

COOPERSALE STREET

Conservation Area



*Heritage and
Environment*

in Epping Forest District

COOPERSALE STREET CONSERVATION AREA

Coopersale Street is a dispersed, linear settlement of approximately 400 metres length with clearly defined edges to the surrounding countryside. It is situated about one and a half miles south-east of Epping, at the bottom of Stonards and Houblons Hills, along a fairly level road that runs to Fiddlers Hamlet. The roads in Coopersale Street are all recognisable on the Chapman and Andre map of 1777.

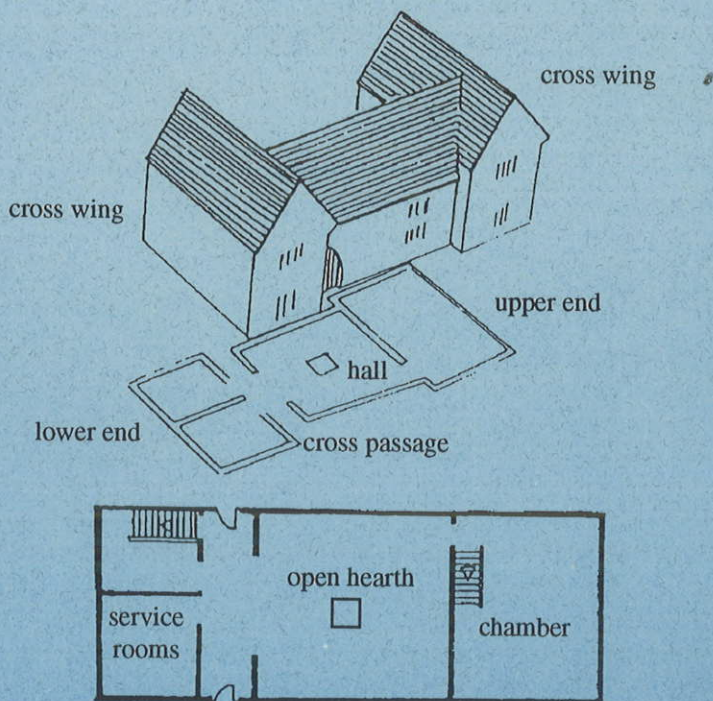
The Conservation Area includes all the properties fronting Stonards Hill from 1 Coopersale Street in the west to the South Lodge at the entrance to Gaynes Park in the east. There is a wide building age range dating from the 16th century to the 20th century. Those which are listed as being of special architectural or historic interest include; Coopersale Lodge (15th century), Yeomans (listed as 2 Coopersale Street - dating from the 16th century or earlier), 26 Coopersale Street and the barn adjoining it (16th century) and the Theydon Oak Inn (18th century). Materials used on older buildings include handmade plain clay tiles, slate, render and black weatherboarding. Victorian cottages, such as 10 and 12 Coopersale Street, are built in yellow stock brick and have natural slate roofs.

Most of the buildings within the Conservation Area are set within large gardens, often containing significant groups of trees and hedgerows which help to define the property boundaries. The relationship of the buildings to the road is not uniform and varies from the very edge of the highway (such as the barn adjacent to 26 Coopersale Street) to a point some distance from it (such as Coopersale Lodge). The almost haphazard arrangement of buildings emphasises the dispersed nature of the settlement and the spaces between the buildings are important in maintaining this character. The most important group of buildings in terms of history, architectural style and use is the Theydon Oak Inn, 26 Coopersale Street and the adjoining barn. The barn is a prominent and important feature of the Conservation Area due to its location, massing, traditional materials and detailing. The Theydon Oak Inn is set back from the road and its setting is enhanced by the backdrop of trees and hedgerow. 26 Coopersale Street was formerly two properties (24 and 26) and used to contain the village post office at its eastern end.

The eastern end of the Conservation Area is characterised by the dense thicket of trees which lie both sides of the road and which largely screen Coopersale Lodge from view. In contrast, the western entrance to the Conservation Area is much more open, houses being set well back from the road, with the exception of the pair of Victorian cottages - 10 and 12 Coopersale Street.

The green at the junction of Houblons Hill and Stonards Hill is an important historic landscape feature formed by the "desire lines" of these local travel routes. Mature trees add greatly to the appearance of the settlement and provide an attractive setting for the majority of the buildings in the Conservation Area. There are particularly important groups of trees to be found to the rear of Numbers 1-7 Coopersale Street, to the east of the Theydon Oak Inn, at the rear of the barn adjacent to 26 Coopersale Street, and in the grounds of Coopersale Lodge.

Coopersale Lodge is a former "Hall House" with two crosswings (see illustration below) and dates from the mid 15th century. At that time the main living area of the house, called the hall, was a single large room open to the roof, usually containing an open hearth in the centre. Despite the later insertion of a first floor, evidence of its original construction may be found in its smoke blackened roof timbers.



Original layout of a Hall House similar to Coopersale Lodge

Buildings of Special Architectural or Historic Interest in Coopersale Street Conservation Area:

Coopersale Lodge
Theydon Oak Inn
Yeomans (listed as Dover Court)

26 Coopersale Street (listed as 24
and 26 Coopersale Street)
Barn adjoining 26 Coopersale Street
Lodge at Entrance to Gaynes Park

All these buildings are Listed Grade II

Facts About Conservation Areas

What is a Conservation Area?

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. 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. Conservation Areas are designated by the District Council in recognition of their special character and to protect their contribution to our heritage.

What does this mean to residents in practical terms?

Conservation Area designation aims to ensure that the special architectural or historic character of the area is properly preserved and enhanced. Buildings, paved areas, trees, hedges, walls, open spaces and other landscape and architectural features can all contribute to the character of an area. Designation of a Conservation Area does not mean that changes cannot occur, but rather that any changes should preserve and enhance the special character of the area.

Are there any special restrictions?

There are several special restrictions that apply to Conservation Areas. These are in addition to normal planning controls:

- * The size limit for extending your home without obtaining planning permission is 50m³ or 10% of the house's original volume, up to a maximum of 115m³.
- * Consent must be obtained from the District Council for the demolition of any building within a Conservation Area - this may also include gates, walls and fences.

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

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

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

Apart from these special restrictions, the rights and obligations of the property owner are not affected.

Are there any benefits?

Protecting the special character of the area will be of benefit to residents, businesses and visitors alike. The designation of a Conservation Area places a duty on the District Council to pay special attention to the desirability of preserving and enhancing the character and appearance of Conservation Areas in carrying out its planning functions. Enhancement schemes may be prepared and implemented as resources permit. In special cases, English Heritage in partnership with the District Council may be prepared to give grant aid for the structural repair of specific buildings which add to the special character of a Conservation Area.

Where can I obtain further information?

More detailed information can be obtained by contacting: The Conservation Section, Planning and Technical Services Department: Tel: (01992) 564119

This is the sixth of a series of Conservation Area leaflets to be published by Epping Forest District Council. Companion leaflets on other Conservation Areas and Listed Buildings are also available.

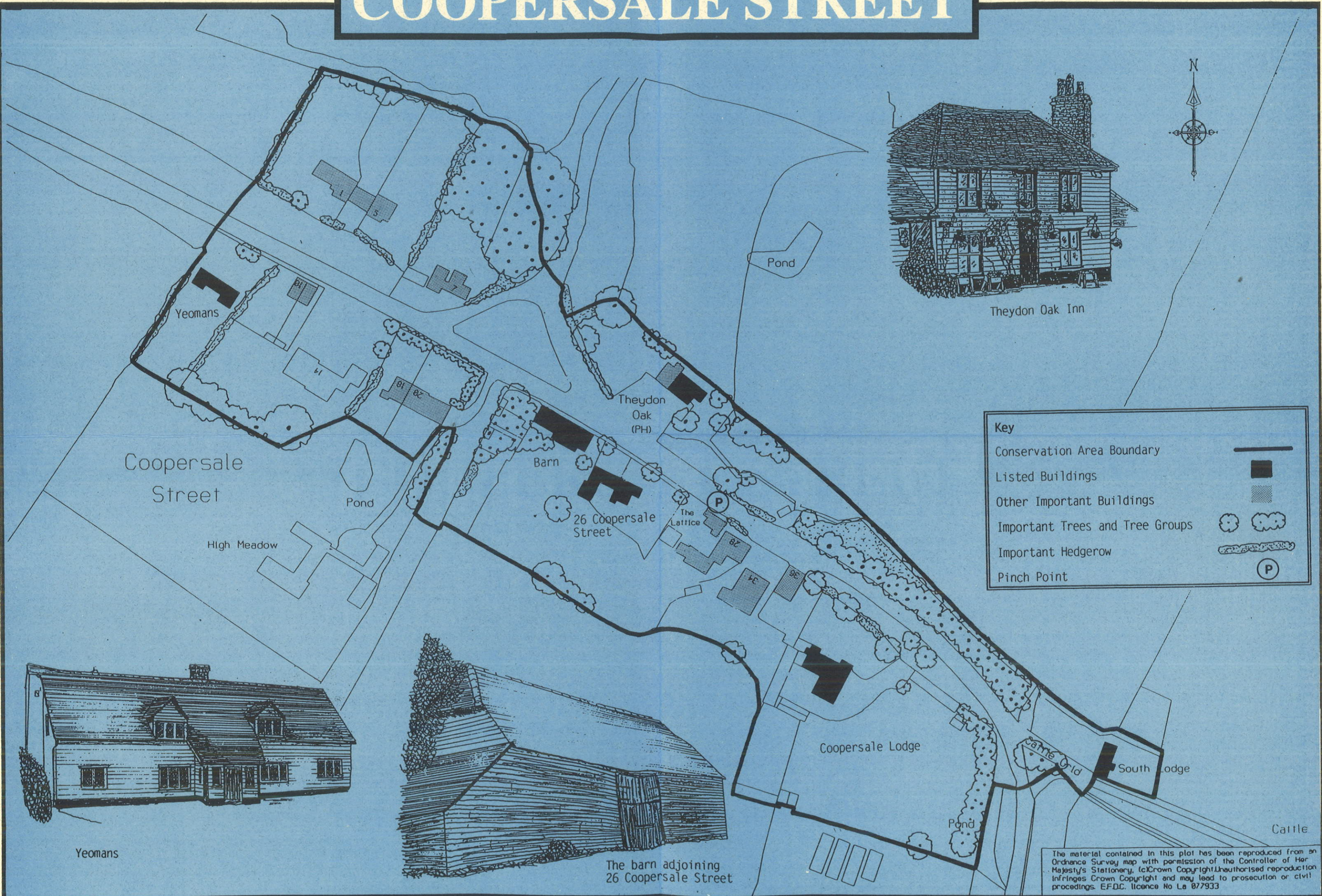
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COOPERSALE STREET



Key	
Conservation Area Boundary	
Listed Buildings	
Other Important Buildings	
Important Trees and Tree Groups	
Important Hedgerow	
Pinch Point	

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