



# Hills Amenity Society

Formed 1972



HillsWatch

Working for the Conservation Areas of York Hill, Baldwins Hill and Staples Road

## Can Woodberrie be saved?



The District Council has received an application to demolish one of the few remaining major historic houses in the York Hill Conservation Area - Woodberrie on the corner of Kings Hill and Woodbury Hill. See Page: Seven

## In this issue...

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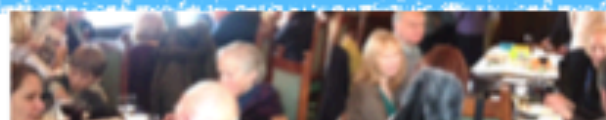
Baldwins Hill home fetches £2.3m - **Page 11**



## 20 mph speed limits closer



Twenty mph zones in the Hills have moved a step closer with Council support and a study of the issues involved. The Council would like to know how residents would react in particular to the painting of roundels on roads affected. Hills Amenity Society Committee continues to work for 20mph limits believing this to be an important step towards traffic calming and that the roundels - a statutory requirement - would be a an important influence. What do you think? Please respond on HillsWatch on Facebook or email [hillsamenityociety@gmail.com](mailto:hillsamenityociety@gmail.com). See Page Six.



## Hills Buffet Lunch + glass of wine £6pp Sunday 4 November Gardeners Arms

12.30 - 2.30pm

**Meet and chat/eat and drink/discuss local issues**

**All welcome**

To book: Call Valerie on 020 8502 3998 or email [hillsamenityociety@gmail.com](mailto:hillsamenityociety@gmail.com)

Woodbury Homes  
244 High Road  
Loughton IG10 1RB  
020 8508 2030  
[sales@woodburyhomes.co.uk](mailto:sales@woodburyhomes.co.uk)

WOODBURY  
HOMES



# *Gardeners Arms*

**York Hill, Loughton Tel: 020 8508 1655**



**Saturday 4 November 5.00pm**

**DJ \* Fancy Dress \* Child Face Painting 4.30pm \* Fireworks**

-oOo-

## **Every day**

**All Day breakfast from 11.00am**

-oOo-

## **Every Sunday**

**Traditional Sunday Roast 1pm-4.30pm**

## **Every Wednesday**

**Quiz Night 8.00pm**

**Eight to a team \* £2 per person \* Good Prizes**

**Always a warm welcome**





**f HillsWatch**

## **‘Confront speeders’ campaign takes off**

### **Put your bin at the front line!**

Following publicity in our summer newsletter and discussion at the Hills AGM in May we have all systems go to start the campaign against speeding vehicles in the Hills. Stickers requested will be delivered to those who requested them and the Society will be calling on homes in the pinch-point areas of York Hill, Baldwins Hill, Staples Road and Queens Road to ask householders whether they would like to display a sticker on their wheelie. While we continue to press for a 20 mph speed limit, this simple and inexpensive idea for traffic calming can raise awareness of increasing concern. To apply for your FREE sticker please email [hillsamenityociety@gmail.com](mailto:hillsamenityociety@gmail.com) with a name and address and one will be delivered to you.

email: [hillsamenityociety@gmail.com](mailto:hillsamenityociety@gmail.com) For your FREE wheelie sticker



## **Epstein's famous studio TRASHED!**

Epping Forest District Council decided that no prior notification or permission was required to demolish Sir Jacob Epstein's former studios in the grounds of 46 Baldwins Hill on the corner with Whitakers Way and the developers wasted no time at the end of July in demolishing the wooden building - apparently in the way of their plans for developing this site. The ignominious end for the great man's studio was to be dumped in a skip - pictured here for posterity. A sad loss.



## **New Watch Group for Baldwins Hill**

A new neighbourhood watch group was formed for the Baldwins Hill area on 16 August by some 20 residents who met at the Foresters Arms at the invitation of licensee Lucy and organised by Sue Taylor of the Epping Forest Neighbourhood Watch.

The Baldwins Hill group is run by Lucy and focuses on current concerns including drug dealing and taking which the meeting concluded was leading to many related offences such as theft of and from vehicles and homes and anti-social behaviour. The group has set up a WhatsApp link - and saw crime fall from a steady 5-7 reported incidents a month in June and July to zero in August. Sadly, as also reported on the next page, this may not continue but at least the police took notice, started patrolling the area...and crime fell. If you are interested in starting a scheme for your road contact [hillsamenityociety@gmail.com](mailto:hillsamenityociety@gmail.com).



## Hills Crime Report

Police crime figures for June, July and August tell a remarkable story: early in the year Baldwins Hill was plagued with a series of car break-

ins. In mid-summer the unmistakable signs of drug dealing and petty (and not so petty) crime that went with it. Complaints to police went unheeded until a meeting was called at the Foresters Arms in mid-August to form a Neighbourhood Watch group for that area. Police moved in and Bingo! - no crime reported in Baldwins Hill (see illustrations right) which show six, five and zero crimes reported.

Councillor Stephen Pewsey commented: "I've noticed static police vehicles on Baldwins Hill, just deterring drug dealing, drug abuse and drug driving. It is good news that, stretched as they are, police are taking the problem seriously". Can this last? Probably not: as reported on HillsWatch on 27 September by Jane "Our neighbour had their Range Rover stolen off their driveway last night in Baldwins Hill !!! He told me...(he) has CCTV to look at. He is not in the (HillsWatch) group so thought I'd post warning...Vermin. Be aware."

Loughton Community Police Team commented: "We encourage reporting of incidents to inform decision and officer/staff deployment but also to give Essex police a more accurate picture of demand. The tale of Baldwins Hill shows persistence CAN pay off.

**So please log all local crime at [www.essex.police.uk/do-it-online/report-a-crime/](http://www.essex.police.uk/do-it-online/report-a-crime/) and help us get a little more attention from our hard dressed police.**

## essex.police.uk update

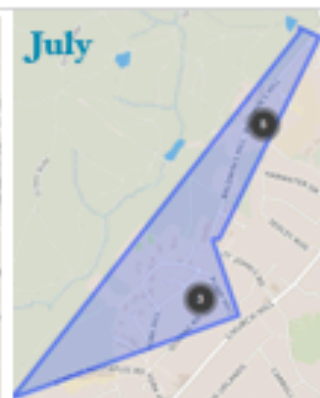
Nearest Police Stations is now Harlow, open between 9.00am and 5.00pm. Reporting crime online is encouraged. Our senior police contact for Epping Forest is Sergeant John Berwick and PCSO is Paul L'Estrange

[eppingcommunitypolicingteam@essex.pnn.police.uk](mailto:eppingcommunitypolicingteam@essex.pnn.police.uk)

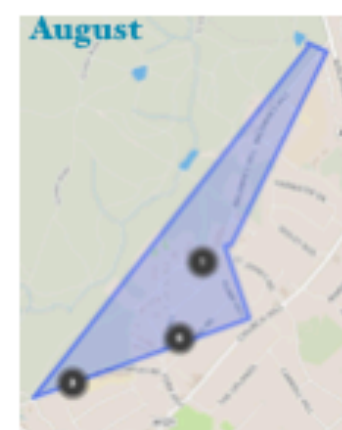
Phone 999 in an emergency and 101 for everything else or go to [www.essex.police.uk/do-it-online/](http://www.essex.police.uk/do-it-online/)



June



July



August

**Now you  
see it - now  
you don't**

**The remarkable tale  
of vanishing crime  
in Baldwins Hill  
when police took  
notice**



**coffee with cops**

Your chance to get to know your Local Community Policing Team over a coffee. Ask questions, voice concerns - tell us how we can help you!

**St Mary's Church, High Road**

**Weds 21 Nov 0900-1100**

## Coffee with Cops

Monthly 'Coffee with Cops' sessions are being held at St. Mary's church hall. The next one is 21 November 0900 to 1100. Sessions are currently conducted by PCSO Paul Le'Strange.

## Who to contact

**Noise:** District Council Environmental Health team (01992 564000, 24 hours).

- **Anti-social behaviour**, such as drunk and disorderly, intimidation etc, ring 101 and get a crime number or telephone 01245 491491

- **Criminal activity**, such as a threat to life/safety or property emergency: Ring 999



## Tips for a crime free Christmas

Before you leave the house:

1. Garden tools securely locked away in the shed – tools can be used to break into your house.
2. Radio and lights on a timer in rooms you would normally occupy, there is even a device called "Fake TV" that flashes a series of lights when it gets dark that looks like the TV is on. There are now door bells that you can view and answer from your Smartphone.
3. Lock up properly not just your windows and doors in the house, but also any gates and outbuildings.
4. Choose a "Park Mark" car park where you can <http://www.parkmark.co.uk/> as these are vetted by the police and have measures create a safer environment.
5. Leave nothing in sight within your car, remove the "Sat Nav" cradle and clean the mark on the windscreen.
6. Make sure you lock your car.
7. Watch your purse, wallet, mobile phone and handbag especially in busy places, don't leave them on display in bags or on counters while you pay, and while you're paying watch that no one is watching you entering your PIN when making purchases or withdrawing cash.
8. Time to stop for lunch or a cuppa, don't drop your guard: if a thief sees it a thief will steal it.
9. Need to off load some of those purchases in the car, look around: are you being watched? Back to (5 & 6) above again.
10. Don't fall for distractions while you load the car i.e. "you dropped some money" pointing to cash on the ground, holding a map "can you tell me the way to....". While you are engaged the second person steals from your car on the other side. Close and lock your car before speaking to anyone.

Further crime prevention advice see <https://www.essex.police.uk/advice/> or ring Essex Police on 101.

## Join Hills Watch



### Development protest

The Trevelyan development off Monkchester Close and abutting the Loughton Potato Field Allotments is now almost complete "and an absolute eyesore" according to some residents. Monkchester residents have made a formal complaint to EFDC about being overlooked and the officer decisions which led to it.

### Staples knock-on from ban -

North Essex Parking Partnership are expected to announce a scheme to stop commuter parking in Shaftesbury with an expected knock on effect on Staples Road regarded as inevitable.

### Parking warning on Green -

The owner of a pickup truck who had taken to parking on School Green at the junction of York Hill and Staples Road has received a warning from the Epping Forest Authorities. As many have found to their cost, the Forest Authorities jealously guard their land...

**Drains blocked** - A number of drains are still blocked (like the one nearest the Hills notice board on York Hill) with what looks like builders' material. The Council has been notified.

**Pothole Update** - The big pothole at the bottom of York Hill near Zizzi was finally fixed in September. The even larger linear pothole on the footway on Kings Green, is still awaiting attention. The Council is aware.

**Resurfacing** As we were going to Press Staples Rd was awaiting its first resurfacing since 1977. Now a signposted cycle route (albeit with a tricky to negotiate gate at its western end) the work will be welcomed by local motorists and cyclists alike.

**Contribute to Hills Watch** Thirty-five of us have now signed up to the HillsWatch page on Facebook - do join us and thank you to those who contribute. Together we CAN make a difference against crime.



# Plans for 20mph zones move step closer



**From Page 1...** Loughton Town Council's Local Highways Panel and its Heritage and Environment Committee have agreed to support the request made by the Hills Amenity Society for a 20 mph speed limit zone throughout the conservation areas and nearby roads. The request was made through Councillor Chris Pond when he addressed an open meeting of the Hills at the Gardeners Arms in May. Cllr. Pond subsequently arranged for a council officer to visit the area and examine the proposal. He reports: "The officer asked me to make sure the HAS realise that, in order to comply with the law, roundels will have to be painted on the road surface. Having been round the area, she thought it might detract from the Conservation Area. The newsletter might be a way of gauging local reaction."

Would roundels at the start of each section of, for example, York Hill, Staples Road, Queens Road and Baldwins Hill, be acceptable as a calming measure along our narrow roads? A sign of exasperation with speeding motorists is exemplified by the two "skid-risk 20mph" signs which have appeared between the top and narrowest part of York Hill.

Please make your views known on **HillsWatch Facebook** page, email [hillsamenitysociety@gmail.com](mailto:hillsamenitysociety@gmail.com) or contact Cllr Pond direct by emailing [cllrccp@outlook.com](mailto:cllrccp@outlook.com).

## Oriolet Hospital Blue plaque

A blue plaque has been unveiled at 91 Staples Road to commemorate the Oriolet Hospital, the ward block of which stood on the site. Its director, Josiah Oldfield, was an acknowledged friend of Gandhi.

According to *Lost Hospitals of London*, ([ezitis.myzen.co.uk/oriolet.html](http://ezitis.myzen.co.uk/oriolet.html)) the Oriolet Hospital and Convalescent Home opened in 1895, endowed by the prominent vegetarian, Arnold Hills (1857-1927), to treat sick vegetarians. The barrister Dr Josiah Oldfield (1863-1953), an Oxford graduate in law and theology who qualified medically in 1897, who had adopted vegetarianism while a student, was made Warden.

The two-acre site, which included what is now York Crescent, was fenced and residents only allowed to leave on special occasions with written permission. Patients money had to be deposited with the Sister-in-Charge. No patient was allowed to grumble!

According to the article the hospital operated from 1895-1903, Oldfield resigning in to start his own hospital when the Salvation Army took it over for treatment of TB patients with "fresh air, pure food and water". The hospital became a home for girls in 1908, York House Hotel in 1922, demolished in 1930 - only the tea garden remaining as part of what is now Quindici.



## Planning

### Bang goes old Woodbury?

Not if the Town Council can help it!

**From Page One:** The owners of Woodbury, situated on the crest of the York Hill Conservation Area and an important locally listed Arts and Crafts house, have applied to knock the building down and erect a new dwelling on the same site but in the style of the existing one.

Permission has already been granted for some alterations to the existing house, demolition of outhouses and the existing garage and a large extension and new garage on the eastern flank. Work clearing the site started in the summer and then stopped, leaving an unsightly building site. The application to demolish the house followed.

Loughton Town Council has opposed the latest plan, stating that complete demolition "cannot maintain the authenticity of the building in the conservation area; supported comments of landscaping officers on the adverse impact on trees, the impact on neighbours of such a major development and lack of clarity of documentation. This is the latest in a long history of planning applications for the site which have included plans 40 years ago to pull down the building and erect four houses with garages and more recently to build a second dwelling on the eastern side and a linked extension to the west.

### Lots of banging at Bachelor's Hall and Kings Cottage

Major refurbishment is taking place of two Hills landmarks, Bachelors Hall in York Hill and King's Cottage in King's Hill, both houses with fascinating stories to tell. Councillor Stephen Pewsey has pointed out that the demolition of the garage at Bachelor's Hall has revealed the date 1874 picked out in the brickwork of the adjoining cottages.

"These were created out of the old animal-skin factory opened in that year, but closing soon after".

The work at Bachelor's Hall includes the demolition of a previous garage and replace by what is marked on the plans submitted as a utility room. Work on Kings Cottage is for improvements to three windows. Both applications have Council approval.



Bachelor's Hall, York Hill, where major work is taking place





11 Forest Way

Pictures: Peter Wynn

# Hills 2018 Best Front Garden

This year's winner of the Hills Amenity Society shield for the best front garden Mr Bill Jamison of 11 Forest Way, the narrow road leading up from York Hill to the forest (top). In the opinion of the judging panel this was an outstanding example of care and attention. "Chelsea Flower Show standard," said one. The shield will be presented Bill Jamison at the Hills Lunch on **Sunday 4 November 12.30-2.30**. Other shortlisted entries, pictured clockwise from top left: Gardeners Arms, York Hill; 6 Wallers Hoppet; Ingleside Cottage, 87 York Hill; 1 Kings Green; 31 Staples Road; 11 Wallers Hoppet; Congratulations to all in the Hills who take pride in keeping their front gardens looking neat, tidy and often very attractive: front gardens in the Hills are a key feature of the three conservation areas and this annual competition has existed for nearly 50 years to encourage us all to keep front gardens looking good....and well done the winner.

Gardeners Arms, York Hill



11 Wallers Hoppet



Ingleside Cottage, 87 York Hill



31 Staples Road



1 Kings Green



## Butchers

**Bosworths Family Butchers,**  
Church Hill, Loughton

"Excellent service. Outstanding service." Yell.com 020 8508

## 4498 Convenience Store

**Church Hill Convenience Store** 020 8508 8487 Electrical Contractor

**H&H Electrical, York Hill/Queens Road:** Electrical contractors and electricians. 0208 502 3578

## Funeral Directors

**Daniel Robinson and Sons:**  
Church Hill: funeral-offices/ loughton  
020 8508 1008

**Warriner and Son, Church Hill:** Dignity funeral directors in for over 200 years.  
020 3582 0772

## Professional/finance

**David Soper and Co. York Hill:** Financial Advice 0208 508

## Hills Sponsors

### Estate Agency

**Woodbury Homes estate agency:** one of Loughton's leading agents  
[www.woodburyhomes.co.uk](http://www.woodburyhomes.co.uk)  
/020 8508 2030

### Office Solutions

**OMM Complete Office Solutions** stationery, signage, print.  
[www.omm.co.uk](http://www.omm.co.uk)  
020 7515 9595

3800

### Opticians

**Scher & Ward Opticians,** High Road [www.seeability.org/scher-ward-opticians-loughton](http://www.seeability.org/scher-ward-opticians-loughton)  
02085 085 852

# Support local businesses

Businesses listed on this page are in or about the Hills Conservation Areas. Contact Advertising at [hillsamenitysociety@gmail.com](mailto:hillsamenitysociety@gmail.com)

## Florist

**The Florist, Church Hill, Loughton**  
"Luxurious range of flowers and accessories."

[www.thefloristloughton.co.uk](http://www.thefloristloughton.co.uk) 020 8502 2609

## Health and well-being

**A balanced Life Studio, York Hill.** "If you want to enhance your wellbeing then we would love to help." 07950 487 005 <http://www.abalancedlife.co.uk/>  
**By Georgina, Church Hill.** Hair & beauty salon and make-up academy. [www.bygeorgina.co.uk](http://www.bygeorgina.co.uk)  
0203 730 4012

**Dr Leah Cosmetic Skin Clinic, York Hill** founded and co-owned by The Apprentice winner Dr Leah Totton and Lord Alan Sugar, Dr Leah Cosmetic Skin Clinics strive to be the UK's most innovative and trusted cosmetic clinics. [www.drleah.co.uk](http://www.drleah.co.uk)

**Kings Green Dental Surgery, Kings Green:** Diagnostic and screening procedures, Surgical procedures, Treatment of disease, disorder or injury 020 8508 6687  
**Krystalized Hair Salon, Church Hill**

Facebook: @krystalizedhairsalon  
Instagram and Twitter: @krystalizedhair

## Kitchen design

**Mulberry Interiors** are a specialist kitchen design and installation company based on Church Hill, Loughton and covering the surrounding areas. "We pride ourselves on providing a truly quality service". 0208 508 1294 [mulberryint@btconnect.com](mailto:mulberryint@btconnect.com)

## Places to eat

**Foresters Arms, Baldwins Hill**  
"I regularly go to this pub as they are happy for dogs to come as well. The food is always good and the staff are always pleasant and helpful." 020 8502 5087

## Hills Sponsor

**Gardeners Arms, York Hill:**  
"A great visit to a terrific little pub set up off the main high street away from all the bustle with great views and some great home cooked food - a definite must try".  
020 8508 1655

**Olive Tree, High Road, Loughton:** (Trip Adviser 5\*)  
"My dad and I come for lunch here every single Saturday, for the last two months. The waiters are so friendly, the owner always about and welcoming. 020 8502 3332

**Turquoise Grill and Bar, High Road, Kings Green:** (Trip Adviser 4.5)

"We will definitely be coming back!" 020 8926 0002

**Quindici, York Hill:** (Trip Adviser 4.5 stars)

"A great evening entertaining close friends and we all had such a lovely time."  
020 8508 9655

**Zizzi - Loughton, York Hill:** (4 star Open Table)

"We use Zizzi in Loughton a lot and always have a good night and food always good." Tel: 02084149489

## Planning applications

**1 Stony Path:** Two storey side and rear extension. Registered 12 September

**Kings Cottage, Kings Hill:** Detailed application for materials approval for previously approved alterations to windows.

**22 Stony Path:** Permission granted for extension of garage beyond the front elevation

**Woodberrie Kings Hill:** Permissions sought for to demolish existing house; erect replacement dwelling, garage, swimming pool with outbuildings, parking, landscaping and associated development including plant room, shower/

toilet/changing room, hard surfaced areas and landscaping  
**30 Baldwins Hill:** Permission granted for two storey side and rear extensions plus alterations to front facade

**73A Queens Road:** Permission granted for conversion of existing integral garage, internal ground floor reconfigurations, front fenestration changes, single storey rear extension.

**107 York Hill:** Permission granted for planning and grade II listed building consent to create single storey rear and side extension to provide utility and WC. New patio area to rear with retaining walls supporting the high-level garden, with new steps to the higher level. Minor internal alterations

including new internal opening, removal internal kitchen wall.  
**49 Baldwins Hill:** Prior notification ruled not required for demolition of wooden outbuilding to rear.

**117 Queens Road:** Rear single storey extension granted.

**117-119 York Hill.** Approval of details reserved by condition 2 'external finishes' on planning application EPF/0725/16 for alterations and extensions to existing outbuilding to enlarge garage and form a swimming pool and enclosure with glazed link to rear conservatory).

**Applications for tree work:** Loughton Lodge, Steeds Way; 28 Stony Path; 48 Baldwins Hill; 3 Birch House Potters Close; 6 Baldwins Hill.

## Property for sale



**Shaftesbury:** Four bedroom link-detached house £462,000 (over sixties only) or £700,000



**Pump Hill:** 5 Bedroom detached £975,000



**Baldwins Hill:** Four bed detached backing forest £1.4m

**Baldwins Hill:** Three bedroom semi backing forest. £478k (linked) or £725,000



**Wroths Path** - Two bedroom semi-detached £495,000 (Left)

**Potters Close, York Hill:** Four, three reception detached in select close £1.3m (right)



**Baldwins Hill:** Two bedroom end of terrace Grade 2 listed cottage. £575k (below)



in association with

**WOODBURY HOMES**



# Welcome Turquoise Grill x Bar

Hospitality corner

Turquoise Grill xBar is a stylish addition to the Hills eating scene, replacing Loch Fyne a few yards from Kings Green at the bottom of York Hill. In addition to enhancing the street scene the new arrival helps to make our end of Loughton a destination for eating out (See Page 9 for a selection of what is on offer).



## ..and still a warm welcome at the local inns

As the appetite for eating out attracts increasing

diversity let's celebrate the two pubs which have stuck to their last providing all day service with good beer, good hot and cold food and a warm welcome. Raise at glass (or two if you are walking) to Gardeners Arms at the top of York Hill (left above) and Foresters Arms (right) on Baldwins Hill.



## Recent Property sales

**97 Queens Road 3**  
Bed,  
Detached  
freehold.  
Sold July  
2018 £650k



**30 Baldwins Hill,** semi-detached, two bedrooms, freehold. Sold June 2018 £470k. (Right)



**1 Forest Way** semi-detached freehold four bedrooms. Sold May 2018 £847k

**Kings Cottage, Kings Hill** detached, freehold four bedrooms sold May 2018 £735k.



**1a Baldwins Hill,** detached freehold, five beds. Sold June 2018 £1.05m (Below)



**28 Shaftesbury,** terraced freehold, two bedrooms sold May 2018 £520k



**4 Pump Hill,** semi-detached, freehold three bedrooms sold June 2018 £700k

**48 Baldwins Hill,** six bedrooms, detached, freehold, sold March 2018 £2.3m (Below)



## Comment

## Good news!

Good news at last (we hope) with the Hills Amenity Society's long running campaign for speed calming measures in the conservation areas. A council officer wants our views after having a look round, thanks to the efforts of Councillor Mr and Mrs Pond. At the same time, the wheelie bin stickers are being distributed to those who have asked for them...and we hope many more will, if only to keep the issue visible as officialdom ponders. And good news too on crime. After a summer of problems with drug takers and our area becoming a destination for undesirable from "away", local police have at last started taking notice and hey presto crime diminished. Welcome to and well done the new Neighbourhood Watch scheme for Baldwins Hill started by Lucy at Foresters Arms and may be more road schemes will follow. HillsWatch would welcome more street schemes as a way of galvanising resident action.

## HILLS COMMITTEE

**Stephen Cohen** (Chairman)

stephenmcohen@hotmail.com 07968720804

**Wendy Fisher**

wendlesfisher@hotmail.com 020 8508 2096

**Lisa Godsalve**

parisinspring102000@yahoo.co.uk 07958 369124

## Please Support our work for the Hills

Hills Amenity Society has been working since 1972 to preserve, protect, develop and improve features of both historic and public interest and to promote higher standards of planning and design in keeping with existing amenities and the rural character of the three Loughton conservation areas of York Hill, Staples Road and Baldwins Hill.

The Society organises social events such as occasional picnics, autumn lunch and an open meeting and AGM in the Spring. It awards a prize for the best kept front garden, monitors planning and has carried out detailed appraisals of the area adapted and now adopted by the District Council.

New members are always welcome.

**Membership of Hills Amenity Society costs just £5 per household a year payable to Hills Amenity Society and may be sent sent to The Treasurer, Woodpeckers, 37 Woodbury Hill.**

Let us have your news, views and comments on the **HillsWatch** Facebook Page which links to Epping Forest NHW Notices

**Brenda Harris** (Planning)

hillsamenitysociety@gmail.com

**Ian Locks** (Newsletter/Character Appraisals)

hillsamenitysociety@gmail.com 020 8502 3998

**Peter Wynn** (Hon.Treasurer)

p.wynn37@btinternet.com



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