendered Copped Hall to King Henry VIII. Though he never lived there, Henry VIII visited Copped Hall from time to time during the last ten years of his reign. In 1548 his son, the young Edward VI, granted Copped Hall to Mary Tudor where, for a time, she became little more than a state prisoner. Mary subsequently became Queen in 1553 and allowed Sir Thomas Cornwallis to lease Copped Hall. In 1558 she annexed it to the Duchy of Lancaster and later that year Elizabeth followed Mary as Queen, and owner of Copped Hall.

Copped Hall II: Tudor mansion, formal park and gardens

The property was granted to Queen Elizabeth's Vice Chamberlain, Sir Thomas Heneage, in 1564. By 1568, the medieval timber framed house had been either replaced by, or more probably incorporated into, a much more extensive brick-built Tudor mansion (Copped Hall II). The "*noble, large house with a court in the middle*" described in accounts of the time fits with the illustration showing the Hall viewed from the north, reproduced below.



1735 Engraving of the Tudor Copped Hall (from Farmer's history of Waltham Abbey), courtesy of Essex Record Office

This mansion consisted of a central south-facing block (which may have included Copped Hall I), with east and west wings and a north-facing courtyard. A loggia was added later to enclose the courtyard. The east wing had a fine long gallery, 174 feet long, 24 feet wide and 23 feet high. This new building was completed by 19th July 1568 for a personal visit by the Queen.

To the south-east of the house lay a complex of outbuildings (which might have included a chapel), and an extensive farmstead of which several structures survive; now forming part of the Hall Barns residential complex. To the east and west were culinary gardens and to the south a splendid two-level formal garden was laid out around the property's principal north-south axis, which extends to this day deep into Epping Forest. The extensive nature of the garden is clearly shown in the 1735 engraving, along with characteristic tree planting in the park, including avenues, a roundel, woodland, many individual trees and a perimeter marked by trees. A small section of masonry from the loggia on the north elevation is now all that remains standing of the Tudor mansion (see photograph on p.18). The basement cavity, isolated pieces of masonry, and the levels of the garden terraces also still survive.

Given the origins of Copped Hall as a deer park, and the Aucher's status as royal huntsmen, it is of note that Copped Hall was shown as being within Epping Forest by the Perambulation of 1641, which conclusively confirmed the Forest's boundaries. The Chapman and Andre map of 1777 also confirms Copped Hall as lying within this boundary.

The first ever performance of William Shakespeare's "A Midsummer Night's Dream" is understood to have been performed in the east wing long gallery at Copped Hall in 1594, on the occasion of the marriage of Thomas Heneage and the Countess of Southampton on the 2nd May that year.

During the period 1623-1674 Copped Hall was owned by the Cranfields, Earls of Middlesex. The property then passed to the Sackvilles of Knole, Dukes of Dorset. The mansion and gardens may have suffered from neglect after 1674 although the occupiers removed to Knole (in Kent) in 1701. Throughout this period the park was maintained primarily for hunting.

Copped Hall III: Georgian mansion and landscaped park

Copped Hall was acquired in 1701 by Sir Thomas Webster of Battle Abbey. The property then passed to the Conyers family in 1739, who were to own it for the next 130 years, and oversee its next great transformation. The walled kitchen garden was built by John Conyers around 1740.

By the 1740s Copped Hall II was in need of extensive repair and modernization. The mansion was eventually demolished in 1748 and a new mansion (Copped Hall III) was constructed between 1753 and 1758 for John Conyers.

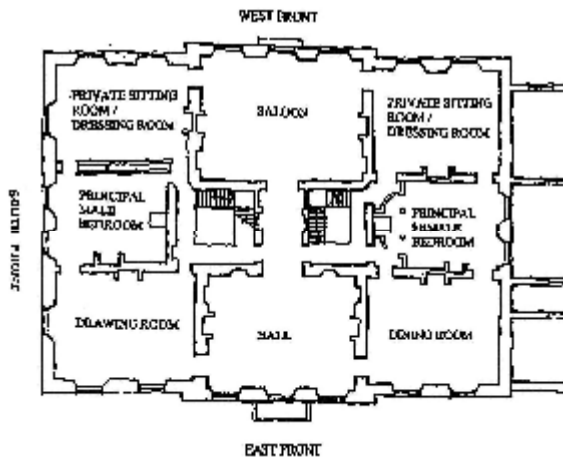
The Tudor mansion (Copped Hall II) was substantially demolished just before the construction of the new mansion commenced, but the site was left in a ruinous (rather than cleared) condition. The two-level garden terrace belonging to the Tudor mansion was initially retained as part of the Pleasure Grounds of the new mansion.

The new mansion was constructed on higher ground to the south of the site of the Tudor mansion, with a new east-west axis across the ridge, and on the Epping side of the Waltham Holy Cross/Epping parish boundary.



Extract from Chapman and Andre Map of 1777 showing the extent of the Copped Hall Estate

The higher ground provided excellent distant views in all directions from the principal (first) floor out across the parkland beyond. As a result, the house could be seen from all around as the centre-piece of its park. Such an arrangement was very much part of architectural thinking in the 18th century.



*Copped Hall – plan of the Principal Floor
(Copyright Alan Cox)*

The formal facades of the house, with their lightly coloured materials, provided a maximum contrast with the surrounding rolling green parkland grazed by deer and punctuated by “designed” woodland clumps of trees.



1787 View of Copped Hall (East Front) in 18th century, courtesy of Essex Record Office

Internal redesign of the new mansion took place in 1775 under the direction of James Wyatt. The surrounding gardens and parkland were also substantially remodelled in the 18th century English Landscape style by, or under the influence of, Lancelot ‘Capability’ Brown. This work included the extensive parkland planting evident today, and the conversion of the upper (southern) Elizabethan formal garden terrace to a Great Lawn. The entrance lodges off Crown Hill were also added at this time.



View of Copped Hall from across the park – 18th century engraving

During the Copped Hall III period (1755-1895) the park and estate was serviced primarily from the former medieval farmstead. It is likely that the stables and laundry building were added to Copped Hall in the late 18th century (and modified in 1894), and were based on the original Georgian design for the mansion. The mansion itself remained isolated and free-standing to the south as the focal point of the designed landscape.

Although much altered in the 19th century, the form and layout of the original Georgian mansion is still clearly evident in the building that remains today. The principal floor and the bedroom floor above sit over what is called a “basement” storey, which today would be called the ground floor. The windows of the principal (first) floor are twice the height of those of the bedroom floor above, due to the grandeur of the rooms on this floor.

This type of mansion had no “back”, only fronts (the entrance front, the garden front, etc.) as it was designed to be a three-dimensional feature within the landscape. The chimneys are geometrically arranged on the inner slopes of the roof to maintain its balance as a three-dimensional object.



*Copped Hall – the East Front or Entrance Front
(copyright Alan Cox)*

Copped Hall IV: late Victorian/Edwardian mansion with extensive estate outbuildings and remodelled Italianate gardens

Copped Hall was purchased in 1869 by George Wythes (the railway contractor), and in 1895 his grandson, Ernest Wythes, set about radical changes and extensive development of the property. The Georgian mansion was extended and transformed into an ornate Victorian mansion (Copped Hall IV), largely to the designs of C. E. Kempe, and the same ornate approach was applied to the gardens. A grand carriage entrance was created to the east, while to the west, an elaborate Italianate two-level terraced garden with parterres was added, complete with garden pavilions. To the south of the mansion a conservatory and glazed linking corridor were constructed. To the north, a large three-storey wing providing accommodation for staff and visitors, a dairy and game larder were added. The rackets court, with internal gallery and Jacobean style staircase was built in 1896.

Within the old gardens, further woodland planting obscured the vestiges of the old formal terrace gardens, and the site of Copped Hall I/II was transformed into a rose garden, pleached lime walks, and an extensive rock garden (using the basement structures of Copped Hall II).

New buildings were also constructed and old buildings renovated in the medieval farmstead area, and a new "model" farm was built in the park, known as Home Farm, to the east of the mansion alongside a property now known as Little Copped Hall.



c.1910 The East (Entrance) Front and forecourt, courtesy of Essex Record Office



c.1910 View of the Italianate Garden and north Pavilion



c.1900 View of The Mansion from The Great Lawn, courtesy of Essex Record Office

Copped Hall III/IV was gutted by a devastating fire on Sunday 6th May 1917, while the family were getting ready to go to church in Epping. The cause of the fire is thought to have been an electrical fault. After the fire, the family moved into The Wood House, a Victorian house on the estate. Ernest Wythes never restored the mansion which was still habitable in parts, particularly the north wing where the fire had done no damage. He died in 1949 and his wife died two years later.

In 1952 the whole estate, which consisted of nearly 4000 acres with ten tenanted farms, was sold. The purchaser was the Talbot Trust, a family land-owning trust of the Fletchers of Margam in Wales, the lifetime beneficiary of which was John Theodore Talbot Fletcher, who lived in Toot Hill and later in Theydon Place, Epping, where he died in 1995. During the 1950s everything of value in and around the mansion was sold or broken up.

The great staircases, garden stonework and statuary were all sold and dispersed. The massive iron gates and railings were shipped to America. The conservatory was dynamited,

allegedly as part of an army exercise. The gardens became infested with weeds and sycamores, which choked and killed off many of the specimen trees and shrubs. Vandalism was rife and added to the slow decay of the roofless property. The ruined mansion building was used to grow mushrooms, and pigs and chickens were reared there.

A local pressure group, which in time became the Copped Hall Trust, was set up to stop unsympathetic, speculative development after the M25 motorway was constructed through the parkland in the 1980s.

In 1986 a scheme to enlarge Copped Hall by six times its size, with substantial new wings in metal and glass, to provide offices was turned down after a local campaign against the proposals. In 1988 the mansion, outbuildings, gardens, and southern approach were sold to a developer who proposed a 150 bed hotel, however, this scheme did not proceed to the submission of a formal planning application. In 1990 the mansion, gardens and outbuildings were sold once again and proposals for an even larger (175 bed) hotel with golf course were prepared, but never formally submitted following local opposition and discouragement by the District Council.

Eventually, the property crash of the early 1990s saw the control of Copped Hall pass to the Royal Trust Bank of Canada who held a legal charge on the property through their property arm, Gentra Ltd.. In 1992 the City of London acquired 258 hectares of the Copped Hall parkland as "Buffer Land" to the adjacent Epping Forest. The City owns some 720 hectares of Buffer Land strategically surrounding the Forest. This land is managed by the Conservators of Epping Forest primarily to protect the context and setting of the Forest and to maintain the historic links with the Forest's purlieu. Working in partnership with their farm tenants, the Conservator's stewardship of the Copped Hall parkland includes the restoration of hedgerows, tree planting, and improvements for the benefit of wildlife.



Longhorn cattle in the parkland

In 1993 the Royal Trust Bank was persuaded that a charitable trust would be the ideal owners of Copped Hall. The Copped Hall Trust was subsequently set up and they immediately sought loans to purchase the mansion, its gardens and adjoining outbuildings, which they received just before the deadline imposed by the Bank. Since then, the Copped Hall Trust has begun the slow process of restoring the mansion, its gardens and outbuildings, through the financial support of a large number of individuals and institutions who are very keen to see Copped Hall restored for community use. Parts of the service buildings were sold off (on long leases) to repay the purchase price loans.



Rackets Court, Copped Hall

In 1996 the rackets court was largely restored with the aid of a grant from the District Council and this building is now used for meetings and exhibitions. Further work in the mansion itself has involved the reinstatement of missing floors and sections of the roof, which have substantially improved the stability of the building, enabling visitors to appreciate the scale and design of this important country house and its relationship with the surrounding designed landscape.

6.2 Archaeology

Little of the Tudor mansion now remains above ground. A brick and stone pillar and a short section of wall survive (the original west end of the loggia) along with brick walls likely to have been part of the cellars of the south range, now forming a retaining wall for the edge of a sunken rock garden. In 1984 these walls were recorded in detail by the Archaeology Section of Essex County Council, along with sections of masonry associated with the east wing, and in the area of the loggia pillar (Andrews, 1986). In 1996-7 building works revealed a ditch-like feature apparently running east-west which it was thought could mark the line of a former moat (Andrews, 1998).

The Copped Hall Trust (CHT) formed the Copped Hall Trust Archaeological Project and asked the West Essex Archaeological Group (WEAG) to investigate the gardens area in 2001. Various areas were tested with geophysical equipment, which can detect walls, ditches or other features not visible on the surface. Then, in 2002, WEAG members dug their first three trenches at Copped Hall, near the loggia pillar. Drains, constructed from brick and tile, were uncovered along with two narrow brick walls - possibly sleeper walls to support a timber floor - and a more substantial section of wall, the position of which appears to be consistent with

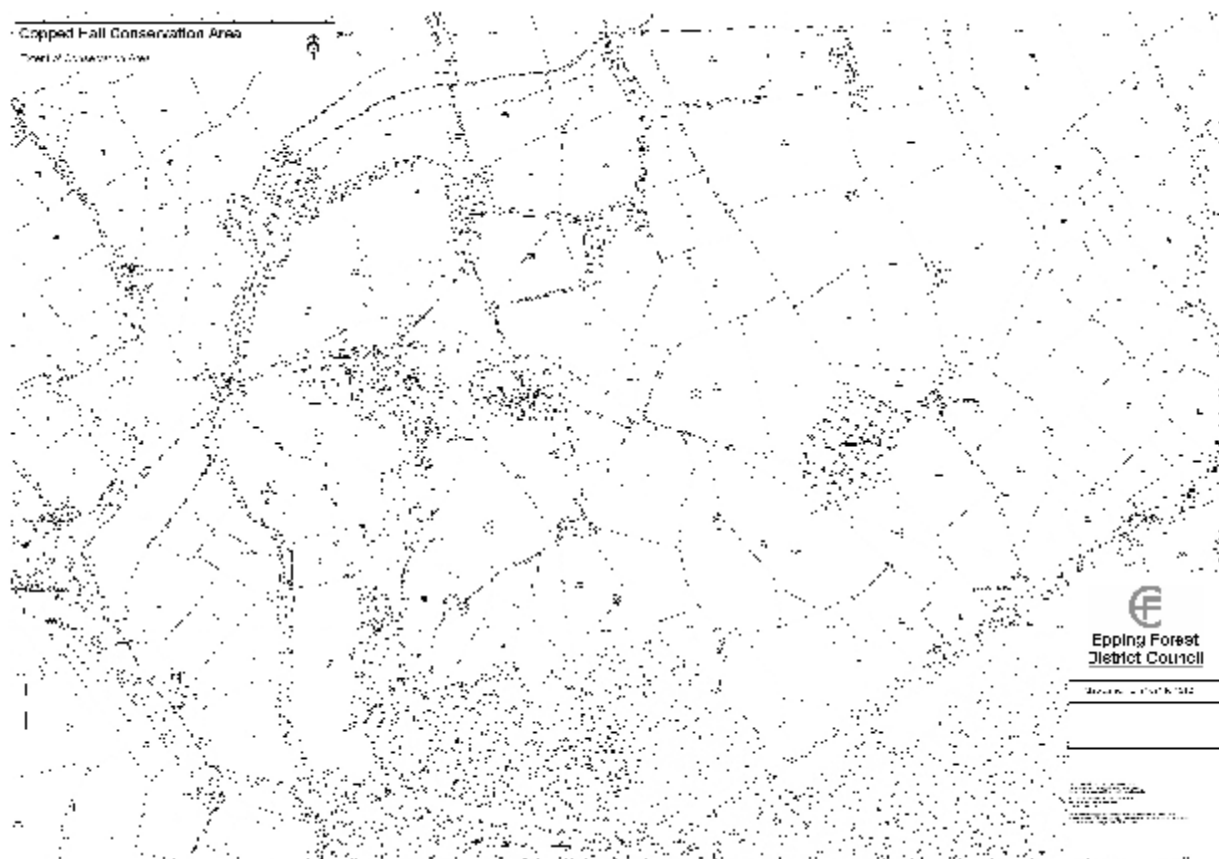
that of a fireplace on an internal wall shown on Sir Roger Newdigate's plan.



Standing remains of the Tudor Mansion



Extract from Chapman and Andre 1777 showing the extent of the Copped Hall Estate



Copped Hall c.1895

Areas of brick rubble and mortar were also found, possibly demolition debris or the remnants of the robbed-out external walls of the mansion.

is thought to have incorporated parts of the late-medieval house. At the south-western corner of the building the first feature to come to light was part of a polygonal stair-tower built of Tudor brick and with a curved interior face bearing traces of render. This led from the cellar up to the great hall. In 2008 it was cleared of surrounding material and found to be almost a metre high, with five steps surviving.



The 18th century plan above (drawn with south at the top) has proved invaluable throughout the archaeological excavations, enabling measurements to be scaled up and compared with findings in the ground. C.1742, courtesy of Essex Record Office.



Remains of stair tower

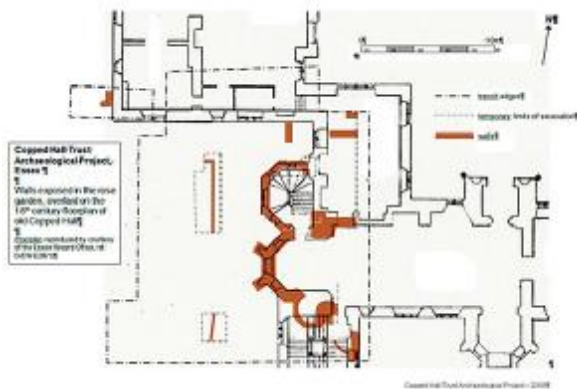
In 2003 further work started to uncover the cellars of the west end of the south range, which

The foundations of much of the south range have been uncovered in this area, together with other wall fragments which tell a story of alterations

and rebuilding over a relatively short period as owners, fashions and fortunes changed.

Differences in brick fabric and construction point to at least three phases of building, and interesting comparisons have been made between the plan of what was above ground in 1748 with the excavated below-ground remains.

In addition to the excavation of the south range, the work carried out by WEAG each year has revealed more surviving walls in the west wing, a surprisingly substantial foundation for the loggia, and parts of outbuildings to the east of the old Hall.



Some of the finds include the bowl of a late-19th century clay tobacco pipe commemorating the 100th anniversary of the participation of the Enniskillen Regiment in the Egyptian campaign, perhaps once owned by one of the gardeners. A fragment of glass, dated to between the late 15th and 17th century, came from a vessel known as a matula. Such vessels were often used for the inspection of urine in order to diagnose medical conditions.



Bowl of late-19th century clay tobacco pipe

A wide range of pottery sherds have also been recovered, most of which are inevitably associated with the 18th and 19th centuries, but many are contemporary with old Copped Hall. Local wares dating from the 13th to 17th centuries are well-represented, including the Mill Green industry based around Ingatestone in Essex, and the potteries at Harlow producing Metropolitan slipware.

Floor tiles dated to the 14th to 17th centuries have also been found. The dark water-lain layer to the south of the old Hall contained many medieval sherds but nothing from the post-medieval period. Intriguingly, material from the late 1st century BC or 1st century AD has also been found, potentially taking the story of this important site back even further.

The fieldwork at Copped Hall is co-ordinated by the Copped Hall Trust Archaeological Project (CHTAP), a joint venture between CHT and WEAG, which aims to involve the local and wider community in the archaeology of Copped Hall. WEAG members work on site for nine days each spring. Detailed reports on the work carried out from 2002 to 2005 have been produced.

7. Character Analysis

7.1 General character and layout

The general character of the Copped Hall Conservation Area derives from its elevated, countryside location at the edge of Epping Forest. The mansion itself forms a dramatic focal point and architectural set-piece at the end of a ridge of land that extends from the edge of Epping Forest. The range, scale and historic interest of the former service outbuildings, estate workers cottages, model farm buildings and other structures, and their historic relationships to the mansion also form a key part of the character of the area. The surviving elements of historic, designed landscape features and structures give depth and character to this part of the countryside. The area also provides a record of the development of a substantial medieval hunting park and country estate from the 12th century to the First World War.



View of Copped Hall across parkland from Holly Hedge Field (looking north-west)

Surviving country house parkland landscapes are very important and very different from other areas of countryside. They illustrate the wealth and position of their former owners through the creation of an idealised setting for their country houses. Such landscapes have many features in common: designed vistas, glimpses and views; tree clumps and larger wooded areas; ha-has (substantial ditches and retaining walls used to prevent animals entering the gardens); water features; long, winding entrance driveways; service outbuildings; and park railings. All these features contribute to the character and appearance of the whole designed landscape and provide the framework and setting for the principal building – the country house itself.

The layout and landscape quality of the Copped Hall Conservation Area is, to some extent, marred by the bisection of the southern section by the M25 motorway. Between the Bell Common tunnel, at the eastern edge of the conservation area, and Copthall Green in the west, the motorway skirts the edge of the Forest in a series of cuttings. The motorway creates both a visual intrusion to the wider landscape setting of the area, as well as noise intrusion in certain parts of the parkland. Ironically, the motorway provides one of the better views of the mansion in its parkland setting when travelling westwards from the Bell Common tunnel. The road is also a physical barrier to both wildlife and people with only two designated footpaths between the Forest and the parkland at Copped Hall. There is, however, a deer tunnel under the M25, and deer will also make use of the South Drive bridge over the motorway.

Copped Hall itself sits centrally to the conservation area with the majority of its outbuildings, now largely converted for residential use, close by to the north. Home Farm sits in a less elevated location, concealed from the major viewing points, a few hundred meters to the east, while the other group of principal dwellings, Wood House, Paris Hall and Griffins Wood House, are on the eastern edge of the conservation area, at an equivalent height to the hall, but largely concealed by Griffins Wood.



Entrance to Copped Hall from Crown Hill

The principal approach to Copped Hall is the historic one from the south, off Crown Hill. It passes through The Warren and over the motorway, before approaching the house from the side.

The Warren is part of the pleasure grounds and comprises an extensive plantation of trees (over 50 species) and shrubs (mostly rhododendrons) that provide good deer cover and a favourite winter bird roost. The more open area to the east (south of the M25) is now known as Holly Hedge Field and affords views of the mansion from the High Road. The area also contains several “clumps” of trees that once formed part of the wider parkland landscape. This field was re-landscaped by spoil from the excavations for the M25 motorway in the early 1980s. Many of the 18th and 19th century engravings of Copped Hall are viewed from this field.



Tree “clumps” within the parkland landscape

The conservation area also contains a 19th century estate driveway, which is well integrated into the parkland landscape. It runs from the High Road at Bell Common, past Wood House, Paris Hall and Griffins Wood House down to New Farm where it winds its way through Griffins Wood and up towards Home Farm. From Home Farm the drive splits with one track heading north past The White House, and the other continuing westwards past Home Farm towards the former outbuildings at the old Estate Yard (now converted to form 5 separate dwellings). From here the driveway heads southwards past the East Front of the mansion, as well as northwards around the site of the Tudor mansion, past the walled garden to meet Lodge Farm at the western boundary of the conservation area, then linking with the roads across the ancient countryside of Copthall Green.

The land within the conservation area to the north of this driveway is in agricultural use and comprises a variety of arable fields interspersed with areas of woodland and tree plantations on the south side of the valley of the Cobbins Brook.

Land to the south of the east-west driveway through the conservation area exhibits the characteristic features of a designed parkland landscape, such as tree clumps, boundary woodland and open grassland (deer park). It also includes the mansion itself, its former outbuildings, gardens, walled (kitchen) garden, bothy, model farm and estate cottages. A principle man-made landscape feature within this area is the lake, 350 metres to the east of the mansion, which contains an island summerhouse and collapsed boathouse. The lake is a significant part of the mansion's pleasure grounds, with attractive views of the mansion from the lake and vice versa.



Timber Lodge, Copped Hall

Most of the estate cottages were built in the late 19th century during the Victorian improvements to the estate by Ernest Wythes. They are important buildings that were designed to be seen from all sides as three-dimensional compositions in the landscape. This means that alterations and extensions need to be carried out with great sensitivity to the original design.

Timber Lodge, on the eastern edge of the gardens is a typical example built in soft red brick with deep overhanging eaves under a pitched, gabled and plain tiled roof. Most cottages also have substantial chimney stacks based on historical designs. Some cottages also employ rendered panels with half timbering, particularly to gable ends. The first floors are partly within the roofspace, reducing the overall scale of the buildings and emphasising their “cottage vernacular”. The White House, just to the north of Home Farm, is rendered in a simpler style reminiscent of earlier vernacular buildings of the 17th century.



The White House, Copped Hall

Most of the mansion's outbuildings date from the Georgian and Victorian period and form four distinct areas to the north of the mansion:

- i) the former service outbuildings immediately to the north of the mansion (the laundry wing, dairy and game larder, rackets court, stable block and motor house);
- ii) the former estate yard area containing The Yard Cottage (now known as Willow Cottage), the Granary, the Cartlodge, earlier farm outbuildings (now known as Nos. 1 - 4 The Hall Barns), and the Old Kennels – all these buildings have now been converted to residential use;
- iii) the remaining model farm buildings at Home Farm (Little Copped Hall); and,
- iv) the former estate cottages and outbuildings to the north of the walled garden, including The Bothy (the former Head Gardener's house), Copped Hall Gardens House, and the boiler room and potting shed, which is attached to the walled garden itself.



Nos. 1 & 2 The Hall Barns, Copped Hall

There are also several substantial residential properties in extensive grounds dating from the 18th and 19th centuries within the conservation area, some of which are listed (see appendix 1), and include:

- Ravensers Farm;
- Little Copped Hall;
- Griffins Wood House;
- Paris Hall; and
- Wood House.

7.2 Key views



Copped Hall from the northern approach drive

The mansion forms the focal point of the conservation area and its historic landscape setting is visible for a considerable distance in glimpsed views from the surrounding countryside. Views of the mansion form an essential part of the character of the area and provide an important point of reference within the wider conservation area.

The views serve to highlight the mansion as the primary focal point and they enhance the experience of walking through the conservation area. The most important views in the area are those across the designed parkland landscape from the east towards the mansion. Views of the mansion appear, and then disappear, along all the main driveways leading to the mansion, emphasising and heightening the experience of the approaches. The mansion itself also presents a series of "fronts", particularly to the east, west and south, and oblique views of the mansion serve to emphasise its hill-top location, and the scale and grandeur of the building.

To some extent the views across the historic parkland landscape around the mansion are marred by the visual and aural intrusion of the M25 motorway. However, it is ironic that the motorway also provides excellent views of the mansion across the parkland from the east for motorists emerging from the Bell Common Tunnel heading west.



View across the parkland from Copped Hall towards the M25 motorway (Bell Common Tunnel)

7.3 Character Areas

The component parts of the conservation area can sometimes be more readily appreciated by dividing the area into several smaller areas based on their overall character, appearance and historic context.

These character areas do not have precise boundaries; their purpose is to identify how different parts of the conservation area relate to one another in terms of spatial, landscape and architectural characteristics, land use and levels of activity, and how they contribute to the character of the conservation area. The key point about the Copped Hall Conservation Area is that it has not been fragmented; it still retains its integrity as a whole.

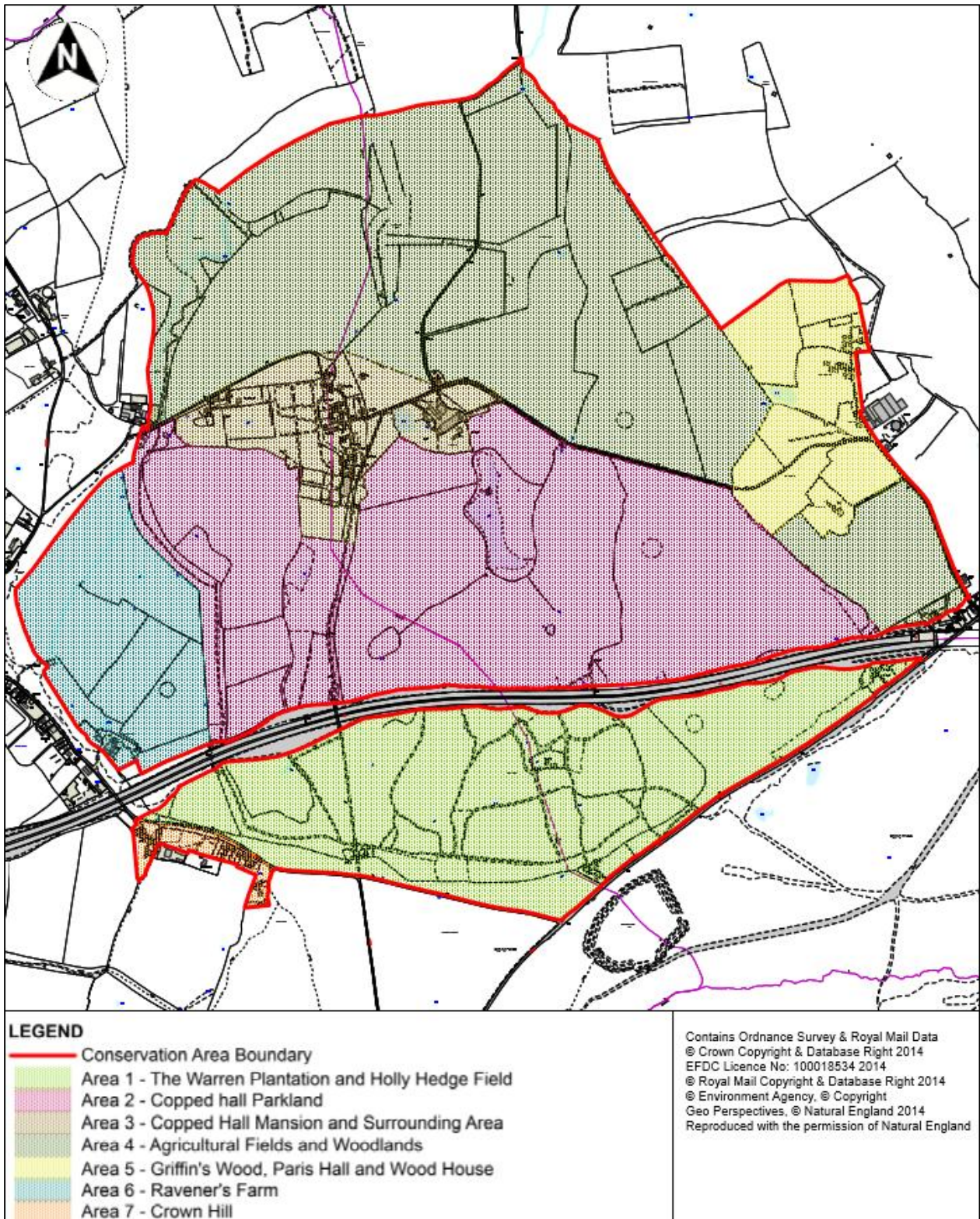
The map overleaf shows the seven sub-areas that have been identified. They comprise:

- **Area 1: The Warren Plantation and Holly Hedge Field:** that part of the conservation area south of the M25 motorway which adjoins Epping Forest;

- **Area 2: Copped Hall Parkland:** the area of historic parkland south and east of the mansion, which includes a substantial section of the Registered Historic Park and Garden area;
- **Area 3: Copped Hall mansion, gardens, outbuildings, estate cottages and model farm:** the central part of the conservation area containing the majority of the historic buildings and other important structures;
- **Area 4: Agricultural fields and woodland:** this extensive area also includes part of the Registered Historic Park and Garden, as well as small plantations and perimeter woodlands;
- **Area 5: Griffins Wood House, Paris Hall and The Wood House:** three substantial detached houses set in extensive gardens. Also includes Griffins Wood, an ancient semi-natural woodland site; and
- **Area 6: Ravener's Farm:** an area of smaller fields bounded by hedges and including an old hay meadow along Cophthall Green.
- **Area 7: Crown Hill:** a stretch of late 19th century and early 20th century estate workers houses.



Copped Hall Parkland



Map showing "character areas



Area 1: London Lodge East and entrance gates, Copped Hall

Area 1: The Warren Plantation and Holly Hedge Field

This area is incorporated into Epping Forest under the protection of the Epping Forest Act 1878. As a result it is both protected for its natural aspect and provided for the recreation and enjoyment of the public generally, as public open space.

The Warren Plantation is a mixed woodland area crossed by a series of footpaths and bisected by the main southern approach drive to Copped Hall. Through it passes the principle, historic approach drive to Copped Hall from the south (Crown Hill). It passes between the paired entrance lodges and gates before sloping gently down through The Warren to the bridge over the motorway. The original driveway between the entrance lodges and the Park had wide grass verges lined with hybrid rhododendrons.

The Plantation is a deliberately planted arboretum and home to at least 50 different species of tree, both conifer and broadleaves. It formed an important part of the pleasure grounds to the mansion, which are quite separate and distinct from the gardens around the mansion. The pleasure grounds are those parts of the parkland that were meticulously landscaped as specific places for the family and guests at the mansion to visit and enjoy. The other parts of the pleasure grounds include: The Ridge, immediately south of the mansion; the lake to the east of the mansion; and the pond, north-east of the mansion.

Radial grass tracks or “rides” gave visitors views from this high ground at the edge of the forest, through the specimen trees to the

mansion and its surrounding landscape across the valley of the park.

The land rises quite steeply from Copthall Green in the west to the main approach drive where it levels out. Holly Hedge Field is an area of open pasture to the east of The Warren Plantation favoured by the deer that roam the area and the adjoining forest. This area represents the only surviving section of the designed parkland landscape south of the M25 motorway, although it was re-landscaped by spoil from the M25 excavations in the 1980s. All the historic engravings of Copped Hall show the mansion from this part of the park.

The most notable buildings in this area are the entrance lodges (London Lodge East and London Lodge West) which, together with the entrance gates, are Grade II* listed buildings. These buildings and gates are the only Grade II* listed buildings in the conservation area and therefore represent the most important buildings in the area. They are contemporaneous with the remodelling of Copped Hall in 1775 by James Wyatt. These lodges are designed as three-dimensional objects and were doubled in size in the 19th century.

Area 2: Copped Hall Parkland

This area is comprised of the extensive parkland to the south-east of the mansion between the M25 motorway and the eastern approach drive. This includes the lake, The Ridge on high ground to the south of the mansion (part of the pleasure grounds), and the smaller area of parkland to the south-west of the mansion down to The Selvage.



Area 2: Deer grazing in the parkland

The parkland grasslands are grazed extensively by cattle and also by wild fallow

deer. There is also occasional winter-grazing by sheep, in keeping with its parkland character.

The parkland landscape to the south-east of the mansion contains groups of trees, known as “clumps”, which are part of the original 18th century design. The lake, which largely dates from the 19th century, forms an important part of the pleasure grounds for the mansion and remains largely unaltered, retaining much of its original planting. The paths are still present around the perimeter of the lake as is the summerhouse on an island at the northern end of the lake. The bridge to the island is missing, but the summerhouse remains in a reasonable state of repair. There are also the remains of an icehouse and sluice close to the island along with the foundation walls of the pump house. The foundations of the second boathouse can also be seen at the southern end of the lake.

The park railings to the perimeter of the lake are still present with the remains of at least two iron entrance gates. There was also a long grass “ride” running east from the lake (as shown on 19th century Ordnance Survey maps), which was another important landscape feature. The lake is also a valuable wildlife habitat.

The Ridge area lies on high ground to the south of the mansion and affords extensive views to the east and west of the parkland landscape and woodland beyond, as well as views to the north of the mansion and gardens. The original ha-ha walls extend southwards from the mansion forecourt on the east side of The Ridge as far as The Warren. The ha-ha wall on the west side of the ridge extends only 120 metres south of the west front of the mansion.

The Ridge contains a number of landscape elements: three rows of horse chestnut trees parallel to the drive; the pebbled path from the winter-garden (conservatory) to the pond; the pond itself with its perimeter path, associated planting and seat; the park railings along the western boundary; and the stone abutments at the entry of the drive to The Ridge from the south. The pond, stone abutments and pebbled path (under grass) remain.

A new addition to The Ridge is the City of London’s Trafalgar Plantation, planted to commemorate the bicentenary of the Battle of Trafalgar and created in the radial shape of a ship’s wheel.



The central part of the conservation area containing Copped Hall mansion, its gardens, outbuildings, estate cottages, and model farm.

Area 3: Copped Hall mansion, gardens, outbuildings, estate cottages and model farm

This area forms the core of the conservation area and contains the majority of historic buildings and structures, including the mansion itself.

Not surprisingly, the most visually dominant building in the landscape is the mansion, which can be seen from almost all directions from the surrounding parkland and gardens.

The mansion was substantially extended in 1895, including a new wing on the north side, screen walls to north and south of the east (entrance) front. Balancing the new north wing to the south front, a winter-garden was constructed linked to the mansion with a glazed corridor.

To the east of the mansion, the entrance forecourt is defined by the ha-ha. A further ha-ha wall delineates the western boundary at the end of the garden causeway and incorporates a semi-circular projection, which affords extensive vistas over the surrounding parkland to the west.

The formal parterre gardens to the west of the mansion, created in the 19th century, comprise upper and lower level gardens linked by a causeway which incorporates staircases on both sides. The gardens also include two elaborate pavilions at each end of the walls dividing the upper and lower terraces. This area was once overgrown and being damaged by invasive self-sown trees such as sycamore. These trees have now been removed and the yews that formed part of the original formal gardens on the upper terrace have been carefully preserved. Although all the original balustrading, obelisks and statuary were removed and sold off in the mid-20th century, the form and layout of the gardens is still apparent and is being restored by the Copped Hall Trust. Where possible, elements of the hard landscaping are being reacquired, with the intention of restoring them to their original locations.

The gardens to the north of the parterre are much more informal and comprise wide, grassed areas dotted with specimen trees which once formed part of the late 18th century gardens. There are no formal pathways but this area provides access to the woodland garden that was once part of the much larger late 16th/early 17th century formal gardens of Copped Hall II. An embankment between the

two garden areas still contains the original staircase. These gardens are bounded by "King Henry's Walk" (an avenue lined with yew trees), which runs north/south along the east boundary, and the walled kitchen garden to the west.

The walled kitchen garden was built around 1740 by John Conyers and encloses an area approximately 120 metres by 90 metres. It has two elaborate gateways in the south and west walls comprising stone-coped brick piers with decorative wrought iron gates, the gateway to the south having piers with ball finials. On the north side of the wall is an attached building that comprises the main boiler room and pump room.

The walled garden has been largely restored to its original layout by the Copped Hall Trust, including the pleached lime walk, central pond, and vegetable and flower beds. Several timber glasshouses have also been restored.

Two houses are situated to the north-west corner of the walled garden; The Bothy and Copped Hall Gardens House. Both properties are of red brick under a plain tiled roof and date from the 19th century.

The area directly to the north of the mansion comprises a series of former service outbuildings (laundry, dairy and game larder, stable block, rackets court and motor house), together with a complex of former farm buildings (some incorporating parts of much earlier buildings), and estate workers cottages. A number of these buildings have been converted to residential use.

The group of former outbuildings immediately to the north of the mansion enclose two service courtyards; one between the former laundry building and the south wing of the stable block, and the other between the north and south wings of the stable block itself.

The rackets court screens the service courtyard adjoining the stable block from the gardens and, in a similar manner, the dairy and game larder also screens the southern service courtyard from the gardens and upper garden terrace.

The character of the area to the north of the former service courtyards comprises two distinct groups of buildings; The Old Granary, Willow Cottage and The Cart Lodge, and The Hall Barns complex. With the exception of Willow Cottage, all the former farm outbuildings in this area were converted to residential use in

the 1990s. They vary in both size, scale and their use of external materials. Each property also now has a defined private rear garden which backs onto the Copped Hall Gardens. There is a private access drive that runs in a north/south direction to the east of these properties which meets the public footpath just to the north of Timber Lodge. There are three other properties on the east side of this access drive in addition to Timber Lodge; The Old Kennels, a largely single storey former farm outbuilding that has also been converted to residential use, and numbers 1 and 2 Copped Hall Cottages, a pair of semi-detached, two storey, red-brick Victorian cottages.

The estate driveway turns westwards beyond Timber Lodge and defines an important area immediately to the north of the site of the Tudor Mansion (Copped Hall II). The central north/south axis of this earlier building is still defined by an avenue of lime trees running southwards.

Beyond Copped Hall Cottages to the east the estate drive descends almost 10 metres past a substantial duck pond which, with its associated shrubberies, forms an important part of the original pleasure grounds. There is a circular underground icehouse connected to the pond to the south. Although the roof of the icehouse has collapsed, there is sufficient evidence remaining to deduce its original form.

The model farm buildings at Home Farm are an important group of former agricultural buildings that were built in the 1890s. The original buildings comprised a long (60m) double range containing extensive animal stalls, linked by covered yard areas, with a hayloft and stables at the north-east end. A detached dairy building complemented this building at the south-west end. Substantial parts of the building were demolished in the 1960s leaving the two sets of end buildings intact, the dairy, and the hayloft and stables, together with the original side wall that connects these end buildings. The character of this area is marred by the large, modern agricultural storage barns that were erected shortly after the demolition of substantial parts of the model farm buildings. The largest (and most visually intrusive) barn sits almost exactly on the footprint of the demolished sections of the model farm buildings. The remaining buildings are important because they illustrate the extent and scale of the original buildings, as well demonstrating the architectural quality and detailing of this important building typology, which is relatively rare in Essex.

The other major building in this area is Home Farmhouse itself, which is known as Little Copped Hall. This building was built around 1900 in the Queen Ann style and replaced an earlier building. The house is situated within an extensive garden that adjoins the wall of the model farm buildings to the north. The property is accessed via a short driveway from the north-east that leads directly to the farm buildings. It presents an attractive, symmetrical front facade in this direction, but the house is largely screened by mature trees in views from the south and west.

Area 4: Agricultural fields and woodland

This area of ancient landscape, thought originally to have been open parkland, as shown in Chapman and Andre (1777) (see extract on pg.19) consists of a range undulating fields currently in arable cultivation. These fields are surrounded by a series of small plantations and woodlands, and generally have nature conservation margins and headlands managed for the benefit of wildlife. The four woodlands are recognised as valuable under the UK Biodiversity Action Plan as 'Lowland mixed deciduous woodland' and are connected by a network of valuable hedgerow habitat. The remainder of the area, outside the plantations and woodlands, has largely been restored to extensively grazed grasslands, with a small area cut for hay or silage. Adjacent to the southern edge of Fitches Plantation there is a small meadow with flowering shrubs and wild flowers created and managed for wildlife by the City of London.

A track runs north from the White House, bisecting the area into two almost equal parts. Remnant tree clumps can be found in the south-east where the area adjoins the parkland landscape on the south side of the approach drive from the east.



Area 4: A track running north from the White House



Area 4: Agricultural landscape with woodland groups

The area also contains several landscape features that have survived from earlier periods including the Lagoon and Fish Canal at Rookery Wood, as well as a “hillock” (a man-made feature designed to provide a viewing point over the surrounding parkland). The area is important as it provides the mansion with its historic northern parkland setting, although further research is needed to ascertain the range and extent of all the historic landscape features present in this area.

Area 5: Griffins Wood, Paris Hall and The Wood House

This area is characterised by three substantial detached houses, set in extensive, well-landscaped gardens, surrounding Griffins Wood. This is an important woodland as it is an ancient semi-natural woodland site containing a variety of species of tree as standard, coppice, mature and sapling. Bluebell is present in the ground flora and there is a small pond. A valuable network of hedgerows and veteran trees connects this wood to other wildlife sites in the landscape.

Paris Hall is a Grade II listed 18th century, timber-framed and rendered house, with 19th century alterations.

The Wood House, also a Grade II listed building, is a more substantial house dating from 1898 by Charles E. Kempe and Walter B. Tower. It is modelled on Sparrow’s House in Ipswich in a late 17th century style, three storeys high with attics on the garden side. The house sits on a gently sloping site and is L shaped in plan with rendered elevations (extensively pargetted), above a stone ground floor.



The Wood House

The importance of this area in the wider context of the conservation area is that it provides the eastern abutment to the historic park and wider landscaped setting of the mansion. It also provides several iconic “glimpsed” views of the mansion across its historic parkland from the east. Perhaps the best view can be gained from the public footpath that runs north-westwards from the M25 towards Griffins Wood (see below).



Area 5: Copped Hall from the east

Area 6: Raveners Farm

This area consists of three main elements. The fields around Raveners Farm are managed as haylage or silage fields, harvested for grass and occasionally grazed by cattle. The fields are divided by a series of hedges with additional fencing. There has been some tree-planting along the southern edge to provide a visual buffer to the M25 motorway.

To the north of the farm alongside Copthall Green lies Addison’s Meadow, formerly Long Mead, which is an old hay meadow site and, although modified by agricultural improvement

and currently floristically poor, it is still managed on a traditional hay-cut.

Area 6 lies adjacent to Copthall Green, an ancient green space with common rights to grazing. It takes the typical shape of peripheral common land “fluted out” along the old roads network. Copped Hall Green provides a valuable ecological link between other Local Wildlife Sites in the adjacent landscape: Warlies Park (Ep30), Oxleys Wood Complex (Ep32), Rookery Wood (Ep46) and the Selvage (Ep47).

It is protected as part of Epping Forest under the Epping Forest Act 1878 and could be considered as an important addition to the conservation area as part of Area 6 with which it is intimately linked.

Area 7: Crown Hill

This area is characterized by the stretch of late 19th and early 20th century estate workers housing along the southern side of Crown Hill.

7.4 Buildings of architectural and historic interest

There are a number of buildings and structures within the Copped Hall Conservation Area that are of architectural and historic interest, ranging in date from the 17th to the 19th century. These buildings are discussed below under the headings of statutory listed buildings, locally listed buildings and other buildings of architectural or historic merit.

Statutory listed buildings

Statutory listed buildings are buildings that are considered to be of special architectural and historic significance. They are often buildings of national or regional importance and are usually referred to simply as ‘listed buildings’.

Listed buildings are designated by Historic England and listed building consent is required before any buildings can be demolished, extended or altered in a way that would 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 Copped Hall Conservation Area are Grade II listed, with the exception of the entrance lodges and gates (London Lodge East and London Lodge West) which are Grade II* listed.

The full entries for each listed building within the Copped Hall Conservation Area are contained in Appendix 1.



North Pavilion, Copped Hall Gardens, Grade II listed

Statutory listed buildings

- **Entrance lodges and gates to Copped Hall (London Lodge East and London Lodge West) (Grade II*)**
- **Copped Hall mansion and attached walls, pavilions and conservatory**
- **The Racquets Court**
- **Garden Causeway, attached ha-ha and terrace wall to west of Copped Hall**
- **Kitchen Garden Walls**
- **North and South Pavilions**
- **Paris Hall**
- **The Wood House**
- **Raveners Farmhouse**
- **Park Cottage**
- **Yewtree Cottage**

The oldest listed building in the conservation area is Raveners Farmhouse which dates from the 17th century. Although the remaining parts of the Tudor Mansion and its outbuildings are much older, they are not listed. It is thought that one of the barns at Raveners Farm was built from the bricks left over from demolishing Old Copped Hall in 1748.

Buildings and other structures may also be listed by virtue of being attached to a listed building, or by being within the “curtilage” of another listed building. The concept of “curtilage listing” is complex and defined by planning case law, so professional advice should always be sought to clarify whether a particular building or structure is listed.

Locally listed buildings**Locally listed buildings**

- **Timber Lodge**
- **Little Copped Hall (Home Farm)**
- **Model farm building at Home Farm (the Dairy)**
- **Griffins Wood house**

The Local List, which is maintained by Epping Forest District Council, is a list of buildings that 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, however, they do receive special consideration within the normal planning process and their inclusion on the Local List is generally a presumption against their demolition or unsympathetic alteration.



Timber Lodge

There are four locally listed buildings in Copped Hall Conservation Area, all of which date from the 19th century.

Timber Lodge is an elegant Victorian estate workers cottage on the northern edge of the gardens to Copped Hall.

Little Copped Hall dates from around 1900 and is built in the Queen Anne Style, replacing an earlier building on the site. There are pantiled outbuildings to the rear, and an extensive garden and shrubberies. The house is a complete unaltered statement of its period.



Little Copped Hall (left) with model farm building at Home Farm (right)

Home Farm, immediately to the north of Little Copped Hall, contains several former model farm buildings that were constructed in the 1890s. The architect was George W. Johnson and the buildings were of substantial construction in red brick with pitched, plain tiled roofs. The architectural detailing was distinctive and consistent throughout.



The Dairy (model farm building) at Home Farm, Little Copped Hall



The Hayloft and Stables (model farm buildings) at Home Farm, Little Copped Hall

Griffins Wood House dates from the late 19th century and is built in red brick with plain tile roofs.



Griffins Wood House

The house is built on a sloping site with its main front elevation facing north-east. It incorporates stone mullions and jambs to some windows and has half-timbered gables.

Other buildings and structures of architectural or historic merit

Besides the statutory and locally listed buildings, there are other historic buildings and structures that contribute positively to the character and appearance of the conservation area. The most important of these have been identified below as 'key buildings of conservation area interest'.

The key buildings of conservation area interest are: the former estate yard outbuildings (now known as nos. 1 - 3 The Hall Barns); the old engine house (now known as no.4 The Hall Barns); The Cart Lodge; The Old Granary; the Motor House; nos. 1 & 2 Copped Hall Cottages; The White House; Copped Hall Gardens House; The Bothy; and the main Boiler House and Pump Room (on the north side of the walled garden).

Other structures of conservation area interest include the Ice House and the Summerhouse.

7.5 Traditional building materials

The extensive use of red brick for the majority of buildings within the conservation area, with the notable exception of the mansion itself, establishes the identity and character of this particular area. The range and hierarchy of buildings form an integrated group, each having a specific historic purpose and direct relationship with the mansion and its landscape setting.

Walls

The mansion itself was built in a light gault clay brick with Portland stone dressings around an inner core of more traditional red brick. The same gault brick was also used for the two entrance lodges. Almost all the nineteenth century estate buildings are in red brick with timber-framed outbuildings being black weatherboarded. There are some exceptions; several cottages are finished with a smooth painted render and the walls of the Racquets Court are partly pebble-dashed. "Mock" half-timbered, rendered gables are also common on a number of the estate houses and cottages.

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 or weatherboarded afterwards. Traditional colours for render include white, cream and pale yellow

or ochre. There are 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 (originally they would have been treated with brushing tar). Brick became more commonly used from the 17th century onwards, and particularly after the introduction of railway transport in the mid-19th century.

Roofs

There are predominantly two types of roof material found on buildings in the conservation area; natural slate and plain clay tiles. Slate predominates on the main service outbuildings to the mansion (stable block, dairy, game larder, Racquets Court etc.) as well as the converted outbuildings in the former estate yard area to the north of the mansion. The 19th century estate houses and cottages have plain tiled roofs, mostly using machine-made clay tiles, although some of the smaller cottages have hand-made plain clay tiles.

Some of the former outbuildings are roofed with clay pantiles (e.g. the Old Kennels and the former cartlodge) and although the mansion itself does not have a complete roof structure, it was originally roofed in Westmoreland slates, with the inner roof slopes being peg-tiled.

Plain red clay tile roofs tend to be much more steeply pitched than slate or clay pantile roofs, which can have pitches as low as 30 degrees.

Doors and Windows

The numerous traditional doors and windows found on the variety of buildings within the conservation area add a great deal of visual interest and richness to the built form. 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 and status of the building. Windows on 16th and 17th century buildings tend to be casement style windows with a horizontal arrangement and 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 the stable block, Timber Lodge and The White House, have casement windows with a variety of glazing patterns.

Boundary treatments

There are many sections where the original, traditional estate railing fence survives (see below).



Original estate railing fence

Such park railings are one of the key features of a country house park and provide an important, identifying feature in the parkland landscape. This type of railing provides an attractive and traditional boundary detail and new sections, based on the original design, have been installed around the mansion, outbuildings and gardens (see cover photograph).

A number of the field and parkland boundaries within the conservation area are now defined by timber post and rail fencing, particularly in areas that are now grazed by cattle, although this is not a traditional feature.

Some of the estate cottages have traditional picket fencing and/or hedges to their garden boundaries.

Perhaps the most interesting boundaries in the conservation area surrounding the mansion are the ha-has at the east (entrance) front and the west (garden) front. A ha-ha is a wall or embankment (or both) that prevents animals from entering the grounds or gardens of a house, but which remains invisible from the house side, giving the impression of an uninterrupted vista of the gardens leading into the surrounding open countryside. The ha-ha boundaries are another key feature of a country house park and importantly, all the ones that survive at Copped Hall are in relatively good condition.

7.6 Landscape character

The landscape character of the Copped Hall Conservation Area provides an excellent

example of an English Country House Park, with almost all of its components still present: the mansion as the focal point in the wider landscape; tree clumps in the parkland; park railings; ha-has; perimeter woodlands; lake and ponds; walled kitchen garden; entrance gate- lodges and approach drives; an extensive range of service outbuildings; and model farm buildings and estate yard. All these features combine to create the landscape character that is evident today.

The western half of the Copped Hall Conservation Area is included within the National Register of Historic Parks and Gardens at Grade II*. This designation recognizes an area where it is considered to be of great quality or exceptional national interest. Amongst the key features that set this landscape apart are:

- the site's representation of the history of a deer park evolving from a small medieval hunting park in the 12th century through to a landscaped park in the 19th century;
- its use as an agricultural estate still reflecting a continuity with the field system of the early 17th century; and
- the park's position as an adjunct to Epping Forest, and formerly within the original Forest Perambulation, and so has significant conservation value in this context alone.

The area of the historic parkland and gardens that is registered is shown on the historic map extract below.



Copped Hall – extent of Registered Historic Park and Garden

Copped Hall Park forms part of Epping Forest's "buffer lands" – land owned and managed by the City of London (as the Conservators of Epping Forest) to protect the Forest fringe and maintain the links between the Forest and the open countryside beyond. The 258 hectares of parkland were acquired by the City of London in 1992.

There are many footpaths across the estate and much of the land to the south of the Estate Road has permissive open access to walkers.

The landscape of Copped Hall can be traced back to the early medieval period when much of the land was used as a park for hunting deer. The name of the Park may have its origin in the Saxon word "coppe" (top of hill).

Fine parkland trees, small woodlands (clumps) and hedges dot the landscape and magnificent views can be seen over the wide valley of Cobbins Brook to the north, which reaches to the hills of Epping Upland beyond.

Management works carried out by the Conservators of Epping Forest have included restoring hedgerows, planting trees and improving the area for the benefit of wildlife. Copped Hall Park supports a range of habitats that complement those found within the forest itself. Pastures are maintained by grazing cattle (English Longhorn) to encourage the development of a flower-rich sward.

The diversity of the land encourages many different species of wildlife. The arable field margins on the estate provide important seed crops for birds including Goldfinches, Chaffinches and migrant Bramblings. Ground nesting birds such as Skylarks and, very occasionally, Lapwings can be found as can a good population of hares, fallow deer and rabbits.

The larger woodland areas (Rookery, Little Rookery, Eighteen Acre and Fitches plantation) were managed as coppiced woods or shooting areas in the past. The management of these woodlands is currently being assessed with a view to bringing them into productive management for the benefit of wildlife and to reduce the adverse impacts of deer on the ground flora and shrub layers. Just outside the conservation area, but important to its landscape character and setting, lies Spratt's Hedgerow Wood, which is an ancient semi-natural woodland with a flora including scarce ancient woodland indicator species. All these woodlands currently provide shelter for the large herds of fallow deer which roam the Park.

As a result, they are subject to over-grazing and generally lack a shrub layer and cover for songbirds.



Duck pond to the north-east of the mansion (part of the original Pleasure Grounds)

There are also two ponds in the conservation area, which are part of the original pleasure grounds for the mansion. One is situated within easy reach of the mansion to the north-east. Nearby, just to the southern edge of the pond is a circular, underground ice-house which would have stored ice for use by the mansion in the summer months. The other pond is situated on The Ridge – another part of the pleasure grounds just to the south of the mansion.

7.7 Activity

Unlike many conservation areas Copped Hall has escaped the widespread visual intrusion of the motor car, with the notable exception of the M25 motorway. However, within most other parts of the area the impact of visitors to this attractive part of the Essex countryside is limited to those walking public footpaths or riding along bridleways. Despite the conversion of many of the former service outbuildings to residential use in the 1990s, the area is still very peaceful and only lightly trafficked.

The Copped Hall Conservation Area forms an important part of the larger area of the Cobbins Brook Valley, which is one of the least trafficked areas in inland Essex and represents

an important, relatively unspoilt river valley system.

The most important centre of activity within the area has always been the mansion itself. Now in the ownership of The Copped Hall Trust, it is open to pre-arranged groups at certain times and offers guided tours of the mansion and the gardens. The Trust also holds concerts and recitals both within the mansion and outside the gardens. Copped Hall is also used as a valuable educational resource and has an extensive “Friends” organization; some of whom support the Copped Hall Trust as volunteers by assisting with restoration activities and events.

Public access to large parts of the conservation area, particularly in the north, was very limited until the City of London’s acquisition of Copped Hall Park in 1992. The parkland south of the Estate Road now has permissive open access for walking, allowing fine views of the mansion from many directions.

Farming still forms an important part of the character of the area, although the agricultural fields to the north of the Estate Road are now managed and harvested from farms outside the conservation area. Home Farm, once the centre of agricultural activity for the area is now empty and the large, modern agricultural barns are unused.



Disused former farm buildings at Home Farm

8. Opportunities, threats and capacity for change

8.1 Opportunities

The Copped Hall Conservation Area is unique in many respects:

- it represents an outstanding example of a country house park and gardens with a complete set of estate buildings, most of which date from late 19th to early 20th century and are largely unaltered;
- it includes nationally important historic parkland and gardens (registered by English Heritage as Grade II*), which explain the evolution of the area from pre-medieval times to the present day;
- a substantial number of the historic buildings and structures within the central core of the area are owned by a charitable trust – The Copped Hall Trust (see below) – whose objectives include the restoration of the primary focus of the area, the mansion;
- the historic parkland, which forms the vast majority of the area is owned and managed by the City of London as buffer land to Epping Forest, for the enjoyment of the public and for the conservation of its wildlife and historic landscape;
- those areas to the south of the M25 are incorporated into Epping Forest and protected under the Epping Forest Act 1878.

Opportunities for enhancement

- **Restoration of Copped Hall, its gardens and listed structures for educational and community benefit;**
- **Restoration of The Pleasure Grounds associated with the mansion (The Ridge, The Lake and Pond, and The Warren);**
- **Repair and restoration of The South Drive as the principle entrance and approach to Copped Hall;**
- **Removal of redundant modern farm buildings at Home Farm, which adversely affect the character of the area.**

There are a number of opportunities for the enhancement of the area, based on an understanding of its importance, history and component parts. These opportunities are present because of the unique ownerships of the majority of the conservation area by organisations that have the protection, conservation, preservation and enhancement of the area as their main objectives.

The Conservators were established by Act of Parliament (the Epping Forest Act 1878) with the responsibility to ensure the:

- Preservation of the Natural Aspect
- Protection of the unspoilt Forest
- Regulation and management of Forest land
- Heritage conservation
- Public recreation and enjoyment of the Forest
- Management of Deer within the Forest

The City of London's Buffer Lands, of which the Copped Hall Estate forms a part, are managed by the Conservators to provide protection against encroachment of Forest Land by development and to enhance and support the wildlife interest of the Forest and, thereby, contribute significantly to the achievement of the above objectives of the Conservators in relation to Epping Forest.



Garden restoration in progress

In relation to the mansion, its immediate setting and gardens, The Copped Hall Trust, which has charitable status, and was established in 1993 to achieve the following objectives:

1. To acquire the freehold of Copped Hall, its gardens and other related parts in order to permanently protect them under benign ownership.

2. To implement the Trust's restoration and conservation policies (in both concept and detail) for the mansion, ancillary buildings, gardens, walled garden and grounds.
3. To establish uses that, by their very nature, contribute to a comprehensive understanding of the place. These uses would include archive, museum, study centre, exhibition, recitals and associated activities.
4. To allow a degree of community use together with pre-arranged controlled public access.

The Copped Hall Trust have owned the freehold of the mansion, its service outbuildings and gardens since 1995. Although initial progress was slow, hampered by lack of funds, the Trust have to date achieved considerable success by:

- restoring the walled garden and its adjoining southern garden;
- re-creating the "grotto" garden, lime walk and King Henry's Walk;
- repairing several greenhouses in the walled garden;
- restoring sections of garden balustrade and The Great Lawn;
- re-inserting several floors to allow access once again to the principal rooms on the first floor;
- re-instating sections of the roof to stabilise the structure and allow the building to be made weather-tight and dry-out.

8.2 General threats to the character of the Area

The biggest threat to the character and appearance of the conservation area since its designation in 1984 has been neglect, particularly throughout the late 1980s and early 1990s. Although the mansion, its outbuildings and gardens were sold several times during this period, no positive work was carried out to stem the tide of vandalism and slow decay. The acquisition of the area by the City of London was a turning point for the improvement and restoration of the parkland, in much the same way as the acquisition by the Copped Hall Trust has been for the mansion, its outbuildings and gardens.

Since those acquisitions, most of the former estate buildings, and some of the service outbuildings to the mansion, have been converted to residential use. In addition, the sale of all the former estate workers' cottages and houses by the Copped Hall Estate has led to a

number of large extensions being built onto these simple, modest dwellings by their new owners. While most of these extensions have been well-designed and executed, some could be considered to be very large in relation to the size of the original dwelling.

The boundaries to many these properties have also been redefined, through the erection of new fencing, and in some cases extended, sometimes without sufficient respect for the landscape character of the area or the original design and function of the property.

Conservation area planning controls do not extend to replacement windows and doors; consequently, permission is not required for such changes unless the property in question is a listed building. However, the retention of original architectural features such as windows and doors or their replacement on a like-for-like basis will be encouraged as unsympathetic replacements (including UPVC) can be harmful to the area's character.

There are other threats to the character of the area however and in particular the influence of motorised traffic, the deterioration of individual Park features, agricultural change, and the decline in extensive grazing.

Motorised Traffic

The influence of motorised traffic on the environment poses an existing and potential threat to the character of the area. The Park and House sit in one of the largest areas of Essex not severed by highways with the one major exception of the southern side of the Historic Park and Garden, which is significantly and adversely affected by the noise, pollution and visual intrusion of the M25 motorway. Any further widening of the M25 would threaten the existing landscaping erected to minimise the impact of the motorway.

Neglect of Features

A number of the Parkland features referred to in this document have not been fully and professionally assessed to measure their continued maintenance and conservation. A full Conservation management Plan will be required to assess the significance, condition and priorities for these features.

Agricultural and Woodland Change

Agricultural or woodland change, including the potential for inappropriate crop types or plantings remains an issue that must be considered in any future Conservation Management Plan.

Decline in Extensive Grazing

The decline in the viability of extensive grazing systems is potentially a major threat to the Copped Hall landscape, both for those areas in grazing and areas where restoration to open grazing might be preferred in landscape terms. Much of the open character of the parkland depends on livestock grazing for long-term conservation management. A decline in

sympathetic livestock grazing will directly affect the future of landscape quality and biodiversity throughout the estate, the farming communities that it supports, and the cultural and historical heritage that it forms part of and helps to preserve.

8.3 Capacity for change

The Copped Hall Conservation Area was designated in recognition of its special architectural and historic interest. The capacity for change therefore lies in opportunities to preserve and enhance this special interest, character and appearance.

9. Conservation Area Boundary

Part of the purpose of a character appraisal is to review the boundaries of the conservation area. The current boundary was laid out when the conservation area was first designated in 1984.

This boundary encompasses the Registered Historic Park and Garden of Copped Hall as well as further parkland to the east as far as New Farm, and to the west as far as Cophthall Green.

The boundary is contiguous with the boundary of the Upshire conservation area at Cophthall Green in the west, and with the Bell Common conservation area at Copped Hall Nurseries and Griffins Wood Cottages in the east.

9.1 Possible areas for inclusion

Two areas have been considered for inclusion within Copped Hall Conservation Area. They are:

1. Lodge Farm, Long Street (which contains the Grade II listed Lodge Farmhouse and several curtilage listed buildings);
2. Land between the entrance gate lodges and Crown Hill, and at Warren Lodge up to Epping New Road.

Lodge Farm is already contained within Upshire Conservation Area, which runs contiguous with Copped Hall Conservation Area along its western boundary. As it is already recognised as being a site of historic and architectural interest through its inclusion within Upshire Conservation Area, it is not considered necessary to extend the conservation area boundary at this point.

The extension of the boundary to include the land between the entrance gate lodges and Crown Hill, and Warren Lodge to Epping New Road is an appropriate change to the conservation area boundary. This alteration to the boundary will be made and, following the Heritage Asset Review of May 2012, will be extended further.

A further boundary extension arose from the public consultation exercise in January 2011. It was suggested that the boundary be extended

to the east to incorporate the buildings at New Farm which stand adjacent to the conservation area boundary. This area has been assessed; however, it has been decided not to include it within the conservation area boundary as the modern agricultural buildings, and the modern farmhouse, do not uphold the high quality of architectural or historical merit expected of a conservation area. The buildings do not contribute to the character or appearance of the conservation area so their inclusion is not deemed appropriate.

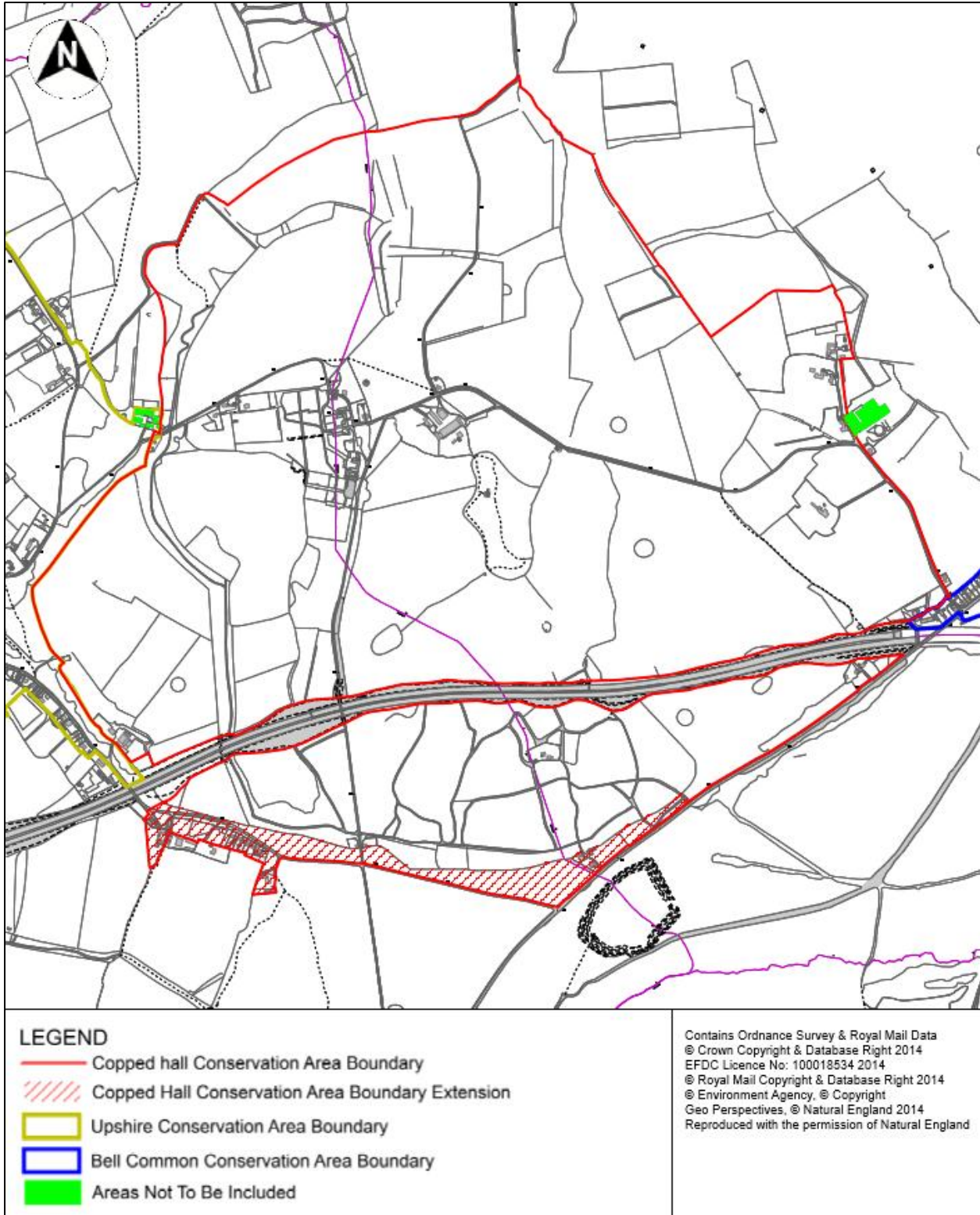
9.2 Heritage Asset Review boundary extension

Between March and May 2012 DPP Consultants Ltd. were instructed to carry out a review of some of the District's heritage assets; namely its conservation areas and locally listed buildings. As part of the Heritage Asset Review, the conservation area boundaries were assessed in terms of their robustness and appropriateness in protecting the special interest of the areas.

A recommendation was made to extend the boundary of Copped Hall Conservation Area to include the land along Crown Hill and Epping New Road, as discussed above, but also to include some of the buildings on the southern side of Crown Hill.

As this recommendation arose after public consultation had taken place on the content of the appraisal, further consultation on the suggested boundary extension was carried out in February 2015 during which residents and key stakeholders were consulted by letter and asked for their views.

Responses from the consultation exercise were positive and as the recommendation is considered to be appropriate, the boundary will be extended in line with the Heritage Asset Review recommendations. It will rationalise the boundary to the south of the conservation area and also to include land and properties along Crown Hill which are considered to contribute to this part of the conservation area.



Map showing areas considered for inclusion within the conservation area (red hatching)

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 views of local residents and key stakeholders within the area in defining the special interest of the conservation area and formulating strategies for its improvement and management. The comments and suggestions of a number of local residents and amenity groups will be taken into account in the publication of the final version of this document.

Epping Town Council, Epping Upland Parish Council, Waltham Abbey Town Council, the City of London (Conservators of Epping Forest) and local organisations such as The Copped Hall Trust, Waltham Abbey Historical Society, Friends of Copped Hall and the Epping Society were consulted on the draft appraisal and a public meeting was held in January 2011 to discuss its content.

A copy of the draft appraisal was posted on the Council's website between February 2011 and May 2015 and hard copies were available on request. In order to inform local residents of the public consultation period, flyers and posters were distributed in the conservation area in early 2011.

10.2 Additional boundary extension

Further consultation with residents and key stakeholders (including Copped Hall Trust, the City of London, Epping Society, Epping Upland Parish Council, and Waltham Abbey Town Council) took place in February 2015 to gather views on the suggested extension to the south of the conservation area along Crown Hill. Letters and maps showing the area for inclusion were circulated inviting comments to be made.

10.3 Timetable

January 2011	Draft appraisal prepared
January 2011	Public consultation
February 2015	Public consultation (boundary enlargement)
January 2012 – July 2015	Finalising appraisal
August 2015	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 the Copped Hall Conservation Area in order to ensure that it is properly maintained and enhanced as a heritage asset. The Council's Local Plan policies (adopted 1998 and amended 2006) 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 and other structures that contribute to the character and appearance of the conservation area.

There will also be a presumption in favour of the retention of original historic features and detailing such as traditional doors, windows and boundary features as these features contribute a great deal of interest and value to the built environment. 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 all new buildings or extensions to existing buildings in the conservation area. Modern materials such as concrete and UPVC will be strongly discouraged as these will generally be out of character with buildings in the conservation

area and can erode its quality and historic interest.

11.4 Trees, hedges and open spaces

Trees, hedges and open green spaces are an integral part of the character of the conservation area. The Council has stated in the Local Plan that it will not give consent to any work to trees that could be detrimental to the character, appearance or setting of the conservation area (policy HC6).

11.5 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 design and build, and sympathetic to their surroundings. However, because of its location within the Metropolitan Green Belt and the restrictive planning policies that apply, there is very limited scope for any new development within the Copped Hall Conservation Area.

Any new development is likely to be in the form of extensions and alterations to existing buildings, which should respect the character, scale, materials and architectural detailing of the host building and be in keeping with the character and appearance of that particular part of the conservation area. New development should also be composed of traditional facing materials (policy HC7).

11.6 Technology and renewable energy

In recent years there has been a growing tendency to install satellite dishes and communications towers prominently on the top of buildings. Interest in the use of renewable energy systems such as wind turbines and solar panels on individual residential properties will also have to be monitored. 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 statutorily listed buildings (policy CP10).

12. Protection and Enhancement of the Conservation Area

It is important that the character and appearance of the conservation area is preserved and, where possible, enhanced in order to maintain its special architectural and historic interest. The following section outlines the Council's objectives for the preservation and enhancement of the Copped Hall Conservation Area over the next ten years, and in particular indicates that it will work towards a coherent and comprehensive management plan, for the conservation area as a whole, including an action plan, involving all the main landowners. This would be preceded by a Conservation Statement.

12.1 Landscape planning & land management guidelines

The suggested guidelines included within the EFDC Landscape Character Assessment of January 2010 (page 137) provide an important basis for decisions concerning the management of the landscape of the Conservation Area. These are to:

- ensure that any new development within farmland is small-scale, responding to the historic settlement pattern, landscape setting and locally distinctive building types;
- maintain characteristic open and framed views across the area;
- conserve and enhance the existing hedgerow pattern (and adjacent headlands) and strengthen through planting;
- conserve veteran and mature trees within fields and hedgerows as key landscape and ecological features;
- conserve patches of broadleaved woodland as key landscape and ecological features;
- conserve and promote the use of building materials which are in keeping with local vernacular/landscape style;
- establish species rich field margins within arable fields as important native conservation habitat.
- Conserve and enhance existing, and create new, ponds.

12.2 The balance between conservation and restoration

The main task of the proposed Management Plan will be to set out the necessary balance

between conservation of the character of the conservation area, and restoration/enhancement, in terms of built and natural heritage, both:

- guarding against the loss or detrimental alteration of those elements that have been identified in this character appraisal as making a positive contribution to the special interest for which the Area was designated; and
- setting out those areas where changes to current management would contribute to restoring its essential character, or areas for beneficial enhancement.

Unlike many Conservation Areas, most of the Copped Hall Conservation Area is owned, managed and maintained by charitable organisations that are committed to the permanent protection and preservation of the character of the Area. Consequently, most specific proposals for the preservation and enhancement of the Conservation Area will be closely related to the aims and objectives of these organisations. These aims and objectives, including whether there may be any mutual inconsistencies would be considered during the preparation of the Management Plan and resolved prior to the completion of the Action Plan that would be subject to public consultation.

12.3 Proposals for specific sites

Included in the considerations would also be the desirability for the removal of some structures which adversely affect the character and appearance of the area, including modern farm buildings.

12.4 Land management

The Copped Hall Trust suggest that bringing the key parts of the parkland, immediately adjacent to the mansion grounds, into the ownership of either the Conservators of Epping Forest or the Copped Hall Trust would better secure their long term future.

12.5 Design guidance

For proposals related to individual dwellings and all other buildings, including the mansion and outbuildings, the merits of a separate Design Guidance document will be considered. The

potential need for removal of Section 4 of Permitted Development Rights will also be explored to ensure the appropriate addition and replacement of features or restoration of buildings.

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For further information see the Copped Hall Trust website at: www.coppedhalltrust.org.uk

14. Acknowledgements

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Photographs courtesy of:

Cheffins of Cambridge
Essex Record Office

Appendix 1. Listed Buildings in Copped Hall Conservation Area

Below are the listing descriptions taken from the List of Buildings of Special Architectural or Historic Interest:

Entrance Lodges and Gates to Copped Hall (London Lodge East and London Lodge West)

Date Listed: 03 February 1971

Date of last amendment: 22 March 1974

*Grade II**

Crown Hill 1. 1767 West Lodge, Gateway, East Lodge, to London Entrance Drive to Copped Hall (Formally listed as Entrance Lodges and gates to Copt Hall, Cophall Green) TL 40 SW 7/41 TL 40 SW 7/189 TL 40 SW 7/190 3.2.1. II*
GV 2. Contemporaneous with Copped Hall remodelling circa 1775 (of earlier house of 1753) by James Wyatt. Lodges, stockbrick 1 storey elevation to road with sash window in tall round arched recess, stone archivolt and stone cornice to arch. Pediment overall, slate and stone roof. Circular Coade stone plaques in spandrels of arch. Short lengths of wall to right and left of each lodge with round headed niches, Coade stone urns of Adam style over, and wall tops ramped up to sides of lodges. 2 storey elevations to drive with Sash windows. Double wrought iron carriage gates, pier, and pedestrian gates each side. The gates have ramped up top rails with spikes. The plain piers have matching Adam style urns. West Lodges, Gateways and East Lodge form a group.

Copped Hall Mansion and attached Walls, Pavilions and Conservatory

Date Listed: 04 July 1984

Date of last amendment: 04 July 1984

Grade II

TL 40 SW Epping Upland 6/11 Copped Hall and Attached walls, pavilions and conservatory. Also known as Copped Hall Country House. Built c.1751-8, probably by John Sanderson for John Conyers; internal remodelling by James Wyatt c1775; extended and remodelled c.1895 by C E Kempe for Edward James Wythes. Flemish bond brick with Portland stone dressings. Double-depth plan flanked by screen walls, extended to c.1895. Palladian style. 3 storeys. East and west fronts each of 2:3:2 fenestration with pedimented centre. East front has central porch with moulded cornice and semi-circular arched rusticated doorway, having

paterae with festoons in spandrels; rusticated quoining to ground floor windows; raised cill band beneath first-floor windows which have cornices and pulvinated friezes over architraves; square-headed architraves to second-floor windows. Similar fenestration to 4-bay left (south) side wall, with eared architrave to c.1895 doorway. West garden front has similar fenestration and tetrastyle Ionic pilastered portico built on stone by Kempe, c.1895; double staircase (balcony removed) rises on rusticated basement with 3 round-arched openings to first floor piano mobile, which has pedimented full-height windows openings; sculptured figures flank pedimented sundial in tympanum. All elevations have modillioned stone cornices, balustrade parapets and chimneystacks with moulded stone caps by Kempe, c.1895. Addition to right, of 4 x 4 bays, is also by Kempe and in matching style, with 2 bays to left west front faced in stone ashlar with Ionic corner pilasters. Subsidiary features; east front is flanked by blind arcaded with banded rustication articulated by Ionic half-columns rising to dentilled cornice. Copped Hall has remained derelict since it was destroyed by fire in 1917. (National Monuments Record; VCH; Country Life, Vd 28 (1910), pp 610-17, 646-53; M McCarthy, 'Sir Roger Newdigate: drawings for Copped Hall, Essex Arbury Hall, Warwickshire', Architectural History, Vol 16 (1973), pp 26-36; 'Cophall, Essex', in H Colvin, J Harris (ed.), The Country Seat, Studies in the history of the British Country House presented to sir John Sumnerson, 1975, pp 18-29.

The Racquets Court

Date listed: 04 July 1984

Date of last amendment: 04 July 1984

Grade II

TL 40 SW Epping Upland 6/10 Racquets Court at Copped Hall II Racquets Court. Built 1896 by Charles Eames Kempe. Rough cast brick with grey slate roof. South front has pilasters, segmental pediment, and finials. Central door with flanking side lights and Venetian window over. Red and yellow brick dressings. Vertical sliding sash window in east wall, and clerestorey running full length of roof. Moulded brick plinth. Original fittings remain internally including balcony and Jacobean style staircase.

Garden Causeway, attached Ha-Ha and Terrace Wall to west of Copped Hall*Date listed: 22 March 1974**Date of last amendment: 22 March 1974**Grade II*

Garden causeway at Copt 1. 1767 TL 40 SW Hall and attached ha-ha and terrace wall to the west of Copt Hall (in the 7/195 Parish of Epping Upland) GV II 2. Garden causeway, c.1985, by C E Kempe for Edward James Wythes. Built of brick with facing of squared and coursed limestone and ashlar coping. The causeway extends approx 60m on an east-west axis having a rusticated through-arch and the remains of stone steps leading down to sunken parterres and runs to meet garden pavilions (qv) at its north and south ends. West end of causeway has semi-circular projection, forming part of ha-ha wall which extends approx 70m to north-west. The causeway has had balustrading, obelisks and statuary removed, and formed part of a formal garden laid out in Edwardian Baroque style, after the type advocated by Reginald Blomfield in his book 'The Formal Garden in England', 1892.

North Pavilion and South Pavilion*Date Listed: 22 March 1974**Date last amended: 22 March 1974**Grade II*

Upshire 1. 1767 North Pavilion and South Pavilion, Copped Hall TL 40 SW 7/192 TL 40 SW 7/193 II GV 2. 1895 by C E Kempe, who at the same time remodelled and enlarged Copped Hall for E J Wythes. Completely faced in stone over brick core. Square plans with domed roofs in Baroque style. West fronts have attached Roman Ionic columns framing Venetian windows with balustrades above shell arched niches with broken pediments on consoles. Round headed dormer windows in stone surrounds with pediments. South side elevation of North Pavilion has archway framed by caryatides. North side elevation of South Pavilion has similar archway framed by atlantides. Included partly for group value. North and South Pavilions form part of a group with Copped Hall, listed in Epping and Ongar Rural District.

Kitchen Garden Walls, North west of Copped Hall*Date listed: 30th November 1989**Date of last amendment: 30th November 1989**Grade II*

Kitchen garden walls 1. 1767 TL 40 SW approx 220 m NW of Copt hall (in the civil Parish of Epping Upland) II2. Kitchen garden walls. Early/mid C18. Flemish bond brick with tile brick coping. Pilasters at regular intervals, with lozenges of blue brick on internal walls. Stone-coped piers flank C18 wrought-iron gates with scrolled ironwork to west. Gateway to south has piers with ball finials flanking C18 wrought-iron gates with decorative ironwork and overthrow. Enclosed area approx 120 x 90m

Paris Hall*Date listed: 04 July 1984**Date of last amendment: 04 July 1984**Grade II*

TL 40 SW Epping Upland High Road 6/13 Paris Hall II House. C18, timber frames and brick, all rendered, with red plain tile hipped roof, 2 storeys, L-shaped building. Parapet to the South front. 3 window range vertical sliding sashes and two and two C19 ground floor bay windows with hipped roofs. Small central pedimented doorcase.

Wood House*Date Listed: 13 December 1976 (Formally listed under Bell Common)**Date last amended: 13 December 1976**Grade II*

House. Built 1895, by Charles Eames Kempe and Walter B. Tower. Late C17 style, based on Sparrow's House, Ipswich. Large L-shaped building of 3 storeys and attics, to garden front. Rendered above stone ground floor. Red plain tile roof. 4 canted full height bay windows of 15 mullion and transom lights below 15 mullion lights. The 2 to the right have 10 mullion and transom lights on both upper floors. Extensive pargetting consisting of Ionic pilasters with swags and panel ornament to first floor, and swags and strapwork to upper floors. Swags to dormers. Grouped diagonally placed chimney stacks. West elevation has sun dial. Interior fittings include re-used fireplace of detailing to terrace.

Raveners Farmhouse*Date listed: 22 March 1974**Date of last amendment: 22 March 1974**Grade II*

Copthall Green 1. 1767 (East Side) Raveners amended t read: 2. C18 exterior of red brick with hipped old tiled roof. Two storeys and attics, 3 Glazed lattice dormers. 2 sash windows with bracketed doorhood under first floor circular window. Gabled back wing. Interior: Circa late C17 open well moulded string staircase with twisted balusters square newels with moulded caps and heavy moulded handrail. Kitchen has high ceiling with chamfered lateral beams with run-out stops.

Park Cottage*Date listed: 04 July 1984**Date last amended: 04 July 1984**Grade II*

House. Late C16 or early C17, timber framed and weatherboarded, with red plain tile roof. 2 Storeys. 3 Bay and Chimney bay plain. 5 window range, C19 and C20 casements. Lean-to porch with red pantile roof. Large original red brick chimney stack partly rebuilt and C18 and wall Chimney stack.

House to the South of Park Cottage (Yewtree Cottage)*Date Listed: 04 July 1984**Date last amended: 04 July 1984**Grade II*

House. C18. Timber framed and weatherboarded with red plain tile roof. 2 storeys. 4 window range C19 and C20 casements and horizontal sliding sashes with glazing bars. Original central red brick chimney stacks, now rendered.

Appendix 2. Relevant National Legislation and Local Plan Policies

National Legislation

There are several special restrictions that apply to conservation areas in addition to normal planning controls, including the requirement of planning permission for side extensions, dormer windows, and the external cladding of a building. For further information please contact the Development Control Office.

Planning permission 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 in the conservation area.

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 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.

POLICY HC14

The Council will encourage proposals for the restoration and/or reuse of Copped Hall and its outbuildings provided that:

- (i) the Hall is preserved as the major feature in the landscape;
- (ii) key buildings and structures are preserved through restoration or conversion and reuse either for their original purpose, or to a use which enhances the character and appearance of the conservation area;
- (iii) there is no adverse effect on the special architectural interest or historic integrity of the site, its buildings and other structures;
- (iv) provision is made for:
 - (a) the interpretation of the heritage value of the site; and
 - (b) appropriate enhancement, management and maintenance of the gardens and grounds; and
 - (c) controlled public access;
- (v) traffic circulation within the property follows historically correct routes;
- (vi) there is no adverse effect on the historical interest and character of Copped Hall Park or on its ability to

fulfil its purpose as supporting land to Epping Forest.

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 in accordance with another green belt policy
- (vii) a limited extension to an existing building that is in accordance with policy GB14A; or
- (viii) in accordance with another green belt policy.

POLICY CP10

Proposals for renewable energy schemes will be permitted provided there is no significantly adverse effect upon:

- (i) existing land uses from loss of visual amenity, noise, pollution or odour;
- (ii) the local highway network including the convenience and safety of road users;

- (iii) telecommunications networks, radar installations and flight paths for aircraft;
 - (iv) sites of importance for nature conservation (i.e. Statutory and locally designated sites), conservation areas, schedules
- ancient monuments and other nationally important remains and their settings, listed buildings and their settings, or landscape character.
-

Appendix 3. Building Analysis

No.	Name/Number of Building	Age of building (century)	Statutory listed	Locally Listed	Curtilage listed*	Building of architectural interest/historic merit	Contribution to CA**	UPVC Windows	UPVC Door	Aluminium Windows	Concrete or non-original roof covering	Elements in need of repair / maintenance
1	London Lodge East	18 th	Y				P					
2	London Lodge West	18 th	Y				P					
3	Warren Wood	19 th					O					
4	Yew Tree Cottage	19 th	Y			Y	P					
5	Park Cottage	19 th	Y			Y	P					
6	Griffin's Wood House	19 th		Y			P					
7	Paris Hall	18 th	Y				P					
8	The Wood House	19 th	Y				P					
9	Little Copped Hall	19 th		Y			P					
10	The Hayloft, Copped Hall	19 th			Y		P					
11	The Stables, Home Farm	19 th				Y	P					
12	The Old Dairy, Home Farm (The Lake View)	19 th		Y			P					
13	Former farm outbuildings, Home Farm	20 th					N					
14	The White House	19 th				Y	P					
15	1 Copped Hall Cottages	19 th				Y	P					
16	2 Copped Hall, Cottages	19 th				Y	P					
17	The Old Kennels	19 th			Y		P					

No.	Name/Number of Building	Age of building (century)	Statutory listed	Locally Listed	Curtilage listed*	Buildings of architectural interest/ historic merit	Impact on CA **	UPVC Windows	UPVC Door	Aluminium Windows	Concrete or non-original roof covering	Elements in need of repair / maintenance
18	Timber Lodge	19 th		Y			P					
19	The Motor House, 4 The Hall Barns	19 th			Y		P					
20	3 The Hall Barns	18 th			Y		P					
21	2 The Hall Barns	19 th			Y		P					
22	1 The Hall Barns	19 th			Y		P					
23	The Cart Lodge	19 th			Y		P					
24	Willow Cottage	20 th			Y		P					
25	The Old Granary	18 th			Y		P					
26	The Carriage House	19 th			Y		P					
27	Stable Yard Cottage	20 th					P					
28	The Rackets Court	19 th	Y				P					I
29	The Stables, Copped Hall	19 th			Y		P					
30	Former Dairy & Game Larder, Copped Hall	19 th			Y		P					
31	Stable Hill Cottage, Copped Hall	18 th			Y		P					
32	Copped Hall mansion	18 th	Y				P					I
33	North Pavilion, Copped Hall	19 th	Y				P					I
34	South Pavilion, Copped Hall	19 th	Y				P					I
35	Garden Causeway, Copped Hall	19 th	Y				P					I
36	Terrace walls and Ha-Ha, Copped Hall	19 th	Y				P					I

No.	Name/Number of Building	Age of building (century)	Statutory listed	Locally Listed	Curtilage listed*	Buildings of architectural interest/historic merit	Impact on CA**	UPVC Windows	UPVC Door	Aluminium Windows	Concrete or non-original roof covering	Elements in need of repair / maintenance
37	Walled Kitchen Garden, Copped Hall	18 th	Y				P					I
38	Boiler House and Pump Room (adj. Walled garden)	18 th	Y				P				I	
39	Walled Garden House	20 th					O					
40	The Bothy	19 th				Y	P					
41	Copped Hall Gardens House	19 th				Y	P					
42	Lower Lodge	19 th				Y	P					
43	Lower Lodge Cottage	19 th				Y	P					
44	Ravens Farmhouse	18 th	Y				P					
45	Brick barn at Ravens Farm	18 th			Y		P					I
46	The Summer House (on island in the lake)	19 th				Y	P					I
47	The Ice House (west of Home Farm)	19 th				Y	P					I
48	1 Crown Hill	20 th					P					
49	2 Crown Hill	20 th					N	I				
50	3 Crown Hill	20 th					P					
51	4 Crown Hill	20 th					N	I				
52	5 Crown Hill	20 th					P	I				
53	6 Crown Hill	20 th					P	I	I			
54	7 Crown Hill	19 th				Y	P					
55	8 Crown Hill	19 th				Y	P					

No.	Name/Number of Building	Age of building (century)	Statutory listed	Locally Listed	Curtilage listed*	Buildings of architectural interest/ historic merit	Impact on CA**	UPVC Windows	UPVC Door	Aluminium Windows	Concrete or non-original roof covering	Elements in need of repair / maintenance
56	9 Crown Hill	19 th				Y	P					
57	Crown Hill Farm House	20 th					O	I	I			
58	Crown Lodge	19 th				Y	P					
59	Warren Lodge	19 th				Y	P					

Key

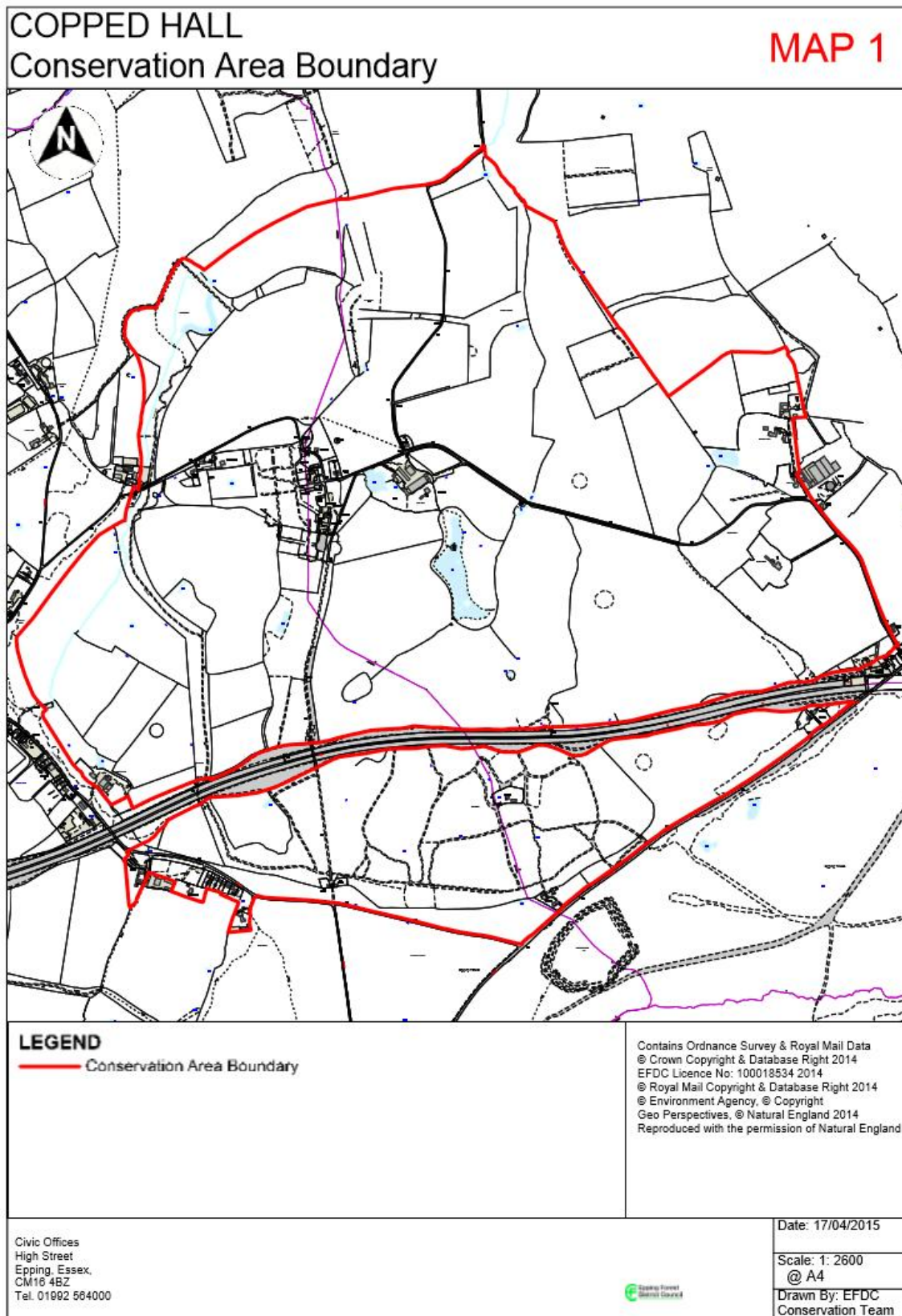
* Curtilage Listed = Building located within the area of land that is ancillary to the main listed building. Relevant factors in determining that area will be: the physical layout; past and present ownership; and, current and previous uses of the land and buildings. For further information contact the Conservation Team.

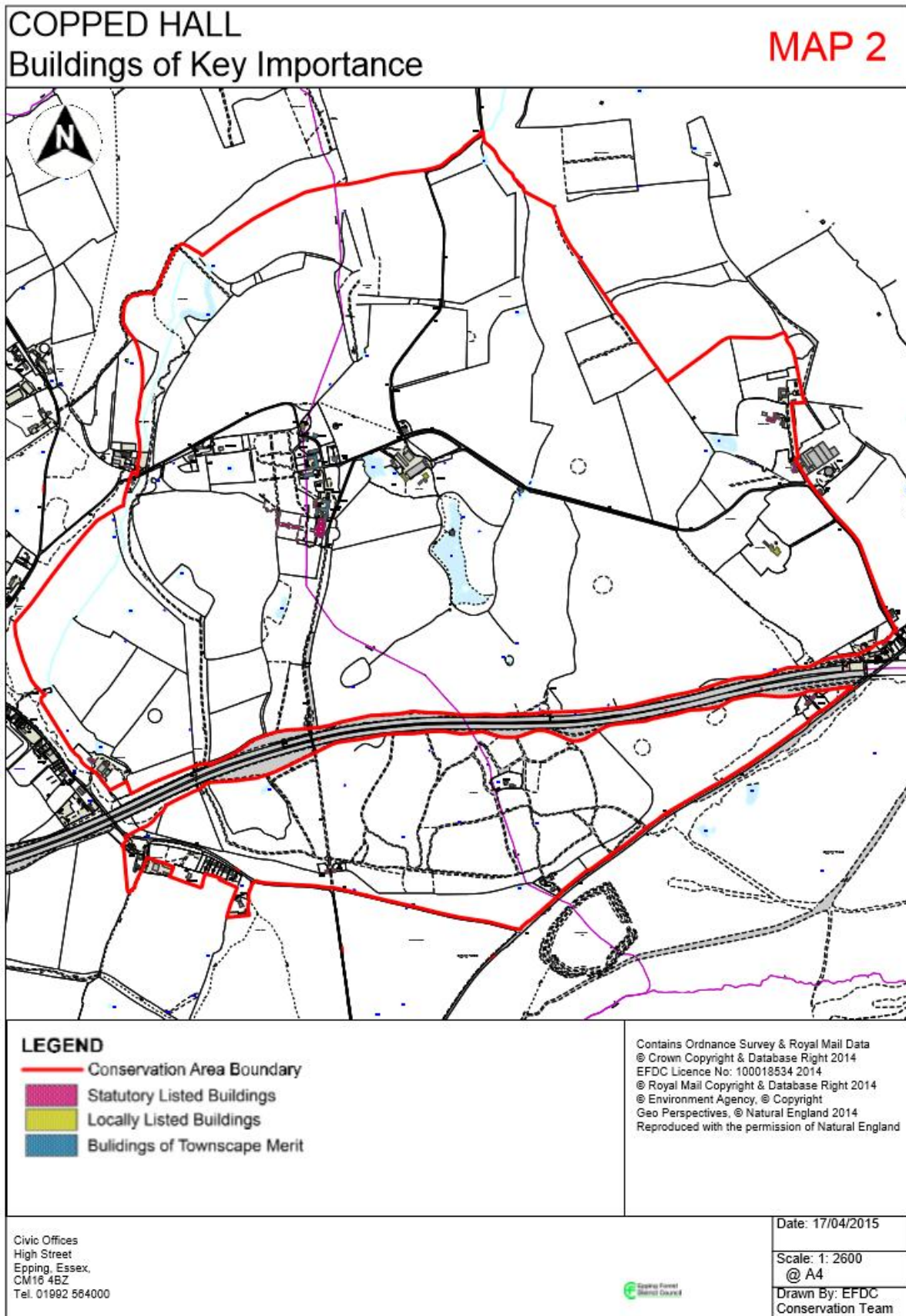
** P = Positive, O = Neutral, N = Negative

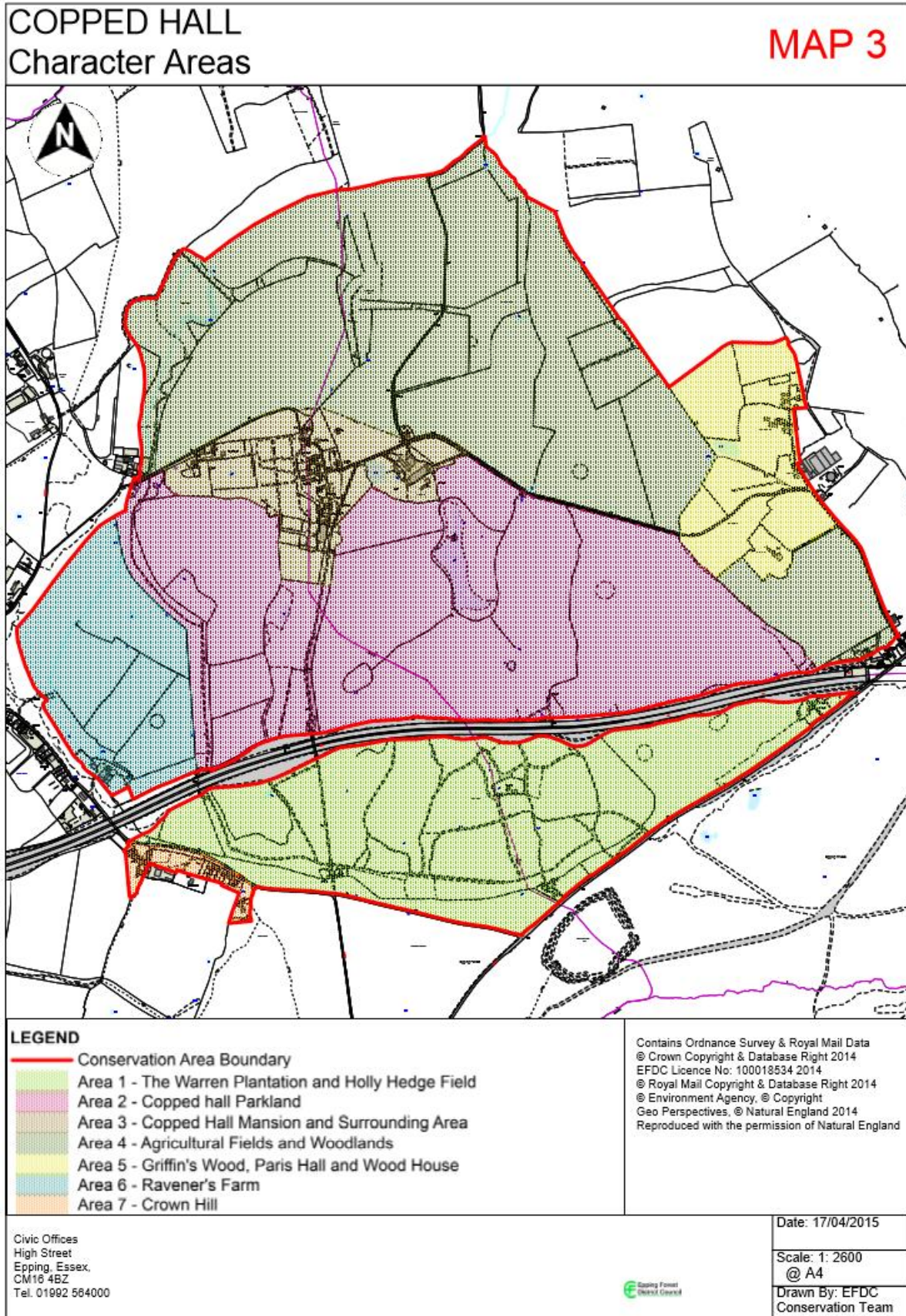
Appendix 4. Glossary of Terms

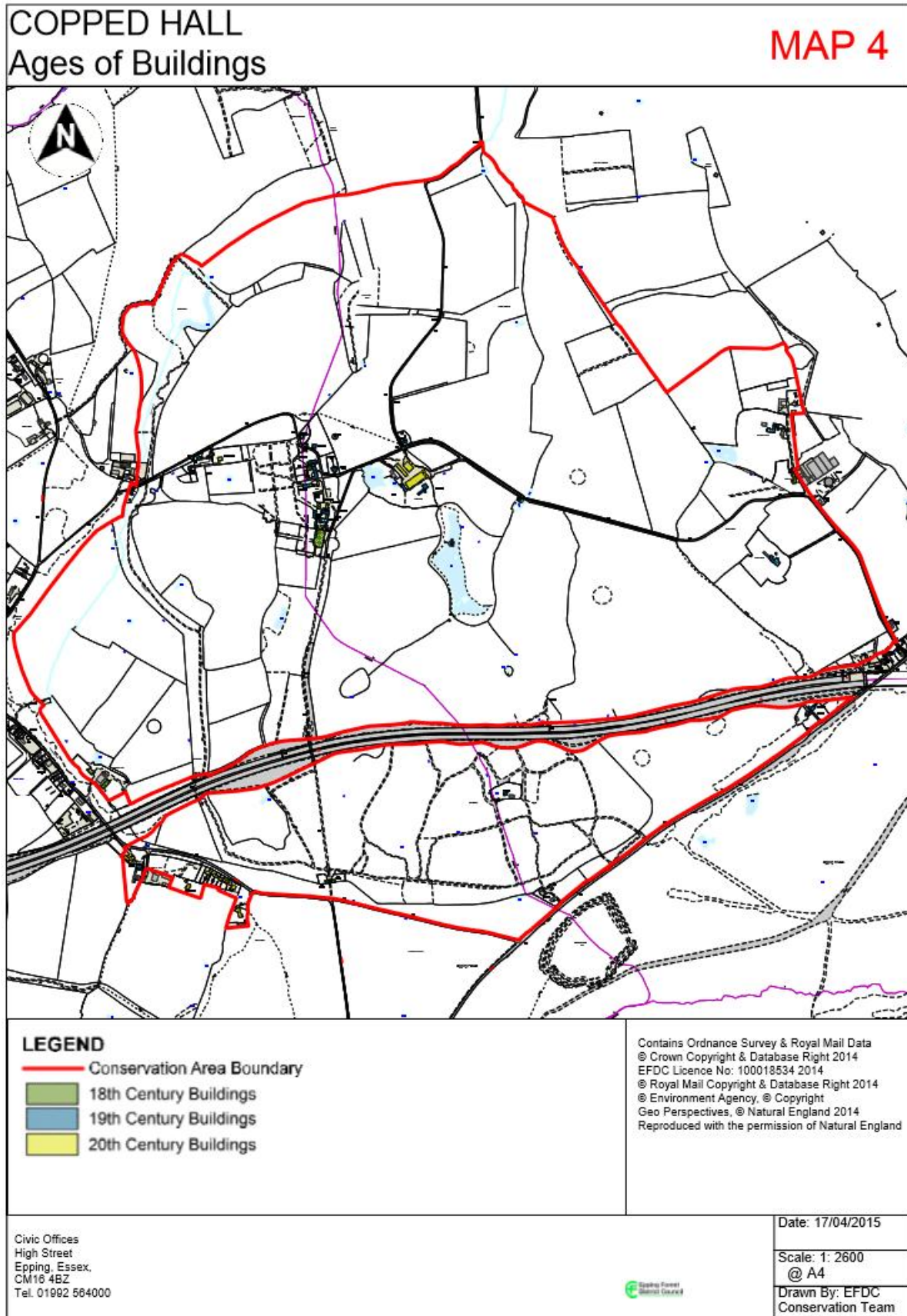
Caseament	Side-hinged window.
Flemish bond	Brickwork with alternating headers (short ends) and stretchers (long sides) showing.
Gable	The vertical part of the end wall of a building contained within the roof slope, usually triangular but can be any 'roof shape'.
Ha-Ha	A ditch and drop in ground level sometimes including a wall designed to keep livestock in the main park out of the gardens or immediate environs of the House without any interruption of the view and used as an alternative to a wall, fence or hedge.
Loggia	An open-sided, covered gallery, usually along one side of a building.
Pantile	Curved, interlocking roof tile of S-shaped section usually made of clay.
Perambulation	An inspection of an area made on foot
Pargetting	The use of external lime plaster in a decorative manner with incised or moulded surfaces, especially timber-framed houses of the sixteenth and seventeenth centuries.
Parterre	A formal garden consisting of planting beds and gravel pathways.
Pleasure grounds	An 18 th century area of cultivated lawns and ornamental planting and architecture designed for traversing on foot.
Purlieu	An outlying part of a forest, outside the strict Forest jurisdiction, but over which the King still had limited hunting rights.
Quoin	An exterior angle of a masonry wall or one of the stones or bricks forming such an angle, usually differentiated from adjoining surfaces by material, texture, colour, size or projection.
Registered Park and Garden (Grade II*)	A site included on the 'Register of Historic Parks and Gardens of special historic interest in England' which has been identified by Historic England as being of national importance. A Grade II* designation recognizes a high degree of significance (Grade I is of higher significance, and Grade II slightly lower).
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.
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.
Vista	A distant scenic or panoramic view.

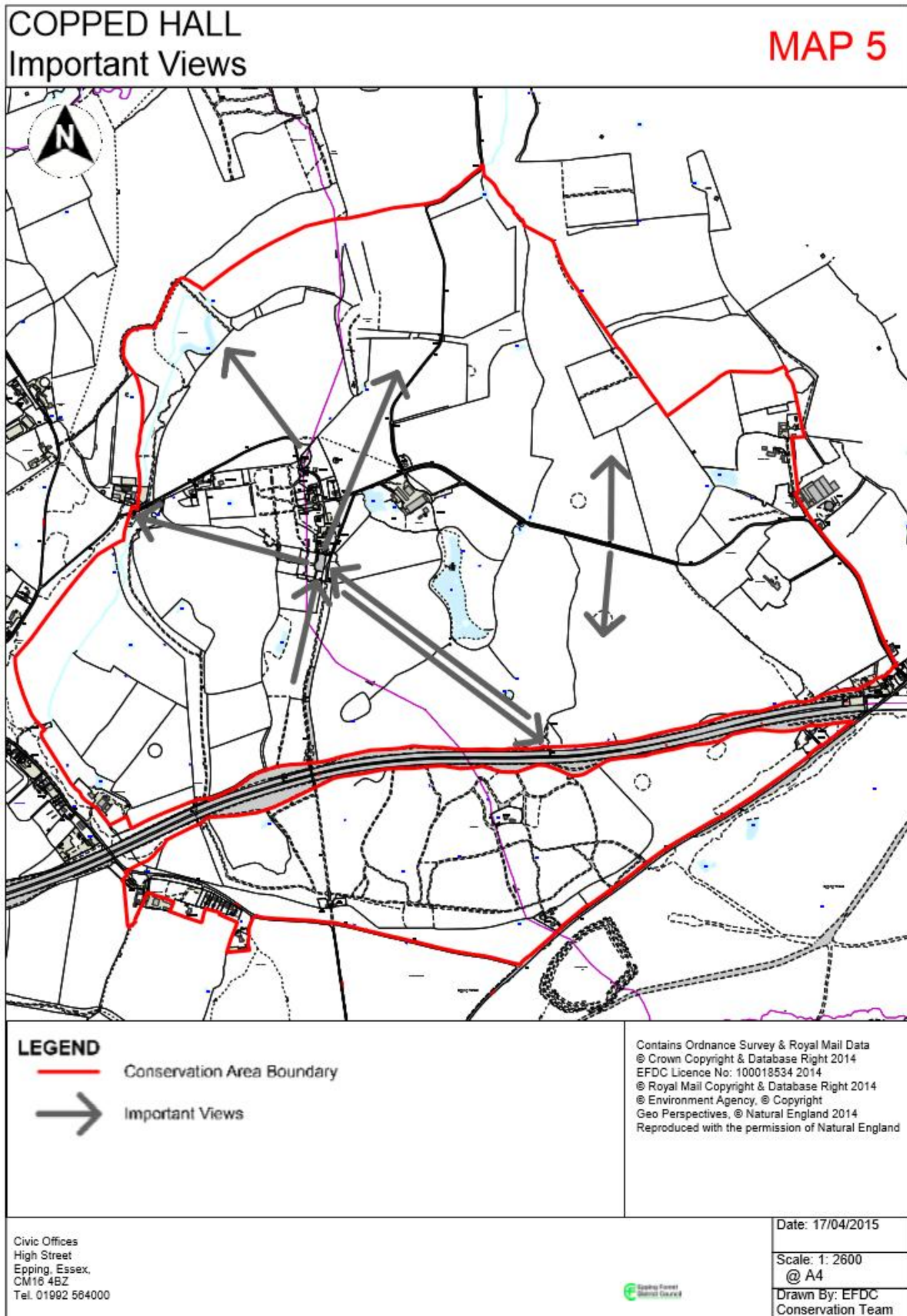
Appendix 5. Maps











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<http://www.eppingforestdc.gov.uk/index.php/residents/planning-and-building/conservation-areas-and-listed-buildings>