

London Borough of Havering

Havering atte Bower Conservation Area Character Appraisal and Management Proposals



Prepared by
The Paul Drury Partnership

Havering atte Bower Conservation Area Character Appraisal and Management Proposals

Contents Page no.

Character Appraisal

1.0	Introduction and background	4
2.0	Planning policy framework: national, regional and local	6
3.0	Summary of special interest of Havering atte Bower Conservation Area	8
4.0	Assessment of special interest	10
5.0	Community involvement	20
6.0	Suggested boundary changes	20
7.0	Summary of issues	21
8.0	Contact details	21

Management proposals

9.0	Introduction and background	22
10.0	Management proposals for Havering atte Bower Conservation Area	

Appendix A

Extract from *Guidance on conservation area appraisals* (English Heritage, 2006)

Appendix B

Designation report for the Havering atte Bower Conservation Area

Maps

Map 1	Location and context	10
Map 2	Historical development	12
Map 3	Townscape analysis	15



The boundary wall to the kitchen garden at The Round House

The Paul Drury Partnership

114 Shacklegate Lane
Teddington
TW11 8SH

Tel: 020 8977 8980

Fax: 020 8977 8990

Email: info@pdppartnership.com

*All photographs by The Paul Drury Partnership unless otherwise acknowledged.
All maps are reproduced from Ordnance Survey material with the permission of
Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Officer © Crown
copyright. Unauthorised reproduction infringes Crown copyright and may lead to
prosecution or civil proceedings.*

Havering atte Bower 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. Pevsner¹ remarks of Havering 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 parishes²: Romford, as the market town; Havering atte Bower, where the royal palace stood till the 17th 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 20th 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 17th century and through the 18th century, the area gained popularity as a rural retreat for merchants from the east end of London, who often became active benefactors, their manorial role extending – as with the Benyon family at

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

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

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 19th 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 19th century and the contrast with then-rural villages such as Hornchurch. The extension of the railway network during the second half of the 19th 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 materials (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'³ 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 area⁴. 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.⁵ 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.⁶ It does not, however, control all

³ Planning (Listed Buildings and Conservation Areas Act) 1990 section 69

⁴ *ibid*, section 72

⁵ Planning (Listed Buildings and Conservation Areas Act) 1990, section 71

⁶ 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

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.

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*.

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 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 Developments 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 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 Havering atte Bower Conservation Area

3.1 Designation of the conservation area

The Conservation Area was designated in December 1968; there have been no revisions to the boundary since. The designation report describes the area included in the designation and lists the principal buildings of interest. The statement of significance identifies as the reasons for designation:

- The fine views to south, west and north;
- The closeness of open country, and the defined limits of the village, to the east and west;
- The village's historical significance as the former seat of the Kings of Essex and later the Kings of England until the 17th century.

3.2 Consultation with the former Greater London Council (GLC) on the proposed designation resulted in a suggestion that the boundaries of the Conservation Area should include Havering Park and other open land nearby, but this was rejected by the report on the basis that *"Conservation Areas are mainly concerned with buildings and ...only such open space as is ancillary to the buildings should be included."*

3.3 The Conservation Area contains 10 listed building entries: The Bower House (grade I) and its stable block (grade I); The Round House (grade II*); and at grade II, Ivy Holt, Rose Cottage, Nos 1-5 The Green (including the former forge), the Church of St John the Evangelist, the stocks and whipping post, Blue Boar

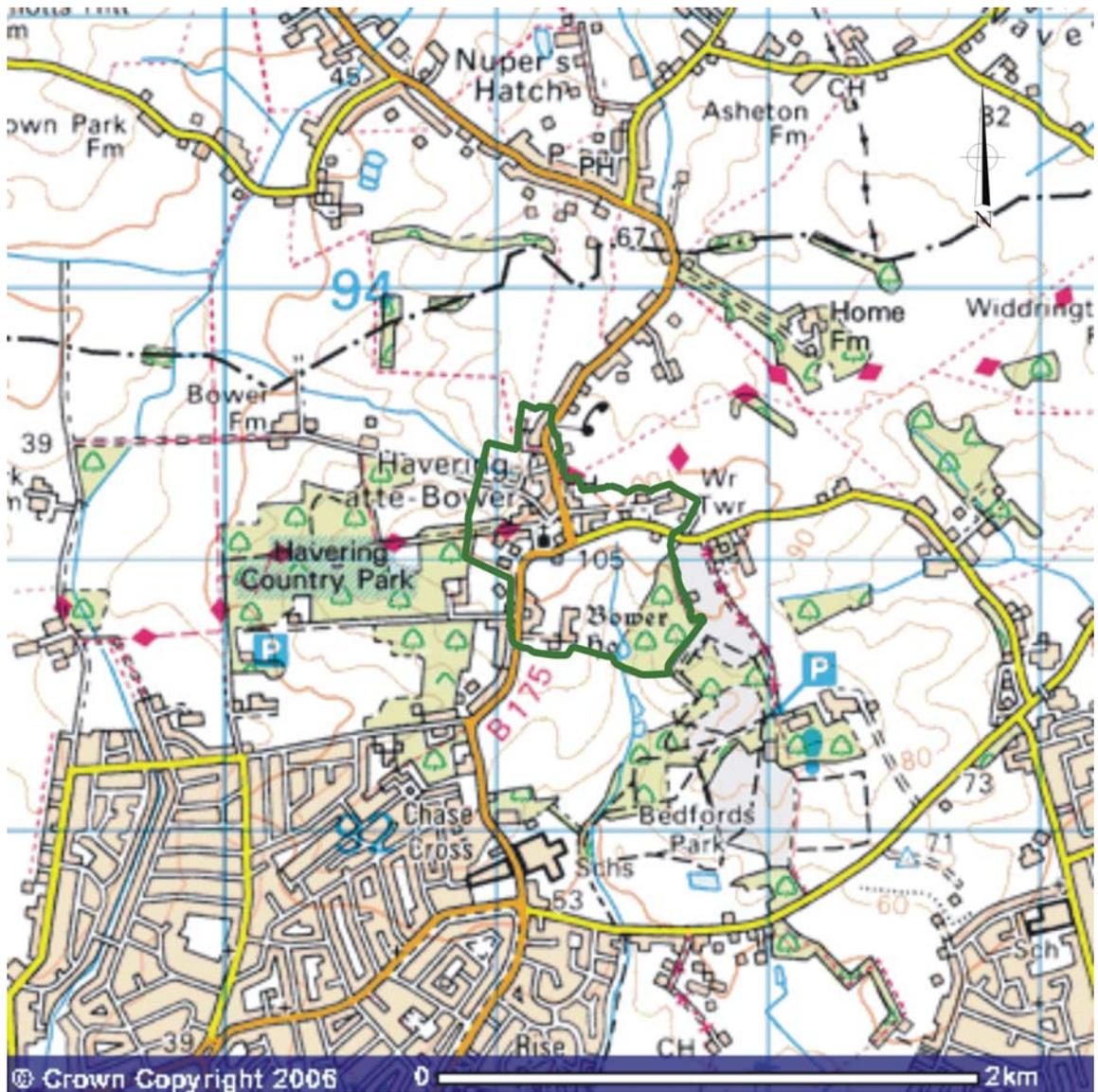
Hall, and Bower Farm Cottage. The Orange Tree public house and Orange Tree Cottage are locally listed buildings.

- 3.4 There are five green spaces within the Conservation Area which are listed in the Council's Draft List of Parks and Gardens of Special and Local Historic Interest, based on the London Parks & Gardens Trust's London Inventory of Historic Green Spaces for Havering (November 2005). Havering Village Green and St John's churchyard have public access, and a further three, at Round House Farm, St Francis's Hospice and Bower House/Bower Wood, do not. Havering Country Park adjoins the Conservation Area to the west, and Bedfords Park to the south east; both have public access. All seven parks are Local List sites.

3.5 **Additional qualities identified**

The points of special interest identified at designation survive. In addition, as a result of the appraisal, it is considered important to identify the following special interest:

- The Conservation Area retains much of the form and characteristics of an Essex village of medieval origin, focused on the core elements of church, vicarage, gentry houses, farms, school and public houses.
- These and the key listed buildings – two mansions and a number of smaller houses - have survived to form an infrastructure which is strongly related to the village green.
- The green's open and informal character complements these buildings and, with the church as an important landmark, is the focus for the Conservation Area.
- The topography, particularly the ridge top location, provides open views against which key buildings such as Bower House and the church can be appreciated; and there are good distant views from the south west of The Round House. The Water Tower is a landmark and can be seen from the Kent side of the Thames.
- The survival of traditional joinery in many houses is an important bonus, which contributes to the generally good quality of the building fabric.
- The informal routes and spaces behind the church, leading to narrow lanes and tracks, emphasise the rural setting.



Havering-ate-Bower conservation area character appraisal map 1: Location map

Conservation area boundary

4.0 Assessment of special interest

4.1 Location and setting

Havering atte Bower is located approximately 4.5 km (3 miles) to the north of Romford, at 100m (328 ft) above sea level on a ridge of rising ground between Romford and the river Roding, on the B175 which runs past the green in the centre of the village. Its parish forms the northern part of the borough. Despite its closeness to densely built urban and suburban areas at Chase Cross, it retains the character of a village; the approach is through relatively open countryside,

mainly farmland, but with Havering Country Park immediately to the south west. There are particularly good open views from the green towards the south and Hainault Forest Country Park, and views of London and Kent from Broxhill Road.

4.2 **General character and plan form**

The Conservation Area is perhaps the most complete and best preserved of Havering's villages. Importantly, it retains both a near-complete separation from suburban development and all the main components of a traditional village, surviving therefore as a better integrated and more self-contained settlement than the other 'village' conservation areas, Rainham, Cranham, North Ockendon and Corbets Tey. It is also the only example with a proper village green, which ensures its distinction. The green acts as a focus for several main roads, but also for a hinterland of lanes, large houses and associated farm building groups.

4.3 **Landscape setting, topography and archaeological potential**

The Conservation Area is also distinctive for its relatively elevated position compared to the rest of the borough; landmarks in central London are visible from the roof of The Round House, and even from the village green the view is impressive. On the lower ground to the south and west, farmland and Havering Country Park have preserved the open setting allowing views up to the ridge. The entire Conservation Area is an Archaeological Priority Area and the Greater London Archaeological Advisory Service must be consulted about all applications within it.⁷

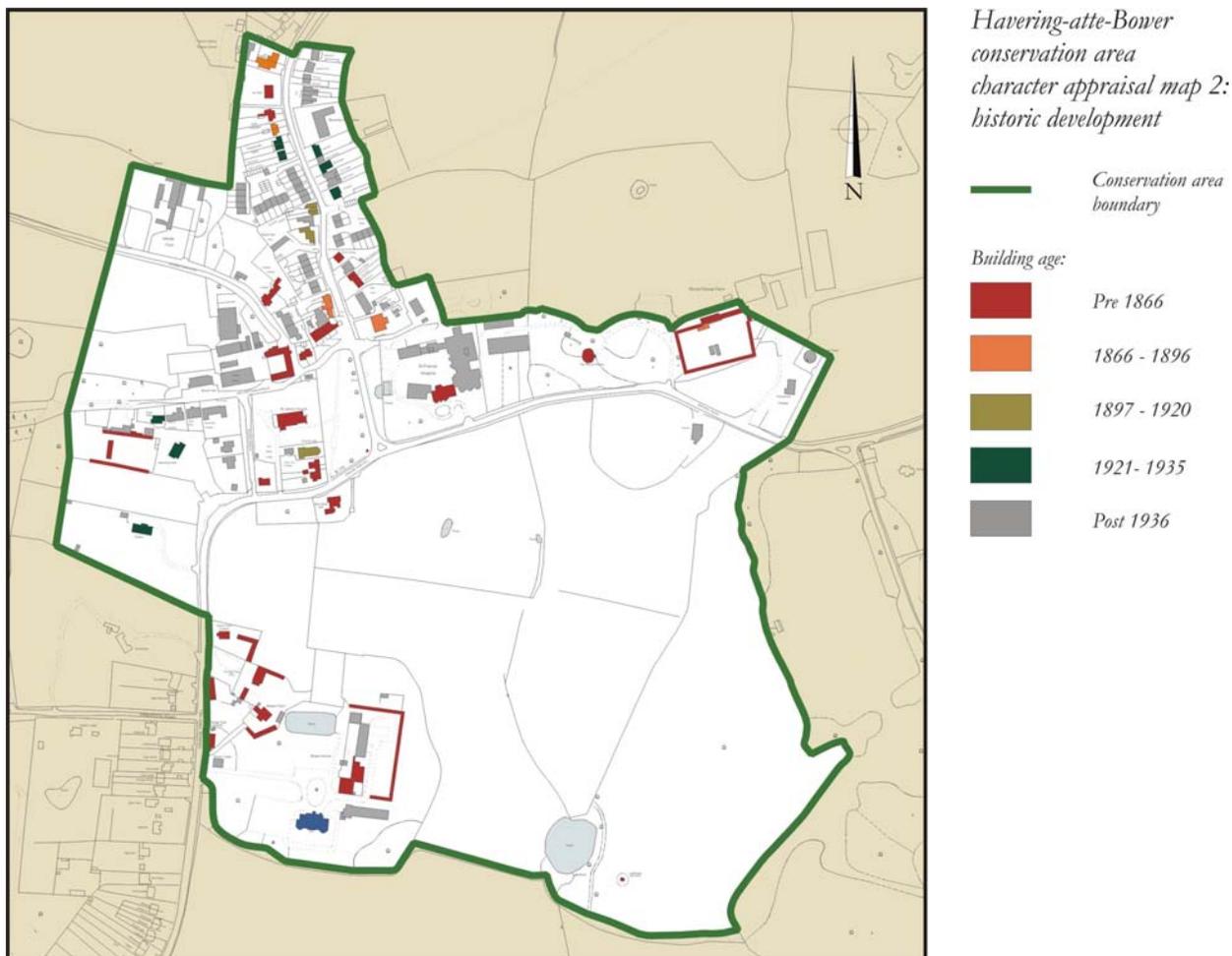


View north from the Riding School



View south from the village green

⁷ Further information can be obtained from the Greater London Archaeological Advisory Service at English Heritage.



4.4 Historic development and archaeology

There appears to have been a Roman settlement at Havering village; finds in the early 1970s of agricultural and industrial activity (including metal-working) were made in fields half a mile west of the village. The Royal Liberty of Havering took its name from the palace or royal hunting lodge of Havering-atte-Bower, which lay near the present church, but of which nothing now remains. This had a continuous use as a royal residence from the 12th century to the time of Charles I. From the mid 16th century, the majority of the parish was royal parkland., By the early 17th century, the palace (by then known as Havering House) was falling into decay and by 1650 was in ruins, and the fabric is said to have been incorporated into buildings in the village.

- 4.5 There are no medieval buildings remaining – the vicarage was rebuilt in 1786 and the church in 1878. The oldest surviving buildings are Blue Boar Hall, a re-fronted early 17th century timber-framed house, and Rose Cottage, also possibly 17th century in origin. The north side of the green has a row of late 18th century timber framed cottages, of which the eastern one was formerly a forge. Many small mansions and parks were built around the village in the 18th century (gentlemen’s seats were “thickly strewn” according to an early 19th century

writer), of which only Bower House and The Round House survive within the Conservation Area. Bower House, a small Palladian mansion, was built in 1729 for John Baynes, with grounds laid out by Charles Bridgeman, incorporating some fabric from the former royal palace. It was the architect Henry Flitcroft's first commission. Murals on the staircase facing west draw attention to the adjacent palace. There is a surviving ice house and pond in the grounds, built as a later addition to Bower House adjacent to the original green 'ride' through Bower Wood by Charles Bridgeman. The Round House, with an unusual elliptical plan, was built in the 1790s; in the late 19th and early 20th century it was owned by the Reverend Joseph Pemberton, one of the foremost rose growers in the country and president of the Royal Horticultural Society.

- 4.6 The green in the centre of the village was preserved when other commons and greens were enclosed in 1814. In 1828, the manor was bought from the Crown by the father of David McIntosh, who in 1850 built the mansion Havering Park on the site of the former palace Havering House and laid out a 250 acre park. Of this, only White Lodge, an estate cottage, the stable block to the north of the church (now a riding school) and the walls of the walled garden survives; the rest was demolished in 1938. An extended early 19th century house, Ivy Holt, survives in North Road. The Hall (now St Francis Hospice), a large double fronted brick mansion of the late 1850s, was built on the site of an 18th century house. Several other large houses were also built in the mid 19th century, but the village's population remained stable at under 600 for the next 80 years. The cottages at the west end of the north side of the green date from the mid 19th century, as does the row west of the green; the Dame Tipping Infant's School in North Road was rebuilt in 1837, with an adjoining school house, and again in 1891. The church was built in Decorated style in 1875-8 by Basil Champneys, Arts and Crafts architect, on the site of a small simple church reputed to occupy the site of a chapel of the former palace. The Church Hall adjoining it dates from 1902.
- 4.7 Havering Park estate was broken up in the first decades of the 20th century, and many 1 acre plots sold off in 1925 for development. The small houses built there were cleared in 1970 by the GLC after Essex County Council decided to implement Green Belt policy in 1961. Subsequently, the Havering Country Park opened in 1976. Subsequent development is identified on Map 2 on page 12.

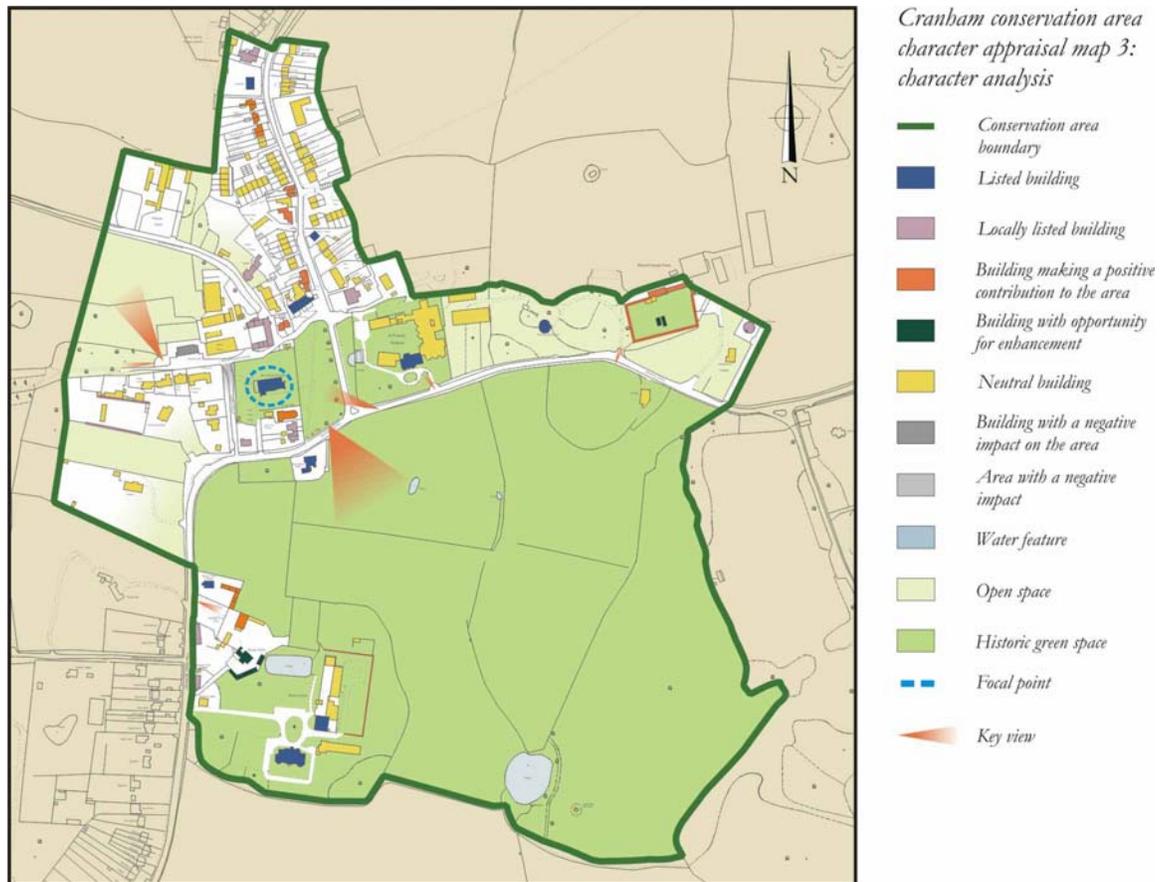
4.8 **Spatial analysis**



Contrasting character of public spaces: North Road; the church's hinterland, and the village green

The Conservation Area's spatial qualities are determined by its ridge-top location and the visual dominance of the green. The Conservation Area includes extensive areas of open land south of Broxhill Road and to the east of Bower House, bounded by Bower Wood; this is mainly visible from Broxhill Road, but the associated Bower House is barely seen, neither is The Round House, or The Hall (St Francis's Hospice) on Broxhill Road. With the larger houses well concealed, the church is the dominant landmark.

- 4.9 From the green, the alternative routes are visually and spatially varied. The area to the north west of the church is amorphous and increasingly rural in character. From here, Wellingtonia Avenue offers the prospect of a secluded woodland walk westwards, while at its eastern end there is a contrasting wide open vista northwards past the Village Hall - although a blind eye needs to be turned to the mundane appearance of this structure in order fully to appreciate the view. Narrow Bower Farm Road plunges intriguingly downhill amidst greenery and bends out of sight. In contrast to both, North Road is a busy street tightly enclosed by houses of mixed ages and types. The most striking view is that south from the green, shown on page 11, with the green acting as a plateau surveying the surrounding countryside with no intervening buildings. On the approach from the south up Orange Tree Hill, the village green comes suddenly into view, but from Broxhill Road, its extent is appreciable from some distance away. The distinctive and unusual profile of the Water Tower (designed with battlements to effect a 'historic' appearance) pins down the easternmost corner of the boundary.



4.10 Character analysis

Character areas

There are two areas of contrasting character, divided by Broxhill Road and the north eastern part of Orange Tree Hill. The southern sector is predominantly rural and open, while the northern sector, particularly along North Road, is more built up and views are limited by buildings, boundary walls, hedges and trees.

4.11 Activity and use

This is still essentially an Essex village, focused on its church, vicarage and large houses with their farms, but with the disposition of many elements dictated by the location and activities of the former royal palace and its park. It has adapted to the 20th century with pragmatic re-use of key buildings – extensive horse ownership enables continuing use of former stables and farm buildings at Round House Farm, Bower Farm, and the stables formerly belonging to Havering Park. The Hall is now a hospice, and Bower House a training centre. North Road, although suburbanised by modern infill, retains a relatively lively character with a pub and a school. Some of the many 18th and 19th century mansions have left estate buildings as evidence of primarily agricultural uses before the mid 20th century, although many of these are either outside the boundary or, like Round House Farm and Bower Farm, mostly hidden.

4.12 *Architectural quality and contribution to special character*



Some of the buildings forming the setting for the Green and contributing to its character

The Green provides the best architectural experience as well as the most striking open space. Attractive groups of traditional buildings enclose its edges, either forming loose linear groups as on the west and north side, or a more diffuse enclosure composed of the boundary wall to the former Hall and the former vicarage. The spaces between buildings and the sometimes dense tree cover contribute to the informal character and complement the vernacular building forms, whose mainly unaltered features also make a significant contribution to the distinctiveness of the area. At the south west corner, a pair of cottages (originally a terrace of four) with unusual strutted overhanging eaves provides the western setting for the church and its hall. The hall was built in 1902; a simple structure in pale brick (made locally for this building) with stone bands, it nicely echoes the church gable. Pevsner describes the listed church as showing “*an accomplished mastery of both massing and Dec detail,*” and it acts as a focus not only for the view from the green, but also for the diffuse group of houses to its west. The flint construction distinguishes it from the brick and weatherboarding in its setting.

4.13 An 18th century timber- boarded row, Nos. 1-5 *The Green*, and a plain Victorian brick gabled cottage complete the semi-enclosure of the north side. The green and the church therefore retain a traditional setting in which the 20th century has contributed little new construction other than that behind the church. To the east

of the green, the boundary wall to the Hospice is mainly concealed by greenery, but the wide verge and pond read as an important element of the open space. The former vicarage, a simple Victorian brick house at the north east corner, acts as a visual stop to the north east corner of the green, and its garden continues the line of the verge outside the Hospice. North of the green, the informal track leading to Wellingtonia Avenue is dominated by the former stables (with clock-tower) of Havering Park, now a riding school, which has retained its character, although now backed by a more modern stable complex. Wellingtonia Avenue itself survives as part of Havering Country Park to the west.

- 4.14 *North Road* is a complex mixture, retaining enough of its older houses to balance the less interesting 20th century infill, and with the vista satisfyingly closed on the bend at the boundary by Dame Tipping's School, its frontage enhanced by well-lettered inscriptions (*below left*). Along North Road, Rose Cottage (*below right*) echoes the weather-boarded cottages north of the green.



- 4.15 *Orange Tree Hill* as it leaves the green is bordered by the listed grade II Blue Boar Hall, highly visible across the green in an open setting; it is a former 16th century inn re-fronted in the 19th century. Further west, the road turns south and Bower House is visible through the trees, with the Orange Tree public house and Bower Farm Cottage retaining the scale and character of the village centre, and White Lodge to the west –doubled in size from the original - another significant remnant of Havering Park. The 19th century barn in the group of Bower House farm buildings, now in separate ownership, is important in the view downhill from the road, but a further group of less interesting buildings is concealed at a lower level to the south east. With only the east side of the road included in the Conservation Area, its setting is spoilt by the poor appearance and front garden parking of houses lining the west side. Bower House, built in 1729 to a simple Palladian design in red brick by Henry Flitcroft, and enlarged in 1800, is listed grade I and is now a religious training centre. Although not easily seen from the road, it forms an important group with its stables, dominating the southern sector of the Conservation Area to the east.



Orange Tree Hill: Orange Tree Stables and White Lodge

- 4.16 *Broxhill Road*, one of the main approaches to the village, is secretive about the buildings which lie behind its northern boundary; as a benefit, this increases the impact of the view of the green. The main entrance to St Francis Hospice gives only glimpses of the house and The Round House, listed grade II*, is enclosed by trees and invisible on the Broxhill Road approach, but is seen from long views to the south. Built in 1792, it is attributed to the architect John Plaw. The access track turns past an impressive high brick wall enclosing the former kitchen garden to Round House Farm; the kitchen garden is now grassed, emphasising its generous size, but retains high walls on all sides and a large, but near-derelect, greenhouse. The landmark 1932 water tower, its design intended to be appropriate for its historic setting, marks the Conservation Area boundary.



Round House Farm former kitchen garden, and the Round House itself

- 4.17 *Key unlisted buildings*
 All the buildings surrounding the green on the west and north side make a major contribution to the Conservation Area's distinctiveness, by virtue of their traditional construction and joinery. The balance between small cottages and more substantial buildings, such as the church hall and former stables, is entirely appropriate to the informal character of the open space. The school provides an important termination to the view north in North Road.
- 4.18 *Local details and materials*
 Red brick, render, painted brick and weather-boarding provide the vocabulary for both vernacular and polite buildings, with stock brick for the Victorian stables, estate cottages and school. The church is the only flint construction.

4.19 *The public realm*

The well-used road through the village predictably has an impact upon its character. The inevitable signage and steel lighting columns, although unwelcome, have relatively little impact on the green and the adjoining streets, but the array of signage and street furniture along the eastern verge could be more sensitively located and scaled. However, the railings to the green on the north are low-key, and the informal kerb-less and un-made character of the road to the north of the green is entirely appropriate. The lack of any boundary to the east side of the green is a very important characteristic and emphasises its generosity, simplicity and rural character. Conservation area signs have been defaced and do not do credit to the area.

4.20 *Greenery and green spaces*

In such a rural setting, the greenery dominates, whether in long distance views, or as the perimeter of the green and the major houses, to such an extent that picking out individual groups for mention is hardly necessary. It is however worth noting that Wellingtonia Avenue, although a fine feature of the village and its setting, has had its clarity obscured by subsequent tree and scrub growth.

4.21 *Condition of area and built fabric*

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. Some farm buildings suffer, however, from a lack of investment in maintenance and the use of inappropriate temporary repair materials; but these are largely away from the roads and public spaces. The church's stonework needs repair in some locations.

4.22 *Negative factors – loss, intrusion and damage*

There are minor problems affecting the character and quality of the area. The traffic to and from the Hospice, and the utilitarian quality of the signage at its rear entrance, are an issue, and its pond, part of the Green's setting, is poorly maintained. On the approach from the south, the number of very low quality alterations to the C19th and 20th century houses on the west side, (not within the conservation area, but nonetheless affecting it) is a concern. The barn and other farm buildings behind Bower Farm Cottage are in poor condition. Much joinery in houses in the village survives to original patterns, but the former estate cottages on the south west corner of the Green have a set of inappropriate windows in the northern cottage of the pair. The church's boundary in some places is extremely unattractive wire fencing, which has a detrimental effect on the Green and the area behind the church.



The unattractive drive access to St Francis Hospice, spoiling the view of The Vicarage; intrusive traffic signs on the Green; and poor quality alterations to the setting at the southern approach

4.23 *Problems and pressures*

So far there is relatively little damage from permitted development, but there is a need to protect the unlisted buildings around the green from minor incremental change (such as replacement of traditional window joinery with non-traditional materials and designs) which could have a detrimental effect. Reconciliation of the need for traffic management at the road junction on the green with the distinctive qualities of the open spaces is essential, so that signage is minimised and its quality improved. The deterioration of farm buildings is noticeable in some places and there may be some pressure for change of use, which could be beneficial if sensitively managed.

5.0 **Community involvement**

Public consultation responses have been incorporated in the text where appropriate.

6.0 **Suggested boundary changes**

- 6.1 No boundary changes are suggested as a result of this appraisal, since the village forms a relatively compact and cohesive entity with a setting area to its south which protects views towards the listed Round House. Bedfords Park and the Havering Country Park are important areas of historic open space adjoining the Conservation Area, but these are already protected by designations which recognise their qualities as historic green spaces, open space and/or areas of nature importance and their distinctive character is different from that of the Havering atte Bower Conservation Area. Their existence should be acknowledged in any proposals affecting the setting of the Conservation Area.
- 6.2 The effects of any development proposals within this area 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 this setting area and/or to assess its potential for future designation.

7.0 Summary of issues

- Traffic signs in the green's setting need to be more sensitively scaled and located
- There is a need for an Article 4 (2) direction to protect cottages and houses from inappropriate incremental alterations, particularly around the green.
- The future use of redundant farm buildings in poor repair at Bower Farm needs to be considered
- The prevalence of horse riding on roads through the village needs consideration on safety grounds, although this is not a Conservation Area issue. However if new bridle paths are provided they could affect the character of the area unless surfacing and fencing materials are carefully chosen.
- The church's boundaries – wire fencing - are inappropriate to the setting of the church and to the Conservation Area
- In the long term, re-building and relocating of Bower Hall could benefit views by leaving the site clear of building.

8.0 Contact details

Please contact:

Environmental Strategy
London Borough of Havering
9th Floor, Mercury House
Romford RM1 3SL

Tel: 01708 432868

Fax: 01708 432696

Email: environmental.strategy@haverling.gov.uk

Management proposals

9.0 Introduction and background

- 9.1 The management proposals are based on the character appraisals and provide detailed strategies for the positive management of change within Havering's conservation 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.
- 9.2 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 fulfil 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."
- 9.3 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).

10.0 Management proposals for Havering atte Bower Conservation Area

- 10.1 The character appraisal of Havering atte Bower 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.

- 10.2 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.

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.