



The Oak-Tree Group of Schools

Head Office: 6-8 Albion Hill, Loughton, Essex IG10 4RA

Tel: 020 8508 3109

Twitter: [@oaktreeschools](https://twitter.com/oaktreeschools)

Email: info@oaktreeschools.co.uk

Website: www.oaktreeschools.co.uk

Group Managing Principal

Mr Matthew Hagger B.A. (Hons), M.Ed., PGCE

10 March 2022

Dear Parents

Re: Senior Department at Coopersale Hall

I am delighted to share the news that Epping Forest District Council has granted planning consent to develop Bakers Cottage into classrooms and other facilities for a new senior department at Coopersale Hall School.

We purchased Bakers Cottage back in March 2020, just before the first Covid-19 lockdown. It has taken two years to commission some 20 or so professional surveys (land, ecology, contamination, air quality, archaeological, historical, traffic, arboricultural etc), together with coordinating structural engineers, architects and several pre-application consultations with the local authority. This has been quite a challenge during a pandemic when contending with specialists working from home, furloughed or being made redundant.

The planning consent covers the following:

- To refurbish the inside of Bakers Cottage to form a new Senior Building with classrooms, toilets, Science Lab/store, offices, support rooms and ICT Suite.
- To demolish the large conservatory at the rear of the cottage and build a new senior block with classrooms and toilets/changing rooms/showers.
- To provide additional bicycle racks and electric car charging points to promote more sustainable travel to school.

I will write again in due course with full 3D plans and schemes for the project. In the meantime, you will see from the aerial photo below the outline of the new Senior Building marked in red on the left. We will also re-landscape the area marked in red at the rear of the site to create a senior recreation/seating area.



Braeside School

130 High Road, Buckhurst Hill
Essex IG9 5SD
020 8504 1133

Braeside School is the trading name of Braeside School Ltd, registered in England to 6 Albion Hill, Loughton, Essex IG10 4RA Company no: 0783067



Coopersale Hall School

Flux's Lane, Epping
Essex CM16 7PE
01992 577133

Coopersale Hall School is the trading name of Coopersale Hall School Ltd, registered in England to 6 Albion Hill, Loughton, Essex IG10 4RA Company no: 3524644



Normanhurst School

68-74 Station Road
North Chingford E4 7BA
020 8529 4307

Normanhurst School is the trading name of Normanhurst School Ltd, registered in England to 6 Albion Hill, Loughton, Essex IG10 4RA Company no: 9380841



Oaklands School

8 Albion Hill, Loughton
Essex IG10 4RA
020 8508 3517

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The Oak-Tree Group of Schools is the trading name of Oak-Tree Schools Holdings Ltd, registered in England to 6 Albion Hill, Loughton, Essex IG10 4RA Company no: 03033574

Directors:

Mr M Hagger B.A. (Hons), M.Ed., PGCE
Mr N Hagger M.A. (Oxon)
Mrs A Hagger Cert.Ed.

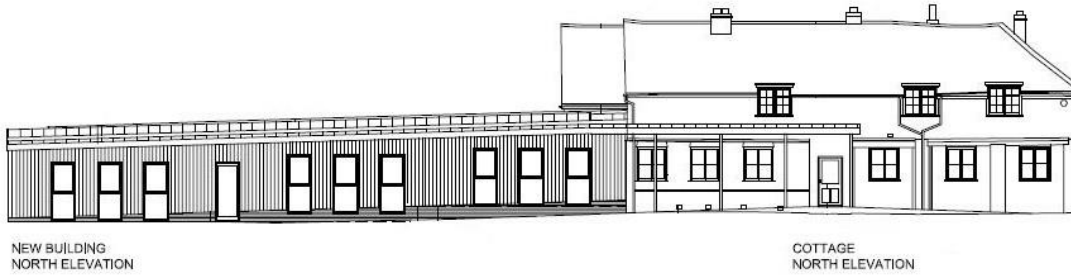
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Group Bursar:

Mrs S Hewitt

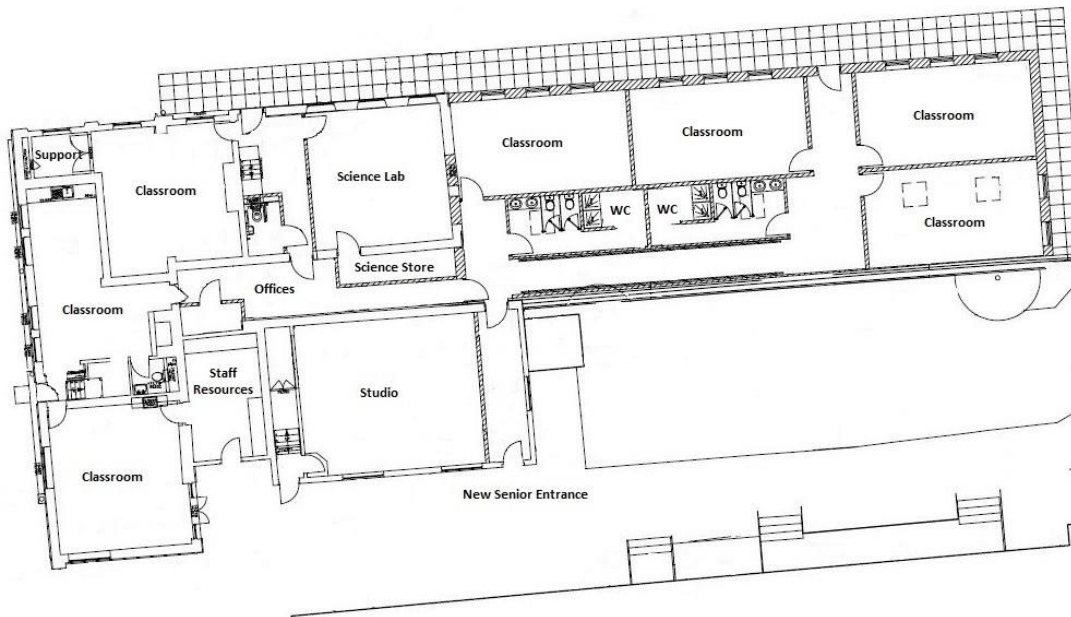
Extracts from the application proposals are shown below:



Looking at the proposed 'Senior Buildings' from the Bakers Cottage front gate – new development shaded on the left.



Looking at the proposed 'Senior Buildings' from the courtyard between the kitchen and the Studio – new development below the historic wall on the right



Ground floor plans of whole building (new and some existing)



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First floor plans of whole building (new and some existing)

We will be welcoming our first Year 7 class in September 2023.

This will give us around 18 months to liaise with the local authority for the final specialist surveys required to be submitted prior to the commencement of the building and refurbishment works, purchase and install all of the new resources, create an exciting new senior curriculum, recruit and train the new teaching staff, and work with existing and prospective families looking to join our Seniors.

As you will know, we have considerable experience within the Oak-Tree Group working with senior students at Normanhurst since 1996 and then Braeside since 2015. GCSE results at both schools have been consistently high and our students have an excellent track record moving to a range of first choice sixth form schools and colleges to study a variety of A-Levels before moving to their universities.

Claire Osborn, our Group Education Principal, and I have worked together for many years putting together senior teaching teams, developing senior curricula with high levels of resourcing, working with GCSE exam boards and monitoring the progression of the students against a range of assessments. Mrs Osborn was Headmistress of Normanhurst for 10 years and Head of Braeside for 3 years, and so has a wealth of senior experience that will be invaluable as we look to create and shape a new senior department at Coopersale Hall.

Miss Barnard also has experience working with senior students at Normanhurst and was Head of School (Juniors and Seniors) before joining us at Coopersale Hall in September 2020. She acted as a mentor to our older pupils and helped track progression to enable them to achieve their full potential in their GCSEs.

With such additional expertise at our disposal, the move towards senior education seems more natural now than ever.



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There will be a phased introduction of senior pupils to Coopersale Hall over several years as follows:

- From September 2023: New Year 7 pupils join
- From September 2024: Year 7 pupils move to Year 8
Year 6 pupils move to Year 7
- From September 2025: Year 8 pupils move to Year 9
Year 7 pupils move to Year 8
Year 6 pupils move to Year 7
- From September 2026: Year 9 pupils move to Year 10
Year 8 pupils move to Year 9
Year 7 pupils move to Year 8
Year 6 pupils move to Year 7
- From September 2027: Year 10 pupils move to Year 11
Year 9 pupils move to Year 10
Year 8 pupils move to Year 9
Year 7 pupils move to Year 8
Year 6 pupils move to Year 7

This will give us the time to introduce all new subjects, curricula, resources and facilities to each year group in a carefully managed way while maintaining our ethos and friendly, family atmosphere. The development will be phased and timed to open the refurbished Bakers Cottage with new facilities in September 2023. The external building project will start soon after, to be completed ready for September 2024.

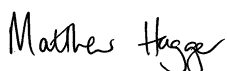
We will be implementing our 'Braeside model' with around 20 pupils per year group, often taught in smaller classes. Coopersale Hall children will be able to move automatically into the Seniors, as is the case at Braeside and Normanhurst for those schools' own children. There will then be external exams for students looking to join us into the seniors from other local schools. We will continue to prepare children for 11+ entry for several years in order to provide more choice to our families.

It is very exciting to be able to plan with the knowledge that the Seniors will open in September 2023. We have already started to develop the curriculum and we will invite parents to a series of meetings in the Summer Term when we have explored our many options.

There has been huge demand for a senior department at Coopersale Hall for a number of years not only within our own community, but also in the local area. I am delighted that we will finally be able to meet this demand, and will come back to you again in due course.

With kind regards

Yours sincerely



Matthew Hagger
Group Managing Principal



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