



Loughton York Hill Conservation Area

*Character Appraisal and
Management Plan*

Epping Forest District Council
www.eppingforestdc.gov.uk



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1. Introduction

1.1 Definition and purpose of conservation areas

A conservation area is an “area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” (Section 69 of the Planning [Listed Buildings and Conservation Areas] Act 1990). A conservation area may be, for example, the historic centre of a town or village, an older unspoiled residential area, or an important country house in large landscaped grounds.

The designation of a conservation area introduces special controls, including the requirement of consent from the council to demolish any building or part of a building or to carry out works on unprotected trees. These restrictions aim to ensure that the special architectural or historic interest of an area is retained for future generations and that the character and special interest of the area are preserved for the benefit of local residents, businesses and visitors.

1.2 Purpose, scope and nature of character appraisals

Following conservation area designation, local authorities also have a statutory duty to formulate and publish proposals for the preservation and enhancement of their conservation areas, and to consult the local community about these proposals. A conservation area character appraisal is partly intended to fulfill this obligation. Its main aims are to:

- Define the character and special architectural and historic interest of the conservation area;
- Review current conservation area boundaries, so that they reflect what is considered to be of special interest;
- Increase public awareness of the aims of conservation area designation and to preserve the character and appearance of the conservation area and put forward proposals for its enhancement.

It is hoped that this document will provide a management framework to control and guide change in the York Hill Conservation Areas and that it will form a basis for future planning decisions that affect the area. It is, however, not intended to be

comprehensive in its content and failure to mention any particular building, feature or space does not imply that these are of no interest.

1.3 Extent of the Conservation Area

The York Hill Conservation Area, initially designated in 1977, extends from the High Road, Loughton, the length of the steep incline of York Hill as far as Baldwins Hill and encompassing Forest Way, Steeds Way, Kings Hill and Woodbury Hill as well as short lengths of Pump Hill and Queens Road. The area maintains a rural character with 400 years of history reflected in its architecture: a number of 17th Century cottages which have survived on the borders of Epping Forest. The precise conservation area boundaries are illustrated in Map 1 (Page

1.4 Methodology

This document was compiled between September 2008 and XXXXX 2009. In putting together the appraisal, the conservation area was surveyed and photographed in detail, a range of historic maps was consulted and documentary research was carried out. A draft version of the appraisal was put out to public consultation between XXXXXXXX and XXXXXXXX to allow the comments and suggestions of local residents and businesses to be taken into account and public meetings were held in May 2008 and xxxx 2009 to discuss the nature of the project and subsequently the content of the appraisal.

2. Planning Policy Context

2.1 Local Plan Policies

Conservation areas were first introduced by the Civic Amenities Act of 1967. National guidelines concerning government policies for the identification and protection of historic buildings, conservation areas, and other elements of the historic environment are set out in Planning Policy Guidance Note Number 15 – “Planning and the Historic Environment” (Sep. 1994).

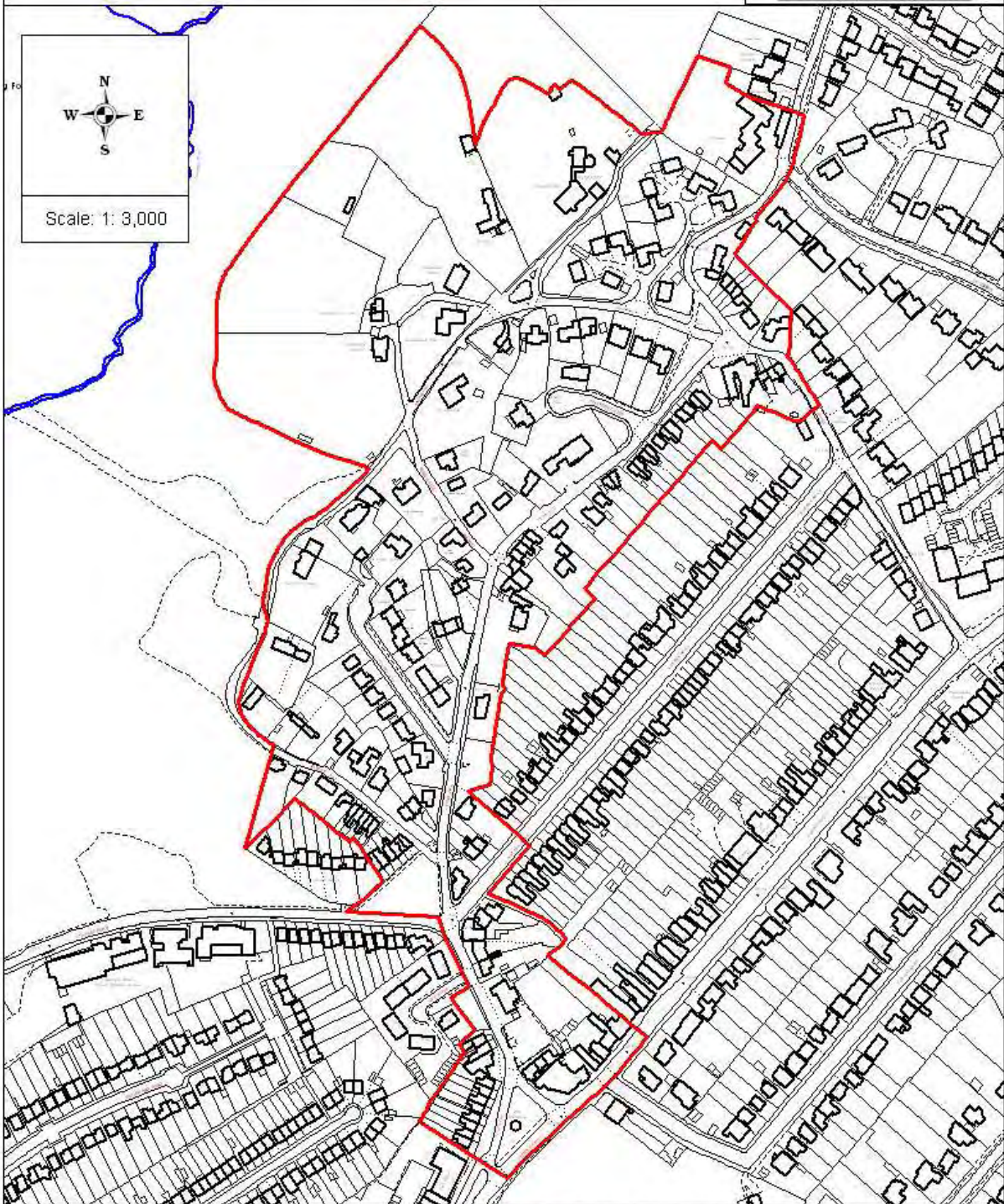
The council’s current policies relating to conservation areas are set out in the Epping Forest District Local Plan. This plan was originally adopted in 1998 and has recently been partially reviewed. Alterations were adopted in July 2006, although policies concerning conservation areas have not been

York Hill Conservation Area

Extent of the Conservation Area



Epping Forest
District Council



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Factors contributing to the character of Loughton York Hill Conservation Area

- Peace and tranquillity in narrow lanes
- 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
- Proximity to the forest

changed.

The council has already begun work on the new system of local policy plans that will replace the existing local plan – this will be known as the local development framework. At this stage, the council cannot say for certain how conservation area character appraisals will fit into the new system, but it is expected that they will become advisory policy documents that will support the main development plan. (Further information can be found on the Planning Services section of the council's website)

3. Summary of Special Interest

3.1 Definition of special architectural and historic interest

Epping Forest has always formed an important part of the landscape of Loughton since the town developed at the very edge of the forest, principally along 'Loughton Street' and 'Mutton Row' - now known as the High Road and York Hill respectively. Although very few of the houses which existed in the town at the beginning of the 18th Century - about 90 in Loughton Parish - have survived to the present day, a notable exception is in the area known locally as "The Hills", where a number of traditional 17th Century cottages survive in Pump Hill, York Hill and Woodbury Hill. Three conservation areas have been designated in this area: York Hill, Baldwins Hill and Staples Road, each with their

individual characteristics.

Of the 137 properties in the York Hill Conservation Area, 16 properties have Grade II listing status, of which the majority are in the York Hill Conservation Area: two in Forest Way, three in Pump Hill, the two Woodbury Cottages in Woodbury Hollow and nine in York Hill including the Gardeners Arms Public House.

3.2 Definition of the character of York Hill Conservation Area

The unique character and appearance of the York Hill Conservation Area, its peace and tranquillity and visual appeal, derive from the interaction of a number of different factors which are outlined below. It is important to ensure that these characteristics are preserved in order to maintain the character and special interest of York Hill Conservation Area within the context of the Loughton Hills Con-



Epping Forest plays an integral role in the character of the area. Pictured is a stretch of Loughton Brook which circles the conservation area to the north-west.

servations Areas as a whole.

The buildings bordering the triangular Kings, School and York Hill Greens constitute some of the oldest and most interesting in the area with the Gardeners Arms Public House a crowning glory at the top of York Hill. The steep and dramatic rise from Kings Green adjoining the High Road to the forest adjoining Woodbury Hill is a defining feature of the area. Hills rising on the north side - Forest Way, Kings Hill, Woodbury Hill – fall away to the south down Pump

Hill The tall holly hedges, narrow roads and, for the most part, no pavements support a complex pattern of development with low density housing compared to much of Loughton . House plots vary considerably in size, shape and aspect and many of the

houses, mainly of two storeys, of Victorian and 20th Century origin, have designs unique for the area. The number of older buildings, some dating back to the 17th Century, that have survived also define the character of the area.

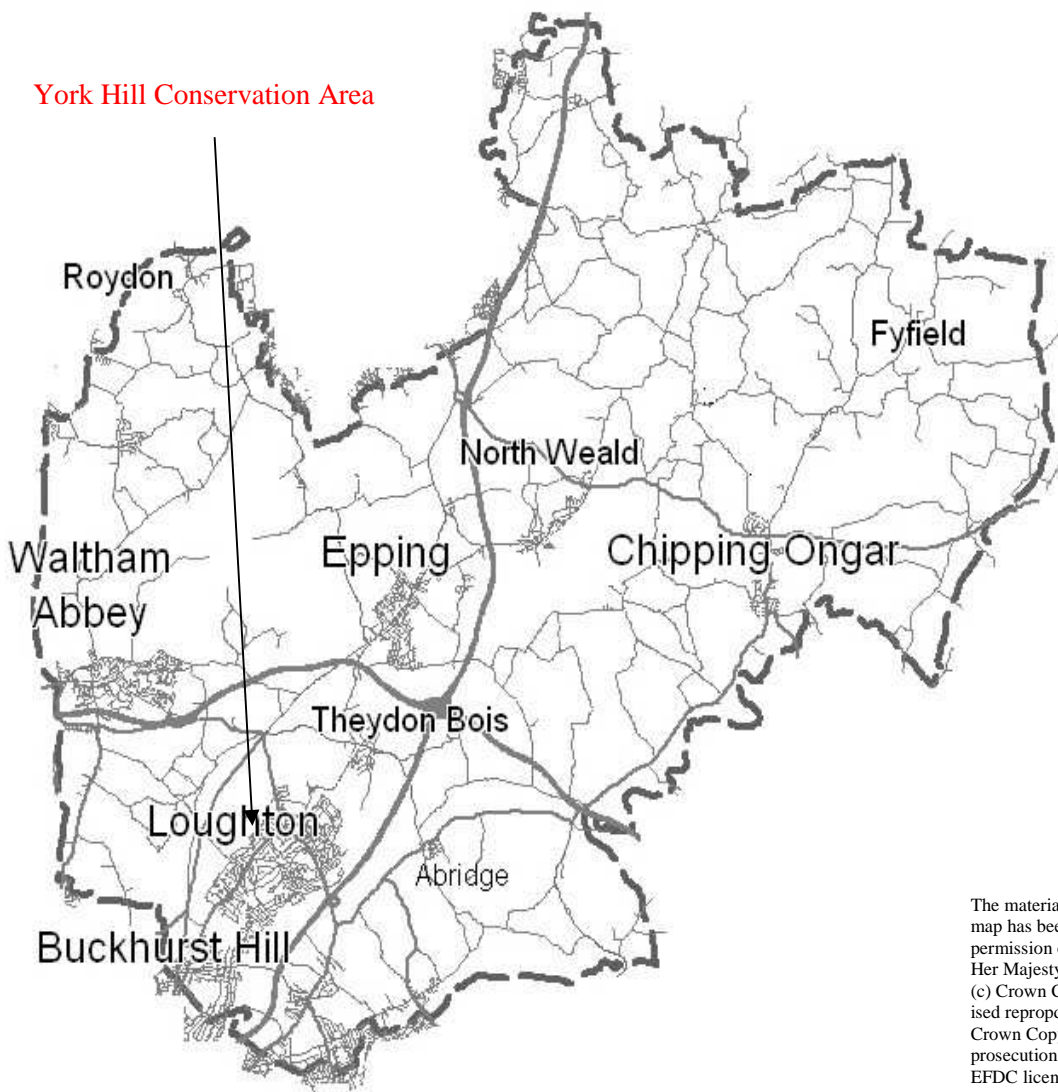
4. Location and Population

The York Hill Conservation Area, forming the central part of the three Loughton conservation areas, is situated in the south-west of the Epping Forest District in the County of Essex. The area is some 12 miles from Harlow and 12 miles from the centre of London on the south eastern side of Epping Forest. The three conservation areas have the continuous line of Staples Road, York Hill and Baldwins Hill as their spine with 137 homes situated in the York Hill Conservation Area.



Location of Epping Forest District

York Hill Conservation Area



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Location of York Hill Conservation Area within Epping Forest District

5. Topography and Setting

The topography of the area is apparent from the names given to the roads; York Hill, Woodbury Hill, Kings Hill and Pump Hill. There is a steep and dramatic rise from Kings Green to York Hill Green and Woodbury Hill. Woodbury Hill is on a ridge with the land sloping down to the forest to the north and west and down towards the town to the south and east.

York Hill provides the gateway to the three Loughton

Hills Conservation Areas and at its summit offers spectacular views to Canary Wharf, Alexandra Palace and the Kent Hills beyond The Thames Valley. To the north-east York Hill then becomes a foot-path and bridleway through to Baldwins Hill.



The view north from Loughton Lodge on Woodbury Hill

6. Historical Development and Archaeology

6.1 Origins and development

Although the earliest mention of Loughton in Essex is perhaps to be found in a Charter of Edward the Confessor, dated 1062, where it is written as Lukinton, about a quarter of a century later it is written in Domesday Book as Lochetuna and Lochintuna. During the thirteenth and fourteenth centuries Luketon is perhaps the commonest form.

The earliest known reference to York Hill dates from 1611. It was originally known as "Mutton Row," black mutton being the colloquial term for stolen venison - an indication that poachers perhaps lived in the area. This name is also recorded on the Chapman and Andre map of 1777 and continued to be used until 1825. The present name is probably associated with Frederick, Duke of York, whose mis-

Elements contributing to the special architectural and historic interest of the conservation area

**Proximity to Epping Forest
Development integral with and pivotal to history of Epping Forest and enclosures**

A range of Grade 11 listed 17th, 18th and 19th Century buildings

**Several locally listed buildings
The 17th Gardeners Arms Public House**

Complex pattern of development

tress, Mary Anne Clark, is believed to have retreated to Ash Green House (in Baldwins Hill) to avoid scandal in London.

The history of York Hill is closely tied to the history of the forest it bounds. Once a Royal Forest, used by the Normans as hunting ground ("the Kings right of vert and venison"), the 'Forest of Essex', latterly 'Waltham Forest' and now 'Epping Forest' narrowly missed the fate befallen by so many beautiful woodlands in the squeeze of population, industry and nature. Epping Forest's manorial, sporting and soil rights were not owned by the Crown as Hainault had been, although it did possess forestal rights. However, Commissioners for the Crown offered the forestal rights for sale at £5 an acre which effectively gave 18 local lords of manors the right to 'enclose' areas of the forest for their private usage. By 1870, half of the forest's 6000 acres were surrounded by fences and development had begun in many parts.



Kings Green looking up York Hill around 1877 (Picture courtesy?????)

Eventually, public opinion was aroused and the feeling that open spaces should be protected began to prevail. Beginning in 1863, a legal contest was brought by bodies such as 'The Commons Preservation Society', founded to protect open spaces, suc-

cessfully managed to persuade the House of Commons that Epping Forest was being rapidly destroyed. The Commons recommended that the Crown's forestal rights should be enforced, if not sold already. In 1865, another committee argued that, despite the extensive enclosures, commoners' rights still existed on those forest lands and that the enclosures prejudiced them. The enclosures were



Building Steeds Way around 1906



York Hill Girls' School (above) around 1908 and below c1880 before development. The school was situated on School Green at the junction of Staples Road and York Hill and closed in 1911. The building was demolished in 1939 and is now Ashley Grove



widely despised and the first of many recorded acts of resistance in this time was in 1866 by a labourer named Thomas Willingale. Willingale asserted his right to continue lopping trees, as had his ancestors, in Loughton Manor ring fence erected by the local lord preventing it. Willingale was convicted of theft, but The Commons Preservation Society supported his case and the publicity generated from legal actions in support of the practice further generated public interest. Willingale died before the case was concluded.

It was not an easy battle, however, as the lords of the manor were confident of their right to enclosure. A Bill introduced in parliament would have given the public access to only 600 acres with an option to 400 more, leaving the remaining 5000 acres in absolute control of the manorial owners. It was only through the strong resolve of the Society that this compromise was not accepted and the Bill was dropped. A Royal Commission was appointed to establish the rights of the forest and terms for its future keeping.



The village pump at the top of York Hill in original site and the firemark on cottages in York Hill

A meticulously researched part of York Hill and adjoining Baldwins Hill is the property known as Ash Green whose extensive grounds covered much of the northern edge of what is now the York Hill Conservation area and the western extremity of the neighbouring Baldwins Hill. This now Grade 11 Listed property was the home of William Chapman Waller, known as Loughton's historian, who is thought to have moved there following his mother's death in 1874 to live with his aunt at Ash Green. Waller has himself been chronicled by Richard Morris OBE. From their combined work we know that the old wooden cottages opposite the Gardeners Arms at



Ash Green House reconstruction in the early 1900s



York Hill untamed in the 1960s (above) and working on School Green (below) around the same time. Community action has a strong tradition in the Conservation Area.



the north west end of the Green date back to 1715 when the lord of the manor granted to Ann Bridge a cottage and garden on the waste soil to be held by a rent of two capons at the will of the lord of the manor. From her the property passed through many hands, and in 1838 the one copyhold cottage



Above: a view up York Hill to Leonard Cottages in 1926 – a view almost unchanged today.

had become six - three brick and three wooden. In a note of October 1894 Waller entered into a discussion on the derivation of Hoppit offering a name a hundred years later for the small housing



Loughton Lodge, with its Royal connections, viewed from Woodbury Hollow, with its frontage on to Steeds Way

development at the southern boundary of Ash Green to be called Waller's Hoppit – accepted locally as a good example of how the new can blend with the old.



The Kings Head on Kings Green and Church Hill before rebuilding c 1890. Picture courtesy ????? and now



Another house with long historical associations is Loughton Lodge, purportedly also the home of one of the Duke of York's female liaisons

Three of the four traditional public houses in the adjoining Hills Conservation Areas are in York Hill – the Kings Head (now an Italian restaurant) and the Wheatsheaf at the bottom of the hill and the Grade II listed Gardeners Arms at the top.



The Gardeners Arms, with its 17th century roots, at the top pf York Hill around 1890.....and now



The Wheatsheaf public house at the bottom of York Hill around 100 years ago...and now

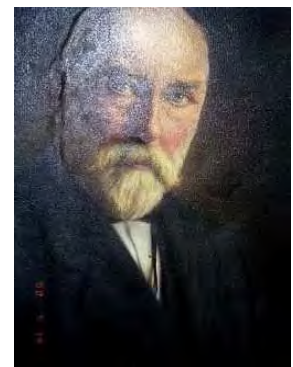


The hostelries bear witness to the popularity of Loughton for London eastenders to escape to the country at weekends.



6.2 Notable people associated with the York Hill Conservation Area

William Chapman Waller (pictured right) 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.

Sarah Flower-Adams (1805-1848) (pictured right) 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".



Dr Oswald John Silberrad (1878-1960), and his son the late John Silberrad lived at Dryad's Hall, Woodbury Hill. Dr Oswald was the industrial consulting chemist in Silberrad Research Laboratories. In



Dr Oswald John Silberrad (above) and his Dryad's Hall laboratory. Pictures courtesy Science Museum++to be obtained++



1901 he was appointed chemist to the newly-formed Explosives Committee of the War Office at the Royal Arsenal, Woolwich. An establishment which needed to solve the problems relating to weaknesses in British munitions, revealed by failures during the Boer war, like the non-detonation of high explosive shells. After the war Silberrad 'gradually cut down his consulting practice withdrawing himself more and more to his laboratory where he occupied himself on problems of a more

purely scientific character." Local legend has it that Barnes Wallis did some of his development for his famous dambusters' bomb in this laboratory (pictured courtesy Science Museum.)

6.2 Archaeology

York Hill has a long association with pottery and copious amounts of pottery pieces were found during the construction of another 20th century development in what is now Potters Close. There has been no systematic excavation of the area which would undoubtedly produce further evidence of the area's use for service industry of various kinds.

7. Character Analysis

The topography of the area is apparent from the names given to the roads; York Hill, Woodbury Hill, Kings Hill and Pump Hill. There is a steep and dramatic rise from Kings Green to York Hill Green and Woodbury Hill. Woodbury Hill is on a ridge with the



The rise from Kings Green along York Hill passing the Wheatsheaf Public House (c.1904) the cottages beyond the Wheatsheaf in 1877. (Picture courtesy.....)



land sloping down to the Forest to the north and west and down towards the town to the south and east.

The Area has a complex pattern of development and is typified by low density housing compared with much of the residential development of Loughton.



The leafy corner of Woodbury Hill and Kings Hill (above), looking down Kings Hill to York Hill (right) and the top of Pump Hill. Holly hedges, narrow lanes and no pavements characterise the area.



A view from York Hill cottages with narrow front gardens fronting the narrow road with its high hedges opens up to the view of York Hill Green (below).



House plots vary in size, shape, and aspect. The houses themselves are mainly two storey, of Victorian and 20th century origin, many of which have unique architectural designs for the area. There are also a number of older buildings in the Area that are listed, with some dating back to the late 17th century.

Hedgerows follow and define much of the historic Street pattern and are an essential part of the character of the Area. They also provide a strong sense of enclosure and form an important visual feature of York Hill, Kings Hill and Woodbury Hill. The hedgerows are predominantly holly, but hawthorn, ash, beech, sycamore, elder and hornbeam are also present. There is a noticeable lack of foot-paths along many stretches of road - an indication that development of the Areas predates the motor car - the routes would primarily have been used by walkers and riders.

Trees are a dominant and integral part of the landscape of York Hill. (See Townscape Analysis App.

7.2 Key views

There are a number of views in the York Hill Conservation Area which are integral to its character:



From the top of York Hill with amazing views over the Thames Valley and Canary Wharf to the Kent hills



The forest view across Woodbury Hollow from the top of Woodbury Hill



Looking up York Hill to School Green

• Distinctive sub areas within the conservation area:

- **Kings Green, with its war memorial and historic buildings, marks the entrance to the York Hill 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 Kings 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**

7.3 Character areas

The York Hill Conservation Area can be divided into four areas with distinctive characteristics as shown on Mapx.

Area 1: Around Kings Green

The War Memorial on Kings Green with the Kings Head in the background

Kings Green marks the beginning of the conservation area. It is a triangular green lying between the cricket pitch, a row of red brick terraced houses, and the former Kings Head Hotel. In the middle of the green is a stone war me-





Kings Green with the war memorial and the Kings Head (now a pizza restaurant)

morial. Behind this is a large London Plane tree. The terraced houses are red brick with red plain clay tiles and mostly sash windows, though some have been replaced with uPVC casements. The former Kings Head is an early twentieth century arts and crafts building with leaded windows, tile hung walls, semi-dormer windows and a hooded porch. Its conversion to an Italian restaurant has been done in a sympathetic manner. The row of cottages that were formerly associated to the hotel is similar though plainer in style with small-paned wooden windows. It is interesting that there is a contrast between the open space of the green that dominates this area and the pocket of relatively high density of the Kings Head and formerly associated cottages. To the north of the cottages is The Wheatsheaf public house, which is characterised by a roof with many facets reflecting its reflecting its growth through time. Slightly further up and on the



The bottom of York Hill looking towards School Green with Staples Road to the left and Queens Road to the right.

other side of the road is York Crescent, which consists of two and three storey art deco blocks of flats.

Area 2: York Hill

York Hill is the focal point of the conservation areas in Loughton, running from King's Green steeply up-



A pretty "pinch point" on York Hill—but a danger for pedestrians

hill to The Gardener's Arms public house. The high holly and ivy hedges together with narrower stretches of the road without pavements on either side create a rural feel. The houses are from many



A view of the bottom of York Hill in 1879 (picture courtesy.....>?)

different times and were often build to fit the landscape, leading Ruth Rendell to call the area "Little Cornwall". There is a great range of building materials for walls. The most traditional and distinctive to

Essex is weather boarding and tile hanging; there is also pea gravel and smooth white rendering. There is a variety of brick: red, yellow and even some re-used from iron smelting. A variety of roofing materials can be seen including both pan and plain clay tiles, with some of the plain tiles being handmade. There is also some slate and some newer concrete tiles. Original window frames are present in many (though unfortunately not all) houses. There are both casement windows and sash windows including many small paned. In the grounds of 96-96 York Hill is a very substantial tree partially leaning over the road which adds to the character of the area.

Area 3: Forest Way,

Forest Way branches steeply off York Hill to the west to end in a bridle way which joins Woodbury Hill, forming a quiet vehicular cu-de-sac and concealing some of the most interesting properties in the area—albeit that only one has been Grade II listed and none included in the local listing. Many



A view looking up Forest Way off York Hill



One of the several interesting but unlisted properties in Forest Way

regard this as strange and some of the more interesting properties are highlighted in the section 7.4 that follows.

Area 4: Woodbury Hill and King’s Hill

At the top of the Kings Hill the road becomes Woodbury Hill, an earth track leading north. As the track levels off it continues as gravel to the top of King’s Hill. At this point another track leads down to Woodberrie, a large house built in the Domestic



Woodbury Hill looking north



Looking up Woodbury Hollow towards Loughton Lodge—a favourite spot on winter mornings— and,



Revival style at the turn of the twentieth century. As tarmac Woodbury Hill curves east again past the site of Dryad's Hall rejoining York Hill near The Gardener's Arms. Dryad's Hall was built into a large house from earlier cottages in the 1860s. King's Hill runs very steeply from York Hill to Woodbury Hill. The area is predominantly narrow lanes with high holly hedges and white weather-boarded eighteenth-century cottages.

Area 4: Around York Hill Green

From the point where Potter's Close meets York Hill to the point where York Hill, Woodbury Hill and Pump Hill meet is a steeply sloping green, with an



Two of the pretty cottage gardens that border York Hill Green



York Hill Green viewed from Pump Hill

original hand pump situated at the top of the hill. The impressive views from here stretch across Loughton and Buckhurst Hill. In the distance one can see Repton Park, Canary Wharf, the Millennium Dome and on a clear day Shooter's Hill in south-east London. Perched at the top of this is The Gardener's Arms, a weather-boarded public house with many chimneys and a roof with many facets. To the east are two fifteenth-century weather-boarded cottages. To the west of this is a row of two storey red brick cottages with unusual window shaped brick markings above the first-floor windows. From here York Hill is a windy holly hedged lane leading to the corner of Saint John's Road and Baldwins Hill. This stretch of York Hill is closed to traffic and has a very rustic feel.

7.4 Buildings of architectural and historic interest

The Loughton York Hill Conservation Area contains 27 addresses that are noted for their architectural or historic interest.

These buildings include those 15 that are statutorily or locally listed and 11 others that are of townscape interest. A fine group of houses overlook School Green, visible from Kings Green and the High Road. The oldest of these are two traditional weather-boarded cottages (Nos. 34 and 36 York Hill) which date from the early 19th century.

At the top of York Hill lies another triangular green - York Hill Green - with dramatic views across Loughton to the City in the south. This part of the Conservation Area also contains some of the oldest properties in Loughton. The Gardeners Arms



Buildings of architectural and historic interest
- Grade II listed

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 and 109
- Nos. 111,113 and 115
- Nos. 117 and 119
- The Gardener's Arms Public House

Baldwins Hill

- Ash Green House

Public house was originally a cottage and dates from the late 17th century. Adjacent to the public house are probably the oldest cottages in the area, Nos. 20,22 and 24 Pump Hill* (known as 'Brittens Cottages'). These attractive timber-framed, weatherboarded cottages date from early 17th century and have survived largely unaltered.

A group of listed cottages form a focal point in the view up York Hill and across York Hill Green. These comprise No. 109 York Hill, a 19th century timber



This pair of early 19th century cottages at 19 and 21 Forest Way were extended late 19th century. They are timber framed, weatherboarded and roofed with hand made clay tiles . There is a central chimney stack between the two cottages.

framed, weatherboarded house that was previously two cottages. Next to this are Nos. 111-115, a mid 19th century terrace of three cottages which are timber framed and faced with red brick. Adjacent to these cottages are Nos. 117 and 119 York Hill. These weatherboarded cottages date from the 18th cen-



Brittens Cottages, Nos. 20, 22 and 24 Pump Hill (above and below) over look York Hill Green and are adjacent to The Gardeners Arms. These attractive timber-framed, weatherboarded cottages date from early 17th century and have survived largely unaltered.



Recent years have seen a number of significant re-builds with local debate about whether these re-developments have met the criteria of “enhancing the character of the conservation area. The sympathetic restoration and extension of the Grade II listed Woodbury Hollow Cottages has inevitably been the most closely monitored because of its Grade II status.



Grade II listed Woodbury Hollow Cottages following a recent restoration (below) 100 or so years ago and (bottom) in the 1960's.



107 York Hill is an 18th Century red brick house, Flemish Bond roofed with handmade red clay tiles.



109 York Hill is two cottages combined to form one and built in the late 18th century.



The early 19th Century cottages (left) on School Green—34 and 36 York Hill— are timber-framed, weatherboarded and roofed with slate.



The terrace of three cottages at 111, 113 and 115 York Hill distinguished by a parapet concealing the roof.



This pair of cottages at 117 and 119 at the top of York Hill was extended in the early 19th and 20th Centuries to form one house



A local hostelry since the late 1600s, the Gardeners Arms was extended in the 19th century and again in the 20th. It has a view over the Thames Valley



Ash Green House, although situated at the western end on Baldwins Hill, is included in the York Hill Conservation Area. Built in the early 19th century and reconstructed in the late 19th century— shortly before the picture below was taken.



Locally listed buildings

The local list of buildings and structures of local and architectural interest includes eight buildings on the council’s list.



Loughton Lodge, reputed to have housed one of the Duke of York’s female “dalliances”, now the two houses 19 and 21 Woodbury Hill—a locally listed property



Dryads Hall as seen from the Bridle Way now (above) and before rebuilding (below)



Sunnybank, 7-9 Woodbury Hill—the home of Sarah Flower-Adams (1805-1848) the poetress.

Locally listed buildings of historical interest in the Loughton York Hill Conservation Area

Woodbury Hill

19 and 21 (Loughton Lodge)

Dryads Hall (inc. barn and stable block)

7-9 Sunnybank

Woodberrie

Woodbury Hollow:

Woodbury Hollow

York Hill:

The Wheatsheaf

No. 48 (Inglewood)

Nos. 19 and 21



Woodberrie sits on the pinnacle of York Hill with a pair of trade mark chimneys and landmark roof





Woodbury Hollow is distinguished by having one of the most magnificent gardens in the York Hill Conservation Area. A Grade II listed cottage in its garden was demolished during the 1990s/



19 and 21 York Hill, next to The Wheatsheaf have recently undergone sensitive restoration, keeping

And some not listed that deserve special mention:



48 York Hill (Inglewood) stands commandingly on the corner of York Hill and Steeds Way.



Southbank, 98 York Hill, now (above) and below before rebuilding.



The Wheatsheaf has changed dramatically over the centuries but still provides an imposing facade at the entrance to the York Hill Conservation Area





Sympathetically extended and restored weather-boarded semi-detached cottages , 15-17 Wood-bury Hill

Little Wood-berrie in Kings Hill pictured around 1990 (right) before a more re-cent restoration



Lavender Cottage in Forest Way is traditionally restored in every way and exquisitely maintained: one of a number of fine examples on this quiet off-shoot from York Hill. And 30 Forest Way (below) is another:



Wallers Hoppet is described as a good example of a development ion-keeping with its environment and the ethos of the Conservation Area.



Rose Cottage, York Hill, sits back from York Hill on its southern side and has a stable block which is well preserved.



Clovelly in York Hill at the bottom of Kings Hill (above) and Kings Cottage, dating from 1785 opposite in Kings Hill are two more properties worthy of special mention.



7.5 Traditional building materials

The York Hill Conservation Area has a considerably varied selection of properties in age styles and size which together with the street scenes make a very unique picturesque area.

With Epping Forest along the Western boundary of the Area a ready source of timber as a building material was available. Other materials have also been utilised from within the Forest mainly ballast for concrete and clay for bricks and tiles.

In recent years there has been an increasing tendency to introduce non-traditional materials such as pvc for windows, doors, gutters and downpipes to the detriment of older properties. It is a recommendation of this report that the Article Four Direction which currently covers boundary enclosures

such as fences and hedges be brought into line with the neighbouring Staples Road Conservation Area to cover materials used on road frontages.

Walls

There are many examples of timber framed buildings in the Area often clad with timber weather boarding mostly painted white, some painted black although this was often kept for outbuildings but early examples of weatherboarding was coated with far externally for greater protection from the elements. Other timber framed buildings are faced with render having either a rough or smooth finish some have clay tile hanging or even brick cladding.

From the 17th century brickwork has become the most common external material accelerated by the introduction of the railway to the area in the 19th century.

The most common bricks are the “Essex” red or “London” yellow stock. Mixing the two bricks by building the main bulk in yellow stocks and using the soft red bricks as dressing around spannings, sometimes adding central horizontal band courses and decorative courses at eaves level, making an attractive combination. Other examples have stone cills and lintels or some painted rendered panels are found particularly at first floor level as well as the hanging. A few properties have painted the brickwork.

Roofs

The topography of the area having a steep rise from Kings Green to York Hill Green and on up to Ash Green gives roofs a much more prominent role as they are viewed from many angles.

Roof coverings vary from plain clay tiles, clay pantiles and slates and were recently concrete tiles but it is the variation in roof shapes and angles of pitch that add a great deal of character to the area. Small dormer windows in their differing shapes and materials including tiles, slates lead and zinc add pleasant relief to plain slopes as do bay roofs and chimney stacks. Some pitched roofs are hidden behind brick parapet walls. Many show exposed rafter ends at the eaves rather than being “boxed” in. **Timber fascia boards with cast iron gutters and rainwater pipes discharge rainwater from roofs.**

Doors and windows

Traditionally doors and windows have been made

from timber, softwood mainly used for windows and doors with hardwood for cills and thresholds. The different styles of window are predominant, sliding box sash vertically sliding windows, having weights and pulleys within the boxes, or casement side opening windows, the former in Victorian properties, the latter before and after that period. Some metal casement windows also exist.

Boundary treatments

The lower parts of the area have a mixture of a good number of white painted timber picket fences.

The higher parts especially Kings Hill, Woodbury Hollow, Woodbury Hill and York Hill take on a very different character having no pavements and high predominantly holly hedges forming the boundaries between properties and the roads.

Street furniture

There are a good number of traditional cast iron lamp posts in the area as well as some cast iron bollards marking the footpaths at York Hill and York Hill Green. Seating has been sited at various locations up York Hill and where there is a good view of the Forest or surrounding areas, serviced by ornamental litter bins.

Wooden bollards protect York Hill Green where the original Pump Hill "Pump" has been relocated. A George V1 post box is built into brickwork opposite the timber cottages at the top of York Hill.

Wooden bollards protect part of School Green while Kings Green, home to the War Memorial and a fine tree, is surrounded by low post and chain.

7.6 Contribution made by trees, hedges and green spaces

Trees and hedgerows are essential parts of the character of the Loughton York Hill Conservation Area. Hedgerows follow and define much of the historic street pattern and are an essential part of the character of the Area. They also provide a strong sense of enclosure and form an important visual feature of York Hill, King's Hill and Woodbury Hill. The hedgerows are predominantly holly, but hawthorn, ash, beech, sycamore, elder and hornbeam are also present. There is a notable lack of footpaths along many stretches of road - an indication that development of the

Area predates the motor car - the routes would primarily have been used by walkers and riders.

There are many landmark trees including oak, Cyprus, hornbeam and birch, many of which have statutory Tree Preservation orders however all trees within a Conservation Area are afforded a degree of individual protection. Before carrying out work on a garden it is advisable to contact the Council's tree and conservation department.

7.7 Activity and movement

Much of the peace of the York Hill Conservation Area derives from the absence of any through route: access at the western end from York Hill to Baldwins Hill has been restricted to foot and non-motorised traffic, as has the egress from Staples Road at the western end. Normal traffic is therefore largely limited to residents and service vehicles and visitors to the public houses – much enhanced on sunny days and at weekends. York Hill is much used at school arrival and exit times when the absence of pavements, the hazards created by parked vehicles and the speed with which some traffic ascends and descends the steep hill is most evident.

Contractors' vehicles involved in the large amount of major re-development of properties in recent times has caused serious destruction of hedges, roads and bollards and calls for action of some kind.

8. Opportunities for Enhancement

Opportunities for enhancement can lead from a look at what has worked best....and what has not worked so well. There are a number of examples of new development which has fitted in well and met the criteria of enhancing the conservation area – as well as a number that have not. A list of the most obvious things which might have been done better – or stopped – might include:

8.1 Physical condition:

Generally the Loughton York Hill Conservation Area is an attractive, peaceful and delightful place to live. Some ways in which the living and visiting experience could be enhanced include:

Street furniture such as bollards, litter bins and seats should be in keeping with the conservation area. There are some obvious examples where it is not.

Restriction of indiscriminate parking and more planned parking. Recent un-consulted changes to permitted parking have enhanced the appearance of key

Opportunities for enhancement

Physical condition:

In-keeping street furniture such as bollards, litter bins and seats

Restriction of indiscriminate parking and more planned parking

Size and weight restrictions for construction, delivery and service vehicles to avoid hedge, forest verge, footpath and road damage

Speed restrictions on roads with no pavements

Maintenance of roadside holly hedges

Use of appropriate building materials

Interpretation for visitors

Management of trees

Guidance/intervention on building materials

Better and more regular clearance of litter and emptying of litter bins

Restricting concreting over of front gardens (now subject to legal con-

areas such as School Green but put pressure on residents and parking pressures are still apparent in many areas. A fully consulted "parking strategy" is called for **Size and weight restrictions** for construction, delivery and service vehicles to avoid road damage have become a top priority following extensive damage during recent major development on a number of sites. **Speed restrictions** on roads with no pavements: at certain times of the day pedestrians, many of them children, walk down or up York Hill where there are no or very narrow pavements for significant lengths. A study is suggested to decide the best way of calming traffic speeds to improve safety.

8.2 Maintenance of roadside holly hedges: Holly hedges form one of the most distinctive characteristics of the conservation area but are being eroded by a combination of vehicular damage and variable standards of maintenance. Consideration should be given to all roadside hedges being professionally maintained rather than just a few as at present

8.3 Management of trees: Many trees in the conservation area are individually listed, in addition to general restrictions applicable to a conservation area. Penalties for non-observance of Council permission

procedures should be publicised and enforced to encourage a culture of compliance.

8.4 Guidance/intervention on building materials :

Clearer advice, restrictions and compliance on planning within the conservation area, particularly on materials in public view, such as uPVC window frames and plastic drainpipes; redecoration in a manner out of keeping with the heritage of the building and the surrounding buildings, especially of public buildings such as public houses; Restricting concreting over of front gardens which form an integral part of the character of the Conservation Area.

8.5 There has been notable **loss of landmark historic buildings** being pulled down without permission. More publicity should be given to penalties for such action.

8.6 Better and more regular **clearance of litter and emptying of litter bins** to avoid the build-up of litter, especially around the public houses at the top and bottom of York Hill.

8.7 Interpretation for visitors: York Hill attracts many visitors, especially on sunny days, and the view from the top of York Hill across the Thames Valley towards the City is one of the great natural views of London. This should be recognised with interpretation facilities in the form of a simple illustrative viewing board pointing out the main elements.

9. Conservation area Boundary

The Loughton Hills Conservation Areas



9.1 Areas immediately outside the conservation area boundary

The drawing of the boundaries between the York Hill and Staples Road Conservation areas should be re-examined to see whether a physical link should

be establish. Likewise the short break between the York Hill Conservation Area and Baldwins Hill Conservation Area should be re-examined to see whether a link could be established to acknowledge the Hills Conservation Areas as a continuous entity.

10. Community Involvement

10.1 Involving local people

Community involvement is an integral part of the appraisal process. The council aims to take into account the local residents' views in defining the special interest of the conservation area and formulating strategies for its improvement and management. The comments and suggestions of a number of local residents and amenity groups will be taken into account in the publication of the final version of this document. Loughton Town Council, and local organisations such as the Hills Amenity Society and

the Loughton Historical Society will be consulted on the draft appraisal and a public meeting will be held in the area to discuss its content. A copy of the draft will be posted on the council's website between 2009 and 2009 and hard copies of the draft will be available on request. In order to inform local residents of the public consultation period, flyers and posters will be distributed in the conservation area.

11. General Guidance

It is the intention of Epping Forest District Council to make use of its powers to preserve and enhance the character and appearance of its conservation areas. The following is general guidance aimed at controlling and guiding change within Bell Common Conservation Area in order to ensure that it is properly maintained as a heritage asset. The council's local plan policies (adopted 1998) regarding conservation areas are set out in Appendix 2.

10.2 Timetable for project

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 of York Hill and Staples Road reports
October 2009	Public Consultation and work on Baldwins Hill Report
January 2010	Publication of York Hill and Staples Road reports

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 encourage the Hills Amenity Society to publicise Article Four restrictions applying to the fences and hedges as well as when seeking alterations to frontages, windows and doors.
- Signs, street furniture and road markings will be brought into keeping with the character of the conservation area. Particular 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 general maintenance of trees and hedges on and surround the triangular greens which form a distinctive part of the area.
- Consideration will be given to controlling abuse/misuse of forest land within and adjoining the conservation area.
- A 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

11.1 Views and setting

It is important that the significant views both within and out of the conservation area are preserved and, where possible, enhanced. Any development in or around the conservation area should respect the nature of these views and contribute positively to them.

11.2 Architectural details

As set out in the council's local plan policy regarding the demolition of buildings in conservation areas (policy

HC9), there will be a strong presumption towards the retention of all historic buildings that make a positive contribution to the character and appearance of the conservation area. There will also be a presumption in favour of the retention of original historic features such as traditional doors, windows and railings as these features contribute a great deal of interest and value to the townscape. When historic features need replacing, a like-for-like approach should be taken wherever possible. The reinstatement of traditional features should always be based on a sound understanding of the original structure and, where possible, historical evidence.

11.3 Traditional building materials

The use of traditional materials such as brick, render, timber weatherboarding, plain clay tiles and natural slate will be encouraged in the construction of new buildings or extensions to existing buildings in the conservation area. Modern materials such as concrete, upvc and aluminium will be discouraged as these will generally be out of character with the conservation area and can erode its quality and historic interest.

11.4 Trees and open spaces

Trees, hedges and open green spaces are an integral part of the character of the conservation area. The council has stated in the local plan that it will not give consent to any work to trees that could be detrimental to the character, appearance or setting of the conservation area (policy HC6).

11.5 Public realm

It is important that the quality of the conservation area is maintained to a high standard and improved where possible. In general, signs and other street furniture should be designed to be in keeping with the character and appearance of the conservation area. They should also be kept to a minimum to prevent there being too much clutter in the public realm. It is the council's policy to ensure that public utility companies and the Highway Authority consider the character of conservation areas when carrying out works within them (policy HC8). The council is seeking to establish an agreement with Essex County Council Highways Department whereby the Conservation Section of the council is consulted on any highway matters that affect the conservation areas in Epping Forest District.

11.8 New development

It is recognised that conservation areas must evolve to meet changing demands and that new additions can make a positive contribution to the character of a conservation area if of a high quality design and build, and sympathetic to their surroundings. Any new development should be in keeping with the character and appearance of that particular part of the conservation area in terms of scale,

massing, height, and materials. New development should also be composed of traditional facing materials (policy HC7).

11.9 Activity and uses

York Hill Conservation Area is predominantly a residential area although the existence of three licensed premises creates a significant leisure use at both the top and the bottom of the hill. There is one building still used as a shop on the corner of York Hill and Queens Road.

11.10 Technology

In recent years, there has been a growing tendency to install satellite dishes and communications towers prominently on the top of buildings. Interest in the use of renewable energy systems such as wind turbines and solar panels on individual residential properties will also have to be monitored. In order to preserve the character of the conservation area, permission will only be granted for such fixtures where they are installed in undamaging and visually unobtrusive positions. It should be noted Epping Forest District Council – Directorate of Planning and Economic Development

York Hill Conservation Area Character Appraisal – Consultation Draft XXXXXX 2009 that such fixtures will rarely be acceptable on statutorily listed buildings (policy CP10, local plan alterations, 2006).

12. Management Plan

It is important that the character of the conservation area is preserved and, where possible, enhanced in order to maintain its special interest. The following section outlines the council's objectives for the preservation and enhancement of York Hill Conservation Area over the next five years:

12.1 Retention and enhancement of historic fabric

Historic buildings which make a positive contribution to the character of the conservation area will be retained wherever possible. These buildings are identified in Appendix 3. Original historic features such as doors and windows should also be retained where possible as these are an important part of the character and historic interest of the conservation area. Properties in the conservation area that are statutorily listed enjoy protection from unsympathetic changes. However, there are many unlisted historic buildings, including the many locally listed buildings, which are vulnerable to the loss of historic doors and windows, unsympathetic extension and, in some extreme cases, demolition and reconstruction (see 7.4 above)

In order to raise public awareness on the importance of preserving and enhancing the historic fabric of the con-

servation area, the council intends to produce a leaflet on the repair and maintenance of historic buildings. The repair and reinstatement (where applicable) of traditional doors, windows and roof tiles will be encouraged and information will be made available on local craftsmen and suppliers of traditional building materials. A limited number of historic building grants will also be available for the repair of historic fabric on non-residential statutorily and locally listed buildings, with priority given to those on the statutory list.

The Council also intends to apply for an extension of the Article Four Direction which currently covers boundary enclosures such as fences and hedges be brought into line with the neighbouring Staples Road Conservation Area to cover materials used on road frontages.

12.2 Street furniture

The Council will contact ECC to see about changing existing signs and make an agreement so that future signs and road markings are more in keeping with the character of the conservation area. Particular attention will be paid to out-of-keeping litter bins, seating, bollards and lampposts.



12.3 Enhancement of Public Areas

The Corporation of London owns a number of the triangular greens and will be consulted about the style of bollards to be installed to restrict vehicle access. Consideration will be given to frequency of grass cutting, emptying of litter bins and general maintenance of trees and hedges on and surround these areas which form a distinctive part of the area.

Discussion will also be held with the Epping Forest Conservators on the misuse/abuse of forest fringe land within and bordering the conservation area.

There will be a public consultation on road use and parking restriction including consideration of ways to restrict speed of vehicles using York Hill and the length of Pump Hill within the Conservation Area.

There will be consideration with Essex County Council and other interested parties on the possibility of introducing restrictions to size and weight of vehicles attempting to access the Conservation Area with a view to introducing physical restriction to vehicle width.

Discussion will take place with Essex County council on road finishes and yellow lining.

BIG Project: every property has to be listed and analysed

Appendix 4. Glossary of terms

12.4 Licensed Premises

The Council will encourage discussion with the three licensed premises in the conservation area to ensure they maintain a resident-friendly way of conducting their business, especially in the use of music, hours of trading and general tidiness and litter collection around their premises and car parking areas.

12.5 Review

The character appraisal and management plan will be reviewed on a five yearly basis in order to compare achievements with the objectives outlined in the management plan. The photographic survey of statutorily and locally listed buildings and notes made about each building as part of the character appraisal will be used to monitor incremental change in the conservation area regarding physical condition and any loss of historic fabric or important trees, hedges or green spaces.

12.6 How residents and other property owners can help

While the council can suggest improvements, and control certain types of development in the conservation area, the collaboration of local residents is vital for the successful preservation and enhancement of the character and appearance of the conservation area. The following are some of the ways in which local residents can help to preserve the character and appearance of the conservation area:

- Keeping properties in the conservation area in good condition.
- Retaining original features on historic buildings where possible and if replacements are needed, replacing features with like-for-like in terms of style and materials.
- Making sure that any additions to properties in the conservation area are in keeping with the building and the area as a whole.

13. Bibliography

Appendix 1. Descriptions of the listed buildings in the conservation area

Necessary for summary in main document

Appendix 2. Relevant National Legislation and Local Plan Policies

Can be lifted

Appendix 3. Townscape Survey

