



# The Hills Amenity Society

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

## Who we are and what we do....

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 an annual picnic, autumn lunch and open meeting and AGM in the Spring. It awards a prize for the best kept garden, monitors planning and has been responsible for carrying out detailed appraisals of the area which have been adapted and now adopted by the local council.

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## Glass bridges and conservation planning

RECENT PLANNING applications suggest that "contemporary is good" - and not only good but actually better than seeking to match or blend in with original style. Despite considerable local opposition, Essex County Council has given itself



permission to develop a contemporary extension over part of the playground area to accommodate the half form growth agreed for the school. The proposal tabled in October states: "The appearance of the building is proposed to be of contemporary design; simple in form and detail, which contrasts to the Victorian decorative arts and crafts style detail of the adjacent buildings."

The new building will be linked to the Victorian original via a glass bridge. Apparently in architectural terms that makes everything okay. A similar solution is planned for Woodberrie, the locally listed Arts and Crafts house which stands on a prominent site on Woodbury Hill. Although the plans are still under discussion the original proposal, pictured in our last edition, gives the general idea. The architects state that, after detailed consultation with the local conservation planners and as they have successfully done elsewhere, they are proposing a new contemporary extension "showcasing the architecture of today" with the two styles separated by a glass link. They quote a memo from conservation officer Maria Kitts: "there are buildings in the area that are of a contemporary nature. We therefore feel that this approach is correct." Ms. Kitts has not responded to our inquiries. So the moral appears to be that if you want to expand - have a glass bridge.



Pictured left: an artist's impression for an extension on Woodberrie (since amended). Top: a view of Staples Road School

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In the Hills—for the Hills

## Hills Amenity Society charged with designing signs for Conservation Area

THE HILLS AMENITY SOCIETY's long term wish for signs showing the start of the Conservation Area is enshrined in three documents published by Epping Forest District Council during the summer.

The responsibility for designing the signs is laid firmly at the door of the Society, as we requested in the draft documents.

The Appraisal Working Party suggested signs at the main entry points to the Hills coupled with a general speed restriction of 20mph, a proposal generally well received and supported by residents.

Comments received are on our website.

Road signs might be amended to include recognition of the conservation area as in Wanstead



(see picture).

The working group also agreed it would be good to include a warning to lorries. The Hills Committee would like to hear from you if you would like to design a sign along the lines of the illustration below:

### Hills Conservation Area



No through route for heavy lorries



### All three appraisals now adopted

ALL THREE CHARACTER APPRAISALS prepared and developed in draft by the Hills Amenity Society have now been adapted for adoption by Epping Forest District Council, the first two in April and the third, Baldwins Hill, in June.

The appraisals, which can be found on the Council's website or are available in hard copy form from the Council offices, define the character of the three areas and outline management plans for the area.

The management plan for Staples Road states:

## CONSERVATION AREA MANAGEMENT PLAN

General management objectives to preserve and enhance the conservation area

1. Ensure that any new development is to a high standard and is sympathetic to the character and appearance of the conservation area in terms of scale, massing, style and materials.
2. Discourage the use of unsympathetic modern materials such as uPVC, untreated aluminium and concrete roof tiles.
3. Ensure that the clean and tidy environment expected in a conservation area is maintained.

Short term objectives for enhancement

4. Discuss with local community groups how we can inform new residents and businesses that their properties are in a conservation area and the responsibility that this entails.

5. Carry out an audit of street furniture with particular reference to repair or replacing where necessary.

Medium term objectives for enhancement

6. Evaluate the visual impact and necessity of signage in the conservation area with a view to removing any unnecessary signs and replacing those necessary ones with more sympathetic alternatives.

And for Baldwins Hill only:

- Assess the current conservation area boundary and see if alterations need to be made

## Yellow lines for York Hill and Staples Road

DURING NORTH EAST Parking Partnership's (NEPP) consultation on Residents' Parking in 2013 the majority of Hills residents fed back that they didn't think Residents' Parking would solve the issues. Instead you suggested a number of changes to parking restrictions in key areas.

In response to this feedback NEPP have given notice for the changes to parking restrictions listed below. NEPP are currently fielding comments and objections. Comments or queries can be directed to TRO Comments, North Essex Parking Partnership, PO Box 5575, Colchester, CO1 9LT or by e-mail to [parking@colchester.gov.uk](mailto:parking@colchester.gov.uk)

1. To revoke 'Mon-Sat 9.30am-6.30pm' and replace with 'No waiting at any time' (double yellow lines) restrictions on the following lengths of roads:

Road	Description
York Crescent-Loughton	Both sides from the junction with York Hill for a distance of 16.0 metres in a south easterly direction
York Hill-Loughton	West side from the junction with York Crescent for a distance of 59.0 metres in a south easterly direction to the junction with Kings Green
Kings Green-Loughton	South west side for a distance of 9.0 metres from the junction with York Hill in a southerly direction

2. To introduce 'No Waiting At Any Time' (double yellow lines) restrictions on the following lengths of road:

Road	Description
York Hill-Loughton	West side from the junction with York Crescent for a distance of 30.0 metres in a north westerly direction
Forest Way-Loughton	Southwest side 7.2 metres from the junction with York Hill for a distance of 7.7 metres in a north westerly direction North east side 2.8 metres from the junction with York Hill for a distance of 6.9 metres in a north westerly direction
Pump Hill-Loughton	South west side 12.0 metres north west from the junction with Queens Road South west side 8.5 metres south east from the junction with Queens Road
Queens Road-Loughton	North west side 14.0 metres from the junction with Pump Hill in a south westerly direction South east side 8.5 metres from the junction with Pump Hill in a south westerly direction
Staples Road-Loughton	North side 253.5 metres from the junction with York Hill for a distance of 211.0 metres in a south westerly direction, then 10 metres in a north westerly direction, then 4.5 metres in a south westerly direction, then 20.5 metres in a southerly direction, then 3.3 metres in an easterly direction, then 14.0 metres in north easterly direction (to include the turning hammerhead)- 263.3 metres in total

3. To introduce 'Goods vehicle loading only Mon-Fri 8am-4pm' on the following length of road

Road	Description
Staples Road-Loughton	North side 174.0 metres from the junction with York Hill for a distance of 14.5 metres in a westerly direction

A copy of the proposed Orders with plans showing the specified lengths of roads, a Statement of Reasons for proposing to make the Orders and a copy of the Order to be amended may be inspected during normal office hours at Essex Highways, County Hall, Chelmsford, CM1 1QH, Epping Forest District Council, Civic Offices, High Street, Epping, Essex CM16 4BZ or at [www.parkingpartnership.org](http://www.parkingpartnership.org)

# Plans for 10-home development abutting allotments

Epping Forest District Council has received an application to develop **Trevelyan House** and its adjoining buildings into a mini estate of 10 homes on the site which abuts the Potato Field allotments. At its meeting the Hills Amenity Society expressed concern that access to the site might be sought via Church Hill and Monkchester Close, a route which would almost certainly impinge on allotment land. The development would also create a "development bridge" between Baldwins Hill via Stony Path and the almshouses.

**Gable Lodge, 108 Church Hill.** The council decided that no prior approval was required to demolish the building prior to building of 11 units with common areas for elderly residents. **Woodberrie, Woodbury Hill.** Plans to demolish an existing garage and erect a two storey extension to an existing dwelling house were still under consideration. **61 Queens Road.** Single storey rear extension, former conservatory removed. REGISTERED 04-12-2014 **42 Baldwins Hill.** Addition of first floor to northwestern side of

building to accommodate bedroom with walk-in closet, en-suite and rear balcony. Ground floor side extension to northwestern side of building to enlarge study. Single storey side extension to southeastern side of building to enlarge utility room. REGISTERED 27-11-2014 **3A Baldwins Hill.** Permission granted for removal of existing single storey side extension and erection of part one and part two storey side extension with rear first floor Juliet style balcony, formation of bay window at front of existing house,

and alterations to elevations. **12-18 Pump Hill.** Permission granted for addition of side garage to previously approved dwelling. **81 York Hill.** Permission refused for proposed loft conversion with rear dormer window with Juliete balcony. **1A Baldwins Hill.** Permission granted for first floor rear extension. **50 York Hill.** Permission granted for proposed demolition of existing single storey front garage and utility room, erection of single storey replacement front

## Some of property for sale on the Hills in association with



**Baldwins Hill:** Three bedroom Swiss character cottage £700,000



**Baldwins Hill. 4** bedroom detached on market for £785,000



**Queens Road:** Four bedroom detached period house £800,000.



**Staples Road:** Two bedroom, end of Terrace. £400,000



**York Hill.** Two bedroom end of terrace cottage for sale by tender closing date 26 January 2015.

## Some of the property sold



**Queens Road:** (Woodbury Homes) First floor split-level flat on market at £450,000 Sold STC



**Queens Road:** (Woodbury Homes) First floor split-level flat £355,000. SOLD STC



**19 Baldwins Hill** 3 bedroom semi £575,000



**87 Staples Road.** Detached 3 bedroom £440,000



**97 Staples Road.** Three bedroom detached sold for £485,000



**Wroths Path.** three bed Victorian Cottage (Woodbury Homes) £425,000



**35 Baldwins Hill.** Terraced freehold sold for £524,300



**93 York Hill.** Two bedroom semi sold for £540,000



## York Hill still target for giant lorries

AS WE WERE putting this newsletter together the boundary wall of the end terrace cottage near the entrance to Kings Hill was being repaired having been demolished for the second time in just a few months. And the culprit: a giant lorry, AGAIN.

The previous occasion saw the owner running up the road in his pyjamas to catch the offending vehicle. The second time (pictured) in November the offender was caught on a private Cctv camera: the outline of the truck can be made out at the top of the

picture. The damaged wall is pictured below. Hills Committee continues to press for action to deter these massive intruders with faulty satnavs. The house is now for sale (see Property for Sale) and we offer our condolences to the owner and thanks to Alison Trauttmansdorff for the pictures. FOLLOWING a well-publicised incident in November do keep vigilant. Crime reports are listed at at <http://eppingforestnhw.vpweb.co.uk/burglary-hotspots>



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

**Valentine's Night**



**Saturday 14 February**

Enjoy a 3-course dinner for  
**£24.90**

Along with Jayne Bullen Jackson  
singing romantic melodies live  
from 7.30pm

**Lunch served daily**

Mon-Fri 12-3  
Sat 12-3.30  
Sun 12-4

**Takeaway Sunday Roast Lunch**  
Just bring along your plates

**Afternoon Tea**

Every day 2-5pm  
Homemade organic scones with cakes made to order  
From £3.90

Thank you for clearing up

up after

your dog!



### Report anti-social behaviour

Report all speeding and anti-social behaviour: 71110@essex.pnn.police.uk with copy to

david.linnell@loughtonresidents.co.ukk

### Help wanted

Please let the Committee know if you would be interested in becoming a Neighbourhood Watch Street Coordinator.

### Neighbourhood policing contact

Our Neighbourhood Police Constable at Loughton Police station is PC Sue Horswill whose contact details are:

Email: sue.horswill@essex.pnn.police.uk

Telephone: 101 ext 313415

Mobile: 07968354021

### Parking problems—what can you do?

9am - 5pm: If you notice an issue within call the parking authority directly on 01206 282 316. 5pm onwards: report this to the non-emergency police number on 101.

### Comment

## Calling all residents: The Hills need you!

DO YOU HAVE a great idea for the Hills you'd like help with? Are you a budding journalist or have a great story to tell? Want to start a campaign on a local matter or help represent your fellow residents on burning issues? Do you have skills and experience you want to share or would you just like to lend a hand? You could help us judge our annual garden competition or help organise our annual picnic. Want to be on the committee and give your views? Or just do your bit to help keep the Hills a great place to live? If you've got an idea or would like to volunteer get in touch! Email [stephenmcohen@hotmail.com](mailto:stephenmcohen@hotmail.com)

CONGRATULATIONS to Rosie Partridge and Sebastian Perri from Loughton Potato Ground, reported in Loughton Life as winners of the Best Allotment in Loughton 2014.



THE HILLS and the Society feature prominently in the December 2014 edition of Essex Life.

### HILLS COMMITTEE

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## Hills Plaque to be funded by Essex County Council

IN DECEMBER Essex County Council announced they will fund improvements and maintenance work to York Hill Green. This includes the placement of a commemorative plaque on the Green to celebrate its special views over London as well as the 40<sup>th</sup> anniversary of the Hills Amenity Society.

Other work on the Green will include much needed maintenance of the wooden posts, repositioning and replacement of the yellow grit bin with one in Victorian style, and restyling of road signage to be more in keeping with the conservation area.

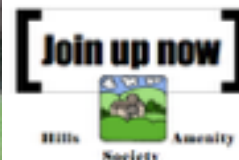
Loughton Town Council successfully applied for the funding after over a year's collaboration with the Hills Amenity Society and the City of London, who own the land. The Plaque will depict the view from the Green, illustrated by local artist Daniel Wallis and installed by Loughton Town Council.

The work is expected to be carried out in the spring with an unveiling ceremony to follow. We will keep you updated, so watch this space! Maybe another excuse for a celebration on the Green?

LOUGHTON RESIDENTS ASSOCIATION report that Cllr Chris Pond is on the case of the "heave" which has buckled a length of Staples Road.

## Support our work for the Hills: just £4 a year

Membership of The Hills Amenity Society costs just £4 per household a year payable to The Treasurer, Woodpeckers, 37 Woodbury Hill, Loughton. New members always welcome. We are all volunteers!



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