

THE CROXLEY RESIDENT

OFFICIAL ORGAN OF CROXLEY GREEN RESIDENTS' AND RATEPAYERS' ASSOCIATION

No. 61

Editor—Mrs. G. WILKINS, 22 Warwick Way

No. 1—1958

CHAIRMAN'S LETTER

In this, my first letter to you, may I, on behalf of all the Officers and Committee of the Association, wish all who dwell in Croxley Green a belated—but none the less sincere—Happy New Year.

To many of us looking forward into the future and wondering what 1958 might hold in local affairs it seems that two main features will dominate — the Greater London Plan and Rickmansworth Town Centre. Of these, the former appears to be the most likely to affect Croxley Green: much has already been spoken on this, albeit in secret, and has caused considerable comment in the local Press. As is well known to many of you, the terms of reference are so very "hush-hush" that one wonders if a Christopher Robin is dwelling in each Council Chamber and it will be of interest to discover—when details are published—why it has been necessary for such a secretive approach to a problem which affects the lives of so many people, and maybe their pockets too!

The Rickmansworth Council's decision not to attend talks at Watford will not find universal favour in Croxley Green and here it may be of interest to recall that when Watford Council formed an Incorporation Committee in 1920 they feared their plan would be thwarted by the Greater London Proposal then in being . . . it seems therefore a logical theory that with fresh proposals for a new Greater London, Watford will again look for an avenue of escape to avoid engulfment and Croxley Green must appear very tempting to a Borough that is short of building sites to house the workers of its ever-expanding Industries. It appears, therefore, that Rickmansworth Urban District Council's lack of response to Watford's invitation, at this stage, is a case of avoiding the spider's parlour!

It may serve a useful purpose to remind our readers of the proposals on the future development of London

which were published in 1943 and debated by the Counties and Local Authorities affected in the mid 40s. These proposals visualized a Greater London some 30 miles' radius of the Capital's centre but the line of demarcation was somewhat vague and districts were considered as far as 40-50 miles from the centre. The plan involved large areas in Beds, Berks, Bucks, Essex, Herts, Kent, Middlesex and Surrey and its main purpose was to deter further industrial or residential expansion within the existing London region: to move out Works and workers—thereby creating more Open Spaces and a lower housing density in the congested inner London areas: to improve road and rail communications: to protect good agricultural land from mis-development and to preserve (and where possible extend) the Green Belt. Here it is worthy of note that the London County Council (perhaps the body most interested in the plan) were the first to disregard the recommendation by building eight semi-Satellite Towns within the zone scheduled as "Green Belt": much to the dismay of the authors of the Abercrombie Plan.

Another point which gives food for thought is that the County of Hertfordshire was expected to absorb an additional population of some 300,000 people (the population in 1945 was 535,000 and had increased by 1952 to 634,000) which means that, if the previous proposal is any guide, Hertfordshire has still to accommodate an additional population of some 200,000 people.

Whatever the outcome of the Greater London Proposal, or the Rickmansworth Town Centre Plan, Croxley folk will be well advised to study coming events very closely and to help the Association by letting us know their views on these matters, thereby adding strength and weight to our efforts in determining the best policy to pursue on these and other major issues which need ever constant vigilance.

CHAS. E. ARMSON.

IMPORTANT NOTICE RENT ACT

With a view to ascertaining what constructive action the Association can take regarding the above, it has been decided to compile a list of the Croxley Green residents who may be evicted next October.

Any Householder who has received a Notice to Quit should inform us as soon as possible in order that the number affected may be made known without delay. The form attached hereto should be completed and handed to any Officer or Committee member—names and addresses of whom appear on the last page of this Bulletin.

CROXLEY GREEN RESIDENTS' ASSOCIATION

RENT ACT

Name

Address

I have received Notice to Quit on

Have been resident years.

No. in family

Rateable Value

Old Rent

New Rent

All Saints' Church, Croxley Green—Church Ground: The Open Spaces Committee's decision to consider the maintenance of the ground on the north side of All Saints' Church as a public open space has been shelved. This was agreed upon after a further discussion with the Vicar and one of the Church Wardens. It appeared that the approach to the Council had stimulated interest in maintenance of the ground by voluntary labour.

Public Conveniences—Moneyhill Parade and Croxley Green: The Council have approved the provision of two conveniences the first at Moneyhill Parade and the second at Croxley Green. At Moneyhill Parade the only available site would be the land at the western end of the shopping centre on the northern side of the road and forming part of the ground of York House School. The estimated cost of the building would be £2,000. At Croxley Green the selection of the site was more difficult but details of two sites were under consideration. Negotiations are being commenced for the purchase of the land at Moneyhill Parade.

Moor Park Restoration: At a meeting of the Open Spaces Committee it was reported that an overall saving of approximately £250 on the estimate for the repair and restoration of the Thornhill ceiling was made on the painting and the plaster work of this ceiling. Unfortunately, this saving is followed by a report that the repairs to the roof would be more costly and the money saved on the ceiling would be offset by the extra cost of the roof. Regarding the roof it appears that when the lead and boards between the edge of the slates and the stone balustrades were removed a deep sealed cavity was discovered. The top of the cavity was sealed with timber, etc. which have been found to be badly attacked by worm, beetle and dry and wet rot. The cost of cleaning and disinfection of the roof is estimated to cost £3,500 and the external stone work £4,860. It is also of interest to note that the cost of the next stage of the restoration of the Moor Park Mansion, after the present stage is completed, is estimated to cost £8,360. The Clerk of the Council drew the Finance Committee's attention to the expenditure on restoration falling to be met from the General Rate Fund in the current financial year and the probable amount that would fall to be met from the General Rate Fund in the next financial year. The Finance Committee of the Rickmansworth Urban District Council were of the opinion that it would be reasonable to make provision for an expenditure from the General Rate Fund of not more than £4,000 in respect of the works now envisaged.

The Green—Commoner's Rights: The R.U.D.C. Open Spaces Committee have formed a Sub-Committee to consider the questions involved. This Sub-Committee consists of Councillor Payne (Chairman) and Councillors Groves, Hartley and Pitkin.

Confectionery: Books: Greeting Cards

P E. G.
ARRY

196 Watford Rd.

Phone: Watford 2705

Coach Bookings: Newspapers delivered

Croxley Green—Purchase of Land off Harvey Road: The Treasurer of Rickmansworth Urban District Council reported that the acquisition of this land by the Council had been approved for grant purposes under the Town and Country Planning (Grants) Regulations 1956.

Voluntary Organisations: It was resolved by the General Purposes Committee of the Rickmansworth Urban District Council to appoint a Sub-Committee to examine the work of local voluntary organisations in the district insofar as they catered for the welfare of old people; to consider their needs (financial and otherwise) as at present and as estimated for the near future and to report to the Committee both on the desirability of further extending to such organisations any assistance which is within the power of the Council to give.

Buses Again: Croxley Green is not the only discontented and disillusioned community as far as transport is concerned and the London Transport Executive may expect a shoal of letters from all around the district telling them in no uncertain manner of the public's opinion of their disinterested approach to commonsense suggestions. The local press recently used the lack of buses and L.T.E. inability to deal with Croxley's travelling needs as a possible reason why some Croxley residents may feel amalgamation with Watford is desirable.

Footpath—Owens Way/Baldwins Lane: Repairs have at last been carried out on this footpath to make it fit for pedestrians to use without having to wade through mud and slime after a heavy downpour of rain.

Road Safety: Mr. E. Page, the R.U.D.C. and the Associations delegate who attended the National Safety Congress held in London recently, reports a proposal to prevent Learner Motor Cyclists from exceeding 30 miles per hour was defeated. Another proposition that may cause some surprise was that Head Teachers should not allow a child to use a cycle for travelling to school unless the child had passed a Cycling Proficiency Test, but it was revealed that Head Teachers are not empowered to act thus. A proposal was passed that more extensive use should be made of guard rails at approaches to pedestrian crossings and road intersections. It was also reported that the "Slough Road Experiment" had resulted in a 10% fall in road accident figures there.

Things to Come: At a recent Conference concern was expressed by Councillors from Local Authorities at the new proposals on Local Government: one thought that cuts in education might be a popular vote-catching measure—he pointed out that although every householder had a dustbin, not all had children. An encouraging remark for ratepayers to note was another Councillor's view that the proposals were a new freedom—freedom to SPEND LESS!

Your Local Furniture Repairer

JOSEPH MARTIN

Rear 224 New Road, Croxley Green
Alterations, Upholstery, Curtains,
Loose Covers, Fitted Cupboards,
Pelmets, Picture Frames.

**PROPOSED DEVELOPMENT
of land in
WATFORD RD. APPEAL—M. J. GAVIN & Co.**

Early in December the above Appeal was held in Basing House and the residents adjacent to the site, with many others closely affected by the proposed use of the land in question, approached the Association asking them to act on their behalf in order to voice the many objections to the proposed development.

An Officer of the Association accordingly attended this Appeal and whilst at the time of going to press the result is not known, it is quite obvious from the many remarks passed after the hearing that the Association's action meant a great deal to the residents concerned.

One feature revealed was how undefined is the line between Commerce and Industry when land which knew only the quiet of such inanimate objects as bricks and tiles can easily become an engineering works with the repair of Civil Engineering plant and its consequent noise nuisance varying from nerve-shattering compressors to the monotonous hammer blows used in descaling concrete mixers.

It is not the object of this Association to oppose reasonable development but it will do all within its power to defend the amenities and safeguard the rights of Croxley Green residents.

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EDITOR'S NOTE:

We acknowledge with thanks the letter received from the residents concerned in the above matter expressing their appreciation of the Association's response and action thereon.

MORE RENT ACT

This Association has now formed a Sub-Committee to deal with the many problems created by the Rent Act—so far as our ability will allow—and it will be of assistance to this Sub-Committee if those residents affected will complete the slip on Page 1 as soon as possible.

Some of the questions to which we seek an answer are listed below:—

- (1) Are rents being raised in de-controlled houses without the Landlord first negotiating new three-year Agreements?
- (2) Are properties being regarded as de-controlled where the rateable value is below £30?
- (3) Has the method of ascertaining the new rent of controlled property, which varies with the conditions of tenancy, been strictly adhered to?

It has been found in some instances rent increases have been reduced by obtaining advice prior to signing new Agreements and, in their own interests, all householders concerned are advised not to sign any new Agreement with out first taking steps to ensure that the best possible terms have been secured.

PHILIP MORRIS

M.R.S.H.

A.V.I.

**INCORPORATED VALUER, SURVEYOR
AND ESTATE AGENT**

162 WATFORD ROAD,
CROXLEY GREEN, HERTS.

Tel—Rickmansworth 4444-5345

and at

16 UPTON ROAD, WATFORD
Tel—Watford 7000

420 ST. ALBANS RD., WATFORD
Tel—Watford 5876-5927

A WARNING

The British Legion have written to inform us that they have had reports on several occasions of callers going from house to house selling goods alleged on behalf of the Legion. People have handed over money and have afterwards had difficulty in getting what they have paid for. The British Legion wish it to be known that they are in no way associated with these callers and, in fact, do not send out any callers at all.

Members of the Committee of this Association have encountered a person collecting money at the doors of houses in this locality claiming to be collecting on behalf of the British Empire Cancer Campaign. When challenged this person could produce no credentials and when a phone call had been made to the police was found to have disappeared quickly.

Any genuine door-to-door seller of goods or collector of funds should be able to produce some evidence of their authenticity or, at least, could have no possible objection to enquiries being made. It is most unfortunate that worthy causes should have their names misused by these dishonest and unscrupulous people. Residents should be on their guard at all times and not part with any money until fully satisfied as to the bona fides of the caller.

**NOTICE
TO ALL LOCAL ORGANISATIONS**

It is hoped to publish the next number of the Bulletin early in May. Any Croxley Green Organisation which has arranged Summer Events and desires to inform Croxley people should let the Editor have brief details (stating date, venue and time) by 31st March when, space permitting, the Association will endeavour to assist in this connection.

**GENERAL GROCERS
PROVISION MERCHANTS
GREENGROCERY**

PIKES STORES

**Watford Road Post Office
Croxley Green**

**Deliveries
Daily**

**Watford
2608**

**LIST OF NAMES & ADDRESSES OF THE OFFICERS
AND COMMITTEE OF THE CROXLEY GREEN
RESIDENTS' AND RATEPAYERS' ASSOCIATION**

President

Col. C. E. Rothery Moss, 35, Watford Road,

Vice-Presidents

Dr. A. F. Miller, 41, Watford Road,
Mr. T. Hoey, 9, Harvey Road,

Chairman

Mr. C. E. Arsmson, 14, Watford Road,

Vice-Chairman

Mr. E. Parker, 43, Hastings Way,

Hon. Secretary

Miss D. A. Chitty, 23, Beechcroft Avenue,

Hon. Treasurer

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

Committee

Mrs. N. E. Hoey, 9, Harvey Road,
Mrs. D. Horwood, 47, Owens Way,
Mrs. R. J. Pitkin, 36, Scots Hill,
Mrs. G. Wilkins, 22, Warwick Way,
Mr. R. E. J. Boardman, 16, Frankland Road,
Mr. W. J. Broome, 114, Links Way,
Mr. E. S. Forsdike, 2, Nuttfield Close,
Mr. R. H. Hutchinson, 4, Rochester Way,
Mr. E. J. Page, 226, Watford Road,
Mr. M. L. Watkins, 123, Winton Drive,
Mr. G. Wilcox, 92, New Road,

TRADESMEN — ATTENTION

At a time when costs have jumped to colossal heights it is of interest to note that the advertisement costs in this Bulletin are very low.

Any person or business who desires wide publicity in Croxley Green would be well advised to contact the Editor for our terms.

Economise the Right Way
For
FOOTWEAR & REPAIRS

go to

WRIGHTS

245 New Rd., Croxley Green

[Phone: Rickmansworth 2819]

also at Watford and Stanmore

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CROXLEY THEATRE CLUB

"Take the left fork past the burnt-out building," said the Dartmoor shepherd; but they came across "THE PEACEFUL INN" instead. Six worried people found a man with murder in his heart and passed an anxious night. The Inn was a bit of a riddle, too. Why was it so behind the times? What was going on? Do the guests find all the answers?

If you want to know, come to the Dickinson's Guild-house on the 20th or 21st March and see Croxley Theatre Club's presentation of "THE PEACEFUL INN."

Tickets from L. Beckford, 32, Sherbourne Way, from any club member or at the door.

CHILDREN'S DANCING CLASSES

at ST. OSWALD'S CHURCH HALL
will be held from 1st February in Age Groups as follows:

6-10 year olds ... 10-11 a.m. Saturday mornings

11-14 year olds ... 11-12 a.m. Saturday mornings

3-5 year olds ... 4-5 p.m. Monday afternoons

Half-hour Ballet and Half-hour Tap. 2/-d.

Under Instructress: Miss Hazel Clarke, M.R.A.D. (Adv.),
M.I.S.T.D. (Adv. Stage & Gen. Teachers).

If you are interested take your child to the Hall or apply to: 26, NORWICH WAY, CROXLEY GREEN.

WELCOME CLUB

This Club, Croxley's own family of Darby and Joans, has now been taken under the wing of the British Red Cross Society. The Club recently held a successful Sale of Work in the Dickinson Institute and a Badge (Forget-Me-Not) has been designed for the members.

The Residents' Association recently donated £10 towards the Club's Funds and here it is noteworthy that two members of our Committee played a prominent part in the formation and weekly activities of the Club. Our sincere thanks are due to them for their splendid work — may it long continue.

Your Chemist

A. R. CROSS
(Late Chater's)

**Dispensing and
Photographic Chemist**

BRANCHES

**5 Station Parade, Croxley Green,
Tel. Rickmansworth 2072**

**228 New Road, Croxley Green,
Tel. Rickmansworth 3766**