



Epping Forest District Council
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York Hill Conservation Area

*Character Appraisal and
Management Plan*

April 2014



Contents

1. Introduction	4
1.1 Definition and purpose of conservation areas	4
1.2 Purpose and scope of character appraisals	4
1.3 Extent of York Hill Conservation Area	4
1.4 Methodology.....	4
2. Planning Policy Context	5
2.1 National Policy and Guidance	5
2.2 Local Plan Policies	5
3. Summary of Special Interest	6
3.1 Definition of special architectural and historic interest.....	6
3.2 Definition of the character of York Hill Conservation Area	6
4. Location	7
5. Topography and Setting	8
6. Historical Development and Archaeology.....	9
6.1 Origins and development	9
6.2 Notable figures associated with the York Hill Conservation Area.....	10
6.3 Archaeology	11
7. Character Analysis.....	12
7.1 General character and layout.....	12
7.2 Key views	12
7.3 Character areas	13
7.4 Buildings of architectural and historic interest	15
7.5 Traditional building materials.....	17
7.6 Contribution made by trees, hedges and green spaces	19
7.7 Activity and movement	19
8. Opportunities for Enhancement.....	20
8.1 General threats to the character of the conservation area	20
8.2 Street Furniture.....	20
8.3 Areas for enhancement.....	20
9. Conservation Area Boundary.....	21
9.1 Current conservation area boundary.....	21
9.2 Possible areas for inclusion	21

10. Community Involvement.....	23
10.1 Involving local people.....	23
10.2 Timetable	23
11. General Guidance.....	24
11.1 Views and setting.....	24
11.2 Architectural details.....	24
11.3 Traditional building materials.....	24
11.4 Trees and open spaces.....	24
11.5 Public realm	24
11.6 New development	24
11.7 Activity and uses	24
11.8 Renewable energy and technology	24
11.9 Alterations under Article 4 (2).....	25
12. Management Plan.....	26
12.1 Conservation Area Management Plan	26
13. Action Plan.....	27
14. Bibliography	30
15. Acknowledgements.....	31
Appendix 1. Listed Buildings in York Hill Conservation Area.....	32
Appendix 2. Relevant National Legislation and Local Plan Policies	35
Appendix 3. Townscape Survey.....	37
Appendix 4. Glossary of Terms.....	44
Appendix 5: Maps.....	45

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). Conservation areas can take many different forms. They may be focused on a historic town centre or village, an important country house set in landscaped grounds, or an area with strong links to a particular industry or philanthropist.

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

1.2 Purpose and scope of character appraisals

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

- define the special architectural and historic interest of the conservation area;
- review the 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 encourage community involvement in the protection of the character of the area;
- identify measures that need to be taken to preserve the character of the conservation area and put forward proposals for its enhancement.

This document intends to provide a framework to both manage and guide change in York Hill Conservation Area. In addition, it is hoped that it will inform other planning decisions affecting the area.

However, it is 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 York Hill Conservation Area

The York Hill Conservation Area was first designated in 1977. The boundary extends from Church Hill to Baldwins Hill, in Loughton, and incorporates Forest Way, Steeds Way, Kings Hill and Woodbury Hill, as well as sections of Pump Hill and Queens Road. The conservation area is shown in Map 1 (Appendix 5).

1.4 Methodology

This document was compiled between autumn 2008 and spring 2014. As part of this process, the conservation area was surveyed and photographed in detail, a range of cartographic sources were consulted and documentary research was undertaken. A draft version of the appraisal was put out to public consultation between November 2009 and January 2010. Comments and suggestions of key stakeholders were then incorporated into the final version.

Following this process, the conservation area was reviewed by heritage planning consultants, DPP Consulting Ltd., in May 2012 along with the other conservation areas in the District. The review involved undertaking documentary research, site visits and consultation with key stakeholders, and recommended extending the boundary of York Hill Conservation Area to include one extra plot. For the full ‘Heritage Asset Review’ report see the Heritage Conservation webpages of the Epping Forest District Council (EFDC) website.

2. Planning Policy Context

2.1 National Policy and Guidance

Conservation areas were first introduced by the Civic Amenities Act of 1967 and are now protected by law under the Planning (Listed Buildings and Conservation Areas) Act 1990. 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 the National Planning Policy Framework (NPPF) (2012), particularly under section 12. This document supersedes Planning Policy Statement 5: Planning for the Historic Environment (2010).

2.2 Local Plan Policies

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 with alterations adopted in 2006, including the addition of policy HC13A concerning the creation of a list of buildings of local architectural or historic importance and matters relating to them. The Local Plan policies have been reviewed in light of the NPPF and a significant number remain compliant with government policies.

The Council has begun work on a replacement Local Plan. The Local Development Scheme, adopted in July 2013, anticipates adoption of the plan in June 2016. At this stage, it is uncertain 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 section of the EFDC website.

3. Summary of Special Interest

3.1 Definition of special architectural and historic interest

The special architectural and historic interest of York Hill Conservation Area derives from the large number of historic buildings found within it, many of which are statutory or locally listed. These include houses, cottages and public buildings and date from between the 17th and 19th centuries. The main elements contributing to the special architectural and historic interest of York Hill Conservation Area are set out below:

Elements of special architectural and historic interest

- Resistance by residents to the enclosures within Epping Forest in the 19th century.
- A range of Grade II listed 17th, 18th and 19th century buildings.
- Several locally listed buildings.
- The 17th century Gardeners Arms public house.
- Complex pattern of development.
- Many examples of Arts & Crafts architecture.
- Work of notable architects.

3.2 Definition of the character of York Hill Conservation Area

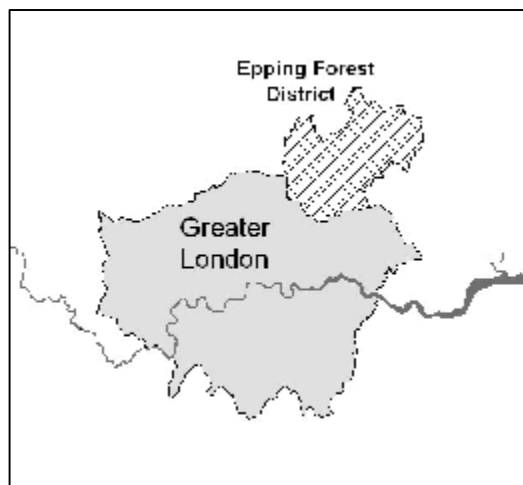
The character of a conservation area can derive from a range of different elements. These might include physical features such as architecture, open spaces, hedges and trees, landmarks, and boundary treatments; or intangible associations such as an area's relationship with people through time or its links a specific historic event. It is the mixture of these elements that combine to create a unique sense of place.

Factors contributing to the character of the conservation area

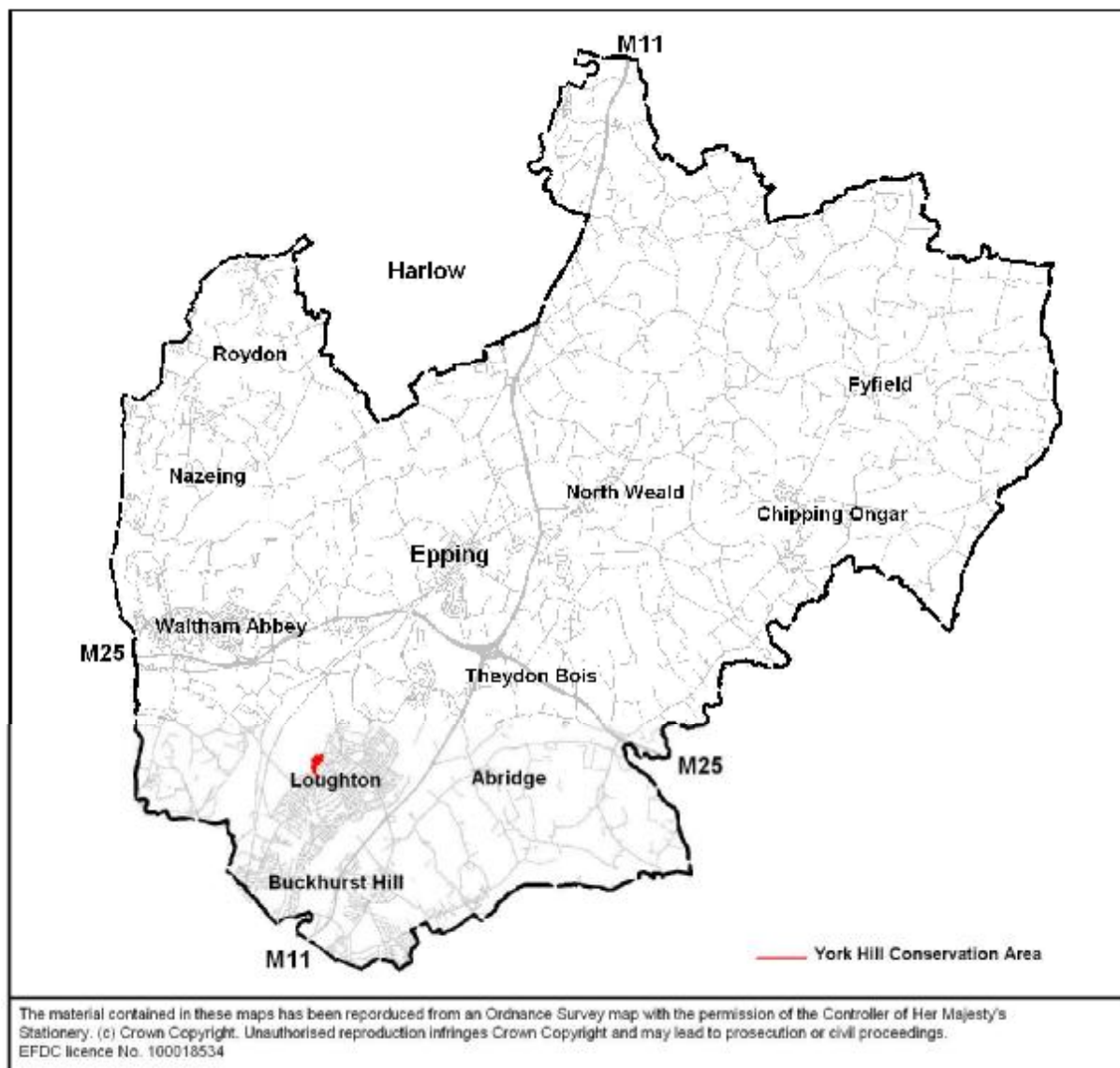
- Peace and tranquillity in narrow lanes.
- Tall hedges, often holly, and noticeable lack of pavements.
- Proximity to the forest.
- A number of triangular greens which remain as forest land, including Kings Green, School Green and York Hill Green.
- The steep and dramatic hills.
- Shape and size of house plots.
- Victorian and 20th century houses, many with unique designs for the area.
- The number of older buildings, some dating back to the 17th century.

4. Location

York Hill Conservation Area incorporates Kings Green, York Hill, Baldwins Hill, Forest Way, Steeds Way, Kings Hill and Woodbury Hill, in addition to sections of Pump Hill, Church Hill and Queens Road in Loughton, Essex. It lies approximately 4 miles south east of Waltham Abbey, 5 miles south west of Epping and 12 miles north east of the centre of London. Loughton is situated immediately south of the M25 and west of the M11, to the south west of Epping Forest District.



Location of Epping Forest District



Location of York Hill Conservation Area in Epping Forest District

5. Topography and Setting

Loughton is the largest town in the Epping Forest District, with the hilliest terrain. Road names in the vicinity take cues from the surrounding topography; 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. The highest point within the conservation area is close to Ash Green House on Baldwins Hill and stands at 87 meters above sea level. Sited on a ridge, the land slopes 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 (Baldwins Hill, Staples Road and York Hill) and at its summit, affords views of Canary Wharf, Crystal Palace TV masts and the Kent Hills beyond the Thames Valley. To the north-east a footpath and bridleway connects York Hill to Baldwins Hill.



The view north from Loughton Lodge on Woodbury Hill



Aerial view of York Hill Conservation Area

6. Historical Development and Archaeology

6.1 Origins and development

The earliest known reference to Loughton is contained within a Charter of Edward the Confessor, dated 1062 (written Lukinton). The town is also later recorded in the Domesday Book (enscribed Lochetuna and Lochintuna). By the 13th and 14th centuries it had become known as Luketon.



Forest Way off of York Hill

The earliest known reference to York Hill dates from 1611. It was originally known as 'Mutton Row' (the row on the hill, mott meaning hill). This name is also recorded on the Chapman and Andre map of 1777 and continued to be used until 1825. The present name is most likely associated with Frederick, Duke of York (1763-1827), whose mistress, Mary Anne Clark, is believed to have retreated to Loughton Lodge to avoid scandal in London.

The history of York Hill is closely tied to that of the forest that it bounds. Strong hedges and stout gates, typical of forest-side occupation are reminders of the days when deer, cattle and wildlife had to be taken seriously. Once a Royal Forest, used by the Normans as hunting ground, the 'Forest of Essex' almost disappeared due to destruction and development by the local Lords of the Manors.

By the beginning of the 18th century approximately 90 houses existed in the parish of Loughton. Although few of the houses have survived to the present day, a number of traditional 17th century cottages remain particularly on Pump Hill, York Hill and

Woodbury Hill. Kings Cottage on Kings Hill partly dates back to 1785, though a smithy may have occupied the site in the 17th century. It was also used as a religious meeting house when occupied by the King family who were Unitarians. Alma Cottage on York Hill was built by John Flower in 1795 and was used as a ladies' school from 1870 to 1900. At the top of Pump Hill, the row of red brick cottages facing the green also date variously from the early to mid-18th century. The rent for No. 115 was set in 1700 at "two capons a year".

Following the introduction of the 19th century parliamentary Enclosure Acts, large tracts of common land across the United Kingdom were fenced off and entitled to individual (or multiple) owners. The land was afforded legal property rights, thus enabling private development to take place.



Epping Forest

Enclosure was unpopular, particularly amongst the working classes. By law, commoners had the right to access common land for activities such as grazing livestock and lopping wood for winter fuel. Not only were these rights crucial to their livelihoods, but they were also instrumental in preventing the large scale development of common land. By 1870, half of the forest's 6000 acres had been sold off at £5 an acre and enclosed by the local Lords of the Manor. In exchange for land, recipients were forced to give up their commoners rights.

Many local people were unhappy with what they saw as the unjust appropriation of public land for

private benefit. The ensuing fight against the enclosure of Epping Forest was led by labourer Thomas Willingale (1799–1870). Willingale's legendary resistance in 1866 to Lord Maitland was highly influential in the rise of the national conservation movement and ultimately led to the Epping Forest Act of 1878. The Act prevented enclosure of forest land for private development, and overturned laws preventing commoners from freely grazing their cattle. However, under the new act, lopping rights for commoners were extinguished and handed over to the forest conservators. In compensation, Lopping Hall was gifted to the parishioners of Loughton.

By the Victorian period, Loughton had become a fashionable middle class address for prominent artistic and scientific members of society. New residents were attracted by its close proximity to both Epping Forest and London. The advent of the railways in the 1850s created a direct line from Loughton to the capital, reinforcing its popularity amongst discerning commuters. York Hill features buildings by the noteworthy architects of the day, including J. Cubitt and M H Baillie Scott.

Notable buildings of this era include Ash Green House, Sunnybank, Loughton Lodge and Southbank. Ash Green House was extended in the late 19th/early 20th century by James Cubitt and was the home of William Chapman Waller, Loughton's first historian. He is thought to have moved to Ash Green in 1874 to live with his aunt, following his mother's death. Waller has himself been chronicled by Richard Morris OBE. The housing estate now occupying much of the former garden is named Wallers Hoppet, hoppet meaning "an enclosure or paddock". Sunnybank on Woodbury Hill was designed by J. Cubitt in 1889, as an Arts and Crafts style dwelling. Although the building remains, it has been altered and divided into two houses, Nos. 7 and 9. Also on Woodbury Hill, the imposing Loughton Lodge in part dates back to 1794 but was largely remodelled in the early 19th century by Godfrey Lomer. Steeds Way was, until 1906, the private drive to Loughton Lodge. Southbank, sited on the corner of Potters Close, was built in 1889 for W C Waller by J Cubitt. For some years it was inhabited by the radical journalist Vaughan Nash, who was later Private Secretary to two Prime Ministers, Campbell-Bannerman and Asquith.



*Ash Green House reconstruction
in the early 1900s*

The mid-1800s also saw the rise of Loughton as a destination for day trippers, many of whom were East Enders keen to escape to the country at weekends. Hostelrys around York Hill bear witness to the popularity of Loughton as a leisure destination. The Gardeners Arms was formerly refreshment rooms; the long wooden hall with its balcony overlooking Loughton was known locally as "Wigan Pier". The Kings Head (now an Italian restaurant), and Fifteen (formerly the Wheatsheaf public house) date from c.1905.



The Gardeners Arms 1903

6.2 Notable figures associated with York Hill Conservation Area

William Chapman Waller (1850-1917) lived at Ash Green House, Baldwins Hill from 1874, and over a period of 30 years compiled a unique record of Loughton's history. He is commemorated by a blue plaque found at 11, Wallers Hoppet.

Sarah Flower Adams (1805-1848) lived at Sunnybank, Woodbury Hill and was a poetess who wrote the words to the hymn "Nearer my God, to Thee". She lived in an earlier house on

this site with her husband William Bridges Adams, a “man of letters” and railway engineer.

Eliza Flower (1803-1846) lived at Sunnybank Cottage. She was a musical composer and daughter of Benjamin Flower, a political writer and printer of Harlow. She wrote many hymns and anthems, some to the words of her sister.

Dr Oswald John Silberrad (1878-1960) lived at Dryad’s Hall, Woodbury Hill. Dr Oswald was the industrial consulting chemist at Silberrad Research Laboratories. In 1901 he was appointed chemist to the newly formed Explosives Committee of the War Office at the Royal Arsenal, Woolwich. The Explosives Committee was set up to tackle problems such as the non-detonation of high explosive shells, revealed by failures during the Boer war. After the war, Silberrad withdrew to his laboratory where he occupied himself with problems of a more abstract scientific nature. Barnes Wallis is also thought to have developed his “dambusters’ bomb” in this laboratory while based at the Lea Valley munitions factory.

Thomas Southwood Smith (1788-1861) lived at Sunnybank Cottage, Woodbury Hill. Dr. Smith was a Unitarian preacher turned doctor. He helped to found the Metropolitan Association for Improving the Dwellings of the Industrial

Classes, the organisation responsible for the construction of the first model workers’ dwellings. His evidence to a Royal Commission on Urban Sanitation led to the enactment in 1855 of the Metropolitan Management Act, the precursor of the London County Council. Public Health today is chiefly indebted to Dr. Smith’s zeal.

Gladys Buchanan Unger (1885-1940), a Californian playwright and scriptwriter, lived at Kilindini, then called Hacienda, on Steeds Way from 1908 to c.1915.

6.3 Archaeology

Historically York Hill was associated with pottery and leather production. A medieval kiln was found at no. 69, York Hill and large quantities of pottery pieces were also discovered during the construction of a 20th-century development in what is now Potters Close. Although as yet, no systematic excavation of the area has been undertaken, the potential for further industrial archaeological remains in the area is great.

An excavation on the site of Kings Orchard, York Hill uncovered grave stones which are believed to relate to the burial of the King family. The oldest of these dates back to 1790.

7. Character Analysis

7.1 General character and layout

The area is characterised by steep hills, weatherboarded houses, narrow lanes and high hedges. Building plots vary in size, shape and aspect. There are many architecturally significant buildings, including 18th-century and Arts and Crafts houses as well as Victorian homes ranging from small terraced cottages to large mansions. A number of listed, late 17th-century buildings also exist in the area.



Kings Hill



View up York Hill

The top of York Hill also affords an impressive panorama over the Thames Valley and Canary Wharf to the Kent hills, whilst the top of Woodbury Hill affords a view over the forest to Woodbury Hollow.

7.2 Key views

Important views in the conservation area include the view from the corner of Woodbury Hill and Kings Hill; the view from York Hill cottages with narrow front gardens fronting the narrow road with its high hedges; the view of York Hill Green as the road widens; the view looking up York Hill towards School Green and the view from the top of Pump Hill looking down Kings Hill to York Hill.



York Hill

7.3 Character areas

Six distinctive character areas exist in the conservation area. They have been identified in terms of common spatial and architectural features, land use, and levels of activity. They are shown on Map 5 (Appendix 5).

Area 1: Kings Green, Church Hill and the beginning of York Hill



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

Kings Green marks the beginning of the conservation area. It consists of a triangular green sited between the cricket pitch, a row of red brick terraced houses, and the former Kings Head Hotel. A stone war memorial sits in the centre of the green, flanked by a large London Plane tree. The surrounding terraced houses are red brick with red plain clay tiles and mostly sash windows, although some have been replaced with uPVC casements.

The conservation area takes in a couple of properties in Church Hill including Bosworth's the Butchers, which is locally listed, and Grade II listed Bedford House next door (no. 6 Church Hill). 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. It has latterly been sympathetically converted into an Italian restaurant.

The row of cottages formerly associated with the hotel are similar though plainer in style, with small paned wooden windows. The open space of the green dominates this area and provides a stark contrast with the surrounding pocket of relatively high density building including the Kings Head and formerly associated cottages.

To the north of the cottages is Fifteen (formerly the Wheatsheaf public house), which is characterised by a roof with many facets reflecting its growth through time. Slightly further up and on the opposite side of the road is York Crescent which consists of two and three storey art deco blocks of flats. York Crescent does not fall within the conservation area boundary.

Area 2: York Hill



York Hill

York Hill is the focal point of the conservation area running from Kings Green steeply uphill to The Gardener's Arms public house. The high holly and ivy hedges together with narrower stretches of the road without pavements create a rural feel. An eclectic mix of houses from various eras can be seen on the ascent up the hill. The narrow roads and hilly terrain led Ruth Rendell to describe the area as "Little Cornwall".

Construction materials vary greatly throughout the character area. The most traditional and distinctive to Essex are weatherboarding and tile hanging. There is also a dominance of pea gravel and smooth white rendering, in addition to a variety of brick: red, yellow and even some reused from the iron smelting process. An assortment of roofing materials can also be seen including both pan and plain clay tiles (some of which are handmade), slate and newer concrete tiles. Original window frames are present in many of the houses, and include both casement and sash and case windows. Many are also small paned.

In the grounds of 96-98 York Hill there is a very substantial tree partially leaning over the road which adds to the character of the area.

Area 3: Forest Way*Forest Way*

Forest Way branches steeply off York Hill to the West and terminates in a bridle way which joins Woodbury Hill and forms a quiet vehicular cu-de-sac. It conceals some of the most interesting properties in the area, one of which is Grade II listed.

Area 4: Steeds Way

Steeds Way, constructed in the early 1900s and developed mainly in the 1950s and '60s, has a distinctly different character but includes a number of substantial and interesting properties including Loughton Lodge and Kilindini which are locally listed.

*Junction of Steeds Way and York Hill***Area 5: Woodbury Hill and Kings Hill**

At the top of Forest Way the road becomes Woodbury Hill. As the track levels off it continues as gravel to the top of Kings Hill. At this point another track leads down to Woodberrie, a large house built in the Domestic Revival style at the turn of the 20th century. The track then continues past the site of Dryads Hall and re-joins York Hill near the Gardeners Arms.

Dryads Hall was converted into a large house in the 1860s. The area is characterised by narrow lanes with high holly hedges and white weather boarded 18th-century cottages.

*Woodbury Hill***Area 6: Around York Hill Green**

From the point where Potters Close meets York Hill to the junction between York Hill, Woodbury Hill and Pump Hill, there is a steeply sloping green, with an original hand pump situated at the top of the hill.

The impressive views from here extend across Loughton and Buckhurst Hill. In the distance one can see Repton Park, Canary Wharf, the Millennium Dome, the Crystal Palace TV masts and Shooters Hill in south east London.

Perched on the top of the hill is the Gardeners Arms, a weatherboarded public house with many chimneys and a roof with multiple facets. To the east are two 17th and 18th-century weatherboarded cottages. To the west of this is a row of two storey timber framed cottages refaced c.1820 in red brick with blind window detailing to the second floor. From here York Hill is a holly hedged lane leading to the corner of St Johns Road and Baldwins Hill. This stretch of York Hill is closed to traffic and is rural in character.

The conservation area has recently been extended to incorporate no. 10, Pump Hill. Sited on a prominent corner plot in an Arts and Crafts style, the detached dwelling is roofed in clay tiles with painted render throughout. Original windows can be seen to all facades, in addition to rendered brick chimneys, typical of the era.



Cottage facing onto York Hill Green



Woodbury Hollow Cottages today, Grade II listed



Woodbury Hollow Cottages c. 1900

7.4 Buildings of architectural and historic interest

Many of the buildings in the conservation area are of architectural and historic interest. These buildings include statutory listed buildings, locally listed buildings and other buildings of townscape merit (Map 3, Appendix 5). The buildings, which include cottages and public houses, are spread throughout the conservation area and range in date from the 17th to the early 20th centuries (Map 4, Appendix 5).

Statutory listed buildings

Statutory listed buildings are considered to be of special architectural and historic significance. They are of national or regional importance and are usually referred to simply as 'listed buildings'. Listed buildings are designated by the state and listed building consent is required before any alterations can be made which affect the character of the building. Listed buildings are categorised as Grade I, II* and II, in descending order of importance. All the listed buildings in York Hill Conservation Area are Grade II listed.

Statutory listed buildings

- Ash Green House
Baldwins Hill
- 6 Church Hill
- 19 & 21 Forest Way
- 20, 22 & 24 Pump Hill
- 1&2, Woodbury Cottages,
Woodbury Hollow
- 34 and 36 York Hill
- 107 York Hill
- 109 York Hill
- 111,113 & 115 York Hill
- 117 & 119 York Hill
- The Gardeners Arms Public House

A group of listed houses overlook School Green, visible from Kings Green and the High Road. The oldest of these are two traditional weatherboarded

cottages (nos. 34 and 36 York Hill) which date from the early 19th century.

York Hill Green, another triangular green, is sited at the top of York Hill and affords 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 Public house was originally a cottage and dates from the late 17th century.



Brittens Cottages nos. 20, 22 & 24 Pump Hill, Grade II listed

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 the early 17th century and have survived largely unaltered.

A group of listed cottages form a focal point at the top of the hill. The groups is comprised of no. 109 York Hill, a 19th-century timber framed, weatherboarded house that was previously two cottages, nos. 111-115, a mid 17th- century terrace of three cottages which are timber framed and faced with red brick, and nos. 117 and 119 York Hill. These weatherboarded cottages date from the 18th century and were later extended in the 19th and 20th centuries to form a single dwelling.

Locally listed buildings

The Local List is maintained by the District Council and includes buildings which are considered to be of local architectural or historic importance. No specific consent is needed for alterations to locally listed buildings over and above the normal planning controls, but they do

receive special consideration within the normal planning process and their inclusion on the Local List normally provides a presumption against the redevelopment of the site.

- Locally listed buildings**
- 2&4 Church Hill
 - Woodberrie, Kings Hill
 - 29 Woodbury Hill (Landscapes)
 - 31 Woodbury Hill (Loughton Lodge)
 - 7 Woodbury Hill (Sunnybank)
 - 9 Woodbury Hill (Sunnybank)
 - Dryads Hall
 - Woodbury Hollow, Woodbury Hill
 - 15 York Hill (Fifteen)
 - 19 York Cottages, York Hill
 - 21 York Cottages, York Hill
 - 48 York Hill (Inglewood)
 - Kilindini, Steeds Way

Key Buildings of Townscape Merit



Kings Cottage, Kings Hill, Building of Townscape Merit

Besides the statutory and locally listed buildings, there are other 'key buildings of townscape merit' which contribute significantly to the character and appearance of the conservation area. The most important of these have been identified as follows.

Key Buildings of Townscape Merit

- **98 York Hill (Southbank)**
- **Woodberrie Knoll, Woodbury Hill**
- **15-17 Woodbury Hill**
- **Little Woodberrie**
- **Lavender Cottage, Forest Way**
- **30 Forest Way**
- **Rose Cottage, York Hill**
- **Clovelly, York Hill**
- **Kings Cottage, Kings Hill**



Lavender Cottage, Building of Townscape Merit



Clovelly, Building of Townscape Merit

7.5 Traditional building materials

The York Hill Conservation Area has a considerably varied selection of buildings in age, style and size which, together with the street scenes, make a uniquely picturesque area. The traditional materials contribute to this and a summary of them are listed as follows:

Traditional Building Materials

- **Walls: brick & weatherboarding**
- **Roofs: plain clay tiles, pantiles & slate**
- **Windows & doors: timber**
- **Boundaries: timber fences & hedges**

Walls

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 including ballast for concrete and clay for bricks and tiles.

There are many examples of timber framed buildings in the area, often clad with timber weatherboarding. Mostly painted white and some painted black, although traditionally this was more common on outbuildings. Early examples of weatherboarding were coated with tar 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.



Woodberrie, features original casement windows, and part rendered brickwork

From the 17th century, brickwork became 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 openings, sometimes adding string courses and decorative courses at eaves level, made an attractive combination. Other examples have stone sills and lintels and some painted rendered panels can be found, particularly at first floor level. A few properties have painted brickwork.

Roofs

Due to a steep rise in topography from Kings Green to York Hill Green and on up to Ash Green, roofs and chimneys are a prominent feature in the conservation area as they are viewed from many angles.

Roof coverings vary from plain clay tiles, to clay pantiles and slates. More recently concrete tiles have been used. The variation in roof shapes and angles of pitch significantly add to the character to the area.

Small dormer windows vary in their designs and use of materials, which includes tiles, slates, lead and zinc. They provide interest to the plain roof slopes. Some pitched roofs are hidden behind brick parapet walls, with others showing 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 was mainly used for this purpose and hardwood for sills and thresholds. Both sliding box sash windows (vertically sliding windows having weights and pulleys within the boxes) and casement side opening windows are found within the conservation area. Typically, the former is present in Georgian and Victorian buildings, the latter present both before and after that period. Some metal casement windows can also be found.

Boundary treatments

The lower parts of the area have a mixture of white painted timber picket fences, such as on School Green. The higher parts, especially Kings Hill, Woodbury Hollow, Woodbury Hill and York Hill, take on a very different character having no pavements and high holly hedges forming the boundaries between properties and the roads. Railings are inappropriate to enclose older properties in this conservation area and have not been used.



White painted timber fence at nos. 34 and 36, York Hill

Street furniture

There are many 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 installed at various locations where there is a good view of the forest or surrounding areas. Wooden bollards protect York Hill Green where the original Pump Hill pump has been relocated. A King George VI 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 London Plane tree, is surrounded by low posts.



Post Box at the top of York Hill

7.6 Contribution made by trees, hedges and green spaces

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 are many landmark trees including oak, cypress, 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 and notification should be made to the Council before any works are carried out.

Throughout the York Hill Conservation Area an Article 4 Direction is in place, protecting front boundary treatments. Residents are required to seek permission to remove any hedge, or change or install gates, railings, fences and walls.

7.7 Activity and movement

The tranquil setting of the York Hill Conservation Area derives from the absence of any through route. There is a noticeable 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. Access at the western end from York Hill to Baldwins Hill has been restricted to foot and non-motorised traffic, as has the exit from Staples Road at the western end. Normal traffic is therefore largely limited to residents, service vehicles and visitors to the public houses. York Hill is busiest at school start and finishing times when hazards are created by parked vehicles, heavy traffic and the absence of pavements.

8. Opportunities for Enhancement

8.1 General threats to the character of the area

- Street furniture
- Road and foot path surfaces
- Parking
- Unsympathetic alterations to buildings (e.g. replacement uPVC windows)

Overall the condition of the conservation area is good and the majority of the buildings are well maintained. However, one of the main threats to the aesthetic character of the conservation area is the replacement of traditional doors and windows with unsympathetic modern alternatives.

The use of uPVC and aluminium for doors and windows erodes the character of the conservation area and detracts from its architectural quality, which in turn affects its townscape merit. Similarly, the use of concrete roof tiles can detract from the roofscape in a conservation area. Although planning permission is needed to replace doors and windows on statutory listed buildings and buildings in commercial use, no planning permission is needed to replace doors and windows on unlisted, residential buildings in conservation areas (including locally listed buildings) unless there is an Article 4 direction in place, which means these buildings are the most vulnerable to unsympathetic change.

There is an opportunity for Epping Forest District Council, working with the local community, to encourage greater awareness of good and bad practice in the maintenance and reconstruction of buildings. This will help to reduce unsympathetic change to buildings most at risk, such as unlisted residential buildings.

There could also be the perceived threat of development on forest land bordering the conservation area, however, this is protected under the ownership of the City of London. New development is therefore against the principles of the conservation of this land.

8.2 Street furniture

Another area for improvement within the conservation area is some of the unsympathetic and inconsistent street furniture. Signage, street lamps, litter bins and bollards are all items for consideration. It would be beneficial to take a more uniform approach throughout the conservation areas when items need replacing.



Bench – York Hill

8.3 Other areas for improvement and enhancement

Some of the road surfaces and footpaths in the conservation area are in a poor state and need to be brought to the attention of Essex County Council Highways.

Other areas for discussion with Highways and Loughton Town Council are weight, height and speed restrictions for the vehicles entering the conservation areas, problems with the high level of inappropriate parking, and potential damage being caused to roadside hedges.

9. Conservation Area Boundary

9.1 Current conservation area boundary

The York Hill Conservation Area, initially designated in 1977, extends from Church Hill, the length of the steep incline of York Hill as far as Baldwins Hill, and includes Forest Way, Steeds Way, Kings Hill and Woodbury Hill as well as short lengths of Pump Hill and Queens Road. The conservation area boundary is shown in Map 1 (Appendix 5).

9.2 Possible areas for inclusion

Three areas have been considered for inclusion within the York Hill Conservation Area.

The first proposed extension would join York Hill Conservation Area to Baldwins Hill Conservation Area. This would include a small group of houses which are mainly detached and large in scale with open driveways. However, all feature replacement uPVC windows and four have uPVC doors. There are two satellite dishes visible on the façades of the buildings. Due to this unsympathetic development, the sort of which is not encouraged in a conservation area, it is our recommendation not to support this proposed boundary change.



No.1 Baldwins Hill

The second proposal is to join the Staples Road Conservation Area to the York Hill Conservation Area. This would include York Hill Crescent, Ashley Grove and the east end of Staples Road.

York Hill Crescent is a cul-de-sac of three storey red brick and rendered flats with flat roofs. They reflect the influence of the art deco era in which smooth curved lines were combined

with angular edges and geometric shapes. Ashley Grove is a row of 9 terraced houses set back from the road. They are also red brick with a variety of flat and pitched roofs.



York Hill Crescent

Both York Hill Crescent and Ashley Grove are not in keeping with the existing character of the Staples Road Conservation Area due to their building materials and style. In order to be included, these buildings would have to merit inclusion in their own right. As none of the buildings in this area are statutorily listed and none were considered for inclusion on the local list, it is not recommended to add this area to the conservation area.



Nos. 3 – 5 Ashley Grove

The east end of Staples Road consists of a row of houses built in a style more in keeping with the existing part of the Staples Road Conservation Area. However, the houses are all rendered and some are painted untraditional colours. There is also an abundance of uPVC windows and doors which is not seen in the adjoining conservation area due partly to the

Article 4 direction. Therefore, it is recommended that the boundary should not be extended to include this area.



East End of Staples Road

The third proposed extension to the York Hill Conservation Area boundary would include the whole, or parts of, Queens Road. These buildings however differ in style and character to those within the existing conservation area. Although there are some traditional buildings

which would merit inclusion they are interspersed with modern, unsympathetic development and as such this area is not recommended for inclusion.

9.3 Extension to the conservation area boundary

The Heritage Asset Review (May 2012) made a recommendation to extend the boundary of York Hill Conservation Area to include no. 10 Pump Hill. It has been decided to follow this recommendation. No. 10 Pump Hill is an attractive early 20th-century detached house set on a prominent corner plot. It forms an important element in the entrance to the conservation area and, in addition, its inclusion rationalises this section of the conservation area boundary.

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 management and improvement. The comments and suggestions of local residents and amenity groups have been 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 and District Historical Society have been consulted on the draft appraisal and a public meeting was held in the area to discuss its content. In order to inform local residents of the public consultation period, flyers and posters were distributed in the conservation area. A copy of the draft was posted on the Council's website

from September 2010 to March 2014 and hard copies of the draft available on request.

10.2 Timetable

May 2008 – September 2010	Draft appraisal prepared
September 2010	Public consultation
November 2010 – August 2011	Finalising report
November 2012- December 2012	Public consultation regarding proposed conservation area boundary amendments
March 2014	Publication

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 managing and guiding change within York Hill 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.

11.1 Views and setting

It is important that the significant views both in to 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 form an integral part of the character of the conservation area and the Council will endeavour to retain them where possible. The Council has stated in the local plan that it will not give consent for 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 preserve the character of the area.

11.6 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 when they are of a high quality 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, density, massing, height, layout, building line, landscape and access. New development should also be composed of traditional facing materials (policy HC7).

11.7 Activity and uses

York Hill Conservation Area is predominantly residential although three licensed premises are found in the area. A single shop also exists on the corner of York Hill and Queens Road.

11.8 Renewable Energy and 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 that such fixtures will rarely be acceptable on statutorily listed buildings (policy CP10).

11.9 Alterations under Article 4(2)

As of 1996, certain changes made to buildings within the York Hill Conservation Area require planning permission where this usually would not be required. The Article 4 (2) Direction was introduced in order to conserve the character of

the area and protect it from potential threats. Owners must therefore apply for permission in the case of any of the following alterations:

- (a) the provision of hardstandings in gardens fronting a highway;
- (b) the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure fronting a highway or open space;
- (c) any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure fronting a highway or open space.

Please note that this is summarised guidance. Prior to undertaking any works in the conservation area, residents are advised to contact the Conservation Team at Epping Forest District Council.

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.

Following the public consultation, proposals put forward have been considered and an action plan for the preservation and enhancement of the York Hill Conservation Area has been drawn up.

12.1 Conservation Area Management Plan

CONSERVATION AREA MANAGEMENT PLAN

General management objectives to preserve and enhance the conservation area

1. Ensure that any new development is to a high standard and is sympathetic to the character and appearance of the conservation area in terms of scale, massing, style and materials.
2. Discourage the use of unsympathetic modern materials such as uPVC, untreated aluminium and concrete roof tiles.
3. Ensure that the clean and tidy environment expected in a conservation area is maintained.

Short term objectives for enhancement

4. Discuss with local community groups how we can inform new residents and businesses that their properties are in a conservation area and the responsibility that this entails.
5. Carry out an audit of street furniture with particular reference to repair or replacing where necessary.

Medium term objectives for enhancement

6. Evaluate the visual impact and necessity of signage in the conservation area with a view to removing any unnecessary signs and replacing those necessary ones with more sympathetic alternatives.

13. Action Plan 2014 - 2019

Action	Lead Body	Year 1	Year 2	Year 3	Year 4	Year 5	Status/ Comments
GENERAL MANAGEMENT OBJECTIVES							
1. Produce a leaflet on the repair and maintenance of historic buildings and the responsibilities of living in a conservation area	Hills Amenity Society (HAS) EFDC - Conservation Section		2015				Review existing leaflets
2. Provide historic building grants (available to non-residential listed buildings)	EFDC - Conservation Section	2014					Ongoing depending on budget
3. Conservation Area Character Appraisal and Management Plan to be reviewed every 5 years	EFDC - Conservation Section HAS					2019	Resource and budget dependent
4. Supply information on local craftsman and builders experienced in dealing with historic buildings	EFDC - Conservation Section	2014					List of local craftsmen and builders can be made available
5. Liaise with ECC – Highways on parking restrictions/ enforcement, speed restrictions, weight and width restrictions, street lighting and repair of road surfaces	LTC HAS ECC - Highways		2015				Resource and budget dependent, road re-surfacing completed
6. Review plan for maintenance of trees, hedges and forest fringe land with City of London	LTC HAS City of London		2015				Resource and budget dependent

Action	Lead Body	Year 1	Year 2	Year 3	Year 4	Year 5	Status/ Comments
7. Review maintenance plan with EFDC - Environment and Street Scene for maintenance of trees etc. on triangular greens, emptying litter bins, management of roadside hedges and development of a 'conservation style' wheelie bin	LTC HAS EFDC - Environment and Street Scene		2015				Resource and budget dependent
8. Review effectiveness of Article 4(2) Direction with a view to extending its controls to cover the front elevations of the buildings (as the Staples Road Article 4 Direction does)	EFDC - Conservation Section		2015				
SHORT TERM OBJECTIVES FOR ENHANCEMENT							
9. Work with the Hills Amenity Society, local residents and business owners to give conservation area information through the HAS newsletter	HAS EFDC - Conservation Section		2015				
10. Carry out an audit of street furniture to identify items which need to be repaired or replaced	LTC HAS EFDC - Conservation Section		2015				Resource and budget dependent, replace with a consistent style throughout the conservation area
11. Assess the conservation area boundary and make alterations as necessary	EFDC Conservation Section	Completed					
12. Re-evaluate the local list	LTC HAS EFDC - Conservation Section		2015				Resource and budget dependent
13. The bench and litter bin at the top of York Hill (installed by the Town Council) to be moved	LTC	2014					Subject to no public objection

Action	Lead Body	Year 1	Year 2	Year 3	Year 4	Year 5	Status/ Comments
MEDIUM TERM OBJECTIVES FOR ENHANCEMENT							
14. Highways to consult EFDC and LTC on any new proposals	ECC - Highways LTC EFDC - Conservation Section		2015				Co-operation needed between ECC - Highways, EFDC and LTC
15. Install interpretation panels at the top of York Hill to help explain the view	LTC HAS EFDC – Conservation section						Resource and budget dependent
16. Install signs to show when you are entering the conservation area	HAS		2015				Residents to design sign

Lead Bodies

LTC – Loughton Town Council

HAS – Hills Amenity Society

ECC – Essex County Council

EFDC – Epping Forest District Council

14. Bibliography

- Images courtesy of:
 - (i) The Waller Collection
 - (ii) Loughton and District Historical Society

15. Acknowledgements

We are indebted to the many local people who, from personal interest or as representatives of local organisations, have taken the time and trouble to contribute to the development of this Character Appraisal and Management Plan. This has involved attending meetings, carrying out an inordinate amount of legwork in order to compile the townscape survey and to take photographs. This groundwork contributed to the formulation of the original draft. Particular thanks are due to:-

Alan Enguell, Anne Pratt, Chris Pond, Diane Rhodes, Esther Law, Ian Locks, Jeremy Penn, Lisa Godsalve, Mark Hines, Matthew Geyman,

Richard Caterer, Stephen Pewsey and Wendy Fisher

Photographs Courtesy of:

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Apostrophes:

After much debate it was decided to omit apostrophes from all street and public house names as there is no consistency of use.

Appendix 1. Listed Buildings in York Hill Conservation Area

Baldwins Hill

Ash Green Grade II

House, early and late c19. Stucco inscribed in imitation of stone blocks, slate roof. Complex plan aligned approx. NE-SW, aspect SE, consisting of (1) 2-storey building hipped to SW, gabled to NW, with one internal chimney stack in SE pitch of roof and one external chimney stack against NE gable (2) 2-storey wing extending to NW with hipped roof (3) single storey wing with attics extending to NE, and lean-to extension at end (4) 2-storey extension in N angle and later extensions to NE. SE elevation, ground floor, bay of double-hung sash windows, trellised porch with tented canopy, 2 double-hung sash windows of 12 lights with moulded labels. First floor, one group of 3 lights with 2-centred arched heads and moulded label, one similar single light with label, one similar double light in flat-roofed dormer. NE extension is of red brick to first-floor level, weatherboarded above.

Church Hill

Meads Grade II

House, C17, extended in C18 and C19. Timber framed, plastered, roofed with slate. 4 bays aligned approx. NE-SW, aspect NW, with axial chimney stack between the 2 SW bays. Rear extensions, C18 and C19. 2 storeys. 4-panel door with upper panels glazed, 2 splayed bays, with slate roofed canopy over all 3, late C19, and one double-hung sash window of 12 lights, early C19. First floor, 3 double-hung sash windows of 12 lights, early C19, and one blind window aperture. Stucco marked to imitate stone blocks. Hipped roof. Chamfered beams.

No. 6 (Bedford House) Grade II

House, early C19. Red brick, Flemish bond, roofed with handmade red clay tiles. Rectangular plan, aspect SE, with later buildings adjoining both gable ends. 2 storeys. Central 6-panel door of which the middle panels are glazed, plain pilasters with recessed panels in the jambs, shallow hood. 2 double-hung sash windows of 12 lights under flat arches of gauged gault brick on ground floor, 3 similar windows on

first floor, forming a symmetrical composition. Roof of shallow pitch. Some crown glass in windows.

No. 122 Grade II

House, late C18. Red brick, Flemish bond, roofed with handmade red clay tiles. Rectangular plan, aspect SE, with chimney stacks at both gables. Lean-to extension at rear, with chimney stacks at both ends. 2 storeys with attics. Central glazed door, stuccoed pilasters, pediment with dentils, 2 double-hung sash windows of 16 lights under segmental brick arches, late C18. On first floor, 3 double-hung sash windows of 12 lights, of which one is late C18, the others reproductions. Parapet with coping of flat bricks. 2 flat-roofed dormers of 6 lights. The whole forms a symmetrical composition.

Forest Way

Nos. 19 and 21 Grade II

Pair of early C19 cottages, extended in late C19. Timber framed, weatherboarded, roofed with handmade red clay tiles. Aligned approx. NW-SE, aspect SW, with central chimney stack in partition wall between the cottages. Single storey lean-to extensions at both ends of red brick roofed with corrugated iron. At SE end, additional lean-to extension roofed with red clay Roman tiles. 2 storeys. Ground floor, 2 plain boarded doors, one double-hung (sash window of 9 lights, another of 12 lights, C19, 2 glazed doors in lean-to extensions. First floor, 2 casement windows, one double-hung sash window of 2 upper lights and one lower light, one horizontally sliding sash window of 24 lights, all C19. Chimney stack cement rendered. Roof hipped.

Pump Hill

Nos. 20, 22 and 24 Grade II

Terrace of 3 cottages, C17/18. Timber framed, weatherboarded, roofed with handmade red clay tiles. Aligned approx. NE-SW, aspect NW, with axial chimney stack near SW end (in party wall between Nos. 22 and 24) and external chimney stack at NE end (No.20). Parallel range at rear of Nos. 20 and 22, with pitched roof.

Single-storey lean-to extensions at SW end (No.24) and at rear of No.20. 2 storeys. Ground floor, 3 plain boarded doors, 7 C20 casement windows. First floor, 5 C20 casement windows.

Woodbury Hollow

Nos. 1 and 2

Grade II

House, C17, divided into 2 cottages. Timber framed, weatherboarded, roofed with handmade red clay tiles. Aligned approx. N-S, aspect E, with internal chimney stack at S end and external chimney stack at N end. Single storey lean-to extensions to N and W. Single storey with attics, 2 plain boarded doors, 3 C19/20 casement windows, one double-hung sash window of 9 lights, early C19. Above, one small casement window, 2 more in gabled dormers, C19/20. S chimney stack has grouped diagonal shafts, reduced in height.

York Hill

Nos. 34 and 36

Grade II

Pair of cottages, early C19. Timber-framed, weatherboarded, roofed with slate. Aligned approx. NW-SE, aspect NE, central chimney stack in party wall. Lean-to extensions to rear. 2 storeys. No.34 has a 6-panel door in C20 timber porch, one double-hung sash window of 20 lights, early C19, on the ground floor, and one double-hung sash window of 4 lights, late c19, on the first floor. No.36 has a C20 door and one double-hung sash window of 16 lights, early C19, on each floor.

No. 107

Grade II

House, C18. Red brick, Flemish bond, roofed with handmade red clay tiles. Aligned approx. NW-SE, with chimney stacks at each gable end. Flat-roofed rear extension, C20. 2 storeys. SW elevation, central door with 6 flush panels, shallow tiled hood, 2 double-hung sash windows of 16 lights on each floor. Dentils under eaves. This forms a group with nos. 109, 111, 113, 115 and 117 York Hill.

No. 109

Grade II

2 cottages, mid and late C19, combined to form one. Timber framed, weatherboarded, roofed with handmade red clay pantiles. L plan, wings extending to SW and SE, with chimney stack at

NW side in party wall with No.111 York Hill. Single-storey lean-to extension in S angle. 2 storeys. SW elevation, in gable end of SW wing, one double-hung sash window of 16 lights on each floor. SE wing, plain boarded door, 2 C20 casement windows on ground floor and one on first floor. No.109 forms a group with Nos. 107, 111, 113, 115 and 117 York Hill.

Nos. 111, 113 and 115

Grade II

Terrace of 3 cottages, mid C19. Timber framed, faced with red brick, Flemish bond, plastered and weatherboarded elsewhere, roof concealed by parapet. Aligned approx. NW-SE, aspect SW. Chimney stacks at both ends and in both party walls. 2 storeys. Originally each cottage had a plain boarded door with bracketed hood roofed with handmade red clay tiles, one double-hung sash window of 12 lights with flat brick arch on each floor, and a recessed rectangular panel in the parapet. By May 1983 the hoods are still present, all the doors are C20 and of different types, and No.113 has a porch built under the bracketed hood and a mock-Regency bow window substituted for its ground floor sash window; other windows unchanged or replaced with C20 equivalents. These cottages form a group with Nos.107, 109 and 117.

Nos. 117 and 119

Grade II

2 cottages, C18, extended in C19 and C20 to form one house. Timber framed, weatherboarded, roofed partly with handmade red clay tiles (on No.117), partly with machine-made red clay tiles (on No.119, main part), partly with red clay pantiles (on E extension of No.119), and machine-made mauve tiles on N extensions. The earliest part was a cottage of one-room plan with external chimney stack on N wall and door at E end of S wall, No.117. Extended to N to form another cottage, No.119, sharing the same chimney stack, C18. Single-storey lean-to extension to W of No.117, early C19. 2-storey extension to E of No.117, with chimney stack at end, late C19. 2 storey extension to N of No.119, with jetty to W, late c19. Large brick extension to N, c.1965. 2 storeys. S elevation, plain boarded door, C18/19, one C20 casement window of each floor. W elevation, 2 C20 casement windows on each floor (excluding c.1965 extension). In earliest cottages, axial beams plain-chamfered, plain stops. Wallplates of softwood, most other members of hardwood. This forms a group with nos. 109, 111, 113 and 115 York Hill.

**(Corner of York Hill & Pump Hill)
The Gardener's Arms P.H.**

Grade II

Cottage, late C17, now a public house, extended in C19 and C20. Timber framed, weatherboarded, roofed with handmade red clay tiles. 3 bays aligned approx. NE- SW, aspect NW with one chimney stack between middle and NE bays. External chimney stack on rear part of SW gable end, C19. Parallel range to rear, projecting at the SW end, C19. Flat-roofed single storey extension to front, projecting at the SW end, c.1900. Of the original

cottage the middle and SW bays comprise the main part of the public house, the floor removed entirely, with extensions to front and rear. The NE bay comprises a house, with extensions to the rear. 2 storeys. NW elevation of house has one plain door and one C20 casement window on each floor. NW elevation of public house has a 6-panel door of which the top panels are glazed, 2 C20 leaded casement windows and a bow of 5 leaded casement windows, C20, all under a tiled canopy supported on posts. Some timber framing exposed internally.

Appendix 2. Relevant National Guidance and Local Plan Policies

National Guidance

There are several special restrictions that apply to conservation areas. These are in addition to normal planning controls. For further information please contact the Development Control Office.

Planning permission must be obtained from the District Council for the demolition of any building within the conservation area – this may also include gates, walls and fences.

You must give the District Council six weeks notice in writing before felling or cutting back any tree in the conservation area.

Some additional restrictions apply to the siting of advertising hoardings or other advertisements, satellite dishes and chimneys.

Epping Forest District Local Plan Policies (Adopted January 1998)

POLICY HC6

Within or adjacent to a conservation area, the Council will not grant planning permission for any development, or give listed building consent or consent for works to trees, which could be detrimental to the character, appearance or setting of the conservation area.

POLICY HC7

Within conservation areas, all development and materials will be required to be of a particularly high standard to reflect the quality of the environment. Development should:

- (i) be sympathetic to the character and appearance of the conservation area in terms of scale, density, massing, height, layout, building line, landscape and access;
- (ii) have traditional pitched roofs and create a roofscape with sufficient features to provide an appropriate degree of visual interest in keeping with the character of the conservation area;
- (iii) be composed of facing materials chosen from the traditional range used in the district;
- (iv) have facades which:

- (a) provide an appropriate balance between horizontal and vertical elements, and proportions of wall to window area;

- (b) incorporate a substantial degree of visual intricacy, compatible with that of the facades of historic buildings; and

- (v) where applicable, be of a scale compatible with any adjacent historic buildings.

POLICY HC9

The Council will only grant consent for the demolition of a building in a conservation area where the building does not make a significant contribution to the character and appearance of that area, or where the redevelopment proposal preserves or enhances that character or appearance. Any consent may be subject to:

- (i) planning permission having already been granted for the redevelopment of the site; and
- (ii) a legal agreement that the building is not demolished before a contract for the redevelopment of the site has been made.

POLICY HC10

The Council will not give consent for works to the interior or exterior of a listed building which could detract from its historic interest or architectural character and appearance.

POLICY HC11

The Council will not give consent for the demolition of a listed building unless it can be shown, to the satisfaction of the Council, that there are very exceptional circumstances as to why the building cannot be retained and returned to an appropriate use.

POLICY HC12

The Council will not grant planning permission for development which could adversely affect the setting of a listed building.

POLICY HC13

The adaptation or conversion of a listed building to a new use may be permitted where:

- i) This can be shown to be the only way to retain the special architectural or historic interest of the building;
- ii) Any proposed alterations respect and conserve the internal and external characteristics of the building and do not diminish its special architectural or historic interest; and
- iii) The immediate and wider landscape settings of the building are respected.

Substantial reconstructions or extensions, and sub-divisions into more than one unit will not be permitted. Conditions may be imposed to control land use or development rights associated with the converted building.

POLICY HC13A (adopted in 2006)

The Council will prepare a list of buildings of local architectural or historic importance (the 'local list'). Maintenance of these buildings will be encouraged and they will receive special consideration in the exercise of the development control process.

POLICY CP10 (Adopted in 2006)

Proposals for renewable energy schemes will be permitted provided there is no significantly adverse effect upon:

- (i) existing land uses from loss of visual amenity, noise, pollution or odour;
- (ii) the local highway network including the convenience and safety of road users;
- (iii) telecommunications networks, radar installations and flight paths for aircraft;
- (iv) sites of importance for nature conservation (i.e. Statutory and locally designated sites), conservation areas, schedules ancient monuments and other nationally important remains and their settings, listed buildings and their settings, or landscape character.

In granting permission for the scheme the Council may require, by use of Section 106 Obligations and/ or planning conditions, that (a) appropriate mitigation measures are provided to ensure compliance with criteria (i) to (iv) above, and other relevant policies in the Plan and, (b) that the application site is fully returned to a condition appropriate for its previous use when or if the scheme is decommissioned or becomes redundant.

Appendix 3. Townscape Survey

Vo.	Name/ Number of Building	Road Name	Building Merit					Key features of the building				Elements which detract from the conservation area character				
			Statutory listed	Locally listed	Building of townscape merit	Blue Plaques	Impact on Conservation area*	Age	Type	Walls	Boundary	upvc/aluminium windows	upvc/aluminium doors	Concrete roof tiles (or sim.)	Elements in need of repair or maintenance	Satellite Dish
1	Ash Green	Baldwins Hill	Y				P	C19	D	R/WB	F					
2	4	Church Hill		Y			P	C19	ET	RB	NONE	•				•
3	6	Church Hill	Y				P	C19	T	RB	P					
4	8	Church Hill					O	C20	T	RB	NONE	•				
5	2, Former King's Head	Church Hill		Y			P	C20	D	RB	NONE					
6	1	Forest Way					O	C20	SD	R/RB	W/H	•				
7	10	Forest Way					O	C20	ET	RB	W					
8	11	Forest Way					O	C20	D	RB	NONE	•				
9	12, Lavender Cottage	Forest Way			•		P	C18	D	WB	W					
10	19	Forest Way	Y				P	C18	SD	WB	P/H					
11	2	Forest Way					O	C20	ET	RB	P	•	•			
12	20, Primrose Cottage	Forest Way					P	C18	D	WB	W					
13	21	Forest Way	Y				P	C18	SD	WB	P					
14	23, Forest Way House	Forest Way					O	C20	D	HT/R/PB	P	•				
15	24	Forest Way					O	C20	D	R	NONE	•	•			
16	30	Forest Way			•		P	C18	D	WB	W/H					
17	4	Forest Way					O	C20	T	RB	P	•				
18	5	Forest Way					P	C20	D	WB	F					•
19	6	Forest Way					O	C20	T	RB	P					
20	7, Clock House	Forest Way					P	C18	D	WB	F		•			
21	8	Forest Way					O	C20	T	RB	P					
22	1	Kings Green					O	C20	ET	RB/YB	W					

Vo.	Name/ Number of Building	Road Name	Building Merit					Key features of the building				Elements which detract from the conservation area character				
			Statutory listed	Locally listed	Building of townscape merit	Blue Plaques	Impact on Conservation area*	Age	Type	Walls	Boundary	upvc/aluminium windows	upvc/aluminium doors	Concrete roof tiles (or sim.)	Elements in need of repair or maintenance	Satellite Dish
23	2	Kings Green					O	C20	T	RB/YB	W+H					
24	3	Kings Green					O	C20	T	RB/YB	W					•
25	4	Kings Green					O	C20	T	RB/YB	W					
26	5	Kings Green					O	C20	T	RB/YB	W					
27	6	Kings Green					N	C20	T	RB/YB	W	•	•			
28	7	Kings Green					O	C20	T	RB/YB	W					
29	8	Kings Green					O	C20	ET	RB/YB	W	•				
30	High Holly	Kings Hill					O	C20	D	PB	H	•				
31	Kings Cottage	Kings Hill			•		P	C17	D	R	NONE	•				
32	Little Woodberrie	Kings Hill			•		P	C18	D	WB/R	H					
33	Orchard Cottage	Kings Hill					O	C20	D	R	H		•			
34	Woodberrie	Kings Hill		Y			P	C20	D	RB/R	H					
35	2	Potters Close					N	C20	D	YB/WB	W/PL	•		•		
36	3, Birch House	Potters Close					N	C20	D	YB/WB	NONE	•	•	•		
37	20	Pump Hill	Y				P	C17/18	ET	WB	H/W					
38	22	Pump Hill	Y				P	C17/18	T	WB	H/W					
39	24	Pump Hill	Y				P	C17/18	ET	WB	H/W					
40	28	Pump Hill	Y				P	C17/18	SD	WB	W					
41	10	Pump Hill					P	C20	D	RB/R	H/W					
42	1	Queens Road					O	C20	SD	YB	P	•	•			
43	2	Queens Road					O	C20	SD	R	R	•				
44	3	Queens Road					O	C20	SD	YB	P	•	•			
45	4	Queens Road					O	C19	SD	YB/RB	P	•				
46	6	Queens Road					O	C19	SD	YB/RB	W	•				•
47	1, Bluebell Cottage	Steeds Way					O	C20	D	WB/RB	W/P	•				

Vo.	Name/ Number of Building	Road Name	Building Merit					Key features of the building				Elements which detract from the conservation area character				
			Statutory listed	Locally listed	Building of townscape merit	Blue Plaques	Impact on Conservation area*	Age	Type	Walls	Boundary	upvc/aluminium windows	upvc/aluminium doors	Concrete roof tiles (or sim.)	Elements in need of repair or maintenance	Satellite Dish
48	2	Steeds Way					O	C20	D	RB/YB	W	•		•		
49	3, Broad View	Steeds Way					O	C20	D	R/RB	W	•	•	•		
50	4	Steeds Way					O	C20	D	R/RB/T	W	•	•	•		
51	5	Steeds Way					O	C20	D	RB	H	•		•		
52	6, High Wood	Steeds Way					O	C20	D	RB/HT	H/W	•		•		
53	Corran	Steeds Way					O	C20	D	R/HT	H/W	•				
54	Holmwood	Steeds Way					O	C20	D	YB	W	•				
55	Kilindini	Steeds Way		Y			P	C20	SD	PD/RB	W					
56	Lindy House	Steeds Way					O	C20	D	R	W	•				
57	Lynwood	Steeds Way					O	C20	D	R	W	•				
58	Noakes Cottage	Steeds Way					O	C20	D	R/T	W/H	•				
59	2-5,6,8,9,	Waller's Hoppet					O	C20	D	RB/WB	NONE	•	•	•		
60	1,7,10	Waller's Hoppet					O	C20	D	RB/WB	NONE			•		
61	11	Waller's Hoppet				•	O	C20	D	RB/WB	NONE			•		
62	1	Woodbury Hill					O	C20	D	HT/R	PL	•		•		
63	11, Hornbeam	Woodbury Hill					O	C21	D	RB/R	H	•				
64	13, Woodberrie Cottage	Woodbury Hill					O	C18	SD	WB	H/W					
65	15, The Cottage	Woodbury Hill			•		O	C18	SD	WB	F					
66	25, Coach House	Woodbury Hill					O	C20	D	T/R	H					
67	27, Drummer Maid	Woodbury Hill					O	C20	D	WB	W/B/H	•	•			
68	29, Landscapes	Woodbury Hill		Y			P	C18	SD	R	B/H/F					

Vo.	Name/ Number of Building	Road Name	Building Merit					Key features of the building				Elements which detract from the conservation area character				
			Statutory listed	Locally listed	Building of townscape merit	Blue Plaques	Impact on Conservation area*	Age	Type	Walls	Boundary	upvc/aluminium windows	upvc/aluminium doors	Concrete roof tiles (or sim.)	Elements in need of repair or maintenance	Satellite Dish
69	3	Woodbury Hill					N	C20	D	R/YB/HT	NONE	•		•		
70	31, Loughton Lodge	Woodbury Hill		Y		•	P	C18	SD	PB	H/F					
71	37, Woodpeckers	Woodbury Hill					P	C20	D	WB	F/W	•				
72	5	Woodbury Hill					N	C20	D	YB/WB	H	•	•	•		
73	7, Sunnybank	Woodbury Hill		Y			P	C19	SD	RB/WB	PL					
74	9, Sunnybank	Woodbury Hill		Y		•	P	C19	SD	RB/WB	H					
75	Dryads Hall	Woodbury Hill		Y			O	C20	D	R	F	•				
76	Mulberry	Woodbury Hill					O	C20	D	RB/R	F	•				
77	Woodberrie Knoll	Woodbury Hill		Y			P	C20	D	RB	H					
78	Woodbury Hollow	Woodbury Hill		Y			P	C20	D	PPD	F	•				
79	Woodbury Hollow Cottages	Woodbury Hill	Y				P	C17	SD	WB	F					
80	Woodbury House	Woodbury Hill					O	C20	D	RB	H/F	•				
81	1, Salmons	York Hill					O	C19	D	R+RB	NONE			•		
82	103, Gardeners' Arms	York Hill					P	C17	SD	WB	NONE					
83	107, Hatherills	York Hill	Y				P	C18	D	RB	F/H					
84	109	York Hill	Y				P	C18	ET	WB	H/F					
85	111	York Hill	Y				P	C17	T	RB	F/H					
86	113	York Hill	Y				P	C17	T	RB	F/H					
87	115	York Hill	Y				P	C17	T	RB	F/H					
88	117	York Hill	Y				P	C18	SD	RB/WB	H					
89	119	York Hill	Y				P	C18	SD	RB/WB	H					
90	14a	York Hill					N		ET	YS/HT/WB	NONE					
91	15, Fifteen Pub	York Hill		Y			P	C20	D	R/RB	NONE					

No.	Name/ Number of Building	Road Name	Building Merit					Key features of the building				Elements which detract from the conservation area character				
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92	16	York Hill					O	C19	SD	YB/RB	W					
93	18	York Hill					O	C19	SD	YB/RB	NONE	•		•		
94	19, York Cottages	York Hill		Y			P	C19	SD	R	P					
95	21, York Cottages SDV	York Hill		Y			P	C19	SD	R	PL					
96	23	York Hill					N	C20	SD	RB	NONE	•	•	•		
97	25	York Hill					N	C20	SD	RB	NONE	•	•	•		
98	27	York Hill					O	C19	D	R/RB	NONE					
99	29	York Hill					P	C19	D	RB	H				•	
100	30	York Hill					O	C20	SD	R/RB	P	•				
101	32	York Hill					O	C18	SD	R/RB	P	•				
102	34	York Hill	Y				P	C18	ET	WB	P				•	
103	35	York Hill					O	C20	D	R/WB	H+P	•	•	•		
104	36	York Hill	Y				P	C18	T	WB	P+W	•				
105	38 & 38A	York Hill					P	C18	ET	WB	P+W	•				
106	3A	York Hill					O	C19	D	R/RB	NONE	•		•		
107	40	York Hill					O	C20	SD	RB	NONE	•				
108	42	York Hill					O	C20	D	R/RB	H	•				
109	43, Rose Cottage	York Hill			•		P	C18	D	R	F/PL					
110	46, Alma Cottage	York Hill					O	C20	D	HT/WB	W/H	•				
111	47, Clovelly	York Hill			•		P	C18	SD	R	H/W					
112	48, Inglewood	York Hill		Y			O	C20	SD	R/RB	H	•			•	
113	49, Bachelor's Hall	York Hill					P	C17	SD	PPD	W/PL	•				
114	5	York Hill					O	C19	D	R/RB	NONE			•		
115	50	York Hill					O	C20	SD	R/HT	H/PL					
116	53, Kings Cottages	York Hill					O	C19	ET	RB/PD	W/H				•	
117	54	York Hill					O	C19	SD	RB	H	•				
118	55, Kings Cottages	York Hill					O	C19	T	RB/PD	W					
119	56	York Hill					O	C19	SD	RB	H					
120	57, Kings Cottages	York Hill					O	C19	T	RB/PD	W					
121	58	York Hill					O	C20	SD	RB	H	•				

No.	Name/ Number of Building	Road Name	Building Merit					Key features of the building				Elements which detract from the conservation area character				
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122	59, Kings Cottages	York Hill					O	C19	ET	RB/PD	NONE					
123	60	York Hill					O	C19	D	WB	H					
124	61	York Hill					O	C20	D	PB/HT	H					
125	67, Walnut Cottage	York Hill					O	C20	D	PB	H	•				
126	7	York Hill					P	C19	D	R/RB	NONE			•		
127	71	York Hill					N	C20	D	RB/R/T	H	•		•		
128	73	York Hill					O	C20	D	PPD/RB	W	•	•			
129	75, Leonard Cottages	York Hill					P	C19	SD	R/T/YB/RB	P					
130	77, Leonard Cottages	York Hill					P	C19	SD	R/T/YB/RB	P					
131	79	York Hill					P	C19	SD	YB/RB	P/H					
132	81	York Hill					P	C19	SD	YB/RB	P/H					
133	83, Baden Cottages	York Hill					O	C19	SD	YB/RB	P/H	•			•	
134	85, Baden Cottages	York Hill					P	C19	SD	YB/RB	P					
135	85A, Croft Cottage	York Hill					O	C20	D	PPD	P	•				
136	87, Ingleside Cottage	York Hill					P	C20	SD	RB/PPD	W					
137	89	York Hill					O	C20	SD	RB/PPD	P	•				
138	90, Kings Orchard	York Hill					O	C20	D	PB	H	•				
139	91	York Hill					O	C20	SD	R/T	P/H	•				
140	92	York Hill					N	C20	D	R	PL/H	•	•		•	
141	93	York Hill					O	C21	SD	R	P	•				
142	94	York Hill					O	C20	D	R/T	H					
143	95	York Hill					P	C20	SD	PB/PPD	P				•	
144	97	York Hill					O	C19	SD	PB	P				•	
145	96 & 98, Southbank	York Hill			•		P	C20	D	WB/RB	F/H/W	•				

Key:

P = Positive, O = Neutral, N = Negative

D = Detached, T = Terraced, SD = Semi detached, C = Cottage, ET = End of Terrace, V = Villa

RB = Red brick, BB = Black Brick, WB = Weatherboarding, YS = Yellow Stock, R = Render, S = Shingles, HT = Hanging tiles, PB = Painted Brick, T = Timber, PD = Pebble Dash, PPD = Painted Pebble dash/ Roughcast render

W = Wall, P = Picket Fence, L = Lattice Fence, R = Railings, H = Hedge, PL = Plants, F = Fence type other than those mentioned, T = Trees

Appendix 4. Glossary of Terms

Bargeboard	A timber piece fitted to the outer edge of a gable, sometimes carved for decorative effect.
Casement	Side hinged window.
Chalybeate	Containing iron
Cinquefoil	An ornamental foliation in panels or tracery so called because it is arranged around five intervals, known as foils or cusps, that describe the outlines of five leaves or petals.
Console	An ornamental bracket with a compound curved outline.
Feather-edged	Boards fixed with their thin edge upwards, then overlapped by the next board, thick edge down, with any rebate helping to keep out rain and wind
Flemish Bond	Brickwork with alternating headers (short ends) and stretchers (long sides) showing.
Gable	The vertical part of the end wall of a building contained within the roof slope, usually triangular but can be any 'roof shape'.
Gothic	A 19th century style that imitated medieval Gothic, marked by thin, delicate forms.
Jettied	An upper floor is extended out over the floor below, usually on timber joists.
Pantile	Curved, interlocking roof tile of S-shaped section usually made of clay or concrete.
Pargetting	The use of external lime plaster in a decorative manner with incised or moulded surfaces, especially timber-framed houses of the sixteenth and seventeenth centuries.
Pilasters	A shallow pier or rectangular column projecting slightly from a wall.
Quatrefoil	In the shape of a four leaf clover or circular with four foils enclosed.
Rendering	The covering of outside walls with a uniform surface or skin for protection from the weather. Cement rendering: a cheaper substitute for stucco (fine lime plaster), usually with a grainy texture.
Sash window	A window that slides vertically or horizontally on a system of cords and balanced weights.
Stallrisers	In a shopfront, the vertical surface from the pavement to the window.
Stock brick	A traditional clay brick commonly used in house construction; often called London stocks because of the frequency of use locally. May be yellow or red in colour.

Appendix 5: Maps



