

London Borough of Havering

North Ockendon Conservation Area Character Appraisal and Management Proposals



Prepared by

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North Ockendon Conservation Area
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Contents	Page no.
Character Appraisal	
1.0 Introduction and background	4
2.0 Planning policy framework	6
3.0 Summary of special interest of North Ockendon Conservation Area	8
4.0 Assessment of special interest	10
5.0 Suggested boundary changes	20
6.0 Summary of issues	22
7.0 Contact details	
Management proposals	
8.0 Introduction and background	22
9.0 Management proposals for North Ockendon Conservation Area	23
Appendix A Extract from <i>Guidance on conservation area appraisals</i> (English Heritage, 2006)	
Appendix B Designation report for North Ockendon Conservation Area	
Maps	
Map 1 Location and context	10
Map 2 Historical development	12
Map 3 Townscape analysis	15
Map 4 Proposed boundary changes	21



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North Ockendon 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 buildings 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'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 forms of development. Some changes to family dwelling houses (known as

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

'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.⁷

Character appraisals

- 1.7 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 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*.

⁷ 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.

Conservation policy and guidance in Havering

2.3 *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 (LDDs) within the framework of the Council's Core Strategy, which collectively will guide development in the borough up to 2020. Supplementary Planning Documents (SPDs) will expand policies set out in the Development Plan Documents (DPDs) 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 North Ockendon Conservation Area**

3.1 **Designation of the conservation area**

The Conservation Area was designated on 11th April 1990; there have been no subsequent amendments. The incentive for designation appears to have arisen from the sale of a large (unnamed) site in the village and a planning application for change of use [*this was Hall Farm, adjoining the site of the former North Ockendon Hall and subsequently to be converted to housing*] and also from the need to exert more control over alterations which are permitted development and the need to prevent uncontrolled demolition. It was suggested that an Article 4 direction may be necessary at a later date, but none has subsequently been put in place. The report identified the following points of special interest justifying designation:

- North Ockendon is one of the few remaining villages in Havering which has not been extended or engulfed by nearby urban areas.

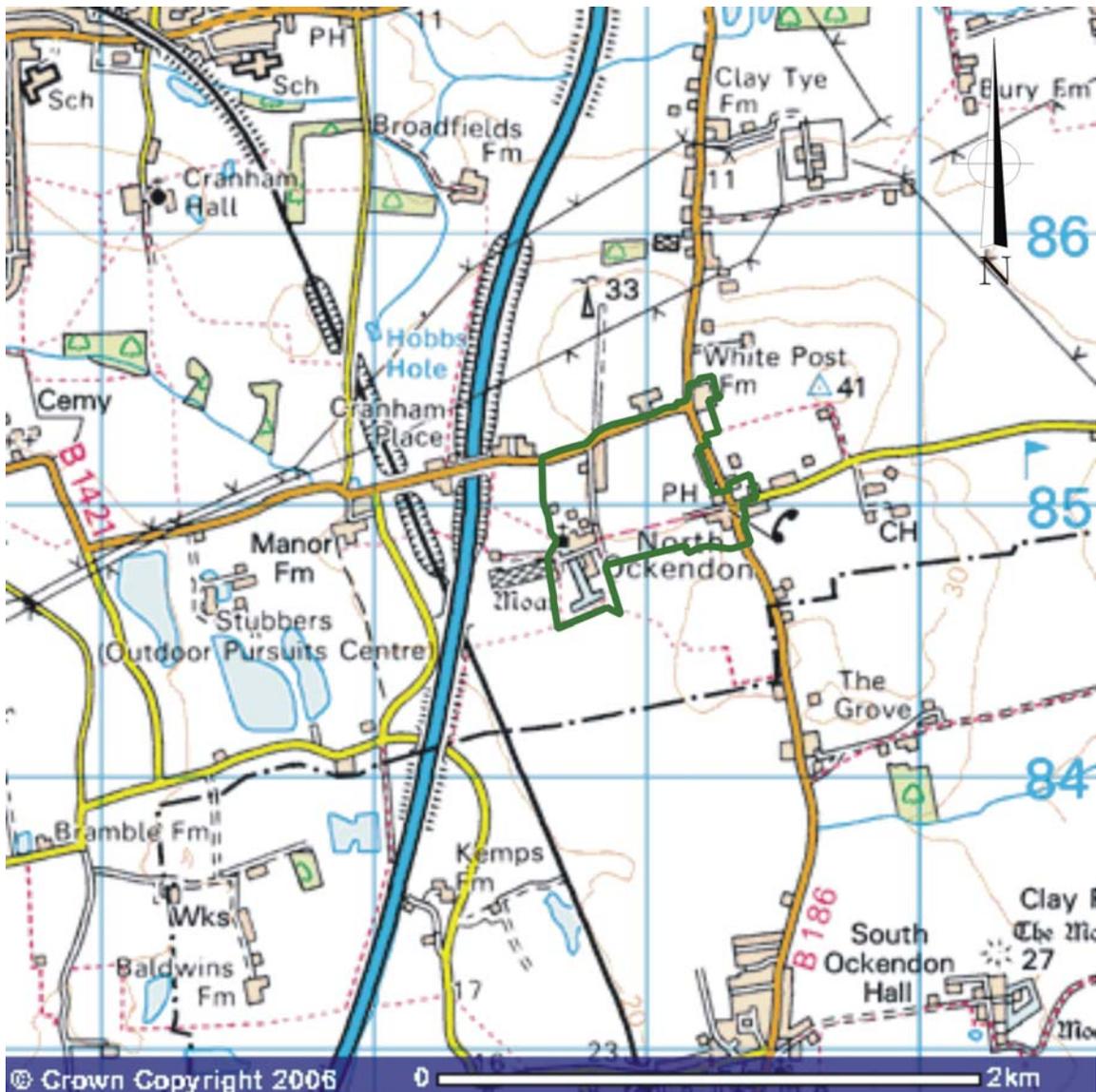
- The impression of rural isolation has contributed to the quality of the setting of the seven listed buildings, particularly those in the Church Lane area; the church, St Mary Magdalene, is a grade I listed building.
 - The historic pattern of development – two hamlets linked by an old track-way across fields – and the atmosphere of rural calm gives the area its special character.
- 3.2 The listed buildings within the Conservation Area at grade II are: Russell Cottage, Killbro, The Old Bakehouse, No.7 Castle Cottages, The Forge and The Rectory. The Church of St Mary Magdalene is listed grade I. The locally listed buildings are: Whitepost Farm, the former school and the reading room in Church Lane.

There is one green space which is included in the London Parks and Gardens Trust's London Inventory of historic green spaces: this is the churchyard of St Mary Magdalene, which is publicly accessible.

3.3 **Additional qualities identified**

The points of special interest identified above are still relevant now. There have been many minor alterations under permitted development rights, but it is not always possible to tell whether these pre-dated designation. The following point of special interest may be added to the original list:

- The village retains key buildings which are evidence of its social history and the influence of prominent local landowners: the former school and reading rooms were the gift of the Benyon family, who also restored the church and were responsible for the building of Cranham church and other buildings in the area.



North Ockendon conservation area character appraisal map 1: Location map

 Conservation area boundary

4.0 Assessment of special interest

4.1 Location and setting

North Ockendon lies 3km (1.9 miles) to the south east of Upminster, just outside the M25 motorway which crosses the parish. It is on the very edge of the borough on the boundary of London with Essex. The railway line runs close by to the west, towards Ockendon station. Despite its proximity to Brentwood and South Ockendon and to major strategic and commuter transport routes, North Ockendon gives the impression of a being a relatively isolated village in open countryside. The B186 between Brentwood and South Ockendon runs through

the eastern hamlet of the village, and, from the junction north of this, the B1421 gives access to a narrow dead-end lane leading to the western hamlet. The two hamlets are joined directly by bridleway 272.

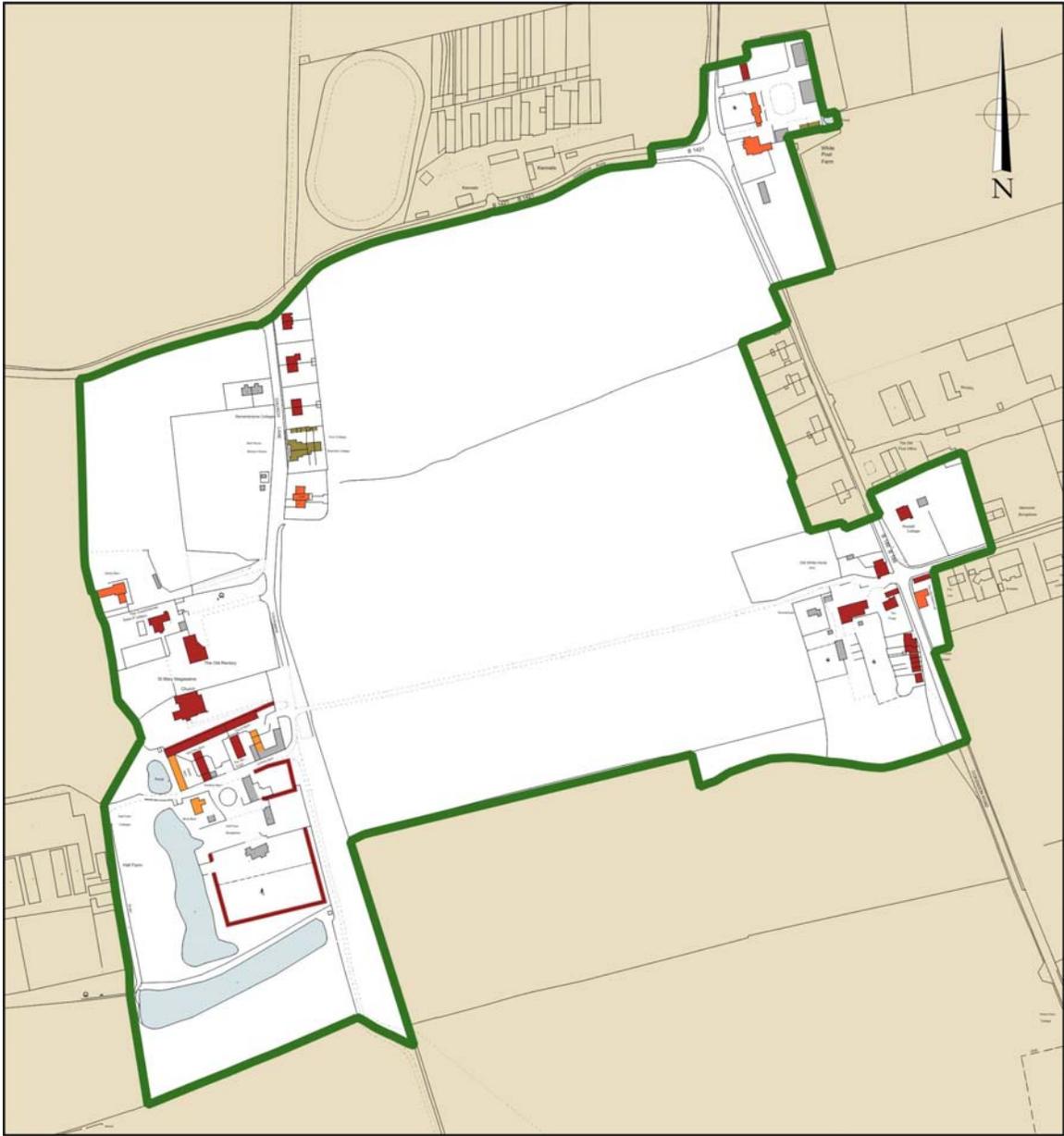
4.2 **Landscape setting, topography and archaeological potential**

The land is mainly flat, but rises towards White Post Farm north of the eastern hamlet; the plateau east of there is at 41m (135ft) above sea level. The setting is mainly open farmland, with scattered farms down narrow tracks. The east and west centres of the Conservation Area are Archaeological Priority Areas and remainder of the Conservation Area is almost entirely an Archaeological Priority Zone. The Greater London Archaeological Advisory Service must be consulted about all applications in the former and any applications involving 0.4ha or more in the latter.⁸

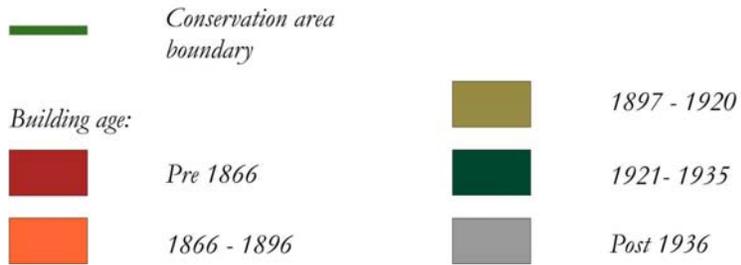
4.3 **General character**

The Conservation Area has two distinct parts, a western and an eastern hamlet joined by a bridleway across fields. The eastern hamlet is the more publicly visible, being on Ockendon Road, whereas the western hamlet is at the end of a *cul de sac*. The eastern hamlet comprises a cluster of houses and cottages – of which four are listed grade II - and a public house, the Old White Horse, around the junction of Ockendon Road and Fen Lane. Whitepost Farm, a locally-listed cluster of buildings on the roadside at the junction of Ockendon Road and Clay Tye Road, is just sufficiently near to the eastern hamlet to read as part of it. The western hamlet flanks both sides of Church Lane and has two distinct clusters: near the junction with Ockendon Road, there are three groups of cottages, the school and former reading room, both locally listed and now converted to residential use. To the south west, the grade I listed church and grade II listed rectory and the adjoining housing development form a separate group at the end of the lane, close to the moat and grade II listed garden wall which are the only remains of 16th century North Ockendon Hall. Both hamlets have their own cohesive character, but do not read as a single village without prior knowledge of their origins and connections. The eastern hamlet is busier, and, although there are no shops, it has commercial premises - a public house, an agricultural machinery business and a garden centre – and a bus service.

⁸ Further information can be obtained from the Greater London Archaeological Advisory Service at English Heritage.



North Ockendon conservation area character appraisal map 2: historic development



4.4 Origins and historic development

The parish of North Ockendon was at the centre of Chafford Hundred, one of the Domesday Hundreds, with extensive marshland sheep pastures. It covered an area of south west Essex extending from the Thames marshes northward for about 13 miles to the clay uplands of the Weald, and adjoined the Liberty of Havering on the west. After 1066, the manor of North Ockendon, which comprised the greater part of the parish, was taken by William I, but was granted by 1075 to Westminster Abbey, who retained it until the Dissolution. The Church of St Mary Magdalene in Church Lane has a south doorway from this period and the north aisle dates from the mid 13th century. In the early 1200s the manor came into the possession of the Setfountayn family, who retained it to the end of the century. By the end of the 14th century, it was held by the Poyntz family who built North Ockendon Hall in the early 16th century in a moated enclosure south of the churchyard.

4.5 The pattern of settlement in North Ockendon – a village with outlying farms - was established in the Middle Ages and has changed little since. The village originated at the present east hamlet, where the road (Fen Lane) running east from Bulphan to Upminster crossed the main road from Brentwood to Grays. The forge and blacksmith's house, now listed grade II, still survive in the eastern hamlet. The rectory house – sold by the church in 1976 - was rebuilt in 1750. In 1758, the manor was sold by the Poyntz family to Richard Benyon, who was already lord of the manor of Gidea Hall, Romford and Newbury, Ilford. His descendent Richard subsequently endowed the restoration and building of new churches and schools within the area including North Ockendon and Cranham, and built the model farm at Cranham Hall. He funded the second restoration of the church in 1858. St Mary's Church of England school was first built in 1842 on Benyon land and rebuilt in 1902, again by a Benyon.

4.6 The railway to Romford was opened in 1848. In 1892, the London Tilbury & Southend Railway's line from Upminster to Grays was opened, with a station at South Ockendon. The dominance of farming in the immediate area is still evident, with an agricultural machinery business at the centre of the village. North Ockendon became part of Hornchurch Urban District in 1935, and part of the London Borough of Havering in 1965.

4.7 Spatial analysis



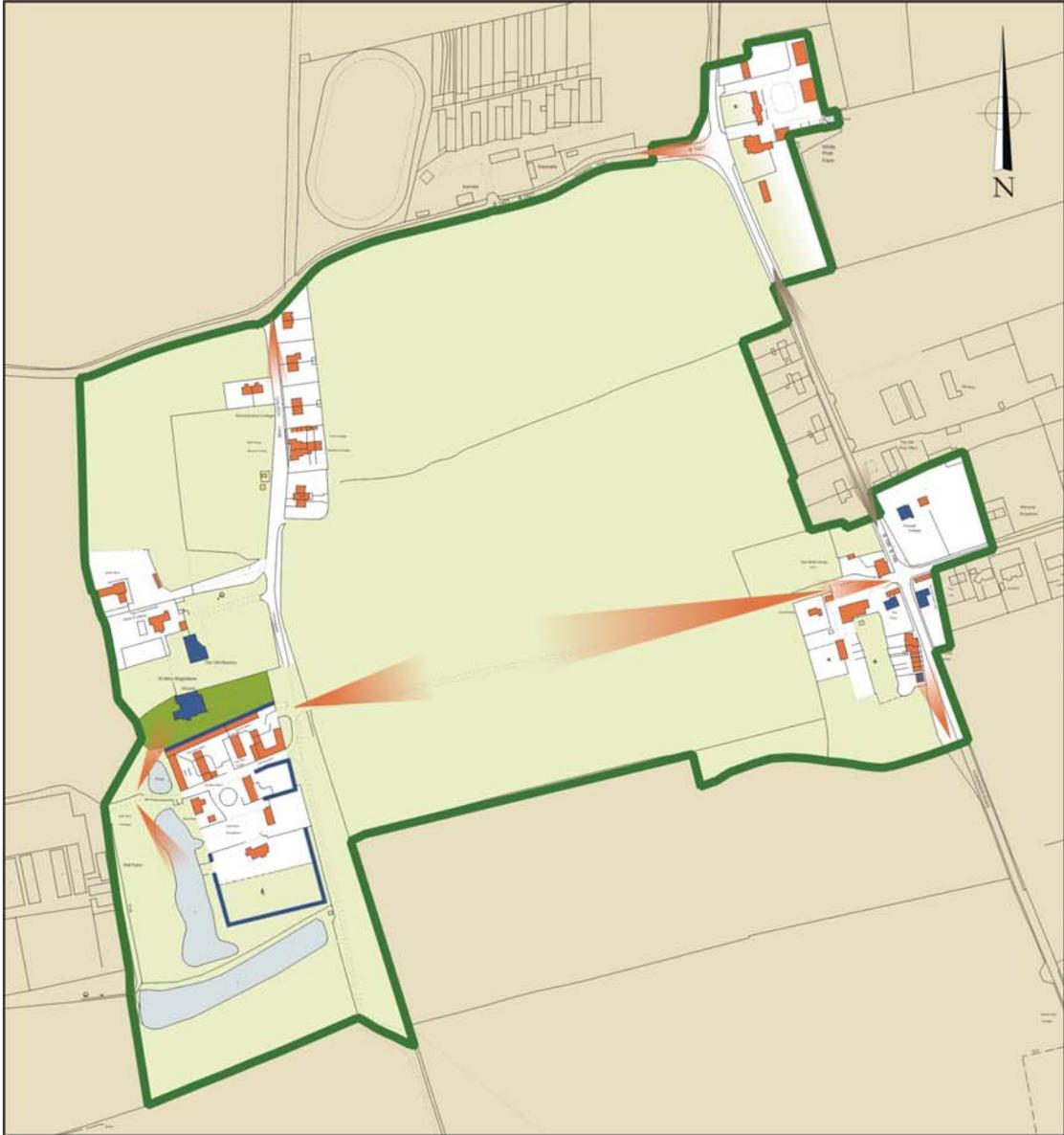
Along bridleway 272 towards the west hamlet (the church just visible) from the east hamlet; and the east hamlet from the church

The principal impression is that the village lacks a focus and the conservation area lacks a unified identity. The combination of the church and site of the manor house, which would normally form the heart of the village, is separated from the rest of the settlement, and is not on a through road; moreover, there is no access directly between the two other than by bridleway across fields. From the car – the principal means of transport in this area – it is therefore difficult to have a clear picture of the Conservation Area's extent and logic. The link has a distant view of the church from the eastern hamlet, but even this is well concealed, particularly in summer, as the entrance to the footpath is off a yard to the side of the road, masked by both greenery and machinery. Both parts of the village are essentially linear experiences.

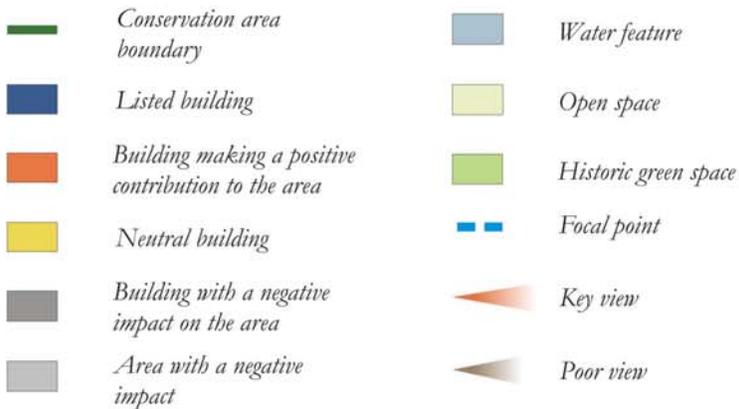
- 4.8 The eastern hamlet is about the same size as its western counterpart, but contains a higher proportion of relatively recent buildings. Spatially, the western hamlet is more interesting; the approach unfolds down a narrow lane lined with Victorian cottages in small groups, the school and former reading room forming a focus of more imposing 'civic' buildings for this part of the hamlet. The distant views of houses on the west side, down long drives or glimpsed through shrubbery, add interest to the route until the church comes into view, well set back from the lane across its churchyard, which makes a fine contrast to the enclosure of the lane. At this point, the view back across the fields eastwards shows low buildings on the horizon, as seen in the photograph above. The moat and its green setting are well hidden within the residential conversion of a former farm complex ; but, once reached, there is a picturesque view of the pond at the northern end of the moat seen in conjunction with the south west view of the church and the relatively unaltered western elevation of a converted barn. This is the view in the cover picture.



The moat from the private access road at Hall Farm



North Ockendon conservation area character appraisal map 3: character analysis



4.9 Character analysis

Activity and use

The economy of the village has for most of its existence been dominated by farming, with the manor owning most of the land from the 11th century to the early 1930s; the community therefore consisted mainly of tenant farmers and associated enterprises, such as that of a miller (the mill, formerly behind the old bakehouse, was demolished in 1840), a baker and a blacksmith. The forge has become an agricultural machinery business, which could be regarded as the nearest modern equivalent to its original use. Some of the agricultural land was turned over to market gardens and gravel extraction by the middle of the 20th century. The former Hall Farm was converted and extended to become a private residential development in 2003, and the former bakehouse, rectory, reading rooms and school houses are now also private housing.

4.10 Architectural quality and contribution to special character

The eastern hamlet



On the approach from the south: Castle Cottages and Adeline House

The approach from the south gives a better impression of the pre-20th century character of the village than that from the north, as there is no recent edge-of-settlement development. Castle Cottages on the western side is a group of small 19th century terraced houses which have retained their general form and their stacks, but not their window design. No. 7, detached at the western end, is a listed grade II rendered timber frame house of about 1700, with small flush-framed sash windows. The group makes an attractive first impression on entering the village. The former forge, listed grade II, is well hidden next to the former blacksmith's house behind greenery, but its weatherboarding and pantiled roof, and the range of agricultural machinery on display, are a lively reminder of the area's livelihood since the first settlement here. On the opposite corner, the Old Bakehouse is listed grade II, a two storey 17th century timber framed cottage with small casement windows and a single storey side extension. The Old White Horse public house was in existence by 1862 and retains its window proportions and a double hipped roof, making it a good neighbour to the old forge; it deserves being included in the Local List. The yard between the Old White Horse and The Forge leads into a public bridleway across the fields to the church. The final component of this group around the crossroads is grade II listed Adeline House (formerly Russell Cottage), a contrast to the rest of the group because of the generosity of its garden setting. The early 19th century house has an elegant

simplicity and its features are unspoilt; it is a more polite element in the village, with a slate roof, small pane sashes and a central door with fanlight.

4.11 After this point, the quality of the environment deteriorates as the boundary of the Conservation Area bends west to exclude four pairs of mid 20th century houses on the west side and the unsympathetic replacement for the former late 19th century Post Office and garden centre, on the east side. Whitepost Farm, locally listed, marks the road junction and makes a good closure to the view along Church Lane despite the loss of its traditional timber sash windows.

4.12 *The western hamlet*



The church, the former school and reading rooms, and conversion of farm buildings at Hall Farm

This part of the conservation area has fewer listed buildings, but also has fewer of the intrusively restored or mediocre buildings which detract from the setting of the eastern part of the Conservation Area, and its secluded access lane enhances the character of the buildings. Most of the cottages in the group of four pairs at the north end of Church Lane have undergone some insensitive alteration and extension, but their relatively small scale and large front gardens reduce the impact of this. The former school (now Bell House and Benyon House) becomes the focus for this part of the lane, with tall windows, a family of different sized gables, bell cote and confident stone detailing. The former reading room, also symmetrical and gabled, but more simply detailed, is a good companion.

4.13 Further south, Glebe Barn and The Coach House are visible from the road, but the Old Rectory is hidden, and the dense surrounds of its garden provide a sudden contrast to the open setting of the churchyard, reinforcing the sense of

rural seclusion to this end of the lane. The grade I church appears as a fine set-piece beyond its low flint wall and generous churchyard, with the tower and gables framed by mature trees. To the south of the church, the recent conversion of Hall Farm to housing “tactfully incorporates” (as Pevsner observes) its remains and those of the moat, although the tarmac access road is less than sympathetic to the character of the older buildings and the fine view of pond, church and moat.

4.14 *Key unlisted buildings*



The Old White Horse, and Whitepost Farm

In the eastern hamlet, Castle Cottages are important in providing the initial impression of the village and their close association with four listed buildings makes it important that their traditional massing and features are retained and re-instated where – as has happened with the windows – it has been lost. The Old White Horse is a lively adjunct to the listed forge and a key element in the setting of the view across to the church; its profile (particularly that of its roof) should be retained. In the western hamlet, the former school and reading rooms make a very important contribution, because visually their scale and detailing indicate former ‘public’ buildings; associated with Benyon, the local benefactor; they also have historical links with the church whose restoration he funded. Whitepost Farm, although with altered windows, occupies a key position between the two hamlets at the T-junction, and is part of a significant farm group.

4.15 *Local details and materials*

The range of materials is typical of rural Essex; on the earliest houses, render or weatherboarding on a timber frame. Former agricultural buildings have weatherboarding and red pantiles. The flint re-facing of the church dates from its mid-19th century restoration. Stock brick features in later cottages, with red brick for the school frontage and the detailing of the reading rooms.

4.16 *The public realm*

Public open space is limited to roads and foot-ways and verges, although a field at Glebe Barn is used by the local community for football matches. As is common in rural areas, the nature of some spaces (such as the access to the footpath past the forge) appears ambiguous, neither private nor public. Although a private access, the road to the Hall Farm development also leads to a horticultural complex at the end, and is seen from outside the development; it does not fit well

with its setting. The road through the eastern hamlet has some insensitively sited and scaled signage, particularly that adjoining the forge, which would be less intrusive, though still clearly visible, if set at a lower height on the boundary railings.

4.17 *Negative element – loss, intrusion and damage*



Modern street furniture, and incongruous sign collections

In the eastern hamlet, the elements which detract from the character and appearance of the Conservation Area arise primarily from its immediate setting - those sites on both sides of Ockendon Road which the boundary excludes, but which nevertheless are highly visible when travelling by road between the two sections of the Conservation Area. Within the Conservation Area, there is some unattractive street furniture outside Adeline House (*above*) and The Forge has a cluster of traffic and advertising signage distracting from its historic character, although the business itself is not incongruous and adds some liveliness to a townscape otherwise dominated by the road and by private housing. The use as an agricultural machinery operation has led to some visual intrusion on the approach to the bridleway between the two hamlets, as shown in the photograph on the next page. The Old White Horse car park is an unattractive area - despite the presence of the garden at the rear - where poor surfacing and fencing is highly visible at the centre of the eastern hamlet. The garden centre has an unkempt frontage with intrusive signs, and the semi-detached and detached houses interpose a more suburban than rural character to this part of the road. There are some inappropriate standard joinery and PVCu window replacements to 19th century small houses and cottages, for example at Castle Cottages and in the north part of Church Lane. In the western hamlet, there are fewer negative elements other than the extent of permitted development and some unsympathetic extensions to the cottages in Church Lane.

4.18 *Problems and pressures*

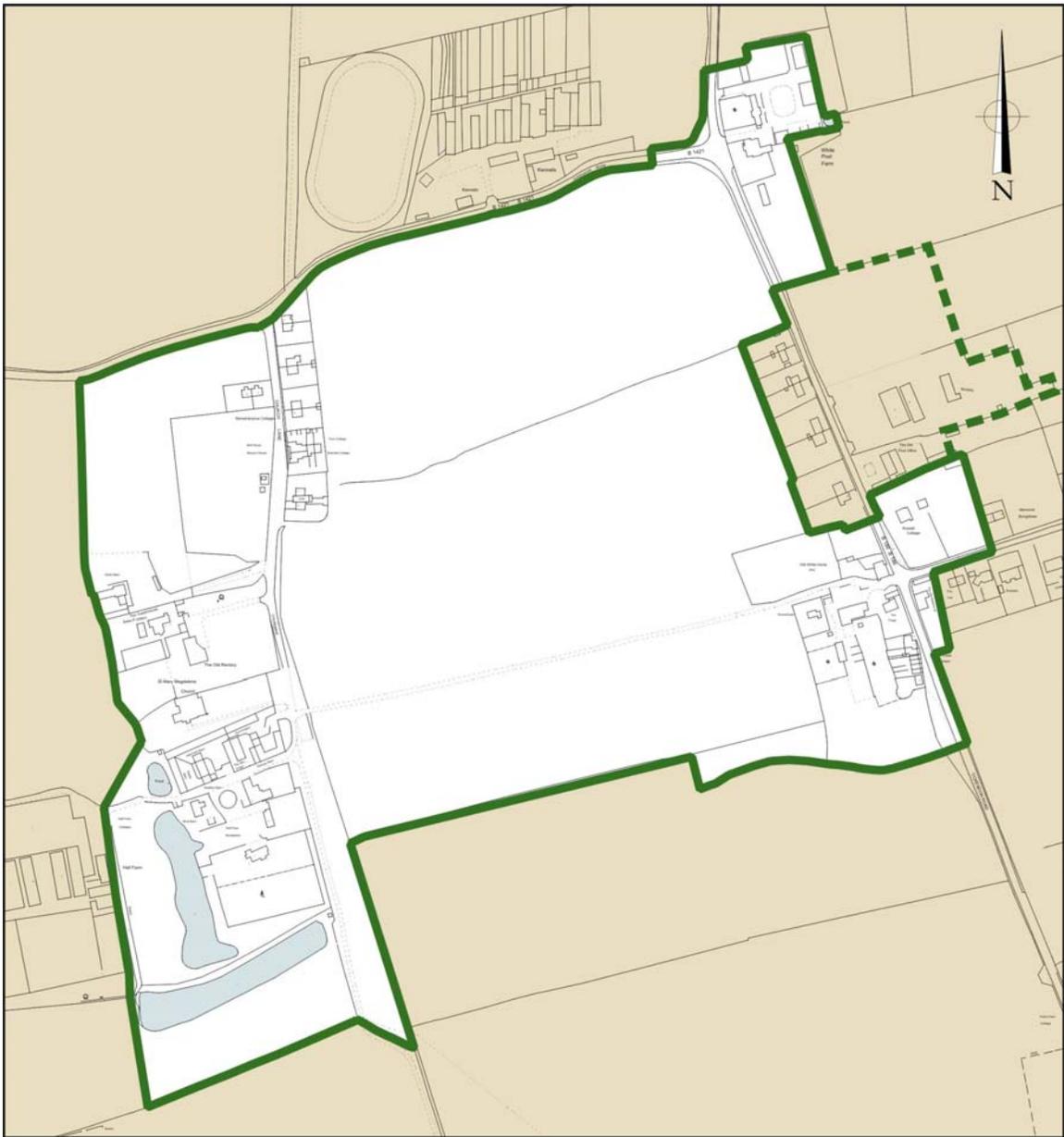


Installations affecting view to the church and The Forge.

The intrusion of signs, random or badly managed parking, and minimum-standard surfacing arise from the ubiquity of car transport in this rural location (and the consequent lack of demand for more pedestrian-friendly provision), and there are inevitably conflicts with historic fabric, especially where road junctions occur. The presence of a busy road leads to a demand for highly visible signs - as at the garden centre - to catch passing trade; but also encourages residents to erect high boundary fences to improve privacy and reduce noise, as at Adeline House. Permitted development has given rise to continuing erosion of character and appearance. The use of the former forge as an agricultural machinery operation has led to some visual intrusion on the important route between the two hamlets: although it is a necessary local service, some compromise is needed to avoid affecting the remaining historic character of this corner of the village.

5.0 Boundary changes

- 5.1 It is suggested (*as shown on Map 4*) that the Conservation Area is extended in the eastern hamlet to include the houses and land on the east and west sides of the road between the more historic groups on this side of the Conservation Area. Currently, the centre of this hamlet has no protection, and unsympathetic development and change here already affects the setting of the older properties. Including this central area would make a more consistent and logical boundary and enable greater control of future development or re-development.
- 5.2 There are other areas of some related historic interest to the north-west and south of the Conservation Area. The effects of any development proposals 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.



North Ockendon conservation area character appraisal map 4: proposed boundary extension

— Conservation area boundary - - - Proposed boundary extension

6.0 Summary of issues

- Unattractive buildings in centre of eastern hamlet in setting of conservation area
- Possible need for Article 4(2) direction to address poor alterations to houses especially at Church Lane and at entrance to village from south.

- Traffic signage and street furniture in eastern hamlet needs to be adapted to avoid affecting setting of listed buildings and the Conservation Area.
- Improvement of the access to the footpath to the church needs to be managed without affecting the viability of the commercial operation at its eastern end.

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 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."
- 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 North Ockendon Conservation Area

- 9.1 The character appraisal of North Ockendon 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.

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.