



Hills Amenity Society
Working for the York Hill, Staples Road and Baldwin's Hill areas

Newsletter

www.hillsamenitysociety.co.uk

Email: hills.amenity@googlemail.com

Autumn-Winter 2009

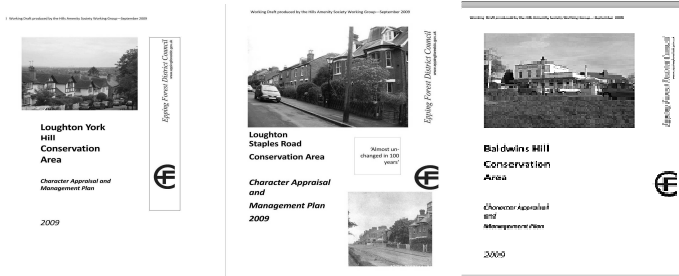
**Open Forum
on Conserva-
tion Areas**

**Wednesday 18 No-
vember**

**Gardeners Arms
top of York Hill 7.30pm**

*Free glass of wine AND
free security marker pen!*

THANK YOU...to all those who have paid the voluntary subscription of £4 to support the work of the Hills Amenity Society in 2009. If you would like to make a contribution please send to Juliette Harvey, 15 Woodbury Hill, Loughton.



The three draft appraisals are now available to view at

www.hillsamenitysociety.co.uk

Come along on Wednesday 18 November, Gardeners Arms, 7.30pm to discuss them. Free glass of wine or beer.

Society wants 20_{mph} limit in Conservation Areas



Hills Amenity Society is calling for a 20 mph speed limit on all roads in the Baldwins Hill, York Hill and Staples Road Conservation Areas.

Following an open meeting of the Society in May, draft appraisals have now been handed over to Epping Forest District Council for York Hill and Staples Road for completion and then formal public consultation. The Baldwins Hill appraisal should follow within the next couple of weeks. To view the draft appraisals go to www.hillsamenitysociety.co.uk Up to this stage the project has been handled entirely by Hills Volunteers who have been meeting since September to carry out the three Character Appraisals. Following closely others already completed, the project is being carried out in close co-operation with the Council and identifies why key areas of interest should be preserved and highlights opportunities for enhancement. Some areas outside the current conservation areas are suggested for inclusion. The project will provide a recognised plan for the area as a basis for shaping future development and conservation. An update on progress will be given at an open forum on and residents are encouraged to give their views on the content.



Spruced up—but faster?

Following pressure from the Hills Amenity Society a number of roads—York Hill and Steeds Way (pictured) among them—have been resurfaced, but tending to make the speed of some traffic even faster. Although smartening appearance, new curbs in York Hill make the road narrower and even more dangerous for pedestrians negotiating parked vehicles with no pavements. **The call for a general 20mph speed limit on all roads within the three Conservation Areas would be a standing and powerful warning to drivers to SLOW DOWN!**

See Pages 4 and 5 for more details or the website: www.hillsamenity.com.

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Re-launching Hills Watch

Hello, my name is Nicola McKirdy and I have taken over the role of Lead Neighbourhood Watch Coordinator and Street Coordinator for Queens Road. We are very fortunate to have low crime rates in our area and I very much want to help us continue to be safe. I look forward to meeting you at the Gardeners Arms on 18 November, but in the mean time, here are a few items that I wanted to share with you on the Hills Watch scheme.

Have your say...Loughton Neighbourhood Action Panels

Did you know that Loughton police hold a monthly meeting, the Neighbourhood Action Panel (NAP), where local residents can raise concerns and issues to the police and local councillors. The panel agrees community priorities and decides upon a realistic and achievable course of action so that the police deliver results which matter to us. Issues and agreed actions are logged and available to view on the Essex Police Website.

The NAPS are a really good opportunity to raise issues to the police and understand the actions they will take to address these.

Forthcoming NAP: 25 Nov. 18:30-19:30 St Mary's Church Loughton

To find out what issues and actions have been raised at previous meetings, and for the dates of future meetings log onto the Essex Police website

<http://www.essex.police.uk/yourarea/>

Neighbourhood Watch Signs for the Hills

Area

Hills Watch has submitted an application to the Safer Communities Partnership to have Neighbourhood Watch street signs erected in each street in the Conservation area. This will not only make our scheme more visible and official, but may help to reduce home insurance bills. We will keep you updated on progress.

Free Property Marking Kits

We have Property Marking Kits to give to our residents (UV "invisible" pen to mark-up valuables; all weather warning labels; property record card). Contact Nicola McKirdy or pick one up at the Open Forum on Wednesday 18 Nov.

Get Involved – Become a Street Neighbourhood Watch Coordinator

The success of our Hills Watch scheme will be dependent on involvement from our residents. The role of a Street Coordinator is to be part of the Hills Watch team, attend twice yearly meetings, and spread news and crime prevention tips to residents. We urgently need a Street Coordinator for each street in the Conservation area. If you would like to get involved please contact Nicola McKirdy; 7 Queens Road, IG10 1RR; 0208 418 0193 or email hillswatch@hotmail.co.uk

Neighbourhood Police Contacts

- PC Jon Hounslow 07968 354 021
- PC Tom Hardingham (Wildlife Crime Officer) 0300 333 4444 (ext.28835)
- Essex Police (non-emergency) 0300 333 4444
- Loughton Police direct line 01279 641212
- Loughton Police Station – 01279 641212
- Non emergency issues in the Loughton area - 0300 333 4444
- 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. It is situated in the heart of the conservation area in Loughton. The public house 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.



Halloween Saturday 31st October

We will be roasting suckling pig accompanied by seasonal vegetables
£13.90 from 6pm onwards

Traditional Sunday Lunch 1st November

Two courses £13.90

Fish & Chips Night Wednesday 4th November

Fresh cod chips and mushy peas with half a pint of beer or glass of house wine for
£9.90 from 6pm - 9pm

Bonfire Night - Sparklers on the Terrace

We will be serving bangers, mash, onions and rich gravy, or Old English beef stew with dumplings for £8.90 each

Children's Meals £4.90 each with FREE sparklers

from 6pm until 9pm

Pre-Christmas Menu Available £14.90 three courses

Christmas Menu Available - Please phone for a copy
Function Room Free Of Charge during The Month Of December
All Parties & Functions Catered For.

BUY ONE MEAL GET ONE FREE WITH THIS ADVERT

Offer ends 30 November. Mon, Tues, Wed, Thurs lunch only.
Home cooked food served: 12 - 2.30 Monday - Friday 12.00 - 3.00 Saturday
*Fresh local produce used where possible * Fresh Fish daily*

103 York Hill, Loughton Tel: 020 8508 1655

Hills property update



St. Johns Road: (above) Two receptions plus conservatory, ground floor cloakroom, two bathrooms and three bedrooms. £745,000



Shaftesbury: (above) 3 bedroom terraced house: in a quiet cul-de-sac off Staples Road, three bedrooms, modern bathroom, good sized lounge/diner and fitted kitchen. Garden £375,000.

York Hill: (below) Grade II listed four bedroom character detached property: £1,350,000 with permission to split into two.



York Hill (above) Grade Two 2 bedroom semi-detached house £320,000 with stunning view to Kent Hills.

Baldwins Hill: (right) Three bedroom detached house for sale at £1,200,000 with study, games room and swimming pool.



Whitakers Way: (below) 4 bedroom detached house. £499,995.



Forest Way: (below) Historic 4 bedroom detached house offered for sale at £850,000. Views over London.



Property selling prices in The Hills :

In the last six months available to August just seven properties are listed as having sold in the Hills:

38 Baldwins Hill, detached, £580,000 (July 09)

13 Wroths Path, terraced, £270,000 (June 09)

63 Baldwins Hill, detached, £610,000 (May 09)

92 York Hill, detached, £475,000 (April 09)

35 The Heights, detached, £440,000 (March 09)

15 Shaftesbury, terraced, £305,000 (February 09)

81 York Hill, semi detached, £390,000 (January 09)



Baldwins Hill: 5 bedroom detached house: Lounge Area, kitchen, family room, study, utility room, double garage, master Bedroom en-suite shower. £875,000.

So it was a new house after all...

Hills planning update—from the Hills Committee notes

The owners of **Dryads Hall, Woodbury Hill**, have been granted permission retrospectively to demolish completely the old house, a locally listed building. Hills Amenity Society Committee has written to the District Council asking for an explanation. Said a spokesman for the Society: "The Council should demand a considerable fine for any building demolished without permission." A council spokesperson explained this was a technical application "in line with ongoing discussions during a difficult development." The original application in October 2006 was for conservation area consent for the demolition of existing outbuildings and previous additions

to the house, to make "alterations and extensions" to existing buildings and garage court. A previous application in August 2006 was to fell a large number of trees, granted with conditions. During development the distinctive chimney and south end wall was retained before being demolished. The retrospective permission in July approved demolition work and replacement 'dwelling'.

Ash Green, Baldwins Hill, permission to demolish an internal wall under a Grade II application.

Loughton Lodge, Steeds Way: Permission refused to replace existing double gates and post with new double wooden gates and brick pillars (2m high), replacing existing wire fence with wooden panel/

wicker fencing (approx 1.95m high), and three pairs of toughened glass doors to existing side porch.

The Lindy House, Steeds Way: Application to build first floor side extension, ground floor front extension and enlargement of first floor decked areas and a fell a pear tree.

14 St John's Road Two storey front extension, single storey rear extension, front porch and loft conversion.

19 Queen's Road Application for rear dormer to loft conversion with rooflights to front

34 Church Hill Permission granted for Three storey rear extension and conversion into three flats

15 Stony Path A retrospective application for approval of a conservatory has been granted on the grounds that the construction was lawful.

Hills Character Appraisals now on our website:

Following more than 12 months of work by a group of Hills Amenity Society

volunteers we now have character Appraisals for the three officially recognised Conservation Areas of York Hill, Staples Road and Baldwins Hill.

The work was necessary in order that the Conservation Area status we enjoy should remain meaningful and to provide greater detail of the area to inform planning decisions made by people who frequently have no knowledge of the area.

The appraisals are designed to include a detailed description of every property in the area. **Please examine the entry for your property: if it is inaccurate, or omitted, PLEASE LET US KNOW by email if possible, hills.amenity@googlemail.com** or by letter to 2 Potters Close, Loughton, Essex IG10 1JQ or tells us in person at the next **open meeting on Wednesday 18 November, 7.30, Gardeners Arms, York Hill.**

The Hills Character Appraisal is the most significant piece of work to define and shape the future of the area in which we live since the granting of Conservation Area status 37 years ago. Do try to come along to the meeting on Wednesday 18 November at the Gardeners Arms to see what is being proposed. There will be a further consultation organised by the District Council either later this year or early next.

IMPORTANT NOTE: work in progress

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

The HAS drafts for York Hill, Staples Road and Baldwins Hill are available for view at

www.hillsamenity.com

Let us have your input to
hills.amenity@googlemail.com

Management Plan 2010-2015

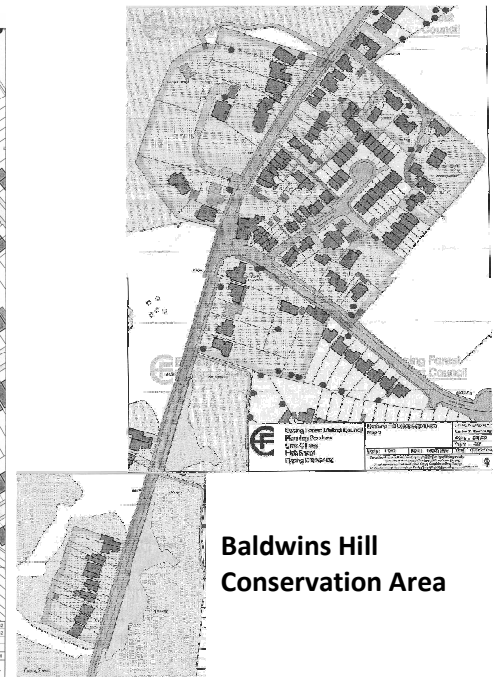
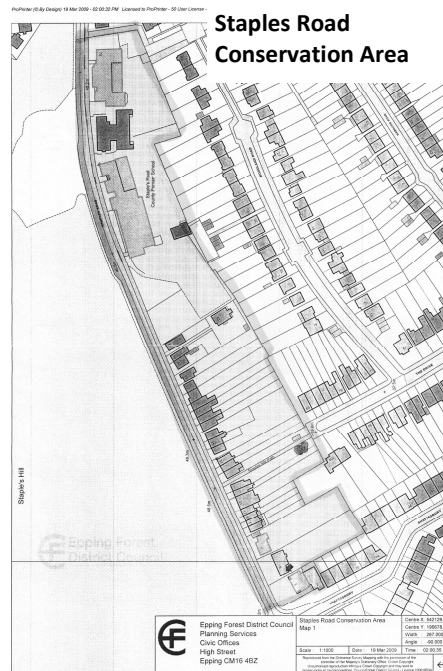
- The council intends to produce a leaflet on the repair and maintenance of historic buildings
- The Council will bring the Article Four Direction currently covering fences and hedges into line with the neighbouring Staples Road Conservation Area to cover materials used on road frontages
- Signs, street furniture and road markings will be brought into keeping with the character of the conservation area. Attention will be paid to out-of-keeping litter bins, seating, bollards and lampposts
- Consideration will be given to frequency of grass cutting, emptying of litter bins and maintenance of trees and hedges on and surrounding the triangular greens which form a distinctive part of the area.
- Consideration will be given to controlling abuse and misuse of forest land within and adjoining the conservation area
- Public consultation on parking, speed and width restrictions: Hills Amenity Society is proposing a 20mph speed limit on all roads in the Conservation Area
- 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.
- The three Conservation should be joined up and extended to include the almshouses and allotments adjacent to Stony Path

Opportunities for enhancement

- In-keeping bollards, litter bins and seats
- Restriction of indiscriminate parking: more planned parking
- Size and weight restrictions for heavy vehicles to avoid hedge, forest verge, foot-path and road damage
- Tighter speed restrictions on roads with no pavements
- Maintenance of roadside holly hedges
- Use of appropriate building materials
- Interpretation for visitors
- Management of trees
- Guidance and intervention on building materials
- More regular clearance of litter and emptying of litter bins
- Restricting concreting of front gardens (now subject to legislation)

TIMETABLE May 2008	Project introduced at Hills Amenity Society agm by Paul Sutton, District Council; participation invited in Hills working group
June 2008	Promotion of project and invitation to participate promoted in Hills Newsletter to all and on Hills Amenity Society website
Sept 2008	Working Group convenes
Sept 2008-April 2009	Work on project
November 2008	Questionnaire, further promotion in newsletter to all homes
April 2009	Stand at Loughton farmers' market
May 2009	Report to Hills Amenity Society open annual meeting
April-Sept2009	Work on reports
18 November 2009	Hills Consultation on York Hill Staples Road
December 2009 - January 2010	Public consultation on York Hill, Staples Road and Baldwins Hills reports followed by publication by the District Council

Open meeting at Gardeners Arms Nov. 18



York Hill sub areas

- King's Green, with its war memorial and historic buildings, marks entrance to Conservation Areas from High Road.
- School Green, at junction of Staples Road, Queen's Road and York Hill, with group of weatherboarded cottages. York Hill takes on the character of narrow lane, bordered by high hedges
- York Hill Green provides views across to Canary Wharf and Kent hills, overlooked by some of the oldest properties in Loughton: the Gardeners' Arms dates from the late 17th century.
- Forest Way and King's Hill are steep inclines to the forest
- Woodbury Hill and Woodbury Hollow, with unmade roads and high hedges, merge development with the forest

Distinctive York Hill features

- Peace and tranquillity in narrow lanes
- Triangular Kings Green, School Green and York Hill remain forest land
- House plots varying in shape and size
- Steep rise of a number of hills
- Tall hedges, narrow roads and no pavements
- Houses of Victorian origin, many with unique designs for the area
- Buildings dating back to 17th Century
- Proximity to the forest

Staples Road features

- Forest-edge environment, with houses directly facing the forest across the lane.
- Calm and quiet location, save at school collection times, since the road has been closed as a through route since 1992.
- Virtually unaltered street frontage, with no UPVC doors and few radically altered doors or windows, which is universally and immediately recognisable from 100-year old photographs.
- Vistas across the backs of the houses
- Important and mature garden trees
- Colour, texture and general appearance of traditional building materials
- Clever architectural treatment of the steeply sloping site
- Avant-garde features on the schools

Distinctive Staples Road sub areas

- At the north end dominated by the infant and junior schools
- Abutting the school playground, tree and shrub lined roadside, with glimpses of Loughton beyond
- School to Staples Hill Path, characterised by Forest coming closer to roadside
- Staples Hill Path to the closed end of the road, cottages leading to the four bigger houses with gaps and passages into the gardens beyond.

Baldwins Hill features

- Baldwin's Hill, (Baldwyn's Hill) originally track through forest
- retains rural forest character throughout its length
- Development integral with history of Epping Forest and enclosures
- houses varied in style and size of plot evolved from rookeries or cottages created from forest waste
- 'Rolling fence' shaped plots: boundary of blackberries cut on inside and new runners on outside, gradually enlarging land area
- Poor House, the allotments and nearby almshouses were located here
- Resident families Higgins and Willingale tried to save ancient right to lop: influential in saving Epping Forest from enclosure.

Distinctive Baldwins Hill sub areas

- Ash Green forms the southern end of the Baldwins Hill conservation area and is the area of green facing the line of cottages
- Around The Foresters Arms for about 400 steeply sloping area of grassland leading to forest. To the north short row of cottages
- Potato Ground and Allotments to left of Stony Path and Almshouses from around the 1830s form an important historical site—currently outside conservation area.
- Deerhurst and 29-35 Baldwins Hill (all Grade II listed, beyond the Foresters Arms is the fourth distinctive area.

Have your say

Email hills.amenity@googlemail.com, write to Ian Locks, Chairman, Hills Appraisal Working Group, 2 Potters Close, Loughton, IG10 1JQ or attend the open meeting 18 November, Gardeners Arms, York Hill 7.30pm.

Hills Amenity Society



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

Comment

Let's have your comments

After 12 months' work we now have up on the Hills website the three drafts for the Character Appraisals of the York Hill, Staples Road and Baldwins Hill Conservation Areas.

No small achievement for a group of volunteers and few will be unimpressed by the huge level of detail required to document the three conservation areas for the future.

Among the more noteworthy conclusions are that there should be a statutory speed limit throughout the three conservation areas; that there should be tighter restrictions on the use of non-traditional materials (read plastic windows, doors and guttering) in York Hill similar to the restrictions in Staples Road; that the area included in the conservation area should be extended and that the three areas should be joined to become one and that there should be ongoing discussions with the local authority on the growing problems of parking, street furniture and signage.

Do come along on 18 November to the open meeting or look at the three appraisals on the website: www.hillsamenity.com

Contact any committee member or email the Editor: at hills.amenity@googlegmail.com Tel: 0208 502 3998

When parking mayhem leads to desperate measures



Sadly, but inevitably, double yellow lines are appearing on roads in the Conservation Areas: Staples Road and York Hill Green. The next targets are almost certainly Kings Green, where cars are sometimes up to four vehicles deep

across the pavement and road, and the funnel of Baldwins Hill where cars regularly block both pavements and road. Claire Forbes lives in Baldwins Hill. She says: "The cars are parked so close to our entrance and so tight to our boundary wall that it is impossible to see any approaching traffic. Mothers with buggies regularly have to walk into the centre of the road to go round cars parked there all day long." Police are being informed regularly and warning notices placed on offending vehicles (see picture).

THE POLICE WILL BE INFORMED OF CONTINUING ILLEGAL PARKING

Continuing Parking

Parking on pavements, verges, traffic islands, central reservations and on crossover ramps late delivery is illegal unless there is a specific exemption.

Prohibited parking

Disasters, as it obstructs pedestrians and causes people of all ages to walk in the road

- A particular problem for disabled people and people with prams.

It causes damage to green verges, to the drainage of local amenity. Damage can also be caused to vital underground services and access to fire hydrants may also be blocked in an emergency.

The Council has adopted an even handed approach to prohibited parking and has granted exemptions from the ban where it is justified. Considerations have included an assessment of parking demand (including the amount of off-street parking available), local pedestrian and vehicle flows, road and footway widths and the vulnerability of underground services.

Exemptions from the Parking Ban

If you park a vehicle with one or more of its wheels on a pavement or verge, and the area is not exempt from the ban, you risk receiving a £60 Penalty Charge.

The Council has instructed its parking enforcement officers to issue penalty charge notices to any vehicle seen to be illegally parked either wholly or partially on a footway or verge unless the area has been specifically exempted.

The pavement parking ban applies at all times, including night time, weekends and Bank and Public Holidays.

There is no exemption from the pavement parking ban for Orange Badge holders.



Please remember that parking on the pavement is illegal unless there are signs to show that it is exempted from the ban.

Exemption in the Pavement Parking Ban

There are two exemptions to the pavement parking ban.

A vehicle may park in an area which has been marked out and signed as being exempted from the ban. Where a section of footway is exempted it will be marked by signs as below:



Beginning of exempted area

End of exempted area

The exempted area may also be marked out by additional white lining.

Importantly, a vehicle may also stop briefly on the footway to allow the continuous loading of a large quantity of bulky goods in adjacent premises. This exemption only applies in these circumstances and only if:

- The vehicle is not causing an obstruction to pedestrians;
- There is no loading restriction in place on the road;
- There is no obstruction to parking on the pavement in order to reach the premises (i.e. stopping on the road would cause an obstruction); and
- The vehicle is never left unattended.

Warning notices placed on offending vehicles in Baldwins Hill.

Best Garden Trophy

We shall be judging the best front garden during the third week of April 2010.

Now is the time to tidy up the dead and dying vegetation from this summer. Add some bulbs and winter resistant plants to make a mass of colour for you and your neighbours to enjoy and a chance to win our much coveted trophy next Spring. The lucky winner will also receive a ticket to the Chelsea Flower Show. The trophy will be presented at the AGM. If you think there is a garden near you which warrants consideration, please inform a Committee member giving the name of the road and house name or number. Happy gardening!

Hills Amenity Society Committee

Wendy Fisher (Chairman) 19 Stony Path, Loughton IG10 1SJ
wendlesfisher@hotmail.com

Brenda Harris, Planning;

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

Peter Wynn, 37 Woodbury Hill, 8508 4873; Email: pgw@pwwynn.demon.co.uk

Lisa Godsalve, Secretary, 21 York Cres-

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2363 e-mail: lisagodsolve@rnib.org.uk

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

Nicola McKirdy (Neighbourhood Watch) 19 Queen's Road nicolab-liss@hotmail.com

Parag Shah

Hills Amenity Society

Open Forum

Wednesday

18 November

Gardeners Arms, York Hill

Subscriptions are due for 2008-9—new members welcome

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



Join up now

Hills Amenity Society