



# Hills Amenity Society

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

Free starter or sweet  
at  
**Gardeners Arms**  
See Page 2

# Newsletter

Web: [www.hillsamenitysociety.co.uk](http://www.hillsamenitysociety.co.uk)

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

Autumn-Winter 2011

## New Hills Website

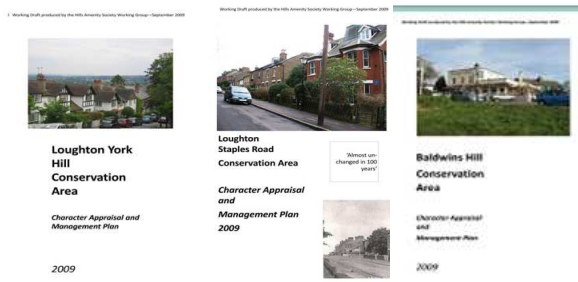


The Hills Amenity Society has a new website, with thanks to [Mathew Geyman, of Intersys](#) formerly of Brittens Cottages, Pump Hill. New developments include full local planning news...AND the Gardeners Arms Christmas menu!

[www.hillsamenitysociety.co.uk](http://www.hillsamenitysociety.co.uk)

### And more inside...

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- Council saves ginkgo tree 6



## Appraisal work to start again 'soon'

A further staff change at the District Council has further delayed progress on the Hills appraisals but the next stage of consultation is expected 'soon'. See Page 4

## Join us for the

# Hills Autumn Lunch

Saturday 12 November 2011

12 noon to 2pm

at 19 Stony Path

(off Baldwins Hill by The Foresters Arms)

if you would like to attend it would be helpful if you would please let Wendy know

£5 per person—children free

Wendy Fisher (Chairman)

19 Stony Path, Loughton IG10 1SJ  
Tel: 020 8508 2096 [wendlesfisher@hotmail.com](mailto:wendlesfisher@hotmail.com)

## Hills Hog Roast Major resurfacing Epping Forest consultation

report and pictures Page 3



of Woodbury and Kings Hills in pictures Page 3



The Forest Conservators' paper on community involvement is to be published on 1 November. See [www.hillsamenitysociety.co.uk](http://www.hillsamenitysociety.co.uk) for download after publication.



In the Hills—for the Hills

## Apple Estates

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# Neighbourhood Watch



The Loughton Hills Conservation Areas are a designated Neighbourhood Watch area. Please be observant and report anything suspicious. Together we can keep our area safe for all of us.

## A resident writes:

### A new number for the police: Dial 101

As a member of the Hills Amenity Society, I was pleased to learn that there has been a reduction in the number of dwelling burglaries as earlier this year the number of residential burglaries had increased considerably. As residents of the Hills we benefit from spectacular views, character properties and pockets of secluded forest land. Naturally, the Hills attracts visitors both day and night and as residents we should ensure our homes are properly secured to deter those opportunist visitors whose aim is not to enjoy the uniqueness of the area.

Telephone number 101 is the new, non-emergency number, for Essex police and we are encouraged to use this if there is a concern about safety or we wish to report suspicious or antisocial behaviour. In the Hills, it is not uncommon to witness groups sitting in or standing by their parked vehicles outside our houses or in dark areas late at night. All reports to the non-emergency number are followed up immediately, are anonymous and are now becoming effective in reducing antisocial behaviour and unwanted litter which is normally left from those who congregate late at night. Please continue to be vigilant and together we can help keep crime low and continue to enjoy living in the Hills. Martin Margrie. Hills Resident.

## Would you like signs like these?

Hills Amenity Society is pressing for 25mph speed limits. Would you be happy to see signs like these at the entrances to the Conservation Areas? We would like to hear from you. Contact The Editor [i.locks@btinternet.com](mailto:i.locks@btinternet.com) Tel. 020 8502 3998.



For up to date information on Neighbourhood Watch go to <http://www.neighbourhoodwatch.net/>

## Get Involved – Become a Coordinator

If you would like to help keep your road safe please contact The Editor, [i.locks@btinternet.com](mailto:i.locks@btinternet.com) or Tel: 020 8502 3998

## Neighbourhood Police Contacts

- PC Jon Hounslow 07968 354 021
- PC Tom Hardingham (Wildlife Crime Officer) 0300 333 4444 (ext.28835)
- Essex Police (non-emergency) 101
- Loughton Police direct line 01279 641212

Non emergency issues in the Loughton area - 101  
Wildlife Crime Officer : PC Tom Hardingham - 0300 333 4444 (ext. 28835)  
Emergency issues should still be reported via 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 one of our Real Ales or fine wines.



## Tuesday Night is Theme Night

—join us for dinner 6-9pm

## Guy Fawkes Night

Saturday 5 November 6PM TP 9PM

Stew and Dumplings, Bangers and Mash, Hot Dogs and Burgers

FREE SPARKLERS ON THE TERRACE

## Christmas Menu 2011—Starts 1 December

Three courses £19.90

Download full Christmas menu from

<http://hillsamenityociety.co.uk/news-board>

Function Room available to hire

for all occasions

*Excellent food and drink with great company*

Free

Starter or sweet

Gardeners Arms

for two people with this Ad Mon-Fri Lunch  
12.30 – 2.30pm

Tel: 020 8508 1655

Expiration Date: 30/06/2011

# Hills Hog Roast

The rain stopped, the sun came out and it was a great afternoon



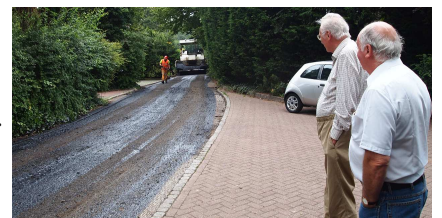
Clockwise from left: Morris dancing, braving the rain and Hills chairman Wendy Fisher (left) with Loughton town mayor Caroline Pond.



Above Maypole dancing—and getting ready to carve the joint. The Hills Hog Roast was held at The Foresters Arms, Baldwins Hill.

## Er, may I come through, please?.....NO!

The resurfacing of Woodbury Hill and Pump Hill was long-overdue but sensibly delayed during a series of major development projects, including Dryads Hall, 11 Woodbury Hill and Woodbury Hollow Cottages. According to the project manager, some 700 tons of tarmac was laid in “the most difficult job I have ever had to do” with no proper foundations for much of the length. Still it looks good at the moment.....



# Hills property update



## Properties for sale

## Sponsored by



### Queens Road

Three bedrooms, two bathrooms, one reception room. £550,000



### Pump Hill

Offering six bedrooms on the corner of Pump Hill and Church Hill and for sale at £950,000.

### York Hill

This iconic Hills property is on School Green at the junction of Staples Road and Kings Hill, York Hill and Queens Road has two bedrooms. Modern kitchen with granite work surfaces. Shower room.



### Woodbury Hill

It may be semi-detached these days—unlike when the Prince of Wales purportedly used to visit his mistress here—but Landscapes, straddled between Woodbury Hollow and Steeds Way, is still one of the grandest houses in the Hills. Offering four bedrooms it is for sale at £1.25m.



## Property: Ash Green fetches £3m



**Ash Green, Baldwins Hill** with 7 beds, 6 baths and 6 receps, swimming pool and tennis court, sold for £3.05m in July. The sale raised the Baldwins Hill average after 18 house sales in five years to £810k.

**6 Baldwins Hill** with 5 beds sold for £980k in June.

**78 Queens Road** with 4 beds, sold for £770k in July.

**75 Queens Road** semi-detached with 3 beds sold for £345k in March.

**17 Stony Path** sold for £610k in April.

**24 York Hill** a leasehold flat, sold for £246k in June.

**47 York Hill** a det. 4 bed house, sold for £697k in March

**14 Wroths Path** semi det. 1 bed 1 bath sold for £256k in August

**Prices as quoted by**

<http://www.zoopla.co.uk>

## Appraisals ‘will be ready soon...’

According to a senior Epping Forest District Council spokesperson the three Hills Conservation Area appraisals will be ready for the final stages of consultation “very soon”. First step, after more than 12 months in the council offices, the appraisals will be referred back to the Hills Amenity Society for a final look. Then they will have to be formally adopted by the council,,and then implemented. The Hills Appraisal Committee believes that the greatest change could be effected simply by promoting the fact that this is a conservation area and the implementation of a speed limit would help, too. Other recommendations which the Hills Committee will be pressing for will be improvements to street



furniture, inclusion of key areas such as the Potato Ground allotments and adjoining armshouses, a joining up of the three conservation areas and introduction of common standards for frontages throughout the three areas.

### Swiss Cottage ‘approval’

Hills Committee has thanked the owner of Swiss Cottage, Baldwins Hill, for responding to suggestions that new fencing be modified.

## News Roundup

### Estate Agents campaign

Estate agencies in the town are to be asked to restart providing advice to purchasers of property on living in a conservation area.

### Thank you Lisa

Lisa Godsalve, secretary to the Hills for the last seven years, is standing down. At its last meeting the committee thanked Lisa for her hard work and are to present her with a book on Loughton.

### Best Front Garden

Mrs Rita Machin of 69 Baldwins Hill will receive the Hills Garden shield for the best front garden in 2011. The shield will be presented to Mrs Machin at the autumn lunch on 12 November along with garden vouchers worth £40.



Congratulations to Hills allotment holder Brian Smith who won the 2011 Town Council Best Allotment competition. Loughton Potato Ground allotments are the second oldest in the country in continuous cultivation. Speaking to 157 attendees—many of them plot-

holders— at a meeting of Historical Society Diane Rhodes said: “We are so lucky that we still have them when it is such a prime site.” Diane took the picture showing the allotments from St John's church tower and (inset) how they look on Google Maps.

## Planning Applications May—October 2011

**The following planning applications are among those monitored by the Hills Committee over the last six months and commented on where considered appropriate. For the full list go to**

<http://hillsamenityociety.co.uk/>

**Registered but no decision at 24 October 2011**

**15a Pump Hill** Front, side and rear extension and extension/alteration to roof to result in change to two storey dwelling.

**Pump House 27 Pump Hill** Front/side conservatory and replacement bay window to rear.

**12-30 Church Hill** Application to vary access approval for demolition of existing buildings and erection of three linked blocks of three storeys

**42 Queens Road** First floor front extension. Single storey rear and side extension.

**67 York Hill** Two storey rear extension with extended raised patio, internal alterations and loft conversion with two front dormer windows

and rear roof lights and part pitched roof to existing garage. (Amended application)

**Rose Cottage 24 Wroths Path:**

Conservation area consent for partial demolition. Alterations and single storey extension with partial demolition.

**2 Stony Path** First floor side extension.

**The Wheatsheaf Public House**

**York Hill** Retention of extended raised patio with the proposed alterations comprising of : the render of brickwork to match front of pub, black railings to be replaced with white picket fence, removal of large red umbrella and erection of wooden pergola.

**36 York Hill** Grade II listed building consent for the proposed addition of a first floor extension to the rear of the property providing new bedroom 2.

**For fuller list and links to EFDC register go**

<http://hillsamenityociety.co.uk/history>

**The following applications have been granted permission:**

**79 York Hill** Single storey side and rear extensions with rear decking area. (Revised application)

**61 Baldwins Hill** Single storey rear extension; single storey front extension including new roof across garage; external render; slate roof.

**42 Queens Road** Single storey rear and side extension

**12 Baldwin's Hill** Erection of a single storey side/rear extension with conditions

**Keepers Cottage 40 Baldwin's Hill** Cladding of existing side extension. Retention of 20% of length of recently erected front garden fence, together with reduction in height of the middle 80% of its length to 1 metre in height, and staining of fence in dark oak colour. Withdrawn.

**Holmwood Steeds Way** Erection of single storey extension, change of external finish from brickwork to render and replacement of front entrance door with conditions.



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## Hills Amenity Society



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

### Rights—and responsibilities

### COMMENT

What a nice area. Quiet, pretty houses, well-kept gardens. I want to live there...

I bought this property—it's my right to do as I want....knock down the house and build a really big one; concrete over the garden; 'Chigwellise' the frontage with huge gates; play loud music.....

Two precepts which can conflict: where do 'my rights' conflict with 'my responsibilities' not to trample over 'your rights'...and vice versa? The whole point of a conservation area is that it should be a 'nice' area to live in: that there is a lot worth conserving, that it is (or should be)—relatively anyway—attractive and peaceful.

Let's remember our responsibilities as well as our rights and keep this a 'nice' area for all who wish to live here.

For more information about conservation areas do's and don'ts go to

<http://hillsamenityociety.co.uk/faq>

## Front garden competition winner—2011



### Epping Forest Consultation

A consultation on community involvement is being undertaken by the Forest Conservators from 1 November to 9 December. For details go to the City of London website or from 1 November download from the Hills website [www.hillsamenityociety.co.uk](http://www.hillsamenityociety.co.uk)

The document outlines the steps that the Epping Forest Conservators will take to engage with the local community, and other stakeholders, at an early stage, when preparing plans or projects which will affect the future of the Forest.

### What's going on....?

After a debate of 20+ years and now another new



owner, boarding has gone up on the site of 12-18 Pump Hill, formerly the gardens of Brittens Cottages. The site has planning permission for a three bedroom house.



**Mrs Rita Machin**, 69 Baldwins Hill, will receive the Hills Gardens Shield at the Autumn Lunch on Saturday 12 November.

### Ginkgo Tree saved

An application by a neighbour to have a Ginkgo tree felled in the grounds of Dryads Hall has been rejected by the District Council on appeal. A root barrier is to be installed.



### Hunt for the missing Bridle Way sign continues...

following its disappearance from the top of Woodbury Hollow. Reward for any who knows who removed it.



## Hills Amenity Society Committee

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**Brenda Harris**

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7735

Hills Amenity Society

Autumn Lunch

12 noon to 2pm

Saturday 12 November

19 Stony Path

All members welcome  
£5—children free

### Subscriptions for 2011 now due

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