

The Croxley Green Resident

OFFICIAL ORGAN OF THE CROXLEY GREEN RESIDENTS' AND RATEPAYERS' ASSOCIATION

No. 121

Editor — John E. Gell

Spring 1974

To all members,

SPECIAL GENERAL MEETING

Notice is hereby given that a Special General Meeting of the Croxley Green Residents' and Ratepayers Association will be held in All Saint's Church Hall, on Wednesday, 8th May 1974 at 8 pm for the purpose of ratifying the proposal for the formation of a CONSULTATIVE BODY FOR CROXLEY GREEN.

Formal business will be followed by a discussion on matters of local importance and any member wishing to raise a matter for discussion is asked to advise the Hon. Secretary at least two days beforehand.

All members are invited to attend.

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P.W. Dixon,
Hon. Secretary.

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who lives in Repton Way.*

Your Editor has asked me, as Chairman of the Urban District Council, to send a valedictory message to the residents of "our" part of the district. During the past twenty years only three Croxley Councillors have been elected to the chair, and it has been both a personal honour and a distinction for Croxley Green for me to act as the last Chairman of this Authority.

During my term of office I have met many varied, charming and busy people and have been addressed in unusual terms. I have been elevated to the office of Mayor, whilst one serious speaker enquired about the extent of my diocese! In real terms, though, it is unfortunate that of the constituent authorities forming the new Three Rivers District Council, Rickmansworth alone will not qualify for Parish Council status. Neighbouring Chorleywood will revert to its pre-1910 situation, but our population is too great for us to qualify. However it is possible that a form of Consultative Committee will emerge to bridge the gap.

There are in Croxley Green others much more able than I to write of the history of this neighbourhood, but may I tell you that the year of office of the first Chairman of the newly-formed Urban District Council of Rickmansworth ended as the first Expresses of the newly-opened Great Central Railway steamed majestically through the town - a town, I might add of a mere five and a half thousand souls. We number over five times that figure today.

Of the 32 individuals who have since occupied the position of 'First Citizen', approximately a quarter have been Croxley Councillors and the names Barton-Smith and Raggett must surely be mentioned. Perhaps not so worthy of telling is the fact that only one of the total number was from the fair sex; Three Rivers must surely improve on that percentage, as of its 44 members, six are women.

As I write, the first of April is but a few days away. Some of you may doubt the wisdom of the Government's choice of date for the new Authorities to come into being; be that as it may, they will exist to guide our local destinies into the twenty-first century.

EDITORIAL

April 1st - the day when a new era has opened up with the advent of Three Rivers District. I must confess at feeling a sense of regret at the passing of Rickmansworth U.D.C. The new and much wider area now to be covered is a somewhat daunting prospect with a feeling of remoteness. It can be asked what, for instance, does a Councillor from Abbots Langley know about the affairs of Croxley? More likely than not he will only know the Watford Road. However, this is looking on the gloomy side. We must be prepared to accept the situation and make Three Rivers work as indeed it will have to. It is perhaps unfortunate that we have no Parish Council to turn to either in Croxley Green or Rickmansworth so it is surely up to the Residents Association to help bridge the gap. We are trying to make a start with our idea of a Croxley Consultative Body. Local organisations appear keen on the idea so please try and come along to our Special Meeting on May 8th and let us have some of your ideas and opinions.

Most local activity during the first quarter of this year seems to have centred around the Green/Scots Hill area. The proposed Highfield development has posed it a lot of problems and has turned this junction into a town planners nightmare. One of the current worries is what to do with all the cars around the shops and Church, especially when Highfield has been completed. Somebody breathed a word in my ear the other day about the possibility of a car park on the Green itself - surely he must have been joking?

NEW MACHINES

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JUNCTION OF WATFORD ROAD/ THE GREEN

A meeting was held in December between officers of the Department of the Environment, the County Council, the Police and the R.U.D.C. Engineer's Department, to discuss the application previously made by the Council for a light-controlled Pelican crossing at this road junction. The meeting resulted in a recommendation being made for the installation of two phase traffic signals which it was considered would provide more benefit for traffic emerging from the Green as well as the same benefits for pedestrians as if a Pelican crossing was set up.

A plan was made out showing the lay-out of the proposed signals, the pedestrian crossing, refuges, kerb alterations, pedestrian guard rails, and lengths of roadway designated for no-waiting and unloading restrictions (8 am-9.30 am and 4.30 pm-6.30 pm Mondays to Saturdays (incl). The Police had also requested that a 'no right turn' sign should be erected for traffic now entering Rickmansworth School from the Rickmansworth direction and that this restriction should operate from 7 am to 7 pm. This would entail School traffic going up the eastern leg of the Green - turning round and coming back down the main route of the Green to the main road before entering the School grounds.

The Public Works Committee discussed these proposals and it became clear that a number of amendments should be made; namely 1) the re-alignment of the drive to the Church Hall; 2) the extension of the footpath along the eastern leg of The Green; 3) the relocation of the existing bus stops near the Green/A.412 junction; 4) banning of right hand turning traffic to the school grounds between 7 am and 6.30 pm and 5) the provision of satisfactory measures to ensure that the island refuge can accommodate the estimated maximum number of schoolchildren likely to cross at any one time. The Committee approved the submitted scheme subject to the above-mentioned suggestions and have applied to the County Council for permission to install the two phase traffic signal scheme. At a full meeting of the Council on 28th January amendments were made ensuring that future provision be made for parking facilities for the shops and the church and that the ban on right turning traffic into the School be further considered.

At the end of February a number of nearby residents and local traders formed themselves into a group

and have worked out an amended plan of their own. Briefly, their main points are: 1) A roundabout to be constructed to allow traffic to filter from the Green. 2) A positive pick-up point for school coaches and cars directly outside the school gates. 3) Pelican crossings suitably placed to allow pedestrians to cross with minimum amount of hold-up for traffic.

A petition has been raised among the shopkeepers and residents. Please sign the form at any of the shops at Scots Hill/The Green, where plans of both proposals may be examined in detail.

COPTHORNE ROAD

On January 26th a local hearing was held on the Council's proposal to close the road to through traffic. The following recommendations have now been made:

- that the road be closed to through traffic;
- that a physical barrier together with bollards be set up;
- that a turning head be constructed, and
- that the barrier be constructed so that direct access can be gained to Copthorne Road from Scots Hill in the event of an emergency, and that the local emergency services be supplied with keys for this purpose.

The report was noted by the Council at their March meeting but as time was fast running out before re-organisation it was decided to pass the matter to Three Rivers District Council for action.

SCOTS HILL HOUSE

As previously recorded outline planning permission has been granted for the demolition of the existing house and the erection of 6 houses and garages together with an estate road. Details of the landscaping conditions are as follows:

- the retention of the hedge along the western boundary, b) providing additional trees on that boundary within 9 months of the starting of the development to the satisfaction of the Council, c) the remainder of the landscaping will be carried out within 6 months of the completion of the development, d) landscaped areas will be subsequently maintained including the replacement of any tree or shrub which may fail within 5 years of it being planted. e) without written consent of the Council none of the existing trees on the site or the shrubs on the land fronting Scots Hill shall be removed and these trees will be protected during the building operations to the Council's satisfaction.

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HOLLOW TREE HOUSE, THE GREEN

Hollow Tree House, or Hollow Tree Farm as this property is described in the middle of the XVIII century is one of many properties that front the Green, all of ancient origin, that seem to be, by the pattern of their layout, to stretch back to mediaeval times or earlier. The acreage of the farm, given in the Tithe Charge Rental of 1840 is 35 acres, 1 rod, 21 perches, and the charges made against it are £2.4.4. to the Vicar and £6.13.1. to the Appropriator. The estate was bounded on its west side by the present Watford Road and on its east side by the present New Road. The farm was mainly arable in nature, just over 30 acres being under the plough, just over 3 acres of meadows, a little over 1 acre of woodland and the remaining land consisted of the farm house, yard, a cottage and gardens and a private roadway that gave access to a field called Milestone field, of 15 acres, owned by the Trustees of Salters Brewery in Rickmansworth. At this time, 1840, the farm was in possession of Isaac Thomas Couchman, the land owner being Edward Thomas Munroe, who had come into possession of the estate in 1820. It had previously been in the possession of Elizabeth Whitfield who had been admitted to the property in May 1795. The previous land owner had been Thomas Whitfield and his name is shown as its possessor in a survey of the Manor of Gonville & Caius College and dated 1770, but records available show that he did not occupy the property neither did the previous possessor a Mr Willett, who was in possession as early as 1692, it always appears to have been rented.

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Munroe enfranchised the property in May 1856 and in February 1860 an agreement was made with the British Land Co. Ltd. for the sale of part of the land which is now New Road, this land was then divided up into building plots and a sale was held of these plots at the Swan Inn, Rickmansworth, in March 1865, the price paid for one of these plots suitable for a cottage was £20, the house erected on this site had to conform to the following stipulation laid down by the Company that the "net first cost of which in materials and labour of construction only, estimated at the lowest current prices shall be not less than £150".

The British Land Co. Ltd. was a subsidiary company of the National Freehold Land Society which had been formed in 1849, with the two Chief Architects of the freehold land movement Richard Cobden and John Bright on its board. By the middle of the 1850's it handled well over one hundred estates of varying sizes up to 250 acres at a total cost of over a half million pounds. The Society was very active in the suburbs of London and it began the practice of inviting tenders from builders for erecting houses on its estates. Expansion of this business however was hampered by the law of mortmain which prevented freehold societies from holding land even for the purpose of dividing it and reselling it. When general limited liability became available in 1856, the Society seized its chance of forming a joint stock subsidiary to perform this function. This was the beginning of the largest land company to operate in London generally during the 19th century - The British Land Co. Ltd. The purpose of this Company was to buy and sell land and to develop building estates of which purchasers of plots could have houses built by means of mortgage loans from the National Freehold Land Society; the parent company was prepared to advance the whole of the price of the land and two-thirds of the value of the property building. This was a facility which was naturally welcome to small speculative builders, and the growth of London suburbs bear witness to the activities of this Company and to New Road in particular. No doubt the interest shown by the Company in purchasing land belonging to Hollow Tree Farm was due in the first instance by the linking of Watford to Euston by the railway and also to the building of the Watford - Rickmansworth Railway by Lord Ebury and his associates, railway development usually meant a demand for homes and in an age when land was bound up in large estates, the opportunity to purchase an area large enough for development could not be slighted. What is of interest is that the area now forming New Road was the first large area that was developed for building houses in this district.

The occupiers of Hollow Tree Farm were small farmers, of their private lives very little can be learned today, one or two of them were important locally, the remainder are just names, recorded in the rate accounts of the 17th, 18th or early 19th century, each paying their due when the Overseer called each quarter day. The most important occupier of the farm was Stephen Salter, Brewer of Rickmansworth. The Salter family first appear to local records in 1727, and appear to have gone into partnership with a brewer named Woodman. The business flourished and they began to purchase public houses in the town. He leased the farm in 1758 and relinquished it in 1769, when it passed to Christopher Leach, the younger who was still in occupation in 1804, this period of 35 years was the longest

tenancy ever held by one man. Unfortunately, however, it seems to have been the practice for the eldest son to have the same christian name as the father and in connection with the name Christopher Leach is a story, that he fell out of a cart and due to the accident died, the horse being seized as deodands by the Lord of the Manor for having caused the death of Christopher. The Leach family, having held property in Croxley Green since the early part of the 18th Century and the manorial records not being available locally, it is difficult to ascertain which Christopher died because of the accident. Solomon Andronin, who occupied the farm, purchased the site on which now stands Croxley House, he bought it from Richard Tuffen in 1737 and sold it in 1767 to Thomas, Lord Hyde, afterwards Earl of Clarendon. Andronin remained in occupation of Hollow Tree Farm until 1740 when it was sold to John Woodbridge. What is of interest about the Woodbridge family is that they were in occupation from 1692 until 1711, when the occupier was Thomas Bovingdon, who stayed until 1721, when Henry Fawcett took over occupation. In 1727 he was followed by a woman Rebecca How who farmed the land until 1735. Between 1748 and 1758, the farm was leased to Daniel Bovingdon of Croxley Hall Farm. In 1851, the occupier was Thomas Ansell who was in occupation in 1862.

The lack of local records prevents the completion of the record of occupiers of Hollow Tree House, these could be found by consultation of Directories, but these are not available locally. However, it does not need a directory to tell who the owners are today. By an odd coincidence the name Leach is back at Hollow Tree House. Dr and Mrs R.H. Leach have very skillfully adapted the house to modern living and yet have managed to retain the "old" atmosphere of the past.

Godfrey Cornwall
With kind permission of Dr & Mrs Leach

BRACKENDALE, THE GREEN

Permission has been refused for an outline application to build a house and garage in the grounds of the property. The reasons given were that the size of the building plot was too small; the building would detract from the appearance of this part of the Green due to its cramped nature and that it would result in the increased use of an already unsatisfactory means of access.

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There are opportunities available for men of all ages to spend pleasant afternoons and/or evenings in recreation and in good company on the Bowling Green in the Basing Gardens, Rickmansworth during the summer months. There are vacancies for members and the cost is quite reasonable. Play is from 2.30 pm on every afternoon and in the evenings from about 6.30 pm. Matches with other clubs are held on nearly every Saturday and on an occasional Wednesday afternoon. Beginners are very welcome and tuition will be given by experienced players of high County standards. All applications for membership or enquiry about anything appertaining to the game of bowls to the Hon. Secretary: M.F.M. Williams, 11 Arnett Way, Rickmansworth; Telephone: Rickmansworth 78034.

GENERAL ELECTION 28th FEBRUARY 1974

S.W. Herts Constituency. 1970 Results in brackets.

G. Dodsworth (Con)	26,563	(32,661)
J. Mitchell (Lab)	18,465	(24,214)
J. Jarret (Lib)	17,987	(7,489)
	(Residents	542)
Con. Majority	8,098	(8,447)
Turnout	83.8%	(75%)

In the Welwyn & Hatfield constituency Mr Paul Robinson of Harvey Road polled 12,923 for the Liberals against 21,166 for Labour and 22,581 for Lord Baniel (Con).

CASSIOBRIDGE WHARF, WATFORD ROAD

Permission has been granted to Mr F.L. Good for the mooring of boats together with a caretakers premises and chandlery at this site which used to be occupied by Dareves Moulding Mills. The Council have imposed certain conditions to secure adequate parting and servicing facilities and a scheme of landscaping must be submitted to the Council for approval.

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LETTER TO THE EDITOR

Sir,

Re the Chairman's letter suggesting that Common Moor should be used for organised recreational purposes in the form of a ski slope, swimming pool, stadium etc, I would hope that the Council would oppose this sort of development. The moor should be kept as a Public Open Space. It is a place where people can enjoy a walk in natural surroundings, free of charge and at no cost to the ratepayer.

If the Moor were to be developed as suggested it would quickly become a concrete jungle, devoid of any open country at all. An important point to consider would be the method of access. There is quite enough traffic coming down Harvey Road and Frankland Road as it is, without adding to it. One must also consider the noise and the nuisance to nearby residents with coaches and cars parked in our side roads causing severe congestion.

What bit of countryside and open space we have left should remain open for all to enjoy and not for those with money to pay for their leisure to the exclusion of the rest.

Harvey Road Resident.

168 NEW ROAD

The R.U.D.C. Planning Committee have granted planning permission for a change of use from residential to Doctors Surgery and Consulting Rooms on the ground floor with offices on the first floor.

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BALDWINS LANE—BOTTOM SHOPS

It has recently been noticed that car drivers have been having difficulties when leaving the lay-by owing to delivery vans waiting on the side of the road between No 41 and the railway bridge thereby restricting their view in the direction of the Cassio bridge roundabout.

Since adequate facilities for off-loading are provided by a service road at the rear of the shops the Council has recommended that the new District Council be asked to consider waiting and parking restrictions aimed principally at goods vehicles.

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CROXLEY HOUSE

The Residential Club for Elderly People which is run by The Women's Royal Voluntary Service at Croxley House, The Green, is holding an Open Afternoon and Country Market in aid of its Amenities Fund on:

Wednesday, 26th June, from 2.30 to 5.30 pm.

There will be a Garden Produce Stall, Home-made cakes, Flowers and Plants, a White Elephant Stall and a Bring and Buy Stall. Teas will be served and there will also be some splendid Raffles.

Many Croxley Green people do not know Croxley House and the home it provides for 24 elderly people, many of them local. This will be your opportunity to come and see this delightful house and garden, stock up your store cupboard and at the same time help to benefit the Amenities Fund.

Make a note of the date now!

Wednesday, 26th June.

DISTRIBUTOR REQUIRED

We have a vacancy for a distributor of the 'Resident' in Baldwins Lane covering Nos. 113-213, & 150-246. If anyone is interested would they please contact the Editor or anyone on the committee.

WINDMILL DRIVE

This is the name to be given to the access road, now being constructed, to the Highfield development at the side of the Green.

MICKELFIELD ROAD

The road from the Green starting at the junction of Loudwater Lane which has been commonly known locally as 'Sarratt Road' is now to be Micklefield Road. The R.U.D.C. had preferred the original name but were under renewed pressure from Watford Rural Council to change it since they had already adopted the new name in their part of the district.

CROXLEY GREEN CAMERA CLUB

Please note that the Camera Club now meet every Wednesday evening in the St Oswalds Church Hall at 8 pm.

CROXLEY GREEN BAPTIST CHURCH HOLIDAY ADVENTURE '74

We are pleased to announce that all young people who have already enrolled for Holiday Adventure '74, have been allocated to the particular session for which they applied. The Enrolment Certificate, together with full details of all that you need to know regarding the Adventure week will be sent to you about the middle of July in good time for the commencement on July 29th.

There are still some vacancies for the morning session, and especially for the afternoon session which is from 2 until 4.30 pm, and if you would like to enrol, please telephone Edward Lambden on Watford 44119, or alternatively, you can obtain an enrolment application form from the Director of Adventure '74, 9 Hastings Way, Croxley Green, WD3 3SQ.

For folk in the 13 plus to 21 age range there is Adventure Club in the evenings during the same week, and you are invited to apply for enrolment to the Director as above.

NATIONAL FEDERATION OF OLD AGE PENSIONS ASSOCIATION

There is a local branch of this Association in Croxley Green and they would welcome any pensioner who would like to become a member.

The subscription is only 24p a year. Meetings are held at the Welcome Club, Barton Way, on the last Friday of the month. Younger people are also required to do valuable work such as giving advice, visiting the elderly and collecting subscriptions. If you are interested kindly contact the Hon. Secretary, Mr W. Walmesley, 149 New Road, Telephone: Rickmansworth 74517.

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"GOOD NEWS FOR CROXLEY GREEN"

This is the title of a fortnight's campaign to be held, partly in Fuller Hall, Fuller Way and partly in a marquee in the school field in Dulwich Way, from Sunday, May 26th to Sunday, June 9th.

May features of the programme will be as follows:

FAMILY SERVICES: each Sunday at 6.30 pm.

HOLIDAY CLUB for the children: Mon.-Fri.

May 28th-31st at 9.30 & 2.30 each day.

CHILDRENS' SERVICES: Mon.-Fri. June 3rd-7th at 6 pm.

YOUTH MEETINGS: each Wed. & Fri. at 8 pm.

FILM - 'EMPTY CITIES': Thurs. May 30th at 8 pm.

SENIOR CITIZENS' tea: Thurs: June 6th.

Mr Reg Whittern, whom many of you already know, and Mr Tony Gower will be conducting the campaign. Fuller details will be circulated later and we look forward to your joining us.

EDITOR'S NOTE

The Editor would be pleased to receive articles or letters concerning matters of local interest. Contribu-

Contact

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THREE RIVERS D.C. MEETINGS

Full Council meetings, commencing at 7.30 pm are given below. Dates for Committee Meetings, all of which are to be held at Basing House, Rickmansworth are, at the time of writing, being changed. It is hoped, however, to include them at the last minute in this publication.

Council:

- | | |
|----------|------------------------------------|
| 23 April | (Annual Meeting) - Oxhey Pavilion. |
| 4 June | - Chorleywood War Memorial Hall. |
| 16 July | - Welcome Club, Croxley Green. |

COMMITTEE

President:-

Mr. J.W. Broome, 114 Links Way.

Vice-Presidents:-

Mr. R.E.J. Boardman, 16 Frankland Road.

Mr. J.S. Robinson, 46 Warwick Way.

Mr. B.H.W. Tullett, M.B.E., 9 Green Lane.

Chairman:-

Mr. F.N. Cherrill, 10 Bateman Road.

Hon. Secretary:-

Mr. P.W.A. Dixon, 78 Valley Walk.

Hon. Treasurer:-

Mr. J.W. Broome, 114 Links Way.

Mr. A.S. Brode, 1 Parrotts Close, The Green.

Mr. J.H. Gardner, 46 Canterbury Way.

Mr. J.E. Gell, Little Waterdell House,
Little Green Lane.

Mr. D.H. Jarritt, 11 Copthorne Road.

Mr. J.M. Marsden, Linwood, Green Lane.

Mrs. M. Milne, 286 Baldwins Lane.

Mrs. D.B. Whitfield, 224 New Road.

tions, please, for the Summer issue must be received by the 30th June. His address is: Little Waterdell House, Little Green Lane. Telephone: Rickmansworth 75570.

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