

Copped Hall Conservation Area Context for Draft Proposed Action Plan (January 2011)

1. Introduction

1.1 This action plan has been prepared as an integral part of the Copped Hall Conservation Area Character Appraisal. It recognises that most of the 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.

1.2 The specific proposals for the preservation and enhancement of the Conservation Area contained in this Action Plan are closely related to the aims and objectives of the Copped Hall Trust and City of London (Conservators of Epping Forest), and reflect the programmes and proposals of these organisations.

2. The Copped Hall Trust

2.1 While the full restoration of Copped Hall is still some way off, the achievements of the Copped Hall Trust since 1993 demonstrate what can be achieved with very little external funding or grant aid. As their restoration projects have gained momentum, a number of important acquisitions have also been made by the Trust, including paintings, furniture and artifacts associated with Copped Hall and its former owners.

3. Conservators of Epping Forest

3.1 The restoration of The Ridge (largely owned by the City of London as Conservators of Epping Forest) would involve the following elements:

- avenue planting;
- path restoration;
- restoration of the pond;
- restoration of the ha-ha's;
- re-instatement of park railings along western boundary.

3.2 The Warren (also owned by the City of London) forms part of Epping Forest and as such is protected and regulated under the Epping Forest Act 1878. Its restoration should be based on a thorough analysis of the area, the need to accord with the responsibilities and duties of the Epping Forest Act 1878 and the following additional principles:

- maintenance and management of selected specimen trees;
- removal of invasive species such as sycamore, and other non-appropriate trees;
- opening up of the former rides for the benefit of the visual aspect and of the ride flora;
- conservation management of any protected species, including bats.

3.3 The repair and restoration of the South Drive (owned by the City of London) should also be considered as an integral part of the restoration of the mansion since the South Drive is the principal driveway up to the mansion.

3.4 The entrance from Crown Hill is framed by the two entrance lodges, which are of considerable architectural interest being Grade II* listed buildings. The whole approach to the mansion was very carefully designed and a number of original landscape features survive. Any restoration of the South Drive should, where possible, respect the original form and layout of its component parts, namely:

- the hybrid rhododendron lined drive from the entrance lodges to the edge of the parkland (provided no plant health control issues arise (see para. 3.5);
- the eastern ha-ha and associated verges and features; and,
- the Ridge and associated verges with avenue planting.

3.5 It should be noted however, that some of the Rhododendrons include the species *Rhododendron ponticum*, which can be invasive and is out of character with the landscape. In addition, the rhododendrons need to be annually checked for notifiable diseases that they may harbour, including Sudden Oak Death (*Phytophthora*), which may present a potential threat to the adjacent trees of Epping Forest.

4. Draft Action Plan: April 2011 – March 2016

Action	Lead Body	Year 1	Year 2	Year 3	Year 4	Year 5	Status/Comments
GENERAL PROPOSALS FOR ENHANCEMENT							
Restoration of Copped Hall, its gardens and listed structures for educational and community benefit	Copped Hall Trust						
Restoration of the Pleasure Grounds, currently under charitable ownership, associated with the mansion (The Ridge and The Warren)	Copped Hall Trust and Conservators of Epping Forest						
Repair and restoration of The South Drive as the principle entrance and approach to Copped Hall	Copped Hall Trust and Conservators of Epping Forest						