

# MORETON

## Conservation Area



*Heritage and  
Environment*

*in Epping Forest District*

## MORETON CONSERVATION AREA

The settlement of Moreton developed where the Roman Road that ran between Chigwell and Great Dunmow crossed the Cripsey Brook. The road was probably built in the 1st century A.D. and may have provided a link as far as London. The village is recorded in the Domesday Book (1086) as *Murtuna*, the name probably being derived from 'mor' meaning marsh and 'tun' meaning farm.

The centre of the village is formed by the junction of Bridge Road and Church Road and includes a group of buildings which directly front and tightly enclose the space. Most of these buildings are listed and their age and prominence give a very settled, historic feel that is key to the townscape. The Moreton Massey Public House (formerly the "Nags Head") dates from the late 16th century and was once two houses. It is timber framed and plastered and has a red plain clay tile roof. Adjacent to it is Nags Head Cottage which was built in the mid 16th century, constructed of the same materials, but having a weatherboarded plinth to the west side.

Facing these buildings are The White Hart Inn, a 16th century building with 17th century alterations and extensions, and Forge Cottage, which dates from the late 16th or early 17th century. These are also timber framed and plastered, although Forge Cottage has a weatherboarded north wall. Other prominent buildings include Garden House, an 18th century listed building, 1 and 2 White Hart Cottages, Coopers Court and the garage building adjacent to Forge Cottage. All these buildings help to enclose and define the central space of the village.

Set back behind the buildings which front Church Road on the north side are 1 and 2 Leapers Cottages which are listed buildings that date from the early 19th century. They are only visible along the access drive which runs at right angles to Church Road and create an attractive view between Nags Head Cottage and Coopers Court (see map).

The other listed buildings in the Conservation Area are all set along the east side of Bridge Road. Black Hall, also known as the Guildhall Cottage, is the oldest building in the Conservation Area and is said to have been a meeting place of the Guild of All Saints, founded in 1473. It is timber-framed and plastered although the frame is

exposed externally. An indication of the importance of this building can be found in its elaborate timber mouldings. The roof is clad with red plain clay tiles. The Hall is jettied to the front and side of the crosswing and the corner post is moulded. The red brick chimney stack was added in the 16th century. Other listed buildings along Bridge Road include The Manor Cottage (early 16th century or earlier), Ivylands (17th or early 18th century), Castle House and (former) Shop (16th century or earlier), and Forge Cottage (late 16th or early 17th century). Castle House and (former) Shop and Forge Cottage with The White Hart Inn opposite provide a tight enclosure of the road.

The location of certain buildings is important in defining and creating the central space of the village. There are notable 'pinch points' at each of the approaches to the village centre created by the close proximity of the buildings to the edge of the road (see map). Beyond these 'pinch points,' the central space widens, largely due to the position of The White Hart Inn and, to a lesser extent, Forge Cottage. The building line on the north side of Church Road remains consistent and provides a strong sense of enclosure to the space. The curvature of Bridge Road is also important as it provides a series of views of prominent buildings, terminating in the facade of the Moreton Massey Public House.

Trees and hedges help to define spaces and the 'public edge' of gardens. The hedgerow on the west side of Bridge Road is important in providing a sense of enclosure to the road. Plot widths vary considerably and large gardens, such as those at Ivylands and Black Hall, contribute to the character and appearance of this part of the Conservation Area. There are several garden trees that are prominent and which add to the character of the area and enhance the setting of historic buildings.

Views from within the Conservation Area are important in revealing the setting of the village. There is a pleasant view from Moreton Bridge across the open fields towards the church which emphasises the setting of the village on the side of the river valley. This elevation is also apparent from Church Road (see map) where views can be obtained to the south over the surrounding countryside.

## Buildings of Special Architectural or Historic Interest in Moreton Conservation Area:

### Bridge Road:

Moreton Bridge  
Forge Cottage  
Castle House and Shop  
Ivylands  
Black Hall

### Church Road:

Moreton Massey Public House  
Nags Head Cottage (listed as house adjacent to Moreton Massey on east side)  
Garden House  
1 and 2 Leapers Cottages (listed as Leapers and adjoining cottage)  
White Hart Public House

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 50m<sup>3</sup> or 10% of the house's original volume, up to a maximum of 115m<sup>3</sup>.
- \* 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

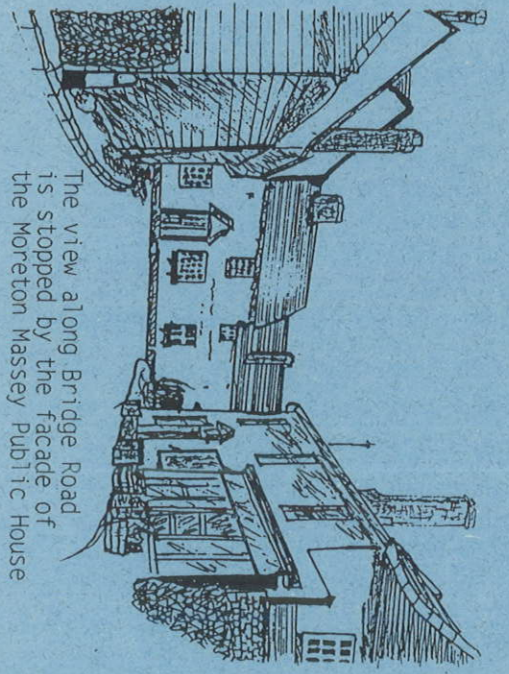
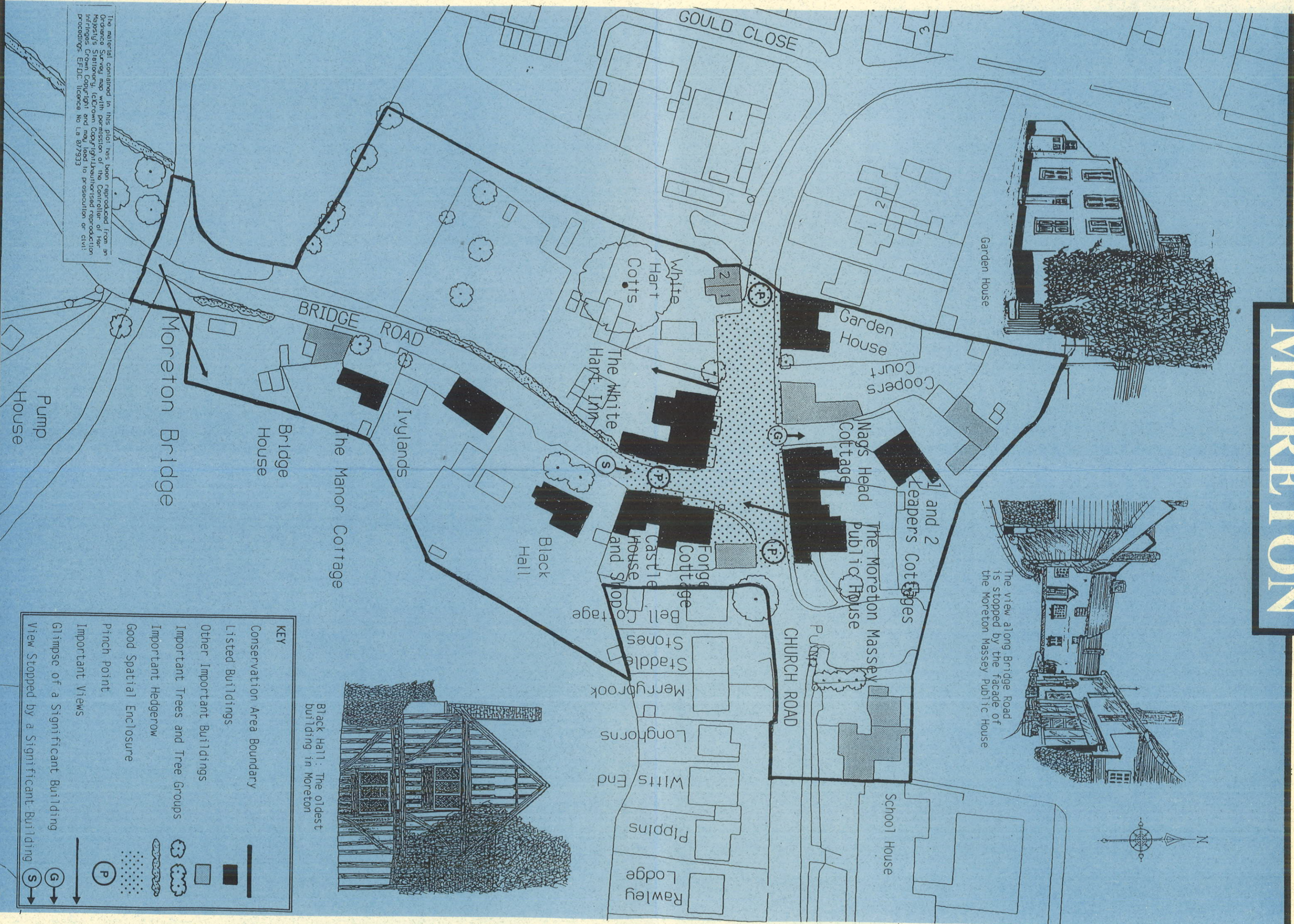
This is the fifth of a series of Conservation Area leaflets to be published by Epping Forest District Council. Companion leaflets on other Conservation Areas and Listed Buildings are also available.

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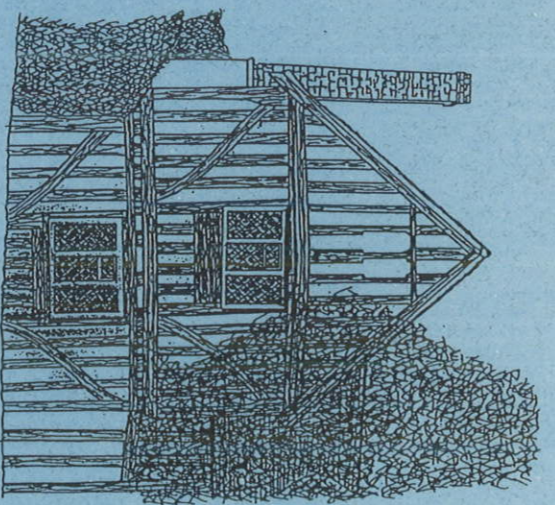
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# MORETON



The view along Bridge Road is stopped by the facade of the Moreton Massey Public House



Black Hall: The oldest building in Moreton

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**KEY**

- Conservation Area Boundary
- Listed Buildings
- Other Important Buildings
- Important Trees and Tree Groups
- Important Hedgerow
- Good Spatial Enclosure
- Pinch Point
- Important Views
- Glimpse of a Significant Building
- View Stopped by a Significant Building