

# Heritage Asset Register

## Buildings of Local Heritage Interest



**London Borough of Havering**  
**2014**

## **Introduction**

This document is a register of all the buildings of local heritage interest in the London Borough of Havering. The historic built environment has a recognisable value and diversity which makes an important contribution to the Borough. Buildings of local heritage interest are recognised by the Borough as heritage assets, and are valued by the community for their contribution to the history, appearance, character and cultural role of Havering. They are included in this register, which is separate from the national statutory list of Listed Buildings held by the Secretary of State.

This register brings together all the relevant information on each heritage asset: a photograph of the asset, if it is situated within a Conservation Area, its original and current use, its estimated age, and information on the wider significance of the heritage asset.

This document does not add or remove any buildings, but instead is an enhancement of the information on the existing list. The buildings in this document are also listed in the Heritage Supplementary Planning Document which the Council adopted in 2011.

The heritage assets within this document have been ordered alphabetically by street then asset name.

## **Buildings of Local Heritage Interest which have been Demolished**

Since the preparation of the list some buildings have been demolished, and for these only limited information is provided. Where the cleared sites have been rebuilt, the designation does not apply to the new constructions. Buildings which have been demolished are:

- Chapman's Farm and Outbuildings, Bird Lane, Upminster (replaced with new build).
- 62 and 64 Front Lane, Cranham (replaced with new build).
- 68 and 70 Front Lane, Cranham (replaced with new build).
- 33 Main Road, Romford.
- 'Fernleigh', 95 Mawney Road, Romford.
- Barn at Manor Farm, Noak Hill Road, Noak Hill.
- Widdrington Farm, Paternoster Row, Noak Hill (replaced with new build).
- 191-195 South End Road (replaced with new build).
- The Colvern Factory, Spring Gardens, Romford.
- 1 Grays Cottages, Tomkyns Lane, Upminster (replaced with new build).
- 97 Victoria Road, Romford.
- 20 Western Road, Romford.

Some buildings and structures have not been located and therefore a photograph and further information has not been provided. However, this does not mean that the building or structure has been demolished. Should a planning application affect the site then further investigation should be undertaken to locate the locally listed structure and consider the significance of the heritage asset as part of the proposal.

## **Considerations for Development Control**

There are no additional planning controls which affect buildings on the Register except where they are in Conservation Areas, or areas where they are subject to Article 4 Directions. However, these heritage assets have been positively identified as having a degree of historic, architectural or townscape significance meriting material consideration in planning decisions.

Although Listed Building Consent will not be a necessary factor, there will be a presumption in favour of preserving the significance of the non-designated heritage asset when deciding on planning applications. When making planning applications, the Council encourages applicants to consider the significance of the heritage asset, and show how this has been taken into account in the design of the project.

For any advice relating to buildings of local heritage interest, please contact the Council's planning department.

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## **The Century Youth House, Albert Road, Romford**

**Conservation Area:** No.

**Original Use:** School.

**Current Use:** Community Centre and Council Services.

**Construction Date/Period:** 1880s.

### **Full Description**

A large building with a main body and four gables fronting the road, two with full-height arched windows. Bands of black brick at top of gables. Plain clay tile roof.

### **Architectural and Historical Interest**

The Century Youth House was built as Albert Road School and opened in 1884. In 1956 it was renamed Manor Junior Mixed and Infants School, and the school closed in 1979. This is a large building of quality design and material, which maintains an historic character on a street scene which has been dominated largely by post-war development.



## **Trinity Methodist Church, Angel Way, Romford**

**Conservation Area:** No.

**Original Use:** Church.

**Current Use:** Church.

**Construction Date/Period:** 1888.

### **Full Description**

Cross-shaped plan in red brick with slate roof. Later additions to eastern end in similar materials. Detailed western elevation with central pitched gable and two smaller pitched gables flanking. Three-light went window above central double door with triangular pediment. Brick detailing at first floor level.

### **Architectural and Historical Interest**

Trinity Methodist Church was founded in 1827 in a chapel on Mawney Road (later Angel Way). In 1887 the chapel was sold to the Salvation Army and a new church was built to serve the rapidly developing Mawneys Estate. Later elements were added in 1923 and 1936, and the church was bombed during the Second World War in 1940.





## **Astra House, Astra Close, Hornchurch**

**Conservation Area:** RAF Hornchurch Conservation Area.

**Original Use:** Royal Air Force Officers' Mess.

**Current Use:** Medical Centre.

**Construction Date/Period:** c.1924.

### **Full Description**

A single storey, six-bay building in red brick with a plain tile roof. Central entrance on front elevation under portico with a pair of Tuscan pillars and entablature. Ventilation turret on the pitch of the roof over main entrance.

### **Architectural and Historical Interest**

Astra House is the former Officers Mess of the Royal Air Force Station at Hornchurch. The airfield operated during both world wars, defending London and the south east of England from German bombers during the Battle of Britain.

In later years the airfield accommodated the Flying Aircrew Selection Centre. The RAF station closed in 1962, and Astra House is now used as a medical centre.



## **Single Officers Quarters, Astra Close, Hornchurch**

**Conservation Area:** RAF Hornchurch Conservation Area.

**Original Use:** Royal Air Force Officers' Quarters

**Current Use:** Residential

**Construction Date/Period:** c.1924.

### **Full Description**

Three red brick block plan buildings with hipped slate roofs, small chimney stacks and large casement windows.

### **Architectural and Historical Interest**

These buildings formed the accommodation for single officers who worked at RAF Hornchurch during the middle decades of the 20<sup>th</sup> century. The airfield operated during both world wars, defending London and the south east of England from German bombers during the Battle of Britain. In later years the airfield accommodated the Flying Aircrew Selection Centre. The RAF station closed in 1962, and the single officers' quarters are now used as residential flats.

The RAF buildings along this close are an historically important group representing an important period of World War II history to which there is strong local commitment. The buildings have a similarity of austere design and materials, and the style and size of the Astra House group ensures it still stands out from its setting. However, the buildings have relatively low architectural value and their special interest is mainly historical, through its associations with RAF Hornchurch's Spitfire squadrons.





## **Berwick Pond Farm, Berwick Pond Road, Rainham**

**Conservation Area:** No.

**Original Use:** Farmhouse.

**Current Use:** Farmhouse.

**Construction Date/Period:** Early 19<sup>th</sup> Century with 20<sup>th</sup> Century additions.

### **Full Description**

Mid C19 house with later additions. Central block 3 storeys and 3 windows wide, with the central window blocked. Yellow brick, blocked eaves cornice. Door in the western bay, sash windows. End stacks. Mid C19 western extension, 1 bay, 2 storeys. Yellow brick, projecting by the width of 1 brick to form raised panel in which the windows are set; casements to floor level on ground floor, sashes above. 1 rear stack. Late C19 eastern extension, 2 storeys, rendered, projecting forward under a gable, with a 2 storey bay window with sashes. All the roofs are slated.

### **Architectural and Historical Interest**

Berwick Pond farmhouse is a generously-sized house of high quality design and materials, with high aesthetic value. It represents the largely rural history of the area before the encroachment of urban development spreading from London.



## **Stable Block at Berwick Manor, Berwick Pond Road, Rainham**

**Conservation Area:** No.

**Original Use:** Stable block.

**Current Use:** None.

**Construction Date/Period:** Early 19<sup>th</sup> Century.

### **Full Description**

Unknown - covered by substantial mature vegetation.

### **Architectural and Historical Interest**

This building is derelict and overgrown with large amounts of vegetation. It is an historic building surviving from a time when agriculture was horse driven and stables were a ubiquitous component of farm complexes. This building represents the agricultural history of the area east of London.



## **The Billet, Billet Lane, Hornchurch**

**Conservation Area:** Langtons.

**Original Use:** Public House.

**Current Use:** Council Offices.

**Construction Date/Period:** Late 19<sup>th</sup> Century.

### **Full Description**

Red brick with shallow hipped roof and single-storey extensions on either side. Main entrance in centre of front elevation, with windows on either side and three above.

### **Architectural and Historical Interest**

A prominent building within Langtons Conservation Area, late nineteenth century former public house, which has been extended in recent years. While the building has been extensively extended, from its original form, the separate elements can be clearly identified.

The original building has a robust red brick solidity, and contributes to the Green as a public space. It is a good example of pub architecture at its simplest, where the form is basically domestic, and it is easy to believe that this building started out as a private house.

The Billet, The Hermitage and Fairtykes Art Centre form a group that define the western edge of the green.



## **The Hermitage, Billet Lane, Hornchurch**

**Conservation Area:** Langtons.

**Original Use:** Residential.

**Current Use:** Council Offices.

**Construction Date/Period:** Early 20<sup>th</sup> Century.

### **Full Description**

The Hermitage is an early twentieth century building, with distinctive Dutch gables on Billet Lane and to the north elevation, and with a large later extension to the south of the original building.

### **Architectural and Historical Interest**

A prominent building within Langtons Conservation Area, which makes a positive contribution to its character and appearance. The Hermitage, the Billet adjacent, and Fairtykes Art Centre form a group that define the western edge of the green. While the building has been extensively extended, from its original form, the separate elements can be clearly identified.



**Chapman's Farm and Outbuildings, Bird Lane, Upminster**

Building of local heritage interest has been demolished. Designation no longer applies.

**Conservation Area:** No.

**Current Use:** New build residential.

Image Unavailable

## **Bower Farmhouse and Outbuildings, Bower Farm Road, Havering-atte-Bower**

**Conservation Area:** No.

**Original Use:** Residential and Farm

**Current Use:** Residential and stables.

**Construction Date/Period:** 19th Century.

### **Full Description**

Bower Farm House, outbuildings and worker's cottage form a group.

Farmhouse built c1850 for David McIntosh of Havering Park 'T' plan with small wings, 2 storeys. Several ground floor bay windows, all windows have cambered heads and gauged brick arches. Single storey wing to the N. Extensive range of outbuildings of similar date and style, comprising 3 parallel ranges two with old tile and one with asbestos roof coverings. Small 2-storey farmworker's cottage with sashes, and pitched tiled roofs.

All buildings feature attractive brick detailing in alternating colours, around windows and over doorways. The farmhouse includes a brick string course which is a particularly attractive feature.

### **Architectural and Historical Interest**

Havering-atte-Bower has at various points in its history contained six large houses. The farmhouse and outbuildings at Bower Farm survive from the 19<sup>th</sup> Century mansion at Havering Park, and are a reminder of a period of history when Havering was home to large country retreats and estates.





## **Fairlight, Bower Farm Road, Havering-atte-Bower**

**Conservation Area:** Havering-atte-Bower Conservation Area.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** Early 19<sup>th</sup> Century.

### **Full Description**

Early c19 house of 2 storeys and 3 bays. Rendered. Central door with canopy. Sash windows to upper floor, two casements to ground floor. Hipped slate roof with wide eaves, eaves brackets. End stacks. C19 extension to W. extension to E. appears to be of late c19 or early c20 date.

### **Architectural and Historical Interest**

A large house with attractive symmetry in the main block. Many original features remain, including the roof covering and sash and case windows.



## **2-8 Brentwood Road, Romford**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** Later 19<sup>th</sup> Century.

### **Full Description**

A row of four semi-detached dwelling within an attractive, symmetrically fronted building. Red brick with pitched slate roof, and brick chimney stacks at either end. Three projecting bays topped with brick pediments. 5 pairs of upper windows with emphasised key stones and painted arched lintels. Pairs of windows and doors alternating on the ground level, with emphasised key stones and dentilled cornices above the windows.

### **Architectural and Historical Interest**

This is a building of excellent design and build quality, which high aesthetic, historic and architectural value. Built during the expansion of Romford in the late 1800s, possibly around the 1870s, this building represents the quality and effort put into Victorian architecture and building, even for simple domestic homes. Its symmetrical frontage is very appealing, and the quantity of detail is extremely attractive.

The property sits in a prominent position on Brentwood Road, and improves the quality of the street scene which is dominated largely by post war housing development.



## **42-44 Brentwood Road, Romford**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** Mid-19<sup>th</sup> Century.

### **Full Description**

Detached house mid c19. 3 storeys 4 windows wide on 1st, and 2nd floors. 2 canted bays to channelled stucco ground storey. Upper storeys stuccoed. Raised cill course under 1st floor windows. All windows have simple moulded architraves. Hipped slate roof. 3 rear Stacks. Entrance in Kyme Road has door flanked by plain pilasters with keystone in the flat headed arch. Rear elevation in red brick.

### **Architectural and Historical Interest**

A substantial building on a prominent site at the corner of Brentwood Road and Kyme Road, 42-44 Brentwood Road is one of few remaining historic buildings among a large amount of standard interwar housing and commercial development. The building has formerly been used as the Borough's register office, and also as a children's home in the 20s and 30s, and provides a taste of the past.



## **The Drill Hotel, 400 Brentwood Road, Hornchurch**

**Conservation Area:** No.

**Original Use:** Hotel and public house.

**Current Use:** Hotel and public house.

**Construction Date/Period:** 1920s – 30s.

### **Full Description**

Red brick with plain tile hipped roof. Two ranges which meet in a 'V' shape between the junctions of a roundabout. Five chimney stacks along ridge lines. Main entrances in each wing, surrounded by Art Deco-style linear stone door surrounds.

### **Architectural and Historical Interest**

This is a prominent building within the street scape of this area, dominating the roundabout and the two roads which it fronts. The Drill Hotel would have been a significant social hub in this area, and has a strong architectural interest emanating from its 1930s origins.





## **The Durham Arms, Brentwood Road, Romford**

**Conservation Area:** No.

**Original Use:** Public House.

**Current Use:** Public House.

**Construction Date/Period:** Late 19<sup>th</sup> Century.

### **Full Description**

Main building double storey, with single storey extensions to north and west. Flat roof with parapet and string course detailing. Cream render with black paint detailing around windows and doors. Fascia board extends around building at ground floor height. Main entrance on east elevation.

### **Architectural and Historical Interest**

This is a prominent building within the street scape of this area, suiting its role as a significant social hub. It is a good example of Victorian tavern architecture, and one of few historic buildings in an area which has seen much modern development.



## **12 Broadway, Rainham**

**Conservation Area:** Rainham.

**Original Use:** Residential and Commercial.

**Current Use:** Commercial.

**Construction Date/Period:** Late 18<sup>th</sup> Century.

### **Full Description**

Late c18, part of an irregular terrace, 2 storeys, 3 windows on upper storey, the central one blind. Late c19 shop-front. Front elevation now rendered, yellow brick rear elevation with 2 small windows. Upper storey windows with cambered heads. 2 chimney stacks on NE party wall.

### **Architectural and Historical Interest**

The groups of shops on the north east side of Broadway and Upminster Rd South all have group value for their modest height and predominantly 19<sup>th</sup> century and early 20th century date. Of these, Nos.12 Broadway is one of the most interesting historically and architecturally although unsympathetic treatment with roof lights and cement render has harmed its external appearance.



## **The Angel Public House, Broadway, Rainham**

**Conservation Area:** Rainham.

**Original Use:** Public House.

**Current Use:** Public House.

**Construction Date/Period:** 1907.

### **Full Description**

1906 red brick rendered upper floor. 2 storeys, 4 windows wide gabled cross-wings with jettied upper storeys, tiled roof.

### **Architectural and Historical Interest**

The Angel is a Victorian public house which stands at the northern end of the village and appears to act as door-keeper of the historic centre. It makes a good contribution to the streetscape in Rainham, and is a prominent landmark in the Village.



## **The Bell Public House, Broadway, Rainham**

**Conservation Area:** Rainham.

**Original Use:** Public House.

**Current Use:** Public House.

**Construction Date/Period:** c. 1900

### **Full Description**

Late c19 corner public house, red brick with wide windows under semi-elliptical heads large projecting 2 storey porch on corner.

### **Architectural and Historical Interest**

The Bell is a Victorian public house which stands at the northern end of the village and appears to act as door-keeper of the historic centre. This is the most architecturally dramatic of the three public houses in the village, retains much of its original appearance, and is a key landmark in the townscape.



## Outbuilding to the north of The Vicarage, Broadway, Rainham

**Conservation Area:** Rainham.

**Original Use:** Toll House.

**Current Use:** Commercial.

**Construction Date/Period:** Early 19<sup>th</sup> Century.

### **Full Description**

Late c18 or c19. Timber framed shed to N. of vicarage. Single storey with pantiled roof, hipped to the rear. Street front brick gabled with chimney stack at the apex, now with shop window and door.

### **Architectural and Historical Interest**

This building appears to have been part of the curtilage of the vicarage, and makes an important contribution to the character of the village centre.



## **Brickfield Cottage, Broxhill Road, Havering-atte-Bower**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** Late 18<sup>th</sup> or early 19<sup>th</sup> Century.

### **Full Description**

Late c18 or early c19 cottage. Timber framed, with weatherboarding on upper floors and render below. Two storeys and two windows wide, with two bay windows at ground floor of front elevation. Window frames are all later replacements. Main entrance through door at side in modern extension. Hipped pantile roof with axial stack. Southern block is a 1980s extension using identical materials and features.

### **Architectural and Historical Interest**

It is thought that workers from the local brickworks lived here, and that there was a second cottage nearby which has been demolished. The house is a good example of vernacular architecture which contributes a strong rural character to the street, particularly as you approach the Havering-atte-Bower Conservation Area. Its name is also resonant of past industry in the area; there were brick fields used for excavating clay to make bricks and roof tiles.



## **Fernside, Broxhill Road, Havering-atte-Bower**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** c. 1870.

### **Full Description**

High Victorian villa. 2 storeys, white brick with red brick dressings, asymmetrical plan and elevations. Segmental heads to ground floor windows, semi-circular heads to 1st floor windows. Steeply pitched slate roofs with barge boards.

### **Architectural and Historical Interest**

Fernside is a generously-sized house of high quality design and materials, with high aesthetic value. Although not directly visible from the street scene, the survival of this large and verdant plot enhances the rural, vernacular and high quality character of the area, and is an important historic building surviving from the 19<sup>th</sup> century.

Awaiting Image

**The Hall, Broxhill Road, Havering-atte-Bower**

**Conservation Area:** Havering-atte-Bower.

**Original Use:** Residential.

**Current Use:** Saint Francis Hospice.

**Construction Date/Period:** c. 1858.

**Full Description**

A brick double-fronted house of three storeys, with a hipped slate roof and wide cornice. Stock brick with stone quoins. Four end stacks with bracketed cornices continuing the motif of the eaves cornice.



**Architectural and Historical Interest**

The Hall was built by W. Pemberton Barnes in 1858, and replaced an earlier house built sometime in the 18<sup>th</sup> Century. It is a significant building in Havering-atte-Bower, and speaks of a stage in village history when the gentry class was a strong presence.



**South Lodge, Broxhill Road, Havering-atte-Bower**

**Conservation Area:** No.

**Original Use:** Gate House.

**Current Use:** Residential.

**Construction Date/Period:** Mid-19<sup>th</sup> Century.

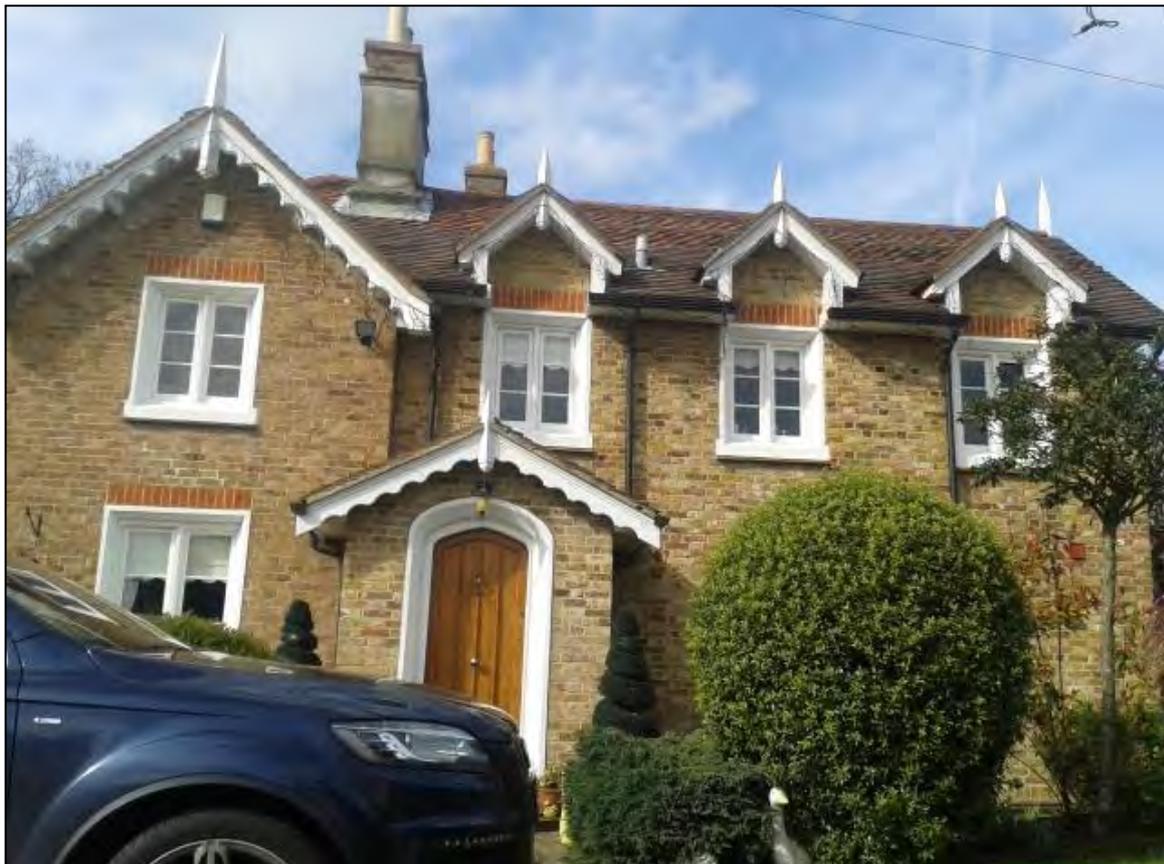
**Full Description**

Mid c19 lodge cottage to Pyrgo Park. Stock brick 'T' plan, 2 storeys. Casement windows with original glazing bars set in stone reveals. Tiled roof with fish scale tiles and projecting eaves, ornamental barge boards, finials and pendants.

**Architectural and Historical Interest**

South lodge was originally the gatehouse for the southern boundary of the Pyrgo Estate. Pyrgo House was originally medieval, however this was pulled down in 1852 and a new one was built on the same site. It is around this time that South Lodge was probably built.

The main house was demolished in the late 1930s, leaving just the late 19th century stable-block, north and south lodges and the gardens. South Lodge is therefore an important survivor from a time when a significant landed estate managed this area of Havering.



## **The Walled Garden at Bedfords, Broxhill Road, Havering-atte-Bower**

**Conservation Area:** No.

**Original Use:** Walled Garden.

**Current Use:** Walled Garden.

**Construction Date/Period:** c. 1771.

### **Full Description**

Four-sided garden with red brick walls and stone copings. Main entrance through western side, with smaller bricked-up doorways in eastern and southern walls. Buttressing to eastern wall. Several modern poly tunnels currently within garden, and some older brick foundations known as the pineapple house and the fern house.

### **Architectural and Historical Interest**

Now a Local Nature Reserve, the Bedfords estate has extensive history and its ownership can be traced back to a William d'Aubigny, 3rd Earl of Arundel and Crusader in the 13th century. The most recent house on the estate was built by John Heaton in c1771, and the walled garden is contemporary with this phase. Heaton's house was demolished in 1959. Today, only the walled garden remains.

Work is currently being undertaken to restore the walled garden to a working state (2014).





## **The Water Tower, Broxhill Road, Havering-atte-Bower**

**Conservation Area:** No.

**Original Use:** Water Tower.

**Current Use:** Water Tower.

**Construction Date/Period:** 1934.

### **Full Description**

Circular tower stepped out approximately half way up with a dentilled cornice. Dentillation is also around the top of the tower. Several diamond leaded arched windows set into lower portion of tower, and arched main entrance at foot. At the top, there is an octagonal room with a conical plain tile roof and weather vane atop.

### **Architectural and Historical Interest**

The Water Tower at Havering-atte-Bower is a prominent landmark within the village, and was built by the South Essex Waterworks Company in 1934. It is frequently used by pilots as a navigational aid. The distinctive and unusual profile of the Water Tower pins down the easternmost boundary of the Conservation Area.



## Emerson Park and Great Neames Halt, Butts Green Road, Romford

**Conservation Area:** No.

**Original Use:** Railway Station.

**Current Use:** Commercial.

**Construction Date/Period:** 1909.



### **Full Description**

Canopy over single platform. Simple iron 'H' posts holding up a steel frame, with corrugated sheeting forming a curved roof. Timber valances edging roofline.

### **Architectural and Historical Interest**

Emerson Park Railway Station serves the Romford to Upminster line of the London, Tilbury and Southend Railway. It was originally named Emerson Park Halt, and was shown in some timetables as Emerson Park and Great Neames Halt. Victorian stations vary widely in style and many are very simple. The smallest of all were these unmanned halts, possibly indicating the financial resources of the builders at the time.



## **Rosemere and Jasmine, Chequers Road, Noak Hill**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** Late 19<sup>th</sup> Century.

### **Full Description**

Pair of late c19 cottages, 1 ½ storeys, brick with applied timber framing shallow jetty. Tile roof with two dormers.

### **Architectural and Historical Interest**

This pair of cottages is very traditional and vernacular, with good historic and aesthetic character. When taken as a whole, the symmetry of the building is particularly attractive. Together, they make a strong positive contribution to the street scene on Chequers Road, and add to the wealth of historic fabric which is prevalent in the area.





## **The Forge and Forge Cottage, Chequers Road, Noak Hill**

**Conservation Area:** No.

**Original Use:** Forge and residential.

**Current Use:** Residential.

**Construction Date/Period:** Mid-19<sup>th</sup> Century.

### **Full Description**

Mid c19 range of buildings comprising a pair of cottages and the forge to the west. 1½ storeys, brick, tiled gambrel roof with central stack.

### **Architectural and Historical Interest**

A working forge until around the 1970s, the Forge and Forge Cottage are important survivals from a time when Noak Hill was an isolated and self-sufficient community with its own vernacular and agricultural trades.

The building itself is very traditional and vernacular, and adds to the wealth of historic fabric which is prevalent in the area.





**Forge House, Chequers Road, Noak Hill**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** None.

**Construction Date/Period:** 19<sup>th</sup> Century.

**Full Description**

Rectangular building with slate roof and two chimney stacks.

**Architectural and Historical Interest**

This building is very traditional and vernacular, and adds to the wealth of historic fabric which is prevalent in the area.

Awaiting Image

## **7 and 8 Church Lane, North Ockendon**

**Conservation Area:** North Ockendon.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** c. 1870.

### **Full Description**

Circa 1870. 2 cottages flanking central hall. The entrance to the hall is at the rear. 2 storey yellow brick. Main body with three projecting gables to front. Large central window to hall with red brickwork to the arch over it.

### **Architectural and Historical Interest**

A large house of quality design and build, with high aesthetic value contributing to the historic Church Lane street scene. These properties make a good grouping with the historic school house further up the lane.



**St Mary's C of E School (now Bell House and Benyon House), Church Lane, North Ockendon**

**Conservation Area:** North Ockendon.

**Original Use:** School House and Reading Room.

**Current Use:** Residential.

**Construction Date/Period:** 1840s with 20<sup>th</sup> Century additions.

**Full Description**

Two large school rooms. Red brick and stone dressings. Boys and girls entrances either side. Later additions at rear.

**Architectural and Historical Interest**

An attractive Victorian building which was once a key landmark building within North Ockendon. Now two cottages, the building retains many original features and details which add to its historic and architectural value, including the separate pupil entrances, gated porches, and double height windows indicating the single large hall that would have been within the original interior.



## **Pentowan Farm, Church Road, Noak Hill**

**Conservation Area:** No.

**Original Use:** Agricultural and Residential.

**Current Use:** Agricultural and Residential.

**Construction Date/Period:** 19<sup>th</sup> Century.

### **Full Description**

C19 foundations. 2 storeys, 3 windows wide, end stacks. Rendered tile roof.

### **Architectural and Historical Interest**

A good quality historic farmhouse which still sits amongst working farm buildings.

Awaiting Image

**St Thomas C of E School, Church Road,  
Noak Hill**

**Conservation Area:** No.

**Original Use:** School.

**Current Use:** Hindu Community Centre.

**Construction Date/Period:** 1848.



**Full Description**

Red brick building with stock brick detailing around doors and at corners of building elevations. Main entrance through four-centred arch under porch. Pair of modern dutch gables fronting the road, which closely echo those which existed prior to the modern extension.

**Architectural and Historical Interest**

St. Thomas's Church of England school, Church Road, Noak Hill, was built in 1848 by subscription and government grant for 96 children. It was an architecturally distinctive building which has been extensively altered but retains many key features. The school represents an era of educational improvement in England.



## **Hill Farm House, Church Road, Noak Hill**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** Mid-19<sup>th</sup> Century.

### **Full Description**

Mid c19 farmhouse, double pile, 2 storeys, 3 bays with open central pedimented bay. Red brick with deeper red brick dressings, Westmoreland slate roof on front pile, laid in diminishing courses, red tile roof at rear. End stacks. Modern windows under cambered arches, lean-to tiled porch with side entry and central window. Blank window under cambered arch in 1st floor central bay, small oculus in the pediment.

### **Architectural and Historical Interest**

Hill farm House is a generously-sized house of high quality design and materials, with high aesthetic value. It represents the largely rural history of the area before the encroachment of urban development following the Second World War and the Compulsory Purchase of the Harold Hill area in 1946.



**Spice Pits Farm Barn to NE of Farmhouse, Church Road, Noak Hill**

**Conservation Area:** No.

**Original Use:** Agricultural.

**Current Use:** Residential.

**Construction Date/Period:** 18<sup>th</sup> Century.

**Full Description**

C18 timber framed weatherboarded barn. 4 bays and lower E extension. Collar and tie-beam roof construction with queen struts and arched braces. Old tile roof. Wagon entrance on SE side.

**Architectural and Historical Interest**

The barn has been converted into residential accommodation but externally has largely retained the appearance of an agricultural barn. It is an historic building which is a good example to illustrate the dominant industry in the area prior to the expansion of London in the late 19<sup>th</sup> and 20<sup>th</sup> century. The vernacular materials tie this building to its locality, and add to the rural sense of the area.



## **Southside and Brookside, Clay Tye Road, Upminster**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** Late 18<sup>th</sup> or 19<sup>th</sup> Century.

### **Full Description**

White-yellow rendered cottage with plain tile pitched roof and substantial central chimney stack. Roof pitches to single storey level at rear. Four casement windows on front elevation, now divided across two plots. Main entrances in flanks of building.

### **Architectural and Historical Interest**

An attractive and rural pair of workers cottages, set back from the road giving the property a sense of isolation.



## **White Post Farm, Clay Tye Road, Upminster**

**Conservation Area:** Yes.

**Original Use:** Agricultural.

**Current Use:** Residential and commercial.

**Construction Date/Period:** Mid-19<sup>th</sup> Century.

### **Full Description**

Mid-19<sup>th</sup> Century red brick farmhouse with blue brick string course. Main wing with projecting gable on right hand side, plain tile clay roof. Casement windows with replacement modern frames. Main entrance in centre of front elevation under mono-pitch porch.

There is also a single-storey weather boarded stable block with white doors and a slate roof with roof lights.

### **Architectural and Historical Interest**

White Post Farm has a simple and attractive farmhouse which is of good quality materials and vernacular design, and its aesthetic value is still prevalent. The weather boarded stable block also survives from the original working farm, and is another example of a vernacular agricultural building. Although the farm now contains other commercial operations, these two buildings can still be associated with the past dominance of agricultural industry in the area.





## **Maylands Farm, Colchester Road, Harold Park**

**Conservation Area:** No.

**Original Use:** Agriculture.

**Current Use:** Golf and Country Club.

**Construction Date/Period:** Mid-19<sup>th</sup> Century.

### **Full Description**

Mid c19 double-fronted farm house. 2 storeys, central doorway with modern surround. The 4 windows of the entrance front are unusually wide and have depressed pointed heads. In the W wall are 2 windows of similar width but with segmental heads. Hipped slate roof with axial stacks. Brick pinnacles at each corner and in the centre of the front. Extensions to E and W.

### **Architectural and Historical Interest**

A simple and attractive farmhouse set amongst surviving farm buildings.



## **The Church of the Good Shepherd, Collier Row Lane, Collier Row**

**Conservation Area:** No.

**Original Use:** Church.

**Current Use:** Church.

**Construction Date/Period:** 1934.

### **Full Description**

Early C20. White brick, C15 style Gothic church with tower. Foundation stone dated 1934.

### **Architectural and Historical Interest**

The Church of the Good Shepherd was built in 1934-5, creating a new parish in the north of Romford. A considerable number of churches were built between the two world wars to serve an increasing number of town suburbs, and the Church of the Good Shepherd is one such place.



## **The Church of the Ascension, Collier Row Road, Collier Row**

**Conservation Area:** No.

**Original Use:** Church.

**Current Use:** Church.

**Construction Date/Period:** 1886.

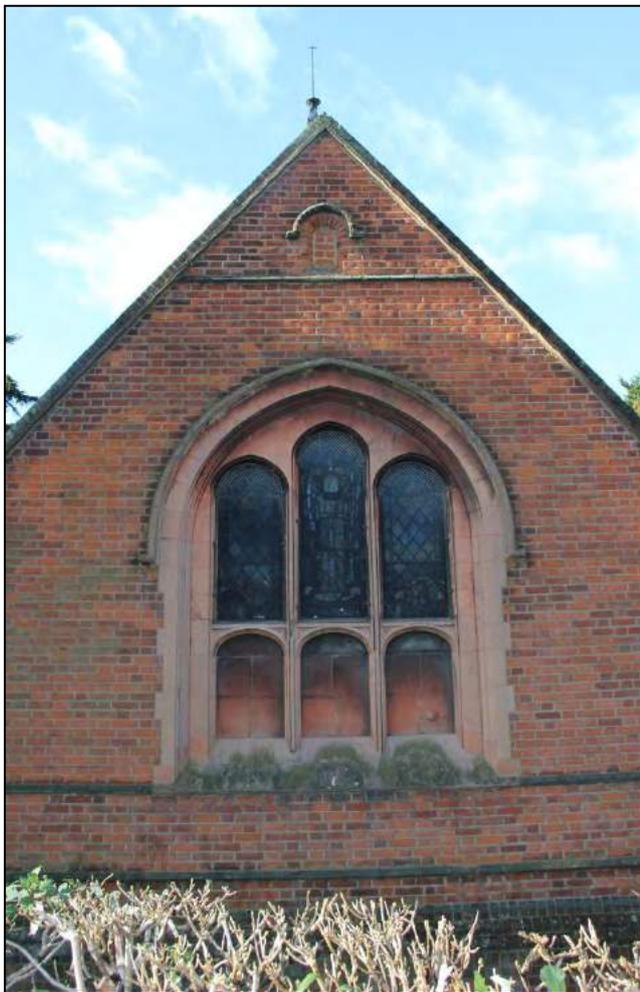
### **Full Description**

A Victorian red brick church with stone dressings and a plain clay tile roof. Small extension in red brick to north elevation. The lower lights of the east window have been filled in to allow the installation of a reredos on the inside. Small tiled spire.

### **Architectural and Historical Interest**

The Church of the Ascension is an Anglican church and was built in 1886. Its construction was partly funded by a large donation from the Crown. The church is the parish church of Collier Row, and this parish was formed in 1927. As with many Victorian churches, it echoes the Gothic style.





## **Gobions Farm, Collier Row Road, Collier Row**

**Conservation Area:** No.

**Original Use:** Residential and Agricultural.

**Current Use:** Residential and Agricultural.

**Construction Date/Period:** 1899.

### **Full Description**

Late C19 farmhouse built by the Crown estate. Yellow brick and red brick dressings, 2 storeys. Slate roof. Asymmetrical plan.

### **Architectural and Historical Interest**

The farmhouse at Gobions Farm was built by the Crown in 1899 on land belonging to the Manor of Gobions. This is one of the few houses remaining in an area where there had been a dozen manor houses before extensive rebuilding in the 19<sup>th</sup> century, so although a later rebuild the farm house represents the history of large domestic buildings and land holdings in Havering.

The current building also has its own architectural character and makes a positive contribution to the appearance of the area. It is a substantial and detailed property, representing the presence of Crown land in the area.



**81 Eastern Road, Romford**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** 1850s.



**Full Description**

Red brick construction with slate roof and cocks comb crested ridge tiles. Three windows on upper elevation with stone details. Veranda-style porch over double-fronted ground floor with central entrance.

**Architectural and Historical Interest**

A high quality design with little alteration, surviving from the rapid development of Eastern and Western Roads from 1851 onwards. An attractive building which sits within its own plot and makes a positive contribution to the street scape.



## **84 and 86 (Roseville and Craigville) Eastern Road, Romford**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** 1850s.

### **Full Description**

Brick construction with a slate roof and looped ridge tiles. Two-and-a-half storeys, a central wing with two steep-pitched gables fronting the road and two central dormer windows. Double height bay windows on each side, with entrances in the centre under a recessed porch.

### **Architectural and Historical Interest**

A high quality design with little alteration, surviving from the rapid development of Eastern and Western Roads from 1851 onwards. The window mullions, porch entrance, bargeboards and roof finials are of particular note, as well as the building's overall symmetry. This is an attractive building which sits within its own plot and makes a positive contribution to the street scape.



## **90 Eastern Road, Romford**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Children's Centre.

**Construction Date/Period:** 1850s.

### **Full Description**

Deep, square plan building in stock brick with hipped slate roof and fretted bargeboards. Projecting pitched gable to left side of front elevation, containing double-height bay window with single-pane sash and case. Main entrance through modern replacement door in centre of front elevation.

### **Architectural and Historical Interest**

A high quality design with little alteration, surviving from the rapid development of Eastern and Western Roads from 1851 onwards. This is an attractive building which sits within its own plot and makes a positive contribution to the street scape.



**62 and 64 Front Lane, Cranham**

Building of local heritage interest has been demolished. Designation no longer applies.

**Conservation Area:** No.

**Current Use:** New build residential.

Image Unavailable

**68 and 70 Front Lane, Cranham**

Building of local heritage interest has been demolished. Designation no longer applies.

**Conservation Area:** No.

**Current Use:** New build residential.

Image Unavailable

**The Church of St Peter, Gubbins Lane, Harold Wood**

**Conservation Area:** No.

**Original Use:** Church.

**Current Use:** Church.

**Construction Date/Period:** 1939.



**Full Description**

Yellow brick church, nave and chancel with north and south aisles. SW Tower. Tiled roof. All executed in an Arts and Crafts gothic style.

**Architectural and Historical Interest**

The Church of St Peter was built in 1939 by P W Crowe. A considerable number of churches were built between the two world wars to serve an increasing number of town suburbs, and the Church of St Peter is one such place. The church features Crowe's trademark: a tower topped by a fleche



## **Hacton House, Hacton Lane, Upminster**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** 1762-1765.

### **Full Description**

Palladian villa. 5 bays; 3-bay projecting, pedimented centre with quoins and Venetian window above a porch. Flanked by single-storey pedimented pavilions. Rendered.

### **Architectural and Historical Interest**

Between 1762 and 1765 William Braund built Hactons at the junction of Little Gaynes and Hacton Lanes. The building was commandeered for military purposes during the Second World War, and afterwards stood empty. In 1954 it was converted into flats with a new attic storey added.





## **Barn at Great House, Hall Lane, Cranham**

**Conservation Area:** No.

**Original Use:** Agricultural.

**Current Use:** Auxiliary.

**Construction Date/Period:** 18<sup>th</sup> Century.

### **Full Description**

C18 timber-framed barns of 5 bays with central gabled wagon entrance to W collar and tie beams roof trusses with raking Queen posts and joggled bolt purlins.

### **Architectural and Historical Interest**

A good example of a vernacular agricultural building, surviving from a time when agriculture was the dominant industry and the area was largely rural.



## **Great House, Hall Lane, Cranham**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** 18<sup>th</sup> Century and later.

### **Full Description**

C18 house completely encased in later additions. Original bonding appears to have been 'L' shaped, with central door on the longest front giving access to the stair. Existing front door has heavy early c18 hood. Interior much altered, with some imported c18 fittings.

### **Architectural and Historical Interest**

A substantial historic dwelling house, set back and isolated from the road and neighbouring dwellings within its own sizeable plot of land. Good historic character, although this has been eroded somewhat by the modern replacement of windows and roof.



## **Harold Court, Harold Court Road, Harold Wood**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** c. 1868.

### **Full Description**

A substantial house mostly built circa 1868 for W R Preston but possibly incorporating an earlier building. Principal front of 3 storeys and 7 bays arranged 3-1-3 with central entrance. Stock brick with brick quoins, rectangular sashes with gauged brick arches narrow projecting central bay with triple semi-circular headed window and open pediment. Bold brick cornice. Rear elevation similar, but the central bay does not project, and has sash windows with flat heads. Attached to the N. wall of the building is a 3 storey brick lavatory tower. There are extensive outbuildings.

### **Architectural and Historical Interest**

W.R Preston was a wealth solicitor in Brentwood, who built Harold Court as his country home. After Preston went bankrupt the mansion was turned into a school, and later in the century into a lunatic asylum. After the First World War the building became a hospital for tuberculosis, and in the 1950s it became Harold Court Hospital. Finally in the 1960s the building was used as a teacher training centre, before being closed. Today, it has been converted to flats. This house is a late-19<sup>th</sup> Century survival which has played several important roles in the history of the Harold Wood area.



## The Bull Inn (Fatling and Firkin), High Street, Hornchurch

**Conservation Area:** No.

**Original Use:** Public House.

**Current Use:** Public House.

**Construction Date/Period:** 1953.

### **Full Description**

Two-storey, three-bay building with rendered walls, mock-Tudor timber detailing, and a plain clay tile roof. The upper windows in the front elevation are three oriels. Three chimney stacks.

### **Architectural and Historical Interest**

The Bull Inn was a public house that existed on this site from at least the 16<sup>th</sup> Century. In 1953 this building was demolished and the current one rebuilt. The new building echoes strongly the layout of the old – a three-bay frontage with the three chimneys in identical positions, and a clay tile roof.

The new building is built in mock-Tudor style, with timber rendered walls and timber detailing. The oriel windows on the upper storey of the front elevation are a particularly striking feature and this is a prominent building in the street scape of Hornchurch. The Bull Inn, now called the Fatling and Firkin, has for many years been one of the most popular meeting places on the High Street.



## **The Chaplaincy, 222 High Street, Hornchurch**

**Conservation Area:** St Andrews.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** 20<sup>th</sup> Century.

### **Full Description**

In the arts and crafts style, fully rendered with steeply pitched plain tile roof, and windows of varying sizes and positions. Some mock-Tudor timber detailing on front elevation. Large external chimney breast with gauged brick detailing.

### **Architectural and Historical Interest**

The chaplaincy for St Andrew's Church is a modern building, conveyed by the Diocese for this use in about 1970 following the demolition of the original. It is an attractive building which sits in a secluded spot close to the church, and makes a positive contribution to the street scene in Hornchurch.



## The Cricketers (OJ's), High Street, Hornchurch

**Conservation Area:** No.

**Original Use:** Public House.

**Current Use:** Public House.

**Construction Date/Period:** c. 1930s.

### **Full Description**

Red brick and plain tiled roof, with hipped projection and one dormer window in front elevation. uPVC replacement casement windows. Ground floor of front elevation covered in grey cladding.

### **Architectural and Historical Interest**

There have been many unsympathetic alterations to this building, however it remains a sizeable example of a 1930s domestic style pub which has been at the heart of the social life of Hornchurch for several decades.



## **Walls to Old Hornchurch Chaplaincy, High Street, Hornchurch**

**Conservation Area:** St Andrews.

**Original Use:** Garden walls.

**Current Use:** N/A.

**Construction Date/Period:** Probably later 19<sup>th</sup> Century.

### **Full Description**

Length of red brick wall running opposite St Andrew's church and the Hornchurch war memorial.

### **Architectural and Historical Interest**

The Hornchurch chaplaincy originally stood in grounds across the High Street opposite the church. The first chaplaincy was built in 1399-1400, and was a timber framed building. This house was replaced in the later 17<sup>th</sup> century with a second timber framed building, to which minor alterations were made in the 18<sup>th</sup> and 19<sup>th</sup> centuries. The surviving boundary walls probably date from around that late 19<sup>th</sup> century.

This chaplaincy site went out of use in 1969, and much was destroyed by fire in 1970 whilst awaiting demolition.



## **Romford Brewery, High Street, Romford**

**Conservation Area:** Romford.

**Original Use:** Brewery.

**Current Use:** Residential and commercial.

**Construction Date/Period:** 1799.



### **Full Description**

Extensive range of late C19 buildings fronting the High Street. Central section 3 storeys high, stock brick, 6 windows wide, with red brick piers and window arches to ground floor. Semi-circular headed windows to ground floor under relieving arches with a pair of small circular windows overhead. Above a stucco band terminating in flat scrolls. 6 sash windows to upper floor set in square recessed panels. Brick on edge cornice. 2 large gables and large semi-circular headed windows. Later additions to E. and W. in similar style.

2 stones set in front wall with the following inscriptions:

*'GEORGE II REGIS / Anno Imperii Decimo / Readificatus'*

*'This stone was removed from the parapet of the old bridge in the High Street. Demolished 1906'.*

### **Architectural and Historical Interest**

Ind, Coope & Co.'s brewery was established on the High Street in Romford in 1799. It was greatly extended in the later 19<sup>th</sup> Century, and again after the Second World War, steadily becoming Romford's main industry. At the height of its operation during the 1970s, the brewery covered 20 acres and employed over a thousand workers.

The brewery was closed in 1993 and much of the site was demolished. The buildings fronting High Street remain as testament to the brewery and its significance in the history of Romford. Today the buildings have been redeveloped to form part of a shopping centre, and to house the Havering Museum.



## **Prudential Building, High Street, Romford**

**Conservation Area:** Romford.

**Original Use:** Commercial.

**Current Use:** Commercial.

**Construction Date/Period:** 1930s.

### **Full Description**

Four storey brick construction with mansard slate roof, forming the shoulder of South Street and High Street. Ground floor has been converted to shop fronts. Sash and case windows throughout, with arched lintels at first floor level. Two pedimented window surrounds to two windows on first floor. Fourth storey at roof level, with dormer windows protruding.

### **Architectural and Historical Interest**

The Prudential building is part of the principal group of buildings for which the Romford Conservation Area was designated to protect. It is part of a key view from South Street to North Street through the crossroads, and makes a positive contribution to the street scene in the town centre. It is a high quality historic building, forming one corner of the historic crossroads at the bottom of Market Place, and complements the classical design of the other two locally listed buildings.



## **The White Hart (The Bitter End), High Street, Romford**

**Conservation Area:** Romford.

**Original Use:** Public House.

**Current Use:** Partial commercial use, majority vacant.

**Construction Date/Period:** 1896.

### **Full Description**

A large rectangular brick building with a pitched plain tile roof and three small chimney stacks.

Shop/venue frontages on ground floor of front elevation divided by a vehicular entrance to a rear yard. Rebuilt in 1896 in English Domestic Revival style, with a symmetrical upper floor of big oriel windows joined under a cornice running the length of the elevation. On the upper floor, four pairs of twelve-over-twelve sash and case windows with gauged brick lintels, below four dormers which break the eaves.

### **Architectural and Historical Interest**

The White Hart Inn can be traced as far back as 1489 when it was a significant coaching inn. During the Civil War in the mid-17<sup>th</sup> Century, the building was used to hold meetings between Deputy Lieutenants and Parliamentary Commissioners. The White Hart Inn was Romford's main hotel during the 18<sup>th</sup> and much of the 20<sup>th</sup> century. The current building was built in 1898, and stands on the same site as the 15<sup>th</sup> century coaching inn.

Linked to the coaching inn, the White Hart had a large yard containing a stables and farrier, so this area has been a significant hub of activity for much of its past. Today, the White Hart Inn is renamed The Bitter End. The building stands at the top of the High Street near the Market Square, and is a significant entity in this row. It contributes to the historic core of Romford, which is designated as a conservation area.



## **The Woolpack Inn, High Street, Romford**

**Conservation Area:** Romford.

**Original Use:** Public House.

**Current Use:** Residential.

**Construction Date/Period:** c. 1890s.

### **Full Description**

'L'-shaped plan, three storeys with projecting gables over third floor windows. Dental string course around both frontages at first floor level, with moulded corbels. Casement windows of differing sizes.

### **Architectural and Historical Interest**

The development of the Mawneys Estate saw the creation of Mawneys Road, the south eastern end of which is now called Angel Way. The Woolpack was built sometime after 1888 when severe flooding damaged much of the property at the site. It was mainly occupied by dwellings and shops.

Today, the Woolpack occupies a key site on the corner of Angel Way. It is an important historic building on this streetscape and that of the High Street, sitting amongst much modern development. The building retains much of its external features and aesthetic, and the recent (2013/14) works to refurbish and reuse the building have respected this.

Awaiting Image

## **213 Hornchurch Road, Hornchurch**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Presbytery.

**Construction Date/Period:** Mid-19<sup>th</sup> Century.

### **Full Description**

Mid c19 double fronted house. Brown brick, 2 storeys, 3 bays under twin gables, casement windows under segmental heads with label mouldings. Central projecting brick porch with gabled slated roof and 4 panelled front door. Late c19 extension to E, and modern extension to W. Slated roof with 2 ridge stacks. Third storey added.

### **Architectural and Historical Interest**

A large and aesthetically pleasing Victorian building in a street scene which has largely been overtaken by post war residential and commercial development. The building exemplifies simple but high quality design and materials, and although of a different era, it pairs well with the neighbouring church as a grouped religious establishment.



## Harrow Inn, Hornchurch Road, Hornchurch

**Conservation Area:** No.

**Original Use:** Public House.

**Current Use:** Public House and Restaurant.

**Construction Date/Period:** 1894.



### **Full Description**

Brick construction with white render on upper storey. Slate roof with terracotta ridge tiles and finials. Central gable on front elevation with gabled side wings.

### **Architectural and Historical Interest**

A good example of Victorian architecture, relating well to the nearby St Leonards Conservation Area which is of a similar age. Many original features remain, including the ridge tiles and finials, sash and case windows, and a distinctive shell moulding above the centre window in the central front gable. The building makes a positive contribution to the appearance of the area.



## **Harrow Lodge, Hornchurch Road, Hornchurch**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Mental Health Charity.

**Construction Date/Period:** c. 1787.

### **Full Description**

Early C19 character but said to have been built in 1787. 2 storeys, stucco, with 3 storey bowed windows flanking central entrance, 3 slated roofs swept over bows. Various later c19 alterations.

### **Architectural and Historical Interest**

Originally a domestic building, Harrow Lodge was damaged by fire in 1858. It was a public library from 1936 to 1967, and in 1944 it was damaged by a flying bomb. The building has survived a significant period of change in the life of Hornchurch, and is one of a handful of historic buildings older than the 19<sup>th</sup> Century.



## **Kingsmead Mansions, Kingsmead Avenue, Romford**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** 1920s – 30s.

### **Full Description**

A pair of flat blocks facing east and west respectively, and backing on to a shared courtyard.

Three storeys in white render and red brick, with a flat roof. Projecting curved window bays at either end of front elevation, with balconies between. Main entrance in centre of front elevation.

### **Architectural and Historical Interest**

Kingsmead Mansions is a pair of 1930s Art Deco brick and render flatted blocks, which feature numerous details of the architectural style including: curved sun-catcher windows; curved walls and balconies; strong linear features on the balconies; horizontally proportioned (lying) panes; a flat roof; rendered panels. These features lend the buildings a high aesthetic value, and the largely identical pair make a strong, positive contribution to the quality of building on Kingsmead Avenue.





**Pump House opposite Kingsmead Mansions, Kingsmead Road, Romford**

**Conservation Area:** No.

**Original Use:** Pump House.

**Current Use:** Unknown.

**Construction Date/Period:** Unknown.

Awaiting Image

## **Park Farm, Lodge Lane, Collier Row**

**Conservation Area:** No.

**Original Use:** Agricultural.

**Current Use:** Agricultural.

**Construction Date/Period:** 1869.

### **Full Description**

1869 (dated on building). Large model farm both by David McIntosh of Havering Park, who also owned Bower Farm. The buildings are grouped round a central yard, and include several large barns of brown brick with red and white brick dressings and tiled roofs. On the west side a range of miscellaneous buildings including two 2-storey farmworkers cottages also of brown brick, with small sashes and brick stacks. Behind the main ranges, on the west, is the original brick engine house.

### **Architectural and Historical Interest**

A farm house with unusually complete 19<sup>th</sup> century farm buildings, originally used for milk production. Havering Park estate began the production of milk to serve the London market in the 1840s.



## **Crowlands Infant School, London Road, Romford**

**Conservation Area:** No.

**Original Use:** School.

**Current Use:** School.

**Construction Date/Period:** 1908.

### **Full Description**

Late c19 extensive range of school buildings, fronting London Road asymmetrical parallel ranges of school rooms with gabled ends to the street. Yellow stock brick on blue brick plinth with red brick and red tile dressings. Red tile roof, projecting central entrance lobby with hexagonal red tiled cap and semi-circular hood over door. Timber bellcote on main block with lead ogee cap. A tapering octagonal timber cupola on the main rear school room block has a moulded cornice with domed cap and finial. The same brick and tile decorative motifs are used throughout the range. Good simple cast iron railings to front courtyard.

### **Architectural and Historical Interest**

An attractive Arts and Crafts style building by Cecil Sharpe and A.S.R Ley.



## **The Crown Public House, London Road, Romford**

**Conservation Area:** No.

**Original Use:** Public House.

**Current Use:** Public House.

**Construction Date/Period:** Early 19<sup>th</sup> Century.

### **Full Description**

Brick construction of three storeys with a parapet, slate hipped roof and at least three brick chimney stacks. As the building is on a corner, the front elevation covers two directions - south and east. The main entrance to the building is on the south side, under a porch held by three ionic pillars. The ground level of the front elevation(s) is partitioned by twelve ionic pilasters which, at the top, meet the fascia of the public house.

The front elevation(s) of the upper two floors have double-height ionic pilasters, three on the east side and one on the far end of the south. It is thought that three more were removed at some point in the past. At the apex of the front elevation there are two double height strips of plasterwork. On the south elevation there is a large panel of plasterwork on the second and third floors.

The windows on the upper floor are a mixture of eight-over-eight and six-over-six sash and case, with the exception of two on the south elevation which are single-pane casement windows with smaller multi-pane elements above. On the second floor they are eight-over-eight sash and case with the exception of a six-bay replacement leaded casement window on the south elevation. On the ground floor there are four multi-pane arched windows with lying panes, and windows of varying sizes on the east elevation.

### **Architectural and Historical Interest**

The Crown is an architecturally distinctive building in a prominent position on a main road into Romford. Sited very near to the Romford Greyhound Stadium, the pub has been a prominent social landmark for the local area.



**The Slaters Arms Public House, London Road, Romford.**

**Conservation Area:** No.

**Original Use:** Public House.

**Current Use:** Public House.

**Construction Date/Period:** 1842.

**Full Description**

Square plan, brick built construction with white render on upper front elevation, and timber detailing. Hipped roof in plain tile, with two brick stacks. Central entrance on front elevation, with attractive oriel window above. Two four-bay leaded casement windows on either side of main entrance, and two two-bay casement windows on either side of oriel.

**Architectural and Historical Interest**

The Slaters Arms is an architecturally distinctive building and a prominent social landmark for the local area.



## The Sun Public House, London Road, Romford

**Conservation Area:** No.

**Original Use:** Public House.

**Current Use:** Public House.

**Construction Date/Period:** Late 1930s.

### **Full Description**

1930s Art Deco design. Brick construction with one-three-one bay pattern. Plain tile hipped roof with three dormer windows in the centre of the front elevation. Three brick chimney stacks, one on each flank wall and a smaller one centrally in the roof. Central entrance under portico with two pillars supporting. Two balconies at first floor level, either side of entrance. These display attractive sun-ray designs typical of Art Deco.



### **Architectural and Historical Interest**

An inn by this name was first built on this land in 1632. This building was demolished in 1936, and the present building was constructed.

The Sun Inn uses many architectural features which are typical of the Art Deco style. It is a substantial building, a prominent building in the street scape, and notable for its clear architectural design.



**33 Main Road, Romford**

**Conservation Area:** No.

**Original Use:** Unknown.

**Current Use:** Demolished.

**Construction Date/Period:** Unknown.

Image Unavailable

## **40 Main Road, Romford**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Community Health Centre.

**Construction Date/Period:** Late 19<sup>th</sup> Century.

### **Full Description**

Double fronted house in red brick with plain clay tile pitched roof. Single plain chimney stack. Casement windows with stained glass lights surviving. Modern flat-roofed extension on west elevation.

### **Architectural and Historical Interest**

This is an attractive building which retains many of its original architectural design features. It sits within its own plot, set back from the main road and makes a positive contribution to the street scape which has seen much modern development.

The building also has a connection to the Victoria Centre on Pettits Lane (also Locally Listed), as it served as an ancillary inpatients ward building for several years from the late 19<sup>th</sup> Century.



**48 Main Road, Romford (Harefield Manor Hotel)**

**Conservation Area:** No.  
**Original Use:** Residential.  
**Current Use:** Commercial.  
**Construction Date/Period:** 1881.



**Full Description**

Large red brick building, central block with three projecting gables to two roadside elevations.

Three substantial chimney stacks, sash and case windows. Later single storey addition to south elevation which has emulated the brick flower design in the rest of the building. Many windows have retained stained glass.

**Architectural and Historical Interest**

A prestigious house on the corner of Main Road and Pettits Lane, this building has a unique and attractive architectural design. Details such as the gauged brickwork and mouldings in the door surround, the flower detailing and the stained glass are all retained from the original design and add greatly to the historic and architectural value of the building. The chimneys, ridge tiles and dormer windows also add to the character and significance.





## **75 Main Road**

**Conservation Area:** Gidea Park.

**Original Use:** Residential.

**Current Use:** Commercial.

**Construction Date/Period:** 1910.



### **Full Description**

Small building in the Old English style; 2 storeys, ground floor much altered. Upper floor with coarse decorative plasterwork. Cross-wing to W. has applied timber-framing with decorative brick noggin.

### **Architectural and Historical Interest**

This building was taken from the 1910 White City Japan-British Exhibition, and re-erected at Gidea Park later that year as part of a competition and exhibition of houses in the Gidea Park Garden Suburb.

The property adds to the variety of building along the Main Road, which swings between extremes of listed historic buildings and the crudely designed single-storey warehouses and showrooms nearby.



## **202-210 Main Road (evens)**

**Conservation Area:** Gidea Park.

**Original Use:** Commercial and Residential.

**Current Use:** Commercial and Retail.

**Construction Date/Period:** Late 18th or early 19<sup>th</sup> Century.

### **Full Description**

Late C18 or early C19 row of shops. Timber-framed, 2 storeys, rendered fronts of one bay each, some re-faced; tile roofs, various outshoots and wings at rear.

### **Architectural and Historical Interest**

Listed primarily for group value, this row of buildings forms a key component of the retail and commercial use that dominates in this area of Main Road. They survive from the hamlet of Hare Street. The age of the building contributes to the historic character of the area, forming a relationship with other historic buildings such as The Ship public house, or the 1912 row of shops on Balgores Lane. The western end of the range (the Archers pub) is statutorily listed (no.1358536).



**224 Main Road**

**Conservation Area:** Gidea Park.

**Original Use:** Residential.

**Current Use:** Commercial.

**Construction Date/Period:** 18<sup>th</sup> Century.



**Full Description**

C18 timber framed house; 2 storeys, 3 sash windows wide. .... modern bay windows and door surround to ground floor; wood modillion cornice, hipped slate roof with rear stack, rear outshot.

**Architectural and Historical Interest**

This building makes a positive contribution to the character of Gidea Park Conservation Area, with good proportions and an appropriate shop frontage.



## **Hill Court, Main Road, Romford**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** Late 1930s.

### **Full Description**

Two square plan blocks in red brick, with strips of white render running the height of the building over the main entrances and stairwell windows. Attractive arched gables over main entrances. The front elevations have projecting bowed windows, typical of the Art Deco style. All windows have been replaced with uPVC frames.

### **Architectural and Historical Interest**

Built on the site of a post mill and its outbuildings, and later a mansion known as Mill House. A quality residential development in Art Deco style.



## **Pump at Junction of Main Road and Severn Avenue**

**Conservation Area:** No.

**Original Use:** Water Pump.

**Current Use:** None.

**Construction Date/Period:** Late 19<sup>th</sup> Century.

### **Full Description**

Late c19 neighbourhood pump. Cast iron with a simple circular section.

### **Architectural and Historical Interest**

Of a type once very common but now only rarely surviving.



## **Romford Baptist Church, Main Road, Romford**

**Conservation Area:** No.

**Original Use:** Church.

**Current Use:** Church.

**Construction Date/Period:** 1934.

### **Full Description**

Large red brick building with tiled pitched roof over main body, flat-roofed transepts to northern end. Large round headed windows. Single storey extension on northern elevation with central entrance under pitched roof. Two storey later extensions to rear.

### **Architectural and Historical Interest**

The Romford Baptist Church was built in 1934 and by 1971 was one of the largest Baptist churches in England. It is an example of the proliferation and diversification of religious dissent away from the Church of England from the mid-19<sup>th</sup> Century.



## **The Bull Inn, Market Place, Romford**

**Conservation Area:** Romford.

**Original Use:** Public House.

**Current Use:** Public House.

**Construction Date/Period:** 1928.

### **Full Description**

Two-storey red brick building with white render detailing and a pitched roof behind flat parapet. Main entrance in centre of front elevation under substantial entablature and oriel window. Two bays of leaded casement windows either side, with smaller entrances at the outer edges of the front elevation. Arched coach entrance to rear courtyard at the eastern end.

### **Architectural and Historical Interest**

There have been three different buildings called the Bull Inn on this site since the late 17<sup>th</sup> century. The first was demolished and replaced in 1880, and the second was demolished and replaced in 1928 giving us the current building.

Where the market place was once almost surrounded by drinking establishments, the Bull Inn is one of few which remain. It is an important venue in the centre of town, with a long association as a popular meeting venue. The building itself has an attractive frontage, with visual and historic interest when compared to its low-quality 1960s and 70s neighbours.



**Romford Shopping Arcade Frontage, Market Place, Romford.**

Building of local heritage interest has been demolished. Designation no longer applies.

**Conservation Area:** Romford.

**Current Use:** New build commercial.

Image Unavailable

**The Mawney Arms, Mawney Road,  
Romford**

**Conservation Area:** No.

**Original Use:** Public House.

**Current Use:** Public House.

**Construction Date/Period:** c. 1895.



**Full Description**

Asymmetrical plan. Triple gable to Mawney Road of 2 storeys with lower projecting gabled 2 storey porch. Red brick ground floor with tile hanging above. Casement windows throughout, of varying sizes. Subsidiary entrances to S and SW have heavy semi-circular hoods on large scrolled brackets, supported on short fluted brick pilasters. Tiled roofs. Moulded brick band courses between ground and first floors. Small dining room NW of main block.

**Architectural and Historical Interest**

In 1883 the manor of Mawneys was sold for building, which by 1889 was proceeding rapidly. By 1899 the development of housing covered the area north-west of Romford, and this included the layout of Mawney Road. The Mawney Arms was built as part of this development, highlighting this period in the growth of Romford.



**'Fernleigh', 95 Mawney Road, Romford.**

Building of local heritage interest has been demolished. Designation no longer applies.

**Conservation Area:** No.

**Current Use:** Residential.

Image Unavailable

**Barn at Manor Farm, Noak Hill Road, Noak Hill**

Building of local heritage interest has been demolished. Designation no longer applies.

**Conservation Area:** No.

**Current Use:** Demolished.

Image Unavailable

## **Manor Farm House, Noak Hill Road, Noak Hill**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Vacant.

**Construction Date/Period:** Late 19<sup>th</sup> Century.

### **Full Description**

Late C19 or early C20 farmhouse in the traditional manner, probably on earlier foundations. Modern weatherboarded, yellow brick stacks. Tile roof.

### **Architectural and Historical Interest**

This building is now derelict following a fire and vandalism. However, much of the building fabric still remains, and it is clear that the building was of a good quality vernacular design, and its aesthetic value is still prevalent.

An interesting aspect of the house is that it faces away from Ockendon Road, presumably into the land to which it was attached so that the main approach would have been from the farmland, rather than the roadway.



## **The Bear Public House, Noak Hill Road, Noak Hill**

**Conservation Area:** No.

**Original Use:** Public House.

**Current Use:** Public House.

**Construction Date/Period:** Late 17<sup>th</sup> Century.

### **Full Description**

Two storey brick construction with hipped slate roof and half round ridge tiles. The original portion of the building is identified by the four-centred arch windows. Later extensions on either side and to rear, all with multi-panes sash and case fittings.

### **Architectural and Historical Interest**

The Bear Public House was originally called The Goat, but was given its present name in 1715. This was supposedly because there used to be a caged bear there. Although now much extended, the original portion of the building can be identified by the arched windows.



## **The Red House, North Hill Drive, Romford**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** 1875.

### **Full Description**

1875 (date plaque on S. wall). Red brick farm house. 3 sash windows, 2 storeys, altered central door with modern porch, 2 blocked windows on first floor. Hipped slate roof with wide eaves. 2 stacks below the ridge. Modern addition to S.

### **Architectural and Historical Interest**

The Red House was originally the farmhouse for Paynes Farm, which operated on this land during the 1800s. Following the Compulsory Purchase by the London County Council of Harold Hill in 1946, the area was used for housing and the Red House fell to other purposes.

In the late 20<sup>th</sup> Century Red House served as a Working Men's Club, before being divided into flats in the 1990s.

The house is large and well built, using good design and materials. It has a large block plan with simple brick detailing and remains an important historic building in an area which is largely dominated by inter-war housing development.



## **Dame Alice Tipping's C of E School, North Road, Havering-atte-Bower**

**Conservation Area:** Havering-atte-Bower.

**Original Use:** School.

**Current Use:** School.

**Construction Date/Period:** 1724, 1837 and 1891.



### **Full Description**

Early C19 school house. Stock brick, 2 storeys, 2 bays, the S bay with a shallow projection. Raised brick band between storeys. C19 casement windows with pointed lights under segmental arches. Heavy label mouldings to all windows. Modern green tile roof covering, hipped over S. bay. End stacks. Entrance on N. side.

School rebuilt 1891 (plaque on front). Immediately to the S. of the school house. Gabled front to road with one large mullion and transom window; applied framing in gable.

Three stones set in the front elevation with the following inscriptions:

*Anno Dom 1724 This school for y perpetual education of twenty poor children (Boys & Girls) was erected and endowed at the soul charge of Dame Anne Tipping Daughter & Heiress of Colonel Thomas Cheek of Pyrgo Govenor of the Tower of London in the Reign of King Charles II.*

*Rebuilt and enlarged by voluntary contributions & United to the National Society AD 1837.*

*Anno Dom 1891 This school was rebuilt & further enlarged for the education of one hundred & twenty six children. The Revd. Fredc. Tugwell: Vicar.*

### **Architectural and Historical Interest**

Dame Alice Tipping School is a valuable remainder from Havering-atte-Bower's past as a small rural village patronised by the local gentry. It is also a testament to the importance of educational reform in the Victorian era. The school makes a significant contribution to the level of activity on North Street, and is an effective marker for the boundary of Havering-atte-Bower Conservation Area.



## **North Lodge, North Road, Havering-atte-Bower**

**Conservation Area:** No.

**Original Use:** Gate House.

**Current Use:** Residential.

**Construction Date/Period:** Mid-19<sup>th</sup> Century.

### **Full Description**

Tudor-style building in white render with timber detailing. Two wings with pitched roofs and gables. South gable jetties over main entrance, with four timber pillars supporting. Two chimney stacks. Rear outbuildings. Grey brick walls flanking entrance, with stone ball finials and coats of arms engraved.

### **Architectural and Historical Interest**

North Lodge was originally the gatehouse for the northern boundary of the Pyrgo Estate. Pyrgo House was originally medieval, however this was pulled down in 1852 and a new one was built on the same site. It is around this time that South Lodge was probably built.

The main house was demolished in the late 1930s, leaving just the late 19th century stable-block, north and south lodges and the gardens. North Lodge is therefore an important survivor from a time when a significant landed estate managed this area of Havering.



## **The Vicarage, North Road, Havering-atte-Bower**

**Conservation Area:** Havering-atte-Bower.

**Original Use:** Vicarage.

**Current Use:** Vicarage.

**Construction Date/Period:** 1786.

### **Full Description**

Possibly late C17, with extensive C18 and C19 alterations and additions. 4 bays wide, (3 + 1 wider at S. end), 2 storeys high, red brick and stock brick. Raised brick band course over 3 first floor windows at N end. Plain parapet across whole front. Projecting bay window on ground floor in 3<sup>rd</sup> bay from N. The house is a double pile, the shallow pitched front roof hidden behind the parapet. The rear pile has a tiled gabled roof. All sash windows of varying sizes. Stacks at N and S end of rear range.

### **Architectural and Historical Interest**

The former vicarage, a simple Victorian brick house, acts as a visual stop to the north east corner of the green, and its garden continues the line of the verge outside the Hospice. This building forms one of the focus elements of what is still essentially a medieval Essex village.



## **88 and 90 North Street, Romford**

**Conservation Area:** No.

**Original Use:** Unknown.

**Current Use:** Commercial and Residential.

**Construction Date/Period:** Unknown.

### **Full Description**

88 North Street is a 2 ½ storey rendered building with tile mansard roof and dormers creating an attic storey. The ground floor of the building has been much altered by a poor quality shop frontage.

90 North Street is constructed of painted brick and has had a modern roof and window replacement. The ground floor of the building has been much altered by a poor quality shop frontage.

### **Architectural and Historical Interest**

The provenance and history of these buildings is unknown.



## **The Chequers Public House, North Street, Hornchurch**

**Conservation Area:** No.

**Original Use:** Public House

**Current Use:** Public House.

**Construction Date/Period:** Late 19<sup>th</sup> Century.

### **Full Description**

White rendered building with pitched slate roof and black paint detailing around windows and doors. Fascia board running around waist of building at ground floor. Balcony at first floor level of north elevation with black iron railings. Hanging signs on either side, with one sign still intact.

### **Architectural and Historical Interest**

This is a striking building within Hornchurch, and a significant landmark on the approach to the main village. It is a substantial entity on the edge of a busy intersection in Hornchurch, and is an important social space for the surrounding community.



## **Lloyds Bank, North Street, Romford**

**Conservation Area:** Romford.

**Original Use:** Bank.

**Current Use:** Bank.

**Construction Date/Period:** Late 1930s.

### **Full Description**

Rebuilt in the late 1930s in Classical style with red brick and Bath stone and lotus leaf columns.

### **Architectural and Historical Interest**

Lloyds bank is part of the principal group of buildings for which the Romford Conservation Area was designated to protect. It is part of a key view from South Street to North Street through the crossroads, and makes a positive contribution to the street scene in the town centre. It is a high quality historic building, forming one corner of the historic crossroads at the bottom of Market Place and complements the classical design of the other two locally listed buildings.



## **School House and Halls, North Street, Hornchurch**

**Conservation Area:** No.

**Original Use:** School.

**Current Use:** Christian centre and community Halls.

**Construction Date/Period:** c. 1855.

### **Full Description**

Stock brick building with red brick detailing around windows and doors.

### **Architectural and Historical Interest**

Built originally as a school for girls and infants. The school was replaced by Langtons School on Westlands Avenue, and converted for use as a Christian centre and community halls. The schools used to have a bell tower, however this has been lost.



## **1 & 2 United Cottages, Ockendon Road, Corbets Tey**

**Conservation Area:** Corbets Tey.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** 19<sup>th</sup> Century.

### **Full Description**

Square plan with slate hipped roof and white roughcast rendered walls. Mixture of casement and sash and case windows. Later addition of porch with entrance door on east elevation. Second entrance in front elevation facing road, with filled-in door light above. Single large chimney stack.

### **Architectural and Historical Interest**

United Cottages acts as a break between the older, domestic character around the road junction in Corbets Tey and the 1930s shopping parade to the east in the village. Though simple, it is of good architectural quality, and protects the setting of the Grade II listed Old Cottage next door.



## **1 and 2 Bridge Cottages Ockendon Road, North Ockendon**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** Late 19<sup>th</sup> Century.

### **Full Description**

A main wing with two gables fronting the road, with entrances between covered by tiled mono-pitch porch. Casement windows. Two brick chimney stacks on ridge line. Plain and pitched clay tile roof.

### **Architectural and Historical Interest**

The symmetrical design of this pair of cottages lends the building high aesthetic value. They are a simple and attractive rural pair, built of vernacular materials, and the ridged roof tiles are a striking and unusual feature. This is an historic building remaining in the small nucleus hamlet along the main road through North Ockendon.



## **5 and 6 Bridge Cottages, Ockendon Road, North Ockendon.**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** Mid-19<sup>th</sup> Century.

### **Full Description**

Mid C19 cottages, 2 storey yellow brick, wooden tile roof.

### **Architectural and Historical Interest**

These are good quality vernacular-style cottages, with both historic character and aesthetic value, which make a positive contribution to the street scene of this small hamlet on Ockendon Road.



## **Banks House, Ockendon Road, North Ockendon**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** Mid-19<sup>th</sup> Century.

### **Full Description**

Timber framed, mid-19<sup>th</sup> Century house. Central body running north-south perpendicular to road, with several smaller wings projecting parallel east-west. Roofs are pitched with plain tiles. Three external treatments: white weather boarding, painted render with timber detailing, and brick in herring bone bond with timber detailing. Original main entrance in front elevation on roadside, but current entrance through west elevation in projecting gable. Casement windows, probably modern replacements. Single brick chimney stack.

### **Architectural and Historical Interest**

Banks House contains a mixture of examples of vernacular architecture traditional to Essex, and as such has good aesthetic value and architectural character. The different treatments could indicate several stages of development, adding further to the historic character of the building. Overall, it is a substantial, visually appealing house with good historic character, in the setting of a rural, scattered settlement.



## **Estate House, Ockendon Road, North Ockendon**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** c. 1800.

### **Full Description**

T plan house, 2 storeys, yellow stock brick and double Roman tile roof. Arched window lintels, and red brick string course on front elevation. Main entrance on left side of front elevation, with small porch covering.

### **Architectural and Historical Interest**

Estate House is a simple and attractive rural house built of vernacular materials. It is an historic building remaining in the small nucleus hamlet along the main road through North Ockendon.



## **Manor Farm, Ockendon Road, Upminster**

**Conservation Area:** No.

**Original Use:** Agricultural and residential.

**Current Use:** Agricultural and residential.

**Construction Date/Period:** 1900.

### **Full Description**

A complex building form of two crossed wings orientated north-south and east-west. There are two projecting gables on the south elevation of the EW wing, one on the west elevation of the NS wing, and one on the east elevation of the same. Red brick with plain tile roof and four brick chimney stacks. Sash and case windows with arched lintels. Main entrance through eastern elevation under small tiled porch.

Farm buildings are now mostly modern replacements, however there may be historic fabric remaining in the barns along the roadside.

### **Architectural and Historical Interest**

Manor Farm has a typical late-Victorian farmhouse, built to a simple design with high quality materials. Although not elaborate in its detail, the building is substantial with a complex plan and roof profile and is visually attractive, having both aesthetic and historic character.

There has been a farm on this site since at least the 18<sup>th</sup> Century, when it was called Groves. There is also a Groves Manor still existing nearby in South Ockendon, and Groves Farm Cottages in Clay Tye Road. Further investigation is needed to establish clearly if there is an historical relationship between these buildings.

Most of the ancillary buildings at Manor Farm are modern, however there are some brick and pan tile structures along the boundary with the road which may have some historic merit, being associated with the farm during its 19<sup>th</sup> Century development.

The farm's name gives some indication that it might in the past have been associated with a gentrified manor in the area, such as Stubbers nearby, however further research is needed to establish any relationship.

Overall, Manor Farm speaks of the history of this area and one dominated by agricultural industry and populated by scattered farms and rural farmland.



## **Oldchurch Hospital Infirmary, Oldchurch Road, Romford**

**Conservation Area:** No.

**Original Use:** Hospital.

**Current Use:** Vacant and under application for demolition.

**Construction Date/Period:** 1929.

### **Full Description**

3 storey, U-shaped red brick building with reconstituted stone dressings in a mild neo-baroque style.

### **Architectural and Historical Interest**

The architectural design of Block 8 is handsome and interesting, and as a whole the building is a recognisable landmark in Romford. It has also played a significant part in the social history of the Borough, and as one of the only significant building left from Oldchurch Hospital it creates a sense of place and represents the past use of the site, which is now being turned over to residential development. Block 8 makes a positive contribution to the local heritage and character of Romford, much of which has been eroded in previous years through demolition and replacement with modern buildings.



## **Victorian buildings. Oldchurch Hospital , Oldchurch Road, Romford**

**Conservation Area:** No.

**Original Use:** Hospital Treasury and gatehouse.

**Current Use:** Residential and Commercial.

**Construction Date/Period:** Unknown. Possibly late 19<sup>th</sup> Century.

### **Full Description**

**Entrance Lodge:** Single storey stock brick lodge with hipped slate tile roof. Two brick chimney stacks with red tile cappings. Sash and case windows.

**Treasury:** Six-bay two-storey stock brick building with central double-height back on front elevation. Slate tile hipped roof, with two brick chimney stacks.

### **Architectural and Historical Interest**

These buildings have played a significant part in the social history of the Borough, and as some of the only significant buildings left from Oldchurch Hospital they creates a sense of place and represent the past use of the site, which is now being turned over to residential development.





## **The Orange Tree Public House, Orange Tree Hill, Havering-atte-Bower**

**Conservation Area:** Havering-atte-Bower.

**Original Use:** Public House.

**Current Use:** Public House.

**Construction Date/Period:** 20<sup>th</sup> Century.

### **Full Description**

A rectangular building built in three stages. The original portion of the building is at the northern end, with later extensions to the south and rear. Plain tile hipped roof with three chimney stacks, and a deep cornice. External walls are rendered and painting, and scored with simple pargetting motif.

The original portion of the building is in three bays, with two bay windows flanking a central entrance approached by a small flight of steps. On the upper floor of the front elevation, three windows with four-point arches. The southern extension echoes the window arches in its two upper windows, however below the lintels are flat. The windows are six-over-six sash and case in the main. There is a second entrance in this extension, with a triangular pediment above the door. The rear single storey extension echoes the tiled hipped roof and sash and case windows.

### **Architectural and Historical Interest**

The Orange Tree Public House certainly existed by 1792, and had been called The Olive Tree until about 1785. It is this building which gave its name to the road on which it lies, Orange Tree Hill. Although there has been a public house here for over two centuries, the current establishment uses relatively recent buildings, thought to date from around the 1930s.

This is a striking building within Havering-atte-Bower, and a significant feature on the approach to the main village.



## **White Lodge, Orange Tree Hill, Havering-atte-Bower**

**Conservation Area:** Havering-atte-Bower Conservation Area.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** c. 1870.

### **Full Description**

Circa 1870 Italianate lodge to former Havering Park, with gate piers. Stucco single storey stucco with much altered windows.

### **Architectural and Historical Interest**

A significant remnant from Havering Park, this building was one of the estate cottages.



**Ice House at rear of Scout Hut, Park Drive, Romford**

**Conservation Area:** No.

**Original Use:** Ice House.

**Current Use:** Unknown/None.

**Construction Date/Period:** Unknown.

Awaiting Image

### **40 Parkway, Gidea Park.**

**Conservation Area:** Gidea Park.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** 1911.

#### **Full Description:**

Brick construction with white render, plain tile roof and brick chimney stacks.



#### **Architectural and Historical Interest:**

40 Parkway was built in 1911 as part of a competition and exhibition of houses in the Gidea Park Garden Suburb.

In 1897 Herbert Raphael M.P. bought the Gidea Hall estate. In 1910 he joined with two other M.P.'s, Charles McCurdy and Tudor Walters, to form Gidea Park Ltd. In 1911 Gidea Park Ltd. opened an exhibition of houses and cottages as the nucleus of the 'Romford Garden Suburb'. By 1912 159 houses and cottages had been built for the exhibition, individually designed by more than 100 architects, mostly in a vernacular style. (Gidea Park Conservation Area Original Designation Report, Gidea Park and District Civic Society, 1986.)

Nearly all the houses on Parkway date from the 1911 exhibition, and number 40 is noted in the Gidea Park Conservation Area Original Designation Report as being of particular merit. It makes an important contribution to the interest and charm of the street, and to the character of Gidea Park Conservation Area as a whole.



**Widdrington Farm, Paternoster Row, Noak Hill**

Building of local heritage interest has been demolished. Designation no longer applies.

**Conservation Area:** No.

**Original Use:** Agricultural.

**Current Use:** New build residential.

**Construction Date/Period:** 17<sup>th</sup> Century onwards.

**Full Description**

Late C19 farmhouse, 2 storeys, 4 windows wide. Yellow brick. Paired windows in upper floor with canted bay windows below. Hipped slate roof. Now demolished.

Image Unavailable

## **Marshalls Park Lower School, Pettits Lane, Romford**

**Conservation Area:** No.

**Original Use:** School

**Current Use:** School.

**Construction Date/Period:** 1936.

### **Full Description**

Brick construction with plain tile hipped roof, central brick chimney. Two storeys high, in nine bays. Main entrance through central bay, which has full-height glazing and stone string course on second storey. Six brick pilasters flanking the entrance, with stone capitals. A further three pilasters in each side of the front elevation. Three courses of vertically bedded bricks above second floor windows. Two further wings extending back from main building.

Square plan house with hipped roof and symmetrical frontage to front of school site, possibly an old school master's house. A later addition to the school was built on the north of the site in 1999, which is not considered historically valuable.

### **Architectural and Historical Interest**

Marshalls Park School was opened in 1936, and was known as Pettits Senior Council. In 1973, it merged with the Romford County Technical School on and became Marshalls Park Comprehensive. The school was spread over two sites on Pettits Lane and Havering Drive for a time; however in 1999 it was consolidated to the site on Pettits, lane, requiring a multi-million pound redevelopment project.

The main building fronting Pettits Lane was built in 1936. The stone-topped pediment and string course on the central bay give the building a strong horizontal emphasis, adding to the sheer length of the building. The horizontal lying panes in the windows also contribute to this. The brick detailing along the length of the building above the second floor windows is a particularly strong feature and makes a significant contribution to the building's character. Also, the brick and stone pilasters at each end of the frontage and flanking the main entrance are key to the building design.

Overall, the school and school house make a strong contribution to the street scene along Pettits Lane.



## **Victoria Centre, Pettits Lane, Romford**

**Conservation Area:** No.

**Original Use:** Voluntary Cottage Hospital.

**Current Use:** Medical Centre.

**Construction Date/Period:** 1888 and 1930s.

### **Full Description**

Consists of two elements: the original Victorian building and the later 1930s addition to the north of the site.

The Victorian element is a two-storey symmetrical brick building with a plain tiled pitched roof. A main block, with two wings at either side with gables fronting the road. Three dormers in roof of front elevation, with timber detailing on all gables. Main entrance in centre of front elevation under porch.

The modern addition is a 1930s block in red brick and stone, with a flat roof. Narrow front elevation fronting the road, with main entrance covered by canopy and a linear stone feature above.

### **Architectural and Historical Interest**

The Victoria Centre was opened in 1888 as a cottage hospital. The bulk, size and massing of the building, as well as the strong architectural style means that the building has strong presence within the street scene; the road is largely residential with interwar suburban housing, and is flanked by the one and half storey Victorian 'Cottage Hospital' meaning that it contrasts its setting in both scale, style.

The building is considered to be of local heritage interest for both its architectural and townscape value. Architecturally, the site is a fusion of both modernist art deco detailing and styling, and small scale Victorian style. In the younger building, the horizontal bands of red brick and stone in the rear building are a strong modernist style, with the strong vertical emphasis created by the elegant narrow, yet tall front elevation. Detailing on the building is in keeping with the Art Deco style; the cantilevered canopy and entrance is typical of art deco buildings, as is the twisted stone structure at 2nd storey level, which is likely to have originally held a flag pole.

Despite the fusion of these styles, the building is considered to be well considered example of the favoured architectural styles of the 1930s. The original Victorian element is easily distinguishable, enabling the observer to read the different stages in the development of the site.



## **Reed Pond House, 23 Reed Pond Walk, Gidea Park**

**Conservation Area:** Gidea Park.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** 1911.



### **Full Description:**

1910/11 by Clough Williams Ellis. One of the entries for the small house class in the original Gidea Park competition. Symmetrical 2 storey house (one storey in roof) using early C18 detail. 4 windows wide, yellow brick with red brick panels the central door and ground floor windows are set, recessed blank above. Oeil de boef between outer ground floor windows. Wooden box cornice. Sash windows on ground floor and in bold dormers above. Pantiled hipped roof with 2 stacks in rear roof slope.

### **Architectural and Historical Interest:**

Reed Pond House was built in 1911 as part of a competition and exhibition of houses in the Gidea Park Garden Suburb. Reed Pond Walk is one of the roads which is most architecturally distinguished in the Conservation Area.

In 1897 Herbert Raphael M.P. bought the Gidea Hall estate. In 1910 he joined with two other M.P.'s, Charles McCurdy and Tudor Walters, to form Gidea Park Ltd. In 1911 Gidea Park Ltd. opened an exhibition of houses and cottages as the nucleus of the 'Romford Garden Suburb'. By 1912 159 houses and cottages had been built for the exhibition, individually designed by more than 100 architects, mostly in a vernacular style. (Gidea Park Conservation Area Original Designation Report, Gidea Park and District Civic Society, 1986.)

Nearly all the houses on Reed Pond walk date from the 1911 exhibition, and Reed Pond House receives specific mention in the Gidea Park Conservation Area Original Designation Report as being of particularly high quality. Designed by Clough Williams Ellis, the house originally had chimneys which have since been demolished. However, it remains a fine example of individual design, and makes a significant contribution to the unique history and character of Gidea Park Conservation Area.



## **29 Reed Pond Walk, Gidea Park**

**Conservation Area:** Gidea Park.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** 1911.

### **Full Description:**

1910/1911 by Edwin Gunn. One of entries for small house class in original Gidea Park competition square plan, 2 storeys with dormers. White colour washed brick. Brick doorcase in Georgian style. Casement windows, bold off centre stack, with moulded brick detailing on cornice.

### **Architectural and Historical Interest:**

29 Reed Pond Walk was built in 1911 as part of a competition and exhibition of houses in the Gidea Park Garden Suburb. Reed Pond Walk is one of the roads which is most architecturally distinguished in the Conservation Area.

In 1897 Herbert Raphael M.P. bought the Gidea Hall estate. In 1910 he joined with two other M.P.'s, Charles McCurdy and Tudor Walters, to form Gidea Park Ltd. In 1911 Gidea Park Ltd. Opened an exhibition of houses and cottages as the nucleus of the 'Romford Garden Suburb. By 1912 159 houses and cottages had been built for the exhibition, individually designed by more than 100 architects, mostly in a vernacular style.

This building exemplifies some of the key characteristics of Gidea Park Conservation Area, and is a fine example of individual design during the 1911 Exhibition.



### **33 Reed Pond Walk, Gidea Park**

**Conservation Area:** Gidea Park.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** 1911.

#### **Full Description:**

1910/1911 by Barry Parker and Raymond Unwin. One of entries for small house class in the original Gidea Park competition. Symmetrical 2 storey house with 2 projecting 2 storey bays linked by narrow windows, under deep eaves. Rendered with heavy plain surrounds to casement windows. Side entrance, tile roof extending lower over the side walls.

#### **Architectural and Historical Interest**

33 Reed Pond Walk was built in 1911 as part of a competition and exhibition of houses in the Gidea Park Garden Suburb. Reed Pond Walk is one of the roads which is most architecturally distinguished in the Conservation Area.

In 1897 Herbert Raphael M.P. bought the Gidea Hall estate. In 1910 he joined with two other M.P.'s, Charles McCurdy and Tudor Walters, to form Gidea Park Ltd. In 1911 Gidea Park Ltd. Opened an exhibition of houses and cottages as the nucleus of the 'Romford Garden Suburb'. By 1912 159 houses and cottages had been built for the exhibition, individually designed by more than 100 architects, mostly in a vernacular style.

This building exemplifies some of the key characteristics of Gidea Park Conservation Area, and is a fine example of individual design during the 1911 Exhibition.



### **37 Reed Pond Walk, Gidea Park**

**Conservation Area:** Gidea Park.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** 1911.

#### **Full Description:**

1910/1911 by A Randall Wells. One of the entries for the small house class in the original Gidea Park competition. Symmetrically planned house with projecting central gabled bay. 2 storeys, 5 bays wide, rendered and colourwashed. Off-centre door in central bay with simple hood. Casement windows and shutters. Pantiled roof. 2 end and 1 central stack.

#### **Architectural and Historical Interest**

37 Reed Pond Walk was built in 1911 as part of a competition and exhibition of houses in the Gidea Park Garden Suburb. Reed Pond Walk is one of the roads which is most architecturally distinguished in the Conservation Area.

In 1897 Herbert Raphael M.P. bought the Gidea Hall estate. In 1910 he joined with two other M.P.'s, Charles McCurdy and Tudor Walters, to form Gidea Park Ltd. In 1911 Gidea Park Ltd. Opened an exhibition of houses and cottages as the nucleus of the 'Romford Garden Suburb'. By 1912 159 houses and cottages had been built for the exhibition, individually designed by more than 100 architects, mostly in a vernacular style.

This building exemplifies some of the key characteristics of Gidea Park Conservation Area, and is a fine example of individual design during the 1911 Exhibition.





## **Moor Hall, Romford Road, Aveley**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** Early 19<sup>th</sup> Century.

### **Full Description**

Rendered, with hipped slate tile roof and two chimney stacks. Three bays wide, with sash and case windows above and five modern glazed doors below covered by veranda-style porch. Modern single storey extensions to side and rear with rendered walls and hipped slate tile roof.

### **Architectural and Historical Interest**

Moor Hall belonged in 1314 to the Knights Hospitallers. The current farm house is an early 19<sup>th</sup> century building with later additions, surrounded by open agricultural land. Moor Hall would have been associated with the neighbouring Moor Hall Farm and is testament to the agricultural history of the area. It is a large building with a simple design similar to other big farmhouses in the area, and has some historic and aesthetic value.

Awaiting Image

## **The Crown, Roneo Corner, Romford**

**Conservation Area:** No.

**Original Use:** Public House.

**Current Use:** Public House.

**Construction Date/Period:** 1930.

### **Full Description**

Substantial white render building with plain tile pitched roof and two gables on either end of front elevation. Double-height bay windows within gables, single height bay windows between with dormers above. Two central chimneys and one on either end of building.

### **Architectural and Historical Interest**

Deeds for a public house called The Crown on this site go as far back as 1733, however the current building was rebuilt in 1930. It is a substantial building on the edge of a busy intersection in Romford is an important social space for the surrounding community.



## **The Coopers Arms Public House, Rush Green Road, Romford**

**Conservation Area:** No.

**Original Use:** Public House.

**Current Use:** Public House.

**Construction Date/Period:** Unknown – possibly 1930s.

### **Full Description**

Rectangular plan with single-storey extensions to north and east. Brick construction, part rendered and painted with plain tile hipped roof and tile hangings under the upper windows. Two-storey double fronted building, with central alcove and balcony in upper floor of front elevation. Main entrance through front of eastern extension. Simple leaded casement windows.

### **Architectural and Historical Interest**

The Coopers Arms is a substantial and characterful entity on the edge of the busy road, and is an important social space for the surrounding community. Architecturally simple, the alcove and balcony in the front elevation is the main aesthetically valuable feature.



## **Squirrels Heath School, Salisbury Road, Romford**

**Conservation Area:** No.

**Original Use:** School Building.

**Current Use:** School Building.

**Construction Date/Period:** 1911.

### **Full Description**

Rectangular plan building in stock brick with red tile detailing around windows and doors. Triple-pitched roof of plain clay tiles, with gables perpendicular to Salisbury Road and a cupola in centre of middle pitch. Long front elevation with Dutch gables at each end and four blind dormers in centre. Ten bays of six-over-six sash and case windows with six fixed panes above. Main entrance through door on right-hand side in single-storey extension to front of building.

Several later additions to the school around this main block.

There is a stone set in the front elevation with the following inscription:

*ECC*  
*Salisbury Road School*  
*Opened by*  
*ERNEST WINMILL ESQ.*  
*May 11<sup>th</sup> 1911.*  
*WILLIAM ADAMS ESQ.*  
*Chairman of Managers.*  
*THOMAS GARDENER ESQ. JP CC*  
*Chairman of District Committee.*

*A.S.R. LEY – Architect.*  
*Dowsing and Davis – Builders.*

### **Architectural and Historical Interest**

Squirrels Heath Primary is a building of high design and build quality, which dominates much of Salisbury Road and makes an extremely positive contribution to the street scene. It is historic and architectural interest because the building retains much of its original size and form, at least on the front elevation and in the main building, and has a high aesthetic value in the attractive and unified use of materials and design features. What is more, Langtons represents part of the social history of Romford, and the development of educational establishments in the area during the late 19<sup>th</sup> and early 20<sup>th</sup> Centuries.



## **121 Shepherds Hill, Harold Wood**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** c.1860s.

### **Full Description**

White render cottage in three bays. Main entrance in centre of front elevation under timber porch. 5 windows on front elevation, six-over-six sash and case. Dentilled cornice to plain tiled hipped roof. Terracotta ridge tiles and the remnants of finials. Brick chimney stack.

### **Architectural and Historical Interest**

This is a very good quality Victorian domestic home which is set within a generous garden. It has high aesthetic value in a street scene dominated by post-war suburban development. This large house is also an important survival from a time when this area was largely rural, populated by dispersed family complexes and rural businesses.

The materials and detail in the building are simple and vernacular, and this is an excellent example of a traditional Victorian home.



## **Ivy Lodge Farm, Shepherds Hill, Harold Wood**

**Conservation Area:** No.

**Original Use:** Farmhouse.

**Current Use:** Residential.

**Construction Date/Period:** c. 1870s.

### **Full Description**

C18. 2 storeys, red brick, 3 windows wide. Central door with recessed panelled soffits, hood supported on shaped brackets. Band course. All windows modern. Brickwork modern above band course, modern tile roof, modern stacks.

### **Architectural and Historical Interest**

The house is large and well built, using good design and materials. It has a large block plan with simple brick detailing and remains an important historic building in an area which is largely dominated by inter-war housing development.



## **162, 164 and 166 Slewins Lane, Hornchurch**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** Late 18<sup>th</sup> Century.

### **Full Description**

Late C18. 2 storeys and mansard tiled attic. No. 162 and 164 weatherboarded. No. 166 white render. Sash and case windows differing in the numbers of panes. No. 166 modern replacements. 3 slope-top dormers. Rear outshot. Modern front porch to No. 162.

### **Architectural and Historical Interest**

An attractive row of historic cottages using traditional materials in an area of Hornchurch which has been largely built up with modern development and housing.



## **Hare Park School, South Drive, Romford**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** School.

**Construction Date/Period:** 1904.

### **Full Description**

Large villa with irregular cruciform plan. Brick rendered and colour-washed. Sashed of C18 pattern with cambered heads to ground floor and straight heads above. Modern tile roof with wide eaves.

### **Architectural and Historical Interest**

Hare Park Cottage was built as a dower house to Hare Hall in 1904 (shown by the two dated rainwater heads) by W H Seth-Smith. Much of the original details survive, including the floor plan, doors, cornice moulds, main and servants stairways, window frames and glass, rainwater goods, and a stained glass roof light in the main stairwell.

This building has excellent design and build quality, and it is significant for the survival of both its internal and external treatments and details despite many decades in use as a school, and modern additions and extensions for this purpose. It is also valuable in terms of its relationship with Hare Hall, now the Royal Liberty School, in which grounds Hare Park Cottage was built for a couple within the family.





**191-195 South End Road, Hornchurch**

Building of local heritage interest has been demolished. Designation no longer applies.

**Conservation Area:** No.

**Current Use:** Residential. Locally Listed buildings have been demolished.

Image Unavailable

## **The Good Intent Public House, South End Road, Hornchurch**

**Conservation Area:** No.

**Original Use:** Public House.

**Current Use:** Public House.

**Construction Date/Period:** Early 1930s.

### **Full Description**

A long wing fronting the road, cream render with a plain tile pitched roof. Row of triple and double casement windows on the ground floor. Five sets of windows on the upper floor, one pair breaking the roofline. Three plain rendered chimney stacks.

### **Architectural and Historical Interest**

This is a significant landmark within the suburbs of Hornchurch village, and is a substantial and characterful entity on the edge of the busy road. The pub is an important social space for the surrounding community, which was popular with aircrews during the Second World War.



## **95 South Street, Romford**

**Conservation Area:** No.

**Original Use:** Commercial.

**Current Use:** Commercial.

**Construction Date/Period:** c. 1920s-30s.

### **Full Description**

2 storey site with a narrow frontage and a flat roof and parapet. White rendered. Commercial shop frontage on the lower floor. No openings on the upper floor, but there are remains of a window, now filled in.

### **Architectural and Historical Interest**

This building has seen much unsympathetic external alteration, so its heritage value is harder to discern. It is likely to have been built in the 1920s or 30s, evidenced by the flat roof, white render, and the formation of the window still discernible in the upper floor. As such, the building has group value in its relationship with other buildings on South Street of that era.

There may also be internal fixtures and fittings which speak of the building's provenance. An aerial view of the building also shows it to have been extended from a partially demolished earlier house to the rear, built of brick with a grey tiled roof.



## **97-101 (odd) South Street, Romford**

**Conservation Area:** No.

**Original Use:** Commercial and possibly residential.

**Current Use:** Commercial.

**Construction Date/Period:** 1920s-30s.

### **Full Description**

97 South Street – now Betfreds.

Two-storey, three-bay brick building with brick detail quoins and window lintels. Flat roof and brick parapet, with stone capping and pediment. Unsympathetic modern shop frontage on ground floor, but three surviving sash and case windows above. Central window has prominent surround and pediment above.

99-101 South Street – now The Moon and Stars public house.

Three-storey, seven-bay brick building with stone detailing. Hipped roof hidden by brick and stone parapet. Modern venue frontage on ground floor, with casement windows above. Centre second and third floor windows have blind balcony between, and a blind arch above filled with brick laid in herringbone bond.

### **Architectural and Historical Interest**

97-101 South Street are buildings demonstrative of a wave of Art Deco-style construction on South Street during the 1920s-30s, which, for example, included the neighbouring buildings at no.95 and the Quadrant Arcade. The ground floors would originally have been used for commercial purposes, however the upper floors may have been used either for the same or as residential space.

The buildings have been altered extensively on their ground floors to accommodate modern shop frontages, however much architectural detailing, indicative of the era, remains on the upper floors giving the buildings good aesthetic value.



## **103-111 (odd) South Street Romford**

**Conservation Area:** No.

**Original Use:** Commercial and possibly residential.

**Current Use:** Commercial.

**Construction Date/Period:** c. 1920s-30s.

### **Full Description**

3-storey, 8-bay building with a white-yellow render. Flat roof with a stone clad parapet with a zig-zag design. Upper two storeys project over the ground floor frontage, supported by seven Tuscan pillars.

### **Architectural and Historical Interest**

103-111 South Street are buildings demonstrative of a wave of Art Deco-style construction on South Street during the 1920s-30s, which, for example, included the neighbouring buildings at no.95 and the Quadrant Arcade. The ground floors would originally have been used for commercial purposes, however the upper floors may have been used either for the same or as residential space.

The ground floor pillars may be original, creating a covered walkway commonly found in inter-war shopping venues. The building has been altered extensively on their ground floors to accommodate modern shop frontages, however much architectural detailing, indicative of the era, remains on the upper floors giving the buildings good aesthetic value.



## **110 South Street, Romford**

**Conservation Area:** No.

**Original Use:** Commercial.

**Current Use:** Commercial.

**Construction Date/Period:** c. 1930s.

### **Full Description**

Narrow building frontage, flat roofed and completely rendered, with low quality modern shop frontage below, and three small windows above.

### **Architectural and Historical Interest**

The original frontage to this building consisted of tiling in a linear formation, much like that seen on the neighbouring cinema. However, this was removed and replaced with off-white render in 2205, at which point the windows frames were also replaced with uPVC.

Despite the loss of much of the building's external architectural detail, it still retains a sense of its provenance in the 1930s. It is also valuable in terms of its relationship with other buildings on South Street, demonstrative of a wave of Art Deco-style construction on South Street during the 1920s-30s, which, for example, included the neighbouring buildings at no.95, the Quadrant Arcade and the World's Inn.



## **113-117 South Street, Romford**

**Conservation Area:** No.

**Original Use:** Commercial and possibly residential.

**Current Use:** Commercial.

**Construction Date/Period:** 1920s-30s.

### **Full Description**

Three-storey brick building with linear features between windows picked out in white render. Panels between second and third floor are laid in a vertical stretcher bond. Four-pane crittal windows remain in upper floors, whilst ground floor is taken up by a modern pub frontage. Flat roof with brick and stone pediment.

### **Architectural and Historical Interest**

113-117 South Street is demonstrative of a wave of Art Deco-style construction on South Street during the 1920s-30s, which, for example, included the neighbouring buildings at no.95, the Quadrant Arcade and the Odeon Cinema. The ground floor would originally have been used for commercial purposes; however the upper floors may have been used either for the same or as residential space.

It has clear architectural and historic interest in its Art Deco style and detailing, and group value when seen amongst several other 1920s-1930s buildings on South Street.



## **131 South Street, Romford**

**Conservation Area:** No.

**Original Use:** Commercial.

**Current Use:** Commercial.

**Construction Date/Period:** 1937.



### **Full Description**

Two-storey building with generous roof space. Brick construction with brick quoin detailing. White rendered detailing around main entrance in apex of building, with arched pediment and dentillation. Plain tile hipped roof. Sash and case windows, three with balconettes.

### **Architectural and Historical Interest**

131 South Street was built as a gas company showroom, but has most recently been converted for use as a series of social venues and night clubs.

It is demonstrative of a wave of Art Deco-style construction on South Street during the 1920s-30s, which, for example, included the neighbouring buildings at no.95, the Quadrant Arcade and the Odeon Cinema. The building uses high quality materials and design indicative of its era, and has a substantial presence in the street scene as you exit the station onto South Street. In terms of group value, 131 South Street is also similar in design to the locally listed 1930s buildings at the northern end of South Street, namely the Co-op, the Prudential Building and Lloyds Bank.



## **230-268 South Street, Romford**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** 19<sup>th</sup> Century.

### **Full Description**

A complete row of Victorian semi-detached dwellinghouses in the 'Villa' style common to this era and area. All have substantial rear extensions but the frontages remain intact.

230 – No name; 232 - The Boundaries; 234 and 236 – Basset and Heathfield; 238 and 240 – Cowley and Hazeldene; 242 and 244 – Strathmore and Cwelo; 246 and 248 – Hollies and Rydal; 250 and 252 – Springhurst and Normanhurst; 254 and 256 – Belmont and Ashley; 258 and 260 – Cremona and Marisbank; 262 and 264 – Lingwood and Glemille; 266 and 268 – Langley and Rookwood.

### **Architectural and Historical Interest**

This row of dwelling houses has excellent design and build quality, with high aesthetic, historic and architectural value. Built during the expansion of Romford in the late 1800s, possibly around the 1870s, this building represents the quality and effort put into Victorian architecture and building, even for simple domestic homes. The pairing of the houses is particularly appealing, each with an individual name to distinguish it from its neighbours.

The row sits in a prominent position on South Street, and improves the quality of the street scene which is dominated largely by post war housing development.



230 South Street



232 South Street



234 and 236 South Street



238 and 240 South Street



246 and 248 South Street



242 and 244 South Street



250 and 252 South Street



254 and 256 South Street



258 and 260 South Street



262 and 264 South Street



266 and 268 South Street

## **The Old Oak Public House, South Street, Romford**

**Conservation Area:** No.

**Original Use:** Public House.

**Current Use:** Public House.

**Construction Date/Period:** 1873.

### **Full Description**

Built of stock brick with red brick detailing. Pitched slate roof with brick stacks and two dormers. Sash and case windows on upper floor, and fixed glazing on ground floor. Main entrance at apex of north and west frontages.

### **Architectural and Historical Interest**

The Old Oak was built during a period of rapid building expansion in Romford in the latter half of the 19<sup>th</sup> Century. South Street, Brentwood Road and the surrounding area was laid out for construction in the late half of the 19<sup>th</sup> Century, and the pub is therefore important in evidencing this stage in the town's development. It is also significant for its long association as a social meeting point in the area. The building itself is a simple design typical of pub architecture.



## **The Co-op Bank, South Street, Romford**

**Conservation Area:** Romford.

**Original Use:** National Provincial Bank.

**Current Use:** Co-operative Bank.

**Construction Date/Period:** 1932.

### **Full Description**

Three-storey building in red brick and portland stone, with anthemion leaf detail over corner entrances. Crittal casement windows survive, with three Juliet balconies at second floor level.

### **Architectural and Historical Interest**

The Co-op bank is part of the principal group of buildings for which the Romford Conservation Area was designated to protect. It is part of a key view from South Street to North Street through the crossroads, and makes a positive contribution to the street scene in the town centre. It is a high quality historic building, forming one corner of the historic crossroads at the bottom of Market Place, and complements the classical design of the other two locally listed buildings.



## **The Moreland Arms (The Goose), South Street, Romford**

**Conservation Area:** No.

**Original Use:** Public House.

**Current Use:** Public House.

**Construction Date/Period:** 1931.

### **Full Description**

Off-white render with black paint detailing. Central gable flanked by flat-topped bays with a hipped roof and ridge tiles and chimneys on either side. Leaded casement windows on upper storey of front elevation, four single and two three-bay. Main entrance is in centre of front elevation, two pairs of doors.

### **Architectural and Historical Interest**

The Moreland Arms has previously been named The Rising Sun, and is now called The Goose. As well as its 1930s Art Deco design, this building is notable for its social associations and value as it was often used as an after-show venue for artists performing at the nearby Havana/Odeon Cinema (also locally listed).



## **Odeon Cinema (112-116), South Street, Romford**

**Conservation Area:** No.

**Original Use:** Cinema.

**Current Use:** Commercial.

**Construction Date/Period:** 1935.

### **Full Description**

Four-storey square-plan construction with cream tile cladding. Ground floor converted to shop frontage. Five bays of three windows, divided by strong vertical linear projecting features.

### **Architectural and Historical Interest**

112-116 South Street was not the Odeon Cinema, which actually sits behind the locally listed building. This building was originally a Times Furnishings store, with the entrance to the cinema at the right hand side of the building, opening onto the street. This is probably where the misnomer arose; where the signage for the cinema was in close proximity to the frontage of 112-116. The two-storey curved portion on the north elevation of the building was a public house called The Star.

The store was built in the 1930s, and its original use as a furniture store is indicative of the emerging social trend of owner-occupied housing, where large numbers of people were beginning to own and furnish their own houses.

The building is of a striking Art-Deco style, with characteristic strong linear features and proportions, and a tile façade. It is demonstrative of a wave of Art Deco-style construction on South Street during the 1920s-30s, which, for example, included the nearby buildings at no.95 and the Quadrant Arcade. The building uses high quality materials and design indicative of its era, and has a substantial presence in the street scene as you exit the station onto South Street.

The Times Furnishings Company boomed in the 1930s, and there were several stores across London. Because of this, 112-116 South Street has group value with other surviving buildings, the nearest of which is in Ilford and shares a distinctive Art Deco style.



**Page Calnan Building, South Street, Romford**

**Conservation Area:** No.

**Original Use:** Timber Merchants.

**Current Use:** Restaurant.

**Construction Date/Period:** c. 1933.

**Full Description**

Brick construction with stone cladding to front elevation. Diocletian window to rear.

**Architectural and Historical Interest**

The Page Calnan building was constructed in the early 1930s, and was used as a timber merchants. The building has many of the architectural features of the 1930s.





## **Quadrant Arcade, South Street, Romford**

**Conservation Area:** Romford.

**Original Use:** Shopping Arcade.

**Current Use:** Shopping Arcade:

**Construction Date/Period:** 1934-35.

### **Full Description**

An 'L' shape building with frontages onto Market Square and South Street.

Market Square frontage: three-storey brick construction, with a partial brick parapet to the left side. Linear feature above main entrance, which is covered by a semi-circular canopy. Crittal windows with multiple lying panes typical of the Art Deco style.

South Street frontage: three-storey brick and stone. Strong horizontal emphasis in stone work on front elevation, and strong vertical emphasis in six brick pilasters and the central stone element with 'Quadrant Arcade' engraved. Semi-circular pediment at roof level over main entrance, and semi-circular canopy over main entrance on ground level.

### **Architectural and Historical Interest**

The Quadrant Arcade was designed and built by W. Goodchild between 1934 and 1935. It is an L-shaped arcade with frontages on the Market Place and South Street.

Built of brick, it is of a classic Art Deco design with crittal windows and strong linear features. Originally, the building frontage was lit at night using green and gold neon lights. The arcade highlights a period of Romford's history, when it had a reputation as a significant shopping hub in the south East of England.

The old Council Chamber was demolished to make way for this arcade, and the building scheme gained support because of its potential to create jobs both during construction and afterwards in retail. During the Second World War W. Goodchild offered space within the arcade to accommodate the Romford wing of the Air Training Corps.



## **Romford Station, South Street, Romford**

**Conservation Area:** No.

**Original Use:** Station.

**Current Use:** Station.

**Construction Date/Period:** 1830s.

### **Full Description**

Red brick building with brick corner detailing, stone cornice, and stone door and window surrounds. A mixture of circular and six-over-six sash and case windows. Interior largely modern. Four covered platforms with wrought iron railings. Platform canopies have timber valances edging roofline.

### **Architectural and Historical Interest**

Romford Station was opened in June 1939, and was the eastern terminus of the Eastern Counties Railway line from Mile End. In 1893 a second station was opened on the site to serve the London, Tilbury and Southern Railway, and later in 1934 the two stations were combined.





**The Colvern Factory, Spring Gardens, Romford**

Building of local heritage interest has been demolished. Designation no longer applies.

**Conservation Area:** No.

**Current Use:** Demolished.

Image Unavailable

## **Defence Buildings at Hornchurch Country Park**

**Conservation Area:** No.

**Original Use:** RAF Airfield Defence Buildings.

**Current Use:** None.

**Construction Date/Period:** 1939-1945

### **Full Description**

Two bricked-up entrances to an underground bunker, on the north side of the car park at Hornchurch Country Park. A concrete bunker lies off a path to the east.

There are likely to be more installations that have not been located, but it should be assumed that Local Listing applies.

### **Architectural and Historical Interest**

Part of the Royal Air Force Station at Hornchurch. The airfield operated during both world wars, defending London and the south east of England from German bombers during the Battle of Britain. These buildings survive and are testament to this period in the history of Havering. There are likely to be more installations that have not been located, but it should be assumed that Local Listing applies.





## **The New Inn, Squirrels Heath Lane, Hornchurch**

**Conservation Area:** No.

**Original Use:** Public House.

**Current Use:** Public House.

**Construction Date/Period:** Late 19<sup>th</sup> Century.

### **Full Description**

Late C19 public house, stock brick, 3 bays, 2 storeys, ground floor with central entrance under deep curved hood and enlarged casement windows. 1<sup>st</sup> floor with 3 square-headed sashes with segmental relieving arches; renewed parapet, single storey extension to E.

### **Architectural and Historical Interest**

The New Inn is an architecturally distinctive building which makes a positive contribution to the street scene, and is a prominent social landmark for the local area.



## The Prince Albert Public House, St Andrews Road, Romford

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Public House.

**Construction Date/Period:** 1842.

### **Full Description**

Three-bay wing with projecting gable in centre of front elevation. Slate tile hipped roof with central chimney stack. Brick construction, with roughcast render on second floor and smooth white render below. Sash and case windows, with shutters to the upper floor.

### **Architectural and Historical Interest**

The Prince Albert is a good example of an early Victorian building, surviving in an area which has seen a large amount of modern housing development. It is also significant for its long association as a social meeting point in the area. The building itself is a simple design typical of pub architecture.



## **1-8 Franks Cottages, St Mary's Lane, Upminster**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** Late 19<sup>th</sup> Century.

### **Full Description**

Four pairs of cottages, built of stock brick with a mixture of slate and plain tile roofs. Extensive modern extensions and alterations to all the buildings, including replacement windows. Main brick chimney stack shared between each pair.

### **Architectural and Historical Interest**

These houses are likely to be built as accommodation for workers at Franks Farm, to the north-east of the cottages. The farmhouse at the farm is listed, and the workers cottages have group value in their relationship with the rest of the farm complex.

Historic maps show that the cottages were originally built as four pairs, but there have been extensive piecemeal extensions and alterations since. However, the original elements are still discernible by the aged patina on the brickwork, and by the positions of the main brick chimney stacks.

There has been much later alteration to these properties so that their original form is hard to discern. However, historic character is still present in the overall formation of the cottages in pairs, and remaining historic features such as the chimneys. The building materials are traditional vernacular stock bricks, which the newer additions have attempted to emulate.



## **303, 305, 309 St Mary's Lane, Upminster**

**Conservation Area:** No.

**Original Use:** Residential and Commercial.

**Current Use:** Residential and Commercial.

**Construction Date/Period:** Unknown.

### **Full Description**

303: Two-storey weather boarded cottage with projecting gable on front elevation and main entrance to the right under small tiled porch. Plain bargeboards, sash and case windows, pan tiled roof and brick chimney stack.

305: Single-storey flat roofed building in white render. Simple shop front in front elevation, with low quality signage.

309: Two-storey, rendered, with pitched pan tiled roof and two chimneys on rear slope. Chimneys have been coated in concrete render. Sash and case windows. Frontage not largely obscured by commercial fencing.

### **Architectural and Historical Interest**

The provenances of these buildings are unknown, and it is also uncertain whether no. 303 is historic or a modern construction using traditional design. No. 305 may be a recent addition to the site where a previous building of local historic interest stood, or it may be the lower storey of an historic building, the upper levels of which have been demolished.

However, no.303 and 309 have good, simple architectural character and make positive contributions to the street scene, although no. 309 has potential for improvement.



**Monks Farm, St Mary's Lane, Upminster**

**Conservation Area:** No.

**Original Use:** Agricultural.

**Current Use:** Unknown.

**Construction Date/Period:** Unknown.

**Full Description**

Location unknown.

Awaiting Image

## **Barn to W of Great Sunnings, Sunnings Lane, Corbets Tey**

**Conservation Area:** No.

**Original Use:** Agricultural.

**Current Use:** Agricultural.

**Construction Date/Period:** Unknown.

### **Full Description**

Weather boarded barn with main body and projecting gable on eastern elevation. Non-original corrugated iron roof.

### **Architectural and Historical Interest**

A good example of a vernacular agricultural building which speaks of the past dominance of agricultural industry in this area.



## **Spigot Mortar Post, Suttons Lane, Hornchurch**

**Conservation Area:** No.

**Original Use:** Defence weapon.

**Current Use:** None.

**Construction Date/Period:** 1939-1945.

### **Full Description**

Location unknown.

### **Architectural and Historical Interest**

If surviving, this spigot mortar post is valuable for its relationship with the Second World War, one of the most significant events in 20<sup>th</sup> century warfare. The instalment is part of the wider military base in the area, RAF Hornchurch.

The airfield operated during both world wars, defending London and the south east of England from German bombers during the Battle of Britain. The mortar post is testament to this period in the history of Havering.

Awaiting Image

## **St George's Hospital, Suttons Lane, Hornchurch**

**Conservation Area:** No.

**Original Use:** Hospital.

**Current Use:** None.

**Construction Date/Period:** 1936.

### **Full Description**

A large range of red brick buildings with plain tiled hipped roofs and white casement windows.

### **Architectural and Historical Interest**

St George's Hospital was opened in 1938 as a home for the elderly, named Suttons Institution. During the war the building was requisitioned for use by the RAF, to accommodate men stationed at Hornchurch. Following the war it was put back into use as a care home for elderly people.

The hospital has been expanded in every decade since the 1950s, creating the range of buildings on the site today. This place has a long history, and by its very nature many people in the local area will have personal attachments and associations with the hospital. It is an important historical landmark within the Hornchurch area, with great potential for reuse.



**Bridge to Marshalls House, The Avenue, Romford**

**Conservation Area:** No.

**Original Use:** Bridge.

**Current Use:** Unknown.

**Construction Date/Period:** Unknown.

Awaiting Image

## **Cranham Hall Farm, The Chase, Cranham**

**Conservation Area:** Cranham.

**Original Use:** Agricultural.

**Current Use:** Residential.

**Construction Date/Period:** 1830s.

### **Full Description**

A 19th Century model farm, developed as a cohesive group rather than piecemeal over time. The farm comprises of a courtyard enclosed on four sides with entrance to east, buildings facing inwards.

In 2007 the surviving farm buildings were converted to residential accommodation. Standing building recording was conducted by Archaeological Solutions in October 2007 prior to the conversion of the farm buildings to residential accommodation.

It comprised a courtyard which is mostly enclosed and inward looking, with few windows or doors facing outwards to the surrounding countryside. The exception to this is the west range, which although much disturbed, seems to form a partially symmetrical system of three open-fronted bays at either end with throughways to the exterior, flanked by single enclosed cells, possibly with the central part of the range pieces to the exterior and open-fronted.

### **Architectural and Historical Interest**

Cranham Hall Farm was originally part of the Cranham Hall Estate. The farmyard was likely built during the ownership of Sir Thomas G. Apreece who owned the Hall from 1833 to his death in 1842. In 1839 the farm had over 100 acres of land. From 1842 until 1867 the estate passed through several different owners.

It was designed for the efficient transit and processing of livestock and farm produce, and was built to provide a safe store for equipment in barns, open-fronted sheds, stables and granaries ranged in and around the courtyard.



## **1-4 Havering Green Cottages, The Green, North Road, Havering-atte-Bower**

**Conservation Area:** Havering-atte-Bower.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** Early to Mid-19<sup>th</sup> Century.

### **Full Description**

Early 19<sup>th</sup> Century group of cottages. Nos. 2 & 3 make up a front of 5 bays, 2 storeys, brown brick, casement windows to both floors. The entrance doors share the central bay. Wider gabled end bays have fretted barge boards which are continued across the front of the tall wooden rustic veranda over the 3 remaining bays. Nos. 1 & 4 appear to have been added later.

### **Architectural and Historical Interest**

A highly attractive grouping of cottages set at the edge of Havering-atte-Bower's historic green, forming part of its setting and making a positive contribution to the character and appearance of the Conservation Area.



## **5 and 6 The Green, North Road, Havering-atte-Bower**

**Conservation Area:** Havering-atte-Bower.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** Mid-19<sup>th</sup> Century.

### **Full Description**

Mid c19 pair of cottages, of same date and style as the adjacent riding stables. Brown stock brick with red and white brick dressings. Irregular plan and elevation. 2 storeys, casement windows of varying sizes, steeply pitched slate roof. Prominent brick stacks.

### **Architectural and Historical Interest**

A pair of attractive traditional style cottages on the edge of the village green, forming part of its setting.



**1 Grays Cottages, Tomkyns Lane, Upminster**

Building of local heritage interest has been demolished. Designation no longer applies.

**Conservation Area:** No.

**Current Use:** New build residential. Locally Listed Building has been demolished.

Image Unavailable

## **4 and 5 Grays Cottages, Tomkyns Lane, Upminster**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** Mid-19<sup>th</sup> Century.

### **Full Description**

Mid C19 pair of single storey timber weatherboarded framed and rendered cottages comprising two double fronted units. Slate roof, central stack. Similar in type to No. 1.

### **Architectural and Historical Interest**

An unusually small rural house surviving in the area.



**Little Tomkyns, Tomkyns Lane, Upminster**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** Early 20<sup>th</sup> Century.



**Full Description**

Early C20 asymmetrically planned home, 1½ storeys. Gabled tiled roof. Rough cast. Open verandah to ground floor at the obtuse angle formed where the two wings meet.

**Architectural and Historical Interest**

A large, uniquely designed house which sits within a generous plot and fits well with the rest of the secluded and rural properties along Tomkyns Lane.



## **Doctors and Nurses Blocks, Oldchurch Hospital, Union Road, Romford**

**Conservation Area:** No.

**Original Use:** Hospital staff accommodation.

**Current Use:** Residential.

**Construction Date/Period:** Possibly late 19<sup>th</sup> Century.

### **Full Description**

Rectangular stock brick building with hipped slate tile roof and six-over-six sash and case windows.

### **Architectural and Historical Interest**

This is a simple and attractive building in vernacular materials, which was part of the Oldchurch Hospital site. It has played a significant part in the social history of the Borough, and as one of the only significant building left from Oldchurch Hospital it creates a sense of place and represents the past use of the site, which is now being turned over to residential development.





## Upminster Bridge Station, Upminster Road, Upminster

**Conservation Area:** No.

**Original Use:** Station.

**Current Use:** Station.

**Construction Date/Period:** 1932-1934.

### **Full Description**

Polygonal design in red brick with flat roof and brick parapets. Internally there is a high atrium roof and tiled floor.

### **Architectural and Historical Interest**

This station has an interesting Art Deco design, in keeping with the style of the era. The aesthetic of the building, together with its function, make it an important landmark feature on the street and in Upminster.



## **9-27 Upminster Road South, Rainham**

**Conservation Area:** Rainham.

**Original Use:** Residential and Commercial.

**Current Use:** Residential and Commercial.

**Construction Date/Period:** Early 19<sup>th</sup> Century.

### **Full Description**

9 to 27 all have simple plain glazed sashes, dentil cornices, chunky stacks and slate roofs – the consistency of the white render and fenestration at the first floor is very important – and most have more- or-less traditional shop fronts, although the first and the last two have been entirely rebuilt. No. 13 & 15 still has a 19<sup>th</sup> century shop front.

### **Architectural and Historical Interest**

Nos 1-27 the most consistently good group of unlisted buildings in the Rainham conservation area, a continuous run of two storey very early 19<sup>th</sup> century cottages with ground floor shops, many of which retain good fronts and details.



## **448, 450, 452 Upper Brentwood Road**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** 1868.

### **Full Description**

L shaped terrace of 3 double fronted houses, dated on bold keystones 1868. 2 storeys, red brick. Door surrounds with heavy cornices supported on elaborately moulded brackets. Doors have segmental heads with vermiculated keystones. The windows to 450 and 452 have segmental heads, those over the doors being narrower. Hipped slate roofs with 1 central front stack and additional stacks at the rear. The N. side elevation rendered as is the front elevation to No. 448; the windows of No. 448 have also been altered. 2 rear extensions each of 2 bays to the houses fronting the street.

### **Architectural and Historical Interest**

High quality design and materials, with a design typical of Victorian residential architecture. This small row makes an important contribution to the street scene of Upper Brentwood Road, adding to the character and appearance of the area.





## **458 Upper Brentwood Road**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Commercial.

**Construction Date/Period:** Mid-19<sup>th</sup> Century.

### **Full Description**

Early/mid C19, 2 storeys, 3 windows wide. Off centre door under segmental arch with simple hood. Segmental headed casements to ground floor, with mullions and transoms. Small casement windows to upper floor. Brick with rendered side elevations.

### **Architectural and Historical Interest**

High quality design and materials, with a design typical of Victorian residential architecture. This building makes an important contribution to the street scene of Upper Brentwood Road, adding to the character and appearance of the area.



## **South Lodge Works, Upper Brentwood Road, Romford**

**Conservation Area:** No.

**Original Use:** Commercial.

**Current Use:** Residential.

**Construction Date/Period:** 1898.

### **Full Description**

1898 dated on S. stack by W H Seth-Smith. Academy Architecture. Pair of lodges in Arts and Crafts style, now joined by a forebuilding; red brick with some applied framing to upper floor; Tile roofs with blind eyebrow openings, tapering brick stacks with moulded brick cornice.

### **Architectural and Historical Interest**

Previously home to the Romford Press, this pair of buildings have a high aesthetic value, making an elegant, attractive and quality contribution to the street scene on Brentwood Road. There is a good range of historic and architecturally interesting buildings here, and the South Lodge Works can be grouped with 448, 450, 452 and 458 Upper Brentwood Road, opposite.



## **91 Victoria Road, Romford**

**Conservation Area:** No.

**Original Use:** Primitive Methodist Church.

**Current Use:** Mental Health Society.

**Construction Date/Period:** 1950.

### **Full Description**

Constructed of red brick. Main entrance in front elevation, with gauged brick lintel and stone keystone under a stone pediment. Further pediment at top of elevation, stepped forward from main building. Two slit windows flanking doorway, and two stone plinths low down on the wall.

Inscriptions:

*This stone was laid by Mrs Ray of Romford  
September 30<sup>th</sup> 1875  
E.C Allam AICE Architect  
J Barwell Builder*

*To the glory of God and in the name of the Methodist Church this stone was laid to commemorate the rebuilding of the church following war damage 1939-1945. 18<sup>th</sup> November 1950.*

*Architect  
Evans Crowe Thompson & Whitehead.  
Main Contractors  
Warriner (Builders) Ltd.*

### **Architectural and Historical Interest**

This building is an old Primitive Methodist Chapel which was first opened in 1875 with a plaque to commemorate the date. The church was bombed during the Second World War and rebuilt in 1950, which was commemorated by a second plaque. The building closed as a church during the 1960s, and is now used by a local learning disability society.

The Hall at 91 Victoria Road has built up a large amount of social history, and is valued as a place to meet and socialise with others in the community.



**97 Victoria Road, Romford.**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Demolished.

**Construction Date/Period:** 1850s.

Image Unavailable

**165-167 Victoria Road, Romford.**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** 1850s.

**Full Description**

1850s pair of houses. 2 storeys, yellow brick, 2 windows wide, small bold stucco porches and elaborately stuccoed eaves brackets. New tile roofs.

**Architectural and Historical Interest**

These houses are part of the original Victoria Street, laid out c. 1855 as part of a larger development in Romford. The first houses were erected from 1856-58, and this pair are likely to be of that age. They remain from an important time in the growth of Romford during the Victorian era, when industry and population were booming. They are also valuable for the detail which survives, particularly surrounding the entrances, the decorative corbels and the egg and dart moulding underneath the cornice.



**169-171 Victoria Road, Romford.**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** 1850s.

**Full Description**

1850s pair of double fronted terrace houses. 2 storeys yellow brick. Elaborate entrance porches. Decorated eaves brackets. Slate roof.

**Architectural and Historical Interest**

These houses are part of the original Victoria Street, laid out c. 1855 as part of a larger development in Romford. The first houses were erected from 1856-58, and this pair are likely to be of that age. They remain from an important time in the growth of Romford during the Victorian era, when industry and population were booming. They are also valuable for the detail which survives, particularly surrounding the entrances, the decorative corbels and the egg and dart moulding underneath the cornice.





## Old Mill Parade, Victoria Road, Romford.

**Conservation Area:** No.

**Original Use:** Steam Flour Mill.

**Current Use:** Commercial.

**Construction Date/Period:** 1851.



### **Full Description**

Two-storey brick construction. Six bays, each with a shop on ground floor with three windows above. Painted brick parapet on roof, with metal railings.

### **Architectural and Historical Interest**

Old Mill Parade originated as a flour mill, working in conjunction with a windmill which stood in South Street. The building was enlarged later in the 19<sup>th</sup> Century, closed in 1928, and occupied by a parade of shops in 1928. The Old Mill Parade is an important building for highlighting the more rural nature of Romford's past, and the development of different industries in the town.



## **Station Parade, Victoria Road, Romford**

**Conservation Area:** No.

**Original Use:** Commercial.

**Current Use:** Commercial.

**Construction Date/Period:** 1920s – 30s.

### **Full Description**

Three-storey parade, with modern shop frontages on the ground floor. Storey and bays divided by stone string courses and quoins. Two frontages onto South Street and Victoria Road. Stone parapets above third floor, with 'Station Parade' engraved. Casement windows replaced.

### **Architectural and Historical Interest**

An inter-war shopping arcade, common among London suburbs, which contributes towards the representation of Romford's history and reputation as a significant shopping hub in the south east of England.



## The Victoria Public House, Victoria Road, Romford

**Conservation Area:** No.

**Original Use:** Public House.

**Current Use:** Public House.

**Construction Date/Period:** c. 1860s.

### **Full Description**

Fully rendered building with flat parapet concealing pitched roof behind. Main entrance at apex of north and east elevations, which front onto two perpendicular roads. Single pane sash and case windows above, and leaded casements below.

### **Architectural and Historical Interest**

The Victoria was built during a period of rapid building expansion in Romford in the latter half of the 19<sup>th</sup> Century. Victoria Road was laid out for construction in 1855, and the first plots were built in the next few years. The pub is therefore important in evidencing this stage in the town's development.

It is also significant for its long association as a social meeting point in the area. The building itself is a simple design typical of pub architecture.



## **Great Readings Barn, Warley Road, Upminster**

**Conservation Area:** No.

**Original Use:** Agricultural.

**Current Use:** Ancillary to wider private residence – possibly a garage.

**Construction Date/Period:** Possibly early 19<sup>th</sup> Century.

### **Full Description**

Weather boarded barn with pan tile roof. Main entrance in projecting gable on front elevation. Smaller extension on northern flank with pitched dormer in roof. Shallow pitched single storey extension to rear, weather boarded.

### **Architectural and Historical Interest**

This barn is valuable as an example of simple vernacular construction, and as a building surviving from an older dwelling or farm on this site.



## **Havering Park Riding School, Wellingtonia Avenue, Havering-atte-Bower**

**Conservation Area:** Havering-atte-Bower.

**Original Use:** Coach and Stable Block for Havering Park.

**Current Use:** Stables for Riding School.

**Construction Date/Period:** 1850s.

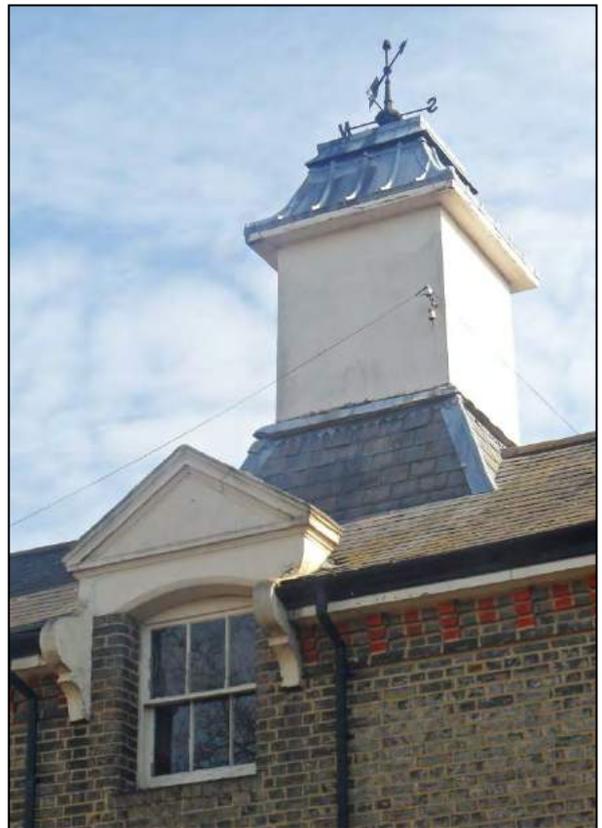
### **Full Description**

C19 stable buildings arranged around 3 sides of a courtyard. White brick with red and white brick dressings, slate roofs. Central block 2 storeys flanked by single storey ranges. Central block has semi-circular headed door, sash windows with cambered heads those in the upper floor have small pediments. Clock tower with lead roof and weather vane over central bay. Brick retaining wall with stone coping ramped to stable block, and bold piers, closes the courtyard.

### **Architectural and Historical Interest**

The original coach and stable block for Havering Park, the block was constructed at the same time as the manor house in the mid-19th century by the McIntosh family.





## **Walls to Havering Park, Wellingtonia Avenue, Havering-atte-Bower**

**Conservation Area:** Havering-atte-Bower.

**Original Use:** Boundary wall.

**Current Use:** None.

**Construction Date/Period:** 1850s.

### **Full Description**

Extensive range of C19 brick garden walls with moulded capping.

### **Architectural and Historical Interest**

The garden walls on Wellingtonia Avenue are remaining from the Havering Park estate which held this part of the village in the mid-19<sup>th</sup> Century.

Awaiting Image

## **Lenthorpe House, Wennington Road, Rainham**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** c. 1842.

### **Full Description**

Mid C19 house, 2 storeys, 3 sash windows wide. Yellow brick. Slate hipped roof at the front, M-roof at the rear. Wooden cornice with paired brackets, over hanging eaves. Doric porch to door in centre bay at front elevation.

### **Architectural and Historical Interest**

This house was built during the 19<sup>th</sup> Century, however Lenthorpe, or 'Leventhorpe', has been recorded on this site as far back as the mid-16<sup>th</sup> Century. It is a large building using high quality vernacular materials in a simple design, which would have been associated with a farm or land holding.



## **South Hall Farm Barns, Wennington Road, Rainham**

**Conservation Area:** No.

**Original Use:** Agricultural.

**Current Use:** None.

**Construction Date/Period:** 18<sup>th</sup> and 19<sup>th</sup> Centuries.

### **Full Description**

On W. side of yard large C19 timber framed barn on brick base, weather boarded, slate roof.

### **Architectural and Historical Interest**

A good-size barn surviving from a significant period of agricultural production in the Havering area. A large amount of historic fabric remains, although its condition is somewhat deteriorated.



## **South Hall Farm Cottage, Wennington Road, Rainham**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** Mid-19<sup>th</sup> Century.

### **Full Description**

Mid C19 2 storey lodge. Door and 1 window to ground floor. 1 window above. Yellow brick slate roof.

### **Architectural and Historical Interest**

The cottage is of group value when associated with the South Hall Farmhouse and the adjacent barns. It is a small, isolated cottage reminiscent of the rural and agricultural history of the area.



**20 Western Road, Romford**

Building of local heritage interest has been demolished. Designation no longer applies.

**Conservation Area:** No.

**Current Use:** Residential.

Image Unavailable

## **62-72 Western Road, Romford**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** 1850s.

### **Full Description**

Two-storey flat-roofed construction in stock brick, with white render detailing around windows and doors. Single pane sash and case windows with arched headers. Double fronted, with bay windows and ventral entranceways.

### **Architectural and Historical Interest**

A high quality design with little alteration, surviving from the rapid development of Eastern and Western Roads from 1851 onwards.



## **Langtons Primary School, Westlands Avenue, Hornchurch**

**Conservation Area:** No.

**Original Use:** School Building.

**Current Use:** School Building.

**Construction Date/Period:** 1902.

### **Full Description**

Red brick range with stone bands, quoins and detailing. Long range fronting road, with six projecting gables, plain tile roof with finials, and two cupolas. Entrance in centre of front elevation, individual doors for boys and girls, with date carved between. Stone entablature above door carved with 'Hornchurch Board Schools'. Modern casement window replacements.

### **Architectural and Historical Interest**

Langtons Primary is a building of high design and build quality, which dominates much of Westlands Avenue and makes an extremely positive contribution to the street scene. It is historic and architectural interest because the building retains much of its original size and form, at least on the front elevation, and has a high aesthetic value in the attractive and unified use of materials and design features. What is more, Langtons represents part of the social history of Hornchurch, and the development of educational establishments in the area.





## **The Wheatsheaf Public House, Wheatsheaf Road, Romford**

**Conservation Area:** No.

**Original Use:** Public House.

**Current Use:** Public House.

**Construction Date/Period:** Late 19<sup>th</sup> Century.

### **Full Description**

L-shaped building with later single-storey extensions to rear. Two double height bays on eastern elevation with pitched gables above. Plain tiled hipped roof. Tudor-style timber detailing on upper floor of east elevation. Main entrance on east and south elevations, under tiles porches. Two small brick chimney stacks.

### **Architectural and Historical Interest**

It is a good example of pub architecture at its simplest, where the form is basically domestic and easily recognisable as a public house. There is some architectural and historic value here, but the third key value is that of the Wheatsheaf as a prominent social landmark for the surrounding neighbourhood, and a site of social congregation.



## **'Grasshoppers', 264 Wingletye Lane, Hornchurch**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** 17<sup>th</sup> – 18<sup>th</sup> Century.

### **Full Description**

17<sup>th</sup> – 18<sup>th</sup> century timber framed cottage, in white render with plain clay tile roof. Main entrance through front elevation under porch, with single window to left and two above.

### **Architectural and Historical Interest**

This cottage is a characterful building and one of the earliest survivals in the Borough, and its traditional, vernacular architecture lends the house a high historic and aesthetic value.

Taken as a group with the neighbouring properties at Pegtiles, Tye and Cobblers Cottages, this site on Wingletye Lane has a distinct historic character set apart from the surrounding area which has been dominated by post-war and modern domestic housing.





## **'Pegtiles', 266 Wingletye Lane, Hornchurch**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** 17<sup>th</sup> – 18<sup>th</sup> Century.

### **Full Description**

17<sup>th</sup> – 18<sup>th</sup> century timber framed cottage, in white render with plain clay tile roof. Single-storey hipped-roof extension to north and a large 2 storey modern extension at rear.

Front elevation is three windows wide with two dormers in upper floor. Small cupola on roof ridge.

### **Architectural and Historical Interest**

This cottage is a characterful building and one of the earliest survivals in the Borough, and its traditional, vernacular architecture lends the house a high historic and aesthetic value.

Taken as a group with the neighbouring properties at Grasshoppers, Tye and Cobblers Cottages, this site on Wingletye Lane has a distinct historic character set apart from the surrounding area which has been dominated by post-war and modern domestic housing.



## **Tye Cottage, 268 and 270 Wingletye Lane, Hornchurch**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** 17<sup>th</sup> – 18<sup>th</sup> Century with some earlier.

### **Full Description**

Single-storey range of timber-framed buildings, perhaps originally outbuildings. Colour washed, slate-roofed. No. 268 has a rear outshot. No.270 had a medieval 2 storey cross wing.

### **Architectural and Historical Interest**

This cottage is a characterful building and one of the earliest survivals in the Borough, and its traditional, vernacular architecture lends the house a high historic and aesthetic value.

Taken as a group with the neighbouring properties at Pegtiles, Grasshoppers and Cobblers Cottages, this site on Wingletye Lane has a distinct historic character set apart from the surrounding area which has been dominated by post-war and modern domestic housing.



## **274 and 276 (Cobblers Cottage) Wingletye Lane, Hornchurch**

**Conservation Area:** No.

**Original Use:** Residential.

**Current Use:** Residential.

**Construction Date/Period:** 19<sup>th</sup> Century.

### **Full Description**

19<sup>th</sup> century pair of timber-frames cottages. Central section of 2 bays, one & a half storeys axial stack, modern windows. Extended on both sides by one & a half storey wings.

### **Architectural and Historical Interest**

This cottage is a characterful building and one of the earliest survivals in the Borough, and its traditional, vernacular architecture lends the house a high historic and aesthetic value.

Taken as a group with the neighbouring properties at Pegtiles, Tye and Grasshoppers Cottages, this site on Wingletye Lane has a distinct historic character set apart from the surrounding area which has been dominated by post-war and modern domestic housing.



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