

London Borough of Havering

# Corbets Tey Conservation Area Character Appraisal and Management Proposals



Prepared by  
**The Paul Drury Partnership**



Corbets Tey Conservation Area  
**Character Appraisal and Management Proposals**

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*The pond adjacent to footpath 224, east of Harwood Hall*

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## Corbets Tey Conservation Area Character Appraisal

### 1.0 Introduction and background

#### 1.1 The historical development of Havering

The London Borough of Havering, the second largest London borough, has a population of about 225,000 and covers an area of 11,227 hectares (approximately 40 square miles), half of which lies within the Green Belt. To the north and east, the borough is bordered by the Essex countryside and, to the south, by a three mile River Thames frontage; but although the M25 defines its outer edge, the character of the Essex landscape and its villages extends into the borough well within both the motorway and the administrative boundary between Greater London and Essex. Pevsner<sup>1</sup> remarks that *“the character of its buildings is shared equally between the suburbia of its western neighbours and the rural vernacular of the Essex countryside. This mix is unique in East London, comprising still remote medieval parish churches along the Thames marshlands, tiny rural villages, farmhouses set in open fields, a scattering of mansions, leafy Edwardian suburbia, and at its heart the brash commercialism of Romford.”* This summary is also an appropriate description for the range of conservation areas in Havering.

1.2 The London Borough of Havering was created in 1965 from Romford Borough and Hornchurch Urban District, reviving the name of the medieval Liberty of Havering, to which they once belonged. The administrative origins of Havering are in the medieval parishes which were grouped together to form the administrative units of Chafford Hundred in the south, and the Royal Manor and Liberty of Havering in the north and west. The Liberty consisted of three large parishes<sup>2</sup>: Romford, as the market town; Havering atte Bower, where the royal palace stood till the 17<sup>th</sup> century; and Hornchurch. Chafford Hundred had a cluster of much smaller parishes of isolated farms and hamlets, and included Cranham, North Ockendon and Upminster, of which Corbets Tey was part, and Rainham, a little port on higher land above the marshes where the Ingrebourne River meets the Thames. Topography has naturally dictated most administrative boundaries and the pattern and chronology of settlements - from the grazing lands of Rainham marshes and the alluvial Thames floodplains, to the siting of the royal palace at Havering atte Bower on the high northern ridge; and in the 20<sup>th</sup> century the location of the RAF airfield at Hornchurch.

1.3 For most of its history, the villages and manors of Havering were part of the agricultural life of Essex, with many manor houses set within parkland. From the later 17<sup>th</sup> century and through the 18<sup>th</sup> century, the area gained popularity as a rural retreat for merchants from the east end of London, who often became active

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<sup>1</sup> Cherry, O'Brien, Pevsner: The Buildings of England: London 5: East (Penguin, 2005)

<sup>2</sup> A parish is understood to mean the smallest administrative unit in a system of local government, having its own church.

benefactors, their manorial role extending – as with the Benyon family at Cranham and North Ockendon – to the funding of new churches and schools. Trade focused on Romford and Hornchurch, important towns on the road to London, and on Rainham, transporting local produce and passengers to London and the continent along the Thames.

- 1.4 Development of Havering in the 19<sup>th</sup> century followed the broad pattern of most outer London boroughs, particularly those to the north and east of London, which absorbed expansion from the crowded east end of London. The establishment by a Shoreditch parish of the Cottage Homes for destitute children and orphans at Hornchurch, now St Leonards Conservation Area, is a reminder of the acute problem of poverty and poor living conditions in the east end in the late 19<sup>th</sup> century and the contrast with then-rural villages such as Hornchurch. The extension of the railway network during the second half of the 19<sup>th</sup> century initiated suburban development around station locations, both in established centres, or at new locations such as Gidea Park. Gidea Park was a late example of the local landowner as entrepreneur; the social ideals of the garden city and late Arts & Crafts movement combining with shrewd land investment to establish a discrete high quality suburb. But it was only in the 1930s, with the combined circumstances of the sale of most of the large estates, new arterial roads, the Underground, low interest rates, cheap building material (and the opportunism of building societies in encouraging a desire for the light and air of rural suburbia), that speculative development flooded into the spaces between settlements. This blurring of the boundaries between village and countryside was only halted by Green Belt legislation in the 1930s and the post-war planning acts.

#### 1.5 **Background to the conservation area appraisal**

##### *Conservation areas*

Conservation areas are areas of 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'<sup>3</sup> and were introduced by the Civic Amenities Act 1967. Designation imposes a duty on the Council, in exercising its planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of the area<sup>4</sup>. In fulfilling this duty, the Council does not seek to stop all development, but to manage change in a sensitive way, to ensure that those qualities which warranted designation are sustained and reinforced, rather than eroded. Designation also imposes a duty on the Council to draw up and publish proposals for the preservation and enhancement of its conservation areas and to consult the local community about these proposals.<sup>5</sup> These duties have been emphasised by BV 219 (see below).

- 1.6 Conservation area designation introduces a general control over the demolition of unlisted buildings, the display of advertisements, and the lopping or felling of trees with a trunk diameter of more than 7.5cm.<sup>6</sup> It does not, however, control all

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<sup>3</sup> Planning (Listed Buildings and Conservation Areas Act) 1990 section 69

<sup>4</sup> *ibid*, section 72

<sup>5</sup> Planning (Listed Buildings and Conservation Areas Act) 1990, section 71

<sup>6</sup> More details of the effects of conservation area designation and property owners' obligations can be found on the Havering Council website, [www.havering.gov.uk/planning](http://www.havering.gov.uk/planning)

forms of development. Some changes to family dwelling houses (known as 'permitted development') do not normally require planning permission. These include minor alterations such as the replacement of windows and doors or the alteration of boundary walls. Where such changes would erode the character and appearance of the area, the Council can introduce special controls, known as Article 4(2) directions. The result is that some or all permitted development rights are withdrawn and planning permission is required for such alterations.<sup>7</sup>

#### 1.7 *Character appraisals*

A conservation area character appraisal aims to define the qualities that make an area special. This involves understanding the history and development of the place and analysing its current appearance and character - including describing significant features in the landscape and identifying important buildings and spaces and visible archaeological evidence. It also involves recording, where appropriate, intangible qualities such as the sights, sounds and smells that contribute to making the area distinctive, as well as its historic associations with people and events. An appraisal is not a complete audit of every building or feature, but rather aims to give an overall impression of the area. It provides a benchmark of understanding against which the effects of proposals for change can be assessed, and the future of the area managed. It also identifies problems that detract from the character of the area and potential threats to this character, and makes recommendations for action needed to address these issues.

1.8 The present programme of conservation area character appraisals, of which this forms part, supports Havering Council's commitment in its Unitary Development Plan policy ENV 3 to preserve and enhance the character and appearance of its conservation areas. The assessment in the character appraisals of the contribution made by unlisted buildings to the character of the Conservation Area is based on the criteria suggested in the appendix of the English Heritage *Guidance on conservation area appraisals* (February 2006), reproduced in Appendix A to this document.

#### 1.9 *Best Value Performance Indicator BV 219*

A local authority's performance in defining and recording the special architectural or historic interest of its conservation areas through up-to-date character appraisals is currently monitored through a culture-related Best Value Performance Indicator (BV 219). This measures annually, based on the total number of the authority's designated conservation areas, the percentage with up-to-date character appraisals.

## 2.0 **Planning Policy Framework**

### 2.1 **National planning policy framework**

The legal basis for conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990. National policy guidance is provided by Planning Policy Guidance note (PPG) 15 *Planning and the Historic Environment* and PPG 16 *Archaeology and Planning*.

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<sup>7</sup> Where applicable, listed building consent may still be required even if the works benefit from being permitted development.

## 2.2 Regional policy

Havering's planning policies operate within the broad framework of the London Plan (published in February 2004 and now amended), prepared by the Mayor of London. The London Plan also includes Sub-Regional Development Frameworks for all areas of London, as an intermediate step between the London Plan and the boroughs' Local Development Frameworks. Havering is within the East London Sub-Regional Development Framework.

## 2.3 Conservation policy and guidance in Havering

### *Unitary Development Plan policies*

Havering's current policy framework is provided by the Unitary Development Plan (UDP), adopted in 1993. The UDP is the development plan for the borough and serves two purposes: to bring forward proposals for the development and use of land in the borough, and to set out the Council's policies for making decisions on planning applications. UDP policies can be read on the Council's web-site. The UDP policy on conservation areas, ENV 3, explains how the Council will implement planning legislation and preserve or enhance the character or appearance of its conservation areas. The UDP also contains a specific policy, ENV 23, for the Gidea Park Conservation Area. The UDP will be replaced in due course by the new Local Development Framework (LDF), explained below.

## 2.4 Existing supplementary planning guidance

To assist residents and developers, the Council has also issued design guidance, which remains a material consideration when planning applications are being assessed until replaced in new Supplementary Planning Documents (see below). Gidea Park has its own design guide to assist in the detailed interpretation of Policy ENV 23, Article 4(2) directions, and the Gidea Park Special Character Area. There is a Shopfront Design Guide for the Rainham Conservation Area, whose principles are applicable in other conservation areas.

## 2.5 Environmental Strategies

Within the UDP policy framework, the Council approved in September 1993 a Heritage Strategy for the Borough. In April 2000, a more detailed Heritage Strategy for Romford and Hornchurch was agreed, which is due to be incorporated in the proposed Local Development Framework Supplementary Planning Document on heritage by December 2007. These strategies emphasise that heritage conservation, which was once limited to listed buildings, scheduled monuments and conservation areas, now extends to all aspects of the environment which contribute to a sense of place and a sense of history and are of lasting value to the community. In July 2005, the Council approved the Romford Urban Strategy to provide the key partners in central Romford with an economic and physical vision for the future. This was adopted as Interim Planning Guidance in June 2006 pending the planned adoption of the Romford Area Action Plan in December 2008. This and the Hornchurch Urban Strategy

will be adopted as Supplementary Planning Documents within the Local Development Framework.

## 2.6 *Local Development Framework*

The Local Development Framework (LDF) will replace the current UDP in due course. The LDF will consist of a portfolio of Local Development Documents (LDD), which collectively will guide development in the borough up to 2020. Supplementary Planning Documents (SPD) will expand policies set out in the Development Plan Documents (DPD) and the Council intends in due course to prepare a SPD for heritage issues, including local heritage. This will be supported by the adopted and published conservation area character appraisals and related management proposals.

## 2.7 **Conservation areas in Havering**

There are nine conservation areas in Havering, representing a variety of survivals from different periods of its past. Although all are distinctly individual in character, some share common characteristics because of their location or origins. The southern group of Corbets Tey, Rainham, Cranham and North Ockendon, for example, share medieval administrative origins in the Chafford Hundred, and three of them also maintain their strong focus on the parish church; some retain their manor or manorial farm, which reinforces the surviving village character, even when the modern settlement is partially engulfed by suburbia, or closely pressed by industrial development. Havering atte Bower in the north of the borough also strongly retains this impression, with all the above components present. St Leonards, RAF Hornchurch, and Gidea Park, although totally different from each other, are all survivals of single historical periods and their particular ideas and architectural style. Romford, although originating with its parish church, today represents the evolution of the shopping function - from market to parade to arcade to modern mall - which defines its special interest as much as its medieval core.

## 3.0 **Summary of special interest of Corbets Tey Conservation Area**

### 3.1 **Designation of the conservation area**

The Corbets Tey Conservation Area was designated in April 1990. The designation report identified the following as the special interest of the area at the time of designation:

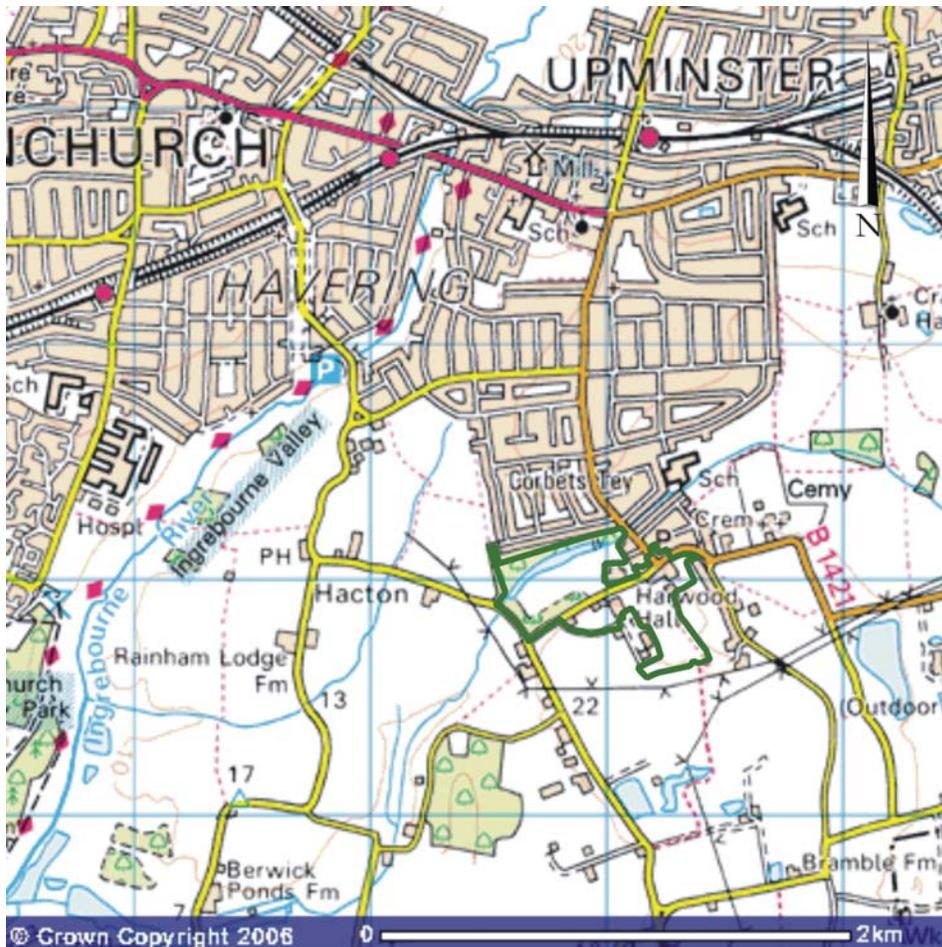
- Of the three medieval settlements which comprise the area known as Upminster [*ie Upminster, Hacton and Corbets Tey*], only Corbets Tey has retained its character as a village.
- The village and the area that surrounds it contain historic landmarks, which are of importance in the development of Havering.
- The village centre comprises a core of fine 17<sup>th</sup> and 18<sup>th</sup> century listed buildings centred upon High House.
- The area includes the lake and listed bridge by James Paine in Parklands open space, which was once part of the grounds of Gaynes Park.

3.2 Harwood Hall (listed grade II) and its grounds and surrounding open land contribute to the character of the conservation area. High House, The Old Cottage, The Old Anchor, Nos. 1-8 Bearblocks Cottages, Harwood Hall and the bridge in Parklands Open Space are all listed at grade II. Parklands, part of the former grounds of Gaynes Park and now a public open space in the ownership of the London Borough of Havering, is included in the London Parks and Gardens Trust's London Inventory of Historic Green Spaces.

### 3.3 **Additional qualities identified**

The special interest identified at designation remains valid. In addition, the following qualities have been identified by this appraisal:

- The Corbets Tey Conservation Area has a distinctive location on the edge of countryside, with its northern edge embedded in suburban development and the remainder bordering open countryside, which dominates the approach from east and west.
- The rural character is reinforced by the views of Harwood Hall across fields from the public footpath (224).
- The rising ground towards the junction means that the listed buildings at the road junction, High House and The Old Cottage, dominate their setting and are highly visible from the approach from the west and the north.
- Groups of small cottages on Harwood Hall Lane provide a traditional setting for the listed group.



*Corbets Tey conservation area character appraisal map 1: Location map*

 Conservation area boundary

#### **4.0 Assessment of special interest**

##### **4.1 Location and setting**

Corbets Tey is located on the southern edge of the borough's built-up urban area, effectively the last outpost of urban development on the B1421 as it heads east to join the north/south route B186 to South Ockendon.

## 4.2 Landscape setting, topography and archaeological potential



*The approach from the west*

Around the Conservation Area, the land rises gently towards Upminster. The parish of Upminster, which includes Corbets Tey, is on a shallow slope, rising from 30m (50ft) above sea level at the south to 140m (200ft) at the north end. The soil is loam, over sand and gravel at the south end of the parish, where Corbets Tey is located. A tributary of the Ingrebourne River runs near the northern boundary of the Conservation Area, and was dammed in the late 18<sup>th</sup> century to form a long lake through parkland at Gaynes Park. The junction of Ockendon Road, Harwood Hall Lane and Corbets Tey Road is elevated as the ground rises from the west and north. Except for Parklands, almost the entire Conservation Area lies within an Archaeological Priority Zone and the Greater London Archaeological Advisory Service must be consulted about any applications involving 0.4ha or more.<sup>8</sup>

## 4.3 General character

On the approach from Upminster, Corbets Tey is almost indistinguishable from surrounding development and feels like part of the urban area, but, on the approach from the west, it still introduces itself with some of the attributes of a village in a rural setting – parkland with a river and lake, 17<sup>th</sup> and 18<sup>th</sup> century houses at the junction, terraced cottages, and Harwood Hall. The T- junction is the focus of the Conservation Area – functionally, if not geographically – with a number of well-preserved houses of the 17<sup>th</sup> and 18<sup>th</sup> century. The western part is mostly open, with secluded Harwood Hall and its two lodges south of Harwood Hall Lane on the outskirts of the village centre. From the centre, there is a footpath (FP 224) south-eastwards past ponds. North of Harwood Hall Lane, part of the former grounds of Gaynes Park - now meadows leading to Parklands open space - forms a backdrop to the modern school which has been excluded from the Conservation Area.

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<sup>8</sup> [Further information can be obtained from the Greater London Archaeological Advisory Service at English Heritage.](#)

#### 4.4 Origins and historic development



Apart from a Romano-British farmstead discovered west of Corbets Tey in 1962, which was occupied from the 1<sup>st</sup> to 3<sup>rd</sup> century, there is no evidence of pre-medieval settlement. West and south of the village there was Bronze Age settlement at Hacton, and continuous occupation at Little Gerpins Lane and Berwick Pond Road from the Bronze Age to the early Saxon period. Important Iron Age burials have been found at Gerpins Lane. Chafford Heath, the gathering place for the Chafford Hundred, lies to the south of the junction of Aveley Road with Bramble Land and Footpath 224. Corbets Tey is in the parish of Upminster, which, like North Ockendon, Cranham and Rainham, was one of the parishes of the Chafford Hundred. The Ingrebourne river forms the western boundary of the parish. In medieval Upminster, there seem to have been two associated clusters of settlement, Hacton and Corbets Tey, apart from the hamlet of Upminster itself; Corbets Tey was named in 1461 and is assumed to take its name from the 13<sup>th</sup> century family of Corbin, or Corvyn. It is possible that Corbets Tey grew up outside Hacton village following Hacton's demise as a plague village.

4.5 Settlement in the 16<sup>th</sup> and 17<sup>th</sup> century expanded the hamlet and several buildings survive from this period. The Old Cottage at the corner of Corbets Tey

Road and Ockendon Road was the George Inn from about 1769 until 1901. Nos. 1-3 Harwood Hall Lane were built as a single house in the early 17<sup>th</sup> century, Nos. 7 and 8 are 17<sup>th</sup> century Nos. 4,5 and 6 are 18<sup>th</sup> century, and High House dates from the very late 17<sup>th</sup> century. The Huntsman and Hounds public house in Ockendon Road – later rebuilt at the end of the 19<sup>th</sup> century - was in existence by 1769.

- 4.6 From the mid 17<sup>th</sup> century, successful Londoners were buying estates in Upminster. The manor of Gaines or Gaynes was bought in 1770 by Sir James Esdaile, already the owner by marriage of New Place manor in Upminster village. He began a major programme of building, completing ten houses in the parish. Of these only two survive, one of which is Harwood Hall, although a part of the grounds of Gaynes Park remains in the north of the Conservation Area, with a listed bridge and a lake created from damming a tributary of the Ingrebourne. Gaynes Park was built in 1770 for Esdaile by James Paine to replace the existing manor, a farmhouse. Some ancillary buildings survive outside the Conservation Area. The park extended to about 40 hectares (100 acres). Harwood Hall, another part of Esdaile's empire and built for his son-in-law, dates from 1782 and was enlarged and improved between 1840 and 1880. Few large houses were built in the parish in the 19<sup>th</sup> and early 20<sup>th</sup> centuries – Esdaile's intensive building programme of the late 18<sup>th</sup> century had provided enough to satisfy demand for rented accommodation for the gentry.



Plate 1: Chafford Hundred, 1777

- 4.7 A map of the central part of Chafford Hundred in 1777, above, shows a road pattern which remained almost unaltered until the 20<sup>th</sup> century. The transformation from village to London suburb occurred after 1900. The railway arrived in 1885, but the major landowning families in Upminster who had bought into the area in the 18<sup>th</sup> century were unwilling to sell land for development until the early 20<sup>th</sup> century, when development began at Upminster Hall estate. Subsequently, many of Esdaile's estates were sold in the 1920s and 1930s, including Gayne's Park in 1929, although the main house had been demolished a century earlier. The hamlet of Corbets Tey shrank in population between 1891

and 1911 and two of its public houses, the George and the Anchor, closed down. Development to its north in the 1930s (encouraged by the regular running of District Line trains to Upminster) and infilling in the 1950s modified its status from village to suburb, with a new parade of shops in Ockendon Road. Gravel working rather than agriculture became the predominant activity in nearby open land from the early 1960s.

#### 4.8 Spatial analysis

The entry to the Conservation Area from the west is in very strong contrast to that from the north; the approach is along a road lined only with trees, hedges, fields and the two former lodges to Harwood Hall. There is a clear edge to the former village, announced by rows of cottages on both sides of the road which enclose the view and – with those on the south side being close to the pavement – create an intimate townscape. Rising ground towards the junction increases the impact of the 17<sup>th</sup> century The Old Cottage, facing Harwood House Lane. From the north, the approach is very different. There is no clear village edge as the approach is through modern development; and it is only at the junction that the evidence of earlier history becomes visible. Again, the view is dramatic, as the incline up to the junction gives maximum impact to tall narrow High House on the south east side of the junction. In contrast again is the public footpath to the west of Bearblock Cottages, which leaves Harwood Hall Lane to follow the bank of a pond before heading off to the boundary of the Conservation Area. Approaching High House Farmhouse from Corbets Tey Road, the gap between this and The Old Anchor next door allows views to open countryside, giving an awareness of the striking contrasts that occur at the urban fringe.





#### 4.9 Character analysis

##### *Activity and uses*

The area around Corbets Tey was primarily agricultural until the 20<sup>th</sup> century, when the large estates began to be sold off after the First World War. The agriculture was mixed, with a good proportion of sheep farming in medieval times along with primarily arable land. The proportion of arable increased through the 17<sup>th</sup> and 18<sup>th</sup> centuries, and market-gardening became extensive by the later 19<sup>th</sup> century to cater for the increasing population of London's Victorian suburbs. Gravel extraction and brickworks became established during the 18th century. The speculative housing engulfing Corbets Tey from the north resulted in the opening of a shopping parade in the 1930s on Ockendon Road. Apart from this, the former three (now one) public houses, a garden centre and Harwood Hall which is now a school, the Conservation Area is mainly residential

#### 4.10 Architectural quality and contribution to special character



Harwood Hall Lane 1-8



The Old Anchor



Thompson's Cottages

The western approach is enclosed by small houses and cottages. Those to the south of Harwood Hall Lane, Nos. 1-8, are listed grade II and form three groups stepping up the hill. Nos. 1, 2 and 3 have exposed timber frames, and the remainder are clad in painted weatherboarding. The retention of traditional materials and features in this group – cladding, windows, roof tiles and stacks, door hoods – makes a major contribution to the integrity of the group and the character of the Conservation Area, acting as the gateway to the built up area. Unfortunately, the attractive setting of the footpath leading south past the pond is spoiled by the views of vehicles awaiting repair and sections of lorry cab in the area behind the cottages. The Old Anchor, a small detached 18<sup>th</sup> century timber-framed house, has 19<sup>th</sup> century gothic timber windows, but an unsympathetic use in its side garden involving vehicle storage and repair.

4.11 Opposite, the terrace called Thompson's Cottages has retained its sash windows at the first floors, although the ground floors have some unsympathetic modern casements. The front gardens mediate between the rural hinterland and the approaching urbanisation of the former village after the junction, prefigured by a pair of late 19<sup>th</sup> century brick houses, the interest of which has been reduced by poorly designed aluminium windows to the left one of the pair, painted-over brick arches, and front gardens now surfaced with unrelieved brick and concrete and lacking boundary fences. This disappointing frontage is nevertheless obscured by the trees and shrubs of the adjoining group from the western approach.



The Old Cottage



High House

- 4.12 The road curves to the north just before the junction and the front elevation of The Old Cottage (listed grade II) dominates the prospect; its irregular mass turns the corner, complemented by a good setting of mature trees and shrubs, providing both an eye-catching frontage and a complex skyline. It is surpassed in interest of a different sort by High House Farmhouse opposite (grade II\* listed), whose unusual proportions with very tall windows and door and steeply pitched roof appear even more elongated when approached from the lower ground to the immediate north and west. Like The Old Cottage, it is framed by a mature garden, but has an intrusive bunch of traffic signs at its front boundary, and a very basic concrete lamp column.
- 4.13 Ockendon Road away from the junction begins to diminish in architectural interest, although United Cottages and Sennen Cottage make a good foil for The Old Cottage. The 1930s shopping parade, although undistinguished, does not conflict with the scale of the older houses and has a domestic character in its scale and hipped roof form. On the south side, the Huntsman and Hounds public house makes a substantial landmark to the edge of the village proper, before continuous 1930s housing lining one side of Sunnings Lane dilutes the clear town/country division in Corbets Tey.
- 4.14 *Key unlisted buildings*  
The cottages on both sides of Harwood Hall Lane, the western approach to the village, provide an important gateway to the village, and the Huntsman and Hounds public house is a landmark defining the end of the built-up area on the south side of Ockendon Road. United Cottages and Sennen Cottage provide an appropriate setting for The Old Cottage. All of these buildings make a positive contribution to the character of the conservation area.
- 4.15 *Local details and materials*  
Most of the traditional houses are of brick or are timber framed, with either a rendered or painted weather-board cladding, and slated or tiled roofs.
- 4.16 *Green spaces*



*Rear of Harwood Hall from south east    Parklands lake*

The public open space known as Parklands, part of the former Gaynes Park grounds with its grade II listed bridge (currently in urgent need of repair), is not fully appreciated from the road, but its openness and mature planting is an important element of the conservation area. The grounds of Harwood Hall on the south side of the road have a similar function, which can best be appreciated

from the footpaths. Trees in the gardens of The Old Cottage and High House provide a backdrop which is a key element in the view on the approaches to the village.

#### 4.17 *The public realm*



*Signing & column outside High House; bollards in Ockendon Road; vacant site at junction*

The junction of Harwood Hall Lane, Ockendon Road and Corbets Tey Road has an important group of listed buildings set around it, but also some unattractive and poorly located road signs and lamp columns, as seen in the photographs above and on the previous page. There are ugly concrete bollards on the pavement edge in Ockendon Road, and a vacant site on the north-west corner of the junction of Harwood Hall Lane and Corbets Tey Road makes little contribution to the character of the Conservation Area, with (presumably temporary) inappropriately small-scale planting and poor quality paving and fencing. The tarmac pavement in front of the 1930s shopping parade at 1-5 Ockendon Road is much patched and of poor quality.

#### 4.18 *Negative elements – loss, intrusion and damage*



*View from footpath FP224 into repair yard Front garden parking*

The street furniture and signs described in the previous paragraph detract from the character of the Conservation Area. The view from the attractive public footpath running south-east along the Harwood Hall boundary is partly marred by its proximity to a vehicle repair business on its east side, whose location next to The Old Anchor on Harwood Hall Lane also has a detrimental effect on the approach to the village and the setting of the cottage it adjoins. Some of the houses on Harwood Hall Lane have unrelieved hard surfacing to their front garden parking areas, which affects this 'gateway' to the village.

#### 4.19 *Problems and pressures*

Most of the pressures on the character of the village are due either to the existence of a busy traffic junction next to its most picturesque listed buildings, which results in the need for much signage; or to the provisions made for parking (either for individual houses, or for the public as at the Huntsman & Hounds public house). There is a need for traffic management and parking provision to be designed to a higher standard to avoid detracting from the appearance of the Conservation Area. While there is a need to accommodate small local industries which provide employment and a useful local service, such as the vehicle repair operation at the Old Anchor, there is also a need to ensure that they do not detract from the special interest of the Conservation Area, perhaps by better screening.

#### 5.0 **Boundary changes**

No changes to the boundary are suggested as a result of this appraisal. However, there are areas of interest to the east and west in the setting of the Conservation Area. The effects of any development proposals within these areas on the setting of the Conservation Area would be a material consideration in the planning authority's handling of such proposals. English Heritage's *Guidance on the management of conservation areas* (2006), para 3.15, reiterates the advice in para 4.14 of *Planning Policy Guidance note (PPG) 15* and points out that the effect of proposed development outside a conservation area on its setting, or views into or out of the area, "should be taken into account by the local planning authority when considering the proposal". Further work beyond the scope of this appraisal may be required so that more detailed policy guidance can be provided on features of interest in these setting areas and/or to assess their potential for future designation.

#### 6.0 **Summary of issues**

- Possible need for Article 4(2) direction to control alterations to house frontages and front gardens, particularly on Harwood Hall Lane
- Need to minimise impact of traffic and traffic management measures on the buildings at the junction
- Open space at corner – needs positive treatment or use

#### 7.0 **Contact details**

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## Management proposals

### 8.0 Introduction and background

- 8.1 The management proposals for Havering's conservation areas are based on the character appraisals and provide detailed strategies for the positive management of change within these areas, in order to preserve and enhance their distinctive character. The proposals aim to *preserve* each conservation area's positive characteristics by the detailed application of planning policies and the implementation of some new controls; and to *enhance* the character of each area by encouraging the improvement or re-development of sites which detract from its character.
- 8.2 English Heritage's revised guidance on conservation area management (February 2006) states in paragraph 5.1 that "The character appraisal should provide the basis for developing management proposals for the conservation area that will fulfill the general duty placed upon local authorities under the Act, now formalised in BV219c, to draw up and publish such proposals. The proposals should take the form of a mid- to long-term strategy setting objectives for addressing the issues and recommendations for action arising from the appraisal, and identifying any further or more detailed work required for their implementation."
- 8.3 The English Heritage guidance also suggests (paragraph 5.2) what issues a management strategy might cover. Relevant issues for Havering's conservation areas appear to be:
- the application of policy guidance, both national and local, and site-specific development briefs
  - establishing procedures to ensure consistent decision-making
  - establishing a mechanism for monitoring change in the area on a regular basis;
  - a rapid-response enforcement strategy to address unauthorised development
  - proposals for Article 4(2) directions, following detailed survey and justification, which will restrict permitted development rights by requiring planning consent for specific alterations to residential properties;
  - intended action to secure the future of any buildings at risk from damage, vacancy or neglect;
  - enhancement schemes and ongoing/improved management regimes for the public realm
  - a strategy for the management and protection of important trees, street greenery and green spaces; and
  - proposals for an urban design/public realm framework for the area (setting out agreed standards and specifications for footway surfaces, street furniture, signage and traffic management measures).

### 9.0 Management proposals for the Corbet's Tey Conservation Area

- 9.1 The character appraisal of Corbet's Tey Conservation Area sets out in section 3.0 a list of key characteristics (or 'positive factors') which provide the special

interest of the conservation area. These are summarised as the 'Definition of special interest' of the conservation area. The management strategy sets out the Council's proposals for protecting these key characteristics. Similarly, the character appraisal examines problems and pressures (or 'negative factors') in each character area, summarised at the end of the appraisal as 'Issues affecting the conservation area', and the management strategy addresses these with proposals for improved management, enhancement or re-development where appropriate, in consultation with stakeholders.

- 9.2 In the following table of proposals, the first column shows the general categories of proposals; not all conservation areas will generate issues to be addressed in all these categories.

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## APPENDIX A

*Criteria for assessing unlisted building in a conservation area*  
[from English Heritage guidance *Conservation area appraisals* (2006)]

When considering the contribution made by unlisted buildings to the special architectural or historic interest of a conservation area, the following questions might be asked:

- Is the building the work of a particular architect of regional or local note?
- Has it qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of the buildings in the conservation area?
- Does it relate by age, materials or in any other historically significant way to adjacent listed buildings, and contribute positively to their setting?
- Does it individually, or as part of a group, serve as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of growth?
- Does it have significant historic association with established features such as the road layout, burgage plots, a town park or a landscape feature?
- Does the building have landmark quality, or contribute to the quality of recognisable spaces, including exteriors or open spaces with a complex of public buildings?
- Does it reflect the traditional functional character of, or former uses within, the area?
- Has it significant historic associations with local people or past events?
- Does its use contribute to the character or appearance of the conservation area?
- If a structure associated with a designed landscape within the conservation area, such as a significant wall, terracing or a minor garden building, is it of identifiable importance to the historic design?

Any one of these characteristics could provide the basis for considering that a building makes a positive contribution to the special interest of a conservation area, provided that its historic form and values have not been seriously eroded by unsympathetic alteration.