



HAVING

CHARACTERISATION STUDY

APPENDIX 4

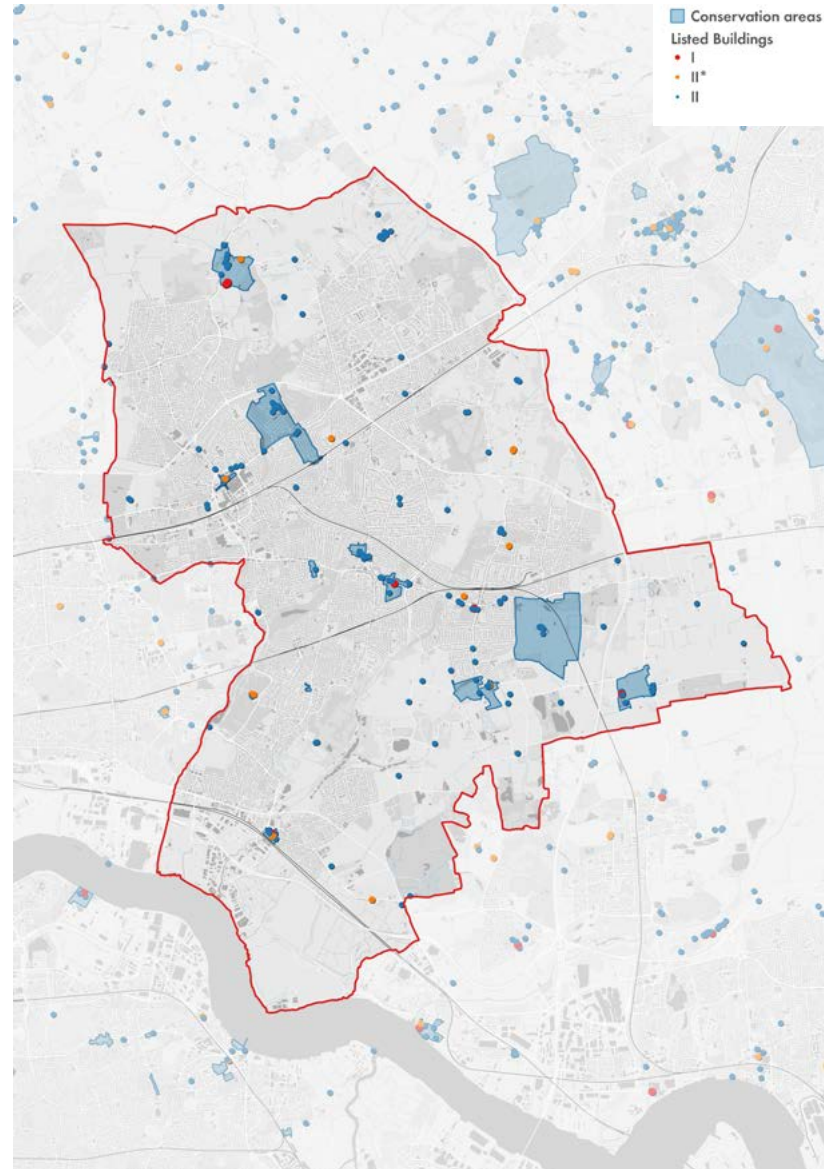
HERITAGE CONSERVATION AREA ANALYSIS

Havering's Conservation Areas

Havering has eleven conservation areas, a surprisingly small number for one of London's biggest boroughs. In part, that number reflects the rural character of much of the district, as well as the recent age of much of the built-up areas. Of the designated areas however, they represent a good cross-section of Havering's history, from its medieval manors and villages through to the best of the 20th century suburbs. Each conservation area has a comprehensive and well-presented character appraisal, although the older studies would benefit from some updating.

As part of the characterisation work, the team has been asked to consider whether other conservation areas should be designated. At the consultation stage, Noak Hill and Wennington were suggested; the team has also looked at the two special policy areas (Emerson Park and Hall Lane) to consider whether other development management approaches should be taken.

Romford's town centre conservation area has been revisited, and a thought has been given to the potential for a new designation at Station Road, Upminster.



Photographs (Allies and Morrison) from top to bottom:
Church of St John the Evangelist, Havering-atte-Bower (Grade II)
Church of St Thomas, Noak Hill (Grade II)
Hare Hall, Gidea Park (Grade II)

Noak Hill

Noak Hill is a small settlement on the eastern edge of the Borough, north of Harold Hill and four miles north-east of Romford, on the edge of the commons and at the source of Carter's Brook. The hamlet is in the green belt, and largely consists of a loose string of dwellings and former farmsteads on Noak Hill Road, continuing onto Chequers Road. This is quite a busy road, and hedges and trees provide a screen for many of the properties. Church Road is a little quieter. Many of the houses at Noak Hill have been built (or rebuilt) since the agricultural boom of the mid-19th century and have been supplemented with bungalows and more recent houses. The church of St Thomas was built in 1841 and is listed grade II.

Other listed buildings at Noak Hill (all grade II) are as follows:

- Rose Cottages GII
- Orchard Cottages GII
- Meadow Cottages GII
- Holly Tree Cottage GII
- Thatched Cottage GII
- Old Keepers Cottage GII

The following properties are locally listed:

- Rosemere and Jasmine, Chequers Road
- Forge and Forge Cottage, Chequers Road
- Forge House, Chequers Road
- Pentowen Farm, Church Road
- St Thomas C of E School, Church Road
- Hill Farm House, Church Road

Advice

The oldest and least altered buildings at Noak Hill are protected through statutory listing, but they largely sit independently of each other and there is little intervisibility or group value, other than through a common historical association. The area as a whole would not benefit from conservation area designation. Trees make an important contribution and should be protected through Tree Preservation Orders where appropriate. Traffic calming measures on Noak Hill Road would improve the ambience of the village.



Wennington

Wennington is in the south of the Borough on the Wennington Marshes, part of the larger Rainham Marshes that is now a valued bird sanctuary. The elevated section of the M25 as it reaches the Dartford Crossing exerts its presence.

The Church of St Mary and St Peter is Wennington's principal remaining heritage asset. The church is early medieval, although partially rebuilt in the 19th century. Most of the cottages date from the late 19th century, including New Cottages, Haldare Cottages (1892) and Laundry Terrace, and was built to accommodate workers at the Purfleet gunpowder works. Some of these houses were damaged or destroyed in a severe fire in July 2022 during the drought.

To the east of the church there is a small development of interwar council houses grouped around a green. These houses of 1924 were added to with private houses in 1928. After the Second World War a row of semi-detached houses (Kent View) were built to the west of the church by the Seven Kings housing association on the site of the former Wennington House of 1810.

Heritage significance

The high grading of the church - grade II* - underlines its architectural and historic status. The church still enjoys the expansive backdrop of the marshes to the south but the encroachment of 20th century housing has not enhanced its setting. Nor is this housing, much of it altered by later accretions, of special interest.

Advice

The church is well protected through its high grading as well as through the Church of England's ecclesiastical measures. The hamlet as a whole is not of special interest and conservation area designation would bring no obvious benefit.



Romford

Romford is a lively urban centre and the biggest town in Havering. It was little more than a small Essex market town until the start of the 20th century, when it grew dramatically as part of London's outward expansion. Romford became a municipal borough in 1935, prompting the building of a town hall was built in 1935 (extended 1960) In the 1960s and 70s the town centre was extensively redeveloped, with a ring road, multistorey car park, housing and shopping centres.

The settlement history can be traced back to the 12th century and a chapel (St Andrew). A market was licenced in 1247 and grew in importance, serving the needs of the surrounding farms and villages, with corn growing and later market gardens being the mainstay of the economy. By the 18th century Romford was an important coaching stop on the London - Colchester road. After the coming of the railway in 1839 brewing became a major industry.

The large market place remains the heart of Romford; despite extensive redevelopment, this impressive space is still fronted by a number of historic buildings, the most important being the Grade II* parish church

of St Edward the Confessor. Other key buildings in the town centre include the Golden Lion and the Lamb public houses, both Grade II.

The Conservation Area Appraisal sums up Romford's heritage significance:

The principal special interest continues to be as originally defined; the existence of a group of high quality historic buildings at the western end of the Market Place, some of which are listed, which focus on the parish church. However, the following aspects of special interest may be added, in the light of changing attitudes to the value of later 19th and 20th century buildings and the importance of economic and cultural values.

- *The Conservation Area provides a representation of the evolution of shopping provision, originating with the historic market, which has always been central to the economic and social life of the town. Romford Shopping Arcade from the late 19th century represents enhanced shopping activity as a result of the arrival of the railway. Quadrant Arcade signifies the development in the 1930s of new shopping facilities to attract*

the new residents occupying the area as the result of speculative development between the wars. It retains architectural features characteristic of its time. High Street also has the remains of mediaeval burgage plots, and examples of late 19th century shopping development, as well as representative arcades from the 1960s, that are important to the character of the Conservation Area.

- *The buildings of the brewery, and the adjacent public house, represent a period of industrial development integral to the economy of the town at that time.*



The conservation area is tightly drawn around the Market Place and parts of High Street, South Street and North Street. Curiously, the boundary excludes most of the buildings facing onto these spaces. The Council's adopted Conservation Area Appraisal (c.2008) recommended extensions to redress this anomaly, but no action appears to have been taken.

Locally listed buildings in the town centre include:

- Old Oak PH, South Street
- Coop Bank
- Moreland Arms (The Goose)
- Odeon Cinema
- Page Calnan Building
- Quadrant Arcade
- Romford Station

Advice

Investigate extending the Romford Conservation Area, as recommended in the Appraisal but excluding the north end of North Street which has recently been cleared and rebuilt.

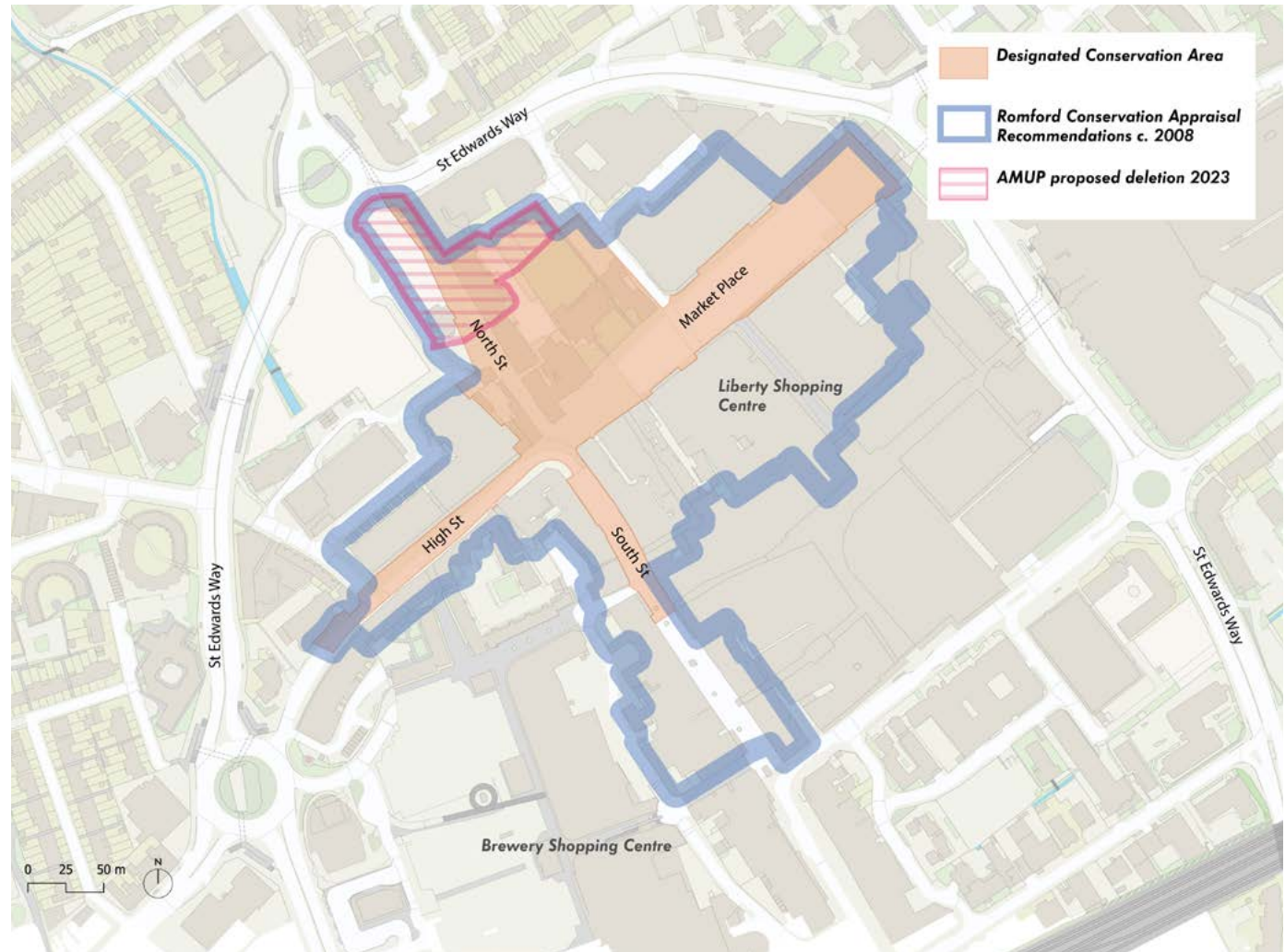


Diagram showing the locations of the Romford Conservation Area, the broad location of the suggests expansion area (c. 2008 Conservation Area Appraisal) and broad location of the area that AMUP suggest to be omitted (2023)

Emerson Park Policy Area

Emerson Park is a large estate to the north and west of Hornchurch. It was developed after 1895 as a residential enclave by William Carter of Parkstone, Dorset, who was inspired by the emerging garden suburb movement as being pioneered at Bedford Park and elsewhere. Carter named his suburb after his eldest son, Emerson and provided a wide mix of house types, from bungalows to large family houses. The Chequers Inn and Emerson Park Stores were built in 1899 with the station, initially a halt on the suburban line between Romford and Upminster, following in 1909. However, unlike Gidea Park at Romford, there was no attempt to secure the services of leading architects of the day and accordingly the design quality is less ambitious.

Emerson Park predated the wide use of cars, but the roads were laid out to generous widths, with plenty of scope for tree planting and greenery. Over time however, the larger gardens have been developed as cul de sacs and many of the houses have been altered, with front gardens paved over for parking. Inevitably, this has eroded the integrity of the area.

Advice

The oldest parts of Emerson Park, closest to the station are the most interesting but they are probably of insufficient special architectural or historic interest to merit conservation area designation. The 2009 Policy Area provisions may have come too late to make a significant difference to the character or appearance of the area and a separate exercise needs to look at the patterns of applications, decisions and appeals before and after the policy came into effect. If the policy is found to have been ineffective, it may be that a new approach based on design coding, guidance and the promotion of good practice would be a positive step forward.



Hall Lane Policy Area

The Hall Lane Policy Area covers some 56 hectares of land on both sides of Hall Lane, Upminster, immediately north of the station. The area was developed speculatively as part of Upminster's suburbanisation in the first decades of the 20th century. The Policy Area document described the area:

The Hall Lane area of Upminster is occupied mostly by established large detached and semi-detached dwellings, generally well maintained and set in large gardens, having the amenity of considerable tree and shrub planting. There are some more recent developments of flats along the Hall Lane frontage. The area's character derives primarily from the long and well landscaped rear gardens whose size and good tree cover create unusual spaciousness which is extensive and uninterrupted.

The area is divided into two zones - the southern part of Hall Lane, mostly flats; and the remainder of the area, mostly large detached and semi-detached houses.

Only Small scale infill development permitted in Zone B. In Zone A (the southern part of Hall Lane) the policy permits more flats where they can be achieved without sacrificing too much of the rear gardens.

Heritage significance

Like Emerson Park, the Hall Lane area is a large and pleasant suburban enclave but it lacks the distinctiveness or special architectural quality that would justify conservation area designation. A low density layout with large plots has helped to promote high car ownership, which in turn has resulted in the loss of front gardens to hard standing that has rather marred the original intactness of the roads.

Advice

As at Emerson Park, the effectiveness of the current planning controls needs to be tested by research into applications before and after the introduction of the policy in 2009. If the policy is found to have been ineffective in preserving the area's character, other measures such as design coding and the promotion of good practice should be considered. These could include tree planting initiatives and designs to encourage greening of front gardens. The use of permeable paving and the reinstatement of boundary walls would also improve the appearance of the area.



Upminster Station Road

Upminster has many of the attributes of an outer London suburb, including shopping parades with flats above them, low density commuter housing and an array of public amenities. The town grew rapidly in the first decades of the 20th century but its origins go back as least as far as the early medieval period. The church of St Laurence (Grade I listed) in St Mary's Lane was mostly rebuilt in 1863 but its stone tower is 13th century. Other historic landmarks in the town are the Convent of the Sacred Heart (Grade II), Upminster Old Chapel (Grade II) and Upminster Windmill (Grade II*). Further afield, the 15th century Upminster Tithe Barn is an exceptional survival.

From the 17th century onwards, prosperous Londoners built houses in the Upminster area but growth took off in earnest after the coming of the railways and especially after 1906, when Ilford builder Peter Griggs began to develop the Upminster Hall Estate.

The modern town centre began to take shape, around the crossroads of the old village. Station Road and Corbets Tey Road is notable for its concentration of shops and commercial buildings, including the following:

- 62-68 Station Road, an Edwardian terrace of brick buildings in the 'Jacobethan' style

- Roomes Department Store, described in the Buildings of England series:
 - *A rare survival of the once common suburban phenomenon of the independent family-run store/ James Roome, who founded a successful drapery store in Upton, West Ham in 1888, moved his family to Upminster in 1907. The store here was established in by his son in 1927. The main building on the W side of Station Road, with a façade of cream tiles, dates from 1937, incorporating the 1927 building in its three-storey centre, with an extension of 1974 to the N, heightened 1989.*
- Trinity United Reformed Church, Station Road Former Congregational Church of 1911 by T Stevens of Bournemouth, with later halls to the rear
- 131 St Mary's Lane and 1-9 Station Road: a striking convex terrace from the interwar period, with classical motifs and decorative brick spandrels. One of the upper units still has its original windows.
- Byron Parade (1936) on Corbets Tey Road was built on the site of the former High House and is shows the art deco influence of the time with its streamlined detailing
- 33-63 Corbets Tey Road is a reasonably intact parade of shops and flats built in 1938-9 to replace Post Office Cottages
- Springfield Estate 1934. Including the distinctive and expressive Springfield Court Apartments.
- Exchange House, a former telephone exchange built in 1939 on St Mary's Lane in the neo-Georgian style



Advice

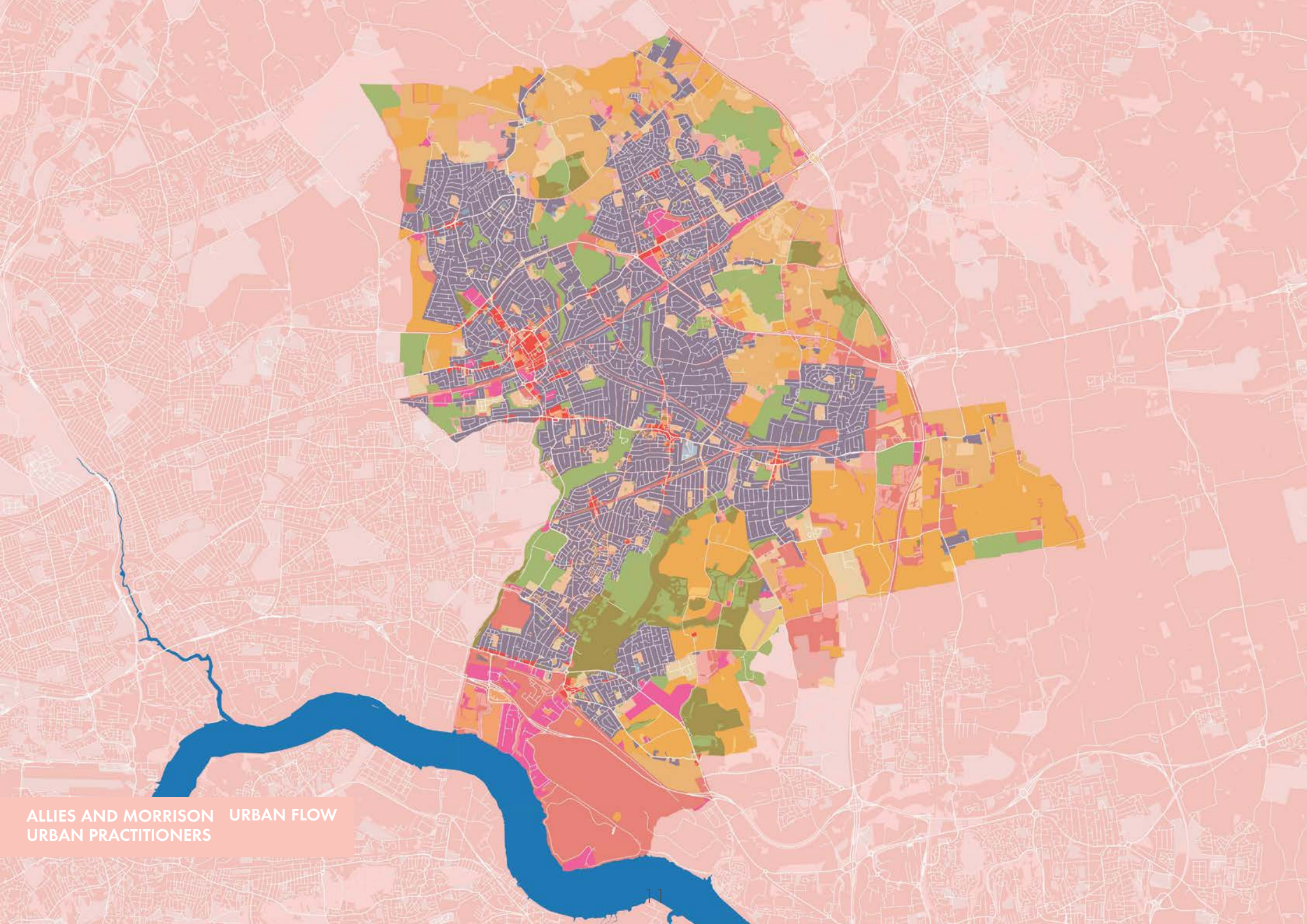
The centre of Upminster has a distinctive character and illustrates the rapid growth of a London suburb. It has an interesting sequence of commercial buildings from the early and middle years of the 20th century, which have group value. They are from a period of architecture and urban design that is increasingly being appreciated, yet are only rarely protected.

These twentieth century buildings are complemented by the presence of the old village church, the former Rectory and the former glebe land, now Upminster Park.

Although the shopfronts are poor, the upper parts of the parades are largely intact. There is considerable scope for enhancement, particularly through a concerted programme of works. Conservation area designation would be a demonstration of faith by the Council in the qualities of the area and its potential.



Diagram showing the broad location of the proposed Conservation Area for Upminster (2023)



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