



Epping Forest District Council
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York Hill Conservation Area

*Character Appraisal and
Management Plan*

DRAFT

September 2010



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1. Introduction

1.1 Definition and purpose of conservation areas

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

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

1.2 Purpose, scope and nature of character appraisals

Following conservation area designation, local authorities also have a statutory duty to formulate and publish proposals for the preservation and enhancement of their conservation areas, and to consult the local community about these proposals. A conservation area character appraisal is 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.

It is hoped that this document will provide a management framework to control and guide change in York Hill Conservation Area and that it will form a basis for other planning decisions that affect the area.

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

1.3 Extent of York Hill Conservation Area

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

1.4 Methodology

This document was compiled between September 2008 and November 2009. In putting together the appraisal, the conservation area was surveyed and photographed in detail, a range of historic maps were consulted and documentary research was carried out. This draft version of the appraisal is being put out to public consultation between November 2009 and January 2010 to allow the comments and suggestions of local residents and businesses to be incorporated into the final version.

2. Planning Policy Context

2.1 National Policy and Guidance

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

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 and has recently been partially reviewed. Alterations were adopted in July 2006, with 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 Council has begun work on the local development framework that will replace the existing local plan. 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 Services section of the Council's 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; many of which are statutory or locally listed. These buildings include houses, cottages and public buildings and were built 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 Gardeners Arms Public House.
- Complex pattern of development.

3.2 Definition of the character of York Hill Conservation Area

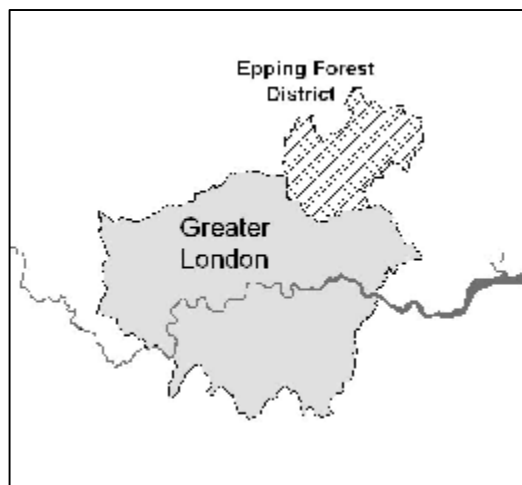
The character of any conservation area derives from the interaction of a number of different factors including the street layout, the variety of buildings, the trees and green spaces and land use. The main elements contributing to the character of York Hill Conservation Area are set out below:

Factors contributing to the character of the conservation area

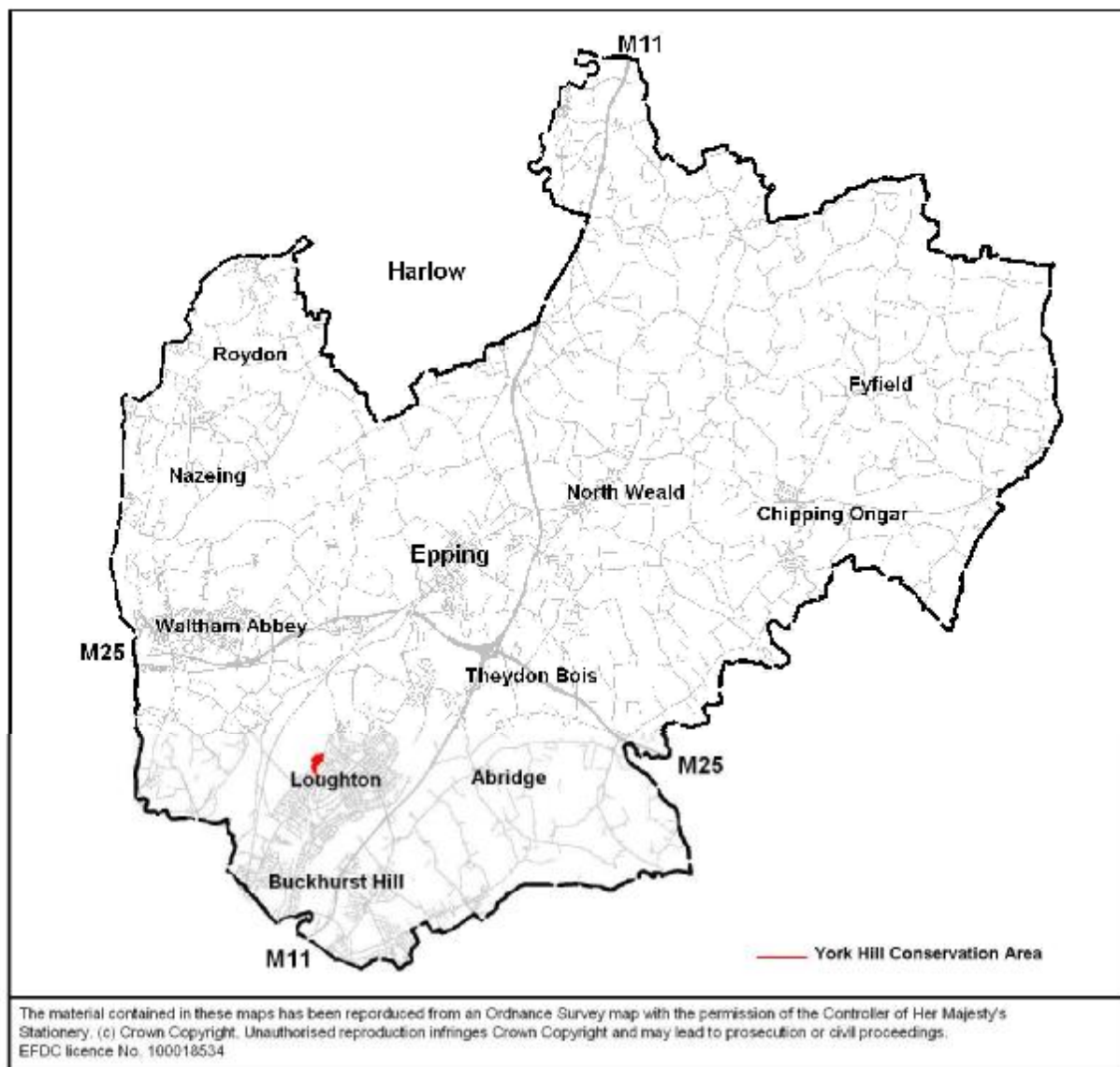
- Peace and tranquillity in narrow lanes.
- Tall holly hedges and noticeable lack of pavements.
- Proximity to the forest.
- A number of triangular greens which remain as forest land; including Kings Green, School Green and York Hill Green.
- The steep and dramatic hills.
- Shape and size of house plots.
- 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 and Population

York Hill Conservation Area encompasses Church Hill, York Hill, Baldwin's Hill, Forest Way, Steeds Way, Kings Hill and Woodbury Hill as well as short lengths of Pump Hill and Queens Road. It lies at the south west of Epping Forest District in Essex. York Hill is approximately 4 miles south east of Waltham Abbey, 5 miles south west of Epping and 12 miles north east of the centre of London. The town is also situated just south of the M25 and west of the M11. At the time of the 2001 census, the parish of Loughton had a population of about 30,340.



Location of Epping Forest District



Location of York Hill Conservation Area within Epping Forest District

5. Topography and Setting

Loughton is the largest town in the Epping Forest District and the hilliest. Its topography is apparent from the names given to the roads; York Hill, Woodbury Hill, Kings Hill and Pump Hill. There is a steep and dramatic rise from Kings Green to York Hill Green and Woodbury Hill. Woodbury Hill is on a ridge with the land sloping down to the forest to the north and west and down towards the town to the south and east. York Hill provides the gateway to the three Loughton Hills Conservation Areas and at its summit offers views of Canary Wharf, Alexandra Palace and the Kent Hills beyond the Thames Valley. To the north-east York Hill then becomes a footpath and bridleway through to Baldwin’s Hill.



The view north from Loughton Lodge on Woodbury Hill



Aerial view showing York Hill Conservation Area within its setting

6. Historical Development and Archaeology

6.1 Origins and development

The earliest mention of Loughton in Essex is perhaps to be found in a Charter of Edward the Confessor, dated 1062, when it was known as Lukinton. About a quarter of a century later it is recorded in the Domesday Book as Lochetuna and Lochintuna. However, during the thirteenth and fourteenth centuries Luketon is perhaps the commonest form.

Although very few of the houses which existed in the town at the beginning of the 18th Century - about 90 in Loughton Parish - have survived to the present day, a notable exception is in the area known locally as "The Hills", where a number of traditional 17th Century cottages survive in Pump Hill, York Hill and Woodbury Hill.



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, 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 the history of the forest it bounds. The 'Forest of Essex' as it was once called almost disappeared due to destruction and development by local Lords of the Manors.

Once a Royal Forest, used by the Normans as hunting ground, Commissioners for the Crown decided to offer the forestal rights for sale at £5 an acre to 18 local Lords of the Manors which

gave them the right to enclose areas of the forest for their private usage. However, this meant that by 1870, half of the forest's 6000 acres were surrounded by fences and development had begun in many parts.



Epping Forest

Eventually, public opinion was so aroused by this that it was felt that open spaces should be protected. From 1863 onwards groups such as 'The Commons Preservation Society' were founded to protect open spaces and successfully managed to persuade the House of Commons that Epping Forest was being rapidly destroyed. The Commons therefore, recommended that the Crown's forestal rights should be enforced (if not sold already).

Furthermore, in 1865, another committee argued that commoners' rights still existed on the forest lands and that the enclosures prejudiced these rights. The enclosures therefore, were widely despised and this encouraged one of the first of many recorded acts of resistance in this time. This was in 1866 by a labourer named Thomas Willingale.



Thomas Willingale aged 77

Willingale asserted his right to continue lopping trees, as had his ancestors in Loughton, however, a ring fence erected by the local Lord prevented it. Willingale was ultimately convicted of theft, but The Commons Preservation Society generated publicity in support of his case. However, Willingale died before the case was concluded.

It was not an easy battle to keep the forest an open space as the Lords of the Manor were confident of their right to enclosure. A Bill introduced in parliament attempted to compromise with the public, however, it would have given the public access to only 600 acres with an option to 400 more, leaving the remaining 5000 acres in absolute control of the Manorial owners. It was only through the strong resolve of the Society that this compromise was not accepted and the Bill was dropped. Finally, in 1874 the enclosures were deemed illegal and the forest was secured for the public.

A site of particular interest within the conservation area is the property of Ash Green. This now Grade II Listed property and was once the home of William Chapman Waller; a Loughton historian. He is thought to have moved to Ash Green following his mother's death in 1874 to live with his aunt. Waller has himself been chronicled by Richard Morris OBE.



*Ash Green House reconstruction
in the early 1900's*

In William Waller's earlier notes (October 1894) he entered into a discussion on the derivation of Hoppit; suggesting it as a diminutive of the Anglo-Saxon 'hope'. Little did he know that a hundred years later the small housing

development at the southern boundary of Ash Green was to be called Waller's Hoppet.

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

Further historic roots of the conservation area can be found in the old wooden cottages opposite the Gardeners Arms at the north west end of the Green which date back to 1715. The Lord of the Manor granted one of these cottages to Ann Bridge along with a garden on the waste soil for the rent of two capons. From her the property passed through many hands; undergoing various developments and in 1838 the one copyhold cottage had become six; three brick and three wooden.



The Gardener's Arms 1903

Traditional public houses feature heavily in the area; the Kings Head (now an Italian restaurant), the Wheatsheaf at the bottom of the hill and the Grade II listed Gardeners Arms at the top.

The hostelrys bear witness to the popularity of Loughton designed for London eastenders to escape to the country at weekends. This was made possible by the building of the railway from London to Loughton, Epping and Ongar in the late 19th century.

6.2 Notable people associated with the York Hill Conservation Area

William Chapman Waller commemorated at 11 Wallers Hoppet lived at Ash Green House, Baldwins Hill from 1874 and over a period of 30 years compiled a unique record of Loughton's history.

Sarah Flower Adam (1805-1848) lived at Sunnybank, 9 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 Adam; a “man of letters”.

Dr Oswald John Silberrad (1878-1960), and his son the late John Silberrad lived at Dryad’s Hall, Woodbury Hill. Dr Oswald was the industrial consulting chemist in Silberrad Research Laboratories. In 1901 he was appointed chemist to the newly formed Explosives Committee of the War Office at the Royal Arsenal, Woolwich. An establishment which needed to solve the problems relating to weaknesses in British munitions, revealed by failures during the Boer war, like the non-detonation of high explosive shells. After the war Silberrad gradually cut down his consulting practice withdrawing himself more and more to his laboratory where he occupied himself on problems of a more purely scientific character. Local legend has it that Barnes Wallis did some

of his development for his famous “dambusters’ bomb” in this laboratory while based at the Lea Valley munitions factory.

6.3 Archaeology

York Hill has a long association with pottery as demonstrated by a well established kiln found at 69 York Hill. Copious amounts of pottery pieces were also found during the construction of another 20th century development in what is now Potters Close. Leather was another product of the area and although there has been no systematic excavation of the area it is likely that further evidence would be uncovered of the area’s use for various industries.

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

The area has a complex pattern of development and is typified by low density housing compared with much of the residential development of Loughton. House plots vary in size, shape and aspect. The houses themselves are mainly two storey; of Victorian and 20th century origin, many of which have unique architectural designs for the area. There are also a number of older buildings in the area that are listed, with some dating back to the late 17th century.



Kings Hill

Hedgerows follow and define much of the historic Street pattern and are an essential part of the character of the area. They also provide a strong sense of enclosure and form an important visual feature of York Hill, Kings Hill and Woodbury Hill. The hedgerows are predominantly holly, but hawthorn, ash,

beech, sycamore, elder and hornbeam are also present. There is a noticeable lack of footpaths along many stretches of road; an indication that development of the areas predates the motor car. The routes would primarily have been used by walkers and riders.

Trees are a dominant and integral part of the landscape of York Hill. (See Townscape Analysis in Appendix 3)

7.2 Key views

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



View up York Hill

The most important views in the conservation area are; the leafy 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 road opens up to the view of York Hill Green; the top of Pump Hill; looking down Kings Hill to York Hill. Holly hedges, narrow lanes and no pavements characterise the area.

Other important views are from the top of York

Hill with amazing views over the Thames Valley and Canary Wharf to the Kent hills; the forest view across Woodbury Hollow from the top of Woodbury Hill and finally looking up York Hill to School Green.



York Hill

7.3 Character areas

Six character areas have been identified which are shown on Map 3 (Appendix 5). These areas do not have precise boundaries, but they identify how different parts of the conservation area have their own unique character in terms of spatial and architectural features, land use and levels of activity.

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 is a triangular green lying between the cricket pitch, a row of red brick terraced houses, and the former Kings Head Hotel. In the middle of the green is a stone war memorial. Behind this is 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 two properties in Church Hill, Bosworth's the butchers, which is locally listed and Grade II listed Bedford House next door (No. 6 Baldwin's 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. Its conversion to an Italian restaurant has been done in a sympathetic manner.

The row of cottages that were formerly associated to the hotel is similar though plainer in style, with small paned wooden windows. It is interesting that there is a contrast between the open space of the green that dominates this area and the pocket of relatively high density including the Kings Head and formerly associated cottages.

To the north of the cottages is The Wheatsheaf public house, which is characterised by a roof with many facets reflecting its 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.

Area 2: York Hill



York Hill

York Hill is the focal point of the conservation areas; running from King's 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 on either side create a rural feel. The houses are from many different times and were often built to fit the landscape, leading Ruth Rendell to call the area "Little Cornwall".

There is a great range of building materials for walls. The two most traditional and distinctive to Essex are weather boarding and tile hanging. There is also a dominance of pea gravel and smooth white rendering. There is a variety of brick: red, yellow and even some reused from iron smelting and a variety of roofing materials can be seen; including both pan and plain clay tiles (some which are handmade). There is also some slate and newer concrete tiles.

Original window frames are present in many houses. There are both casement and sash windows including many small paned. In the grounds of 96-98 York Hill is a very substantial tree partially leaning over the road which adds to the character of the area.

Area 3: Forest Way



Forest Way

Forest Way branches steeply off York Hill to the west to end in a bridle way which joins Woodbury Hill and forms a quiet vehicular cul-de-sac. It conceals some of the most interesting properties in the area; one being Grade II listed but none locally listed.

Area 4: Steed's Way

Steed's Way, constructed in the early 1900's and

developed mainly in the 1950's and 60's, has a distinctly different character but with a number of substantial and interesting properties including Loughton Lodge at the top.



Junction of Steeds Way and York Hill

Area 5: Woodbury Hill and Kings Hill

At the top of the Kings Hill the road becomes Woodbury Hill; an earth track leading north. As the track levels off it continues as gravel to the top of King's Hill. At this point another track leads down to Woodberrie, a large house built in the Domestic Revival style at the turn of the twentieth century. The track then continues past the site of Dryad's Hall rejoining York Hill near The Gardener's Arms. Dryad's Hall was made into a large house in the 1860's. The area is predominantly narrow lanes with high holly hedges and white weather boarded eighteenth century cottages.



Woodbury Hill

Area 5: Around York Hill Green

From the point where Potter's Close meets York Hill to the point where York Hill, Woodbury Hill and Pump Hill meet, is a steeply sloping green, with an original hand pump situated at the top of the hill.

The impressive views from here stretch across Loughton and Buckhurst Hill. In the distance one can see Repton Park, Canary Wharf, the Millennium Dome and on a clear day Shooter's Hill in south east London.

Perched at the top of this is The Gardener's Arms, a weather boarded public house with many chimneys and a roof with many facets. To the east are two fifteenth century weather boarded cottages. To the west of this is a row of two storey red brick cottages with unusual window shaped brick markings above the first floor windows. From here York Hill is a windy holly hedged lane leading to the corner of Saint John's Road and Baldwin's Hill. This stretch of York Hill is closed to traffic and has a very rustic character.



Cottage facing onto York Hill Green

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 4, Appendix 5). The buildings, which include cottages and public buildings, are spread throughout the conservation area and range in date from the 17th to the early 20th centuries (Map 5, Appendix 5).

Statutory listed buildings

Statutory listed buildings are those which are considered to be of special architectural and historic significance. They are often of national or regional importance and are usually referred to simply as 'listed buildings'. Listed buildings are designated by the state (through English Heritage) 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. The main exception to this is that lists compiled before August 1977 employed the grades A, B and C for Anglican churches in use. All the listed buildings in York Hill Conservation Area are Grade II listed.

1&2 Woodbury Hollow Cottages are listed within the conservation area; externally looking largely unchanged since the 1900's.



Woodbury Hollow Cottages today, Grade II listed



Woodbury Hollow Cottages c1900, Grade II listed

Statutory listed buildings

- **Ash Green House, House Baldwin’s Hill**
- **Meads, Church Hill**
- **6 Church Hill**
- **122 Church Hill**
- **19 and 21 Forest Way**
- **20, 22 and 24 Pump Hill**
- **1&2, Woodbury Cottages, Woodbury Hollow**
- **34 and 36 York Hill**
- **107 York Hill**
- **109 York Hill**
- **111,113 and 115 York Hill**
- **117 and 119 York Hill**
- **The Gardener’s 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.

At the top of York Hill lies another triangular green; namely York Hill Green, with dramatic views across Loughton to the City in the south. This part of the Conservation Area also contains some of the oldest properties in Loughton. The Gardeners Arms 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 early 17th century and have survived largely unaltered.

A group of listed cottages form a focal point in the view up York Hill and across York Hill Green. These comprise of no. 109 York Hill, a 19th century timber framed, weatherboarded house that was previously two cottages. Next to this are nos. 111-115, a mid 19th century terrace of three cottages which are timber framed and faced with red brick. Adjacent to these cottages are nos. 117 and 119 York Hill. These weatherboarded cottages date from the 18th century, being extended in the 19th and 20th century to form one house.

Locally listed buildings



Woodberrie, locally listed

The Local List, which is maintained by the District Council, includes buildings which are considered to be of local architectural or historic importance.

Locally listed buildings

- **2&4 Church Hill**
- **Woodberrie, Kings Hill**
- **Kilindini, Steeds Way**
- **29 Woodbury Hill (Landscapes)**
- **31 Woodbury Hill (Loughton Lodge)**
- **7 Woodbury Hill (Sunnybank)**
- **9 Woodbury Hill (Sunnybank)**
- **Dryad’s Hall**
- **Woodbury Hollow, Woodbury Hill**
- **15 York Hill (Wheatsheaf Pub)**
- **19 York Cottages, York Hill**
- **21 York Cottages, York Hill**
- **48 York Hill (Inglewood)**

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.

Key Buildings of Townscape Merit

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



Lavendar Cottage, Building of Townscape Merit



Clovelly, Building of Townscape Merit

Key Buildings of Townscape Merit

- 98 York Hill (Southbank)
- 15-17 Woodbury Hill
- Little Woodberrie
- Lavendar Cottage, Forest Way
- 30 Forest Way
- Wallers Hoppet
- Rose Cottage, York Hill
- Clovelly, York Hill
- Kings Cottage, Kings Hill

7.5 Traditional building materials

The York Hill Conservation Area has a considerably varied selection of properties in age styles and size which together with the street scenes make a 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 & 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 are painted white and some painted black, although traditionally this was kept for 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.



20 Kings Hill has traditional slate roof, wooden weatherboarding and wooden sash windows

From the 17th century brickwork had become the most common external material; accelerated by the introduction of the railway to the area in the 19th century. The most common bricks are the “Essex” red or “London” yellow stock. Mixing the two bricks by building the main bulk in yellow stocks and using the soft red bricks as dressing around spannings, sometimes adding central horizontal band courses and decorative courses at eaves level, made an attractive combination. Other examples have stone cills and lintels or some painted rendered panels are found particularly at first floor level as well as the hanging. A few properties have painted the brickwork.

Roofs

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

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

Small dormer windows in their differing shapes and materials including tiles, slates, lead and zinc add pleasant relief to plain slopes as do bay roofs and chimney stacks. Some pitched roofs are hidden behind brick parapet walls. Many show exposed rafter ends at the eaves rather than being “boxed” in. Timber fascia boards with

cast iron gutters and rainwater pipes discharge rainwater from roofs.

Doors and windows

Traditionally doors and windows have been made from timber. In particular, softwood was mainly used for this purpose and hardwood for sills and thresholds. The different styles of window within the conservation area are sliding box sash (vertically sliding windows having weights and pulleys within the boxes) and casement side opening windows. The former is present in Victorian properties, the latter present both before and after that period. Some metal casement windows are also present.

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.



White painted timber fence at 34 & 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 sited at various locations and where there is a good view of the Forest or surrounding areas, serviced by ornamental litter bins. Wooden bollards protect York Hill Green where the original Pump Hill pump has been relocated. A George 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 Plain tree is surrounded by low post and chain.



Street Furniture at the foot of York Hill Green

7.6 Contribution made by trees, hedges and green spaces

Trees and hedgerows are essential parts of the character of the York Hill Conservation Area. Hedgerows follow and define much of the historic street pattern and are an essential part of the character of the area. They also provide a strong sense of enclosure and form an important visual feature of York Hill, King's Hill and Woodbury Hill.

The hedgerows are predominantly holly, but hawthorn, ash, beech, sycamore, elder and hornbeam are also present.

Throughout the York Hill Conservation Area there is an Article Four Direction protecting hedges requiring residents to seek permission to demolish any hedge. There are many landmark trees including oak, Cyprus, hornbeam and birch, many of which have statutory Tree Preservation orders however, all trees within a conservation area are afforded a degree of individual protection.

7.7 Activity and movement

Much of the peace of the York Hill Conservation Area derives from the absence of any through route. Access at the western end from York Hill to Baldwin's 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 and service vehicles and visitors to the public houses. York Hill is busiest at school start and end times when hazards created by parked vehicles, speeding traffic and the absence of pavements.

8. Opportunities for Enhancement

8.1 General threats to the character of the conservation area

Common threats to conservation areas include the replacement of windows and doors with unsympathetic uPVC or aluminium equivalents and the destruction of traditional frontages to houses.

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 Areas for enhancement

Areas for enhancement specific to the York Hill Conservation Area will evolve from the public consultation meeting. This section will be added to and details of opportunities for enhancement given, following the consultation response.

9. Conservation Area Boundary

9.1 Current conservation area Boundary

The York Hill Conservation Area, initially designated in 1977, extends from Church Hill, Loughton, the length of the steep incline of York Hill as far as Baldwins Hill and encompassing Forest Way, Steeds Way, Kings Hill and Woodbury Hill as well as short lengths of Pump

Hill and Queens Road. The conservation area is shown in Map 1 (Appendix 5).

9.2 Areas that could be included

There may be a wish to extend the conservation area. Any further areas proposed for inclusion in the conservation area will be considered and decided on following the public consultation.

10. Community Involvement

10.1 Involving local people

Community involvement is an integral part of the appraisal process. The Council aims to take into account the local residents' views in defining the special interest of the conservation area and formulating strategies for its improvement and management. The comments and suggestions of a number of local residents and amenity groups will be taken into account in the publication of the final version of this document. Loughton Town Council, and local organisations such as the Hills Amenity Society and the Loughton Historical Society will be consulted on the draft appraisal and a public meeting will be held in the area to discuss its content. A copy of the draft will be posted on the Council's website between September 2009 and October 2010

and hard copies of the draft will be available on request. In order to inform local residents of the public consultation period, flyers and posters will be distributed in the conservation area.

10.2 Timetable

May 2008 – September 2010	Draft appraisal prepared
September 2010	Public Consultation
November 2010	Finalising Report
January 2011	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 controlling 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 within and out of the conservation area are preserved and, where possible, enhanced. Any development in or around the conservation area should respect the nature of these views and contribute positively to them.

11.2 Architectural details

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

11.3 Traditional building materials

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

11.4 Trees and open spaces

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

11.5 Public realm

It is important that the quality of the conservation area is maintained to a high standard and improved where possible. In general, signs and other street furniture should be designed to be in keeping with the character and appearance of the conservation area. They should also be kept to a minimum to preserve the character of the area. It is the Council's policy to ensure that public utility companies and the Highway Authority consider the character of conservation areas when carrying out works within them (policy HC8).

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

11.8 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, local plan alterations, 2006).

12. Management Plan

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

Following the public consultation any proposals put forward will be considered and an action plan for the preservation and enhancement of the Staples Road Conservation Area will be 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.
6. Assess the current conservation area boundary and see if any alterations need to be made.

Medium term objectives for enhancement

7. 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. Bibliography

- Images courtesy of;
 - (i) The Waller Collection
 - (ii) Loughton Historical Society

14. 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. Without this invaluable support we would be unable to produce this document at this time. 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.

Consent 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 unless the tree is:

- dead, dying or dangerous;
- causing a nuisance in law;
- a cultivated fruit tree;
- less than 7.5cm in diameter when measured 1.5m (4' 10") above the ground.

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 HC8

The Council will seek to ensure that all public utility companies and the highway authority have regard to the need to preserve the character of conservation areas when considering works within them.

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 (ie. 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

No.	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				O	C19	D	R/WB	F					
2	4	Church Hill		Y			O	-	ET	RB	NONE	•				•
3	6	Church Hill	Y				P	-	T	RB	P					
4	8	Church Hill						-								
5	2, Former King's Head	Church Hill		Y			O	-	D	RB	NONE					
6	1	Forest Way						-								
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				O	C18	SD	WB	P					
11	2	Forest Way					N	C20	ET	RB	P	•	•			
12	20, Primrose Cottage	Forest Way					P	C18	D	WB	NONE					
13	21	Forest Way	Y				N	C18	SD	WB	P	•				
14	23, Forest Way House	Forest Way					N	C20	D	HT/R/PB	P	•				
15	24	Forest Way					N	C20	D	R	W	•	•			
16	30	Forest Way			•		P	C18	D	WB	W/H					
17	4	Forest Way					N	C20	T	RB	P	•				
18	5	Forest Way					P	-	D	WB	F					•
19	6	Forest Way					O	C20	T	RB	P					
20	7, Clock House	Forest Way					P	-	D	WB	F		•			
21	8	Forest					O	C20	T	RB	P					

		Way														
22	1	Kings Green					O	-	ET	RB/YB	W					
23	2	Kings Green					O	-	T	RB/YB	W+H					
24	3	Kings Green					O	-	T	RB/YB	W					•
25	4	Kings Green					O	-	T	RB/YB	W					
26	5	Kings Green					O	-	T	RB/YB	W					
27	6	Kings Green					N	-	T	RB/YB	W	•	•			
28	7	Kings Green					O	-	T	RB/YB	W					
29	8	Kings Green					O	-	ET	RB/YB	W					
30	High Holly	Kings Hill					N	C20	D	PB	H	•				
31	Kings Cottage	Kings Hill			•		P	C17	D	R	NONE					
32	Little Woodberrie	Kings Hill			•		O	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					O	-	D	YB/WB	W/PL	?				
36	3, Birch House	Potters Close					N	-	D	YB/WB	NONE	•	•			
37	20	Pump Hill	Y					-	ET	WB	H/W					
38	22	Pump Hill	Y					-	T	WB	H/W					
39	24	Pump Hill	Y				O	-	ET	WB	H/W					
40	28	Pump Hill	Y				O	-	SD	WB	W					
41	1	Queens Road							SD	YB	P	•	•			
42	2	Queens Road							SD	R	R	•				
43	3	Queens Road							SD	YB	P	•	•			
44	4	Queens Road							SD	YB/RB	P	•				
45	6	Queens Road							SD	YB/RB	W	•				•
46	1, Bluebell Cottage	Steeds Way					Y	C20	D	WB/RB	W/P	•				
47	2	Steeds Way					N	C20	D	RB/YB	W	•		•		
48	3, Broad View	Steeds Way					O	C20	D	R/RB	W	•	•	•		
49	4	Steeds Way					O	C20	D	R/RB/T	W	•	•	•		
50	5	Steeds Way					O	C20	D	RB	H	•		•		
51	6, High Wood	Steeds Way					O	C20	D	RB/HT	H/W	•		•		
52	Corran	Steeds Way					O	C20	D	R/HT	W	•				
53	Holmwood	Steeds Way					O	C20	D	YB	W	•				

54	Kilindini	Steeds Way		Y			O	C20	SD	PD/RB	W	•				
55	Lindy House	Steeds Way					N	C20	D	R	W	•				
56	Lynwood	Steeds Way					O	C20	D	R	W	•				
57	Noakes Cottage	Steeds Way					O	C20	D	R/T	W/H	•				
58	2-5,6,8,9,	Walters Hoppet			•		N	C20	D	RB/WB	NONE	•	•	•		
59	1,7,10	Walters Hoppet			•			C20	D	RB/WB	NONE			•		
60	11	Walters Hoppet			•	•		C20	D	RB/WB	NONE			•		
61	1	Woodbury Hill					N	C20	D	HT/R	PL	•		•		
62	11, Hornbeam	Woodbury Hill					O	C21	D	RB/R	H	•				
63	13, Woodberrie Cottage	Woodbury Hill					O	C18	SD	WB	H/W					
64	15, The Cottage	Woodbury Hill			•		O	C18	SD	WB	F					
65	25, Coach House	Woodbury Hill					O	C20	D	T/R	H					
66	27, Drummer Maid	Woodbury Hill					O	C20	D	WB	W/B/H	•	•			
67	29, Landscapes	Woodbury Hill		Y		•	P	C18	SD	R	B/H/F					
68	3	Woodbury Hill					N	C20	D	R/YB/HT	NONE	•		•		
69	31, Loughton Lodge	Woodbury Hill		Y		Y	P	C18	SD	PB	T					
70	37, Woodpeckers	Woodbury Hill					N	C20	D	WB	F/W	•				
71	5	Woodbury Hill					N	C20	D	YB/WB	H	•	•	•		
72	7, Sunnybank	Woodbury Hill		Y			N	C19	SD	RB/WB	PL					
73	9, Sunnybank	Woodbury Hill		Y		•	O	C19	SD	RB/WB	H					
74	Dryads Hall	Woodbury Hill		Y			O	C20	D	R	F	•				
75	Mulberry	Woodbury Hill					O	C20	D	RB/R	F	•				
76	Woodberrie Knoll	Woodbury Hill					O	C20	D	RB	H					
77	Woodbury Hollow	Woodbury Hill		Y			O	C20	D	PPD	F	•				
78	Woodbury Hollow Cottages	Woodbury Hill	Y				O	C17	SD	WB	F					
79	Woodbury House	Woodbury Hill					O	C20	D	RB	H/F	•				
80	1, Salmons	York Hill					N	C19	D	R+RB	NONE			•		
81	103, Gardeners' Arms	York Hill					P	C17	SD	WB	NONE					

82	107, Hatherills	York Hill	Y				P	C18	D	RB	F/H					
83	109	York Hill	Y				P	C18	ET	WB	H/F					
84	111	York Hill	Y				P	-	T	RB	F/H					
85	113	York Hill	Y				P	-	T	RB	F/H					
86	115	York Hill	Y				P	-	T	RB	F/H					
87	117	York Hill	Y				P	-	SD	RB/WB	H					
88	119	York Hill	Y				P	-	SD	RB/WB	H					
89	14a	York Hill					N		ET	YS/HT/WB	NONE					
90	15, Wheatsheaf Pub	York Hill		Y			P	C20	D	R/RB	NONE					
91	16	York Hill					O	-	SD	YB/RB	W				•	
92	18	York Hill					O	-	SD	YB/RB	NONE	•			•	
93	19, York Cottages	York Hill		Y			O	C19	SD	R	P					
94	21, York Cottages SDV	York Hill		Y			O	C19	SD	R	PL					
95	23, Tilekiln	York Hill					O	C17	D	RB	NONE					
96	25, Tilekiln	York Hill					O	C17	D	RB	NONE					
97	27	York Hill					N	C19	SD	R	NONE	•				
98	29	York Hill					O	C19	D	RB	H					
99	30	York Hill					O	C20	SD	R/RB	P	•				
100	32	York Hill					O	C18	SD	R/RB	P	•				
101	34	York Hill	Y				P	C18	ET	WB	P					•
102	35	York Hill					O	C20	D	R/WB	H+P	•			•	
103	36	York Hill	Y				P	C18	T	WB	P+W	•				
104	38 & 38A	York Hill					P	C18	ET	WB	P+W	•				
105	3A	York Hill					O	C19	D	R/RB	NONE	•			•	
106	40	York Hill					O	C20	SD							
107	42	York Hill					O	C20	D	R/RB	H					
108	43, Rose Cottage	York Hill				•	O	C18	D	R	F/PL					
109	46, Alma Cottage	York Hill					O	-	D	HT/WB	W/H					
110	47, Clovelly	York Hill				•	O	C18	SD	R	H/W					
111	48, Inglewood	York Hill		Y			N	C20	SD	R/RB	H	•				
112	48.5, Hacienda	York Hill					O	C20	SD							
113	49, Bachelor's Hall	York Hill					N	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	C20	ET	RB/PD	W/H					
117	54	York Hill					O	-	SD	RB	H	•				
118	55, Kings Cottages	York Hill							T	RB/PD	W					
119	56	York Hill					O	-	SD	RB	H					
120	57, Kings Cottages	York Hill					O	C20	T	RB/PD	W					
121	58	York Hill					O	-	SD	RB	H					
122	59, Kings Cottages	York Hill							ET	RB/PD	W					
123	60	York Hill					O	-	D	WB	H					

124	61	York Hill					O	-	D	PB/HT	H					
125	67, Walnut Cottage	York Hill					N	C20	D	PB	H	•				
126	7	York Hill					P	C19	D	R/RB	NONE			•		
127	71	York Hill					?	-	D	RB/R/T	H			•		
128	73	York Hill					N	-	D	PPD/RB	W	•	•			
129	75, Leonard Cottages	York Hill					O	C19	SD	R/T/YB/RB	P					
130	77, Leonard Cottages	York Hill					O	C19	SD	R/T/YB/RB	P					
131	79	York Hill					O	C19	SD	YB/RB	P/H					
132	81	York Hill					O	C19	SD	YB/RB	P/H					
133	83, Baden Cottages	York Hill					N	C19	SD	YB/RB	P/H					
134	85, Baden Cottages	York Hill					O	C19	SD	YB/RB	P					
135	85A, Croft Cottage	York Hill					O	-	D	PPD	P	•				
136	87, Ingleside Cottage	York Hill					O	-	SD	RB/PPD	W					
137	89	York Hill					N	-	SD	RB/PPD	NONE	•				
138	90, Kings Orchard	York Hill					O	-	D	PB	H	•				
139	91	York Hill					O	-	SD	R/T	P/H					
140	92	York Hill					O	-	D	R	PL					
141	93	York Hill					O	-	SD	R	P					
142	94	York Hill					O	-	D	R/T	H					
143	95	York Hill					O	-	SD	PB/PPD	P					
144	97	York Hill					N	-	SD	PB	P					
145	96 & 98, Southbank	York Hill			•		O	C20	D	WB/RB	F/H	•				

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*

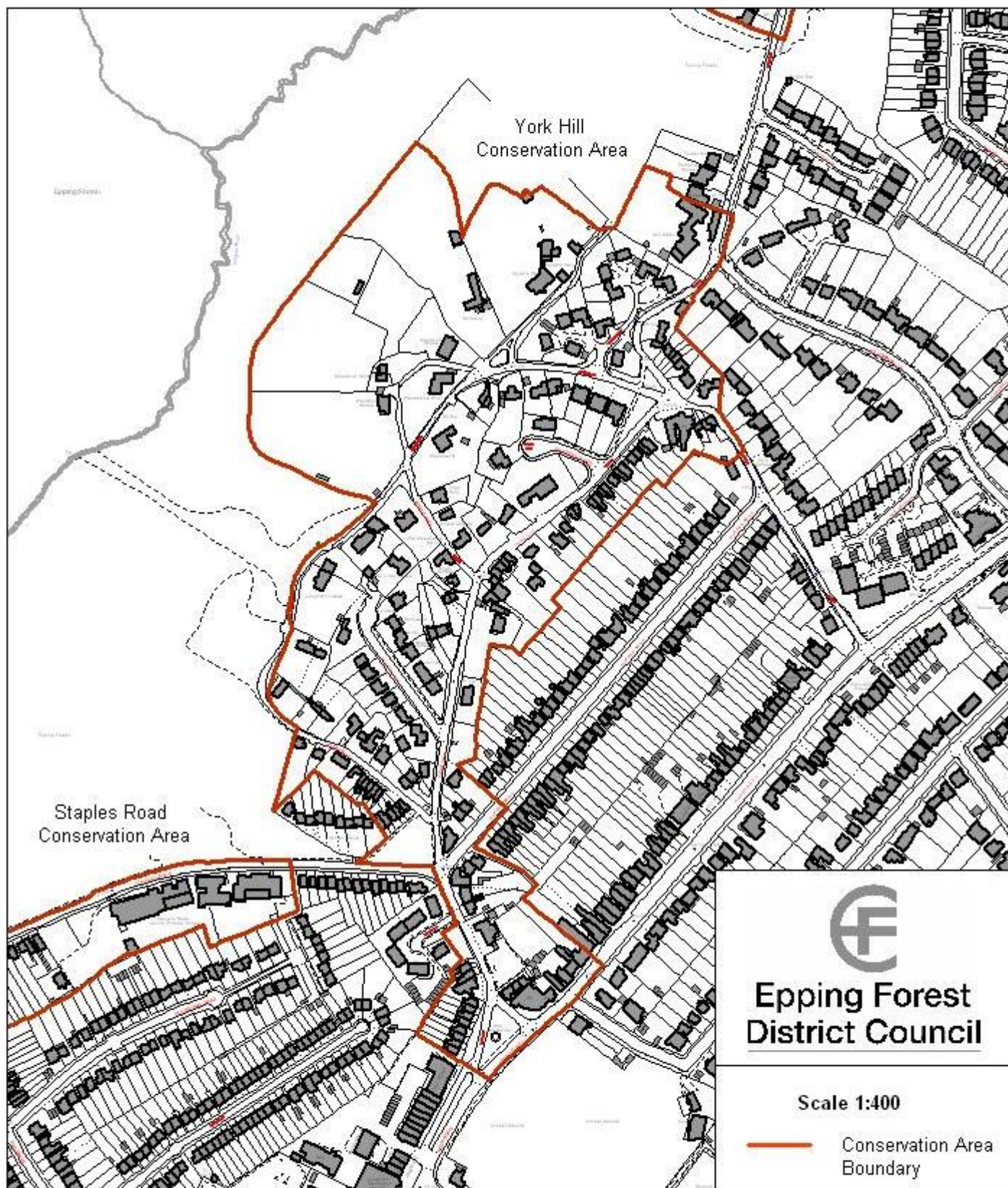
Appendix 4. Glossary of Terms

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

York Hill Conservation Area

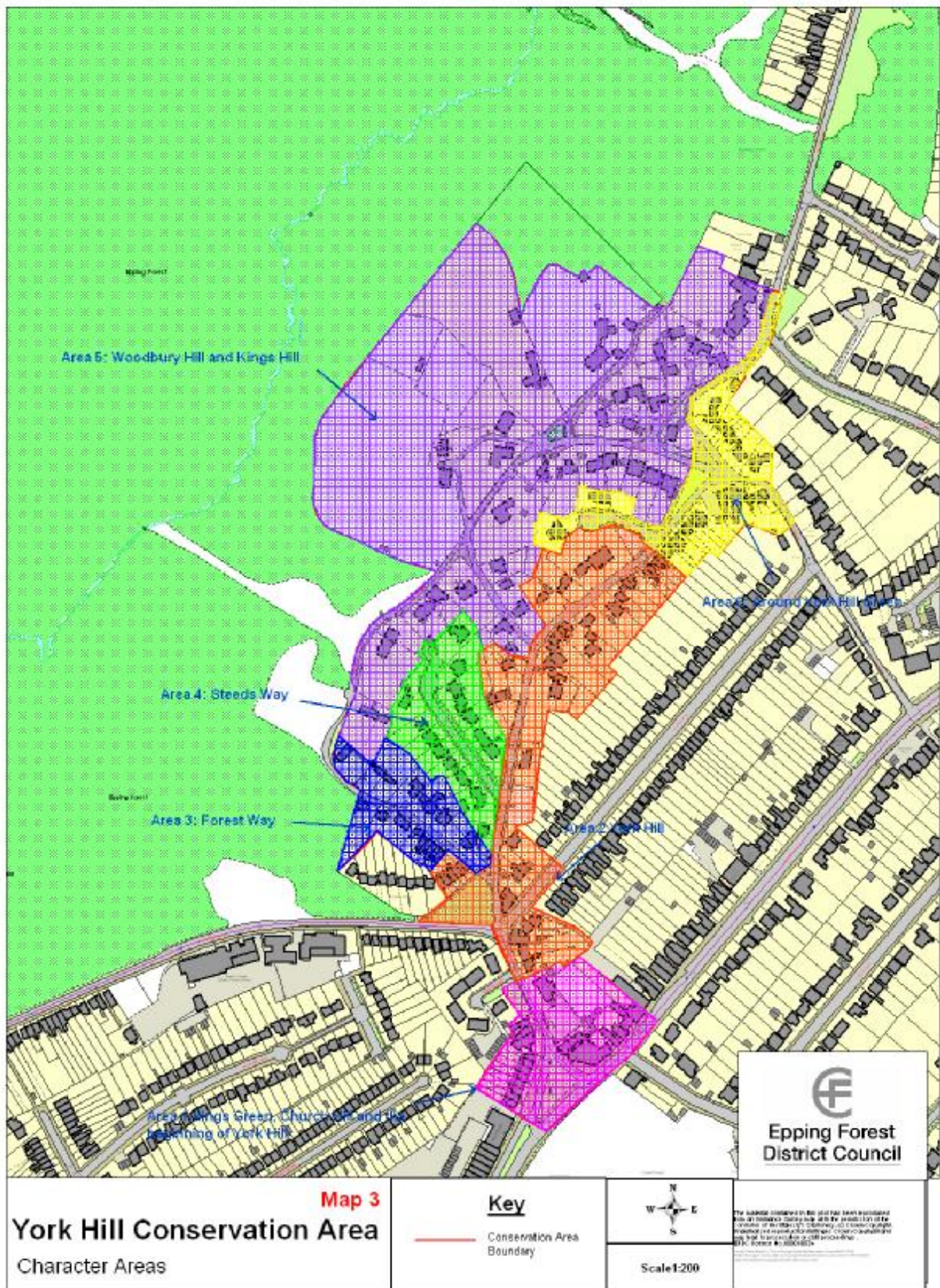
Map 1



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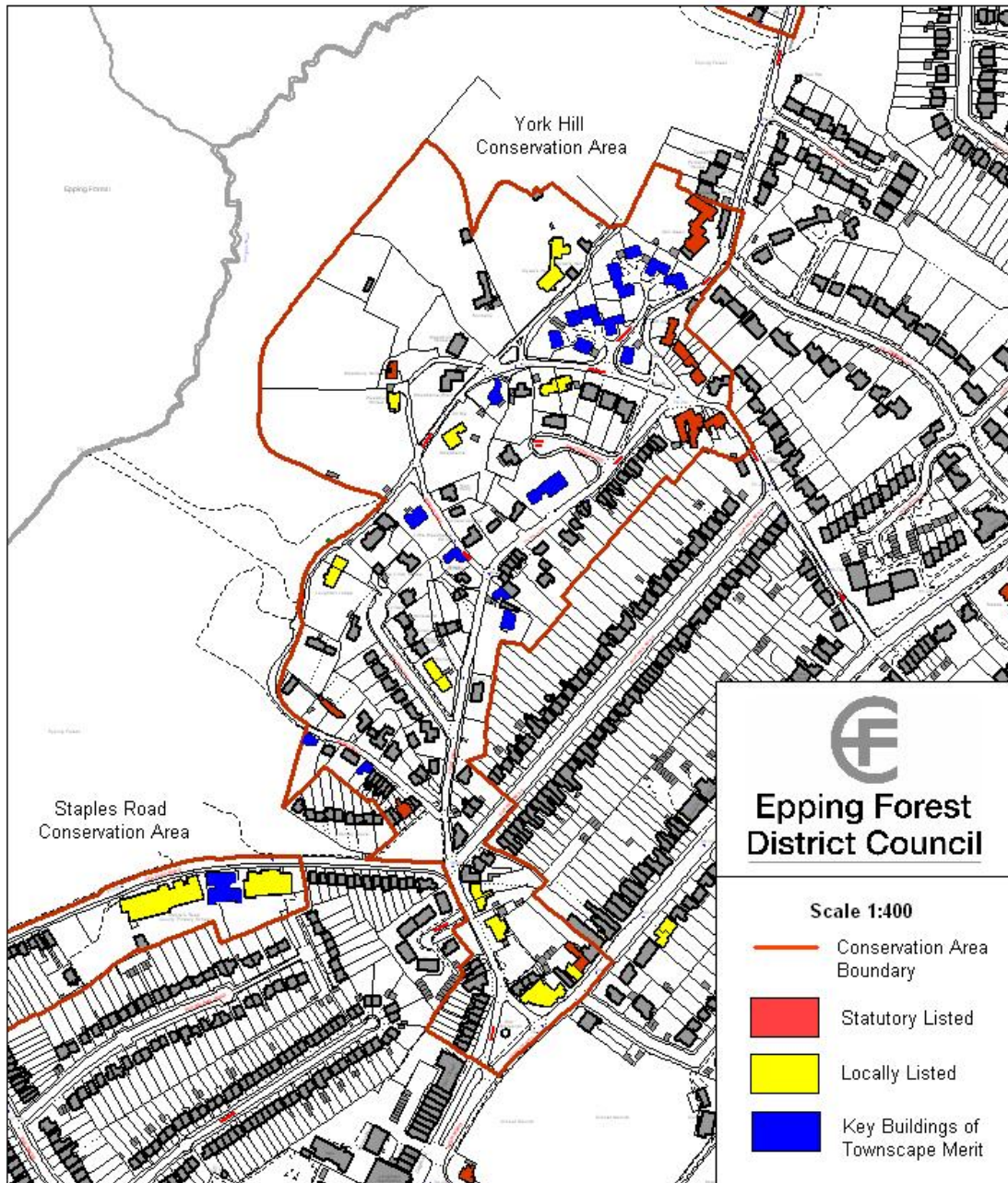




York Hill Conservation Area

Map 4

Buildings of Key Importance

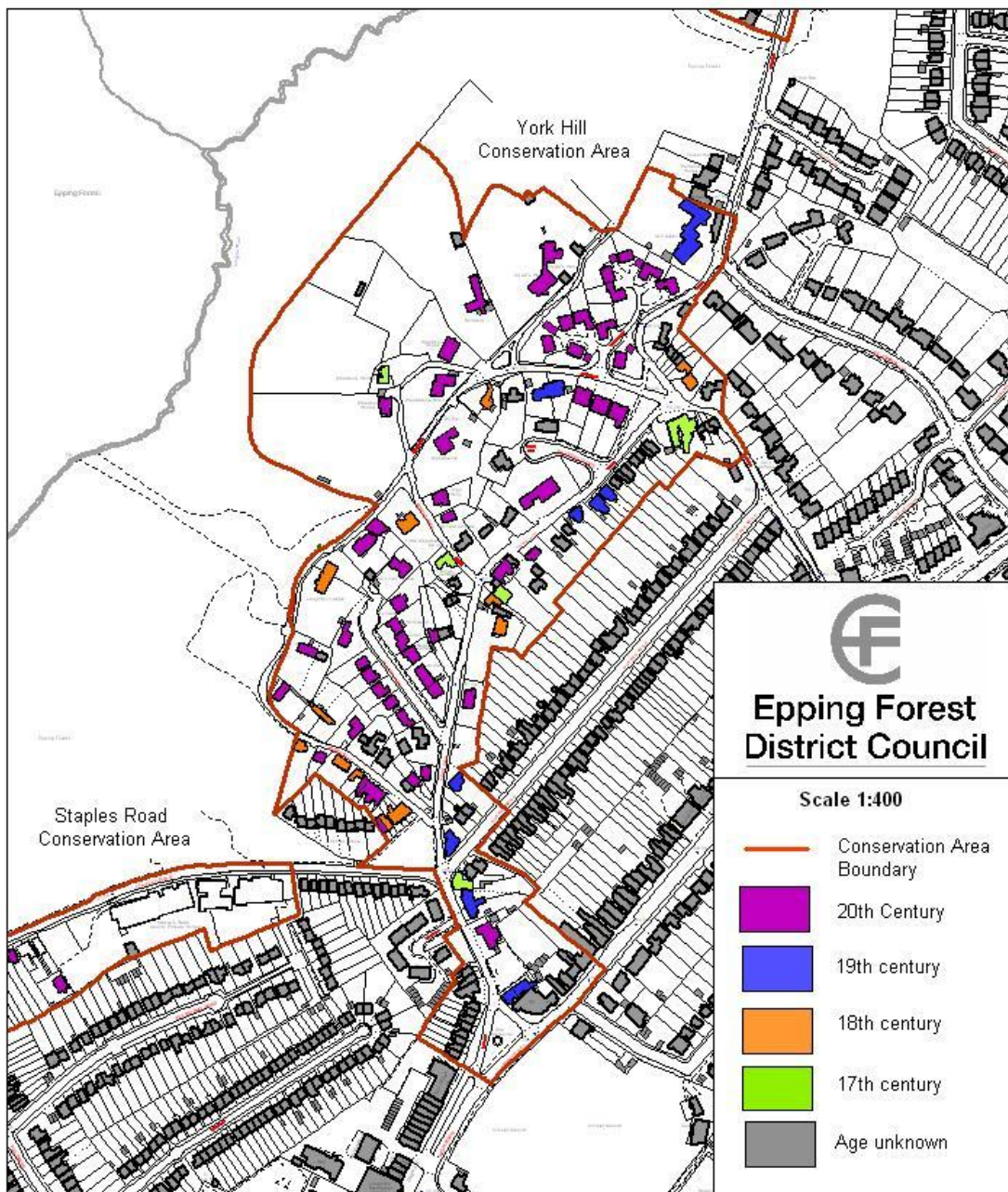


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York Hill Conservation Area

Map 5

Approximate Age of Buildings



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