



Hills Amenity Society

Working for the York Hill, Staples Road and Baldwins Hill areas

Newsletter

www.hillsamenitysociety.co.uk

Email: hills.amenity@gmail.com

Autumn-Winter 2010

**£5
off lunch for two
at
The Gardeners
Arms
with this
Newsletter
See Page 2**

Get involved

We are always looking for volunteers as newsletter deliverers, Neighbourhood Watch street co-ordinators and to serve on the Hills Committee. Contact hills.amenity@gmail.com

And more inside...

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Make your views known

The three Hills appraisals are available to view at http://www.eppingforestdc.gov.uk/Library/files/planning/Conservation/CA_Appraisals or at the Planning Reception, Council Offices, High Street, Epping.

Hills turn out in force for meeting

Some 50 residents attended the open meeting on 23 September to hear Epping Forest Council conservation officer Elizabeth Haines and colleagues unveil the council's interpretation of the appraisals prepared by the Hills Amenity Society.

While the council's appraisals faithfully reproduce most of the work prepared over 18 months by the Hills volunteer task force they do not include most of our key proposals. Help us achieve real change and make your views known to vjames@eppingforestdc.gov.uk or take the link to the council's website in the panel above. You can also see the proposals at the Council Offices in Epping.

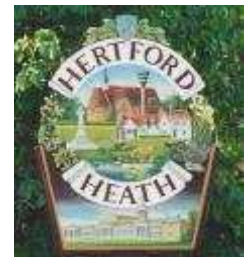
Key proposals by the Hills Appraisal task force and omitted by the council include a 20mph speed limit throughout conservation areas; attractive conservation area signs, incorporating 20mph speed limit, weight and length restrictions, at road entrances to the Hills; protection of fences and hedges and restrictions on materials such as pvc doors, windows and weatherboarding on road frontages to extended to all three areas and conservation areas to be joined up and extended to include Stony Path almshouses and the adjoining allotments.

How and where to make your case: See Page 5

Design a sign for entrance to Hills

Could you design a sign for the entrances to the Hills Conservation Areas like the one below for Hertford Heath?

One of the main proposals by the Hills Appraisal task force is to advertise the existence of the Conservation Area. Many visitors as well as new resi-



dents say they are unaware that they are in a conservation area. Small wonder, then that they visit or join the community without realising the importance of abiding by the terms of conservation area status. The task force also proposes a 20mph speed limit throughout the area together with speed and width restrictions to protect pedestrians on pathless roads, hedges and the roads themselves.

Signs at the main road entrances would promote the existence of the conservation areas as well as calming speeds and highlighting weight and width restrictions.

Please contact The Editor, Hills Newsletter, at hills.amenity@gmail.com



Neighbourhood Watch



Bogus caller alert: stay vigilant and report concerns

The Neighbourhood Watch team has been warned by the local police of reports of three men calling on households, claiming to be from the Water Board. In one case the callers managed to steal a sum of cash from inside the

elderly owner's house. It appears that these men, who **DO NOT** work for any Utility company, are targeting older residents to call upon, presumably in the hope that they will be more likely to be granted entry to the property.

Please put the Neighbourhood Watch principles into action and keep an eye on your neighbours' homes, gardens and cars and make others aware of the recent activities. If you see any suspicious characters or behaviour in the Hills area,

please contact Loughton Police on the usual number: 01279 641212.

We are very fortunate to have low crime rates in our area and the Hills Amenity Society very much wants this to continue. Do let any member of the Committee know of any concerns you may have about security in the area.

We are pleased that Parag Shah will be taking over as the new Hills Watch Co-ordinator with effect from November.

Contact him at

Hills.Amenity@gmail.com.

Neighbourhood Watch signs for the Hills Area



Hills Watch has submitted an application to the Safer Communities Partnership to have Neighbourhood Watch street signs erected in each street in the Conservation area. This will not only make our scheme more visible and official, but may help to reduce home insurance bills. However no action will be taken until a decision is taken on new Conservation Area signage.

Get involved – be a coordinator

If you would like to help keep your road safe please contact The Hills Watch Co-ordinator at hills.amenity@gmail.com or any member of the Committee. The work is not arduous. Just keep your ears and eyes open and report anything of concern—and encourage our neighbours to do the same.

Neighbourhood Police

- PC Jon Hounslow 07968 354 021
 - PC Tom Hardingham (Wildlife Crime Officer) 0300 333 4444 (ext.28835)
 - Essex Police (routine) 0300 333 4444
 - Loughton Police direct 01279 641212
Non emergency issues in the Loughton area - 0300 333 4444
Wildlife Crime Officer : PC Tom Hardingham - 0300 333 4444 (ext. 28835)
Emergency issues: Dial 999

Gardeners Arms

York Hill, Loughton Tel: 020 8508 1655

The Gardeners Arms offers the exceptional character of a traditional Old English pub. Situated in the heart of the conservation area in Loughton it occupies one of the most elevated positions in the area with far reaching views of Canary Wharf and on to London and beyond. You will not be disappointed when you visit us for one of our excellent home cooked dishes along with Real Ales or fine wines.



NOVEMBER

Fri 5th Sparklers on the Terrace—Plus bangers and mash or beef stew and dumplings. 6-9pm

Sat 20th Astrid & Jason singing live—8pm. **FREE BUFFET**

- > Lunch served Mon-Fri 12-2.30pm
Sat 12-3.00pm
- > Dinner served every Wednesday 6-9pm
- > Traditional Sunday Lunch served first Sunday in Month



Function Room available to hire for all occasions
FREE for Christmas functions 1st—23rd December 10 to 80 people

Christmas 2010—three courses just £18.90

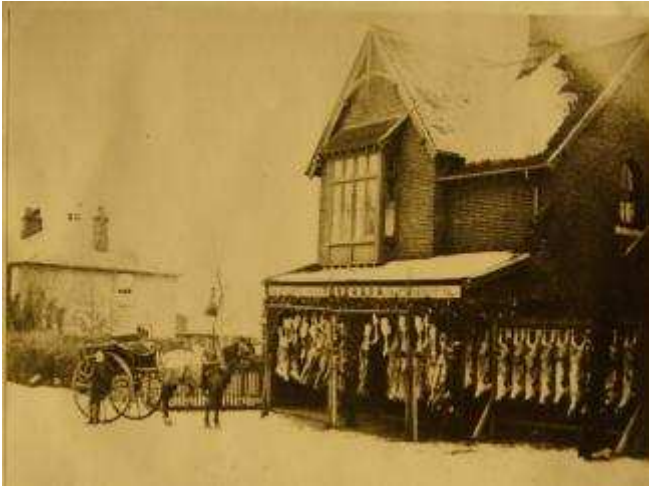
Festive Lunch Menu starts 1 December

Soup—Breaded butterfly prawns, chilli dip—Chicken Liver Paté with winter chutney

Free Range Roasted Turkey, organic chipolatas, stuffing, fresh cranberry sauce—Slowly roasted Belly of Pork with apple sauce—Roasted Gammon with a whiskey and orange sauce—Soz Rib Eye Steak, peppercorn sauce (£5 supplement) - Savoury Pancakes stuffed with spinach and cheese
All dishes served with potatoes roasted in goose fat and seasonal vegetables

Christmas pudding with brandy sauce—Syrup sponge pudding with custard—Organic fruit crumble with custard—Crème Brulée

Hills planning issues



Fears for Bosworth's after 125 years

Concerns have been raised over the posting of a “to let” sign over one of the conservation area’s most iconic buildings and businesses, Bosworth’s the Butchers, which has been trading since 1886.

As Councillor Chris Pond told the HAS: “The lease of the longest established shop in Loughton, with a delightful Edwardian butcher’s shop interior, is up for sale. It is in the York Hill Conservation Area and on

Wheatsheaf responds to residents’ concerns

The Wheatsheaf’s new landlord is reacting sympathetically to concerns expressed at the District Council’s appraisal meeting by local residents about recent unauthorised development of the outside area. The large tv screen set up on the new open decking area has been removed and discussions are taking place following refusal of retrospective planning permission. The HAS committee welcomes these developments but regrets this as yet another example of new owners being unaware or not understanding rules applying in the conservation areas.



the Local List. “Its future will be a matter of concern. I would not like to see it gutted, as in the similar butcher’s shop in Woodford Green in 2008.” Bosworth’s is continuing to trade under its current owners until the lease is sold.

Right: shop now to let



Boundaries have big impact on area



Boundary changes at two properties in the conservation areas—1 Forest Way and 40 Baldwins Hill—have raised the perennial issue of the impact changes to boundary hedges, fences and walls can have on the street scene in the conservation area.

The Hills Amenity Society guideline is: “The test for all conservation area development is whether it enhances—or detracts from—the aesthetics of the area. Our advice is Aalways refer to the Epping Forest District Council



conservation area officers before making any changes to road frontages.”

Phone the District Council. On 01992 564068 or email contactLB@eppingforestdc.gov.uk

Above left: new fence in front of locally listed Swiss Cottage on Baldwins Hill. Right: new wall at 1 Forest Way at the junction of York Hill. The District Council tells us has been in discussion with the owners in both cases.

Have your say on Hills' future

Below are the Council's consultation questions with suggested responses from the Hills' own appraisals. Submissions deadline is 20 November

Submit feedback online at

www.eppingforestdc.gov.uk/consultation/loughton_conservation.asp

Phone 01992 /4068 or email contactLB@eppingforestdc.gov.uk

Q1 Ensure new development is high standard and sympathetic to character and appearance of conservation area in terms of scale, massing, style and materials

Consistent and rigorous control of planning applications to ensure new development meets planning criteria and question: does this proposed development enhance the con-

servation area? is always asked.

Q2 Discourage use of unsympathetic modern materials such as uPVC, untreated aluminium and concrete roof tiles

Protection of fences and hedges and restrictions on materials such as pvc for doors, windows and weather-boarding on road frontages through extension of the Article Four Direc-

tion to all three areas.

Q3 Ensure that the clean and tidy environment expected in a conservation area is maintained
Review frequency of grass cutting on greens, emptying of litter bins and maintenance of trees/hedges
Q4 Discuss with local community groups how new residents and businesses can be informed that their properties are in a conservation area and the responsibility entailed.

Attractive conservation area signs, incorporating 20mph speed limit, weight and length restrictions, at road entrances to the Hills, to act as powerful and permanent reminder of the conservation areas.

EFDC to work with Hills Amenity Society regular newsletter to enforce key messages

Q5 Carry out audit of repair needs for street furniture
Signs, street furniture and road markings should be brought up to conservation area standards.

Q6 Assess the current conservation area boundary and see if any alterations need to be made

The three Conservation areas should be joined up and extended to include the almshouses at the bottom of Stony Path and the adjacent allotments

Q7 Evaluate visual impact and necessity of signage with a view to removing unnecessary signs and replacing necessary ones.

Attractive conservation area signs, incorporating 20mph speed limit, weight and length restrictions, at road entrances to the Hills will obviate the need for many other signs.

Q8 Any other comments:
Major concerns such as haphazard parking (eg Kings Green and Baldwins Hill "narrows"); excessive speed on roads without foot-paths; over-weight and over-wide vehicles should be picked up in the Council version.

Unique view in our lifetimes



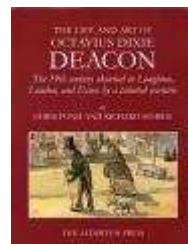
Residents, businesses and their customers on Kings Green and the bottom of Church Hill are being treated to a view unique in our lifetime across the cricket field following the demolition of the building best known in our times as the Montessori Nursery (inset above). According to one of Loughton's older residents, his great-

grandfather also enjoyed the view from his balcony...before they built the now-demolished house.

The eight "boutique" apartments being erected by Higgins will soon close off the view again—but the new buildings may actually look rather better than the old house, we are assured.

Whimsical views of Loughton

A new book by Chris Pond and Richard Morris features watercolours and sketches of Loughton from the 19th Century. In *The Life and Art of Octavius Dixie Deacon* the authors draw on the work of this eccentric advertising agent, publisher, and amateur artist who was born in Bow, and lived in Hackney and Loughton for much of his life. After one of his last descendants died in Surrey a decade ago, albums of watercolours and drawings of places near his homes and further afield, painted by Octavius Deacon, were put up for auction. Presenting a charming, whimsical, and evocative picture of village and London life 120 and more years ago, the book can be purchased through the Loughton Historical Society or at the "Book Shop" in Loughton High Road.



Talking points Time to crackdown on plastic doors?

Dear HAS: I read that there is a crackdown on plastic windows, front gardens concreted over to create private parking spaces and “inappropriate” paintwork across areas of north London. Residents’ rights to make small alterations to the front of their homes, as well as to their front gardens, are to be swept away and instead they will be forced to apply for planning permission for everything from building a porch to painting the façade of their home. The move is strongly backed by English Heritage, which says that “small changes” to doors, windows, roofs and fences can lead to a “slow but irreversible decline” in a historic area. The council is particularly keen to target residents who replace original windows with UPVC, add roof lights, take down original doors, knock down garden walls or iron railings to create parking spaces and paint over brickwork. Surveys carried out found that more than 80 per cent of local residents either agree or strongly agree with the plan, which is also backed by some of the UK’s most influential conservation organisations, including the Ancient Monuments Society. Is it time our District Council did the same in the Hills? **Lisa Goddard, York Hill**

Love the view—shame about chatter!

Dear HAS: My partner and I were delighted to become residents of York Hill in the middle of July. We have enjoyed the combination of peace and tranquillity during the day with the social ‘babble’ emanating from The Gardeners’ Arms at lunch time and in the evenings. The view over East London to Canary Wharf in the distance is a treat which is shared by us and neighbours and locals during the day. The view is also enjoyed by small groups in the evening who on clear nights enjoy sitting and watching the lights over London.

However the view and environment also attracts small teenage groups who congregate on the green outside the cottages once the pub has closed. In the main they have not caused any safety concerns but one common trait is the general disturbance of loud chatter and laughter which is great during the day and evening but beyond midnight can be anti-social, particularly as the groups tend to stay for at least half an hour to an hour and we have to be up early for work.

Martin Margrie, York Hill

Solar panels:

Yes or no?

Dear HAS: I just wanted to write, rather belatedly, about the solar panels article on page 5 in the latest (Spring-Summer) newsletter. From the picture to me they look attractive and quite in keeping and I don’t have any problem with them. I also like the look of wind turbines. I’m all for saving the environment! Keep up the good work with the newsletter; I enjoy receiving and reading it.

Mary Purves, Baldwins Hill

Are cycle signs too large?



Hills Committee believes the cycle signs which have been erected within the Conservation Areas are too big and obtrusive. The view has been expressed to council sources in the hope that smaller signs may be erected. What do you think?

Pump Hill scheme rejected again



Revised plans to those currently at appeal for the erection of a three-bedroom two storey dwelling with walk out basement level to the rear have been rejected by the District Council. The council initially gave permission for a three bedroom house to which Hills committee did not object. The more ambitious plans, now at appeal, are for development across most of the width of the plot and include space for a basement cinema, a snug and pool room and sun room in addition to three bedrooms, one en suite, a dressing room, lounge, dining room and kitchen.

Esso bows to protests

Following pressure by local residents the Esso filling station on Church Hill has been granted a compromise alcohol licence after it backed down over plans to sell drink and hot food 24 hours a day.



As reported in *The Guardian* local newspaper, speaking for Esso at the district council’s licensing meeting, lawyer Roy Light said his client had also dropped plans to sell hot food from 11pm to 5am.

Local people’s concerns over a 24 hour off-licence with a takeaway element had been recognised and “that was not going to happen”, said Mr Light. The 6am to 11pm licence was granted on condition CCTV cameras were well maintained and the store operated a Challenge 25 policy of asking for ID under 25s.

Email your views to hills.amenity@gmail.com or write to The Editor, 2 Potters Close, Loughton, IG10 1JQ

Hills Amenity Society



Working to enhance and protect the Conservation Areas of York Hill, Staples Road and Baldwins Hill

Comment

An initiative started by the Hills Committee in 2008 to document what makes our conservation areas special enters its last lap as the public consultation on the resulting Appraisals published by Epping Forst District Council closes on 20 November.

What the Council's conservation officers unveiled at a public meeting in September follows very closely the work done by the Hills Working Group. Our drafts can be seen on the Hills website.

What the council's version sadly does NOT do is to adopt most of the key recommendations made after 18 months of consultation, publicity through this newsletter, a stall at the Sunday market and a series of open meetings organised by the Hills Committee.

We believe the proposals made by the Hills Committee make good sense and have the support of local people.

Slowing traffic speeds, publicising the fact that we are a conservation area, joining up the three areas and including local almshouses, saving what makes our area special, all make sense. Please make your views known—and we hope you will endorse the task force and Hills Committee proposals on Page 4.

Contact us: [Email: hills.amenity@gmail.com](mailto:hills.amenity@gmail.com)
Or contact any member of the committee

On ponds and planning refusals

Digging out ready for a wet winter?



With the burned out car removed diggers start on dredging the storm relief pond adjacent to Staples Road. The supermarket trolley by the fishing pontoon will hopefully go too...



Is development speeding up?

Perusal of recent planning applications on the Council's website might suggest a revival of interest in development in the Hills.

On Page 5 we report on another rejection to plans for 2-18 Pump Hill. At **5 Baldwin's Hill**, revised plans have been submitted for a two storey side extension.

The council has also refused permission for a two storey rear extension at **1 York Hill**.

The Hills Committee felt plans for a new single storey extension at **42 Church Hill** would be over-development of the site.

The owners of Grade 11

Deerhurst, 50 Baldwin's Hill has applied to remove a side window to rear bay on ground floor and brick up and plaster interior.

Applications for tree work were noted by the committee at 4 Wallers Hoppit, 9 York Hill, 35 York Hill, 61 York Hill, 19 Forest Way, Woodbury House, Woodbury Hill, 92 York Hill, 42 York Hill and 6 Steeds Way.

For Sale at c£370,000

Probably the most appealing houses on the market in the Hills is the Grade 11 listed cottage on School Green, York Hill.

(above) and the terraced cottage in Forest Way (below).



Peter Fisher

Our sympathies and best wishes go to our Chairman, Wendy Fisher, following the death of her husband Peter after a long battle with cancer.

Hills Amenity Society Committee

Wendy Fisher (Chairman) 19 Stony Path, Loughton IG10 1SJ
wendlesfisher@hotmail.com

Brenda Harris, Planning;

Ian Locks, Newsletter, 2 Potters Close, 8502 3998; email: i.locks@btinternet.com

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Parag Shah

Martin Margrie

Martin.Margrie@stroke.org.uk

Membership of the Hills Amenity Society

Membership of The Hills Amenity Society costs just £4 per household a year payable to The Treasurer, 5 Woodbury Hill, Loughton. New members always welcome. We are all volunteers!



Join up now

Hills Amenity Society