



Hills Amenity Society
 working for the Baldwins Hill, York Hill and
 Staples Road Conservation Areas

Newsletter

www.hillsamenitysociety.co.uk

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

Autumn 2008

Project starts to shape Hills' future

A team of 10 volunteers met mid September to start the major under taking to prepare the Hills Conservation Area Character Appraisal and management plan. The project will follow closely the plans already completed by Epping Forest District Council for Matching Tye and

Matching Green and the draft under consultation for Epping. All three are available on the council's website at http://www.eppingforestdc.gov.uk/Council_Services/planning/conservation/conservation_areas.asp. At the meeting volunteers teamed up to lead key areas of the project including identifying the key areas of interest about the three conservation areas, describing the setting and how this makes the areas special, identifying opportunities for enhancement and discussing areas outside

the current conservation areas that might be included. The project will be carried out in close co-operation with the District Council providing a recognised plan for the

area as a basis for shaping future development and conservation.

Have your say: Please respond to questionnaire on Page 5

Hills Amenity Society

35th anniversary

Autumn Lunch

come and join us on

Saturday 15 November

from midday to 2pm

at 2 Potters Close

(by the Hills Board off York Hill)

to include food and a glass of wine **£4—pay at the door**

And more inside...

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Watch out: lead thieves about

A stark reminder of how close we can be to crime comes from Staples Road School where not once but THREE TIMES in the past few weeks thieves have brazenly removed tons of lead worth thousands of pounds from the roof of the new hall

and caused tens of thousands of pounds damage in the process. The best possible way to keep our area safe is to watch out for each other and report every crime and suspicious incident or behaviour...even if the police do not always react. **Hills Watch p2**



A different approach
to estate agency



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

Government changes to planning laws would retain restrictions in conservation areas

There has been a great deal of publicity to proposed changes to planning laws but Hills residents should be aware that homes in the designated conservation areas will still be subject to special restrictions.

This especially applies to development facing onto and visible from a highway in all types of designated area such as the Hills Conservation Areas

If you live within the conservation area, you will still need consent to make most changes to your home, especially to that part of buildings visible from the public highway. In particular this applies to permission to

- Demolish a building .
- Demolish a gate, fence, wall or railing over 1 metre high next to a highway (including a public footpath or bridleway) or public open space; or over 2 metres high elsewhere.

Under the proposed changes, for which no date has yet been set, general restrictions would apply to any extension forward of the principal (front) elevation or side elevation facing on to and visible from a highway.

Limits would be set for example for the maximum

depth of a single-storey rear extension, rear extensions of more than one storey, eaves and ridge heights of extensions— they must be no higher than the existing house—side extensions, side-facing windows above one storey which have to be obscure-glazed; top openings to be allowed; materials must match the existing house. No raised terraces, verandas or balconies and maximum 50 per cent coverage of gardens.

In designated areas such as The Hills, side extensions and cladding would still require planning permission. The government's planning portal adds the advice: Even if your proposals do not include the work mentioned above you should still check if an application for conservation area consent is required.

Residents are reminded that special protection in the Hills Conservation Areas applies (among other things) to hedges and trees, the use of front gardens for parking, windows on front facing elevations and extensions.

Hills Watch coordinators



Key Coordinator and York Hill, Wallers Hoppit and Potters Close: Susan Mushtaq,

hillswatch@mywebspace.co.uk 020 8502 2665

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), Ash-
fields and St John's
Road: Norman Hall, norman.hall3@ntlworld.com
020 8281 1890

*Please display
your Crime
Watch sticker*

If you see something suspicious, please report it to the police emergency lines or local police.

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

Planning...planning...planning

September

Forest Edge 61 York Hill Robinia - up to 50% crown reduction T2 Robinia - 30% crown reduction T3 Apple - Fell T4 Apple - 25% crown reduction

Woodberrie House Woodbury Hill New porch to front and single storey side extension. (Revised application)

Whites Cottage Baldwin's Hill Oak - Crown reduce by 20% and thin by 30%

Orchard Cottage King's Hill Willow - Crown reduce main boughs by approximately one third, to suitable branch unions

August

14 St John's Road Two storey and single storey front and rear extensions WITHDRAWN

85 Staple's Road Single storey rear extension.

June

89 York Hill Demolition of garage and single storey side extension, erection of two storey side extension with integral garage, extension to rear single storey utility room. Granted permission (With Conditions) 11-08-2008

14 Baldwins Hill Conifer - Fell and grind out stump

71 York Hill Copper Beech - reduce by 1.5m-2m Golden Robinia - reduce by 1.5m **27 Woodbury Hill** Reduce tree in back garden by a third

Hills property update

In association with



Property selling prices in The Hills 2008

Queens Road, £674,995: This four bedroom, one reception room property is on sale through Bairstow Eves in Queens Road.



Baldwins Hill, £799,995. Five bedrooms, 36' through lounge, study, kitchen/ family, utility room and cloakroom. Lounge, kitchen, study.



Baldwins Hill, £725,000: Lounge, dining room, kitchen, utility, four bedrooms, garage



York Hill, £650,000: Three bedroom, two reception opportunity for modernisation.



Queens Road: £264,995: This split level first floor maisonette includes two bedrooms, a living area and a kitchen.



York Hill: £429,995: Renovated three bedroom, two reception room home in heart of York Hill conservation area.



Lynwood, Steeds Way, £747,000 Detached 30-May-2008;
34 Baldwins Hill, £650,000 Semi-Detached Freehold 30-Jul-2008;
19 The Summit £535,000 Detached Freehold 24-Jan-2008;
21 York Hill, £500,000 Semi-Detached Freehold 14-Mar-2008;
41 Staples Road, £455,000 Terraced freehold 20-May-2008;
4 Kings Green £410,000 Terraced Freehold 28-Jan-2008;
105 Staples Road, £365,000 Detached Freehold 01-May-2008;
75 Queens Road £340,000 Terraced Freehold 16-Jun-2008;
156 Church Hill £230,000 Terraced Freehold 04-Apr-2008;
24 York Hill, £206,000 Flat Leasehold 22-Feb-2008
OK to wreck: approved for demolition and rebuild: 12 St John's Road with conditions.



Hills planning update— from the Hills Committee notes

May

7 Baldwins Hill Side extension over existing garage and carport, front extension to garage and loft conversion. (Amended application) Granted permission (With Conditions) 11-07-2008

High Holly, King's Hill Demolish existing detached garage and replace with two storey side extension and installation of solar panel on roof. Refused Permission 20-06-2008 Insufficient details had been provided. Conservation area consent has been granted.

25 Pump Hill Loft conversion with front and rear dormers Refused permission 18-04-2008 by reason of their size, siting and design, would be out of character with the adjoining dwelling at No. 23 Pump Hill and detrimental to the character and appearance of the street scene.

April

12 St John's Road Erection of replacement dwelling. Granted Permission (With Conditions) 12-06-2008

23 Queen's Road Loft conversion with rear dormer and front velux windows. Granted permission with conditions 13-05-2008.

30 Forest Way Two storey rear extension with part basement conversion and roof alterations. FINAL DECISION 17-04-2008 Grant Permission (With Conditions) 12-06-2008

1 Baldwin's Hill Two, first floor side extensions. (Resubmitted application) FINAL DECISION 24-04-2008 Grant Permission (With Conditions) 06-06-2008

29 Baldwin's Hill FINAL DECISION Grant Permission (With Conditions) 02-04-2008 Single storey side and rear extension

No to Church Hill flats

The Council has thrown out plans to demolish and redevelop **12-30, Church Hill** with the erection of three linked blocks of three storeys with accommodation at roof level. The development comprised 24 apartments, 3 retail units and 27 car parking spaces, cycles parking and amenity area. The revised application was rejected on grounds that the building, by virtue of its height, bulk and proximity to the street would be an overly dominant and overbearing addition to the street scene which would fail to complement the surrounding buildings and that the proposed rear balconies would result in a material loss of privacy to the occupiers of neighbouring residential properties in Queens Road, contrary to policies DBE2 and DBE9 of the adopted Local Plan and Alterations.

Hills people ...an occasional feature on those among us

Dorothy Thomson—'Mrs T' to many—has lived in her York Hill cottage since 1980 having bought it from her daughter Gillian and her husband, both then on the Hills Committee. "Waller's Hoppit was then a lovely wild garden carpeted with short daffodils in the spring and very visible as there was no surrounding hedge". Mrs T recalls with affection charac-

ters like John Silberrad of Dryad's Hall who doffed his hat "even though he didn't know me. Then there was

Mrs Dot Hutson whose Pump Hill cottage had no hot water or a bathroom despite pressure from the council that they be installed. "The

Dorothy Thomson receives the Hills Gardens Shield from then chairman Peter Tidmarsh in 2005



day came for Dot to move into temporary accommodation so that the work

could be done and the removal lorry was there. Sadly the upheaval was too much and she died that day." The Hills Committee wishes Mrs Thomson a very happy 90th birthday in November.

If you have any memories or photos of the hills you wish to share, please contact Juliette Harvey on 0208 508 5957.



The fireplace in Dorothy Thomson's Pump Hill cottage—the first time it was lit the fire brigade had to be called.

York Crescent—and Gandhi—100 years ago

Art Deco style flats now form York Crescent opposite the Wheat-sheaf public house at the bottom of York Hill. But have you ever wondered what the area was like 100 years ago? Did you know, for example, that once there stood a Victorian House called "Oriole" where "Gandhi" is reputed to have stayed when it was a hospital. Also, in 1908 "St Ethelburga's Home for Girls" moved here from Kilburn premises so that the 40 girls, aged between eight and 14, could for the first time have plenty of space to play and have their own garden to grow vegetables. The home closed in 1922, and between the wars it became "York House Hotel". Until 1929 part of the site was also used as a tea garden, part of which still remains as the Wheatsheaf garden.



Advertorial

Gardener's Arms looking spick and span and with a new range of special evenings

The Gardener's Arms at the heart of the Hills at the top of York Hill is looking spick and span after an external make-over—and the attractions inside are seeing a re-energised business.

With special evenings every Wednesday, Sunday roast lunches proving increasingly popular and a special two course offer for senior citizens on Friday lunchtimes the Gardener's is increasingly a "destination pub" for local people as well as for those

from further afield.

Proprietors Pat and Tracy Roberts are usually on hand to ensure a personal welcome and the roaring real fires ensure that this is a warm retreat for those needing relief from the outside chill of autumn.

Other evenings that have proved especially popular include the Psychic and Quiz nights. The popular function room is used for a range of private events, from the Wine Appreciation Group (WAGS for short) to Hills Amenity Society meetings.



Diary dates

Wednesday Night is Special

15 October: Mussels and Chips

22 October: Curry Night

29 October: Pie Mash Night

Wine or beer included with "Wednesday evening specials"

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

Christmas lunches from 1 Dec.

Hills' Future—have your say

A key component of the Hills' Future Project is to engage as many views as possible and the Steering Group of 10 volunteers is keen to do just that. As a first step, please let us have your thoughts on the questions below...and anything else you would like to input. And if you would like to join the team of volunteers, just let us know. Responses can be posted (or dropped in) to the address provided or the questionnaire can be downloaded from the Hills website and emailed to the address below as you prefer.

Summary of special interest

- 1. What feature or features make "The Hills" special for you?

Character Analysis

- 2. Which is or are your favourite views—and should be protected and/or improved?
- 3. Which is or are the really "special bits" within the three conservation areas and constitute "micro features" within the three conservation areas?
- 4. If you have named an area or areas in answer to 3) above, How might this area/ these areas be made "even more special"?

- 5. Which is or are your favourite building or buildings in the three conservation areas

Questionnaire No. 1

- 6. Which are the "defining" building materials that help to give the area its character—and should be encouraged in new development
- 7. How important are trees and holly hedges? Should "special measures" be adopted if possible to strengthen their protection?
- 8. What are the activities that define The Hills? (school, pubs, commuting, traffic?)

Opportunities for enhancement

- 9. Would you be in favour of "traffic calming measures? If so, what?
- 10. What are the best things the planners have allowed?
- 11. What are the worst examples of "planning failure" and should be prevented at all costs?

- 12. What would you like to see "improved"? (such as verges, street furniture, views...)

Conservation Area Boundaries

- 13. Are there areas immediately outside the boundaries of the three conservation areas that should be included and/or given "special consideration?"

Community involvement

- 14. How would you like to see the local community involved in this project?

General guidance

- 15. What are the six main "points of guidance" the District and Town Councils should "buy into" for the future?
- 16. Would you like to suggest books, documents, points of reference which would help inform the project?



Name:.....Road/house no.....

 Phone:.....Email:.....
 Please return to: Ian Locks, Hills Future Project, 2 Potters Close, Loughton, Essex, IG10 1JQ or email hills.amenity@googlemail.com. The questionnaire can be downloaded from www.hillsamenityociety.co.uk

Hills Amenity Society
working for the Baldwins
Hill, York Hill and
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Conservation Areas



Working to protect the
conservation areas in which we
live

Find out about us at

Www.hillsamenityociety.co.uk

Email:



Two of the Hills' defining greens: School Green (above) much improved by judicious tree felling. New parking restrictions also make for a more picturesque junction of York Hill and Staples Road; and (above) the famous view from the top of York Hill.



Comment

Future-proofing the Hills

So 10 people have signed up as volunteers for the Hills' Future Project and have met to kick-start the work that will have to be done.

That's a good start.

The project is being carried out under the umbrella of the Hills Amenity Society in close collaboration with Epping Forest District Council, which will have to adopt the project for it to become official, and in discussion with Loughton Town Council.

So why is this project important? Put simply, with a fully adopted Character Appraisal for the three Hills Conservation Areas we will have a blueprint for the future which will guide planning decisions and direct investment as it is made available.

Without it we will be forever in the hands of individual and unguided decision-making.

Please complete the questionnaire on Page 5 and, if you can, offer some time to help with the project: Email: hills.amenity@googlemail.com or contact any committee member.

Parish notices

Hills Committee notes with approval the repairs to York Hill, the battered footpath now looking very smart (pictured above)



and the disruption from repairs to broken drains and water mains now completed a few yards higher up.

Holly hedges

Holly hedges in York Hill, Kings Hill and Woodbury Hill and Hollow have been taking a terrible bashing from oversized contractors' vehicles. If you see damage taking place, please report it.



Hills Amenity Society Committee

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

Hills Amenity Society Autumn lunch:

**Saturday 15 November
12-2.00pm at 2 Potters
Close (off York Hill)**

£4 for food and wine

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 to Juliette Harvey, 15 Woodbury Hill.



Join up now

Hills Amenity Society