



# Heritage Supplementary Planning Document Adopted 2011

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## 1 Introduction

### Why do we need a Heritage SPD?

- 1.1 Havering's built environment heritage is central to its cultural heritage and is valued both for its own sake and its wider contributions to quality of life within the borough. Heritage contributes to a sense of community identity, enhances the quality of daily life for residents through its enriching aesthetic value, and makes a positive contribution to the economic viability, environmental sustainability and regeneration of Havering, for example through visitor attractions.
- 1.2 Havering's 20 year vision 'Living Ambition' seeks to provide the highest quality of life in London, through a borough thriving on its links to the heart of London yet retaining the strong and historic identity residents currently enjoy. Havering's historic identity is based on a wealth of heritage assets shaped over thousands of years, illustrating the pre-history of the London Basin through to modern outer metropolitan suburban development.
- 1.3 Havering therefore seeks to maximise the many opportunities to benefit from maintaining and enhancing heritage assets. A heritage asset is a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions<sup>1</sup>. Havering's heritage assets include those designated under legislation as well as those identified by the Council in its role as local planning authority as having local interest or value.

### Purpose

- 1.4 The Heritage Supplementary Planning Document (SPD) aims to ensure appropriate identification, protection, enhancement and management of Havering's heritage assets by providing clear guidance to developers, applicants, the public and other parties bringing forward development proposals within Havering, enabling creative and sensitive responses which recognise that the buildings and environments being created now are Havering's future.
- 1.5 It provides guidance on the implementation of those Core Strategy and Development Control policies of the Havering Local Development Framework (LDF) relating to heritage and is focused on the following key areas:

- **Buildings** of heritage interest, both statutorily designated buildings (listed buildings) and buildings of local historical and/or architectural interest, including structures, curtilage buildings and setting, and artwork. (*Langtons, Grade II Listed*)



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<sup>1</sup> PPS5 Annex 2

- **Conservation Areas** and other areas of special townscape or landscape character, including their setting and views in and out. (*The Green at Havering atte Bower*)



- **Archaeology**, including sites, ancient monuments, and prehistoric landscapes. (*14<sup>th</sup> century Upminster Tithe Barn, Scheduled Monument*)



- **Historic Landscapes**, including historic parks, gardens and cemeteries, and local and distant views.



- 1.6 For each key area, the document identifies heritage assets within Havering and illustrates good practice for identifying, protecting and enhancing sites and buildings. Further sources of advice and information will be listed on Havering's website ([www.havering.gov.uk/planning](http://www.havering.gov.uk/planning)) to support a robust, positive approach to Havering's heritage assets.
- 1.7 Therefore this SPD supports development proposals that take full account of their impact on heritage assets through conservation and enhancement measures that are a planned and positive feature of design in relation to the built heritage. It will be used to inform the planning application process, as well as informing local masterplanning and regeneration strategies.

### Status

- 1.8 The SPD will form part of Havering's Local Development Framework (LDF) and supplement the policies contained within the LDF and the London Plan (Consolidated with Alterations since 2004) which together form the Development Plan for the Borough. The SPD will, therefore, be a material consideration for decisions on planning applications. It has been prepared in line with the requirements of the Planning and Compulsory Purchase Act 2004 and associated regulations and guidance on Supplementary Planning Documents.

### Relationship with the Local Development Framework

- 1.9 This SPD is one of a suite of documents which provide further guidance on the implementation of those Development Plan Document (DPD) policies contained

within Havering's LDF which collectively will ensure that new development preserves or enhances the character or appearance of buildings and sites of architectural, historic, archaeological or landscape importance. It provides further detail on the implementation of Core Policy CP18 (Heritage) and the following Development Control Policies:

- DC67: Buildings of Heritage Interest
- DC68: Conservation Areas
- DC69: Other Areas of Special Townscape or Landscape Character
- DC70: Archaeology and Ancient Monuments
- DC71: Other Historic Landscapes
- ROM6: Respecting the Historic Environment (Romford Area Action Plan DPD)

1.10 It should be used alongside other adopted and future SPDs:

- Emerson Park Policy Area, February 2009
- Hall Lane Policy Area, February 2009
- Sustainable Design and Construction, April 2009
- Protection of Trees during Development, April 2009
- Protecting and Enhancing the Borough's Biodiversity, May 2009
- Designing Safer Places, February 2010
- Residential Design, April 2010
- Residential Extensions and Alterations, March 2011
- Shopfront Design (future)
- Gidea Park (future)
- Landscaping (future)

1.11 The Heritage Development Control Policies should be implemented with reference to and in conjunction with:

- DC 1 – 8 Places to Live
- DC 17 – 25 Culture
- DC 34 – 35 Transport
- DC 58 – 60 Biodiversity
- DC 61 – 66 Design
- DC 72 Planning Obligations

### **Policy Context**

1.12 This SPD takes account of current national and regional planning policy and guidance relating to heritage and the historic environment. Various levels of legislative protection are afforded to each of the four key areas this documents covers, and further policy guidance and relevant materials used in the production can be found within the relevant chapter and in greater detail within the appendices.

#### *National Policy*

1.13 The Government is committed to delivering real benefits to the historic environment through the Heritage Protection Reform for England, launched in 2000. It reflects an integrated approach to embrace the entire historic environment in terms of heritage assets to be conserved and, where appropriate, enhanced in accordance with a set of common principles in proportion to their significance. Planning Policy Statement 5: Planning for the Historic Environment, published in March 2010, provides the overarching context of the reform to the Heritage Protection system. PPS5 identifies

the four cornerstones of heritages assets around which the four key areas of this document are structured.

### *Regional Policy*

- 1.14 The current iteration of the London Plan (Consolidated with Alterations since 2004) highlights the importance of London's built heritage and views. It includes a number of policies which seek to ensure the sensitive management of London's historic assets planned in tandem with the promotion of the very best modern architecture and urban design. Boroughs are expected to use the appropriate tools, in conjunction with the London Plan policies, to manage the historic environment in this context.
- 1.15 The Draft Revised London Plan (published for consultation in October 2009) also sets out proposed policies to ensure that London's built and landscape heritage is identified, preserved and restored, while allowing for London to accommodate change and regeneration.

## 2 Understanding the Historic Environment in Havering

- 2.1 This section gives an overview of the types of Heritage Assets within Havering and some aspects of the planning process that relate to them all, this section should be read in conjunction with the appropriate subsequent sections on Buildings of Heritage Interest, Conservation Areas, Archaeology and Ancient Monuments and other Historic Landscapes.

### Significance of the Historic Environment

- 2.2 The historic environment provides an understanding of the nature and the form and pattern (grain) of development over the ages which establishes clarity of how Havering is today, the value and richness of how it developed, and how this can be taken forward in the future. Havering has a wealth of heritage assets of all types, the value of which will be taken into account when development proposals are being considered
- 2.3 Primary historic environment legislation (Town and Country Planning Act 1990) is designed to preserve and enhance the historic and architectural interest and character or appearance of heritage assets of all types for their own sake as well as for the additional social, cultural, educational, economic and sustainability benefits that they can help generate.
- 2.4 The Government's modernising agenda embodied in PPS5 encourages a new rigour in decision making, with a greater emphasis on understanding what is significant about a building, an area, archaeology or a landscape, to make it easier to determine the impact of any proposed change.
- 2.5 PPS5 defines heritage assets as a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets and assets identified by the local planning authority during the process of decision-making or through the plan-making process (including local heritage assets).

### Designated Heritage Assets

- 2.6 Statutory protection is given to buildings, structures, monuments and landscapes of national or regional importance by the Government, on the advice of English Heritage as their specialist agents. Similarly, legal protection is given to conservation areas which are normally designated by local authorities, although the Government and English Heritage have reserve powers to designate them. Buildings, structures and planned landscapes of historic periods are assessed for their special historic or architectural interest based on age, rarity, method of construction, architectural merit, or because of an important historic role.
- 2.7 English Heritage hosts the Historic Environment Record which holds all the statutory records for each London Borough ([www.heritagegateway.org.uk/Gateway/CHR/](http://www.heritagegateway.org.uk/Gateway/CHR/)). The proposed Heritage Assets Register will also list these designated assets and will be published on Havering's website ([www.havering.gov.uk/planning](http://www.havering.gov.uk/planning)).

### Listed Buildings

- 2.8 Buildings and structures are listed for their historic and architectural significance with the aim that their special character is preserved for future generations. A wide range of types and ages of buildings can be listed; anything from country houses to military

buildings, and small vernacular homes to factories, but everything designated as listed are considered to be good examples of the types of historic and architectural buildings that are all part of the country's heritage.

- 2.9 The age of the building is a factor in the criteria for listing. Anything erected before 1700 (e.g. medieval, Tudor, Elizabethan etc.) which survive in anything like their original condition are usually listed, as are most buildings constructed between 1700 and 1840 (e.g. Georgian or Regency Period). For later nineteenth century, Victorian and twentieth century periods the criteria for selection is more stringent; post-1945 constructions have to be exceptionally important, and buildings less than 30 years old are unlikely to be listed.
- 2.10 There are three grades of listing nationally; Grade II, Grade II\* and Grade I. All grades of listed buildings are considered to be of national importance and of special interest. Grade II makes up 92% of listed buildings, and are most likely grade of listing for a home owner. Grade II\* buildings are a higher grade, in which the buildings are particularly important and of increased special interest; only 5.5% of listed buildings are Grade II\*. Grade I buildings are of exceptional interest, and sometimes considered to be internationally important; as a result only 2.5% of listed buildings are Grade I.
- 2.11 Havering has a diverse range of listed building, which include residential houses, churches, agricultural, commercial and industrial buildings; many of the listed buildings of Havering also reflect the vernacular style common to the County of Essex and therefore rare in the context of Greater London. The borough has a number of highly graded listed buildings with 6 Grade I, and 15 Grade II\* listed buildings. The oldest building in the borough is Rainham Church dating from 1170 while the oldest dwelling is a farmhouse dating from the 13th century. The full list of designated heritage assets is included in Appendix 1.



*Examples of Grade II\* listed buildings within Havering include the Upminster Windmill, Rainham Hall and the Round House*

### *Conservation Areas*

- 2.12 Conservation Areas are designated areas of special architectural or historic interest whose character or appearance should be preserved or enhanced. Nine of Havering's eleven Conservation Areas have up to date Conservation Area Appraisals and Management Plans. These serve to identify the special interest of each conservation area and provide a clear basis for assessing how far planning proposals preserve or enhance their character or appearance.
- 2.13 There are eleven designated conservation areas in Havering, reflecting the varied nature of Havering's heritage. They represent a variety of survivals from different

historic periods, and although all are distinctively individual in character, some share common characteristics because of their location or origins.

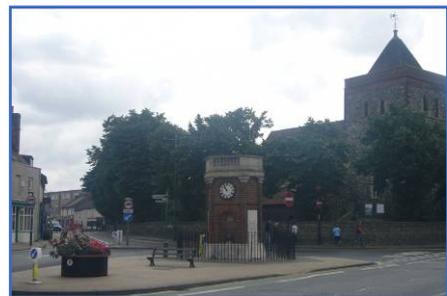
- **Cranham Conservation Area**, designated in 1968, focuses on an important group of historic buildings, forming a hill-top hamlet on a medieval route surrounded by agricultural fields which retain an unusual isolation in relation to the suburban development to the north and west.



- **Havering-atte-Bower Conservation Area**, designated in 1968, is a linear village which grew up on Havering Ridge between the Saxon Royal hunting lodge, which became Havering Palace, and the later Tudor Pyrgo Palace a short distance to the North.



- **Rainham Conservation Area**, designated in 1968, is a priority conservation area which centres on the village core of historic buildings and river-side location which give the village its character.



- **Romford Conservation Area**, designated in 1968 to protect the Market Plain and group of old buildings at the western end of Market Place and around ancient crossroads at the junction of North Street, South Street, High Street and Market Place.



- **Gidea Park Conservation Area**, designated in 1970 and extended in 1989 to include the purpose built railway station, owes its unique character to the efforts of Sir Herbert Raphael in the early 20<sup>th</sup> century to create a Garden Suburb with a delightful variety of houses by well-known architects of the day complemented by a smaller development of modern style during the inter-war period.



- **St Leonards Hornchurch Conservation Area**, designated in 1984 and amended in 1990, was originally a philanthropic Victorian Children's Home. The Conservation Area buildings possess an overall unity of scale and colour, texture of materials and architectural features that creates a complete statement in architectural terms completely different from much of the surrounding suburban development.



- **RAF Hornchurch Conservation Area**, designated in 1989, is a survival of core buildings from the important period of WWII history to which there is a strong local commitment.



- **Corbets Tey Conservation Area**, designated in 1990, survives as one of the three medieval settlements which originally formed Upminster and has retained its character as a village; the area also contains an important historic landscape and nearby archaeological heritage.



- **North Ockendon Conservation Area**, designated in 1990, protects a surviving village in Havering which has not been extended or engulfed by nearby urban areas. It retains its rural character of two hamlets linked by a footpath across fields to the medieval church.



- **Langtons Conservation Area**, designated in 2010, lies to the north west of Hornchurch town centre. It includes a group of cultural buildings, notably Langtons, Fairkytes Arts Centre, the Queen's Theatre and the green open spaces around these buildings.



- **St. Andrew's Conservation Area**, designated in 2010, lies to the east of Hornchurch town centre and is centred on St Andrews Church and churchyard. It also includes Hornchurch Cemetery, The Dell, and parts of Upminster Road and Doggetts Corner.



#### *Other Areas of Special Townscape or Landscape Character*

- 2.14 These are areas which, whilst not Conservation Areas, have a special and unique character which adds to the townscape and landscape quality of Havering. Emerson Park, Hall Lane, Gidea Park Character Area and Havering Ridge have been identified as being of special townscape or landscape character and additional policies and guidance apply to these areas.

#### *Scheduled Monuments*

- 2.15 Known archaeological sites and constructions are invariably identified as monuments. Those of national interest are Scheduled and are protected in law. Monuments are generally prehistoric and normally below ground, but there are notable exceptions such as 14<sup>th</sup> century Scheduled Upminster Hall 'Tithe' Barn. Because archaeological evidence is a unique and irreplaceable resource all Scheduled sites must remain undisturbed unless approved under the Consent regime, with work overseen by qualified archaeologists and all finds and information reported, analysed and made publicly accessible. Specific Areas of known archaeological interest (Archaeological Priority Areas) and zones of land in the Borough which have archaeological potential are identified (Archaeological Priority Zones) are shown in Figures 1 and 2.

#### *Registered Parks and Gardens*

- 2.16 Parks and Gardens of national or regional importance may be listed Grade II; more important sites, including international sites, will be listed at Grade II\* or Grade I. Eligibility for listing is based on the date of development and amount of survival. Other factors considered include if the site is of an early date or representative example of a style of layout or type; the work of an landscape architect of national importance; where the design is influential in the development of architectural design or taste through repute or literary references; or where the site has an association with significant people or events or has a strong group value.
- 2.17 Upminster Court Gardens is the only listed garden in Havering at present. It is an Edwardian garden laid out in Arts and Crafts style and an integral piece of architecture to the house of same date by Professor Charles Reilly. It reflects the English style with organised garden 'rooms' overlaid with the more formal French discipline of paths and vistas relating to the adjacent Ingreborne Valley and carefully segregates the "family" and guests from the gardeners and servants of the time. The London Inventory of Green Spaces contains additional historic parks, gardens and open spaces in Havering that are classified into two categories of relative importance locally and from which additional designations may be drawn in the future.

#### *Heritage at Risk Register*

- 2.18 English Heritage publish an annual register of Heritage at Risk, a region by region list of all the Grade I and II\* (and Grade II in London) listed buildings, scheduled monuments and registered parks and gardens, battlefields and protected wreck sites

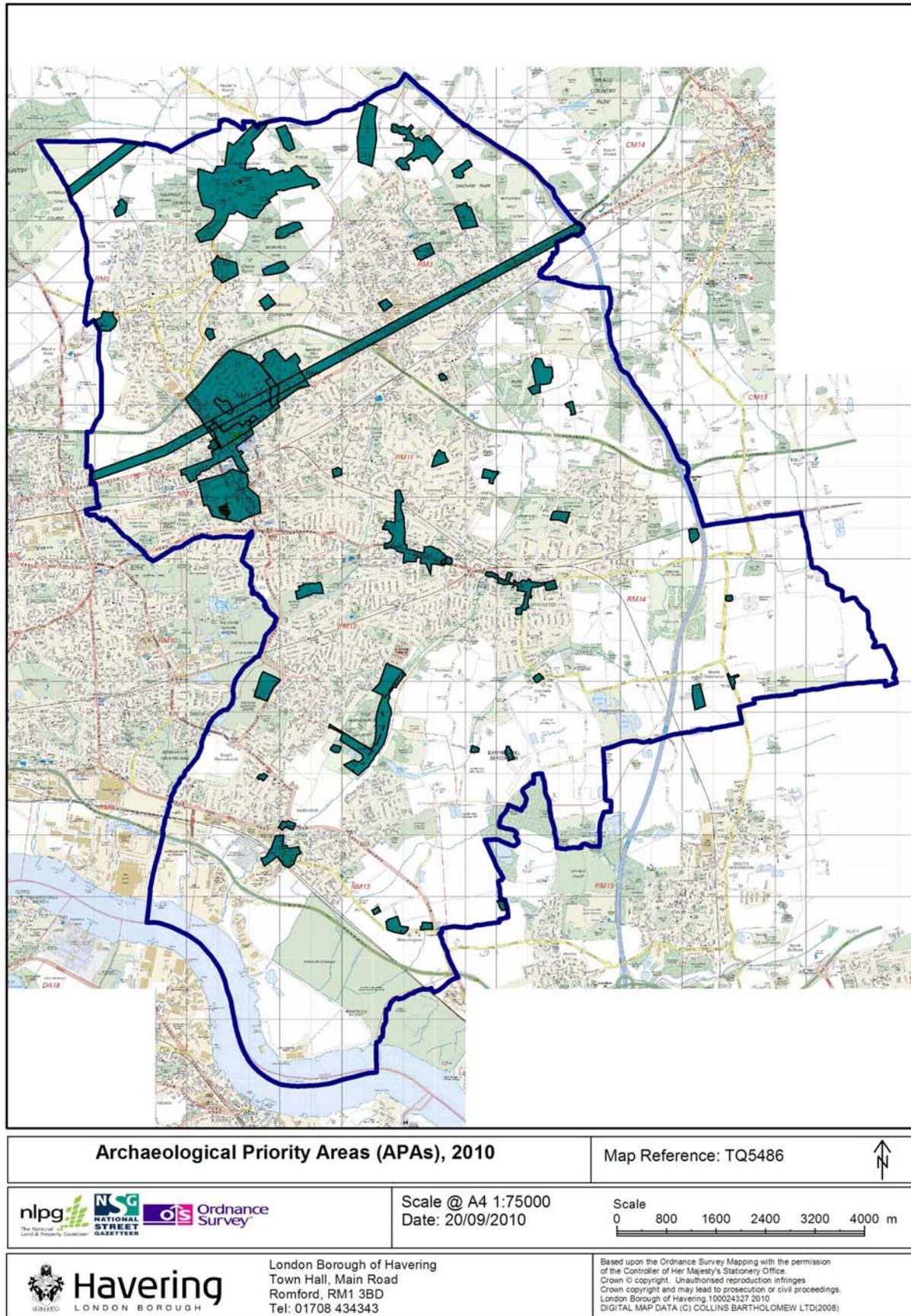


Figure 1: Archaeological Priority Areas, September 2010

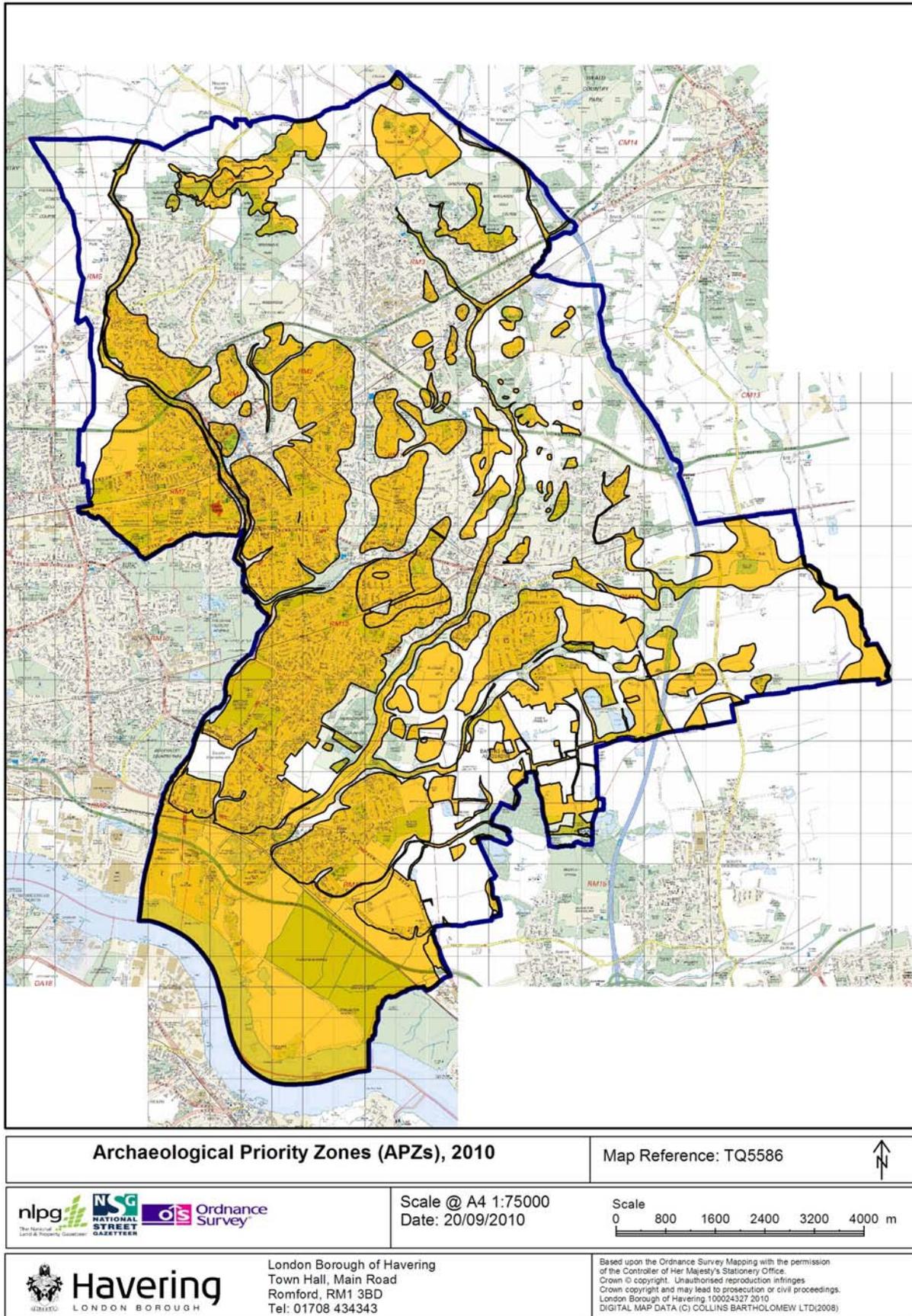


Figure 2: Archaeological Priority Zones, September 2010

in England know to be 'at risk'. Since 2009 the register has also included Conservation Areas designated by local authorities that are considered to be in certain or potential risk. Inevitably, boroughs have at least some assets on the register. The 2010 register shows Romford Conservation Area to be at risk as well as 13 Buildings at Risk and 1 Scheduled Ancient Monument. The Heritage at Risk register is publicly accessible on the English Heritage website.

### Local Heritage Assets

- 2.19 The historic built environment has a recognisable value and diversity which makes an important contribution to local distinctiveness. The elements which go together to make up the historic built environment are broad and include any of the following:
- buildings
  - structures
  - areas
  - artwork and sculpture
  - parks, gardens and designated landscapes
  - woodlands and planting
  - cemeteries
  - town and village greens
  - distant and local views
  - ancient routes
  - archaeological areas and zones
  - archaeological sites and monuments
  - marine relics along the Thames foreshore
  - historic and prehistoric landscapes
- 2.20 Many of these elements, whilst not meeting the criteria for statutory protection, are valued by the community for their contribution to the history, appearance, character and cultural role of Havering and this will be taken into account when development proposals are considered, having regard to their intrinsic interest and the historic, architectural, landscape, artistic or archaeological contribution they may make.

### The Heritage Assets Register

- 2.21 Havering's Heritage Assets Register records all of the known heritage assets in the borough. It includes both those assets with statutory protection (identified on English Heritage's Historic Environment Record) and those assets which have been identified as of importance at the local level.
- 2.22 The Heritage Assets Register is an ongoing identification and recognition process subject to amendment over time. The local heritage assets sections of the register have been brought together based on legislative requirements, advice and guidance from Government and English Heritage and the National Amenity Societies, and input from local heritage groups and forum. The Register is currently being compiled by the Council and will be publicly accessible on the Council's website.

### The Planning Application Process

- 2.23 Applicants must first refer to the Historic Environment Record and Havering's Heritage Assets Register to determine if the proposed development may have an impact on the borough's historic environment. Statutory protection of designated heritage assets applies irrespective of ownership or any other considerations.

2.24 If the proposed development will affect statutorily protected assets, the guidance within this document must be used to ensure that the correct expertise is employed and procedures followed. Development proposals affecting statutorily protected assets may require one or several of the following:

- Planning Permission
- Listed Building Consent
- Conservation Area Consent
- Advertisement Consent
- Scheduled Monument Consent
- Building Regulation Consent.

Applicants should refer to the chapter(s) of this SPD that covers the relevant area of the historic environment for the specific processes to be followed for that area.

2.25 Proposals for works, including change of use or demolition, are subject to the Consent regime, normally via the Council's Development and Building Control Service, where enquiries should be made in the first instance. Crown Property and Church buildings in ecclesiastical use, which are heritage assets, are subject to a separate consent regime. In such cases the local authority should be consulted.

2.26 The value of local heritage assets will also be taken into account when considering development proposals and this SPD also provides guidance for assets of local importance within each chapter. Local heritage assets as identified by the local authority, and in the Heritage Assets Register and expanded on in this SPD, are a material consideration in planning decisions.

### *Information Requirements*

2.27 In accordance with PPS5 Policy HE6 the Council will require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance and its relationship to the proposed development. The level of detail should be proportionate to the importance of the Heritage Asset. This information together with an assessment of the impact of the proposal should be set out in the application, within the Design and Access Statement when this is required. Further information can be found in Appendix 5.

2.28 Planning Applications will not be accepted (validated) by the planning authority unless the extent of the impact of the proposal on the significance of any heritage assets affected can adequately be understood from the application and supporting documents.

### *Support for Applicants*

2.29 The Council's staff are available to discuss planning application issues, and will direct applicants to other specialist advice where appropriate. In general, the Council encourages applicants to discuss proposals prior to submission of a formal application involving heritage assets.

2.30 English Heritage is the Government's statutory adviser on the historic environment. English Heritage endeavours to ensure the preservation and enhancement of the historic environment through sustainable management of our heritage in conjunction with national, regional and local decision-makers. In respect of the built environment, English Heritage have many concurrent powers with the local planning authority, which they may use if they consider that the Council fails to discharge its responsibilities under the 1990 Act and allied legislation.

- 2.31 English Heritage may provide grants towards the restoration of heritage assets but inevitably scarce resources are restricted to assets most at risk
- 2.32 Applicants are also encouraged to refer to the Historic Environment Planning Practice Guide which provides detailed guidance on the implementation of policies set out in PPS5.

### 3 Buildings of Heritage Interest

- 3.1 Buildings of architectural or historic interest, including structures, curtilage buildings and setting, and artwork, although individually identified, sit within a strategic and multilayered context of all architectural, historic and pre-historic periods. This bigger picture of individual buildings within the wider historic landscape (the grain of development) will be taken into account in building interpretation, and in determining proposals affecting buildings of heritage interest or their setting.

#### **DC67 – BUILDINGS OF HERITAGE INTEREST**

**Planning permission involving Listed Buildings or their setting will only be allowed where:**

- **it does not involve the demolition of a Listed Building**
- **it does not adversely affect a Listed Building or its setting**

**A change of use which is contrary to other Development Control policies may be considered more favourably if it is necessary in the interests of conserving a Listed Building.**

**When dealing with planning applications the Council will also take into account the contribution that other buildings of historical and/or architectural interest make to heritage.**

- 3.2 Development Control Policy DC67 applies to two types of assets:
- **Designated Heritage Assets:** Listed buildings, protected by law, are those which have been identified as being of 'special architectural or historic interest' in the national context and are statutorily listed by English Heritage (see Appendix 1). The term 'listed' relates to all the physical fabric of a building or structure; the interior and exterior, and everything attached or fixed to the building. The protection also extends to any building, structure or item which existed within the curtilage of the buildings prior to 1st July 1947, and are referred to as 'curtilage' of the listed building. The same designation of the building is applied to curtilage buildings.
  - **Non-Designated Assets:** Buildings of local historical and/or architectural interest are those which have local interest, but not sufficient interest to be considered 'special' in the national context (see Appendix 2).

#### **Listed Buildings**

- 3.3 Listed Building Consent and any associated planning permission is required from the local planning authority for works to a listed building including alteration (both internal and external), extension or demolition. Applicants have a right of appeal against decision or failure to take decision.

#### *Submitting Applications*

- 3.4 Applications for Listed Building Consent must be in the form prescribed by the legislation including any additional information requested by the Council.
- 3.5 Applications for Listed Building Consent must include information about the Heritage Asset and its significance, as described in paragraph 2.25, as part of the Design and Access Statement. Further guidance on this can be found in Appendix 5

- 3.6 Additionally, applicants are encouraged to:
- Notify the Council and English Heritage informally at the pre-application stage on significant schemes, special cases and those of particular complexity, technical difficulty, or with wider implications, and those affecting Grade I or II\* listed buildings.
  - Submit applications for Planning Permission and Listed Building Consent together for consideration at one time in order to clarify the proposals, to simplify the process and to keep it open and transparent

### *Consideration of Applications*

- 3.7 When processing applications the Council will:
- Notify English Heritage of:
    - (a) Applications for Listed Building Consent (LBC) on all Grade I and II\* Listed Buildings and on some Grade II Buildings.
    - (b) Application for planning permission which involve the demolition in whole or in part or the material alteration of any listed building
  - Advertise applications as required by the legislation and take into account all comments and objections
  - Consult with National Amenity Societies relevant to the case, allowing 28 days for a response
- 3.8 Where appropriate, the Council will seek and take into account conservation advice from specialist professionals including, as appropriate, architects, surveyors, structural engineers, historians and Havering's own conservation staff. Specific technical advice will generally be sought from English Heritage.
- 3.9 The Council will seek to take opportunities to develop management plans in accordance with English Heritage guidelines for larger or more complex buildings and sites.
- 3.10 The Council will give special regard to preserving the building and its setting and any features of special architectural or historic interest and including any curtilage listed buildings or structures and wherever possible ensure the listed building is put to an appropriate and viable use that is consistent with its conservation
- 3.11 The Council will make decisions on an understanding of the heritage asset, its setting and its significance based on the evidence provided with the application, any designation records, the Historic Environment Record and similar sources of information, the Heritage Assets themselves, the outcome of consultations with interested parties, and if appropriate expert advice.
- 3.12 In accordance with PPS 5 Policy HE12, where loss of the whole or a material part of a heritage asset's significance is justified the Council will require the developer to record and advance understanding of the significance of the heritage asset before it is lost using Planning Conditions or Obligations as appropriate and lodge that information with the local studies library for public record and access.
- 3.13 The Council will attach suitably worded planning conditions to meet the legislative requirements and which are relevant, enforceable and reasonable to any consent relating to built heritage assets. This may include:
- conditions with respect to the preservation of particular features of the asset, either as part of it or after severance from it;

- the making good after the works are completed of any damage caused to the asset by the works;
- the reconstruction of the asset or any part of it following execution of works, with the use of original materials so far as practicable;
- and/or reserve further details to be submitted for consideration.

3.14 A condition may be imposed prohibiting commencement of approved demolitions of built heritage assets before a contract for the carrying out of works for redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides.

### *Enforcement*

3.15 The Council will take listed building enforcement action where an offence has been committed in executing or causing any unauthorised works in relation to a listed building or where there is failure to comply with any condition attached to a consent relating to a listed building, where it is considered expedient to do so.

3.16 A breach of the Planning (Listed Buildings and Conservation Areas) Act 1990 is a criminal offence, and unauthorised works may be, when appropriate, subject to a Listed Building Enforcement Notice. If the unauthorised works cannot be remedied by an Enforcement Notice, prosecution may be considered.

3.17 Where listed buildings are left unoccupied, neglected and liable to decay, the Act allows for emergency action to be taken by the local planning authority in the first instance, to ensure that the building remains wind and weathertight and structurally sound with costs recharged to owners.

### *Climate Change and Sustainability*

3.18 Climate change, sustainable development and the energy efficiency of buildings is a key environmental challenge which affects the historic environment. The Council recognises that the historic environment has a role to play in addressing sustainable issues; often historic developments are good models for modern sustainable development with compact layouts with mixed uses and are usually close to transport nodes, and the embodied energy within historic buildings means that overall, the adaptation of an existing building could often result in less carbon emissions than the demolition of existing fabric and the construction of a new efficient building.

3.19 As such, the Council will support measures to improve the sustainability of the historic environment where they can be incorporated without harm to the significance of the heritage assets. Due to the diverse range of heritage assets within Havering, a diverse range of sustainable measures may be possible; as such it is recommended that those considering such works to their properties involve the local authority at an early stage to ensure the measures proposed are appropriate to the heritage asset and the historic environment.

### *General Design Principles*

3.20 The Council will pay particular attention to design matters when considering planning applications relating to buildings of heritage interest.

3.21 Careful consideration must be given to any maintenance or works to a listed building. Specialist skills are often required, therefore it is very important to obtain at an early stage, the services of a reputable architect, surveyor or builder, experienced in, or preferably accredited for, working with historic buildings.

- 3.22 In considering any works to listed buildings, opportunities should be taken to remediate unsympathetic alterations to improve the authenticity and significance of the building. It is recommended that all efforts are made to repair and conserve the existing historic fabric, rather than wholesale replacement being undertaken to existing features and detailing.
- 3.23 Additions to buildings should preserve the scale and character of the existing building, and should be subservient to the original building. The historic plan form of the building – its internal layout – should be retained. Internal and external alterations should be executed using appropriate traditional design, materials and detailing.



- 3.24 In regard to apparently conflicting legislative requirements such as the Building Regulations or Disability Discrimination Act consensus solutions must be resolved through specialist advice as necessary so as to meet the requirements of Listed Building Legislation.

### *Specific Design Principles*

#### **Extensions**

- 3.25 An extension to a listed building will only be permitted if it is sensitively designed to preserve the special historic and architectural character, and the significance, of the heritage asset. The scope for extensions to listed buildings is likely be very limited, or considered unacceptable in the following circumstances:
- The building has been previously extended, such that further extension is considered to erode its special interest.
  - The proposal would necessitate an extension of excessive size, bulk and massing and would not be subordinate to the original building.
  - The proposal would detract from the setting of the listed building
  - The design and/or materials of the proposal detract from the special character of the listed building .
  - The extension would be detrimental to the form and detailing of the building, or obscure interpretation of its original function.
- 3.26 Where extensions may be possible, the original form of the building should be maintained and not significantly prejudiced by additions. Extensions should be subordinate to the existing building, sympathetically designed and executed using high quality materials.
- 3.27 Consideration will be given to lightweight, contemporary designs which can often have less impact on the special interest of a listed building than those of a more traditional style.

### **Internal alterations**

- 3.28 The internal features of a listed building are just as important as the external and must be preserved and protected in the same way. Internal redecoration of a listed property will not normally require consent.
- 3.29 Architectural features must not be obscured or removed or altered without consent, including walls, panelling, plasterwork, fireplaces, chimneys, staircases, doors, cornices, architraves, original decoration and flooring. Repairs should normally be carried out in matching materials using traditional methods. Internal alterations will generally require consent and must respect the original layout and minimise new partitions and openings.
- 3.30 If internal alterations are proposed a 1:20 scale plan showing existing and proposed detailing should be submitted.
- 3.31 Works to provide, or alter, modern services in listed buildings will be considered sympathetically and may be subject to formal Listed Building Consent

### **Windows**

- 3.32 The alteration or replacement of a window in a listed building requires consent. Repairs to windows, or their replacements, should be 'like for like' using matching materials and identical detailing, including the replication of window bar profiles and widths and other architectural detailing. If the original windows have been lost and replaced with inappropriate style windows, it is expected that the replacement would reflect the original, or the most appropriate style of window, to ensure the special character of the listed building is preserved.. The use of UPVC or other modern materials as a replacement to timber windows is largely unacceptable. Double glazed or standard window units are rarely acceptable; however, dependent on the style and fenestration pattern, bespoke double glazed units may be acceptable. Draught proofing and/or secondary glazing, subject to consent as required, is likely to be an acceptable option.

### **Doors**

- 3.33 The alteration, removal or replacement of a door requires listed building consent. Repairs should be made in matching materials, and replicate original finishes. The design and materials of replacement doors, when necessary, should be appropriate to the architecture and character of the building.

### **Roof alterations and extensions, chimney stacks, pots and rainwater goods**

- 3.34 Roof extensions, roof replacement and significant repairs to a listed building will require consent.
- 3.35 Roof extensions are unlikely to be acceptable in most cases and would only be considered where the proposals are appropriate to its period and acceptable in design and scale. Roof lights may only be acceptable provided they are sympathetically positioned and can be incorporated without damage to the roof structure.
- 3.36 Roof repairs or replacement should match the original materials, and existing material should be encouraged where it is appropriate. The use of artificial slates or tiles is unacceptable; and it is expected that high quality materials should be used, which match, or replicate the colour and texture of the original roof material. It is important that if repairs are made, that traditional construction methods are used and that ventilation of the roof spaces is maintained.

- 3.37 Chimney stacks and pots should be retained, including any ornamentation and detailing..
- 3.38 Original drainpipes and gutters should be repaired or replaced like for like with the original. Plastic is generally unacceptable but subject to Listed Building Consent the use of aluminium cast to the original profile and painted to match may be acceptable.

### **Satellite dishes and telecommunications equipment**

- 3.39 Satellite dishes and telecommunications equipment are not normally acceptable in visually prominent positions on a listed building, but may be sited, where appropriate, within roof structures and valleys or other concealed positions such as behind parapet walls. It is recommended that terraced properties share a single dish. See DC64 (Telecommunications).

### **Shopfronts**

- 3.40 Original historic shop fronts contribute to the character and appearance of an area and must be retained. The restoration of traditional design, materials and colours appropriate to the age and architecture of the building is encouraged. Further guidance will be provided in the Council's forthcoming Shopfront Design SPD.

### **Paint Colours**

- 3.41 Changes to external paint or stain colour will be subject to Listed Building Consent. Previously unpainted brickwork, stone, render or timber should never be painted, stained or otherwise covered. Where there is external painting, the Council expects paint colours to complement and enhance the special character of the listed buildings, and should be appropriate to the age and architectural style of the building. Vivid or garish colours that could be intrusive within the streetscene will not be considered acceptable.

### **Buildings of Local Historical and/or Architectural Interest**

- 3.42 These are buildings of local heritage interest, as discussed in Chapter 2: Local Heritage Assets, and may also include structures, artwork and marine relics. There are no additional planning controls which affect the buildings in Appendix 2 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 consideration in planning decision
- 3.43 In line with PPS5, the effect of an application on the significance of such a heritage asset or its setting is a material consideration in determining the application. The desirability of conserving them and the contribution their setting may make to their significance is a material consideration, the weight of consideration is proportionate to their designation status.
- 3.44 As set out in Development Control Policy DC67, when dealing with planning applications the Council will take into account the contribution that buildings of local historical and/or architectural interest make to heritage. The Council therefore encourages applicants to take into account specialist conservation advice and:
- Consider the positive contribution a building makes to the local character and sense of place when developing proposals.
  - Explore thoroughly the potential that may exist to incorporate the building within a development proposal through conversion or re-use.

- Provide relevant photographs of the area of proposed work and the building in its setting as part of the application.
- 3.45 Planning applications must include information about the Heritage Asset and its significance, as described in paragraph 2.25; this should be included in the Design and Access Statement if one is required. Further guidance on this can be found in Appendix 5.
- 3.46 In accordance with PPS5 Policy HE12, where loss of the whole or a material part of a heritage asset's significance is justified the Council will require the developer to record and advance understanding of the significance of the heritage asset before it is lost using Planning Conditions or Obligations as appropriate and supply that information to the Local Studies Library for retention and public access and use.
- 3.47 The Heritage Assets Register will include details of buildings of local heritage (historical or architectural) interest and will be available on London Borough of Havering website at [www.havering.gov.uk/planning](http://www.havering.gov.uk/planning) and will be kept under continuous review

## 4 Conservation Areas and Other Areas of Special Townscape or Landscape Character

- 4.1 Conservation Areas are areas of 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' and were introduced by the Civic Amenities Act 1967.

### DC68 – CONSERVATION AREAS

The character or appearance of Conservation Areas will be preserved or enhanced. Planning permission for development within a Conservation Area will only be granted where:

- It does not involve the demolition of a building that makes a positive contribution to the character or appearance of the area
- It preserves or enhances the character or appearance of the Conservation Area and is well designed
- It does not involve the loss of trees which contribute towards the character or appearance of the Conservation Area
- In the case of Gidea Park Conservation Area, it ensures that all subdivision of plots particularly within the 1911 Exhibition and Competition housing areas result in plot sizes similar to those of surrounding properties.

The revision of boundaries of existing Conservation Areas and the designation of additional Conservation Areas will be based on the Heritage SPD.

### DC69 – OTHER AREAS OF SPECIAL TOWNSCAPE OR LANDSCAPE CHARACTER

Planning permission will only be granted if it maintains, or enhances, the special character of:

- the Emerson Park Policy Area which is typified by large and varied dwellings set in spacious mature, well landscaped grounds
- the Hall Lane Policy Area which is typified by large detached and semi-detached dwellings set in large gardens with considerable tree and shrub planting
- the Gidea Park Special Character Area which is derived from the quality of its urban design and architectural detailing and also its locally important heritage and historical associations.

Detailed criteria for dealing with planning applications in these areas will be contained within three separate SPDs.

The Council will also seek to preserve the special character of Havering Ridge including protecting views to and from the area.

- 4.2 Development Control Policies DC68 and DC69 apply to two types of assets:
- **Designated Heritage Assets:** Conservation Areas (DC68) are designated by the Local Authority; once designated they are subject to statutory protection.

- **Non-designated Heritage Assets:** Other areas of special townscape or landscape character (DC69) have been identified by the Local Authority but do not have statutory protection.

### Conservation Areas

- 4.3 The purpose of Conservation Areas is to manage change in a sensitive way to ensure that those qualities which warranted designation are sustained and reinforced, rather than eroded, as development occurs. Consideration extends to all areas visible from the public realm including the setting of the area and views in and out of the area.
- 4.4 Local authorities have a duty from time to time to determine which parts of the borough are areas of special architectural or historic interest, whose character or appearance it is desirable to preserve or enhance, and to designate those areas as Conservation Areas. The special character comes from the origins of the area and its characteristic features and components, their uses and the activities associated with them and their relationship with one another. All the features of an area, whether separately identified or not, can contribute to its special character.
- 4.5 Conservation Area Consent is required for the total or substantial demolition of any building with a volume of 115 cubic metres or more, or of boundary wall over 1m adjacent to a road and 2m elsewhere within a Conservation Area.
- 4.6 Planning Permission is usually required for any material alteration to the external appearance of a non-residential building, change of use of any building, display of most advertisements in a Conservation Area and the lopping or felling of trees with a trunk diameter of more than 7.5cm (excluding trees in commercial production).
- 4.7 Where the exercise of permitted development rights would erode the character and appearance of the area, the Council can introduce special controls through Article 4 directions which withdraw some or all permitted development rights. There are a number of Article 4 directions in place across the borough, some of which impact on conservation areas (listed below). Further information can be obtained by contacting Development Control :
- Gidea Park Conservation Area
  - Havering Atte Bower Conservation Area
  - Cranham Conservation Area
  - North Ockendon Conservation Area
- 4.8 The contribution that designated Conservation Areas make is a material consideration in the Planning and Conservation Area Consent process. When considering any applications under planning powers in relation to Conservation Areas and their setting, special attention will be paid to the desirability of preserving or enhancing the character and appearance of the building/area or its setting or any buildings or features of architectural or historic interest which it possesses.

### *Conservation Area Appraisals and Management Proposals*

- 4.9 Nine of Havering's eleven Conservation Areas have up to date Conservation Area Appraisals and management proposals; the two Conservation Areas designated in 2010 will be subject to the same process, including consultation with the local community. Together these documents provide a clear basis for assessing how far proposals preserve or enhance the character or appearance of the Conservation Area.

- 4.10 Appraisals define the qualities that make an area special and include the history and development of the place, its original designation and an analysis of its current appearance and character, including describing significant features, identifying important buildings and spaces and may include archaeological references. An appraisal is not a building audit, rather it gives an overall impression of the area and provides a benchmark of understanding against which to assess the effects of proposals for change, and for the future of the area to be managed.
- 4.11 The accompanying management proposals identify problems that detract from the character of the area and potential threats to this character, and make recommendations for action needed to address these issues. Appraisals and management proposals for Havering's Conservation Areas are available online under the planning pages at: [www.havering.gov.uk](http://www.havering.gov.uk)

#### *Content of Applications*

- 4.12 Applications for Conservation Area Consent must be in the form prescribed by the legislation including any additional information requested by the Council.
- 4.13 Applications for Conservation Area Consent or Planning Applications in a Conservation Area must include information about the Heritage Asset and its significance, as described in paragraph 2.25, as part of the Design and Access Statement. Further guidance on this can be found in Appendix 5
- 4.14 Applications for major developments (10 or more units) where any part of the site is within 50 meters of the boundary of a Conservation Area must also include information about the Heritage Asset and its significance, as described in paragraph 2.25, as part of the Design and Access Statement.
- 4.15 The Council will notify English Heritage at the pre-application stage on significant schemes within, or affecting, Conservation Areas or Grade I or II\* buildings.
- 4.16 Applicants should take into account the Conservation Area Appraisals and Management Proposals in their application.

#### *Consideration of Applications*

- 4.17 When processing applications the Council will:
- Consult English Heritage on applications for Conservation Area Consent; a decision can not be issued until a written response is received from English Heritage which will either issue a directive to grant, or refuse, the application, or authorise the Council to determine the application themselves.
  - Notify English Heritage of Planning Applications affecting Conservation Areas or their setting and take their advice into account with particular reference to major developments.
  - Advertise applications as prescribed in the legislation and take into account all comments and objections
  - Notify the appropriate National Amenity Societies (as per Circular 01/2001)
  - Pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
  - Conserve and enhance the conservation area, its setting and views in and out, in a manner appropriate to its significance by ensuring that:
    - (a) decisions are based on an understanding of the nature, extent and level of its significance

- (b) wherever possible, appropriate and viable uses are applied consistent with the conservation of the area
- (c) the positive contribution to local character and sense of place is recognised and valued
- Require developers to record and advance understanding of the Heritage Asset before it is lost in the case of demolition/s using planning conditions or obligations as appropriate in accordance with PPS5 (HE12.3) and make it publicly available via the Local Studies Library.
- Attach suitably worded conditions to any consent relating to Conservation Areas. These may include:
  - (a) prohibiting the commencement of approved demolitions of any buildings or structures before a contract for the carrying out of works for redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides
  - (b) preservation of particular features of the building/s either as part of the building/s or after severance from it
  - (c) Consents relating to conservation areas will be time-limited by condition for commencement of work
- Where appropriate request the submission of relevant photographs of the area of proposed work as part of any planning application for all new major development in conservation areas.
- Where appropriate, seek and take into account conservation advice from conservation accredited specialist professionals.
- Consult with relevant local heritage groups and take their views into account.

### *Enforcement*

- 4.18 The Council will serve an enforcement notice where a building in a conservation area has been demolished without express Conservation Area Consent, or where it has been altered or extended without planning permission in any manner which affects its character as a building of special architectural or historic interest, or where works executed under a Conservation Area Consent or planning permission fail to comply with any condition attached to that consent, where it is considered expedient to do so.

### *General Design Principles*

- 4.19 The Council will pay particular attention to design matters when considering planning applications to ensure that the character of the area is enhanced and protected.
- 4.20 The Council will not normally accept applications for outline planning permission in Conservation Areas.
- 4.21 Demolition should only be considered where the building fails to make a positive contribution to the character and historic significance of the Conservation Area. Replacement buildings will be expected to be high quality buildings which make a positive contribution to the character of the Conservation Area.
- 4.22 New buildings should respect the important characteristics of the Conservation Area. This could be, for example, in terms of scale, height, space between buildings, landscape character and historic street layout and detailing. It is important that high quality materials are used in order to provide a building that complements the quality of the existing architecture.

- 4.23 Additions and external alterations should be sympathetically designed to preserve the scale and character of the building and should be executed in high quality materials.

#### *Specific Design Principles*

##### **Extensions**

- 4.24 Extensions should be subordinate to the mass and height of the main building and complementary in terms of design, detailing and materials.

##### **Alterations**

- 4.25 Generally, alterations to buildings in Conservation Areas should retain original features and use complementary materials.
- 4.26 Where planning permission is required for the replacement of windows, only matching materials are likely to be acceptable to ensure that architectural detailing is retained.

##### **Satellite dishes and telecommunications equipment**

- 4.27 Satellite dishes and telecommunications equipment should not be sited to the front of properties or visible from the street scene. See DC64 (Telecommunications).

##### **Advertisements and signs**

- 4.28 Within Conservation Areas, large advertising hoardings will not normally be acceptable (see DC65: Advertisements). All Conservation Areas are defined as Areas of Special Control for Advertisements.

##### **Shopfronts**

- 4.29 Original shop fronts which contribute to the character and appearance of an area and should be retained. The use of traditional design and materials in appropriate colours are encouraged. External shutter boxes and solid roller shutters will not be granted planning permission as they are detrimental to the appearance of shopfronts. Further guidance will be provided in the Council's forthcoming Shopfront Design SPD.

##### **Paint Colours**

- 4.30 Previously unpainted brickwork, stone timber or render should never be painted. Where there is external painting the Council expects paint colours to complement and enhance the special character of the buildings, and should be appropriate to the age and architectural style of the building. Vivid or garish colours that would be intrusive within the wider streetscene will not be considered acceptable.

##### **Further Guidance**

- 4.31 The Council will be producing an SPD for Gidea Park which will include guidance on development within the Conservation and Character Areas.

#### **Area Specific Design Features**

##### *Cranham Conservation Area*

- 4.32 Cranham is closely associated with General James Oglethorpe, the founder of Georgia, USA. Most of the Conservation Area is open fields, providing a setting for the hamlet of 18<sup>th</sup> and 19<sup>th</sup> century buildings at its hill-top centre on a medieval route towards the River Thames. Cranham Church and Cranham Hall are the buildings which establish the character and history of the Conservation Area.

- 4.33 Cranham Hall is a Grade II listed Building, a three storey, five bay wide house, stuccoed with a low pitched slate hipped roof. The 16<sup>th</sup> century listed garden walls are also Grade II listed. The Victoria Model farm, including the cottages and quadrangle, makes an important contribution to the character of the Conservation Area and was built as a set-piece with the Grade II Listed Church. A particularly fine railed tomb is also grade II listed.



*Pike Lane forms the northern perimeter of the Conservation Area; Cranham Farm; and detail of the 16<sup>th</sup> century Grade II listed garden wall at Cranham Hall*

#### *Havering-atte-Bower Conservation Area*

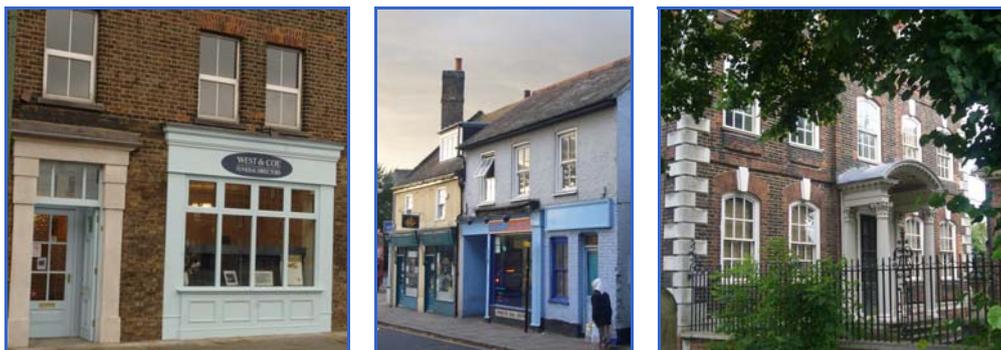
- 4.34 The Conservation Area retains much of the form and characteristics of an Essex village of medieval origin, focussing on the core elements of church, vicarage, gentry houses, with farms, school and public houses.
- 4.35 Red brick, render, painted brick, timber and weather-boarding provide the vocabulary for the vernacular and polite buildings, with stock brick and Welsh slate roof for the Victorian stables, estate cottages and school. The church is the only stone construction and is said to stand on the site of Havering Palace. Houses are generally very well kept and the retention of traditional joinery in most of the older buildings is particularly important in defining the quality of the area. The imposing Georgian Bower House and Stable Block are the only Grade I secular buildings in the borough.



*White Lodge and the Grade I listed Bower House*

#### *Rainham Conservation Area*

- 4.36 Medieval and earlier street plan and adjoining the River Ingrebourne. Bricks and render are prominent, with tiled or slate roofs, some timber framed and weather boarding. The quality of brickwork varies with the age and status of buildings. In the unlisted buildings in Upminster Road South, the unity of the largest group of shops is much enhanced by the unity of the materials, render and slate roofs, above the varied shop-fronts. Traditional painted timber shop-fronts prevail, and act as a foil to the Grade I listed complete Norman Church.



*Typical timber painted shopfronts; architectural detailing on the Grade II\* listed Rainham Hall*

#### *Romford Conservation Area*

- 4.37 The designation for Romford Conservation Area is based on its historic significance rather than a defined architectural character with cohesive materials and design features. The area has a rich range of buildings from different historic and architectural periods; from the fine 17<sup>th</sup> Century timber framed coaching inn which dominates the historic cross roads, to the collection of red brick Victorian shops on the High Street, and the various 1930s commercial buildings, such as Quadrant Arcade that are sited within the Market Place and South Street.
- 4.38 Whilst the style of the buildings are diverse, the conservation area does display a range of high quality materials such as yellow stock brick, red brick, timber, limestone and freestone detailing, and granite and marble in some of the later 20<sup>th</sup> century buildings.



*The Grade II Listed Golden Lion Public House; the former Brewery on High Street; the Grade II Listed Church House in the Marketplace*

#### *Gidea Park Conservation Area*

- 4.39 Although the Competition and Exhibition houses are individually architect designed, the area has a common vocabulary of vernacular detailing and materials of the “Arts and Crafts” style, within a green and verdant setting. The more notable characteristics of the 1911 exhibition houses include:
- A strong and sometimes complex roof profile as a result of steep and/or deep pitched slopes; tall and prominent well-modelled chimney stacks, often on external walls; a combination of hips and gables, and small hipped dormer windows
  - An emphasis on horizontally proportioned windows, often quite shallow and small; and occasionally, for contrast, very tall casements with mullions and transoms to dominate the elevation
  - Timber casement windows, often with a small pane glazing

- The use of brickwork to emphasise features in an otherwise rendered elevation
- The use of plain clay tile with brickwork to create pattern as panels, or within window or door arches, or as cladding to gables
- Tiled porches

4.40 The dominant materials of the 1911 houses are hand-made brick, rough cast render painted in pale tones and plain clay tile. The 1934 Exhibition houses built in the International Moderne style, sited in Brook Road and Eastern Avenue East are smooth rendered in off white, with flat roofs and the original versions of windows in steel.



*Varied architectural detailing within the common vernacular of design in Gidea Park*

#### *St Leonards Hornchurch Conservation Area*

4.41 The building material is traditional Victorian yellow stocks with bands and arches in red brick, red clay roof tiles and tile hanging to gables. The original timber box sash windows were all replaced with powder-coated aluminium at the time of conversion, retaining the design which featured upper sashes with small pane glazing and plain lower sashes. Where boundary fences have been introduced they do not contribute to the character of the area and such inappropriate changes to the character of the space should be resisted and attention focussed on re-enforcing the cohesive nature of the original planned concept of a “Village street”.



*The former Warden's house, and the Grade II listed former school and chapel; the sculpture original to the school is now in the Bethnal Green Museum of Childhood*

#### *RAF Hornchurch Conservation Area*

- 4.42 The Conservation Area focuses on the original RAF Officers Mess and quarters in typical military architectural style with an austere design and materials. Its special interest focuses on its history, through its associations with RAF Hornchurch's Spitfire squadrons. The main core of buildings are within neat well-treed grounds, surrounded beyond the tight Conservation Area boundary by extensive RAF built residential accommodation providing the Conservation Area with its setting.



*The former Warrant Officers' accommodation; mature trees conceal much of the view of the East and West wings of Astra House*

#### *Corbets Tey Conservation Area*

- 4.43 Most of the historic vernacular buildings are of brick or are timber framed, with either a rendered or painted weather-board cladding, and slated or tiled roofs. Some imposing Georgian listed buildings and landscapes.



*The Old Cottage and nos. 1 – 8 Harwood Hall Lane, both Grade II listed*

#### *North Ockendon Conservation Area*

- 4.44 The range of materials are typical of rural Essex; on the earliest houses, render or weatherboarding on a timber frame. Former agricultural buildings have weatherboarding and red pantiles. Stock brick features in later cottages, with red brick for the school frontage and the detailing of the reading rooms. The Conservation Area focuses on the medieval stone built church and adjoining moated site with its footpath link amongst open fields to the eastern core of buildings around the Public House, forge and bake house.



*Weatherboarding and red pantiles; the Grade I listed Church of St Mary Magdalene; and use of stock brick in residential dwelling (originally Reading Room and cottages)*

#### *Langtons Hornchurch Conservation Area*

- 4.45 The core of the conservation area is comprised of a number of significant historic and cultural buildings, namely Langtons, Fairkytes and the Queen's Theatre and the landscapes that are associated with them. The historic properties in the area are constructed of red brick, with all the Langtons buildings and Fairkytes displaying an array of fine Georgian detailing. The distinctive Queen's Theatre, built in 1975, dominates the historic 'common', and some good quality 1930s suburban style houses are included at the fringes of the conservation area.



*The Grade II Listed Langtons; the distinctive Queens Theatre built 1975*

#### *St. Andrew's Hornchurch Conservation Area*

- 4.46 At the centre of the conservation area lies St Andrews Church, which is Grade I listed and dates from the 13<sup>th</sup> Century. Whilst a large proportion of the conservation area consists of open space, there are a number of good examples of timber framed, vernacular buildings that are Grade II listed. The landscape, historical development of the sites and potential archaeology is of great significance to the Conservation Area.



*1920s Arts and Crafts Wykeham Lodge; detail of Grade I Listed St Andrew's Church*

### **Criteria for Designation and Extension of Conservation Areas**

- 4.47 Local Planning authorities have a duty to review their areas from time to time and to designate additional areas where they are of special architectural or historic interest whose character or appearance it is desirable to preserve or enhance.
- 4.48 Designation of a Conservation Area is a recognition of the group value of buildings and their settings, including street pattern, building arrangements, open space and landscape and areas which may have archaeological interest. Conservation areas vary greatly in character and there are no standard national criteria for designation. In accordance with DC68, in Havering the following criteria will apply in designating Conservation Areas or Extensions:
- the area has a distinct physical identity that is readily distinguishable from surrounding development
  - the area possesses architectural and/or historic cohesiveness
  - the buildings within the area are of a high standard of architectural or townscape quality, often including listed buildings but also buildings that are of local architectural or historic interest, important landmarks and good examples of local or vernacular styles and materials, traditional detailing, or artistic interest
  - the landscape, spatial quality or general layout exhibits a special character derived from natural or topographical features, historic open space, landscaping or historic street pattern and may include views or archaeological interest
- 4.49 There are no current plans to designate or extend Conservation Areas, however the Council will keep this under review. Once identified these areas will undergo full Character Appraisals and be assessed against the above criteria before designation takes place.

### **Other Areas of Special Townscape or Landscape Character**

- 4.50 These are distinctive local areas which are valued by the local community, make an important contribution to the history, appearance, character or cultural role of Havering, and are physically informative in providing an understanding of the wider historic environment.
- 4.51 Detailed criteria for dealing with applications in the Emerson Park and Hall Lane Policy Areas are set out in separate SPDs adopted by the Council in February 2009. Criteria relating to the Gidea Park Special Character Area and the Gidea Park Conservation Area will be set out in the forthcoming SPD.
- 4.52 For applications in relation to Havering Ridge, in accordance with Development Control Policy DC69, if a development proposal is generally acceptable in terms of Green Belt policy the Council will ensure that any development has regard to the special character of the area. See also Chapter 6 for further information about Historic Views.

## 5 Archaeology and Ancient Monuments

- 5.1 The geological and prehistoric landscape and its interpretation has a recognised value and diversity which makes an important contribution to local distinctiveness and the wider archaeological and historic context. Archaeological remains are a crucial link with the past, providing evidence and information of past peoples and the development of places, society and cultures. Most remains are fragile and once lost can never be replaced, neither can the potential information that these sites and monuments can yield be rediscovered.
- 5.2 The elements which go together to make up the prehistoric picture are broad and include below-ground monuments and features, where sites are often not visible; above-ground features and buildings and structures (upstanding monuments); long-distance views; ancient routes; archaeological sites, zones and areas; geology; fossilised trees; and foreshore material. Such survivals are valued by the local community for their contribution to the prehistory of Havering, and they also make an important contribution to the wider prehistory of the London basin, particularly East London, from the Ice Ages through to modern times.
- 5.3 Archaeology and ancient monuments include Scheduled Ancient Monuments (SAMs), unscheduled Ancient Monuments (AMs), Archaeological Priority Areas (APAs), Archaeological Priority Zones (APZs) and 'hotspots', prehistoric landscapes, marine landscapes and marine heritage.

### DC70 – ARCHAEOLOGY AND ANCIENT MONUMENTS

**The Council will ensure that the archaeological significance of sites is taken into account when making planning decisions and will take appropriate measures to safeguard that interest. Planning permission will only be granted where satisfactory provision is made in appropriate cases for preservation and recording of archaeological remains in situ or through excavation. Where nationally important archaeological remains exist there will be a presumption in favour of their physical preservation. Particular care will need to be taken when dealing with applications in archaeological 'hotspots' where there is a greater likelihood of finding remains.**

**Planning permission will not be granted for development which adversely affects the three Ancient Monuments in the Borough or their settings.**

- 5.4 Development Control Policy DC70 applies to the following assets:
- **Designated Assets:** Scheduled Ancient Monuments are statutorily protected and subject to the Ancient Monuments Act 1979. There are three in Havering: Upminster Hall Barn (Tithe Barn), Moated site at Dagnam Park Farm (Cockerills Moat), section of Roman Road on Gidea Park Golf Course.
  - **Non-designated Assets:** Archaeological Priority Areas (APAs) and the Archaeological Priority Zones (APZs), as identified by the Greater London Archaeological Advisory Service (GLAAS) on behalf of English Heritage in collaboration with the Council.
- 5.5 GLAAS is the English Heritage specialist archaeological advisory service for London. They advise on SAM Consent, and advise local authorities on the planning guidance on archaeology affecting all other types of planning application. GLAAS also advises developers and contractors on carrying out archaeology related work, owners and

tenants on how to manage their archaeological sites, and publishes standards on archaeological projects and procedures.

- 5.6 Additional sites will be identified over time as its significance is revealed through the practice of rescue archaeology, and through academic study and research.

### **Scheduled Ancient Monuments**

- 5.7 Scheduled Ancient Monuments (SAMs) are archaeological monuments sites, varying from buried remains to upstanding monuments and their setting, which are of national importance and subject to statutory protection. A monument that has been scheduled is protected in law (Ancient Monuments & Archaeological Areas Act 1979) against disturbance and unlicensed metal detecting. The scope of control over SAMs is both more extensive and more detailed than that applied to listed buildings.

- 5.8 Scheduled Monument Consent is required before carrying out any works to a SAM including any works for repairing or removing a SAM or any part of it; any works for its demolition or destruction; any damage, alteration or addition; any flooding; and covering up or tipping operations on land in, on or under a SAM. Consent can only be given for detailed proposals and outline consent cannot be given.

### *Content of Applications*

- 5.9 The Secretary of State deals with applications for Scheduled Monument Consent on the advice of the Inspector of Ancient Monuments at English Heritage, London Region.. Consultations are carried out by English Heritage on behalf of the Secretary of State; consultation with the local authority is required only if the application relates to a development proposal in which the local authority are concerned. The Secretary of State may apply conditions to any Scheduled Monument Consent which may include a pre-works archaeological investigation and excavation before works commence.
- 5.10 When applying for Planning Permission for sites that adjoin or affect the setting of a SAM, applications must include information about the Heritage Asset and its significance, as described in paragraph 2.25, as part of the Design and Access Statement if required. Further guidance on this can be found in Appendix 5
- 5.11 When applying for Scheduled Monument Consent or Planning Permission for sites that affect the setting of a SAM applicants are encouraged to:
- Take advice and guidance from English Heritage Inspector of Ancient Monuments and Field Monuments Warden and/or GLAAS as appropriate, in respect of monument management, management agreements and grant aid
  - Consult with the Local Studies Library, Havering Museum and local heritage groups as appropriate and take their views into account
  - Submit relevant photographs of the area of proposed work and the Monument in its setting as part of any application for Scheduled Monument Consent or which affects a monument whether Scheduled or unscheduled or its setting
  - Consult with the Ancient Monument Society (AMS) and the Council for British Archaeology.

### *Consideration of Applications*

- 5.12 The Secretary of State will not usually give Consent to work that might damage a protected site. The contribution that SAMs make and their setting is a material consideration in both Scheduled Monument Consent and Planning Consent.

Havering will not grant Planning Permission for development which adversely affects Havering's SAMs or their setting.

#### *Enforcement*

- 5.13 The Secretary of State and English Heritage are empowered to prosecute offenders, and local councils may also prosecute with English Heritage support. It is an offence to carry out any works without prior Scheduled Monument Consent, or to fail to comply with any conditions attached to that Consent; the penalties are laid down in Section 28 of the 1979 Act.

#### **Archaeological Priority Areas and Archaeological Priority Zones**

- 5.14 Archaeological Priority Areas (APAs) are known archaeological sites of importance; Archaeological Priority Zones (APZs) are wider areas of archaeological landscape which may contain specific individual hotspots and are likely to contain other yet unknown sites awaiting future identification, often as a result of the development process over time. Refer to Figures 1 and 2 (Section 2) for APAs and APZs in Havering. The Council is responsible for the protection of these sites from developments which would adversely affect them, through the planning application process by consulting with GLAAS and applying their advice.
- 5.15 Much of the spread and relative importance of local archaeology has been identified within the APAs and the APZs, although heritage assets of archaeological interest can also occur outside of these. The majority of Havering's archaeological archive is retained at the Museum of London Archive and Resource Centre (LAARC) for preservation, research and record purposes, and can be consulted by pre-arrangement. This is complemented by Havering's Local Studies Library service which retains local archives, including archaeological reports, and Havering Museum which displays local artefacts and offers access to further information.
- 5.16 Notice must first be given to statutory bodies including English Heritage and Environment Agency of any operations which would disturb the ground, or flooding operations or tipping operations on land within an APA or APZ.
- 5.17 All applications where the site is on, or affects an APA should be referred to GLAAS by the Local Planning Authority in the application process, as should applications of 0.4ha (one acre) or above and all major applications in APZs.

#### *Content of Applications*

- 5.18 If the proposed development lies within an APA or APZ, planning applications must be accompanied by a desk based archaeological assessment; the need for an assessment outside an APA or APZ may be identified as necessary during pre-application discussions or the planning process.
- 5.19 Applications must include information about the Heritage Asset and its significance, as described in paragraph 2.25, as part of the Design and Access Statement if one is required. Further guidance on this can be found in Appendix 5
- 5.20 Any proposals for development in relation to an archaeological resource must have due regard for its intrinsic interest and the archaeological contribution it makes. It is always preferable to preserve archaeology intact and in situ wherever possible, but if a development is going to damage or destroy a site of archaeological potential then planning conditions or obligations will be used as appropriate to ensure the developer records the significance of the archaeological resources, in line with PPS5.

*Consideration of Applications*

5.21 The Council will:

- Attach suitably worded conditions to applications as requested by GLAAS on behalf of English Heritage
- Ensure all new information produced as a result of the planning application process is passed to Havering Museum and the Local Studies Library for public access
- Encourage the adoption of national standards for the capture, curation and dissemination of heritage archives provided by the National Monuments Record

## 6 Other Historic Landscapes

- 6.1 Historic landscapes include both statutorily registered and other historic parks, gardens, and cemeteries, and common land and town/village greens. Havering's historic landscape varies by type and illustrates early planned forms through to modern designs, with natural antiquity indicators, historic routes and views surviving from early periods to illuminate the context and meaning of the wider historic environment.

### DC71 – OTHER HISTORIC LANDSCAPES

**The character of historic parks and Common Land will be protected or enhanced giving particular attention to the protection of views to and from common land and other historic landscapes.**

- 6.2 Two levels of guidance apply to historic landscapes, as detailed in Development Control Policy DC71:
- **Designated Assets:** Registered Historic Parks and Gardens and Common Land are subject to statutory protection through distinct legislative controls.
  - **Non-Designated Assets:** Historic parks and gardens of local interest, including churchyards and other burial grounds, recorded by the London Historic Parks & Gardens Trust, a project supported by English Heritage and undertaken in collaboration with the Council.

### Registered Historic Parks and Gardens

- 6.3 National recognition of a site's historic interest depends on factors such as the age of the main layout and features, its rarity as an example of historic landscape and design, and the quality of the landscaping, its architect or designer. Upminster Court Garden is currently the only registered site in Havering.



*The Grade II listed Upminster Court is set within the registered Upminster Court Garden; aerial view of the layout of the formal garden*

- 6.4 The main purpose of registering Historic Parks and Gardens is to help ensure that their features and qualities are safeguarded during ongoing management or when change is being considered which could affect them, and to treat such special places with due care.
- 6.5 The contribution that Registered Parks and Gardens make is a material consideration in the determination of Planning Applications and the Garden History Society will be consulted as part of the planning process for registered sites. Applicants are encouraged to notify English Heritage, the Garden History Society and the London

Historic Parks & Gardens Trust informally at the pre-application stage on schemes that will affect any Historic Parks or Gardens.

#### *Content of Applications*

- 6.6 Applications must include information about the Heritage Asset and its significance, as described in paragraph 2.25, as part of the Design and Access Statement if one is required. Further guidance on this can be found in Appendix 5
- 6.7 Relevant photos of the area of proposed work and the garden in its setting will always be required as part of any application which affects a Register Historic Park or Garden and its setting.

#### *Consideration of Applications*

- 6.8 When considering applications the Council will:
- Notify English Heritage
  - Consult the appropriate professionals for advice on historic parks and gardens, including the Garden History Society
  - Consult with the relevant local heritage groups
  - Conserve and where appropriate enhance the Registered Park or Garden in a manner appropriate to its significance by ensuring that:
    - (a) decisions are based on an understanding of the nature, extent and level of its significance
    - (b) wherever possible appropriate and viable uses are applied consistent with that significance
    - (c) its positive contribution to local character and sense of place is recognised and valued
    - (d) its treatment is integrated into general planning policies promoting place-making.
  - Capture evidence from the area and its historic assets and make it publicly available, in order to contribute to knowledge and understanding of the past
  - Attach suitably worded conditions to meet the legislative requirements to any consent relating to Registered Historic Parks and Gardens

#### **Historic Parks and Gardens of Local Interest**

- 6.9 Historic parks and gardens of local interest, including churchyards and other burial grounds, have been recorded by the London Historic Parks & Gardens Trust. Refer to Appendix 3 for the list. In line with PPS5, because these sites are included on Havering's Heritage Asset Register they are a material consideration in the determination of planning applications for development proposals.

#### *Content of applications*

- 6.10 Applications must include information about the Heritage Asset and its significance, as described in paragraph 2.25, as part of the Design and Access Statement if one is required. Further guidance on this can be found in Appendix 5.
- 6.11 For applications relating to historic parks and gardens of local interest, the Council encourages applicants to:
- Provide relevant photographs of the area of proposed work
  - Take into account advice from accredited specialists such as an Historic Landscape Architect

- Take the opportunity to capture evidence from the Historic Asset and make it publicly available
- Where appropriate, consult English Heritage, London Historic Parks & Gardens Trust and the appropriate National Amenity Societies and local heritage groups

### Common Land

- 6.12 Commons may still serve the economic interests of agriculture as traditionally, but they are also valued today for their landscape, wildlife and archaeological interests and for public enjoyment. Right of access for pedestrians is provided under the Countryside and Rights of Way Act 2000. The Commons Act 2006 gives effect to the registration of common land, works and fencing, agricultural use and management.
- 6.13 The following are areas of Common Land and Town/Village Greens in Havering:
- Havering-atte-Bower Common
  - Reed Pond Walk Town Green
  - Tylers Common
  - Upminster Common
- 6.14 As set out in Policy DC71, there is a presumption against additional access routes over Common Land and, in particular, across Common Land in Tomkyns Lane, Nags Head Lane and Warley Road.
- 6.15 All accesses over Common Land need a licence from the Council and will only be approved where individual proposals meet the criteria set out below. In addition, and separately from obtaining such a licence, planning permission must be obtained for the formation, laying out or construction of a means of access from a Classified Road and the issue by the Council either of a licence or of planning permission should not be seen as automatically guaranteeing the issue of the other.
- 6.16 These criteria regarding vehicular access form part of and should be read in conjunction with Policy DC71. In accordance with its duty of care in respect of Common Land, the Council will normally refuse permission for vehicular crossings and take action against such crossings, other than in exceptional cases. Set out below are the criteria which the Council will take into account in deciding on the acceptability of crossings:
- That the access is not materially detrimental to the particular part of the Common Land in question by reason of traffic movements involved and the need for unacceptable construction materials to be used
  - That there is no existing access which can be used as existing or modified
  - That the previous method of access is no longer available and any existing access to neighbouring land cannot be shared by agreement
- 6.17 If, as a result of those considerations, an exceptional case should arise, the following conditions will also be required:
- The proposed access will not be opposite an existing access
  - No tree is to be felled to allow the construction of the access
  - The access shall not be of greater dimensions than required by the use it is to serve
  - The crossing shall be sited on the narrowest part of the Common Land verge unless safety requirements dictate otherwise
  - The wearing surface shall be hoggin or gravel on tar or a similar finish, as required to suite the particular circumstances

- There shall be no raised kerbs (unless dictated by safety considerations) or other above ground structures on the Common Land

6.18 Applicants must undertake to:

- Erect only standard 5 bar rural gates finished in dark colour to be erected on the applicant's own land
- To reinforce the rural character of the locality by carrying out on their land and maintaining an agreed scheme of planting trees and hedgerow if considered necessary by the Council.

### **Protection of Views**

6.19 Views play an important part in shaping our appreciation and understanding of the historic environment, in towns and in the countryside. English Heritage are developing a methodology for assessing the significance of views systematically and consistently. This also describes how to assess the likely impact of development proposals on views. The judgement as to whether the impact is acceptable or not, remains the responsibility of the local planning authority.

6.20 Four differing kinds of Views have been identified by English Heritage:

- Panoramas
- Linear Views
- River Prospects
- Townscape Views

6.21 To provide further guidance on the stipulation of Development Control Policy DC71 that particular attention be given to the protection of views to and from Common Land and other historic landscapes a draft list of such views has been developed as part of the production of this SPD. The identified views, as given in Appendix 4, will be assessed against the finalised methodology from English Heritage.

6.22 Following assessment, those views considered significant will be identified on Havering's Heritage Assets Register as locally important. In general, development proposals that affect a locally important view should not be overly obtrusive, unsightly, prominent to the detriment of the view, block a view or create an intrusive element.

## References and Further Guidance

### Statutory Controls:

- The Ancient Monuments and Archaeological Act 1979
- The Planning (Listed Buildings and Conservation Areas) Act 1990 and allied legislation
- Statutory List of Building of Special Architectural or Historic Interest
- The Town and Country Planning (Development Management Procedure) (England) Order 2010
- Planning Policy Statement 1: Delivering Sustainable Development
- Planning Policy Statement 5: Planning for the Historic Environment
- Planning Policy Statement 7: Sustainable Development in Rural Areas
- Planning Policy Statement 9: Biodiversity and Geological Conservation
- White paper: Heritage Protection for the 21<sup>st</sup> Century, DCMS, 2007
- White paper: Planning for a Sustainable Future, DCMS, 2007
- Circular 01/07: Revisions to Principles of Selection for Listing Buildings
- Circular 02/08: Standard Application Form & Validation – Annex A (applications for Listed Building Consent and for Planning Permission)
- Register of Historic Parks and Gardens
- Register of Common Land and Town Greens
- Schedule of Ancient Monuments
- Historic Environment Records (HERs) Draft Guidance for Local Authorities in England, DCMS (May 2008)
- Minerals Policy Statement 1: Planning and Minerals
- Minerals Policy Statement 2: Controlling and Mitigating the Environmental Effects of Mineral Extraction in England
- The National Parks & Access to the Countryside Act 1949
- The Countryside & Rights of Way Act 2000
- The Protection of Wrecks Act 1973
- The Treasure Act 1996

### Best Practice Guidance:

- English Heritage (2009): Historic Environment – Planning Practice Guide
- DCMS (2009): Guidance on Scheduled Monument Consent:
- Heritage gateway portal providing cross-searchable online access to records of designated heritage assets

**Statutory Controls:**

- London Plan (Consolidated with Alterations since 2004), (2008)
- Draft Replacement London Plan (2009)
- The Mayor's Cultural Strategy – London: Cultural Capital – Realising the potential of a world class city (2004)
- English Heritage: Buildings At Risk register
- English Heritage: Heritage Assets at Risk register \_\_\_\_\_

**Best Practice Guidance:**

- English Heritage (2000) Thatch and Thatching: A Guidance Note
- English Heritage (2001) Building in Context: New Development in Historic Areas
- English Heritage (2001) Enabling Development and the Conservation of Significant Places
- English Heritage (2004) Building Regulations and Historic Buildings
- English Heritage (2006) Building in Context Toolkit
- English Heritage (2006) Guidance on Conservation Appraisals
- English Heritage (2006) Guidance on the Management of Conservation Areas
- English Heritage (2006) Management of Research Projects in the Historic Environment
- CABE/English Heritage (2007) Guidance on Tall Buildings
- English Heritage (2008) Climate Change and the Historic Environment
- English Heritage (2008) Conservation Principles, Policies and Guidance
- English Heritage (2008) Energy Conservation in Traditional Buildings
- English Heritage (2008) Seeing the History in the View
- English Heritage (2008) Understanding Historic Buildings: Policy & Guidance for Local Planning Authorities
- English Heritage (2009) A Charter for English Heritage Planning and Development Advisory Services
- English Heritage (2010) The Setting of Heritage Assets: English Heritage Guidance consultation draft
- English Heritage / GLAAS (2010) Standards and Guidance on Archaeological Investigation in Greater London
- English Heritage (2010) Understanding Place
- All English Heritage publications, and information relating to the historic environment can be found at [www.english-heritage.org.uk](http://www.english-heritage.org.uk)
- For additional information on climate change and historic buildings: [www.climatechangeandyourhome.org.uk/live/](http://www.climatechangeandyourhome.org.uk/live/)
- Heritage Gateway: <http://www.heritagegateway.org.uk/gateway/>
- Landscape Design Trust (2006) Parks & Gardens: A researcher's guide to documentary sources for designed landscapes
- London Historic Parks & Gardens Trust – London Inventory of Historic Green Spaces: [www.londongardensonline.org.uk](http://www.londongardensonline.org.uk)

**Statutory Controls:**

- Havering Core Strategy and Development Control Policies DPD
- Emerson Park Policy Area SPD
- Hall Lane Policy Area SPD
- Gidea Park SPD (forthcoming)
- Article 4 Directions

**Best Practice Guidance:**

- Havering Heritage Strategy 1993
- Romford and Hornchurch Heritage Strategy 2000
- Historic Buildings and Landscape Strategy 2009 – 2012
- Conservation Area Appraisals and Management Proposals

**Local History Resources:**

Havering Museum  
19-21 High Street  
Romford  
RM1 1JU  
08452 707 737  
[www.haveringmuseum.org.uk](http://www.haveringmuseum.org.uk)

Havering Local Studies and Family History Centre  
Romford Central Library  
St. Edward's Way  
Romford  
RM1 1HA  
01708 432389  
[libraryservices@havering.gov.uk](mailto:libraryservices@havering.gov.uk)

## Glossary

**Archaeology:** archaeological remains and information are part of a record continuum of the past that begins with traces of early humans, or even before, and which is still being created and suffering destruction. Carrying out expert investigation into evidence a place may hold of past activity is the primary source of securing archaeological and heritage assets with evidence about the substance and evolution of places and of the people and cultures that made them. Includes:

- buried remains – concealed or buried remains may survive beneath the ground or within other assets where they may be affected by works to that asset, they include fragmented evidence of past human activity such as remains of structures or other material, also including evidence of past environmental change which are not visible without works of excavation or opening-up.
- standing remains – ‘up-standing’ remains are normally the ruined remains of buildings, structures or landforms such as earthworks, sometimes they may be hidden within later structures which may be of no special significance themselves.

**Architectural interest:** relates to the design and general aesthetics of a building or place either through conscious design or fortuitous design from the way a place has evolved, and more specifically the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types.

**Artistic interest:** relates to design and general aesthetics produced through human creative skills, like sculpture.

**Areas:** groups of, or very large, heritage assets such as conservation areas or clusters of buildings/monuments, where the whole is greater than the sum of the parts.

**Areas of townscape and landscape character:** includes designated conservation areas as well as local areas of architectural or historic interest.

**Building:** refers to the whole or any part of any structure.

**Conserve:** to maintain and manage change to a heritage asset in a way that preserves and where appropriate enhances its significance

**Conservation Area:** areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

**Conservation Area Character Appraisal:** a published document defining the special architectural or historic interest that warranted the area being designated. Appraisals include Management Proposals which define policies and proposals for the preservation and enhancement of the character of the conservation area. Together they give an assessment of the conservation area to inform future policies (for additional information on Havering’s CACA & MP’s see the Havering website).

**Conservation Area Consent:** consent required for the demolition or partial demolition of buildings in Conservation Areas

**Curtilage:** The area normally within the boundaries of a property surrounding the main building and used in connection with it.

**Designated:** a heritage asset given statutory protection under the relevant legislation, including a Listed Building, Conservation Area, Scheduled Monument, Registered Park or Garden, also includes Protected Wreck Sites, Registered Battlefields and World Heritage Sites.

**English Heritage:** Government advisors with responsibility for all aspects of protecting and promoting the historic environment. English Heritage is responsible for advising the government on the listing of historic buildings.

**Grain:** see historic characterisation

**Heritage Assets:** the many and varied components of the historic environment, which have significance, whether subject to statutory protection or not, including any building or structure, site, monument, or landscape of historic, architectural, artistic or archaeological interest.

**Heritage Assets Register:** list maintained by Havering Council of heritage assets in the borough. The details on the register relating to designated assets is available on the Havering website; a paper copy can be viewed on request at the Local Studies Library and in the Planning Office Reception Desk at the Romford Public Advice and Service Centre.

**Heritage At Risk:** means buildings, areas, monuments, parks and gardens included on the English Heritage 'Heritage At Risk' register.

**Historic Buildings:** includes all historic buildings i.e. listed and unlisted historic buildings

**Historic Characterisation:** the process and product of defining the overall historic character and development or 'grain' of a place or landscape in relation to the present day, which enables today's opportunities to be applied, such as the principles of sustainable development, for example. It combines GIS-based urban and historic landscape characterisation with assessments of architectural and historic identity, archaeological landscapes and the marine environment.

**Historic Environment:** all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and including deliberately planted or managed flora.

**Historic Environment Record (HER):** information services providing a database for public benefit and use, linked to a geographic information system (GIS) and associated reference material together with a dedicated staffing resource, which provides access to comprehensive and dynamic resources relating to the historic environment of the borough. The Greater London Historic Environment Record is hosted by English Heritage and can be contacted at: [glher@englishheritage.org.uk](mailto:glher@englishheritage.org.uk)

**Heritage Interest:** this may be architectural, artistic, historic or archaeological, and may be further clarified by the aesthetic, evidential or communal values

**Historic Parks and Gardens:** a park or garden of special historic interest, graded I, II\* or II. Designated by English Heritage.

**Landscapes:** both extensive and small scale and including, but not limited to, designed and ornamental landscapes and those identified by a common use such as recreational or agricultural or prehistoric landscapes

**Listed Building:** a building of special architectural or historic interest. Listed buildings are graded I, II\* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. walls within its curtilage).

**Listed Building Consent:** Consent required for the demolition, in whole or in part, of a listed building, or for any works of alteration or extension that would affect the character of the building.

**Local Planning Authority:** the local authority or council that is empowered by law to exercise planning functions.

**Marine Sites:** include tidal river reaches and submerged landscapes

**Planning Permission:** Formal approval sought from a council, often granted with conditions, allowing a proposed development to proceed. Permission may be sought in principle through outline planning applications, or be sought in detail through full planning applications.

**Scheduled Ancient Monument (SAM):** Nationally important monuments, usually archaeological remains, that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.

**Scheduled Monument Consent:** consent required before carrying out any works to a Scheduled Ancient Monument

**Setting:** The area surrounding a heritage asset, which may be enhanced or diminished by its elements and within which activity or development may affect the asset's significance or its appreciation.

**Significance:** the value to people of an asset or place now and in the future derived from its heritage interest.

## Appendices

### Appendix 1: Listed Buildings and non-definitive list of curtilage listed buildings

Grade I Listed Buildings			
Name	Street	Town	Designated
Stable Block at the Bower House	Orange Tree Hill	Havering-atte-Bower	04/07/1952
The Bower House	Orange Tree Hill	Havering-atte-Bower	04/07/1952
Parish Church of St Andrew	High Street	Hornchurch	07/01/1955
Church of St Mary Magdalene	Church Lane	North Ockendon	07/01/1955
Church of St Helen and St Giles	Broadway	Rainham	07/01/1955
Church of St Laurence	St Mary's Lane	Upminster	07/01/1955

Grade II* Listed Buildings			
Name	Street	Town	Designated
High House Farmhouse	Ockendon Road	Corbets Tey	07/01/1955
The Royal Liberty School (Formerly Hare Hall)	Upper Brentwood Road	Gidea Park	14/09/1979
The Round House	Broxhill Road	Havering-atte-Bower	04/07/1952
Bretons	Rainham Road	Hornchurch	07/01/1955
Bretons - Wrought iron screen and gates with piers	Rainham Road	Hornchurch	07/01/1955
Forecourt railings, gates, piers, walls and vases at Rainham Hall	Broadway	Rainham	07/01/1955
Rainham Hall	Broadway	Rainham	07/01/1955
Stable Block at Rainham Hall	Broadway	Rainham	07/01/1955
The Lodge at Rainham Hall	Broadway	Rainham	07/01/1955
Parish Church of St Edward the Confessor	Market Place	Romford	04/07/1952
Great Tomkyns	Tomkyns Lane	Upminster	07/01/1955
Great Tomkyns: Barn to NE of Great Tomkyns	Tomkyns Lane	Upminster	07/01/1955
Upminster Hall	Hall Lane	Upminster	07/01/1955
Upminster Windmill	St Mary's Lane	Upminster	07/01/1955
Church of St Mary and St Peter	Wennington Road	Wennington	07/01/1955

## Grade II Listed Buildings

Name/Number	Street	Town	Designated
Coal Duty Boundary Post	Hog Hill Road	Collier Row	05/1982
Brambles Farmhouse	Bramble Lane	Corbets Tey	10/04/1975
Bridge in Parklands Park	Corbets Tey Road	Corbets Tey	14/09/1979
Great Sunnings	Sunning's Lane	Corbets Tey	07/01/1955
Harwood Hall	Harwood Hall Lane	Corbets Tey	14/09/1979
Nos. 1-8 (consecutive)	Harwood Hall Lane	Corbets Tey	31/07/1973
Sullen's Farmhouse	Sunning's Lane	Corbets Tey	14/09/1979
The Old Anchor	Harwood Hall Lane	Corbets Tey	31/07/1973
The Old Cottage	Ockendon Road	Corbets Tey	07/01/1955
Broadfields Farm: Barn and Stable Block to N of farmhouse	Pike Lane	Cranham	02/12/1983
Church of All Saints	The Chase	Cranham	14/09/1979
Cranham Hall	The Chase	Cranham	07/01/1955
Garden Walls at Cranham Hall	The Chase	Cranham	07/01/1955
Railed tomb to west of the Church of All Saints	The Chase	Cranham	14/09/1979
Capel Nelmes	Sylvan Avenue	Emerson Park	09/06/1972
Tower Lodge: The Well Tower	Sylvan Avenue	Emerson Park	22/05/1974
Black's Bridge	Main Road	Gidea Park	14/09/1979
No. 27	Meadway	Gidea Park	14/09/1979
No. 36: Sundial in front of house	Reed Pond Walk	Gidea Park	25/09/1989
No. 41	Heath Drive	Gidea Park	30/06/2000
No. 43	Heath Drive	Gidea Park	14/09/1979
No. 64	Heath Drive	Gidea Park	24/03/1997
No. 93, The Ship Public House	Main Road	Gidea Park	14/09/1979
No.16	Meadway	Gidea Park	14/09/1979
Nos. 198 and 200 (The Coffee Pot)	Main Road	Gidea Park	25/09/1973
Nos. 36 and 38	Reed Pond Walk	Gidea Park	14/09/1979
Sections of boundary wall, railings, gates and gate piers to former Gidea Hall	Heath Drive	Gidea Park	31/07/1973
The Morris Dancer Public House	Melksham Close	Harold Hill	14/09/1979
No. 126 (Page's Farmhouse)	Shepherds Hill	Harold Wood	09/08/1979
Page's Farmhouse: Range of barns and outbuildings forming a quadrangle	Shepherds Hill	Harold Wood	09/08/1979
The Park Corner Stone (approx. 300m SW of school)	Lodge Lane	Havering Park, Romford	14/09/1979

## Grade II Listed Buildings

Blue Boar Hall	Orange Tree Hill	Havering-Atte-Bower	14/09/1979
Bower Farm Cottage	Orange Tree Hill	Havering-Atte-Bower	13/06/1975
Church of St John the Evangelist	The Green (West side)	Havering-Atte-Bower	04/07/1952
Ivy Holt	North Road	Havering-Atte-Bower	14/09/1979
Nos. 1-5 (consecutive)	The Green (North side)	Havering-Atte-Bower	14/09/1979
Rose Cottage	North Road	Havering-Atte-Bower	14/09/1979
The Stocks and Whipping Post	The Green (South Side)	Havering-Atte-Bower	04/07/1952
The Thatch	Broxhill Road	Havering-Atte-Bower	14/09/1979
Albys Farmhouse	South End Road	Hornchurch	24/06/1970
Albys Farmhouse - Timber framed barn to east of farmhouse	South End Road	Hornchurch	24/06/1970
Bretons - two brick barns and garden walls to south of Bretons	Rainham Road	Hornchurch	07/01/1955
Fairkytes (Havering Arts Centre)	Billet Lane	Hornchurch	07/01/1955
Gazebo at Langtons	Billet Lane	Hornchurch	19/01/1978
Langtons	Billet Lane	Hornchurch	19/01/1978
Mill Cottage (to southwest of Church of St Andrew)	High Street	Hornchurch	14/09/1979
No. 117 (Hall of St Leonard's Children's Home)	Hornchurch Road	Hornchurch	14/09/1979
No. 197	High Street	Hornchurch	10/04/1975
No. 272 (Lilliputs)	Wingletye Lane	Hornchurch	07/01/1955
No. 35 (Dury Falls)	Upminster Road	Hornchurch	07/01/1955
No.195	High Street	Hornchurch	10/04/1975
Nos. 189 (The King's Head Inn), 191 and 193	High Street	Hornchurch	10/04/1975
Nos. 218 Wykham Cottages	High Street	Hornchurch	14/09/1979
Orangery at Langtons	Billet Lane	Hornchurch	19/01/1978
Stable Block at Langtons	Billet Lane	Hornchurch	19/01/1978
Holly Tree Cottage	Noak Hill Road	Noak Hill	25/04/1973
Meadow Cottages	Noak Hill Road	Noak Hill	14/09/1979
Old Keepers Cottage	Noak Hill Road	Noak Hill	14/09/1979
Orchard Cottages	Noak Hill Road	Noak Hill	14/09/1979
Rose Cottages	Noak Hill Road	Noak Hill	14/09/1979
Thatched Cottage	Noak Hill Road	Noak Hill	14/09/1979
Farmyard Wall to former North Ockendon Hall	Church Lane	North Ockendon	11/01/1995

## Grade II Listed Buildings

Garden Walls of the former North Ockendon Hall	Church Lane	North Ockendon	14/09/1979
Garden walls, entrance gate and piers to former Stubbers House	Ockendon Road	North Ockendon	07/01/1955
Kilbro	Ockendon Road	North Ockendon	21/01/1974
No.7 (Castle Cottage)	Ockendon Road	North Ockendon	14/09/1979
Russell Cottage	Ockendon Road	North Ockendon	14/09/1979
The Forge	Ockendon Road	North Ockendon	14/09/1979
The Rectory	Church Lane	North Ockendon	07/01/1955
Berwick Manor Country Club	Berwick Pond Road	Rainham	14/09/1979
Garden Gate, piers and railings to former Rainham Lodge	Berwick Pond Road	Rainham	14/09/1979
K6 Telephone kiosk, outside The Bell Public House	Broadway	Rainham	31/07/1987
No. 29, Redbury	Broadway	Rainham	07/01/1955
Nos. 2 to 8 (even)	Upminster Road South	Rainham	14/09/1979
Rainham War Memorial	Broadway	Rainham	25/03/2002
The Vicarage	Broadway	Rainham	07/01/1955
Wall and gate piers between to Rainham Hall between Nos. 15 and 37	Wennington Road	Rainham	14/09/1979
Bellvue	Lower Bedfords Road	Romford	14/09/1979
Church of St Andrew	St Andrew's Road	Romford	14/09/1979
Crown Farmhouse	London Road	Romford	14/09/1979
Frances Bardsley Lower School	Heath Park Road	Romford	09/07/1998
Granary to NW of Crown Farmhouse	London Road	Romford	14/09/1979
Havering Town Hall	Main Road	Romford	17/02/1999
No.15 Church House	Market Place	Romford	04/07/1952
No.2, Golden Lion Public House	High Street	Romford	14/09/1979
No.5 The Lamb Public House	Market Place	Romford	14/09/1979
Nos. 215, 215A and 217 (Vine Cottages)	North Street	Romford	14/09/1979
Nos. 96-102	North Street	Romford	14/09/1979
Railway Factory	Elvert Avenue	Romford	06/04/1998
Salem Chapel	London Road	Romford	14/09/1979
St Edward the Confessor Roman Catholic Church	Park End Road	Romford	23/02/2010
The Grange, Harold Wood Hospital	Gubbins Lane	Romford	27/08/2003

## Grade II Listed Buildings

Upper Bedfords Farmhouse	Lower Bedfords Road, Bedfords Park	Romford	13/03/1978
Sub-station of Essex Water Company	Dagenham Road	South Hornchurch	14/09/1979
Apse Tree Cottages (No. 1 and 2)	Hall Lane	Upminster	02/05/1978
Barn at Park Corner Farm	Park Farm Road	Upminster	10/08/2001
Bullens and Herds (to North of Home Farm)	Fen Lane	Upminster	1976
Bury Farmhouse	St Mary's Lane	Upminster	14/09/1979
Convent of The Sacred Heart	St Mary's Lane	Upminster	05/05/1999
Entrance Piers and gates to Upminster Court	Hall Lane	Upminster	14/09/1979
Footbridge to rear of Nos. 52 and 54	The Grove	Upminster	27/03/1998
Franks Farmhouse	St Mary's Lane	Upminster	07/01/1955
Garden Wall to former Gerpins Farmhouse	Gerpins Lane	Upminster	14/09/1979
K6 telephone kiosk, outside The Clock House	St Mary's Lane	Upminster	12/08/1987
No. 201	Corbets Tey Road	Upminster	10/03/1969
No. 251 (Tadlows)	Corbets Tey Road	Upminster	26/10/1973
Nos 23,25,27,31 and 33 (Ingrebourne Cottages)	St Mary's Lane	Upminster	14/09/1979
Nos. 265 and 267	St Mary's Lane	Upminster	14/09/1979
Stable Block at Upminster Court	Hall Lane	Upminster	14/09/1979
The Clock House	St Mary's Lane	Upminster	17/04/1972
The Rectory	St Mary's Lane	Upminster	07/01/1955
Timber-framed range of weatherboarded outbuildings to Tylers Hall Farmhouse	Nags Head Lane	Upminster	14/09/1979
Tylers Hall Farmhouse	Nags Head Lane	Upminster	14/09/1979
Upminster Court	Hall Lane	Upminster	14/09/1979
Upminster Old Chapel	St Mary's Lane	Upminster	14/09/1979
Lennard Arms Inn	New Road	Wennington	10/11/1981
The Willows	New Road	Wennington	14/09/1979
Church of St Thomas	Church Road	Noak Hill	14/09/1979
South Hall Farmhouse	Wennington Road	Rainham	14/09/1979

## Appendix 2: Buildings of Local Heritage Interest

Buildings of Local Heritage Interest		
Name	Street	Town
Gobions Farm	Collier Row Road	Collier Row
Church of the Good Shepherd	Collier Row Lane	Collier Row
Church of the Ascension	Collier Row Road	Collier Row
Park Farm	Lodge Lane	Collier Row
Barn to W, of Great Sunnings	Sunnings Lane	Corbets Tey
Nos. 1 & 2 United Cottages	Ockendon Road	Corbets Tey
Cranham Hall Farm	The Chase	Cranham
Nos. 62 & 64	Front Lane	Cranham
Nos. 68 & 70	Front Lane	Cranham
Emerson Park & Great Nelmes Halt	Butts Green Road	Emerson Park
Pump at junction Main Road / Severn Avenue	Main Road	Gidea Park
75	Main Road	Gidea Park
202-210 (even)	Main Road	Gidea Park
224	Main Road	Gidea Park
No. 40	Parkway	Gidea Park
23 Reed Pond House`	Reed Pond Walk	Gidea Park
29	Reed Pond Walk	Gidea Park
33	Reed Pond Walk	Gidea Park
37	Reed Pond Walk	Gidea Park
Hare Cottage, now Hare Park School	South Drive	Gidea Park
448, 450, 452	Upper Brentwood Rd	Gidea Park
458	Upper Brentwood Rd	Gidea Park
Maylands Farm	Colchester Road	Harold Park
Church of St Peter	Gubbins Lane	Harold Wood
Harold Court	Harold Court Road	Harold Wood
Ivy Lodge Farm	Shepherd's Hill	Harold Wood
121	Shepherd's Hill	Harold Wood
Bower Farm House and outbuildings	Bower Farm Road	Havering-atte-Bower
Fairlight	Bower Farm Road	Havering-atte-Bower
The Hall	Broxhill Road	Havering-atte-Bower
Water Tower	Broxhill Road	Havering-atte-Bower
Fernside	Broxhill Road	Havering-atte-Bower
South Lodge	Broxhill Road	Havering-atte-Bower

## Buildings of Local Heritage Interest

Brickfield Cottage	Broxhill Road	Havering-atte-Bower
Walled garden at Bedfords	Broxhill Road	Havering-atte-Bower
Nos. 1-4 Havering Green Cottages	The Green, North Road	Havering-atte-Bower
Nos. 5 & 6	The Green, North Road	Havering-atte-Bower
Dame Alice Tipping's Church of England Primary School, Church House and School	North Road	Havering-atte-Bower
The Vicarage	North Road	Havering-atte-Bower
North Lodge	North Road	Havering-atte-Bower
White Lodge	Orange Tree Hill	Havering-atte-Bower
The Orange Tree Public House	Orange Tree Hill	Havering-atte-Bower
Havering Park Riding School	Wellingtonia Avenue	Havering-atte-Bower
Walls to 'Havering Park'	Wellingtonia Avenue	Havering-atte-Bower
Astra House	Astra Close	Hornchurch
Single Officers Quarters	Astra Close	Hornchurch
The Billet	Billet Lane	Hornchurch
The Hermitage	Billet Lane	Hornchurch
The Drill Hotel	Brentwood Road	Hornchurch
The Chaplaincy, 222	High Street	Hornchurch
The Bull Inn	High Street	Hornchurch
The Cricketers	High Street	Hornchurch
No. 213	Hornchurch Road	Hornchurch
Harrow Inn	Hornchurch Road	Hornchurch
Harrow Lodge	Hornchurch Road	Hornchurch
Walls to old Hornchurch Chaplaincy	High Street	Hornchurch
162, 164 and 166	Slewins Lane	Hornchurch
The Chequers P.H.	North Street	Hornchurch
School House & Halls	junction North Street/Westland Avenue	Hornchurch
Good Intent Public House	South End Road	Hornchurch
Defence buildings at Hornchurch Country Park	Squadrons Approach	Hornchurch
The New Inn	Squirrel's Heath Lane	Hornchurch
Spigot Mortar Post	Station Lane	Hornchurch
St. George's Hospital	Station Lane	Hornchurch
Langtons Primary School	Westlands Avenue	Hornchurch
264 (Grasshoppers)	Wingletye Lane	Hornchurch
266 (Pegtiles)	Wingletye Lane	Hornchurch
268 and 270 (Tye Cottage)	Wingletye Lane	Hornchurch

## Buildings of Local Heritage Interest

274 and 276	Wingletye Lane	Hornchurch
Rosemere and Jasmine	Chequers Road	Noak Hill
The Forge and Forge House	Chequers Road	Noak Hill
Forge Cottage	Noak Hill Road	Noak Hill
Pentowan Farm	Church Road	Noak Hill
St Thomas' Cof E School	Church Road	Noak Hill
Hill Farm House	Church Road	Noak Hill
Spice Pits Farm Barn to NE of farm house	Church Road	Noak Hill
Manor Farm House	Noak Hill Road	Noak Hill
Barn at Manor Farm	Noak Hill Road	Noak Hill
The Bear P.H.	Noak Hill Road	Noak Hill
Widdrington Farm	Paternoster Row	Noak Hill
Nos. 5 & 6 Bridge Cottages	Ockendon Road	North Ockendon
Estate House	Ockendon Road	North Ockendon
No. 1 & 2	Ockendon Road	North Ockendon
St Mary's C of E School	Church Lane	North Ockendon
7 & 8	Church Lane	North Ockendon
Stable Block at Berwick Manor	Berwick Pond Road	Rainham
Berwick Pond Farm	Berwick Pond Road	Rainham
Outbuilding to N. of The Vicarage	Broadway	Rainham
No. 12	Broadway	Rainham
The Bell Public House	Broadway	Rainham
The Angel Public House	Broadway	Rainham
Moor Hall	Romford Road	Rainham
9 to 27	Upminster Road South	Rainham
191-195	South End Road	Rainham
Lenthorpe House	Wennington Road	Rainham
South Hall Farm Barns	Wennington Road	Rainham
South Hall Farm Lodge	Wennington Road	Rainham
Trinity Methodist Church	Angel Way	Romford
South Lodge Works	Upper Brentwood Rd	Romford
The Wheatsheaf Public House	Wheatsheaf Road	Romford
The Century Youth House	Albert Street	Romford
Bridge to Marshalls House (dem.)	The Avenue	Romford
2-8	Brentwood Road	Romford
42-44	Brentwood Road	Romford
The Durham Arms	Brentwood Road	Romford

## Buildings of Local Heritage Interest

81	Eastern Road	Romford
84	Eastern Road	Romford
86	Eastern Road	Romford
St.Kilda's, 90	Eastern Road	Romford
The Woolpack Inn (The Angel)	High Street	Romford
Prudential Building	High Street	Romford
Romford Brewery High Street buildings	High Street	Romford
The White Hart	High Street	Romford
Kingsmead Mansions	Kingsmead Road	Romford
Pump House opp. Kingsmead Mansions	Kingsmead Road	Romford
The Sun Public House	London Road	Romford
The Crown	London Road	Romford
Slaters Arms Public House	London Road	Romford
Crowlands Infants School	London Road	Romford
33	Main Road	Romford
The Clinic, 40	Main Road	Romford
The Coach House Hotel & Restaurant, 48	Main Road	Romford
Hill Court	Main Road	Romford
Romford Baptist Church	Main Road	Romford
The Bull Inn	Market Place	Romford
Rumford Shopping Arcade frontage	Market Place	Romford
The Mawney Arms P.H.	Mawney Road	Romford
No. 95 'Fernleigh'	Mawney Road	Romford
The Red House	North Hill Drive	Romford
88 & 90	North Street	Romford
Lloyds Bank	North Street	Romford
Victorian buildings, now administration buildings etc. Oldchurch Hospital	Oldchurch Road	Romford
Old Infirmary	Oldchurch Hospital	Romford
Ice House, r/o Scout Hut	Park Drive	Romford
Marshalls Park Lower School	Pettits Lane	Romford
Victoria Centre	Pettits Lane	Romford
The Crown	Roneo Corner	Romford
Coopers Arms Public House	Rush Green Road	Romford
The Prince Albert	St.Andrews Road	Romford
95	South Street	Romford
97-101	South Street	Romford

## Buildings of Local Heritage Interest

103-111	South Street	Romford
Jax, 131	South Street	Romford
The Old Oak Public House, 279	South Street	Romford
110	South Street	Romford
112-116	South Street	Romford
230-368	South Street	Romford
Co-op Bank	South Street	Romford
The Moreland Arms	South Street	Romford
Odeon Cinema	South Street	Romford
Page Calnan Building	South Street	Romford
Quadrant Arcade	South Street	Romford
Romford Station	South Street	Romford
Colvern Factory	Spring Gardens	Romford
Salisbury Road School	Salisbury Road	Romford
Havering Mencap, 91	Victoria Road	Romford
97	Victoria Road	Romford
165 to 167	Victoria Road	Romford
169 to 171	Victoria Road	Romford
Old Mill Parade	Victoria Road	Romford
Station Parade	Victoria Road	Romford
The Victoria Public House	Victoria Road	Romford
Doctors and Nurses Blocks, Oldchurch Hospital	off Waterloo Road	Romford
20	Western Road	Romford
62-72	Western Road	Romford
Chapman's Farm and outbuildings	Bird Lane	Upminster
Southside and Brookside	Clay Tye Road	Upminster
White Post Farm	Clay Tye Road	Upminster
Great Reddings Barn	Warley Road	Upminster
Hacton House	Hacton Lane	Upminster
Greathouse	Hall Lane	Upminster
Barn at Great House	Hall Lane	Upminster
Manor Farm	Ockendon Road	Upminster
Banks House (Barn Cottage)	Ockendon Road	Upminster
Monks Farm	St Mary's Lane	Upminster
1-8 Frank's Cottages	St Mary's Lane	Upminster
No. 303, 305, 309	St Mary's Lane	Upminster

## Buildings of Local Heritage Interest

Little Tomkyns	Tomkyns Lane	Upminster
1 Grays Cottages	Tomkyns Lane	Upminster
4 & 5 Grays Cottages	Tomkyns Lane	Upminster
Upminster Bridge Station	Upminster Road	Upminster

### Appendix 3: Historic Parks and Gardens

#### Grade II Registered Historic Parks and Gardens

Name	Street	Town
Upminster Court Gardens	Hall Lane	Upminster

#### Historic Parks and Gardens of Local Interest

Name	Street	Town
Abbey Wood Open Space	Abbey Wood Lane,	Rainham
All Saints' Churchyard,	The Chase,	Cranham
Bedfords Park	Broxhill Road/Lower Bedfords Road,	Havering-atte-Bower
Bower House and Bower Wood	Orange Tree Hill,	Havering-atte-Bower
Bretons Manor	411 Rainham Road,	Rainham
Capel Nelmes (Emerson Park Estate)	Sylvan Avenue,	Emerson Park, Hornchurch
Central Park, including Long Wood, Sage Wood, Painsbrook Adventure Playground & Open Space	Petersfield Avenue/Dagnam Park Drive/Gooshays Drive	Harold Hill
Clockhouse Gardens	St Mary's Lane,	Upminster
Coronation Gardens	Main Road,	Romford
Cranham Hall	The Chase,	Cranham, Upminster
Cranham Marsh	off Ockendon Road/Meadowside Road/Park Drive/Argyle Gardens/The Chase	Cranham
Dagnam Park, including Hatters Wood	Dagnam Park Drive/Settle Road,	Harold Hill
Duck Wood	Sheffield Drive, Harold Wood	Harold Wood
Fairkytes	51 Billet Lane, Hornchurch	Hornchurch
Gaynes Parkway, Hacton Parkway, Suttons Parkway	Upminster Road, Hacton Lane, Hornchurch	Hornchurch
Harold Hill Estate	bounded by Noak Hill Road in north, Straight Road in west,	Harold Hill
Harrow Lodge Park	Hornchurch Road/Rainham Road/Abbs Cross Lane	Hornchurch
Havering Country Park	off Orange Tree Hill/Pinewood Road	Havering-atte-Bower
Havering Village Green	Orange Tree Hill/North Road	Havering-atte-Bower

## Historic Parks and Gardens of Local Interest

Havering Well Garden	Hornchurch Road	Romford
Hornchurch Cemetery	High Street	Upminster
Hornchurch Country Park	Airfield Way/Squadron's Approach, off South End Road	Hornchurch
Hylands Park	Hyland Way/Globe Road/Osborne Road, Hornchurch	Hornchurch
Langtons Gardens, including Fielders Sports Ground	Billet Lane, Hornchurch	Hornchurch
Lodge Farm Park	Main Road/Carlton Road, Romford	Romford
Marshalls	The Avenue off Park Drive/Havering Drive	Romford
Parklands Open Space	Corbets Tey Road,	Upminster
Pyrgo Park	Broxhill Road; North Road	Romford
Rainham (Federation) Jewish Cemetery	416 Upminster Road North	Rainham
Rainham Hall	The Broadway	Rainham
Raphael Park	Main Road	Romford
Rise Park	Rise Park Boulevard off Beaulay Way/Dee Way/Lower Bedfords Road	Romford
Romford Cemetery	Crow Lane/Dagenham Road	Romford
Romford Garden Suburb - Reed Pond Walk Copse, Gidea Park Fishponds, Gidea Park Sports Ground	Reed Pond Walk/ Parkway/Heath Drive	Romford
Romford Golf Course	Heath Drive/Eastern Avenue	Romford
St Andrew's Churchyard and The Dell	High Street	Upminster
St Edward the Confessor Church Gardens	Market Place	Romford
St Francis Hospice	Broxhill Road,	Havering-atte-Bower
St Helen and St Giles Churchyard	The Broadway, Rainham	Rainham
St John the Evangelist Churchyard	The Green, Havering-atte-Bower	Havering-atte-Bower
St Laurence's Churchyard	St Mary's Lane, Corbets Tey Road,	Upminster
St Mary and St Peter's Churchyard	Wennington Road/Church Lane	Wennington
St Mary Magdalene's Churchyard	Church Lane	North Ockendon
St Thomas's Churchyard,	Church Road, Noak Hill	Romford

## Historic Parks and Gardens of Local Interest

Stubbers Adventure Centre (including Walled Garden)	Ockendon Road/North Ockendon Road	North Ockendon
The Round House	Broxhill Road, Havering Atte Bower	Havering-atte-Bower
The Royal Liberty School	Upper Brentwood Road	Gidea Park, Romford
Tylers Common	Nags Head Lane, Warley Road	
Upminster Golf Course & Upminster Hall Playing Field	Hall Lane	Upminster
Windmill Field, including Upminster Windmill	St Mary's Lane	Upminster

## Appendix 4: Historic Views

<b>Panoramas</b>	River Thames and London south and west from vantage points on Havering Ridge at Havering-atte-Bower
	The north-west panorama of rolling countryside from Wellingtonia Avenue in Havering-atte-Bower village (once no doubt the view from the stable yard of Havering Palace towards Hainault Forest)
	The panorama west beyond the Havering boundary at the emergence of Wellingtonia Avenue from Havering Country Park towards Redbridge Borough
	View south along the Ingrebourne Valley from the ancient Beacon site at the corner of Shepherds Hill with Hall Lane
	The sudden emergence of London's rural landscape from East London at Dovers Corner on the A1306
	The wild, flat landscape of the Rainham, Wennington and Purfleet marshes from the A1306 and the A13 and the prospect of Wennington's medieval church standing on a gravel spit above that desolate landscape
<b>Linear Views</b>	The numerous views of St.Andrews Church, Hornchurch from all vantage points around Havering
	View of the white coloured Water Tower on Havering Ridge at Havering-atte-Bower from Lesnes Abbey at Erith
<b>River Prospects</b>	The Thames-side views from Havering Riverside is breath-taking with extensive prospects to and from Coldharbour Point and extending to the reputed Mulberry Harbour at Fords Works, Dagenham to the west and to the Queen Elizabeth II Bridge to the east in Thurrock
	The view from the Kent riverside of St. Helen & St. Giles parish church tower northwards in line along the river Thames to the green coloured copper steeple of St. Andrews parish church, Hornchurch
<b>Townscape Views</b>	In Havering the townscape views for each Conservation Area (both urban and rural) have been identified and published within the Conservation Area Appraisals
	The view of Rainham church tower north from the Ingrebourne Valley where it is crossed by the A1306

## Appendix 5: Design and Access Statements

### *What is a Design and Access Statement?*

A design and access statement is a short report accompanying and supporting a planning application to illustrate the process that has led to the development proposal and to explain the proposal in a structured way. Design and Access Statements help to ensure that development proposals are based on a thoughtful design process and a sustainable approach to access. Statements should improve the quality of proposals; in preparing the design and access statement, applicants need to consider and subsequently explain the merit of the design and how it relates to existing setting.

### *When are they required?*

Statements are required for all planning applications except the following:

- Change of use applications unless operational development has taken place
- Engineering or mining operations
- Householder development, including to flats; unless within a Conservation Area
- Extensions to the time limits for implementing existing planning permissions
- Extensions to non-domestic buildings, where the floorspace created does not exceed 100 square metres; unless within a Conservation Area
- Erection, construction, improvement or alteration of a gate, fence or wall up to 2 metres high (or existing height, if higher); unless within a Conservation Area or the curtilage of a listed building
- New buildings in connection with an existing non-domestic use of land less than 100 cubic metres in volume and 15 metres in height; unless within a Conservation Area
- Alterations to existing buildings, where there is no increase in its size; unless within a Conservation Area
- Erection, alteration or replacement of plant or machinery, where the plant or machinery would not exceed 15 metres above ground level or the height of original plant or machinery if greater; unless within a Conservation Area
- Removal or variation of conditions attached to planning permission
- Advertisement consent
- Works to preserved trees
- Non-material amendments to existing planning permissions

### *What should they contain?*

The statement should cover eight areas. Although it is not required to use each of the sections as a title, doing so may help to ensure that the topic has been covered, and helps officers to check the statement against certain criteria once received. The Design Component comprises seven of the eight areas to be covered, including:

- Amount: how much is to be built on the site
- Layout: arrangement of public and private spaces
- Scale: how big the buildings and spaces will be
- Landscaping
- Appearance
- Appraising the Context
- Use: what buildings and space will be used for

The access component comprises one of the eight areas to be covered, and includes:

- Access: how everyone can get to and move within the space

### *The Design Component*

#### **Amount**

How much is to be built on the site – this means the number of proposed units for residential use and for all other development, this means the proposed floor space for each proposed use:

- How the proposal uses will be distributed across the site
- How the proposal relates to its surroundings
- Consideration as to how to ensure accessibility for users and between parts of the development is maximised

#### **Layout**

How the proposed buildings, routes and public/private spaces will be arranged on the site and the relationship between them and the existing buildings and spaces around the site.

The statement should explain why a particular layout has been chosen, eg. the relationships between buildings private/public spaces and how these relationships will create safe, vibrant and successful places. The layout of buildings can also have a profound impact on the energy consumption and thermal comfort during winter and summer, and thus the building's carbon emission performance.

It must also demonstrate how crime prevention measures have been considered in the design and how it reflects the attributes of safe, sustainable places set out in the DCLG's 'Safer Places' guidance document, found in the "downloads" section on the right of this page.

#### **Scale**

The height, width and length of a building or buildings in relation to its surroundings:

- Details of how the scale of the proposal responds to the specific site and its surroundings/skyline
- Explanation of the size of the building parts, particularly entrances and facades with regard to how they relate to the human scale

#### **Landscaping**

How external spaces will be treated:

- Details of design scheme: more than just plants/trees, covers all outdoor spaces - street furniture, road materials etc.
- Explanation of how the landscaping fits in with the overall scheme

#### **Appearance**

What the proposed buildings and spaces will look like:

- Details of building materials and architectural details
- Pictures of what the scheme would look like based on details included in the application

#### **Appraising the Context**

Explanation of how local context has influenced the design:

- Demonstration of steps taken to appraise the context

- Assessment of the site's immediate and wider context in terms of physical, social and economic characteristics
- Indication of how the findings of any consultation have been taken into account
- Identifying opportunities and constraints and balancing of any conflicting issues identified
- Demonstrate that design has evolved from an appraisal of the context

## Use

The use or mix of uses proposed for land and buildings:

- Explanation of proposed uses and their distribution across the site
- Relationship to uses surrounding the site

### *The Access Component*

It is important to note that the access component relates only to access to the development and does not extend to internal aspects of individual buildings.

## Access

How everyone can get to and moves through the place

- An explanation of why access point and routes have been chosen and how the site relates to road layout and the public transport network.
- Identification of the access policy/standards adopted (ie. Part M of the Building Regulations, the Disability Discrimination Act etc)
- Access for emergency services should be explained where relevant

### *What about heritage assets?*

PPS5 requires applications for all types of Heritage Asset to include a level of information that is proportionate to the significance of the asset and the potential impact upon the significance of the proposals.

For planning applications, listed building consent or conservation area consent application for change that affects the historic environment, the significance of the heritage asset and the contribution of its setting should be assessed in order for the local planning authority to make decisions in line with the objectives of PPS5.

In accordance with Policy HE6 of PPS5, an applicant will need to undertake an assessment of significance to an extent necessary to understand the potential impact (positive or negative) of the proposal and to a level of thoroughness proportionate to the relative importance of the asset whose fabric or setting is affected.

The nature of the assessment should provide an understanding of:

- The nature of the significance
- The extent of the fabric; and
- The level of importance of the heritage asset and its interest

Applicants are encouraged to undertake the following steps for all heritage assets and consider other appropriate measures of assessment as outlined in paragraph 58 of the Historic Environment Planning Practice Guide to PPS5.

- Check the development plan, main local and national records including the relevant Historic Environment Record, statutory and local lists, the Heritage Gateway, the National Monument Record, and other relevant sources of information that would provide an understanding of the history of the place and

the value the asset holds for society, such as Havering Museum and the Local Studies Library.

- Examine the asset and its setting
- Consider whether the nature of the affected significance requires an expert assessment to gain the necessary level of understanding

