

BUCKHURST HILL RESIDENTS' SOCIETY

The price of Freedom is Eternal Vigilance



Buckhurst Hill Residents' Society
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(Newsletter Editor: Margaret Sinfield)

Chairman: Tony Oliva, **Vice Chair:** Peter Foxton, **Treasurer:** Margaret Sinfield, **Membership Secretary:** Jenn Page,
Committee Members: Michelle Davies, Margaret Drew, Jean James, Steven Neville Ken Williamson;
Honorary Member: Lynn Jones

NEWSLETTER Autumn 2014

Dear Resident,

As a New Year looms over the horizon it is time to **renew your BHRS subscription for 2015** unless you already have a Standing Order with the Society. A *renewal form is enclosed in this Newsletter*.

The Committee would like to urge members to take out **STANDING ORDERS** as this reduces the work of the Membership Secretary as well as the use of paper and printing ink.

EMAIL ADDRESSES: it is very useful for BHRS to have the email addresses of members in order to send members information regarding BHRS meetings, as well as alerting them to any urgent matters, such as planning applications.

Your email address will never be divulged to anyone else.

The Committee would like to thank **Broomes Newsagents** for the very successful mail collection which they perform for the Society, saving the hire of a PO Box costing nearly £200 a year.

Following last year's very successful Christmas Event in Queens Road the Society, in conjunction with the Parish Council, and with sponsorship from the Town Centre Partnership and Higgins Construction, is planning another such event on Friday December 5th between 3pm and 7pm at the upper end of Queens Road – see page 8.

NEW BANNERS At the time of BHRS's 50th Anniversary last year the Committee decided to commission a new logo which was designed by a student at Epping Forest College. The Society has also commissioned two display banners, each 2m. high, which will be displayed at all BHRS events. As you can see the new logo has also been incorporated into the banner. In the background is a picture of one of the trees by the pond in front of St John's Church, in due course the area around the pond will also be the centre of the first conservation area proposed for Buckhurst Hill. The Committee hopes you like the banners; the Committee is now continuing the modernisation programme with proposals to redevelop the Society's website over the next year.



BHRS VICE-CHAIRMAN

Following the local elections in May this year Steven Neville, BHRS's Vice Chairman, was elected onto Epping Forest District Council representing the Green Party. BHRS's Constitution does not allow Steven to continue to hold an Officer post of the Committee, although he is able to remain a Committee Member. The Committee elected **Peter Foxton** to be the Society's Vice-Chairman.

PLANNING

Report by Ken Williamson

BHRS's Committee continues to monitor all planning applications within the Parish, followed up by a site viewing. Since the last Newsletter the Society has tried to inform immediate neighbours of any applications. The Committee is available to offer advice as required. There have been several successful cases where BHRS has submitted objections leading to a refusal of Applications. These include refusals at **18 Stradbroke Grove, 69 Queens Road (extract system) and 50 Princes Road**, although a revised application for the latter has now been submitted. A revised application for **6 Scotland Road** has been withdrawn.

19 Kings Avenue – This was an application for a separate Granny Annex at the end of the garden. Following objections from the Parish Council and many neighbours, and with assistance of BHRS's committee, the Application was refused by the Area Planning Sub-Committee South.

20 Hurst Road – This was a revised application for a six metre deep extension following a previous application for a 5.30 metre deep extension which was granted with a small majority vote at the Planning Meeting in July 2014. Following representations from the immediate neighbour and from Roger Taylor for the Parish Council, plus support from Aniket Patel and BHRS's Committee, the Application was refused by the Area Planning Sub-Committee South.

It is of interest to note that the unanimous consensus of all present was that this application was cynical in the extreme and had placed a heavy burden on the neighbours.

69 Queens Road – the Appeal for the building works in excess of the approved plan has been allowed and therefore the development has been granted planning permission.

Whilst the Inspector's opinion has to be accepted, it sets a sad precedent that an erroneous overbuild is acceptable. Perhaps the exterior of the extension can

now be completed, even though the applicant completed the interior works some months ago.

St Elisabeth's Church, Chestnut Avenue – at the end of September the entire BHRS Committee attended a presentation by the Architects for a scheme for fourteen units incorporating two meeting rooms, in place of the church.

The design of modern, two-storey houses was of a similar scale to the neighbouring houses, but the three-storey flats, which would overlook the Village Green, were well above the height of the surrounding properties. There appeared to be lively discussions from the residents in the area.

BHRS will keep a watching brief on the development, pending the formal application.

For many years now meetings have been held with EFDC Planning Officers, who have listened patiently to BHRS's concerns. The Planning Officer is in a difficult position, not only with current Planning laws, but also with the problem of being impartial in his decision making. Whichever way the decision goes there is always a winner and a loser.

If you feel strongly about a proposal then make sure your concerns are made known and the Planning Officer will take your views into consideration when making his decisions.

There is a worrying trend of larger extensions being proposed to modestly sized houses, including two-storey side and rear extensions (wrap around). Many of these applications are from speculative builders who will not be living in the area and are trying to maximise the floor areas and thereby their profits.

Previously homeowners would have opted to move to a larger house, leaving the original house for a new buyer. The new trend not only changes the balance of the number of three bed-room houses, it can also, consequently, have a devastating impact on neighbouring properties.

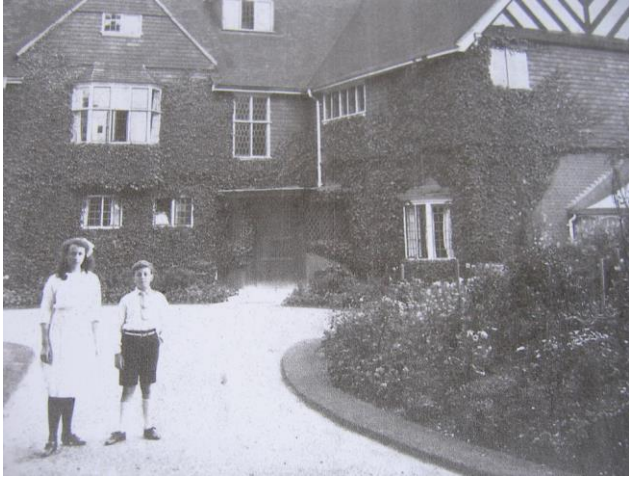
Neighbours become entrenched in long running disputes and community relationships begin to break down. Additional square metres do not build neighbourhoods and communities, these are built with consideration and respect for neighbours.

There are still parts of Buckhurst Hill with groups of Victorian and Edwardian properties with great character, and it is very refreshing to find property owners who are prepared to maintain these dwellings in a sympathetic manner.

Joni Mitchell put it beautifully "*You don't know what you've got till it's gone*".

ST. JUST, 1 POWELL ROAD

Report by Tony Oliva



Leslie & Enid Linder at their parent's house, St. Just

This is the large property near the corner with Roebuck Lane and Powell Road, adjacent to Linders Field. For many years local residents have attended a car boot sale there each September.

In August the Society was approached by representatives of McCarthy and Stone who wrote:

Improving accommodation choice for older people in Buckhurst Hill

At McCarthy & Stone we're focused on providing high-quality homes and services to make later life a happy and rewarding experience.

As you may be aware, we're proposing to redevelop land at 1 Powell Road, Buckhurst Hill. As a result, we're now in the early stages of discussions with Epping Forest District Council about redeveloping the site with an Assisted Living (Extra Care) scheme.

We're committed to engaging with the local community regarding this proposal and have commenced a pre-application community consultation programme. The aim is to inform local people including residents, businesses and interest groups, as well as obtain feedback, which would, where possible, be incorporated into the final proposals.

Remarkable Engagement is working with us to assist with our public consultation process.

BHRS Committee was invited to one of these meetings to discuss, and give feedback on, the preliminary proposals. This meeting in August outlined the company's initial proposals to build a minimum of **sixty** assisted living apartments on this site, plus other facilities, including a restaurant and treatment rooms, as well as providing parking.

The properties would only be available to be purchased by people of seventy years of age and above.

At this stage the proposals were only in outline and the

company had yet to meet with EFDC planners to finalise its proposals prior to seeking planning permission. It would appear that the developers have an option to buy the site subject to getting planning approval, but the existing house and swimming pool are to remain and will not be part of the development.

The Society is concerned that this is a high density development on land which currently is 85% Green Belt. It will increase traffic on a dangerous corner of Roebuck Lane. It will also impact on the Linder's Field Nature Reserve, especially as the buildings will come right up to the fence to the rear of the site.

The location may also be difficult for residents to access local shops and transport on foot due to the steep gradients in the area.

The company said that points raised at its meetings with local residents would be taken into consideration when the final design is produced some time this autumn.

At that stage the company intends to have more public meetings to explain its final proposals.

BHRS now awaits news of these revised plans.

PEDALS AND PETUNIAS

Report by Margaret Drew

Have you noticed more cyclists on the roads lately?

Is it just my imagination or did the Tour de France, which raced through Buckhurst Hill earlier this year, inspire them all?

It certainly was a day to remember. The sun was shining, the schools were closed and it seemed that everyone was heading up to Epping High Road with picnic hampers and deck chairs.

Members of BHRS's Committee joined Parish Council and TCP representatives to make sure that visitors to the area knew where to go by directing them along Queens Road ensuring that they benefited from seeing the local cafés and shops. An accordion player helped to give the street a certain 'je ne sais quoi!'

Whilst it was a lovely occasion it was over in a day. However Queens Road has looked lovely all summer! The arrival of boxes of beautiful flowers on the railings in the middle of the night a week before the Tour de France was like magic!

The flower planters were organised by Parish Council Clerk Nigel Moore, who has now sadly moved on to pastures new. Using funds dedicated by the Parish to enhancing Buckhurst Hill for the Tour de France the planters were seen as a way of enjoying decoration all summer, not just on the day itself. Better than bunting! Of course without regular watering the flowers would not have lasted, but thanks to the care of a band of keen 'gardeners' from many of the Queens Road shops, (including Broomes - watering and dead-heading at 5am!), the flowers have flourished.



MS

It would be nice to think that Buckhurst Hill could afford flowers like these every year, especially as it now owns the planters. Sadly without sponsorship or donations of some kind this won't be the case. So if you have any ideas do let BHRS know.

For the Buckhurst Hill part of the **Tour de France** the railings in Queens Road and Epping New Road displayed welcoming posters and a Chingford Butcher cooked seven hog roasts at the Warren Wood public house in Epping New Road which were devoured by the eager crowds.



MS

Mark Cavendish's bicycle above 'Catch' Restaurant in Queens Road



MS

Crowds outside the WarrenWood in Epping New Road



TO

The mass of cyclists race along Epping New Road

Photographs taken by Margaret Drew, Tony Oliva and Margaret Sinfield.

Society member Jonathan Stevenson took some spectacular photographs of the actual Race in Buckhurst Hill: see at www.flickr.com/photos/monzaevo/sets/72157645167977807/

COFFEE MORNING IN AID OF ESSEX MACMILLAN CANCER SUPPORT

This event was held in late September and over £250 was raised for the charity. Thank you to everyone who attended or who sent donations, and also to all those who made the delicious cakes.



Two years ago members were transfixed by a talk given to the Society by Judge Anthony Bradbury. To commemorate the outbreak of the Great War a hundred years ago the article which follows is a summary of the Judge's talk.

THE UNKNOWN WARRIOR

Written by Anthony Bradbury

On 11 November 1920 a hugely emotional gathering of hundreds of thousands of people occurred in London. The body of a man, unknown by name or rank, who had died for his country in the Great War was taken by gun carriage escorted by Field Marshals and Admirals, and to the sounds of solemn music, to meet his King at the new Cenotaph in Whitehall. At 11am the Cenotaph was unveiled, and the first Remembrance Service took place. In silent procession the King, with his four sons, followed by the wartime Prime Ministers. then walked behind the cortege to the funeral in Westminster Abbey, where the body was finally laid to rest. The congregation of widows and children watched on in grief before the chance came for thousands from across the nation to walk past the coffin.

The Reverend David Railton, an army padre, born in Leytonstone, had seen the grief of many families who had lost a loved one, without a known burial place, and no place to mourn. His thought was of a public funeral of an unidentified member of the King's forces in Westminster Abbey as a means of providing solace to these families, for the man concerned could be their child, husband or father.

David Railton wrote to the Dean of Westminster who then approached the Chief of the Imperial General Staff, Sir Henry Wilson, and the Prime Minister, David Lloyd-George.

The Cabinet approved the idea in October 1920, and the King agreed that the funeral should take place on the day that he was to unveil the new Cenotaph.

Four unidentifiable bodies in British uniforms were taken from battlefields in France and Belgium to a chapel. Their bodies were covered with Union Flags, and at midnight on November 8th a Brigadier-General from the Army pointed to one body and so the Unknown Warrior was chosen.

Military ceremonies in France followed before November 10th, on which day the body was placed on *HMS Verdun* for the short journey across the English Channel to Dover and onward to London.

Autumnal leaves were descending from a blue sky in crisp weather the next day as the fallen man was taken by his comrades through multitudes of silent and tear-stained onlookers, each person having their own recollection of sudden and then persistent grief. He was taken to his final resting place which remains a sanctuary of the greatest honour today.



DISAPPEARING BUCKHURST HILL

The first in a series of Newsletter articles researched and written by Lynn Jones

1. DANELEY COURT NURSING HOME

The former Daneley Court Nursing Home was recently demolished, to be replaced by a development of apartments. The enormous building was such a part of Queens Road that most people would have walked past it almost without noticing it. However, history shows us that it was once two separate houses, known as Ivydene and Rowantree.

I have looked into some of the families who lived in these once fine large houses.

IVYDENE

This was the westernmost section and was numbered 154. For a number of years in the 1920s and 1930s it was the home of the **Prior family**.

Albert Henry Prior was born in January 1875, son of James T. Prior, a carman and contractor, from Sampford in Essex, and Leah (sometimes referred to as Sarah). Albert married Charlotte Hart in 1898 and they had nine children; Albert, Sidney, James, Leonard, Doris

(a teacher of music who married Alfred W. Piercy), Cyril, Stanley, Elsie (who married Robert W. Grimwade), and Clifford.

Albert H Prior was involved in some aspects of the shipping industry dealing with wharfage and lighterage in Leamouth, Poplar, and became a house builder (under the name Prior & Alec Ltd.) in Buckhurst Hill.

He built Tower Crest, at the top of The Drive.

This became the family home after Ivydene, and other houses in The Drive, were rented out.

Albert Prior died in 1933 and his wife in 1939.



ROWANTREE

This was the easternmost section, numbered 152.

For a few years it was the home of **Mrs Betsy Eagles**, the widow of James Eagles, who had died in 1908.

The couple had nine children, all born in London except the youngest child, Victor, who was born in Buckhurst Hill when the family was living in Princes Road. James Eagles was a corn dealer. Mrs Eagles later moved to Derwent Villa, Queens Road and died in 1921 aged 82.



From around 1914 to 1923 **Henry Thomas Hester** was the occupant of Rowantree. He was born in Camberwell in 1843 and in 1881 he was working as a steward at an asylum in Hackney, where he lived with his wife Rosa and a son, Albert. Rosa died in 1891 and Henry remarried the next year to Sarah Julia (nee Boyd) and they had one son, Henry, born in 1893.

Henry Thomas Hester died aged 81 in 1924.

From the late 1920s the occupant was the splendidly named **Sophocles Xenophon Pantcheff**, who had

moved from a house in Victoria Road. He was Bulgarian in origin, and applied for British citizenship in 1931.

Sophocles X Pantcheff was an inventor of kites and the holder of a US patent (in 1921) for a hexagonal kite. A local resident remembers Mr Patcheff making 'Atlanta' kites in his workshop at the rear of the house for military use during the Second World War, although a history of kites in the west states that the 'Atalanta' (sic) was a popular toy in the 1930s.

He was married in 1913 to Ella Jessie, an anaesthetist, who was known as Mrs Pantcheva.

They had one daughter, Margaret, who later taught at Loughton High School, and one son, Theodore Xenophon Henry Pantcheff CMG (known to the family as Bunny), who must have spent some of his boyhood in Buckhurst Hill. He became a member of HM Diplomatic Service, being First Secretary in Lagos 1958-1960 and in Leopoldville 1961-1963.

He later lived in Alderney.

Sophocles Pantcheff died in 1949, aged 64.

With many thanks for information on the Prior family kindly provided by David Prior and Jill Murphy; also thanks to Patricia J Barrett for information about the Pantcheff family.

There has not been enough space in this edition to print all Lynn's more detailed information about the families, if you would like further information please contact Lynn via BHRS (address on front page)ed.

TOBY CARVERY - LONG KNOWN AS THE BALD FACED STAG

Report by Tony Oliva

Many members attended the very successful BHRS Summer Luncheon at the Stag in the Summer, but it was noticed that there was no longer any reference to the original name on the signage, although the bus stop outside still uses the original name.

My predecessor Caroline Friedman had pursued this in the past and the brewery owning the site at that time agreed to continue to incorporate the original name in the signage.

However ownership and branding have changed in recent years so my colleagues asked me to pursue this with the current owners and this was the response from Richard Hudson:

"I have been the Regional Manager of these premises since January 2003, and as such, I am aware that the premises is locally referred to as the Bald Faced Stag.

I can also advise that when the premises were converted to a Toby, sometime prior to my tenure, all reference to the Bald Faced Stag was removed. Unfortunately, I cannot comment on the reasons

why because none of the team responsible at the time of the conversion work for the company any longer. However, as you may or may not be aware, the brand is undergoing a three year plan to refurbish all of our premises. We have recently reopened both Snaresbrook and Woodford in the local area following their refurbishments.

I cannot currently advise you of the date of the planned scheme at Buckhurst Hill but I can assure you that I will do my utmost to re-establish the name on the signage during the project.

We undertook a similar commitment with Snaresbrook and reintroduced 'The Eagle'.

Once again I'd like to thank you for bringing this matter to our attention as we are committed to continual improvement and your feedback helps us to take appropriate action."

This is good news as the name goes back to the old Coaching Inn that was here for many years and it was also where the local hunt met regularly in times past. BHRS believes that the history of the area should be maintained and looks forward to the reappearance of the name when the next refurbishment takes place.

20 MPH FOR SAFER ROADS

Report by Steven Neville

Most of us do worry about the speed of cars these days. It's not just the lunatic speed merchants out there as most of us can and do go over the limit every now and then.

Around the country a campaign to reduce speed limits in residential roads to 20mph has been gaining momentum, the campaign is called **20 IS PLENTY**. Where it has been put into practice it has reduced average speeds and reduced accidents.

The beauty of it is its simplicity.

As it stands you can drive at 30mph along our residential roads. However if you hit a child at 30mph the child is more than likely to be fatally or very seriously hurt. The results would obviously be much less if you hit the child at 20mph.

So when 20mph limit signs are put up they do have an effect. It needs only a light touch of enforcement from Police, as has proven in cities like Portsmouth or the London boroughs. In the latter boroughs when offenders are caught there is now a special course for driving over 20mph run by the local Police.

20mph Limits are not the same as 20mph Zones which use speed bumps and are more costly; these cost on average £60,000 per km² whereas 20mph limits cost £1,400.

The lower speed limit also helps the Police by reducing the amount of traffic accidents they are called out to,

thus allowing them to spend more time doing other work. People tend to walk more and it increases foot-fall in shops which can only be a good thing!

Some people object that we should not legislate such things but we already do! Some say we should educate pedestrians to be more careful: Well, yes, we should, but studies have shown this is not very effective by itself.

Children under 11, according to a study by Royal Holloway, find a car coming at 30mph harder to make out than if it is travelling at 20mph.

Also 80% of accidents involving children happen when they are not near a school, which a reason for making the speed restrictions area wide.

I have been pushing for 20mph limits by going out with a petition and now have several hundred signatures.

When I suggest this at the doorstep hardly anyone refuses. At the moment Essex County Council, which is responsible for such limits says it will allow 20mph limits on a case by case basis which is fine, but area-wide limits makes it easier for people to remember which speed they are supposed to be driving at, and thus makes it easier to enforce.

If you would like to join us in this campaign do not hesitate to get in contact with the Society.

LETTERS FROM MEMBERS

Waitrose – no sense of civic responsibility

I am one of those boring middle class people who actually think I should pay more for my food shopping if it means that the goods are produced ethically and humanely and the suppliers and staff treated fairly. I castigate my friends who boast about how little money they spent at those 2 new cheap supermarkets on the basis that they do not know who has to suffer to produce food that cheaply - if you can afford it it is your duty to support shops that subscribe to those principles. So when I moved to Buckhurst Hill I was pleased to find that my local supermarket was a Waitrose – the moral high ground with convenience!

So why after all these years am I now boycotting them as much as possible? I believe that Waitrose has lost its way and its principles and is proving itself as rapacious as all the others supermarkets. When Waitrose moved into Buckhurst Hill they put out of business all the local shops and they are now determined to finish the job.

The plight of the High Streets in towns and villages has been well documented – it is a real struggle to maintain a buoyant street and many High Streets are full of empty shops or charity shops – ours is not that different and is teetering and we do not want to see it go that same way.

A year or so ago Waitrose started giving away free newspapers when customers were spending £5 and subsequently £10. Competition is fine – but giving awaygoods is unfair competition and is sheer bullying.

Immediately the 2 newsagents in Buckhurst Hill felt the impact – their sales of newspapers dropped by as much as 60% and their other trade suffered as well. They are seriously struggling as a direct consequence.

BHRS along with the Parish Council objected; the Society wrote to Waitrose Head Office and a meeting was held with the local management. Waitrose's response was desultory and frankly insulting. The local management said their decisions were made at Head Office (the only obeying order defense – I thought they were a kind of partnership where the staff can have their say?). It obviously suits the newspapers with failing readership to make deals with supermarkets in order to bolster their circulation – but what's in it for Waitrose? Do they really need to entice people into their shops at the detriment of the High Street, particularly in Buckhurst Hill where they have a monopoly on trade? Worse was to come – Waitrose announced and has now started to take in Dry Cleaning; we have 4 dry cleaners in Queens Road and no doubt they will see a drastic reduction in their business, possibly making their businesses unsustainable. Why couldn't Waitrose offer the contract to a local dry cleaner – that would have given them the opportunity to maybe employ more local people. Again having been warned and asked by BHRS to consider the community impact of their action they completely ignored this aspect and rolled this new service out.

What next – the chemist?

The John Lewis Partnership states that they “aim to contribute to the wellbeing of the communities where they operate” and that they must “demonstrate a keen sense of civic responsibility”. That is clearly not the case; I suggest that the Partnership, if it still holds these principles, should carry out an impact assessment on communities prior to rolling out these new services to assess whether it is likely to put local shops out of business and endanger the viability of the High Street – I am not saying that they should not provide these services at all but it needs to be selectively applied. Otherwise they need to say that they no longer subscribe to these objectives.

What can you do?

Make sure you buy your newspaper in the newsagent. Refuse the free paper in Waitrose and tell them why. Do you really need to save that £1?

You could write or email the Head Office expressing your objection to these developments; Mark Price is their Chief Executive and Rupert Thomas is their Marketing Director: Waitrose Limited, Doncastle Road, Southern Industrial Area, Bracknell, Berkshire RG12 8YA or email Mark_Price@waitrose.co.uk

Or you could try and boycott them some or all of the time – yes I know they won't notice and it will be inconvenient but you may feel better.

Of course there is always the possibility that you actually believe that we do need another hairdresser or estate agent shop in Buckhurst Hill – because that is what this is leading to unless we can get these policies changed.

MICHELLE DAVIES

Let BHRS know your views on this subject

CHRISTMAS in QUEENS ROAD!



DIARY DATES

All meetings/talks in 2015 will be held at 7.30pm in St. James' United Reformed Church, Palmerston Road on the SECOND TUESDAY in the month – except for the Film Night, AGM and Christmas Meeting which will be held in the Church/Hall and will be on the SECOND WEDNESDAY in February, May and December respectively.

Wednesday November 5th Dale and Val Gravett – **LIFE WITH THE LIONS**

Wednesday December 3rd Joan Francies – **A RIDE AWAY** Wine and Mince pies

Friday December 5th 3pm to 7pm **CHRISTMAS EVENT AT THE TOP OF QUEENS ROAD**

Tuesday February 10th

Wednesday March 11th

FRENCH SILENT FILM NIGHT – choc ices etc as usual

Sunday May 3rd at 2pm WALKING THE BOUNDARIES OF BUCKHURST HILL starting from the Roebuck Heights, North End (where the Roebuck Hotel stood). *There will be a short stop at the Monkams Inn, sometime after 3.30pm. Estimated length of Walk: five miles, approximately three hours walking excluding the stops. The Walk can be left at various points if needed. The terrain is over fields, pavements and Forest land. There are several kissing gates over which pushchairs would probably need to be lifted, and a flight of steps over the Railway. Please bring water, suitable field and Forest footwear, sun hats and sun block/waterproofs.*

Wednesday May 13th **AGM followed by a talk on LINDER'S FIELD**

Tuesday June 23rd **ANNUAL LUNCH AT THE STAG** (details will be in the Spring Newsletter)