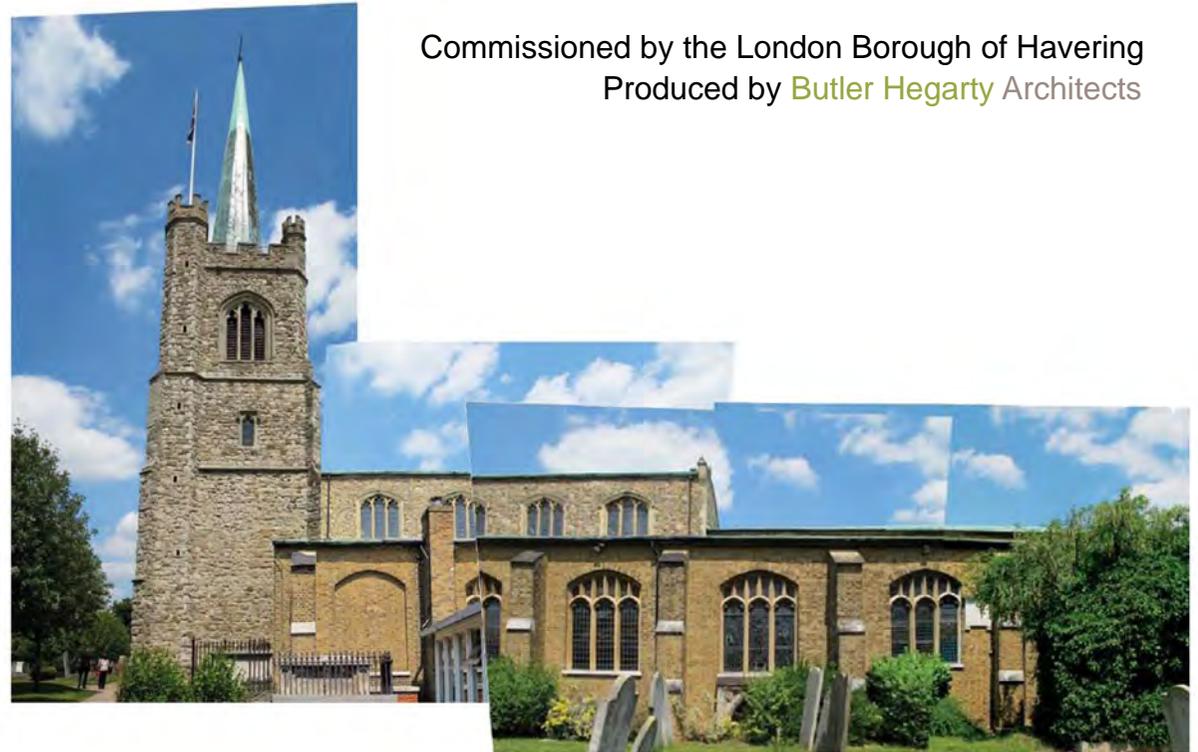


CONSERVATION AREA APPRAISAL ST ANDREW'S

Commissioned by the London Borough of Havering
Produced by [Butler Hegarty Architects](#)



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1.0 Executive Summary

This Conservation Area Appraisal provides a detailed assessment of the architectural and historic interest of the St. Andrew's Conservation Area. It aims to identify the qualities that make the area distinctive and to provide guidelines for managing adaptation and change in a sensitive way, thereby reinforcing a sense of place.

1.1 This appraisal document is designed as a tool in the approach to conservation issues as required by Planning Policy Statement 5 (2010). PPS5 puts conservation policy in a more rationalized, holistic and simplified framework, and requires Local Authorities to have comprehensive records of their assets, and a clearly stated understanding of their significance. In so doing, PPS 5 requires an approach to conservation which is highly specific, accessible, and user friendly.

1.2 The presence of the church on its hilltop location along the ancient trade route of today's Upminster Road, predates the settlement of Hornchurch. The village of Hornchurch then developed on the lower ground below and to the west of the hilltop church. This is a distinctive and imposing topography that is critical to the Conservation Area.

1.3 The character of the Conservation Area is defined by the church in its prominent raised location, surrounded by open spaces. This elevated setting is mature and has a sense of peaceful detachment, and the open spaces around the church allow close and distant views of the steeple. These open spaces, of great historic and amenity value, are: the churchyard, Hornchurch Cemetery, The Dell, and across Upminster Road, the mature landscape of Chaplaincy Gardens and the Robert Beard Youth Centre, enclosed by the distinctive red brick wall of

the former Chaplaincy. These combine to make St Andrew's Church a resonant focus for the area.

1.4 Other buildings of distinctive character in the Conservation Area are: the interwar suburban housing of Lodge Court and the High Street; and the timber frame buildings which are a remaining fragment of the sort of buildings which historically lined Upminster Road.

1.5 A series of Management Proposals have been derived from this appraisal, and are summarized as follows:

A. **Opportunity Sites – the Robert Beard Youth Centre, and the British Legion Club**

The existing buildings on these sites are dated and have a negative impact on the Conservation Area. Their sites are therefore vulnerable to possible future pressure for redevelopment. The Robert Beard Youth Centre stands in a mature landscape in an open space, and any development on this space should protect the existing landscape and views of the church. The British Legion Club also stands in a mature landscape, and any replacement building should be of a size, scale and mass which are sympathetic to the adjacent timber frame buildings.

B. **Improvement Sites – The Dell**

The Dell has great value for amenity and nature, and deep historical resonances. However, its potential is currently under exploited, partly due to the presence of the electricity sub station. The Dell is designated a site of local importance for Nature

Conservation, and a brief should be developed to enhance the public experience and understanding of the historical significance of this open space.

C. **Improvement Sites – car park**

The car park adjacent to St Andrew's church and The Dell could be greatly improved, both in relationship to the church and in the context of future improvements to The Dell.

D. **Improvement Sites - Parish Centre**

The Parish Centre is below the quality appropriate to the setting of a Grade 1 listed building. In the long term, consideration should be given to improving both its relationship to the church, and the design of the accommodation.

E. **Public Realm - Upminster Road**

The boundaries of the historic route of Upminster Road are important in defining the central spine of the Conservation Area. The current concrete bollards, which define the car park to the Mandarin Palace, and the concrete plank fencing to the British Legion club, detract from the public realm and should be changed and improved.

F. **Interwar suburban housing**

The 1920s and 1930s housing of Lodge Court, and the High Street represents an important part of Hornchurch's history, and efforts should be made to protect the good quality buildings, front gardens and boundary walls which remain intact, amongst a great deal of unsympathetic and damaging alterations.

1 . 0 E X E C U T I V E S U M M A R Y

1.6 In conclusion, St Andrew's Conservation Area could be described as the 'sacred' core of Hornchurch and is significant as such in the borough of Havering. It forms an important part of Hornchurch's identity, with its open rural qualities, which locate it on the outer edges of London. It has a resonant quality as a place where distinctive buildings and the "natural" landscape come together to create a tangible sense of space, surrounding and reinforcing the qualities of St. Andrew's church.

Map 1: St Andrew's Conservation Area



2.1 Introduction: Conservation Areas and Appraisals

This document is an appraisal of the St Andrew's Conservation Area (see Map 1: St Andrew's Conservation Area). It is an 'appraisal document' as defined and described in the English Heritage *Guidance Document*¹, Guidance on *Conservation Area Appraisals* (2006), and consultation document, *Understanding Place; Conservation Area Designation, Appraisal and Management* (2011). These documents set out the criteria to be used and the first document states:

"Conservation area appraisals, like conservation plans, depend upon an understanding of the area, which draws upon techniques of conservation-based research and analysis. Conservation area appraisals could also, like conservation plans, include a more specific assessment of significance and some analysis of how that significance is vulnerable as the basis for defining policies for preserving or enhancing their character."

2.2 What is a Conservation Area?: the Legislation

Conservation Areas were introduced through the Civic Amenities Act of 1967 (this is the Act referred to in this document, except where stated otherwise), and are defined as "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance".² The London Borough of Havering's Heritage Supplementary Planning Document states that:

*"The purpose of Conservation Areas is to manage change in a sensitive way to ensure that those qualities which warranted designation are sustained and reinforced, rather than eroded, as development occurs. Consideration extends to all areas visible from the public realm, including the setting of the area and views in and out of the area".*³

¹ English Heritage, Guidance on Conservation Area Appraisals, February 2006
² Planning (Listed Buildings and Conservation Areas Act) 1990, Section 69 (1)(a)
³ London Borough of Havering, Heritage SPD. Adopted March 2011, item 4.3, p22

2.0 INTRODUCTION AND BACKGROUND

2.3 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. Under these powers the Council has a duty from time to time to determine whether additional areas should be designated, or existing areas extended. In fulfilling its duty of protection of the designated Conservation Areas, the Council does not seek to stop all development, but to manage change in a sensitive way. 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

2.4 Managing Change: An Approach to Conservation

This Conservation Area Appraisal proposes that conservation is a process of managing the adaptation and change of historic environments for contemporary heritage and culture, to ensure their revitalisation for contemporary use. This should not be understood as an expression of nostalgia for a bygone age and the primacy of the old over the new; but instead we propose that it facilitates the process of managing the adaptation of historic environments for contemporary heritage and culture, through the revelation of histories and spatial qualities which connect the old and the new, thereby reinforcing a sense of place.

2.5 Conservation Areas in Havering

There are eleven 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

⁴ Planning (Listed Buildings and Conservation Areas Act) 1990 section 72
⁵ Ibid., section 71

Photograph 1: Hornchurch aerial view c. 1938 (London Borough or Havering Local Studies)



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 styles. 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.

Pevsner⁶ 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.”

⁶ Cherry, O'Brien, Pevsner: The Buildings of England: London 5 East (Penguin 2005). Referenced by Ther Paul Dury Partnership, Corbets Tey Conservation Area Appraisal.

2.0 INTRODUCTION AND BACKGROUND

2.6 What is a Conservation Area Appraisal?

Conservation Area Appraisals aim to define the qualities that make an area special, through analysis of its current appearance and character in relation to its history and development. This involves describing significant features in the landscape and identifying important buildings, spaces and visible archaeological evidence, and may also include recording intangible qualities which distinguish the area, such as sights, sounds, smells and 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, and 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 potential and existing threats to the character of the area and makes recommendations for action needed to address these issues.

2.7 Havering's programme of Conservation Area Appraisals, of which this forms part, supports the Council's commitment in its Local Development Framework (LDF) policies to preserve and enhance the character and appearance of its Conservation Areas. The assessment in the Appraisals of the contribution made by unlisted buildings to the character of the Conservation Area is based on the criteria suggested in the *English Heritage checklist to identify elements in a Conservation Area which contribute to the special interest* (see Appendix 3).

2.8 Background to St Andrew's Conservation Area Appraisal

St Andrew's Conservation Area was designated in 2010. The proposals for the designation of Conservation Areas in Hornchurch have been widely discussed in a series of consultation events over the previous decade. Initially, a Heritage Strategy 2000 identified a larger Hornchurch Conservation Area. In addition, there has been considerable general public consultation and associated educational projects and architectural studies of Hornchurch. The future development of Hornchurch was also discussed in the Hornchurch Action Plan study, and a Conservation Area Appraisal was carried out in 2004. A Hornchurch Urban Strategy (HUS) was developed in 2006, to set out an integrated vision for Hornchurch's development (see 3.15, page 14)

2.9 Why are we providing this document?

The aim of this Conservation Area Appraisal document is to provide clear and accessible information which can be used by both public and professionals, and is consistent with current national current planning policy guidelines (see item 3.2 Planning Policy Statement 5, page 11).

3.1 National Policy: Overview

The legal basis for Conservation Areas is the *Planning (Listed Buildings and Conservation Areas) Act 1990*. National Policy Guidance is provided by *Planning Policy Statement 5: Planning for the Historic Environment* (2010). This is the key government guidance on development affecting historic buildings, Conservation Areas and sites of archaeological interest.¹

Planning Policy Statement 12: Local Spatial Planning (PPS12, 2008), explains what local spatial planning is, and how it benefits communities. It is to be taken into account by local planning authorities when preparing Local Development Plan documents and other local development documents.

The Draft National Planning Policy Framework for England, which was consulted on until October 2011, sets out nationally important issues for Local Authorities and communities. The draft framework encourages Local Authorities to have up to date evidence about the historic environment, which is used to evaluate the significance of heritage assets.

3.2 Planning Policy Statement 5

PPS 5, published in March 2010, aims to set conservation policy within a more rationalised, holistic and simplified framework, offering new consistency between the formerly divided policy documents for archaeology and buildings which it replaces (Planning Policy Guidance Notes PPG15 (Planning and the Historic Environment (1994) and PPG 16 (Archaeology and Planning (1990)).

PPS 5 is supported by a Practice Guide for Implementation (Guide PPS 5:

¹ The publication of PPS 5 has cancelled the following: *Planning Policy Guidance Notes: PPG15 – Planning and the Historic Environment* (1994); *PPG 16 – Archaeology and Planning* (1990)

3.0 PLANNING POLICY CONTEXT

Historic Environment Planning Practice Guide) and sets out 12 policies which put new emphasis on certain principles of planning in relation to historic sites. The first (Policy HE1) concerns heritage and climate change, which is brought to the fore as an important issue to be addressed and weighed with corresponding potential change or damage to heritage assets. HE2 notes that it is essential to be properly informed about heritage sites, working from an established bank of past evidence, and corresponds with HE12 which emphasizes the importance of keeping comprehensive records, though these should never be seen as justifying loss or alteration of the historic asset itself.

The majority of the PPS 5 policies concern local authorities' approaches to assessing the suitability of proposed development, including the establishment of locally appropriate principles: *"At a local level, plans should consider the qualities and local distinctiveness of the historic environment."*²

Local Authorities must, according to PPS5, take proper control over the protection of their own heritage assets, as well as embracing the potential of these historic sites to regenerate their surroundings, in terms of social, cultural and economic factors. The document generally puts forward the idea that rather than following a rigid and comprehensive conservation strategy, discretion is given to Local Authorities by the separation of the policy and guidance documents, hence:

*"decisions are based on the nature, extent and level of [the heritage asset's] significance, investigated to a degree proportionate to the importance of the heritage asset"*³

² PPS5, Published March 2010. P.5, point H.E.3.4
³ Ibid., P.2, point 7.

This method should accordingly lead, rather than to outmoded and anti-productive policy-based preservation, to *“intelligently managed change”*, implemented through a process which is user-friendly, quicker and streamlined, encouraging strategic thinking at each stage.

3.3 Regional Policy- The London Plan

Havering's planning policies operate within the broad framework of *The London Plan*, produced by the Mayor of London (published 2011). The broad objectives of the plan are:

- *To ensure that London is a city that meets the challenges of economic and population growth.*
- *To ensure that London becomes a world leader in improving the environment.*²

3.4 Chapter 2 of *The London Plan*, *‘London’s Places’*, sets out specific policies for areas of London which have distinctive parts to play in the capital's development. Havering is defined as one of the *“Outer London”* sub regions, where:

*“...town centres and neighbourhoods play a vital role in the life and prosperity of the capital”*³

Policy 2.6 states that:

*“The significant differences in the nature and quality of outer London’s neighbourhoods must be recognised and improvement initiatives should address these sensitively in light of local circumstances, drawing on strategic support where necessary”*⁴

3.5 Chapter 7 of *The London Plan*, *‘London’s Living Places and Spaces’* explains that places should be both safe and pleasant, and that neighbourhoods should facilitate healthy, community-based lifestyles where nobody is discriminated against. It includes a section entitled *‘Historic Environment and Landscapes’* outlining Policies 7.8 (Heritage assets and archaeology) and 7.9 (Heritage-led regeneration).

3.6 Policy 7.8 describes the importance of caring for and highlighting historic assets due to their intrinsic value, and promotes the process of *“identify, record, interpret, protect”*⁵ where historic assets are concerned in new development. It notes that, given the enormous cultural benefits the city enjoys from historic buildings, parks and monuments, they should be affected only by the highest quality of sensitive modern architectural interventions, after careful consideration. Likewise, modification of historic buildings due to environmental concerns should not be undertaken without full consideration of potential damage to the historic asset.

3.7 The potential for heritage to be much more than a self-referential object is described, for example *“recognition and enhancement of the multicultural nature of much of London’s heritage can help to promote community cohesion.”*⁶ Policy 7.9 focuses on the potential for historic assets to positively affect their surrounding area and act as catalysts for regeneration. It notes that an ideal situation is a building being rehabilitated and conserved as part of being put to use for a viable purpose consistent with *“sustainable communities and economic vitality.”*⁷ Identifying and reinforcing the aspects which make the historic asset concerned significant, is described as the key to accessing this regeneration potential.

⁵ London Plan Chapter 7, London's Living Places and Spaces. Policy 7.8B
⁶ London Plan Chapter 7, London's Living Places and Spaces. Point 7.32
⁷ Ibid., Policy 7.9 B.

3.8 Havering: Conservation Policy and Guidance Havering's Local Development Framework (LDF) comprises a portfolio of documents which collectively guide development in the borough up to 2020. The key documents in the LDF - Core Strategy and Development Control Policies, Site Specific Allocations and Romford Area Action Plan Development Plan Documents (DPDs) - were adopted in 2008. A number of Supplementary Planning Documents (SPDs) which provide further guidance on the implementation of the Development Control Policies have also been adopted, including Heritage (2011), Residential Extensions and Alterations (2011) and Protecting and Enhancing the Borough's Biodiversity (2009).

3.9 Havering: Core Policies

Havering's Core Strategy and Development Control Policy Document clearly states a vision for the role of heritage in the Borough:

*“Havering’s heritage will be maintained and enhanced, and will provide a rich context for new development. Therefore, creative and sensitive responses will be demanded which recognize that the buildings and environments created in the future will be tomorrow’s heritage.”*¹

3.10 Havering: Core Policy CP18

Core Policy 18 (CP18) deals with Heritage, and states that wherever sites of historical importance are concerned, new development must *“preserve or enhance their [the historic site’s] character or appearance”*.² This may be carried out through design consideration, or indirectly through developer contributions. CP18 proceeds to outline the benefits of valuing historic sites, in terms of social and economic returns. It points out that Havering is rich in protected historic sites and buildings, and that archaeological interest is of particular concern, given that

¹ Core Strategy Document (Adopted 2008), Core Strategy Vision, P.56, item 20
² Ibid., CP18: Heritage. P.163

3.0 PLANNING POLICY CONTEXT

around half of the borough comprises Areas of Archaeological Potential.

3.11 Havering: Development Control Policies DC67 – 71

The Development Control (DC) policies (DC67-71) of the Core Strategy Document also deal with Heritage. DC67 notes that the protection of listed buildings takes precedence over other policies:

*“A change of use which is contrary to other Development Control policies may be considered more favourably if it is necessary in the interests of conserving a Listed Building.”*³

DC68 deals with Conservation Areas and states that only development which *“preserves or enhances the character or appearance of the Conservation Area and is well designed”*⁴ will be permitted. The loss of buildings or trees which enhance the character of the area will not be allowed. DC 70 and 71 deal with archaeologically important sites and historic landscapes, respectively. The latter includes parks and common land, with valuable scenic views which should be protected.

³ Ibid., DC 67, P. 273
⁴ Ibid., DC 68, P. 274

3.12 Heritage Supplementary Planning Document

The *Heritage Supplementary Planning Document* (SPD), adopted April 2011, provides guidance on the implementation of those LDF policies relating to heritage (in particular, Development Control Policies DC67-71 as above), and is focused on the following key issues (identified in the overarching PPS5):

- Buildings of heritage interest, including structures, curtilage buildings and setting and artwork.
- Conservation Areas and other areas of special townscape or landscape character, including their setting and views in and out.
- Archaeology, including sites, ancient monuments, and prehistoric landscapes.
- Historic Landscapes, including historic parks, gardens, cemeteries, and local and distant views.

For each of these categories the SPD identifies Havering’s applicable assets and outlines a best practice model to inform both those planning new development, and the planning decision process.

The document proposes that the conservation and enhancement of historic assets be seen as an intentional and positive part of the design of new buildings. As well as historic buildings themselves, Heritage Assets contributing to the historic environment (including views, landscapes, artworks, ancient routes etc.) are noted as being *“valued by the community for their contribution to the history, appearance, character and cultural role of Havering”*⁵ and though not statutorily protected, should be considered as part of the planning decision process.

⁵ Havering Heritage SPD, adopted April 2011. P.12, point 2.20

3.13 Other Relevant Core Policies

The environmental, leisure and recreation section of the Local Development Framework is contained in the following Core Policies:

- CP5 : Culture
- CP6 : Arts in Hornchurch
- CP7: Recreation and Leisure, and Development Control Policies
- DC18: Protection of Public Open Space, Recreation, Sports & Leisure Facilities
- DC19: Locating Cultural Facilities
- DC20: Access to Recreation and Leisure including Open Space

3.14 The “Green Grid”

The Local Development Framework identifies a number of Development Control Policies help to reinforce the ‘Green Grid’, which is a network of long distance routes using and connecting major areas of open space across the Borough. The proposed Hornchurch Langton Conservation Area connects with this ‘Green Grid’ to the Dagenham Corridor and the Ingrebourne Valley, both ultimately connecting Hornchurch to the Havering Ridge Area of Special Character in the north and the river Thames in the south of the Borough.

3.15 Hornchurch Urban Strategy (HUS)

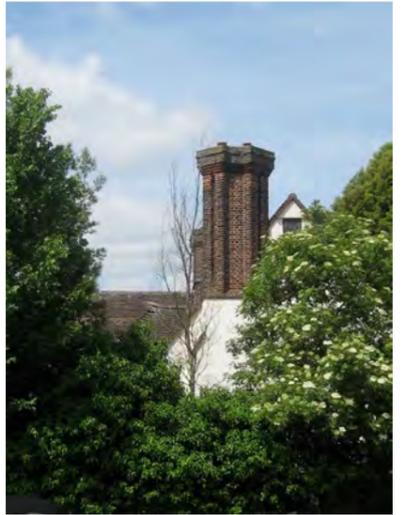
The Hornchurch Urban Strategy sets out a vision for Hornchurch’s development, drawing on its heritage and cultural history as a basis for establishing the Town Centre as a thriving commercial and cultural hub, where safe and secure spaces can provide a high quality of life. It was developed in 2006, alongside the establishment of a Hornchurch Town Centre Partnership, to guide and support the implementation of the strategy.

*“The Urban Strategy sets out detailed proposals designed to guide development in the town and ensure the area is in a position to maximize potential benefits afforded by local developments and wider regeneration initiatives in the Thames Gateway.”*⁶

3.16 The Hornchurch Urban Strategy identifies The Dell (also known as the Mill Field) as a Public Realm Improvement Site, and as a proposal for *‘Attractive Public Spaces’*⁷. It suggests that:

*“PS2 Investigate the possibility of removing the electricity substation on the Dell ...in order to design The Dell as an open green space for picnics and ball games.”*⁸

⁶ HORNCURCH Town Centre Urban Strategy: A Sustainable Suburbs Project Final Strategy June 2006, Vision page 5
⁷ Ibid., page 12
⁸ Ibid., page 35

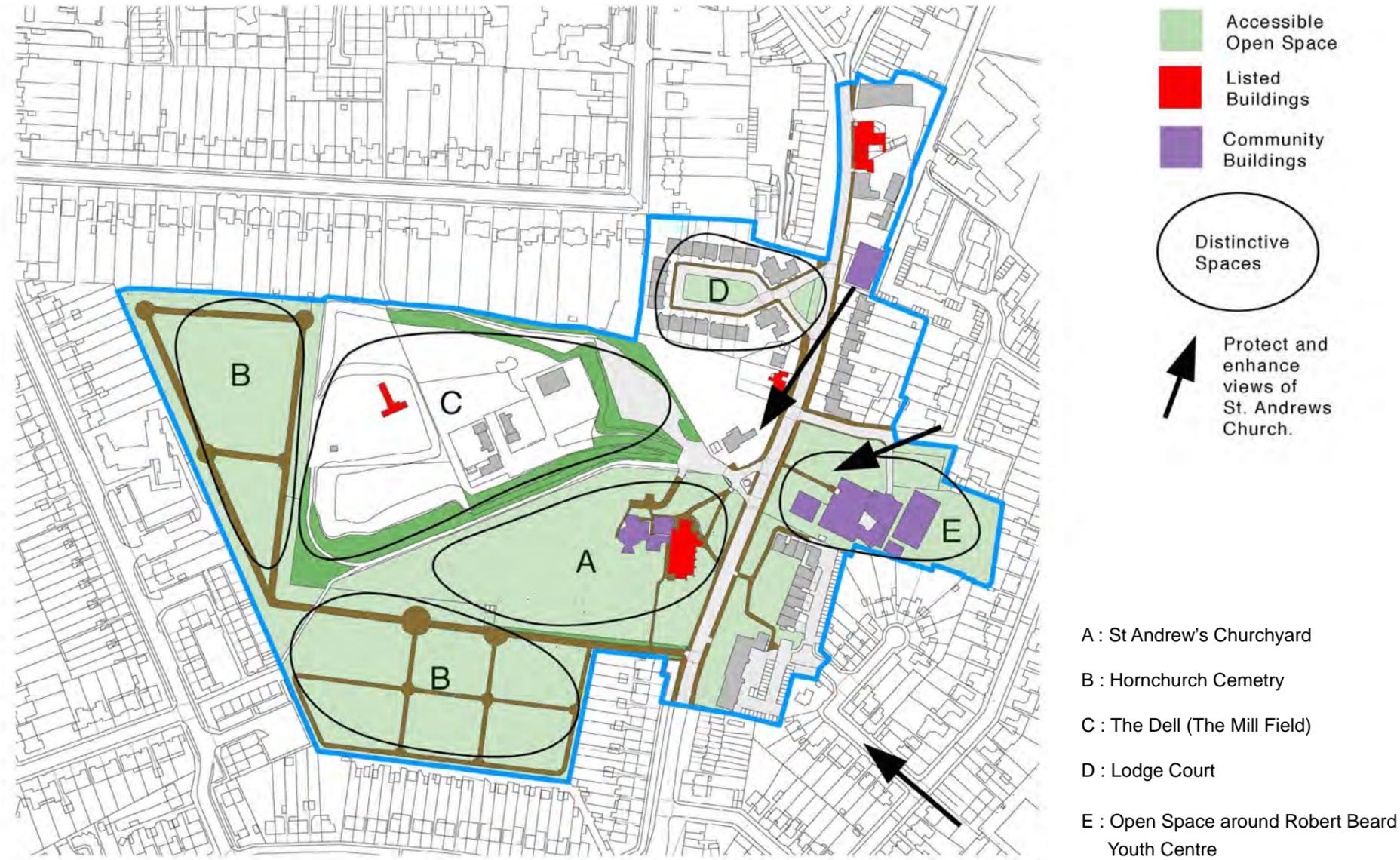


Distinctive chimneys of Wykeham Lodge



The War Memorial forms part of the threshold to St Andrew’s Church and The Dell.

Map 2: St Andrew's Conservation Area Key Buildings and Distinctive Spaces



4.1 Designation of the Conservation Area

St. Andrew's Conservation Area was designated in 2010. The focus and defining element of the Conservation Area is St. Andrew's Church, which resonantly identifies Hornchurch as an ancient place with long held significance, situated on the main route to London, today's Upminster Road.

4.2 Character Zones

The character of the Conservation Area is defined primarily by the church in its prominent raised location, surrounded by a open spaces: the churchyard, Hornchurch cemetery, and The Dell, and, to the north, across Upminster Road, the mature trees and green spaces of Chaplaincy Gardens and the Robert Beard Youth Centre. This, the heart of the Conservation Area, is bordered by interwar housing. Then, as the road descends into Hornchurch Town Centre, the timber frame buildings at 189 – 201 High Street, are high quality historic buildings, which, in their domestic scale, are a remaining fragment of the sort of everyday buildings which historically lined the road. Indeed, these buildings, once very ordinary, now unusual and treasured, can be thought of as also connecting the 'sacred' space around the church to the 'profane' town centre, past and present.

4.3 Sense of Place

St Andrew's Church has a peaceful, mature and expansive setting, which creates a profound sense of place. A threshold to the church is created by the ensemble of the War Memorial, the Lychgate and the Vicarage, which together with the wall of the churchyard, and Vicarage wall, also form an interesting entrance and antechamber to the large open spaces formed by the Dell, St. Andrews graveyard and Hornchurch Cemetery.

4.4 Experience of Place

The tranquil setting of the church, exaggerated by its elevated position, creates a

4.0. SUMMARY OF SPECIAL INTEREST

sense of peaceful detachment, which is reinforced by the surrounding sequence of green spaces. The interwar housing contributes to the serenity: in particular the "utopian garden cities" cul de sac of Lodge Court. Towards the town centre, and the further one moves from the church, the spacious and peaceful character of the Conservation Area transforms, becoming more fragmented and piecemeal.

4.5 Spatial Analysis

Spatially, the Conservation Area is strongly defined by two characteristics: its dramatic topography: and the tensions created by the interrelationship of visually open and enclosed spaces. The church, on the highest ground, its steeple seen from afar, and vertiginously from close proximity, has a wide spatial and visual impact, and an open and expansive "sphere of influence". In contrast, parts of The Dell, have been deeply excavated, and this, combined with the heavy tree cover, creates an intensely enclosed sense of space. Although this tension dissipates as the street edge is eroded around the British Legion Club and the car park to the rear of the Mandarin Palace, the topography of Upminster Road as it descends into the town centre maintains a spatial tension.



1 View of church from Upminster Road



2 View along Upminster Road towards town centre



3 View towards Doggett's Corner



1 Numerous long views of the church



2



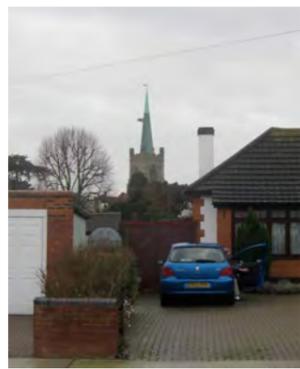
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8

4.6 Key Views

Map 3: St Andrew's Conservation Area: Key Views, shows the key views within the Conservation Area:

- The purple arrows (1-8) indicate the important long views of the church from many parts of the surrounding area.
- The red arrows (1-3) indicate the view points within the Conservation Area. Views up and down Upminster Road are marked. The scope of these views includes the distinctive wide spaces around the church and these views should be absolutely protected.

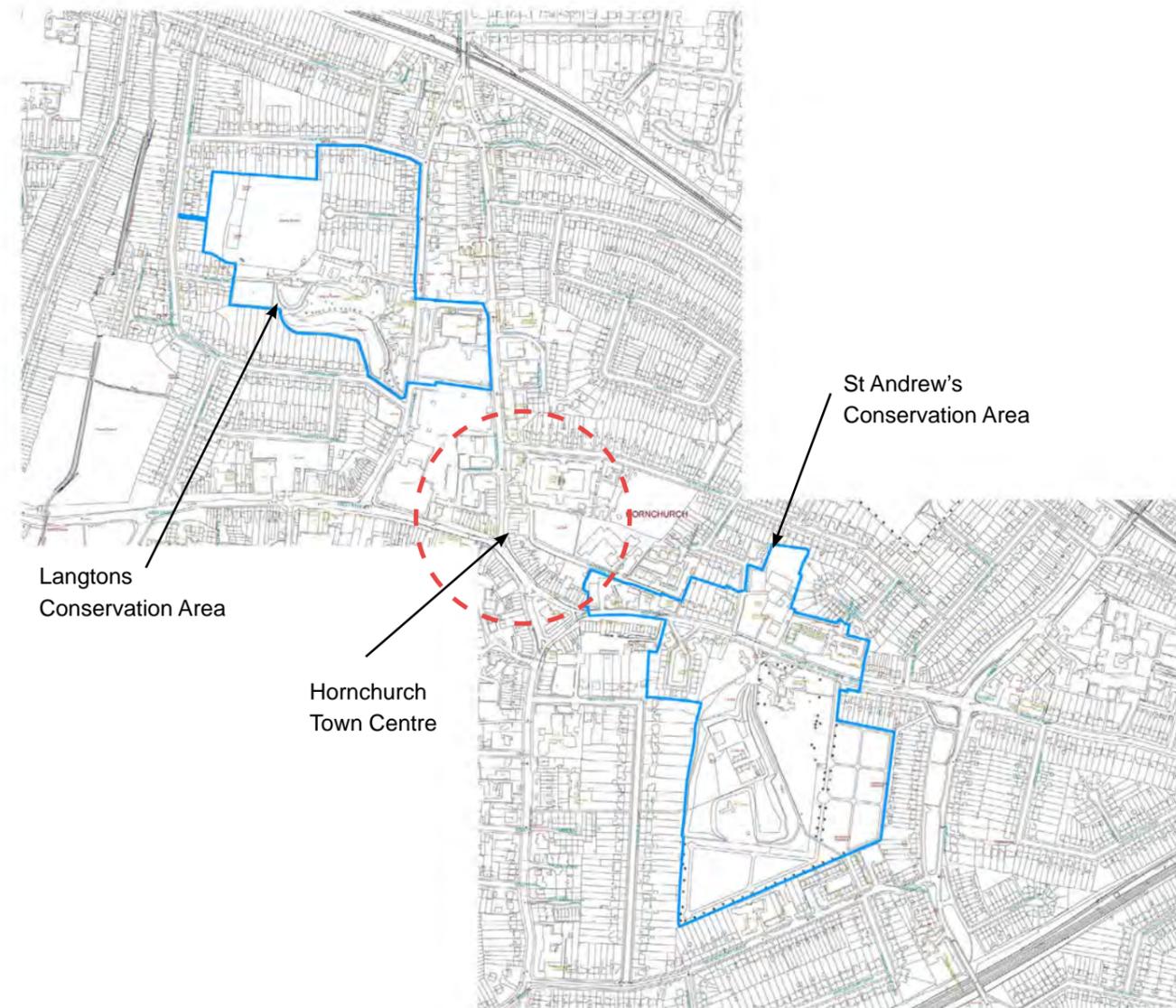
4.0. SUMMARY OF SPECIAL INTEREST



- ← Purple arrow: Long views of St Andrew's church; views into C.A.
- ← Red arrow: View Point within C.A.

Map 3: St. Andrew's Conservation Area : Key Views

Map 4: Langtons Conservation Area and St Andrew's Conservation Area showing relationship to town centre



5.1 Location and setting

5.1.1 The London Borough of Havering is the second largest and the most easterly London borough. To the west are the Boroughs of Barking & Dagenham and Redbridge, to the east are Brentwood and Thurrock in Essex, to the north is Epping Forest, and to the south is the River Thames.

5.1.2 Hornchurch is roughly in the centre of Havering. The other six town centres which have been identified and managed by the Local Authority are: Romford, Upminster, Collier Row, Harold Hill, Elm Park, and Rainham.

5.1.3 Hornchurch stands on high ground, at a distance of three and a half miles from the Thames and is situated at approximately twelve miles east north-east of the city of London. Hornchurch is located in gentle rolling chalk downland and gravel beds. It is bounded on two sides by rivers, to the west by the river Rom, which continues as the Beam, and flows south to the Thames, forming Hornchurch's boundary with Romford and Elm Park, and to the east by the river Ingrebourne (also known at different times as the Bourne, Ingerburn or Haveringeseth), also flowing south to the Thames, forming Hornchurch's eastern boundary and dividing Hornchurch from Upminster and Rainham.

5.1.4 St Andrew's Conservation Area lies to the east of Hornchurch Town Centre. St Andrew's Church is central to a group of green open spaces, notably The Dell, Hornchurch Cemetery, St Andrew's Cemetery and the historic site of the Priory and Chaplaincy. These spaces are all key to the Conservation Area. The proposed Conservation Area can best be understood as a historically and visually linked group of spaces. In this landscape, St. Andrew's Church is

5.0.ASSESSMENT OF SPECIAL INTEREST

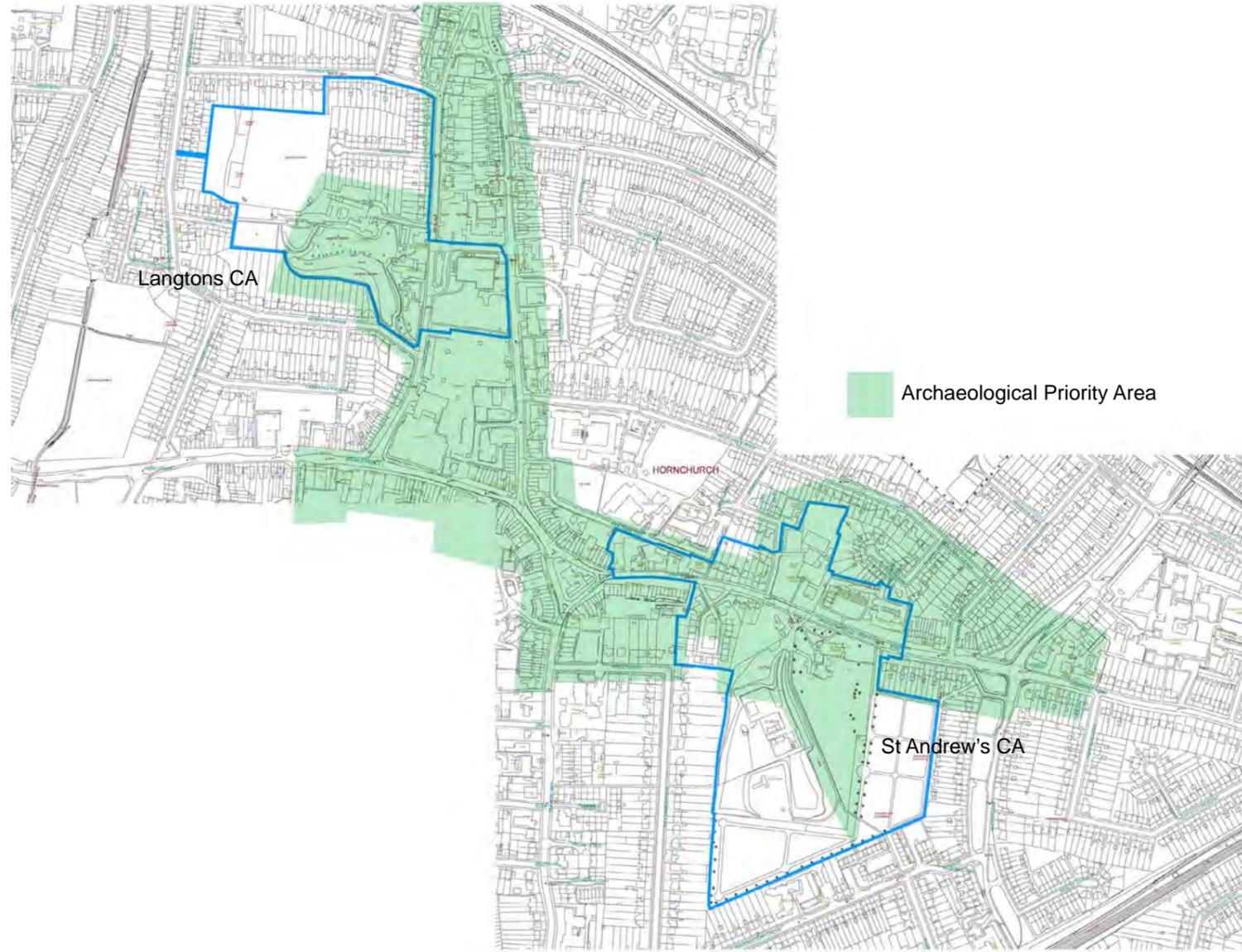
dominant as it

has been since its foundation in the C14th. The landscape of the proposed Conservation Area is generally understood as public space and is clearly distinguishable as historically and culturally significant to Hornchurch and more broadly, the London Borough of Havering. See Map 4 opposite, showing St. Andrew's and Langtons Conservation Areas in relationship to Hornchurch Town Centre.

5.1.5 Landscape setting and topography

The topography of the Conservation Area is undulating, with St Andrew's Church built on the top of a low but significant local hill. There are a considerable number of public accessed open spaces centered on St Andrew's Church. The mature landscape of The Dell and both the cemeteries with some large trees and boundary hedges form an integral part of the area's character. There is surviving evidence in the landscape of the 'layers' of previous use and occupation, including the former C18th boundary wall which dominates the site of the Chaplaincy and Priory. This creates an attractive and well-liked environment that has a semi rural quality at the outer edges of Hornchurch.

Diagram 1: Archaeological Priority Areas



5.2 Archaeology and Ancient Monuments

Havering's Policy DC70 is concerned with Archaeology and Ancient Monuments, and states that:

*"The Council will ensure that the archaeological significance of sites is taken into account when making planning decisions and will take appropriate measures to safeguard that interest. Planning permission will only be granted where satisfactory provision is made in appropriate cases for preservation and recording of archaeological remains in situ or through excavation. Where nationally important archaeological remains exist there will be a presumption in favour of their physical preservation. Particular care will need to be taken when dealing with applications in archaeological 'hotspots' where there is a greater likelihood of finding remains. Planning permission will not be granted for development which adversely affects the three Ancient Monuments in the Borough or their settings."*²¹

5.2.1 Areas where Policy DC70 applies:

Policy DC70 applies to:

Designated Assets: Three Scheduled Ancient Monuments in Havering, which are: Upminster Hall Barn (Tithe Barn), Moated Site ant Dagnam Park Farm (Cockerills Moat), and a section of Roman Road on Gidea Park Golf Course. These Ancient Monuments stand outside St. Andrew's Conservation Area.

Policy DC70 also applies to:

Non-designated Assets: Archaeological Priority Areas (APAs) and the Archaeological Priority Zones (APZs), as identified by the Greater London Archaeological Advisory Service (GLAAS) on behalf of English Heritage, in

²¹ Havering's Heritage SPD, Adopted April 2011, page 33

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collaboration with the Council.

5.2.2. Archaeological Priority Areas (APAs) and Archaeological Priority Zones (APZs)

Havering's Archaeological Priority Areas (APAs) and Archaeological Priority Zones (APZs) are shown in Diagrams 1 and 2, on pages 22 and 24. These diagrams also indicate the relationship of Hornchurch's Conservation Areas to the APA and APZ. The Heritage SPD states:

*"Archaeological Priority Areas (APAs) are known archaeological sites of importance; Archaeological Priority Zones (APZs) are wider areas of archaeological landscape which may contain specific individual hotspots and are likely to contain other yet unknown sites awaiting future identification, often as a result of the development process over time."*²²

5.2.3 St. Andrew's Conservation Area and the APA / APZ

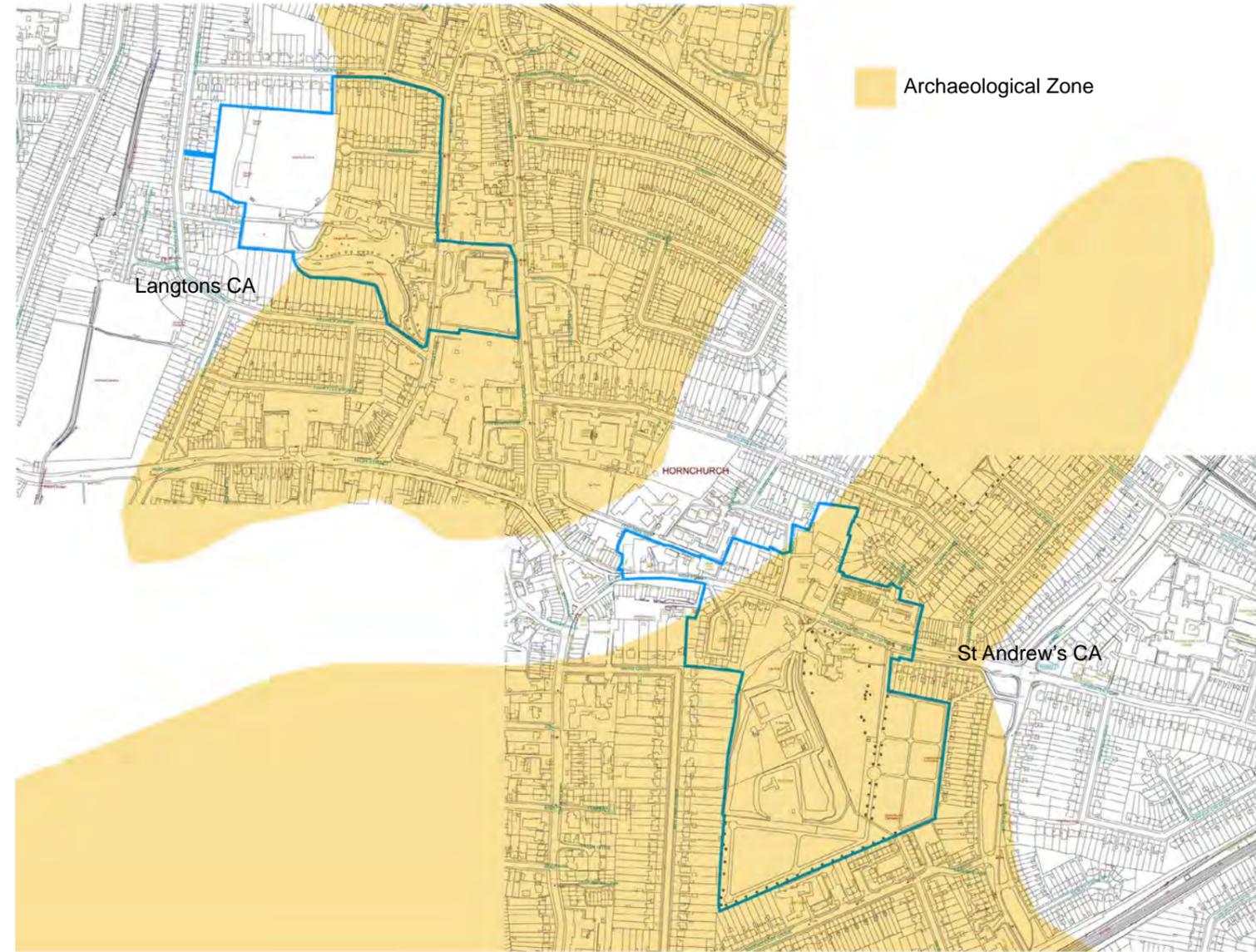
- Diagram 1 shows that a large part of the Conservation Area, including the churchyard, and the whole section to the north of Upminster Road / High Street (including Chaplaincy Gardens and the Robert Beard Youth Centre) are within the APA.
- Diagram 2 shows that the majority of St. Andrew's Conservation Area is within the APZ.

5.2.4 Development within the APA/APZ

If any development is proposed with the APA or APZ, the following information is required as part of any planning application:

²² Havering's Heritage SPD, Adopted April 2011, page 35

Diagram 2: Archaeological Priority Zones



"1. If the proposed development lies within an APA or APZ, planning applications must be accompanied by a desk based archaeological assessment; the need for an assessment outside an APA or APZ may be identified as necessary during pre- application discussions or the planning process.

2. Applications must include information about the Heritage Asset and its significance, as described in paragraph 2.25, as part of the Design and Access Statement if one is required. Further guidance on this can be found in Appendix 5.

3. Any proposals for development in relation to an archaeological resource must have due regard for its intrinsic interest and the archaeological contribution it makes. It is always preferable to preserve archaeology intact and in situ wherever possible, but if a development is going to damage or destroy a site of archaeological potential then planning conditions or obligations will be used as appropriate to ensure the developer records the significance of the archaeological resources, in line with PPS5.A desk based archaeological.²³

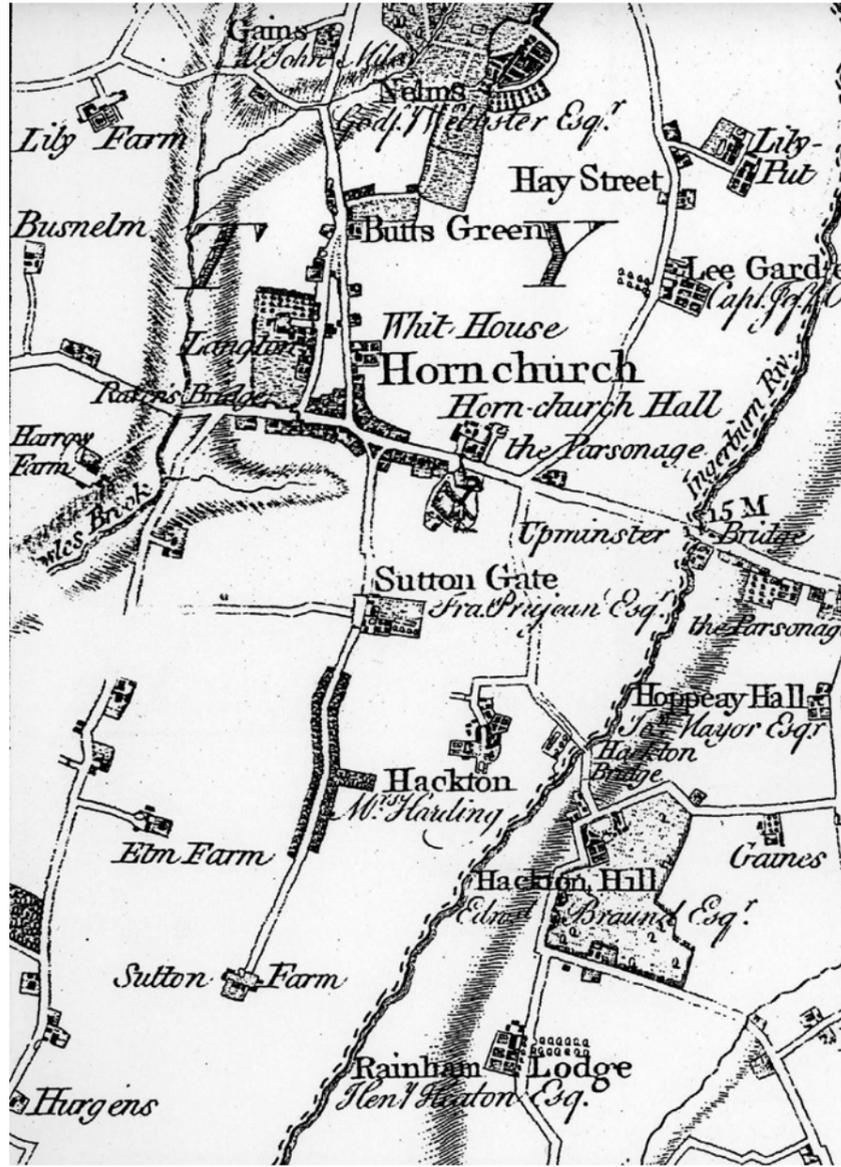
²³ Havering's Heritage SPD, Adopted April 2011, page 35

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5.3 Historical Development

5.3.1 The maps below are included on the following pages.

1777	Chapman and Andre Map
1812	Fragment
1849	Fragment
1860	Ordnance Survey (fragment)
1897/8	Ordnance Survey
1912	Ordnance Survey (fragment)
1921	Ordnance Survey
1938	Provisional Ordnance Survey



Map 5: 1777 Chapman and Andre Map
(London Borough of Havering Local Studies)

The rural village of Hornchurch is clearly established. The High Street, Upminster Road, North Street and Billet Lane can be seen, as can the church, churchyard and The Mill Field (The Dell). Of broader interest, is the sense which this map vividly conveys of a series of large houses and estates spreading across the landscape, with small settlements clustered along the roads. Hornchurch Hall can be seen across Upminster Road from the church.



Map 6: 1812 Map
(London Borough of Havering Local Studies)

The Church and Churchyard are exquisitely represented. Hornchurch Hall and the Rectory can be seen, and the village of Hornchurch is developing along Upminster Road.



Map 7: 1849 Hornchurch Tithe Map (London Borough of Havering Local Studies)

This detail shows Hornchurch Hall and the Rectory to the north of Upminster Road from the church.

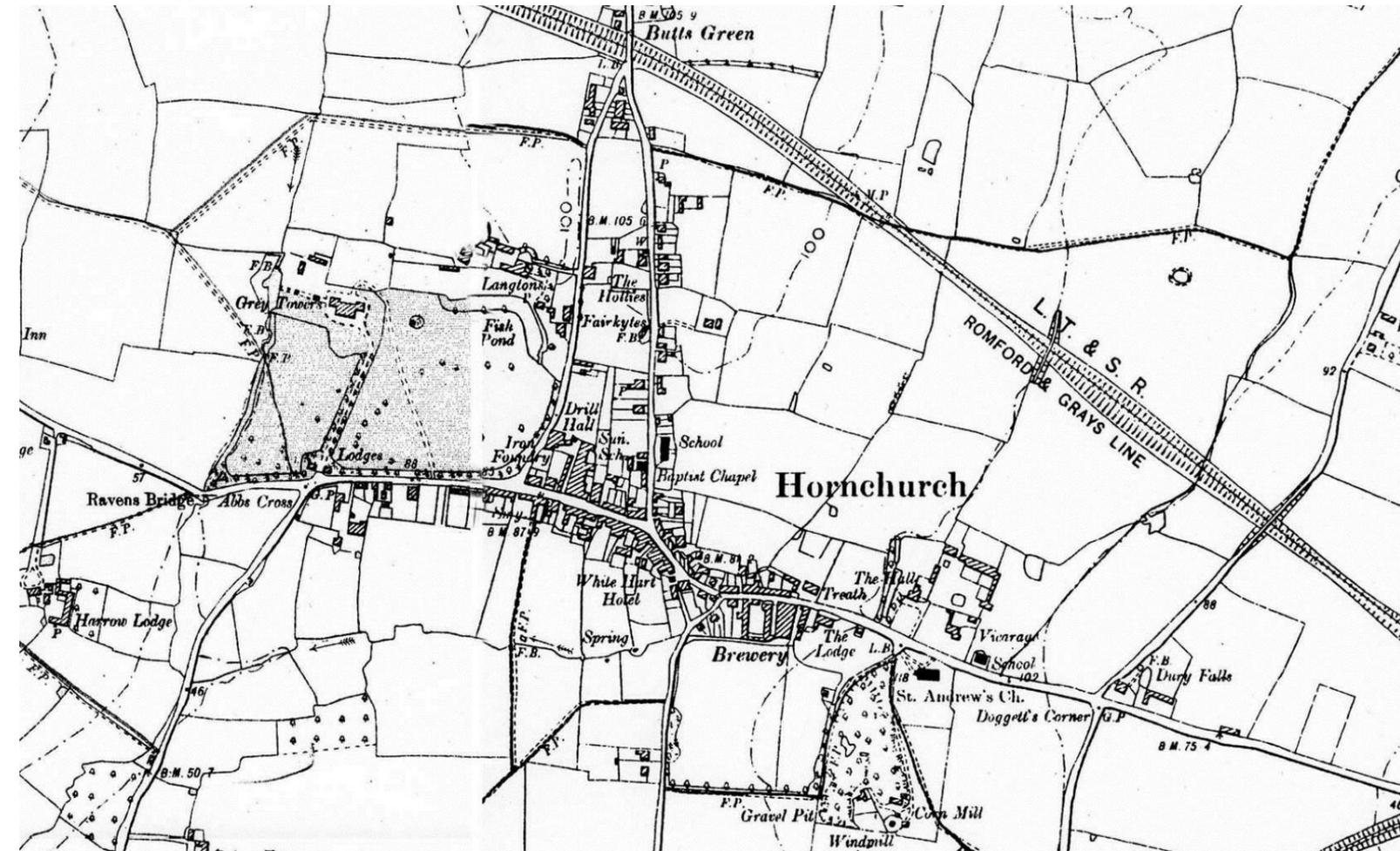


Map 8: 1860s OS Map (London Borough of Havering Local Studies)

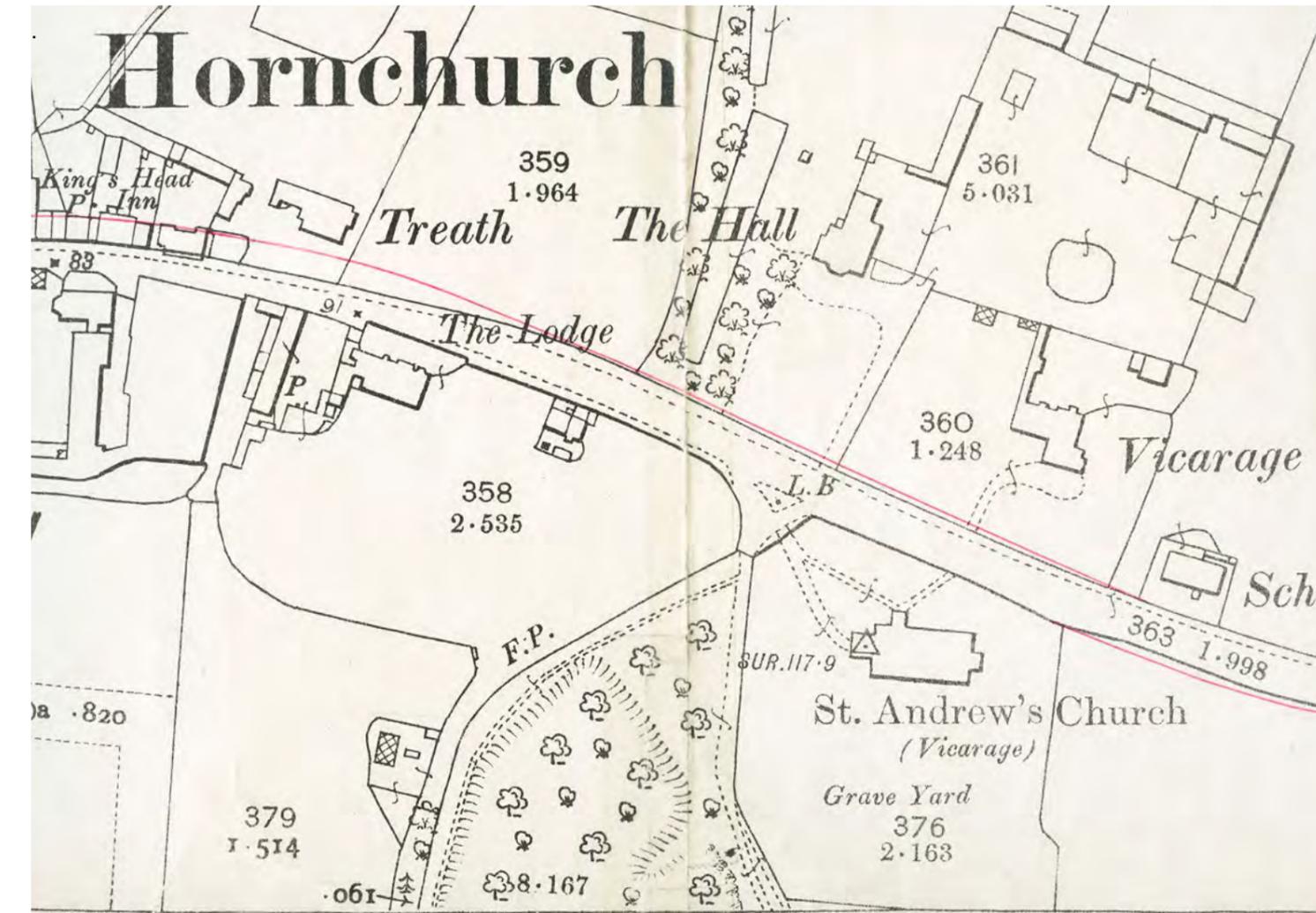
This detail shows Mill Cottage to the south of the Mill Field, with a neighbouring Windmill and Steam Mill, in a landscape with ponds, trees and paths.

Map 9: 1897-1898 Map (London Borough of Havering Local Studies)

Hornchurch is still a rural village, though now enclosed to the north and south by the village. The High Street is completely lined with buildings, which are spreading eastwards up Upminster Road. In the Mill Field, a gravel pit is marked. Of significance is the space created by the Rectory and Hall, which are set back from the road, creating space around the church which is still evident today.

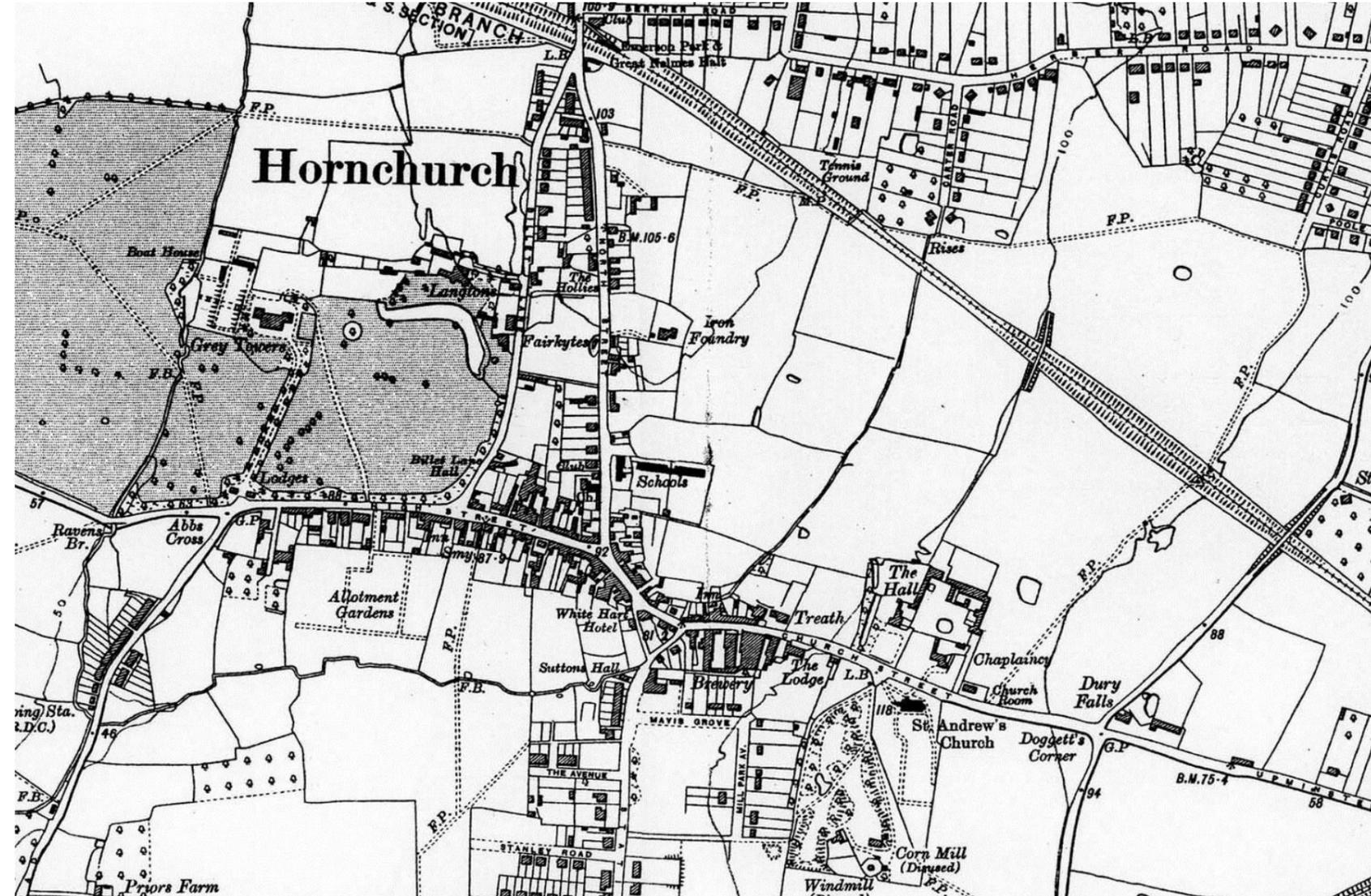


Map 10: 1912 OS Map (London Borough of Havering Local Studies) This detail shows the timber frame buildings at Nos. 189 – 201 High Street, and the buildings along Upminster Road towards the church. The space around the church is evident from this map.

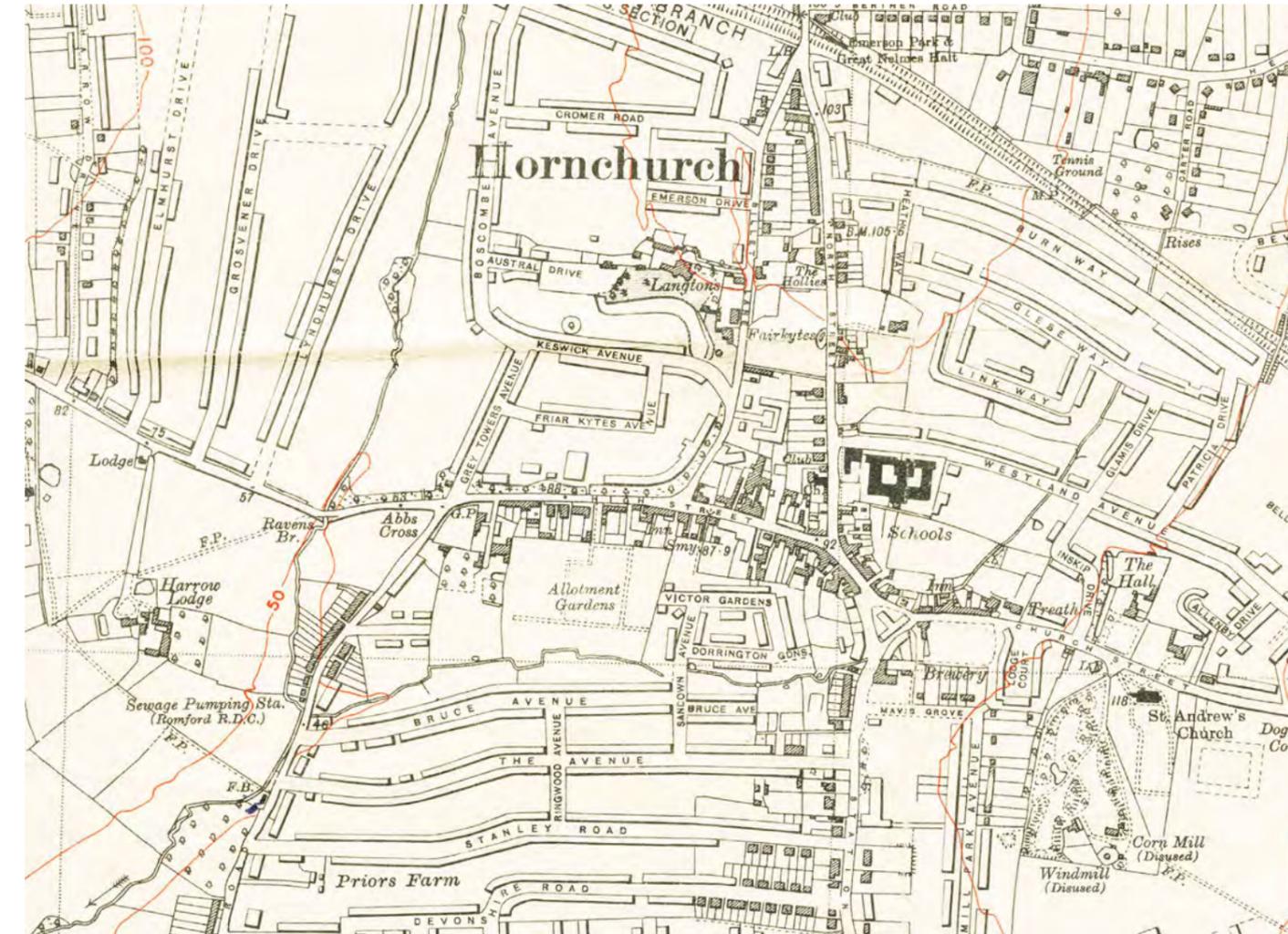


Map 11: 1921 Map (London Borough of Havering Local Studies)

Hornchurch has become a town, and development is encroaching from surrounding areas. To the north, the Emerson Park Estate has been established. The church still remains in an open landscape. A small amount of housing has been developed along Station Lane.



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Map 12: 1938 OS Map (London Borough of Havering Local Studies)

The planned new street are laid out, illustrating the dramatic changes in Hornchurch's character in the interwar years, as the empty sites surrounding the centre are largely filled with detached or semi detached houses, or short terraces, and Hornchurch is transformed into a suburban settlement.

5.3.2 Much of the character of Hornchurch has developed as a result of its location on the edge of London, counterbalanced by a strong relationship to Essex and its surrounding suburban development and open countryside. The parish of Hornchurch and the Saxon Royal Manor of Havering historically covered the same area, later becoming the Royal Liberty of Havering. This is turn subsequently developed and expanded to form the London Borough of Havering.

5.3.3 Place name

There are various opinions about the origins of the name of Hornchurch (first recorded as a place in the C13th.²⁴); the most authoritative states that the place name developed from the name “Horned Church”, possibly from horn-like gables or features resembling horns, with possible associations with the leather industry.²⁵

5.3.4 The Origins of Hornchurch

Hornchurch Village grew up on the gravel terrace below and to the west of the hill top church. This terrace marks the extent of an ice sheet of the last Ice Age; today the Romford / Emerson Park / Upminster push-pull railway line runs through the glacier’s terminal moraine at Hornchurch Cutting, which is now a Site of Special Scientific Interest due to its geological importance.

5.3.5 Hornchurch was possibly a stopping off point along a Bronze Age trade route²⁶ . Also an early British (i.e. Celtic or Iron Age) trackway connected pre-Christian centres at Ilford and Barking, Hornchurch, Upminster and beyond.

5.3.6 Historically, the parish of Hornchurch and the Saxon Royal Manor of Havering were the same. When Hornchurch Priory was founded by Henry II in 1159 (the first recordings of Hornchurch²⁷), the “church of Havering” was given to the Priory, suggesting that a settlement was already established there, and thus the church at Hornchurch was the church of the manor of Havering. The Priory rebuilt the church in 1222 and exercised control over the chapels of Romford and Havering-atte-Bower.

5.3.7 From Saxon times, Havering has been closely connected with royalty, and the English Kings who owned the Manor of Havering built a hunting lodge, later to become a royal palace, at Havering-atte-Bower. The area was already ancient crown land when it was recorded for William the Conqueror in the Domesday Survey of 1086.

5.3.8 From the 13th century onwards, Hornchurch was a flourishing community, with established manor houses, several other farms and an important leather industry. Tanners, fellmongers, cordwainers, shoemakers and dealers in animal skins worked in the village. Animals, leather goods and hides from Hornchurch were sold at Romford Market, which was set up in 1247; the two communities supported one another through this commercial relationship.

5.3.9 During the middle ages, there were manor houses on 12 sites²⁸ around the village; generally, the boundaries of these manor lands have influenced the pattern of development up to present times. (Hornchurch Hall was in the village. Suttons, Bretons, Dovers, Mardyke, Maylards Green and Wybridge, and Whybridge (Rands) were south of the village; Gubbins, Lee Gardens, Nelmes, and Redden Court north of it. (See: “Liberties of Havering” Map 1618, (ERO D/ DU 162/1).)

²⁷ ‘Hornchurch and Romford’, an extract from vol. vii of the VCH Essex, p. 26, 31

²⁸ VCH Essex, p.

5.3.10 Rural Village

The basic plan of Hornchurch is strikingly evident in the ribbon development along the east/west route of the High Street, and with the typical medieval plan of divided roads around The Chequers public house, to the east of High Street where it divides to accommodate Station Lane. During the 17th and 18th centuries, most of the houses in the village of Hornchurch were concentrated in the High Street, but there were a few others in Billet Lane, North Street and Suttons Lane (see Chapman Andre map of 1777).

5.3.11 From the 17th to the 19th century, Hornchurch became a residential area for the gentry who built and improved their grand houses. In the map of 1777, Hornchurch Hall, White House, Langtons and Sutton Gate can be seen. In the map of 1897, The Lodge, Dury Falls, The Hollies, Grey Towers and Harrow Lodge have also appeared. In the C19th, the economy of Hornchurch was mainly agricultural with a small amount of rural craft and trades with an emphasis on the leather trade in all its various forms.

5.3.12 Hornchurch Cricket Club was formed in 1783 and was playing successfully in the following year²⁹ , with matches held in Langtons Park. A new Hornchurch Club, formed in 1889, played in Grey Towers Park up to WW1.³⁰ “The Cricketers” Public House stands on the north side of the High Street, on the site of “The Old Cricketers Inn” which stood closer to the road and was demolished in 1938.

²⁹ C. T. Perfect, p. 135

³⁰ VCH Essex, p. 31

5.3.13 An Industrial Village

In 1876, Hornchurch was a “large and busy looking industrial village”³¹ which, with the arrival of the railway in 1885, had come to within half an hour of London by train. However at this time, Hornchurch still had a small scale, contained

village environment, paternalistically controlled by a few prominent families, in contrast to the vigorous commercial life and sprawling expansion of Romford, visible in the OS maps of 1897/98.

By this time, a prosperous agricultural economy had attracted farmers to the area. Most important of the C19th industries linked with farming was Fairkytes Ironworks,³² established in 1784 by brothers Thomas and Robert Wedlake. First located opposite Fairkytes, in Billet Lane, it later evolved into the Hornchurch Ironworks in North Street, on the site of today’s Sainsburys car park. As agricultural prosperity and farm related industry increased, the leather trade in Hornchurch gradually diminished. The last tanner, Bright & Beardwell, closed its premises in the High Street in 1846, and the last fellmonger, James Fry of North Street, closed in 1870.

5.3.14 Twentieth Century Hornchurch

By 1921 (see O.S. map, page 36), a small amount of new semi detached housing had been developed to the south of the High Street along Station Lane, but by 1939 (see O.S. map, page 33), development had dramatically accelerated, with semi detached houses, or short terraces of 4 - 5 houses along Keswick Avenue, Grey Towers Avenue and Fairkytes Avenue, in the southern part of Langtons grounds, and also to the south of the High Street, along the northern stretches of Billet Lane and North Street, and along the eastern stretch of the High Street

³¹ VCH Essex, p. 28

³² C. T. Perfect, p. 6



Cottage and Mill
(London Borough of Havering Local Studies)



1960s view of The Chaplaincy and wall
(London Borough of Havering Local Studies)



Church and Dell Hornchurch
(London Borough of Havering Local Studies)



Parish Church from Mill Field c 1910
(London Borough of Havering Local Studies)

around Doggett's Corner.

5.3.15 Of the large domestic buildings known to have existed before the 19th century, only six now survive: Albyns, Dury Falls, and Lillyputts date from the C17th; Langtons, Fairkytes and Harrow Lodge from the 18th century.

5.3.16 Among the oldest houses that disappeared in the 20th century are the Chaplaincy, Bush Elms, Hacton Farm, Mount Pleasant Farm, and the White House³³ (a weatherboarded house of the 16th or early 17th century, demolished in 1957). Little Langtons, Billet Lane, dating from the late 17th or 18th century, was demolished in 1961, along with many other historic buildings in High Street and North Street. Number 4 Billet Lane was destroyed by fire in 1980; Number 139 Billet Lane and Scotts Farmhouse on South End Road were also lost.

5.3.17 To the north of the Town Centre is the Queens Theatre, the Public Library and Fairkytes, (now an Arts Centre). These buildings, grouped around the Queens Green, form a focus for the cultural life of Hornchurch and the Borough of Havering. The Queens Civic Theatre was opened in 1953 by Hornchurch U.D.C.³⁴, which had bought the old cinema in Station Lane and had formed a repertory company. A new theatre, built to the design of R.W. Hallam, borough architect, Havering LBC, was built in 1975, part of the continuing association of Hornchurch as the cultural centre of Havering.

5.3.18 Today (2012), the 19th century town centre is still evident, and remains a bustling hub, which has been interrupted by the large supermarket development, which, with its large surface car park, has destroyed much of the distinctive quality of the central part of the High Street.

³³ Ibid. p. 29

³⁴ Ibid. p. 31

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5.4 Architectural Quality and Built Form

(See Map 2: St Andrews Conservation Area: Key Buildings and Distinctive Spaces, page 16)

There is a range of architectural styles and building quality in the St. Andrew's Conservation Area. The "prominent buildings" are: the perpendicular Gothic church on its spectacular site, the nearby Wykeham Cottage at 218 – 220 High Street, and the timber frame buildings at 191 – 197 High Street. The deeply secluded Mill Cottage is hidden in the Mill Field. Lodge Court makes a positive contribution to the Conservation Area, while the other buildings are more prosaic, and create a setting for the prominent buildings. The "background buildings" in the Conservation Area could be broadly divided into two architectural styles: the 1920s and 30s suburban housing of Lodge Court and High Street, and the c1970s concrete frame / flat roofed brick buildings at 185 -187 High Street, the Robert Beard Centre, British Legion Club and Chaplaincy Gardens.

5.5 Walls and Boundaries

Generally the walls and boundary of the church along Upminster Road are brick and retain the raised ground level of the ancient churchyard. Such walls are vital to both the setting of the church and the character of the broader proposed Conservation Area. The boundaries of Hornchurch Cemetery vary and in places have railings. Where railings exist they are interesting, date from the first half of the C20th and as such contribute a certain, albeit municipal, quality to the Cemetery. In places, the fences and hedges to St Andrews Churchyard have been removed and generally this distracts from the quality of the environment. The C18th wall opposite the churchyard to the north side of Upminster Road, which formerly enclosed Hornchurch Hall, is of considerable historic importance

Map 13: St. Andrew's Conservation Area: Trees and Open Spaces



and signifies the site. It is also important to the proposed Conservation Area as it divides the road from the modern development of flats enclosing their garden and defines the entrance thoroughfare to Hornchurch.

5.6 Open Spaces, Parks and Gardens and Trees

Greenery is both a long-distance and immediate setting for buildings, with groups of trees and hedges forming a backdrop to St Andrew's Church, The Vicarage and Wykeham Cottage.

Greenery and open spaces are an important feature of the Conservation Area and they facilitate both the short and distant views of the church. The open spaces around the Robert Beard Centre and Chaplaincy Gardens are fragile in terms of their vulnerability to future development pressures, and need to be protected to safeguard these views.

The Dell, including a part of St Andrews Cemetery, is designated a Site of Local Importance for Nature Conservation. Mill Cottage sits in the centre of Mill Field and the Dell and is in a hollow that is overgrown. This location, and its poor condition makes it feel particularly isolated.

Walls and tall or wide hedges are a feature of the area, and these, together with the municipal railings of the cemetery, form the boundaries.

Upminster Road forms a spine within the Conservation Area, and its boundaries are important. The red brick wall opposite St. Andrew's Church and in front of Chaplaincy Gardens is a fragment of the C18th wall to the former chaplaincy.

5.7 Detailed Character Analysis

5.0. ASSESSMENT OF SPECIAL INTEREST

5.7.1 In this section, the buildings and spaces in the St. Andrew's Conservation Area are briefly described, and the positive and negative attributes of each building / space are articulated.

Note: these building profile pages have been arranged to cross refer to the Photographic Survey which accompanies this appraisal.



**5.7.2 Nos. 185b – 187 High Street
(Photographic Survey page 5)**

This is a c.1970s concrete frame / flat roofed brick building, with ground floor shops and two stories of residential accommodation above. This modest building, located on the boundary of the Conservation Area, creates, through its scale and massing, a “buffer zone” to accommodate the forking of the street to the west and protects the neighbouring listed timber frame buildings at 189 -195 High Street.

Designated Heritage Asset?: No

Overall Rating: Neutral

Positive aspects:

- Sympathetic scale and massing in relation to neighbouring listed buildings.
- Hierarchy of spaces between commercial space on ground floor and residential space above.

Negative aspects: None



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**5.7.3 Nos. 189, 191 and 193, 195, 197-201 High Street
(Photographic Survey Page 6)**

This group of timber frame buildings from Prezzo to the Mandarin Palace, forms a picturesque group of grade II listed mainly C17th timber frame buildings, some with origins as early as C14th³⁵. To the rear of no. 197, there is a single storey C19th building.

Designated Heritage Asset?: All buildings Listed Grade II

Overall Rating: Positive

Positive aspects:

- These are typical of the buildings which once formed the old village of Hornchurch, spreading out below and to the west of the church, along the main road to London.
- A sycamore tree to the rear of 193 -195 is protected under a T.P.O.

Negative aspects:

- Large “Prezzo” sign out of scale with the host building.

³⁵ See List of Buildings of Special Architectural or Historic Interest



203-203a

**5.7.4 No. 203 – 203a High Street
(Photographic Survey page 8)**

A poor quality single storey building which stands to the rear of the car park behind the Mandarin Palace.

Designated Heritage Asset?: No

Overall Rating: Negative

Positive aspects: None

Negative aspects:

- The boundary to the car park along the back edge of the pavement is poorly defined by concrete bollards.



205: BRITISH LEGION CLUB

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**5.7.5 No. 205 High Street
(Photographic Survey page 8)**

The British Legion Club is a two storey flat roofed brick building which stands back from the pavement edge.

Designated Heritage Asset?: No

Overall Rating: Negative

Positive aspects:

- There are several mature trees of various species within the curtilage of the British Legion Club, which are protected under a T.P.O.

Negative aspects:

- Extremely poor quality concrete plank fence to site boundary



5.7.6 Nos. 207 – 221 High Street
(Photographic Survey pages 9 - 10)

This a group of four pairs of semi detached 1930s houses, of ground and first storey. Nos. 211 and 213 have been extended, with the addition of a first floor room over a garage.



Designated Heritage Asset? : No

Overall Rating: Neutral

Positive aspects:

- This group of houses, though altered, is typical of the 1930s development of Hornchurch.

Negative aspects:

- As a whole, this group of buildings has been heavily, and generally unsympathetically, altered. This is particularly the case with Nos. 211 and 213, which have added large scale extensions.
- Nos. 209, 211, 213, 215, 217 and 219 have hard surfaced their front gardens for car parking.
- Nos. 211, 215, 217, 219 have removed their front garden walls.
- Windows have been generally replaced throughout.

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5.7.7 Nos. 1 – 48 Lodge Court
(Photographic Survey pages 11 – 18)

Nos. 1 – 48 Lodge Court is an enclosed development of late 1920s houses in groups of six and eight, grouped around a grassed central area. The buildings of Lodge Court are two storeys, and are arranged symmetrically, with the west and east buildings reflecting each other in their form and materials.

Nos. 1 – 6 and 7 – 12 are finished with a brick ground floor and rendered and painted upper floor. All the houses have large projecting bays. Nos. 13 – 20 are rendered, with a brick plinth, a flat pointed brick arch over the front door, and brick surrounds to the first floor windows, with timbered gables to the bays. Nos. 21 – 28 are finished in brick with rendered hipped bays. Nos. 29 – 36 mirrors the group opposite (nos. 13 – 20) in their finish. Nos. 37 – 42 also mirrors the group opposite (nos. 7 –13), except the upper floors and bays remain unpainted. Nos. 43 – 48 mirror nos. 1 – 6.



Designated Heritage Asset? : No

Overall Rating: Positive

Positive aspects:

- This is a distinctive group of buildings in an open, green setting, and is a fine example of Hornchurch's interwar suburban development.
- Many of the houses have planted front gardens and there are several mature shrubs and trees.
- Good examples of brick detailing, for example in the arched openings above the doors and to window surrounds.

Negative aspects:

- Many of the original windows and doors now have uPVC replacements.
- Satellite dishes on front elevations



216

5.7.8 No. 216 High Street (Photographic Survey page 19)

No. 216 High Street is a two storey C20th house with a large single storey extension set back from the pavement behind a two metre high brick wall, and large gates.

Designated Heritage Asset?: No

Overall rating: Neutral

Positive aspects:

- Generally, sympathetic use of materials.
- Good house in green setting.

Negative aspects:

- Extension out of scale with original house.



220

218

5.0.ASSESSMENT OF SPECIAL INTEREST

5.7.9 Nos. 218 - 220 High Street (Photographic Survey page 19)

This building is also known as Wykeham Cottage. It is an C18th timber framed cottage with C19th extensions, and is rendered and painted with applied timber framing on the front elevation. It has two storeys and a dormer window on the east end of the front elevation. It stands slightly back and angled from the pavement, behind a low painted brick wall. A room in Wykeham Cottage was used in the early to mid C19th as a courthouse.

Designated Heritage Asset?: Yes. Grade II listed

Overall rating: Positive

Positive aspects:

- Highly distinctive landmark. An example of the buildings which once formed the old village of Hornchurch, spreading out below and to the west of the church, along the main road to London.

Negative aspects:

- The applied decorative timber framing on the front elevation has the curious effect of disguising the building's age, and creating an 'ersatz' character.



**5.7.10 No. 222 High Street
(Photographic Survey page 20)**

This building, also known as Wykeham Lodge, is the present day Chaplaincy of St. Andrew's Church. It is a 1920s Arts and Crafts house, of three storeys, with a deeply sloping tiled roof and distinctive gables and chimneys to the west and east. Wykeham Lodge stand in a mature garden, and a Holm Oak in its grounds is subject to a Tree Preservation Order.

Designated Heritage Asset?: Yes. Locally listed building

Overall rating: Positive

Positive aspects:

- This replaces an earlier building, identified on 1921 and earlier maps as "The Lodge", although this current building has shifted in orientation and scale, probably in response to the creation of the War Memorial.
- A fine example of the interwar suburban development of Hornchurch, The walls to this building, alongside the War Memorial and Lychgate, forms an entrance sequence to the church.

Negative aspects: None



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**5.7.11 Inskip Drive - side of 221 High Street
(Photographic Survey page 22)**

The entrance to the Doctor's Surgery at 221 High Street, is on Inskip Drive. This small single storey element is designed in a contemporary idiom.

Designated Heritage Asset?: No

Overall rating: Negative

Positive aspects:

- Appropriate scale of later extension, which in its contemporary idiom, is a clear addition to an earlier building.

Negative aspects:

- Inappropriate and crude concrete plank fencing.



5.7.12 Nos. 2 – 4 Inskip Drive
(Photographic Survey page 21 -22)

Nos. 2 – 4 Inskip Drive is a group of two semi-detached 1930s houses with a later garage addition (no. 2), and side extension (no. 4). No. 2 has a front garden. The garden wall to No. 4 has been removed, and the front garden has been cobbled over for car parking.

Designated Heritage Asset?: No

Overall rating: Neutral

Positive aspects:

- Although this pair has been heavily 'improved', the scale and form has been maintained.

Negative aspects:

- Several unsympathetic alterations: replacement windows, porches and garage.
- Removal of garden wall to No. 4, and creation of parking space in front garden.

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5.7.13 Robert Beard Youth Centre
(Photographic Survey pages 23 - 25)



The Robert Beard Youth Centre consists of two low single storey connected brick buildings set back from the road in a grassy expanse. The green open expanse of playing fields and car park and the low height of the building facilitate views of St Andrews Church and adds character.



Robert Beard Youth Centre: South Elevation

Designated Heritage Asset?: No

Overall rating: Negative

Positive aspects: None

Negative aspects: Building is generally poor.



Jonathans 25-54, North Elevation



Jonathans 25-44, South Elevation



Jonathans 45-51, East Elevation



Jonathans 1-24, South Elevation



5.7.14 Chaplaincy Gardens (Photographic Survey pages 26 – 29)

“Jonathans” and “Stuarts’ are low rise three storey flats, built in the early 1970s, on the site of the former Chaplaincy, which was demolished in 1970 following a fire. These buildings are flat roofed, and built as a repeated module of dark brick walls with light brick party walls, and infill glazed and panels elements. These buildings stand in a grassed landscaped set back from the High Street, with garages to the rear. Along the High Street in front of “Jonathans”, and as fragments along the boundary, the C18th Chaplaincy walls survive, with mature trees and shrubs behind. Most of the trees are subject to Tree Preservation Orders.

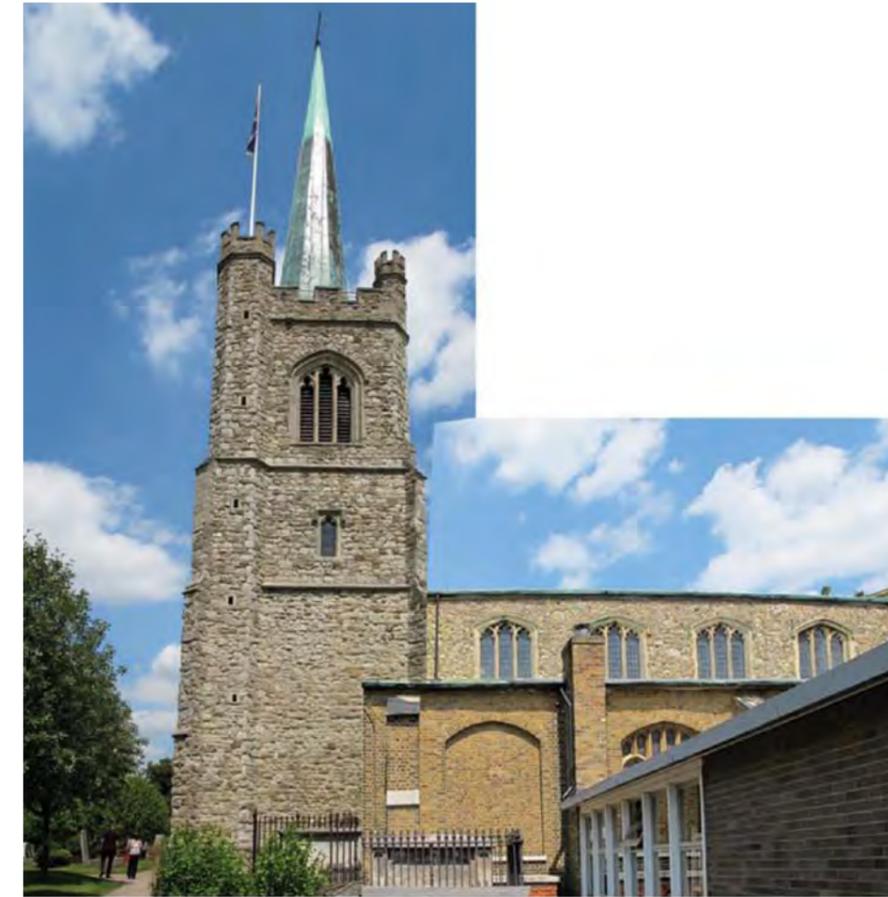
Designated Heritage Asset?: Not buildings, but Chaplaincy walls are Locally Listed.

Overall rating: Neutral

Positive aspects:

- Surviving Chaplaincy walls, mature trees, and very importantly, the space around the buildings, and their relatively low scale, which allow long and short views of St. Andrews church.

Negative aspects: Buildings are rather nondescript



5.0.ASSESSMENT OF SPECIAL INTEREST

5.7.15 St. Andrew's Church (Photographic Survey pages 30 - 33)

St. Andrew's Church is a grade I listed building and stands in a dramatic position on the hilltop to the east of the town centre. The church consists of a chancel, north and south chapels, a four bay nave, a north porch and a west tower. The main body of the church is built of septaria and ragstone, with brick and limestone dressings, while the south aisle and chapel were rebuilt in brick in 1802. The church tower is plain and vertiginous, topped with asymmetric crenellated turrets, and a patinated copper spire with a weathervane.

Designated Heritage Asset?: Yes. Grade 1 listed.

Overall rating: Positive

Positive aspects:

- The church is an important landmark for the wider area.
- Mature setting, with great historic significance
- Graveyard contains ancient headstones and large tombs
- High level of importance for nature and amenity

Negative aspects: None



5.7.16 St. Andrew's Churchyard
(not included in Photographic Survey)

St Andrew's Church sits in a landscape of approximately two acres which stretches from the War Memorial on the High Street, and includes the graveyard with ancient headstones, many tombs, including large 18th century tombs, a garden of remembrance and a churchyard with several oak trees, as well as ash, horse chestnut, acacia and yews. Paths lead through the churchyard, where in spring, bluebells grow, as well as tulips, daffodils and narcissi, and throughout the churchyard there are wild flowers, roses, brambles and bracken. A large part of the churchyard is included in The Dell's designation as a Site of Local Importance for Nature Conservation (see Map 13: St. Andrews Conservation area: Trees and Open Spaces, page 38)

Designated Heritage Asset?: Yes. Historic Park or Garden of Local Interest (with The Dell).

Overall rating: Positive.

Positive aspects:

- An open, green, quiet and natural setting with unique historical artefacts.

Negative aspects: None



5.0.ASSESSMENT OF SPECIAL INTEREST

5.7.17 St. Andrews' Parish Centre
(Photographic Survey page 33)

A parish centre was added to the south of the church, in the early 1970s, built in brick and with a shallow metal roof, and connected to the church by a glass walled porch.

Designated Heritage Asset?: No

Overall rating: Neutral

Positive aspects:

- Clearly secondary to the church, and built in a contrasting architectural idiom which separates its identity from that of the church.

Negative aspects:

- From the oblique view point approaching the church, the Parish Centre appears large and sprawling.
- The building does not interpret or respond to its rich context.



5.7.18 Hornchurch Cemetery
(Photographic Survey page 35)

Hornchurch Cemetery was opened in 1932, and is a flat open piece of land, enclosed by mature trees. A tree lined avenue runs north to south through the cemetery, and a grid of paths connects off this route. Near the centre of the eastern part of the cemetery is the section for members of the armed forces, with simple and solemn rows of Portland stone gravestones, a Portland Stone cross, and a pergola with brick piers.

Designated Heritage Asset?: Yes. Historic Park or Garden of Local Interest.

Overall rating: Positive

Positive aspects:

- Open expanse of space with sense of peaceful enclosure by mature trees along the boundary, and dense trees and vegetation of The Dell.
- Though the boundaries vary, in places there are railings which date from the early 20th century, and contribute to the character of the Cemetery.

Negative aspects: None.

5.7.19 The Dell
(not included in Photographic Survey)

The Dell (also known as The Mill Field), is a quiet and overgrown space, enclosed by shrubs and mature trees, The ground falls away steeply to the west, where gravel was formerly extracted. Mill Cottage and a disused electricity sub station are secluded in the Mill Field.

Designated Heritage Asset?: Yes. Historic Park or Garden of Local Interest.

Overall rating: Positive

Positive aspects:

- Dense landscape and dramatic topography are vital to the character of the Conservation Area.
- High value for amenity and nature.
- Distinctive history as a site of sporting spectacle.
- Within The Dell, there is a sense of picturesque escape, which enhances its value as an amenity space.

Negative aspects:

- Presence of electricity substation.

5.0.ASSESSMENT OF SPECIAL INTEREST

4.7.20 Mill Cottage
(not included in Photographic Survey)

In the south of the Dell (The Mill Field), is the extremely secluded Mill Cottage, which is a grade II listed single storey lobby entry house with one cellar room and a later two storey wing. It is probably of 17th century origin with an 18th century panelled room.

Mill Cottage is notable as the home of Bill Barazetti, who helped to organize the evacuation of Jewish children from Prague - the Kindertransport - in 1939. Bill Barazetti lived as at Mill Cottage with his wife Anna (who also worked to help people escape from the Nazis), and family until his death in 2000. In 1993, the Jerusalem Holocaust Memorial Institute, Yad Vashem, honoured Barazetti as “one of the Righteous amongst the Gentiles”.

Designated Heritage Asset?: Yes. Grade II listed.

Overall rating: Positive

Positive aspects: Long established historic building

Negative aspects: Defensive, hidden, barricaded nature at present

Table 2: How Buildings Contribute to the St Andrew's Conservation Area (See map page 68)

Building	Heritage Asset?	Rating
High Street North		
no. 185b (Top Kebabs)	no	Neutral
nos. 186-187 (£-Stretcher)	no	Neutral
no. 189-193 (Prezzo)	Grade II	Positive
no. 195 (Umberto's Restaurant)	Grade II	Positive
no. 197 (Mandarin Palace)	Grade II	Positive
no. 203-203a	no	Negative
no. 205 (British Legion)	no	Negative
no. 207	no	Neutral
no. 209	no	Neutral
no. 211	no	Neutral
no. 213	no	Neutral
no. 215	no	Neutral
no. 217	no	Neutral
no. 219	no	Neutral
no. 221	no	Neutral
Lodge Court		
nos. 1-6	no	Positive
nos. 7-8	no	Positive
nos. 9-10	no	Positive
nos. 11-12	no	Positive
nos. 13-14	no	Positive
nos. 15-16	no	Positive
nos. 17-18	no	Positive
nos. 19-20	no	Positive
nos. 21-22	no	Positive
nos. 23-24	no	Positive
nos. 25-26	no	Positive
nos. 27-28	no	Positive
nos. 29-30	no	Positive
nos. 31-32	no	Positive
nos. 33-34	no	Positive
nos. 35-36	no	Positive
nos. 37-38	no	Positive
nos. 39-40	no	Positive
nos. 41-42	no	Positive

Building	Heritage Asset?	Rating
Lodge Court cont.		
nos. 43-48	no	Positive
High Street South		
no. 216	no	Neutral
no. 218-220 (Wykeham Cottage)	Grade II	Positive
no. 222 (The Chaplaincy)	Locally Listed	Positive
War Memorial	no	Positive
Inskip Drive		
Side of 221 High St (Doctors Surgery)	no	Negative
no. 2	no	Neutral
no. 4	no	Neutral
Robert Beard Youth Centre	no	Negative
Chaplaincy Gardens		
Jonathans	no	Neutral
Stuarts	no	Neutral
Walls to Old Chaplaincy Gardens	Locally Listed	Positive
St Andrew's Church	Grade I	Positive
St Andrew's Churchyard & The Dell (Mill Field)	Historic Park/ Garden of Local Interest	Positive
Mill Cottage (not photographed)	Grade II	Positive
Parish Centre	no	Neutral
Hornchurch Cemetery	Historic Park/ Garden of Local Interest	Positive



Map 14: How the Buildings Contribute to the St Andrew's Conservation Area (see table page 66)

5.0. ASSESSMENT OF SPECIAL INTEREST

5.8 How the Buildings Contribute to the Character of the Conservation Area (See map 14, left)

In the table opposite, are unlisted buildings in the Conservation Area which are identified as making a positive contribution; also identified are buildings which clearly make a negative contribution, and could be replaced.

English Heritage have produced a checklist of questions to help with this process of identifying contributors/ detractors³⁶, which is included as Appendix 3.

³⁶ Understanding Place: Conservation Area Designation, Appraisal and Management, English Heritage 2011, page 1.

6.0. ASSESSMENT OF CONDITION

6.0 Assessment of Condition

6.1 General condition of the historic buildings

The condition of the listed buildings (with the exception of Mill Cottage), is generally good. The church has experienced repeated incidences of theft of lead from the roof, which is loaded onto vehicles waiting on the access road to the cemetery. 189 High Street has an unsympathetic large crude sign, Prezzo. This has the affect of altering the visual balance of the streetscape, and giving its host building an ersatz quality.

6.2 General Condition of other heritage assets

St Andrews Churchyard, and Hornchurch Cemetery are generally in good condition. The Dell (The Mill Field) is an unusual example of a dense, secluded green space, which contains a former gravel pit, in the depths of which sit the isolated Mill Cottage (referred to above) and an electricity sub station (future unclear at time of writing). While the condition of the Dell (The Mill Field) as a heritage asset is not poor, it's future is ambiguous, although, positively, it has been designated a Site of Local Importance for Nature Conservation.

6.3 General Condition of the public realm

The buildings and space of St. Andrew's Conservation Area are located along Upminster Road, which was formerly a principal route to London. The road widens as the ground rises to the top of the hill and the church, and there is a sense of spatial generosity and hierarchy at this point, with the church commanding the space and allowing views from long distance. The buildings to the north of Upminster Road, though poor, are set back from the boundary wall, which is critical to protecting these views.

6.4 General issues

Future development pressure can be envisaged in relation to the Robert Beard Youth Centre, and the various buildings of Chaplaincy Gardens. These buildings are poor uninspired design, generally reaching the latter stages of their design life, and they clearly detract from the area. The sites of these properties are historically interesting and they have a significant effect on views of St Andrews Church and the character of the Conservation Area as a whole.



Character Zone 1: St Andrews Church and surrounding open spaces

7.0 Urban Design and Development Control Guidelines

7.1 The design guidelines set out below should be taken into account when devising and agreeing proposals for development, redevelopment and proposals in the St. Andrew's Conservation Area.

7.1.1 These guidelines are not an attempt to limit the creativity of architects and designers: to the contrary St Andrew's Conservation Area would benefit from high quality and landmark individual buildings of contemporary design and of appropriate form and use, as well as less spectacular but equally well designed modern buildings which respond to their context.

7.1.2 These guidelines generally set out the principles by which the London borough of Havering will assess applications for Planning Permission and Conservation Area Consent.

7.2 Character Zones

In relation to current and potential Development Control issues and pressures, St Andrew's Conservation Area has four distinct character zones:

1. St. Andrew's Church and surrounding open spaces
2. Chaplaincy Gardens and the Robert Beard Youth Centre
3. Interwar suburban housing
4. The High Street

7.0 DEVELOPMENT CONTROL

7.3 Character Zone 1: St. Andrew's Church and surrounding open spaces

7.3.1 St. Andrew's Church

St Andrew's Church, Grade 1 listed, is the most prominent building in the Conservation Area, and a landmark in the surrounding area. Any proposals for either the church or its setting must preserve and enhance the character of the building.

7.3.2 The Dell (including Mill Cottage)

The Dell is vital to the character of the Conservation Area. It is designated a site of Local Importance for Nature Conservation, and has a vivid history as a site of sporting spectacle. It is a place of dense vegetation and tree cover, with steep level changes. The electrical sub station is currently in use, but its future appears uncertain.

The Dell has a high value for amenity and nature, but its character and future development is made complex and uncertain by the presence of the electricity sub station (which has a large footprint), and the defensive barricaded nature of Mill Cottage. In order to maintain the sense of place, any future development of the Dell or land associated with the electricity sub station should be restricted, of low density, and have a small footprint. Ideally, The Dell will be consolidated as an open managed Nature Area for public use, and any new structures in The Dell will be located to reinforce the existing secluded natural landscape.

Any development in association with Mill Cottage will be resisted because it is statutorily listed and historically its setting has been one of isolation.

Given the likely future pressure on development of the electrical sub station site it is recommended that a planning brief is produced to ensure that any future development proposals are of an appropriate scope and scale, while recognizing the historic and social significance of the site.

7.3.3 Car park adjacent to St Andrew’s church

Visitors to St. Andrew’s and the Dell currently use this car park. It has a crude metal barrier entrance, and is inappropriate to the setting of the church, and the threshold created by the ensemble of the War Memorial, Lychgate and walls of the churchyard and vicarage. While the elements of the car park could be immediately improved, in the longer term, its upgrading should be considered in the broader context of improvements to The Dell.

7.3.4 St Andrew’s Parish Centre

While undoubtedly this building is well used and appreciated, some aspects are architecturally problematic: obliquely passing the front of the church, the footprint of the Parish Centre appears large and sprawling; the form of the building is low lying, in contrast to the verticality of the church, but the relationship between the two buildings is unresolved. The Parish Centre is essentially an “object like” building, which does not refer to its context, which in this case is spatially and historically extremely rich. The long term future of the parish centre should be given consideration, and a brief should be produced for its redevelopment or relocation.

7.3.5 Walls and Boundaries

Generally, the walls and boundaries along Upminster Road are critical to the setting of the church and the character of the Conservation Area. To the south, the wall retains the raised ground level of the ancient churchyard. The 18th century Chaplaincy wall on the north side of Upminster Road, defines the ancient route

through Hornchurch, and any development proposal, which suggests its removal or partial demolition, will be resisted.

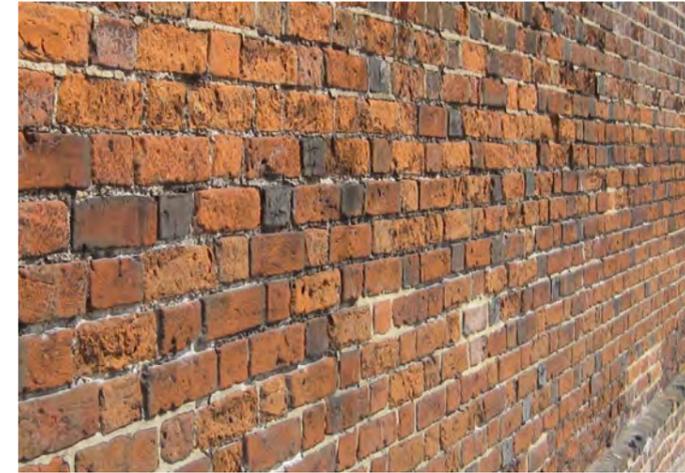
7.4 Character Zone 2: Chaplaincy Gardens and the Robert Beard Youth Centre

The landscape surrounding the Robert Beard Youth Centre and Chaplaincy Gardens are important to the character of the Conservation Area and the setting of St Andrew’s Church. The buildings are set back from the road among mature trees (several of which are subject to TPOs), and thus allow long and close views of the church. This set back also (see above Walls and Boundaries) reinforces the character of Upminster Road as an ancient route. Any future redevelopment or alterations to these buildings should protect the existing landscape, and careful consideration should be given to form, massing and scale in order to protect all views of the church.

7.5 Character Zone 3: Interwar Suburban Housing

The suburban housing of Lodge Court, and 207 – 221 High Street form a distinct character zone of detached or semi detached houses, of consistent style and date. Article 4(2) directions could be used to restrict extensions, hard surfacing of front gardens and removal of boundary walls, installation of unsuitable windows, doors and porches, and the installation of satellite dishes on elevations visible from the street.

In 207 – 221 High Street, the buildings have been generally heavily altered. Further development should be restricted to retain the roof forms to the side and front, and roof extensions and additional front dormers should be resisted. Side extensions (as can be seen at nos. 211 and 213) are detrimental, creating a continuous elevation. Any new development should be of a size, scale, mass and height appropriate to and in proportion to the adjoining buildings.



Character Zone 3 : Interwar Suburban Housing

7.6 Character Zone 4: The High Street

The character of the westerly part of the Conservation Area, where Upminster Road becomes the High Street, is more disparate and fragmented. On the northern side, the buildings are located on or near the back edge of pavement, while to the southern side (outside the Conservation Area) the 1930s buildings are set back behind a wide pavement. The British Legion Building (No. 205) and 203 High Street detract from the Conservation Area, but their impact could be significantly reduced by an improvement to the current poor boundary treatments surrounding these buildings. Any replacement building should be of a high quality contemporary design and be of a size and scale which is sympathetic to the timber frame buildings at 189 – 201 High Street.



Character Zone 4 : The High Street

Table 3: St Andrew's Conservation Area Management Proposals

Category	Issues Identified in character appraisal	Management proposals	Action by
Opportunity sites Major sites where redevelopment is likely/ desirable; may need development or design brief	Robert Beard Youth Centre Existing building poor and this site vulnerable to commercial pressures.	Redevelopment of Robert Beard Youth Centre Short term: produce a redevelopment brief	LBH
	British Legion Club Existing building poor.	Redevelopment of British Legion Club Short term: produce a redevelopment brief	LBH
Improvement Sites Existing buildings/ sites that need repair, enhancement, major intervention	The Dell (The Mill Field) The Dell is an important open space with great value for amenity and nature, and its potential is currently under exploited.	Short term: develop brief to enhance the public experience and understanding of The Dell as a site of Local Importance for Nature Conservation.	LBH
	Electricity sub station in The Dell The substation has previously been latent, but is now in use. The Dell is an important open space with great value for amenity and nature, and its potential is currently under exploited.	Short term: determine likely lifetime of electricity sub station. Long term: establish brief for site of sub station in context of The Dell as a site of Local Importance for Nature Conservation.	LBH
	Car Park adjacent to St. Andrew's Church and The Dell	Short term: improve barrier and entrance to car park. Long term: evaluate how car park could be improved, both in relationship to the setting of the church, and future improvements to The Dell (see above).	LBH/ St. Andrews Church
	St. Andrew's Parish Centre The Parish Centre is well used and valued as a resource, but the building is below the quality appropriate to the setting of a Grade 1 listed building.	Short term: evaluate condition and future of Parish Centre Long Term: establish brief for improvements and enhancement to Parish Centre.	St. Andrew's Church

Category	Issues Identified in character appraisal	Management proposals	Action by
Development control and enforcement Need for changed procedures	None		
Public realm Highways and traffic management Roads/ footways Surfacing signage Street furniture	Boundary to car park behind the Mandarin Palace poorly defined by concrete bollards	Short term: investigate solutions for replacing bollards.	LBH/ building owners
	Boundary to British Legion Club poorly defined by concrete plank fencing	Short term: investigate solutions for improvements to fencing	LBH/ building owners
Planning control / regulation CA boundary extension, Article 4(2) direction Listing Additions/review	Lodge Court This is a distinctive group of buildings in an open green setting	Short term: ensure information and encouragement is delivered to inform building owners/tenants about appropriate development, especially to prevent the removal of boundary walls, and replacement of front gardens with hard standings. Ultimately, Article 4 (2) directions could be considered.	LBH
	207-221 High Street buildings have been heavily altered, but restrict further development.	Short term: ensure information and encouragement is delivered to inform building owners/tenants about appropriate development, especially to prevent further removal of front garden walls. Ultimately, Article 4 (2) directions could be considered.	LBH
Education/Advice, Planning guidance, generic or site specific Councillor training	Interwar Suburban Housing Unsuitable development should be restricted.	Short term: consider innovative means of encouraging higher awareness of heritage assets, sustainability and the environment. Raise awareness on guidance on appropriate treatment for extensions, windows, porches and front gardens.	LBH

Appendix 1: Contact details

Heritage Officer
 Development and Transport Planning Team
 Regeneration Policy and Planning

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Appendix 2: Table of Heritage Assets

Listed Buildings	
Grade I	Church of St Andrew
Grade II	189, 191, 193 High Street 195 High Street 197 High Street 222 High Street (Wykeham Cottage) Mill Cottage
Grade II*	None
Buildings of Local Heritage Interest	
Locally Listed Buildings	The Chaplaincy, 222 High Street Walls to old Hornchurch Chaplaincy
Historic Parks and Gardens	
Grade II	None
Historic Parks and Gardens of Local Interest	St Andrews Churchyard and the Dell Hornchurch Cemetery Mill Field
Historic Views	Numerous linear views of St Andrew's Church from all vantage points around Havering

Appendix 3: English Heritage checklist to identify elements in a Conservation Area which contribute to the special interest.

(from Understanding Place: Conservation Area Designation, Appraisal and Management, English Heritage, March 2011)

A positive response to one or more of the following may indicate that a particular element within a Conservation Area makes a positive contribution provided that its historic form and values have not been eroded.

- *Is the building the work of a particular architect or designer of regional or local note?*
- *Does it have landmark quality?*
- *Does it reflect a substantial number of other elements in the Conservation Area in age, style, materials, form or other characteristics?*
- *Does it relate to adjacent designated heritage assets in age, materials, or in any other historically significant way?*
- *Does it contribute positively to the setting of adjacent designated heritage assets?*
- *Does it contribute to the quality of recognizable spaces, including exteriors or open spaces with a complex of public buildings?*
- *Is it associated with a designed landscape eg. a significant wall, terracing or a garden building?*
- *Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?*
- *Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?*
- *Does it have historic associations with local people or past events?*
- *Does it reflect the traditional functional character or former uses in the area?*
- *Does its use contribute to the character or appearance of the area?*

Appendix 4: Brief Bibliography**National Policy**

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