

Newsletter

www.hillsamenitysociety.co.uk

Email: info@hillsamenitysociety.co.uk

Winter 2006

We wish all residents of The Hills season's greetings for Christmas and New Year

And more inside...

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Thank you Peter

Some 40 residents attended the Hills autumn lunch on Saturday 18 November at which Peter Tidmarsh, a local head teacher, was thanked for his two spells as chairman of the Hills Amenity Society. Peter was presented with a picture of his York Hill cottage home (inset) painted by committee member Brenda Harris (pictured). Making the presentation committee member Valerie Locks, who hosted the event, praised Peter for his great contribution to the work of the committee and his leadership of the Hills Amenity Society over so many years.



So what about blue plaques for the family Silberrad?

The enigmatic John Silberrad, whose family home Dryads Hall in Woodbury Hill was sold for £2.16m earlier this year following his death, has inspired a series of memorial lectures in his name at The Globe Theatre on the authorship of Shakespeare. The Shakespearean Authorship Trust was a major interest of Mr. Silberrad in his lifetime. He was, he once said, "open-minded

about all the candidates, including the incumbent." John Silberrad's scientist father Oswald worked with Sir Barnes Wallace at Dryads Hall on his famous dam busting bombs. Hills Amenity Society is to nominate both father and son for plaques to be placed at Dryads Hall when restored. **Dryad's Hall plans approved—See Page 3.**

Bairstow Eves brings colour to Hills....

The Hills newsletter is brought to you in colour thanks to a trial arrangement with Bairstow Eves who will print and distribute it to 500 homes. As property agents in Loughton Bairstow Eves have a vested interest in the Conservation Areas being seen as a desirable place to live—something your Society also supports.

Bairstow Eves
COUNTRYWIDE

...for something special



BOOM! Some rough times on the Hills...

This pair of old Ford vehicles arrived at the top of Woodbury Hollow one night and were set alight by their owner or appropriator. The resounding boom! was widely heard but no one apparently saw anything....until the following morning anyway. The two vehicles were eventually removed by the Forest Conservators.

Thank you to Susan Wynn for the photography.

Keep crime at bay this Christmas

Use your boot

If you're Christmas shopping, put the goodies in the boot of your car, not on the back seat. Thieves will always choose to break into a car with guaranteed swag on show, over one that is clear of valuables.

Keep your hand on your bag

Be sure to keep a close eye on handbags and purses while out shopping. A bag can be whipped from a trolley in an instant while the victim browses the shelves. A classic technique used by thieves is to distract the shopper while an accomplice takes the purse.

Where's my car gone?

When out de-icing your vehicles make sure you always keep your keys on you at all times. Last year there was a spate of people who, after scraping their vehicles, popped back indoors but left the keys in the ignition to keep the car warm. On returning their vehicle had been stolen.

Protect thy neighbour...

Keep a close eye on your neighbours' properties, especially over the festive season.

House alarms: good or bad?

How many times have you been woken several times a night by a neighbour's house alarm. More often than not it is triggered by a fault rather than a break in, and if the resident is on holiday it can go on night after night. Well the police are keen to reduce disturbance and invite you to give your alarm details to Loughton Station, together with at least two key holders' details and contact numbers in case the alarm is activated and the resident is away.

*Please display
your Crime
Watch sticker*



Crunch!

The lamppost at the bottom of York Hill green was demolished by an out-of-control white van.



The Hills Watch coordinators

Key Coordinator and York Hill, Wallers Hoppit and Potters Close: Susan Mushtaq, hillswatch@mywebspaces.co.uk 020 8502 2665

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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

We are still looking for coordinators for Queens Road, The Summit, Stony Path, and Wroths Path, Woodbury Hill and King's Hill, Forest Way.

Hills property update

In association with



In case you were wondering, the purchaser of Dryads Hall paid £2.16m in June this year. What is your house worth? It's a question in which most of us who own our own home must be interested. A pretty good guide can be the selling prices, available from The Land Registry. In future issues we plan to track home sales in The Hills conservation areas and, with the assistance of Bairstow Eves, identify trends for average prices in The Hills compared to prices elsewhere in Loughton.

Since May some 142 properties have been sold in in IG10 Loughton postcode area of which we list 16 in the Hills area, with York Hill easily topping the list

- 2 Forest Way** (freehold terrace) £285,000 (Sept)
- 6 Forest Way** (freehold terrace) £270,000 (July)
- 17 Pump Hill** (detached freehold) £240,000 (Sept)
- 81 Staples Road** (detached freehold) £335,995 (May)
- 19 St John's Road** (detached freehold) £840,000 (May)
- 31 The Heights** (semi-detached freehold) £360,000 (Sept)
- 32 The Heights** (detached freehold) £490,000 (Sept)
- 67 York Hill** (detached freehold) £650,000 (Aug)
- 73 York Hill** (detached freehold) £372,500 (Aug)
- 81 York Hill** (semi-detached freehold) £377,500 (Jul)
- 16 York Hill** (Terraced freehold) £330,000 (Jun)
- 5 York Hill** (detached freehold) £230,000 (May)
- 51 Wroths Path** (detached freehold) £295,000 (Sept)
- 37 Wroths Path** (terraced freehold) £246,000 (Jun)
- 13 Wroths Path** (terraced freehold) £247,500 (May)
- 11 Woodbury Hill** (detached freehold) £500,000 (Sept)



113 York Hill



30 York Hill



79 York Hill



7 York Hill

Dryads Hall Woodbury Hill (detached freehold) £2,158,000 (Jun).

Planning Update... *from the Hills Committee*

26 Stony Path - Permission for two semi-detached houses, rejected by the Council and objected to by the Hills Committee, went to appeal on 12 December. The inspector will announce his decision in January.

Woodbury Hill Cottages: Application to extend cottages by an estimated 75% of current area. Hills Committee has objected that plans would spoil important corner of Conservation area.

Dryad's Hall, Woodbury Hill: Plans for dramatic changes have been approved subject to tight restrictions on materials, felling and reducing of trees and traffic movement during construction.

2a The Uplands- The Hills committee has written objecting to the scale of the plans for development which have now gone to appeal. No result yet reported.

28 Stony Path—An application for the large oak tree to be felled has been withdrawn and instead the crown of the tree will be reduced in line with a revised application to the Council.

11 Woodbury - Planning permission for metal gates is also being monitored to ensure compliance with Conservation Area sensitivities. An application to fell trees is being considered by the District Council. A garden building is within allowed size.

Woodbury House—An application to erect two new sheds on land adjoining the forest has been refused.

1 Church Hill (Montessori Nursery) - An appeal has been rejected against Council refusal of plans to replace landmark building with two blocks of flats - 10 apartments.

Pump Hill 'housing estate' plan

Plans to demolish the existing building at 10 Pump Hill on the corner of Queens Road and replace it with a 400 sq metre plan for two tall linked buildings have been submitted to Epping Forest District Council. Withdrawn and subsequently re-submitted, the plans have caused alarm. The imposing white house which currently stands there would be demolished and the pro-

posed new building would represent a 320% increase in living space. Said a Hills committee member: "If you look at the plans you can see that each new house dwarfs its neighbour. Combined with the approved application for the land behind Britten's cottages it turns a quiet, green corner of the 'Conservation Area' into a tightly packed new housing estate."





York Hill cottage takes Gardens shield

The Hills Annual Garden Competition winners, Andrew Reid and Karl Monk of York Hill received the shield from Valerie Locks who hosted the Hills Autumn Lunch on Saturday 18 November. Some 40 residents attended.

Talkback

Some issues back we highlighted the accident waiting to happen through the "chicane" which had been created at the bottom of York Hill by residents parking alternate sides of the road.



A resident writes:

Parking space is at a premium and quite simply we can park more cars this way. It's up to those using York Hill to drive carefully.

What do other residents think? Responses to The Editor at info@hillsamenityociety.co.uk.

A resident writes:

We have had to complain every time that our rubbish has not been collected.

Have other residents had similar problems?

Traffic order during school development

Construction of the new hall and dining room at Staples Rd school is expected to begin in Feb 07. ECC will be making a traffic order protecting the York Hill/StaplesRd/Queens Rd junction with all the lorry traffic (and past obstruction problems) in mind. Chris Pond CC has seen the initial proposals and has negotiated a variation to allow about 10 spaces on the west side of Staples Rd between the infant school and lay-by, to continue. The zig-zag restrictions outside the infant school and canteen will become double yellow lines. Construction is likely to last all of 2007.

Staples Road Update

Bollards to go

ECC are expected to replace the Shaftesbury/Staples Rd bollards with wooden rails and posts more in line with the conservation area. The current plastic bollards keep getting damaged or stolen.

'Zig-zag restrictions outside the infant school and canteen will become double yellow lines.'

New Staples Road furniture

Some non-conforming street furniture in Staples Rd may be replaced during 2007 as a Community Initiatives Fund grant has been awarded for a museum street, to complement the

unchanged frontages that were the impetus, 10 years ago, behind the Article 4 directive for the Staples Rd conservation area.

Motor Cycle menace

Young motor scooterists continue to use Staples Road and the connecting roads as a race track. Please take their numbers and report them to the community police. See Hills Watch Page 2.

Just call...

If you notice street defects - malfunctioning lights, pot-holes, blocked gullies, etc - don't just moan - report them to ECC Highways on 0845 603 7621.

Comment

Sponsorship...

Like so many before us the Hills Amenity Society has found a sponsor in Bairstow Eves Countrywide. We welcome this arrangement as we believe it will enable us to produce an even better newsletter and distribute it to more homes in the Conservation Areas without imposing such a heavy load on our volunteer deliverers.

For sponsorship to work well it has to be a two way process—the sponsor adding value for the sponsored and vice versa.

We hope and believe our new arrangement will work well, both for the Amenity Society and for Bairstow Eves, enabling it to be a long-term partnership.

Re-capping the series

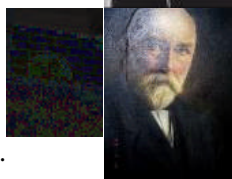
by Jane Bowen who is leaving the Hills to live abroad with her daughter

The Hills Celebs

George Pearson was head of Staples Road School from 1908-1913 and went on to be probably the most successful film producer pre 1939.



William Chapman Waller commemorated at 11 Wallers Hoppet lived at Ash Green House, Baldwins Hill from 1874 and over a period of 30 years compiled a unique record of Loughton history.



The Rev Dr Robert Hunter (1823-1897) built Forest Villa, 7 Staples Road. A lexicographer, he compiled a massive 14 volume encyclopaedic dictionary before the creation of the Oxford English Dictionary.



Sarah Flower-Adams (1805-1848) who lived at Sunnybank, 9 Woodbury Hill was a poetess who wrote the words to the hymn "Nearer my God, to Thee" and who lived in an earlier house on this site with her husband William Bridges Adam, a "man of letters".



Muriel Lester (1882-1968) and her sister Doris who lived at 47 Baldwins Hill were peace campaigners and philanthropists. In 1934 Muriel Lester accompanied Mahatma Gandhi on his tour of earthquake-shaken regions in Bihar on his anti-untouchability tour.



Sir Jacob Epstein (1880-1959), the American-born sculptor and painter, lived on Baldwins Hill for almost 30 years. At no 49, he created his controversial sculpture 'Rima' - unveiled in Hyde Park by Stanley Baldwin in 1925.



Hills Committee jottings

A committee member spoke to the 'tree surgeon' working at **Dryads Hall** and was told they had felled 150 trees in the past couple of weeks and that they'd done it in accordance with what EFDC's tree people had suggested could be removed and what could not—subsequently confirmed by the council's tree specialist.

Popping into the **new FA on Baldwins Hill** for a drink a couple of weeks ago a committee member reports: "We think they've done a good job." And while on pubs: "The Gardeners mentioned that they're getting their traditional sign repainted soon, which'll hearten some people 'eh....?'"

We asked EFDC what constitutes a '**material difference**' between approved plans and "builders' interpretation". According to the planning people at EFDC there is no formal definition. While case law offers some precedent it is essentially down to the discretion of the individual planning officer. A difference of a metre, for example, would normally prompt action. A recently introduced procedure aims to ensure that the copy of the plans the builders work to is stamped as the approved version—'using the wrong plans' is an oft-used excuse for building over the approved size.

Tell us what you think

The Hills Amenity Society would like to know what you think about the area in which you live, what are the things you would most like to change—and how you believe The Hills Amenity Society might help. Also, would you be prepared to lend a hand?

Is the environment of The Hills:	Do you feel the Hills Amenity Society	Comments:
<input type="checkbox"/> Improving <input type="checkbox"/> About the same <input type="checkbox"/> Getting worse	<input type="checkbox"/> Gets it about right <input type="checkbox"/> Could do more <input type="checkbox"/> Not sure	
Are you aware of the of The Hills Amenity Society	Would you be prepared to lend a hand	
<input type="checkbox"/> Fully aware <input type="checkbox"/> Just about aware <input type="checkbox"/> Not previously aware	<input type="checkbox"/> Delivering newsletters <input type="checkbox"/> Attending events <input type="checkbox"/> On the Committee	
Name _____ Address _____ _____ _____ _____ Phone _____		
HILLS AMENITY SOCIETY		

Find out about us at www.hillsamenitysociety.co.uk

Contact any committee member or email info@hillsamenitysociety.co.uk

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*Working to protect and enhance the
Conservation Areas in which we live*

The cold winds may blow and we will have snow....maybe! A wintry view from the top of York Hill.

Now over 30 years old and affiliated to the Civic Trust, the Hills Amenity Society was formed in 1972 as a result of the interest shown by local residents in their environment. Its aims are 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 area. With its narrow lanes hedged with hawthorn and holly edges and views across the Thames valley to the Kent hills, the York Hill Conservation Area was created in 1977. Those of Staples Road and Baldwins Hill followed. The Society works to protect the very special environment of The Loughton Hills Conservation Areas. The Society undertakes a number of functions and services including: review of local planning applications; publication of this newsletter; AGM with talks by guest speakers; summer gardens competition; an informal Autumn lunch; and responsibility for the Neighbourhood Watch programme—Hills Watch.

The Hills Committee

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**If you wish to contact Hills
Amenity Society please do so
through any member of the
committee or email**

info@hillsamenityociety.co.uk

Thank you..

...to all those who
pick up litter in
the Hills. Allowing
litter to accumulate
is the fastest way to
encourage still
more - and other irrespons-
ible behaviour besides.



...and to **pet owners** for
clearing up after their dogs.

Dog mess
is the num-
ber one
hate for so
many of
you...!



Subscriptions are due for 2006—new members welcome

*Membership of The Hills Amenity Society costs just £4 per house-
hold 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