



Hills Amenity Society

working for the York Hill, Staples Road and Baldwin's Hill areas

Newsletter

www.hillsamenitysociety.co.uk

[Email: hills.amenity@googlemail.com](mailto:hills.amenity@googlemail.com)

Spring-Summer 2009

Open Forum and agm

Wednesday 13 May

Gardeners Arms
top of York Hill 7.30pm

Councillor Chris Pond
will discuss and illustrate
the history of the area.

Please pay £4
subscription now!

Subscriptions to support
the work of the Hills
Amenity Society are now
due. Please complete the
form distributed with
this newsletter and
return with your cheque
to Juliette Harvey.

And more inside...

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Work to shape future of Hills is taking shape: join us on 13 May

Volunteers have been meeting since September on the Hills Conservation Area Character Appraisal. The project follows others already completed by Epping Forest Council and is being carried out in close co-operation with the Council.

The project identifies and highlights key areas of interest describing why they are special. Opportunities for enhancement are

examined and areas outside the current conservation areas are suggested for inclusion. The project will provide a recognised plan for the area as a basis for shaping future development and conservation.

An update on progress will be given at the Hills AGM on 13 May and residents are encouraged to give their views on the content. **See Pages 4 and 5 for more details or the website:**

www.hillsamenity.com.



Loughton York Hill
Conservation Area
Character Appraisal and
Management Plan
2009



Above: Hills volunteers discuss the "work in progress" Appraisal work at Loughton farmers market on 5 April.

Hills greens are safe

Loughton Town Council is seeking Village Green registration for a number of spaces—none of them in the Hills. But as Epping Forest Verderer Richard Morris told the Appraisal Group at a recent meeting, the Hills Greens are all part of Epping Forest—and safe in

the Corporation of London's hands. One the Town Council would like to register is "Bus Garage Green", opposite Homebase. If you have any information about this green, please contact the Town Council Tel 020 8508 4200.



A different approach to estate agency

252 High Road, Loughton, IG10 1RB-020 8508 3871



Advertisement

Pig roast for St George's Day at The Gardeners on

**Diary dates**

As part of their series of special evenings the 17th Century Gardeners' Arms is celebrating St George's Day on Thursday 23 April with a pig roast.

Diners will have the choice of suckling pig or steak and kidney pudding plus a glass of wine for £11.99 or £9.99.

The Gardeners can justly claim to be one of Loughton's oldest buildings that has remained relevant and vibrant over the intervening centuries. It is deservedly one of the most popular public houses in the area. With special evenings every

Wednesday, Sunday roast lunches proving increasingly popular and a special two course offer for senior citizens on Friday lunchtimes the Gardeners' is increasingly a "destination pub" for local people as well as for those from further afield. Proprietors Pat and Tracy Roberts or one of their friendly staff are ready to ensure a personal welcome and the roaring real fires guarantee that this is a warm retreat whatever the weather.

Call 020 8508 1655 to reserve a table.

Wednesday Night is Special

Mussels and Chips

Curry Night

Fish and Chips Night

Wine or beer included with "Wednesday evening specials"

9 May then First Sunday every month

Traditional roast lunch sittings at 12.30 and 2.30pm. Tables may be reserved

Friday lunch offer for seniors Two courses for £7.90

Tel: 0208 8508 1655

Have a fire prevention check

As those who have experienced fire in their home can testify (and I can) few things are more terrifying.

Have you thought of having a check on the fire safety of your home? Lives are being

saved thanks to the success of firefighters carrying out Home Fire Risk Safety checks according to a recent report.

During a Home Fire Risk Safety Check a firefighter visits a person's home to discuss fire safety and to alert them to the risks of a potential fire.

The report claims that in four years since a £36 million grant to Fire and Rescue Services (FRS) for fire safety, home fire risks safety checks each year have saved 53 lives - a fall of 57 per cent in lives lost through fires.

Also the number of people injured by fire in the home has reduced by 888; and the number of home fires has been reduced by 13,670. See panel for how to book a home visit. VL



To book a home fire risk check visit Loughton Fire Station or book on line through www.fire.gov.uk/Home+safety/

**Graffiti Watch**

Graffiti, fly-tipping and litter are all things which take the gloss off our beautiful conservation areas. Please do your bit by picking litter and reporting offenders. If you see graffiti 'artists' at work, ring 999. If you think you know the perpetrators, contact the Neighbourhood Police Team at Loughton Police Station 01279 625520.

Our Loughton Neighbourhood Police Team are Helen Knightly and Richard Earl who is the Wildlife Crime Officer. Contact through Loughton police station 01279 625520 Ext 23030 or mobile 07968 354021.

Watch co-ordinators wanted

Hills Watch is looking for a lead co-ordinator. If you would like to take on this role—vital but usually not exacting—or to be a co-ordinator for Queens Road, The Summit, Stony Path or Wroths Path, Woodbury Hill and King's Hill, Forest Way please ring Ian Locks on 020 8502 3998 or email i.locks@btinternet.com

Hills Watch coordinators

Acting Key Coordinator and York Hill, Wallers Hoppit and Potters Close: Ian Locks, 2 Potters Close, Loughton IG10 1JQ 020 8502 3998 **York Hill:** Andrew Reid, areid@waltham.ac.uk
Staples Road: Mary Erwin, hillswatch@hotmail.co.uk 0795 154169
Steeds Way: Martyn Soul-Gray, martynsoulgray@hotmail.com 078751 32058
Baldwins Hill (Foresters to Goldings Hill)
Whitakers Way and The Lanterns Grahame Williams, grahamyra@aol.com 020 8508 6204
Baldwins Hill (up to Foresters), Ashfields and St John's Road: Norman Hall, norman.hall3@ntlworld.com 020 8281 1890

Hills property update

In association with



Property selling prices in The Hills :



Baldwins Hill: (below) three bedrooms, three receptions, £1,200,000.



Baldwins Hill: (above) Five bedroom, three reception detached house: £725,000



Baldwins Hill: (above) 5 bedroom detached house: £875,000 backing onto Epping Forest



April Cottage, Pump Hill (pictured): 19 September. Detached house. Freehold. £406,000

29 The Heights: 16 January. Semi-detached house. £285,000

19 The Heights: 22 December. Flat. £250,000

113 York Hill: 12 December. Terraced cottage. Freehold. £312,500

134 Church Hill: 3 October. Detached House. Freehold. £600,000

17 Pump Hill: 30 September. Detached House. Freehold. £795,000

Flat B, 38 Church Hill: 6 February. Leasehold. £110,000

Flat 5, 50 The Maitlands, Church Hill: Leasehold. 16 January. £147,500

Wroths Path: Three bedroom semi-detached (below) 'with great views'. £275,000.



King's Green: For sale after 30 years in single ownership (pictured below), this two-bedroom terraced cottage is offered at £350,000.



Forest Way: 3 bedroom cottage (above) offered for sale at £525,000.



Hills planning update—*from the Hills Committee notes*

Ash Green, Baldwin's Hill: Grade II listed application for removal of internal first floor wall – 9 March (registered)

Car park to rear of Enterprise House, 10 Church Hill: Demolition of garages to create six secure parking spaces enclosed by 2.4m high painted timber hoarding. 2 March.

26 Queens Road: first floor rear extension. First floor rear extension. 27 February.

119 York Hill: Grade II listed building application to convert single dwelling back to two dwellings. Permission granted with conditions. 9 February.

5 Steeds Way: Permission granted with conditions for single storey extension. 3 February.

Noakes Cottage, Steeds Way: Per-

mission granted to prune a conifer, a pear tree, minor prune of holly and privet. 28 January.

11 Baldwin's Hill: Permission granted for first floor side extension, single storey front extension and loft conversion with front and rear dormer windows.

6 Wallers Hoppit: Permission to retain replacement greenhouse granted with conditions.

14 St John's Road: Two and single storey front and rear extensions: revised application granted with conditions..

Woodberrie House, Woodbury Hill: Permission granted for single storey side extension and porch. Subsequent application for discharge of conditions for matching materials and Condition 3

hedge protection granted as conditions had been partially discharged. 2-9 Feb.

12-18 Pump Hill: Erection of new two storey 3 bedroom dwelling (amendment to previously approved application taking in two instead of single storeys at rear.) Permission granted with conditions.

Woodbury Hollow Cottages: Erection of detached summer house and driveway gates given permission with conditions.

Tree work approved: 29 York Hill, 49 Baldwin's Hill; 2 Potters Close; 94 York Hill; 7 Baldwin's Hill; 61 York Hill; Orchard Cottage, King's Hill; White Cottage, Baldwin's Hill.

Hills Character Appraisal: what it is, what

The Hills Character Appraisal is the most significant piece of work to define and shape the future of the area in which we live since the granting of Conservation Area status 25 years ago. There will be three separate documents for the three individual conservation areas of York Hill and Staples Road—which will be completed first—and then Baldwins Hill. A key part of the process is public consultation and the Hills Amenity Society has sought to involve residents at every stage. We announced the project at our AGM in May 2008, inviting volunteers to join the working group. We carried articles about the project in our Spring-Summer and Autumn-Winter newsletters in 2008 and now the Spring-Summer 2009 edition. We have distributed a questionnaire through our newsletter and on our website; we had a stall at the Loughton Farmers' Market on 5 April 2009. We will update residents at our AGM on Wednesday 13 May and carry the draft for all to see on the Hills website. Later this year the District Council will conduct its own formal consultation on the draft when it is approved by them: until then it is the Hills Amenity Society's "work in progress".

Let us have your feedback, by email if possible, to hills.amenity@googlemail.com or by letter to the Editor, 2 Potters Close, Loughton, IG10 1JQ.

IMPORTANT NOTE: work in progress

There has been close co-operation with Epping Forest District Council, however the project is at this stage work in progress by the Hills Amenity Society Working Group and has no approval or endorsement by the Council or any of its employees.

At this stage only the HAS draft for York Hill is available for discussion. For current draft see

www.hillsamenity.com

Appraisals for Staples Road and Baldwins Hill will follow shortly.

York Hill Conservation Area

Management Plan 2010-2015

- The council intends to produce a leaflet on the repair and maintenance of historic buildings
- The Council will bring the Article Four Direction currently covering fences and hedges into line with the neighbouring Staples Road Conservation Area to cover materials used on road frontages
- Signs, street furniture and road markings will be brought into keeping with the character of the conservation area. Attention will be paid to out-of-keeping litter bins, seating, bollards and lampposts
- Consideration will be given to frequency of grass cutting, emptying of litter bins and maintenance of trees and hedges on and surrounding the triangular greens which form a distinctive part of the area.
- Consideration will be given to controlling abuse and misuse of forest land within and adjoining the conservation area
- Public consultation on parking, speed and width restrictions
- Discussions will take place with the owners of licensed premises on "neighbourliness"
- An ongoing programme of education will be carried out to encourage residents to help in the maintenance and retention of key characteristics of the conservation area.



From left, above and below: before and after rebuilding are Dryads Hall, Woodbury Hollow Cottages and Southbank, York Hill.

Timetable

May 2008	Project introduced at Hills Amenity Society annual meeting by Paul Sutton, Epping Forest District Council, with participation invited in working group
June 2008	Promotion of project and invitation to participate promoted in Hills Amenity Society Newsletter to all homes and on Hills Amenity Society website
September 2008	Working Group convenes
September 2008- April 2009	Work on project
November 2008	Questionnaire and further promotion in Autumn-Winter newsletter to all homes
April 2009	Stand at Loughton farmers' market
May 2009	Report to Hills Amenity Society annual meeting
April-September 2009	Finalising reports for York Hill and Staples Road: Baldwin's Hill to be agreed
October 2009	Public Consultation on York Hill and Staples Road
January 2010	Publication of York Hill; and Staples Road reports followed by work to complete Baldwin's Hill Report

we are saying and how to have your say



Opportunities for enhancement

- **In-keeping bollards, litter bins and seats**
- **Restriction of indiscriminate parking; more planned parking**
- **Size and weight restrictions for heavy vehicles to avoid hedge, forest verge, footpath and road damage**
- **Tighter speed restrictions on roads with no pavements**
- **Maintenance of roadside holly hedges**
- **Use of appropriate building materials**
- **Interpretation for visitors**
- **Management of trees**
- **Guidance and intervention on building materials**
- **More regular clearance of litter and emptying of litter bins**

Distinctive sub areas within the York Hill conservation area:

- King's Green, with its war memorial and historic buildings, marks the entrance to the Conservation Areas from Loughton High Road.
- School Green, at the junction of Staples Road, Queen's Road and York Hill, with a fine group of weatherboarded cottages. York Hill takes on the character of a narrow country lane, bordered by high hedges
- The triangular York Hill Green at the top of York Hill provides some of the area's most dramatic views across Loughton to Canary Wharf and across the Thames to the Kent hills beyond and is overlooked by some of the oldest properties in Loughton: the Gardeners' Arms public house was originally a cottage dating from the late 17th century.
- Forest Way and King's Hill are steep inclines to the forest
- Woodbury Hill and Woodbury Hollow, with unmade roads and high hedges, merge the conservation area with the forest



Loughton York Hill Conservation Area

Character Appraisal and Management Plan

2009



Staples Road Conservation Area

Character Appraisal and Management Plan

2009



Baldwins Hill Conservation Area

Character Appraisal and Management Plan

2009



Factors contributing to the character of York Hill Conservation Area

- A number of triangular greens which remain forest land including Kings Green, School Green and York Hill Green
- House plots varying in shape and size
- The steep and dramatic rise of a number of hills
- Tall holly hedges, narrow roads and noticeable lack of pavements
- Houses mainly of two storeys, of Victorian and 20th Century origin, many with unique designs for the area
- A number of older buildings, some dating back to the 17th Century
- The proximity of the forest

Buildings of architectural and historic interest - Grade II listed in York Hill Area

- Forest Way ? Nos. 19 and 21
- Pump Hill • Nos. 20, 22 and 24
- Woodbury Hollow • Nos. 1&2, Woodbury Cottages
- York Hill • Nos. 34 and 36 • No. 107 • Nos. 111, 113 and 115 • Nos. 117 and 119 • The Gardeners' Arms Public House

Locally listed buildings

- Woodbury Hill • 19 and 21 (Loughton Lodge) • Dryads Hall (inc. barn and stable block) • 7-9 Sunnybank • Wood-berrie
- Woodbury Hollow: • Woodbury Hollow
- York Hill: • The Wheatsheaf • No. 48 (Inglewood) • Nos. 19 and 21

Have your say

To have your say, go to hills.amenity@googlemail.com or write to Ian Locks, Chairman Hills Appraisal Working Group, at 2 Potters Close, Loughton, IG10 1JQ

Hills Amenity Society



Working to enhance and protect the Conservation Areas of York Hill, Staples Road and Baldwin's Hill

Comment

Real 'work in progress'

The group of volunteers who have been working during the winter to draft the three Character Appraisals for York Hill, Staples Road and Baldwin's Hill deserve thanks and praise.

Those who attended the Amenity Society AGM last year heard how important it was that Conservation Areas were subjected to this review in order to maintain the relevance of their status but it was also clear that our three areas were (for reasons we never quite understood) way down the list of the Council's priorities and, with the minimal Council staffing available for this work, could be several years off.

That was why we decided to do it ourselves with the oversight of the Council officer responsible for these projects.

In this newsletter—and at the April Farmers' Market—we have tried to give a taste of what we are doing. The draft will be on our website for comment and the Council will conduct its own formal consultation when the draft has been tidied up and hopefully approved later this year. Do let us have your comments and suggestions:

Contact any committee member or email the Editor: at
hills.amenity@googlemail.com



Building of Steeds Way off York Hill in 1906 with The White House at the top of Woodbury Hollow just visible.

Parish notices

A car was snatched from the top of York Hill after its driver had been punched and his keys stolen as he sat in the car, according to the report in the *Epping Forest Guardian*. The car was later recovered and two men have pleaded guilty.

York Hill is on the Essex County Council radar for attention: the council attempted work recently but were unable to complete the work due to parked cars. The work will be attempted again later in the year. The outline of one car is evident in Potters Close which

has been resurfaced: please remove vehicles prior to road resurfacing!

Tree work:

From the list on Page 3 of tree work approved it is clear many play by the rules and seek permission before getting busy with the cutters...others are less careful. Please note that all trees in the Conservation Area are protected and you should always cover yourself by seeking permission. Penalties for non-observance can be heavy.



Hills Amenity Society Committee

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Brenda Harris, Planning;

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

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Juliette Harvey, 15 Woodbury Hill julesandguy@yahoo.co.uk

Hills Amenity Society

Open Forum

Wednesday 13 May

Gardeners Arms, top of York Hill at 7.30 pm

Subscriptions are due for 2008-9—new members welcome

Membership of The Hills Amenity Society costs just £4 per household a year. Subscriptions are now due. If you have not already done so, please pay promptly. New members always welcome.



Join up now

Hills Amenity Society