



# HAVERING

## CHARACTERISATION STUDY

### APPENDIX 2

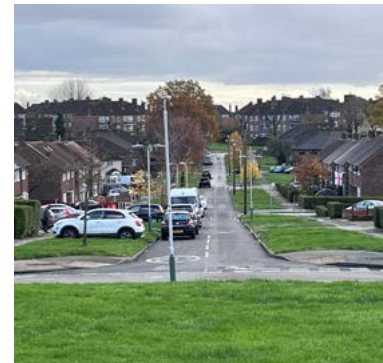
*TYPES AND PLACES*



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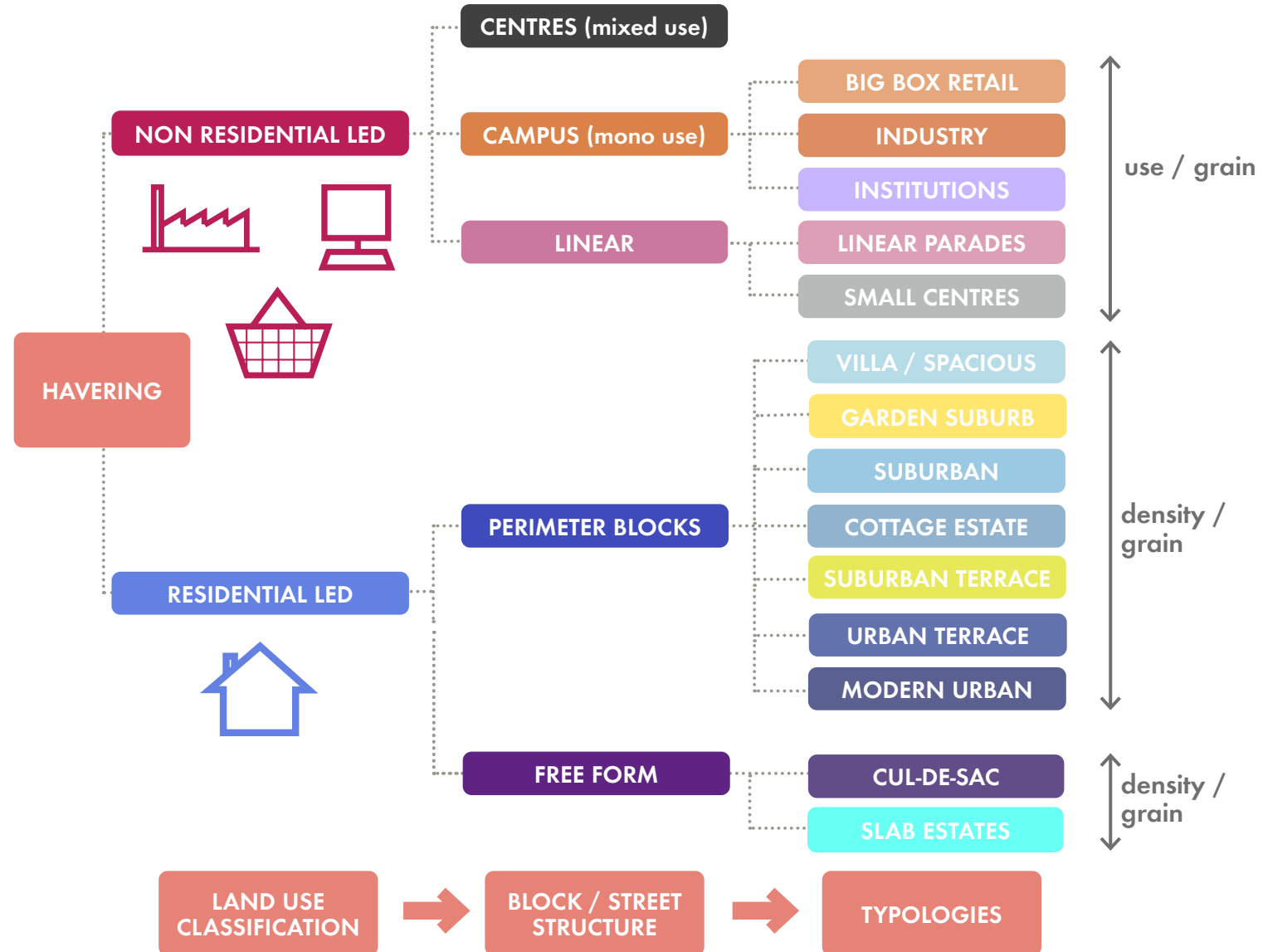
# TYPOLOGIES

*introduction & evaluation*

# Introduction

Typology is the systematic classification of places according to their common characteristics. By identifying the various townscape characters found in Havering and then identifying where they are present, it is possible to describe the form of the borough in detail. It also provides a structure which helps to identify common issues that are prevalent for each townscape type and to consider the implications for future development.

The adjacent 'typology tree' illustrates how the borough has been classified. The first stage is according to prevailing land use, the second stage of classification is according to the street structure and the final classification is a series of specific types reflecting the blocks building form and age. The predominant character of the block determines the typology assigned for each area. It is worth noting that there may be 'sub-typologies' within some of these categories - for example a consistent 'bungalow' within the wider 'suburban' typology.



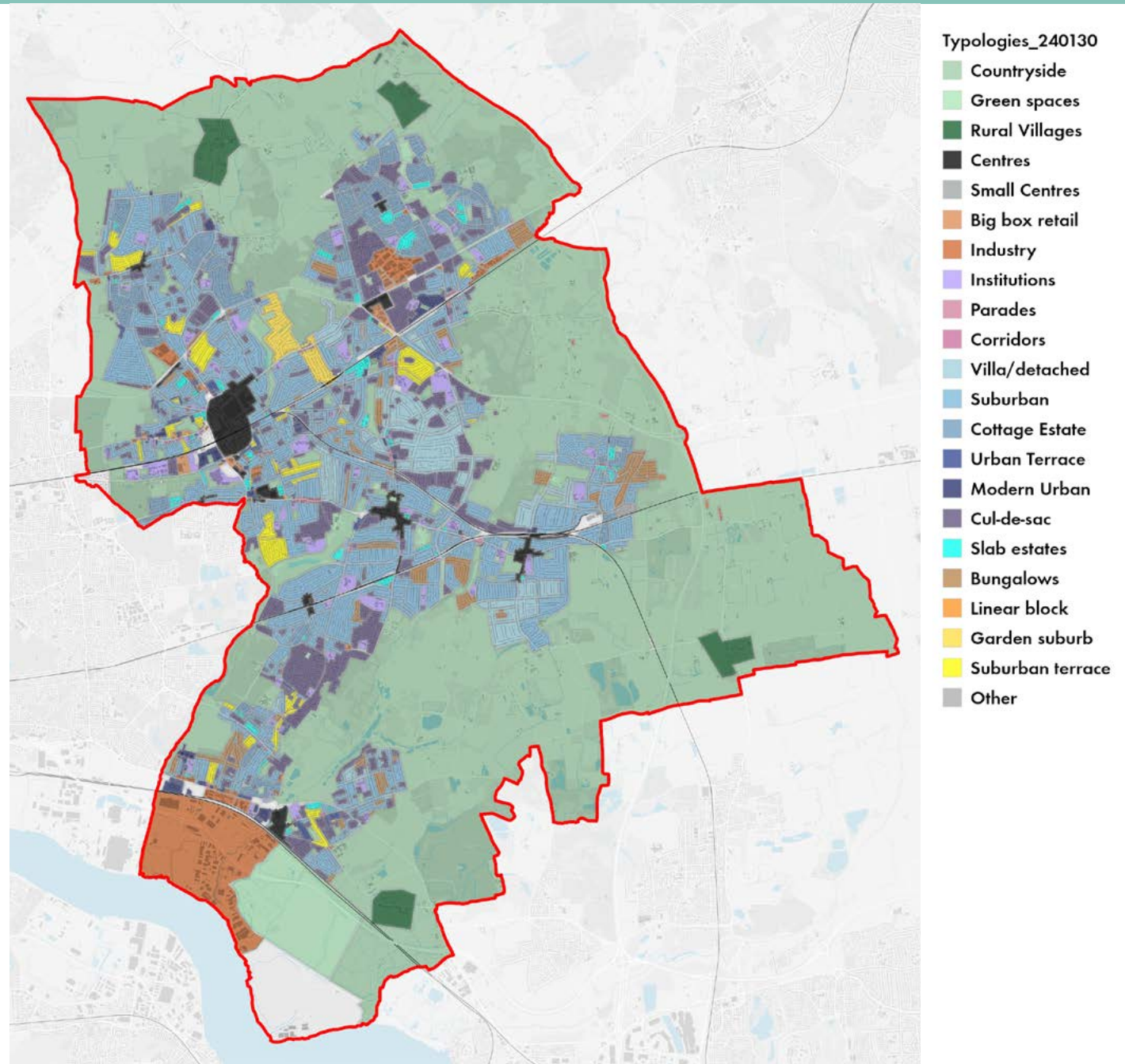
The categories and colours on the adjacent plan correspond to the categories on the typology tree. The categorisation of the borough into typologies has been undertaken through detailed desktop and on-site survey. A photo library sorted per neighbourhood will accompany the final report.

The following link provides access to a 'live' and zoomable GIS platform:  
<https://www.arcgis.com/apps/dashboards/e36535bd01f64ae6ae4201679cb0da2f>

FAR is mentioned several times during this report in relation to specific typologies and neighbourhoods. It can be defined as:

**A metric used to calculate the density of developments regardless of building type and use. FAR is expressed as the ratio of a building's total floor area to the size of the plot upon which it is built.**

$$\text{FAR} = \frac{\text{Total floorspace proposed}}{\text{Total site area}}$$

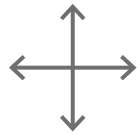




# Evaluation

## Non residential led typologies

Mixed use areas of the borough are seen within Havering's centres, linear typologies including parades and corridors, and within 'campus' environments.



### Centres

The borough's centres are hugely diverse in scale, character and origin, with Romford having the most strategic and significant role and reach. However there is a sense of a distinctive typology in that they form the 'nodes' within the borough that are an alternative grain to their context. Often clustered at a cross-roads or series of junctions, their mix of uses and variety creates a denser and diverse scale and grain to anywhere else in the borough.

The individual character of centres will be drawn out within Stage 3.

## CENTRES

### Typical image



### Grain / roof pattern



**Location / extent:** Located relatively evenly across the borough serving the local population. Generally all of the largest centres are located centrally within a built up area.

**Urban form:** Often evolving from a historic centre or around a tube station, they are intensely urban environments with a strong focus on commercial activity and a scale and type of buildings not found anywhere else.

**Buildings:** Vary significantly in scale and form, and cover a wide range of periods and styles. There are some examples of historic fabric retained and these provide a human scale and fine grain of unit size.

**Streetscape:** Urban in character and dominated by traffic movement. Pavements vary in width, but are usually more cluttered than in residential areas. Some areas of pedestrianisation and public space.

**Typical storey height:** 3 - 5

**Average FAR:** 0.50

**Typical street width:** 12 - 22m

**Average EPC rating:** D (68)

**Typical block size:** 130 x 80m

**Parking:** on-street and multi-storey car parks

**Open space:** hard surface

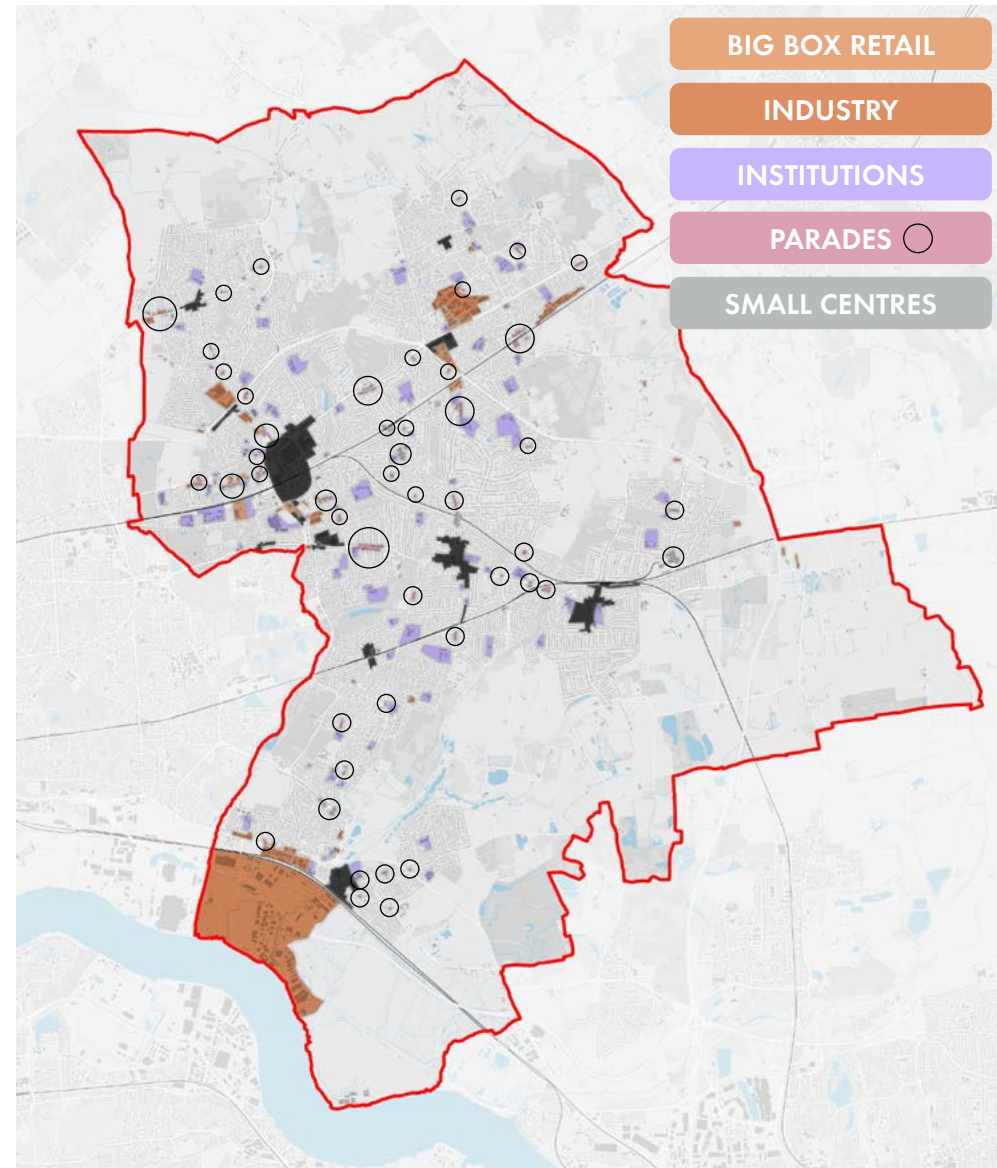


Fig 1 Geographical spread of non residential led typologies

## LINEAR



These typologies come in two scales - parades and corridors.

They are found across the borough and deliver many of the shops and services local people require in mixed use areas outside of the borough's larger town centres.

These typologies are linear in form and provide activity and a mix of uses along the borough's more primary routes. They tend to be very diverse in terms of scale and grain of buildings.

Parades have the sense of being a 'destination' or place, whilst corridors are often a more gradual and continual linear environment linking places. They tend to occur along the key connecting routes in the borough. The corridors are highlighted in the GIS typology mapping where they become mixed use, but in reality the corridors are longer and more strategic, which will be mapped as part of Stage 3.

## LINEAR PARADES

### Typical image



### Grain / roof pattern



**Location / extent:** Havering's suburbs are well served by an evenly spread network of local linear parades. They are often associated with a transport node, main road or key junction but exist in a linear fashion. The regularity of this network of parades is a distinctive feature of the borough.

**Urban form:** A characteristic of the suburban and cottage estate typology, local parades form the planned centres of neighbourhoods. Create active frontage along an elongated linear route.

**Buildings:** Typically larger in scale than their surrounding context by at least an additional storey. In style they will mirror residential context and typically have a relatively fine grain.

**Streetscape:** Often a slightly wider street section than the residential context to support car parking, pavements and greening. Short-stay on street car and cycle parking is often available that is vital to support viable trading locations.

**Typical storey height:** 2 - 3

**Average FAR:** 0.42

**Typical street width:** 18 - 22m

**Average EPC rating:** D (63)

**Typical block size:** 140 x 50m

**Parking:** on-street

**Open space:** verges

## SMALL CENTRES

### Typical image



### Grain / roof pattern



**Location / extent:** These small centres typically have a greater sense of place compared with linear parades and are located around churches, historic cross roads or junctions giving them a different shape. They are spread throughout the borough and offer great opportunities for public realm schemes.

**Urban form:** These have active frontages and are found in the centre of historic villages and smaller localities.

**Buildings:** Typically larger in scale than their surrounding context by at least an additional storey. In style they will mirror residential context and typically have a relatively fine grain.

**Streetscape:** Often a slightly wider street section than the residential context to support car parking, pavements and greening. Short-stay on street car and cycle parking is often available that is vital to support viable trading locations.

**Typical storey height:** 2 - 3

**Average FAR:** 0.37

**Typical street width:** 18 - 22m

**Average EPC rating:** D (63)

**Typical block size:** 140 x 50m

**Parking:** on-street

**Open space:** verges

## CAMPUS



### Campus typologies

Campus typologies provide most of Havering's mixed-use and non-residential floor space, outside of the town centres and local parades.

The campus typologies include institutions (such as schools, leisure and health), big box retail environmental and industrial estates.

These environments are defined by their generally mono-use environments - where a single function dominates the environment. They tend to have an identifiable 'entrance' where the type or quality of environment shifts. Particularly in the big box retail and industrial typologies this tends to mark a shift to a lower environmental quality with lower-scale development.

Although many industrial areas perform an important employment function and service the borough, some campus environments offer good opportunities for intensification and growth by being more intensively used, with a greater variety of uses.

## INSTITUTIONS

### Typical image



### Grain / roof pattern



**Location / extent:** Typically located evenly across the borough serving each local neighbourhood. A number of larger campuses on the edge of Romford.

**Urban form:** Typically larger buildings standing within an area of landscaped open space, with a significant boundary treatment around the perimeter. Sometimes will present a primary or grander entrance to one edge.

**Buildings:** Vary widely in built character but have generally built during the same period as its wider context. Some locations have been formed over time, with built elements from different periods.

**Streetscape:** Challenges to permeability created by the perimeter treatments and scale of the sites. Often include some grassed areas for recreation / visual amenity and hard standing for car parking.

**Typical storey height:** 2 - 4

**Average FAR:** 0.29

**Typical street width:** 12 - 15m

**Average EPC rating:** D (68)

**Typical block size:** 80 x 50m

**Parking:** hard surface

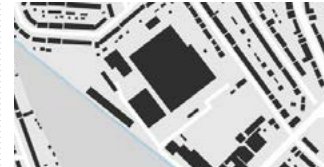
**Open space:** grassed, semi-public or private

## BIG BOX RETAIL

### Typical image



### Grain / roof pattern



**Location / extent:** A relatively limited extent across the borough, mostly to the north around Romford and in Harold Hill and Harold Wood. Generally located near industrial areas.

**Urban form:** Typified by large format warehouses to accommodate retail uses such as supermarkets, DIY stores or car showrooms. Designed around car use with a limited street network.

**Buildings:** Generally low quality warehouse style buildings designed for a relatively short life span. Simple in form and detail with limited glazing or references to local vernacular.

**Streetscape:** Large areas of open hard landscaped space designed for car parking. Limited areas of landscape and a public realm that is not pedestrian orientated leads to a low quality and illegible environment.

**Typical storey height:** 1-2

**Average FAR:** 0.21

**Typical street width:** n/a

**Average EPC rating:** D (66)

**Typical block size:** 140 x 110m

**Parking:** hard surface

**Open space:** hard surface



## CAMPUS



## INDUSTRY

### Typical image



### Grain / roof pattern



**Location / extent:** The borough has a number of larger estates in the south of the borough on the edge of the River Thames and at Harold Hill. Other smaller estates are generally located on the edge of Romford

**Urban form:** Layouts in the larger estates are fairly planned/legible with a main loop road feeding smaller yards. In other areas they are located in small 'left-over' and awkward shaped sites. In many instances industrial areas are inward looking and would benefit from enhancements around their edges.

**Buildings:** Typically buildings are lower quality warehouse style buildings. Sizes of units relate to function. Some older and attractive brick construction.

**Streetscape:** Streetscape is designed to be tough and cheap to repair, often including details such as high kerbs and no pavement.

**Typical storey height:** 1 - 2

**Average FAR:** 0.18

**Typical street width:** 12 - 15m

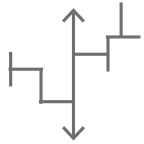
**Average EPC rating:** D (66)

**Typical block size:** 100 x 80 m

**Parking:** hard surface

**Open space:** hard surface

## NON PERIMETER



### Residential led typologies - non-perimeter blocks

These residential types typically have disjointed urban fabric, often with an unclear delineation between public and private space. Their plan form will be mixed with dead-end streets and areas of car parking.

## CUL-DE-SAC

### Typical image



### Grain / roof pattern



**Location / extent:** Located in different ways in all areas of the borough. Larger areas within South Hornchurch, Harold Hill and Harold Wood, with individual streets across Havering. Havering has a similar percentage of cul-de-sacs to outer West London boroughs.

**Urban form:** Small infill areas, housing estates and some larger privately developed neighbourhood. Streets lack legibility and permeability, where the street structure is dictated by buildings arranged to fit around a turning circle or car park.

**Buildings:** Typically two storeys. Unlikely to have a tight relationship to the street and so can feature projecting elements such as porches or garages. Vary greatly in form, materials and details.

**Streetscape:** Housing is arranged in an informal layout resulting in an irregular street profile. The streets often contain small areas of parking and irregular shaped front gardens. Sometimes pedestrian only routes provide links.

**Typical storey height:** 2

**Average FAR:** 0.32

**Typical street width:** 15 - 20m

**Average EPC rating:** D (66)

**Typical block size:** 120 x 50m

**Parking:** front drive / parking courts

**Open space:** verges, front and back gardens

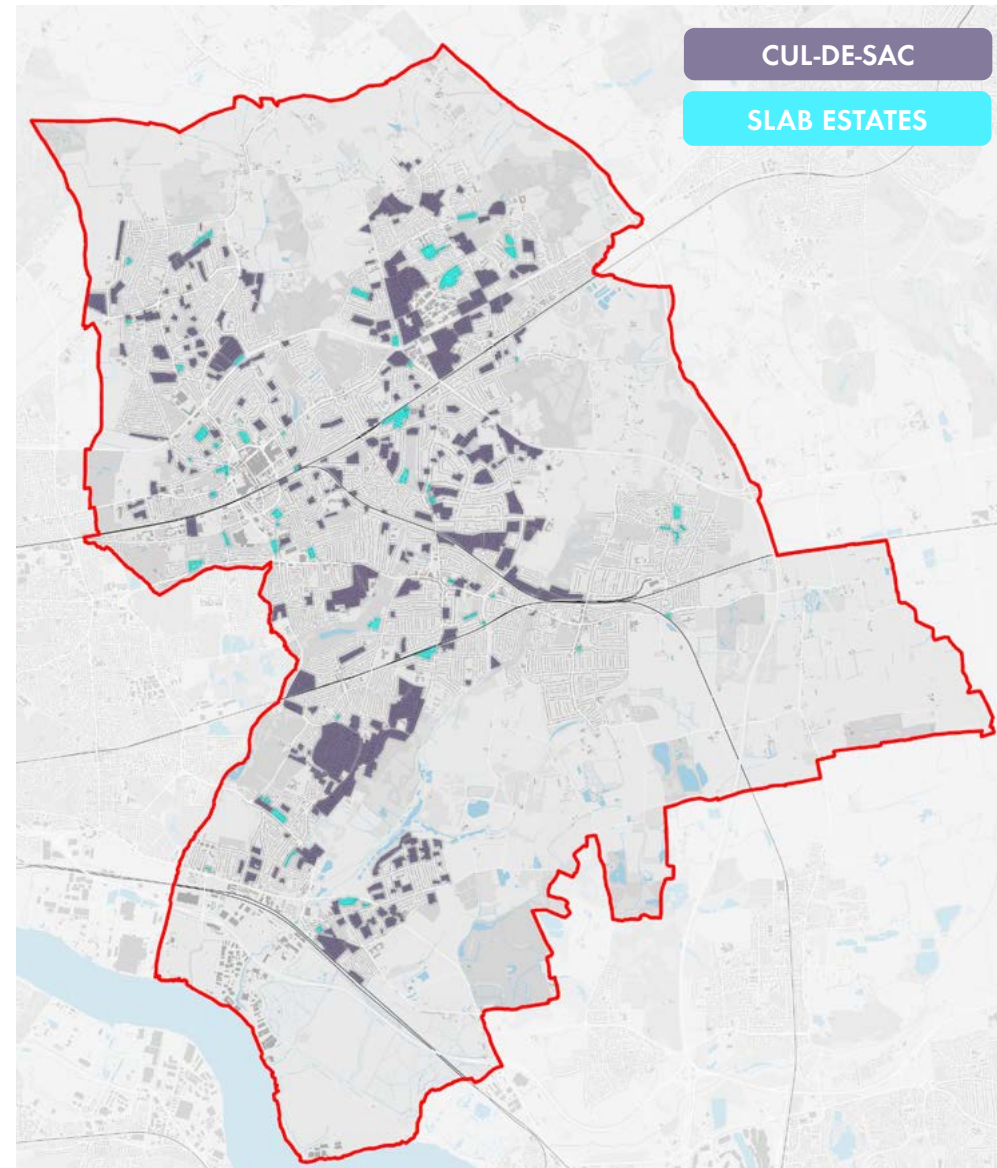
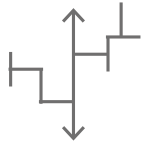


Fig 2 Geographical spread of non residential led typologies

## NON PERIMETER



## SLAB / LINEAR BLOCKS

### Typical image



### Grain / roof pattern



**Location / extent:** A relatively limited typology with the greatest areas in Romford and Harold Hill

**Urban form:** Generally built as Council estates, typically post-war in construction. Built elements tend to be isolated within an area of open space, which fails to establish a clear structure of routes and private spaces.

**Buildings:** Building in the postwar period was an experimental time and therefore estates vary in the mix of materials, details and styles. Brick, rendered elements and panel systems all feature.

**Streetscape:** Buildings relate poorly to routes, creating vulnerable areas that do not always feel overlooked or can feel underused. Parking areas frequently account for a significant land take, reducing the quality of the environment.

**Typical storey height:** 4 - 6

**Average FAR:** 0.36

**Typical street width:** 12 - 20m

**Average EPC rating:** D (67)

**Typical block size:** 200 x 50m

**Parking:** parking courts

**Open space:** verges, shared gardens, balconies



## PERIMETER



### Residential led typologies - perimeter blocks

Perimeter blocks have a continuous active frontage along one edge, with a clear delineation between public and private space. Their plan form looks like a grid of connected streets - this can be rigid or more relaxed in form.

## VILLA / SPACIOUS

### Typical image



### Grain / roof pattern



**Location / extent:** Almost entirely in the mid-area of the borough with the greatest focus in Emerson Park and Upminster. Havering has a much lower percentage of villa typology homes to outer West London boroughs such as Merton.

**Urban form:** The lowest density of the perimeter blocks - large detached or semi-detached homes set within larger plots. Generally free flowing street layouts with clear breaks and set backs from the street.

**Buildings:** Vary widely in style and detail - often designed as an individual, influenced by the urban fashions of the period.

**Streetscape:** Large set-backs and front gardens mean that these residential areas have a green and quiet character. Often with verges and mature street trees. In some areas, significant boundary treatments can have a negative impact on the street scene.

**Typical storey height:** 2 - 3

**Average FAR:** 0.29

**Typical street width:** 20 - 30m

**Average EPC rating:** D (58)

**Typical block size:** 200 x 75m

**Parking:** on plot - drive

**Open space:** private front and back gardens

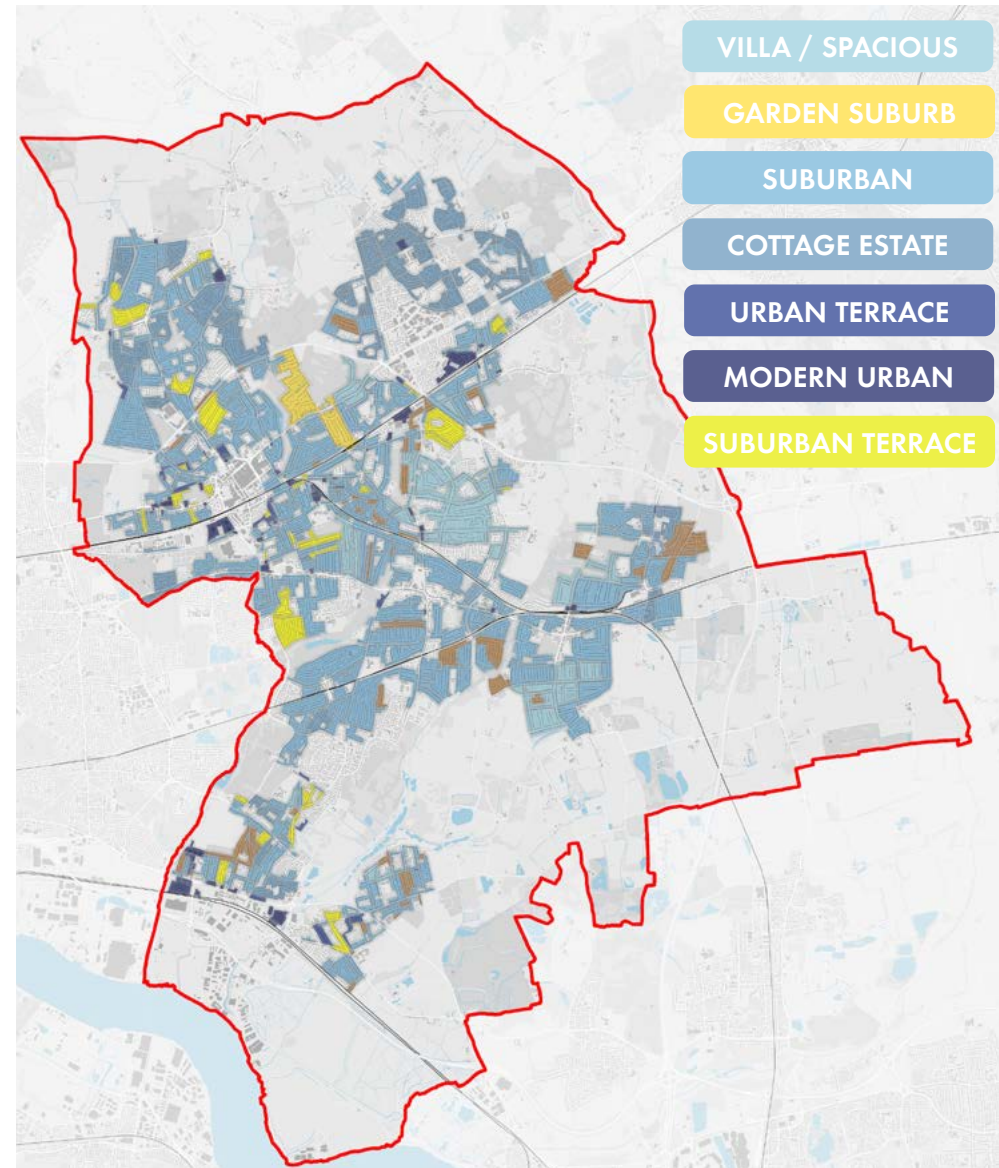


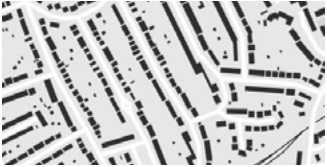
Fig 3 Geographical spread of non residential led typologies

## GARDEN SUBURB

### Typical image



### Grain / roof pattern



**Location / extent:** Located in Gidea Park to the east of Romford. The extension of the railway network during the second half of the 19th century initiated suburban development.

**Urban form:** Originally intended to be a garden suburb similar to Hampstead, sharing characteristics in terms of its formal layout, plot arrangement around generous streets and set-piece open spaces.

**Buildings:** A prevalence of vernacular styles, where every house is different from its neighbour. This produces a constant succession of picturesque views involving complex rooflines and massing, many varieties of gable design, with a high standard of detailing influenced by the arts and craft movement.

**Streetscape:** A green character was an important part of the original vision for Gidea Park, with elements of the formal landscaping at Gidea Hall retained. Generous streets with wide verges, mature trees and planting and set-piece grassed open spaces are characteristic.

**Typical storey height:** 2 - 2.5

**Average FAR:** 0.32

**Typical street width:** 25 - 35m

**Average EPC rating:** D (59)

**Typical block size:** 200 x 80m

**Parking:** on plot - drive

**Open space:** verges and spaces, private front and back gardens

## SUBURBAN

### Typical image



### Grain / roof pattern



**Location / extent:** The predominant housing type within the borough, located within all of the neighbourhoods at 14.1% of the total area. This is lower than outer West London boroughs, however, Havering has a much higher percentage of open space than these other boroughs which may explain the difference in percentages. Sub-types include short runs of terraces, semi-detached and bungalows.

**Urban form:** Streets have a regular grid with a joined up pattern. In some cases this grid is more flexible, taking a more relaxed and organic form, introducing curved roads and creating variations in block depth.

**Buildings:** Typically built in the inter-war years by private developers. Semi-detached and short runs of terraces which can feature a relatively rich architectural palette and variation between plots. In some areas parqueting has been used to decorate properties.

**Streetscape:** Suburban homes are widespread across the borough and are found on various scales of streets. Most suburban streets were usually designed around the car. Some are more domestic with parking in front gardens and also sometimes within the street, with verges separating driveways. Some suburban streets can be considered as corridors with high traffic volumes, short-stay parking and a poorer environmental quality. The quality of streets varies considerably relating to the lack of greenery in some areas.

**Typical storey height:** 2

**Average FAR:** 0.33

**Typical street width:** 25 - 35m

**Average EPC rating:** D (60)

**Typical block size:** 200 x 70m

**Parking:** on-plot drive and on-street

**Open space:** verges, front and back gardens

## COTTAGE ESTATE

### Typical image



### Grain / roof pattern



**Location / extent:** Generally focused in the north of the borough at Harold Hill and Collier Row. Typically neighbourhoods of planned inter-war public sector housing with an integrated network of shops and service. Havering has a similar percentage of this typology compared with outer West London boroughs.

**Urban form:** Planned layouts, featuring a network of streets and spaces which together establish an overall pattern, often geometric and with elements of symmetry. Small green spaces often terminate streets which create important vistas in each estate.

**Buildings:** Inter-war public sector housing drew on the garden city movement. Homes with cottage-like proportions, modest detailing and a limited palette of materials

**Streetscape:** Streets tend to have a wider profile with planned verges, front gardens and green spaces. Traditionally privet hedges to define boundaries. Designed with strong symmetry and a sense of order and group composition.

**Typical storey height:** 2

**Average FAR:** 0.30

**Typical street width:** 15 - 30m

**Average EPC rating:** D (64)

**Typical block size:** 150 x 50m

**Parking:** on-street and front drive

**Open space:** verges, set pieces of grass, front and back gardens

## URBAN TERRACE

### Typical image



### Grain / roof pattern



**Location / extent:** A relatively limited typology within Havering with smaller areas around the edges of older centres including Rainham and Romford and on the oldest routes in the borough. Havering has a much lower percentage of villa typology homes to outer West London boroughs such as Merton.

**Urban form:** A regular grid in form, most likely to be Victorian. Tightly arranged, regular rows of houses with on-street parking. Grid system provides a high degree of permeability and is generally easy to navigate.

**Buildings:** Most likely to be built to a regular design in groups. Plot widths are narrow at 4-5m which establishes a high frequency of front doors with a strong rhythm and relationship to the street.

**Streetscape:** Coherent due to the consistency and rhythm of the terraced architecture, but relatively limited in the extent. Streets typically have a narrow profile with very shallow front gardens. Dominated by on-street parking.

**Typical storey height:** 2

**Average FAR:** 0.43

**Typical street width:** 12 - 20m

**Average EPC rating:** D (61)

**Typical block size:** 150 x 60m

**Parking:** on-street

**Open space:** small front and rear gardens

## SUBURBAN TERRACE

### Typical image



### Grain / roof pattern



**Location / extent:** Found throughout the borough apart from Harold Hill and Upminster. This is an interesting typology found in Havering, typically near rail lines and main roads.

**Urban form:** A regular grid in form. Tightly arranged, regular rows of houses of 3-4 with on-street parking. Grid system provides a high degree of permeability and is generally easy to navigate.

**Buildings:** Most likely to be built to a regular design in groups with post-war architecture. Plot widths are wider than urban terraces at 6-8m which establishes a strong rhythm and relationship to the street.

**Streetscape:** Coherent due to the consistency and rhythm of the terraced architecture, but relatively limited in the extent. Streets have a suburban character with shallow front gardens and driveways as well as some onstreet parking and greenery.

**Typical storey height:** 2

**Average FAR:** 0.39

**Typical street width:** 12 - 25m

**Average EPC rating:** D (61)

**Typical block size:** 200 x 70m

**Parking:** on-street, front gardens

**Open space:** courtyards, terraces, balconies

## MODERN URBAN

### Typical image



### Grain / roof pattern



**Location / extent:** On the edges of denser centres such as Romford and Rainham, accompanying investment in transport infrastructure. Often as part of allocated Opportunity Areas or Housing Zones.

**Urban form:** A form that has only existed since the late 2000s - typically deep in plan, medium rise and deliver high density homes. A continual perimeter frontage with breaks for service areas or car parking access.

**Buildings:** Generally comprised of buildings with very rectilinear shapes, forming simple streets and spaces. Blocks are usually made up of flats but can also include town houses or stacked maisonettes. There are increasing incidents of mid-rise linear forms along major corridors.

**Streetscape:** High quality examples successfully provide private open spaces as well as attractive communal green spaces, well overlooked within the block pattern. Private space is provided via terraces and balconies.

**Typical storey height:** 3 - 8 (15 in Romford)

**Average FAR:** 0.71

**Typical street width:** 18 - 25m

**Average EPC rating:** C (77)

**Typical block size:** 170 x 80m

**Parking:** on-street, basement, parking courts

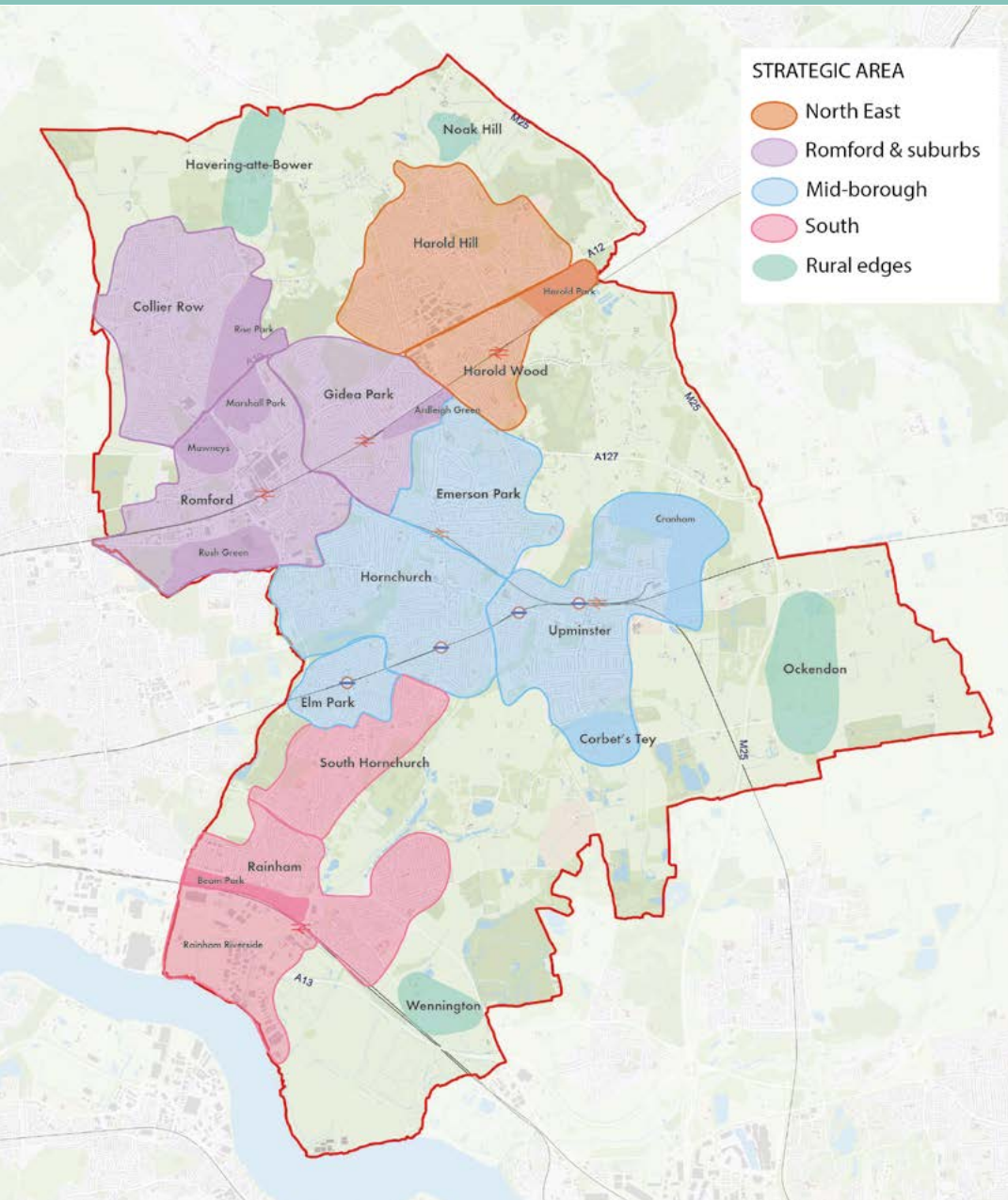
**Open space:** courtyards, terraces, balconies



2

BOROUGH  
PLACES

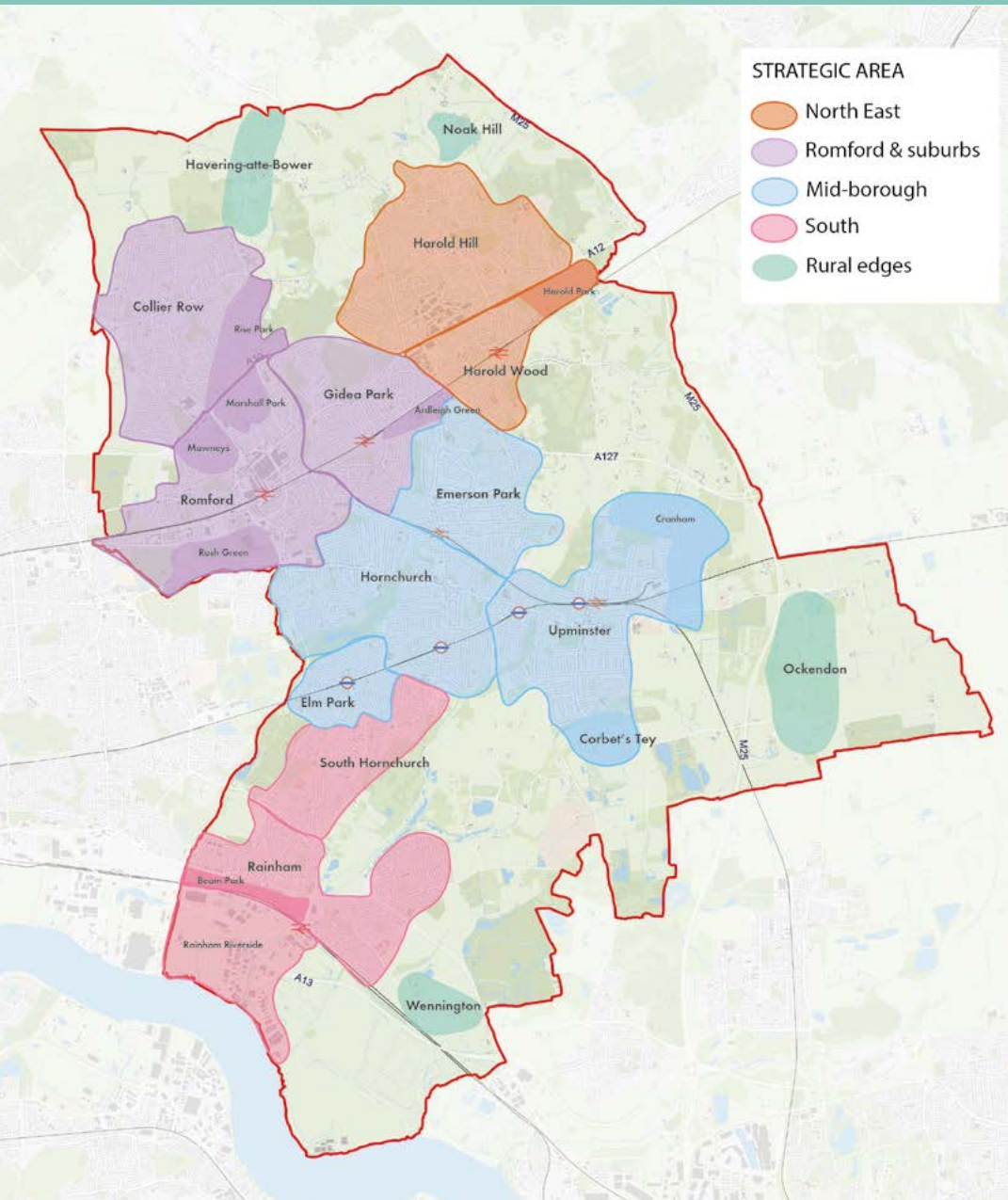
# Neighbourhoods



## Emerging neighbourhoods plan

- An understanding of local character must operate at a variety of scales. Generally, local people's understanding of character is at the neighbourhood scale.
- The adjacent plan illustrates an interpretation of the neighbourhoods in the borough. It has been developed in conjunction with local residents and stakeholders through an online survey, pop-up market stall events and a workshop. This is an inherently subjective exercise and it is acknowledged that places in the borough will mean different things to different people.
- The borough comprises a series of places and neighbourhoods which each have a subtle character of their own. Some boundaries may be defined by a railway line or a river, whereas others may be defined by a change in character or architectural style.
- Some places are defined by a historic village or station, some by a high street and others by a green space or landscape asset.
- Sub-areas have been shown on the plan (in a darker tone) to illustrate the names of smaller areas within neighbourhoods, as identified by the local community. These may not always have a distinctive character from the wider area, but are an important part of identity for local people.

# Strategic areas



## Emerging strategic areas plan

- The 12 neighbourhoods have then been grouped into five sub-areas. The neighbourhoods have been grouped by similarities in character and sense of place informed by: discussions at community workshops; the mapping of physical assets such as topography, landscape and urban morphology; the historic evolution of each area; analysis of land use and housing typologies and their future growth direction. These strategic areas will be used to help shape the structure of the proposals for Stage 3.

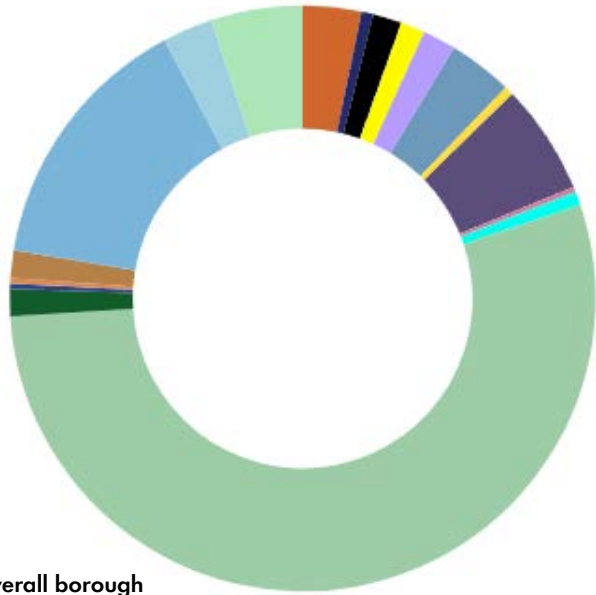
The 5 strategic areas are:

- Romford and its suburbs:** Romford, Collier Row & Gidea Park. Given the character study will defer to the Town Centre Masterplan about the centre of Romford, the character study will focus on more strategic considerations such as the centres relationships with its suburbs.
- North East:** Harold Hill & Harold Wood
- Mid Borough:** Emerson Park, Hornchurch, Elm Park & Upminster
- South:** South Hornchurch, Rainham & Beam Park
- Rural edges:** The green belt villages including Noak Hill, Havering-atte-Bower, Ockendon, Corbets Tey, Wennington
- A GIS dashboard tool has been created to support this section which can be accessed here: <https://www.arcgis.com/apps/dashboards/e36535bd01f64ae6ae4201679cb0da2f>



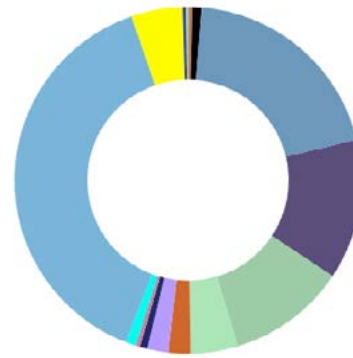
# Links to typologies

These pie charts illustrate the proportion of each typology within each neighbourhood. Seeing them adjacent to one another allows us to see patterns and variations

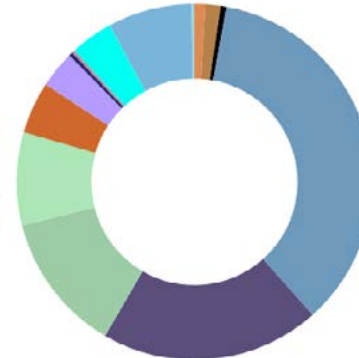


Overall borough

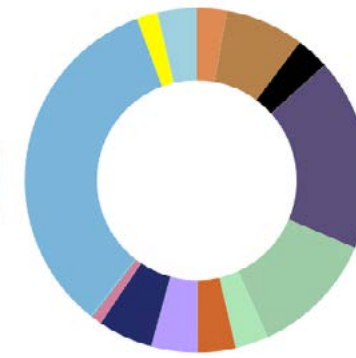
Industry	3.23%	Corridors	0%
Modern Urban	0.65%	Linear block	0.01%
Centres	1.59%	Countryside	54.19%
Suburban terrace	1.35%	Rural Villages	1.5%
Institutions	1.83%	Urban Terrace	0.29%
Cottage Estate	3.55%	Big box retail	0.3%
Garden suburb	0.5%	Bungalows	1.53%
Cul-de-sac	6.08%	Suburban	14.54%
Parades	0.26%	Villa/detached	2.78%
Small Centres	0.06%	Green spaces	5.03%
Slab estates	0.72%		



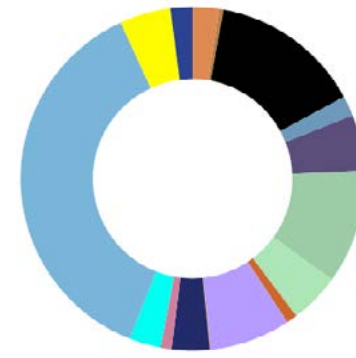
Collier Row



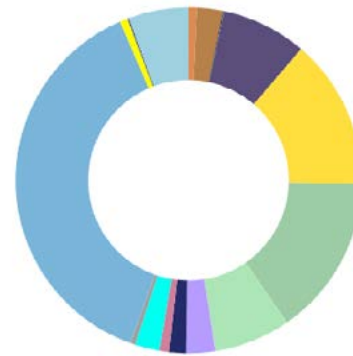
Harold Hill



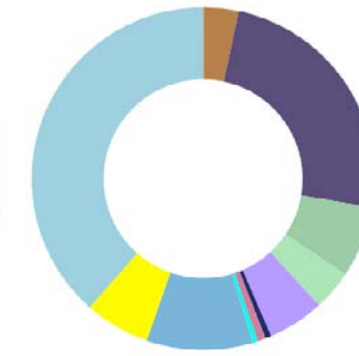
Harold Wood



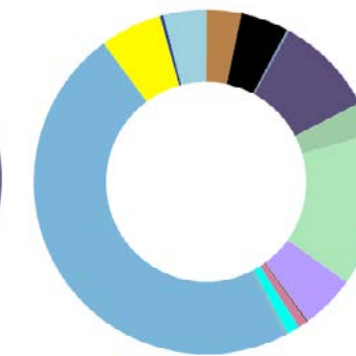
Romford



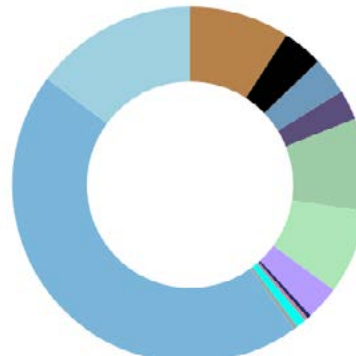
Gidea Park



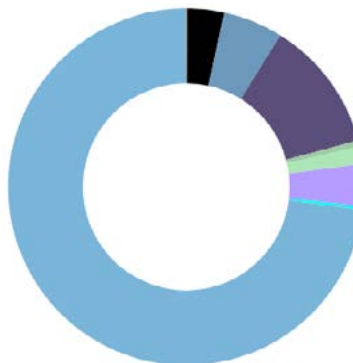
Emerson Park



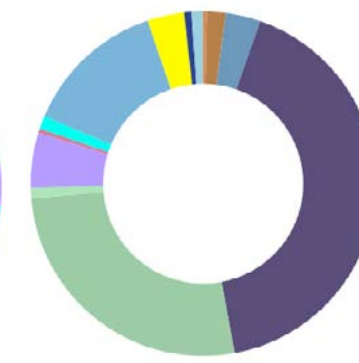
Hornchurch



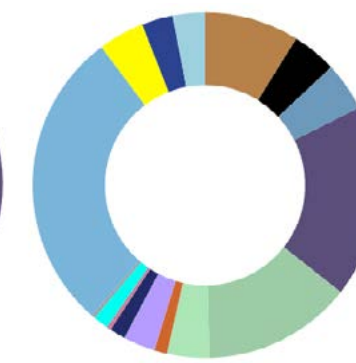
Upminster



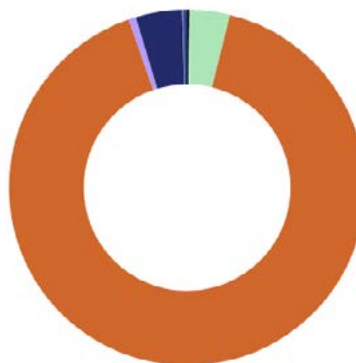
Elm Park



South Hornchurch



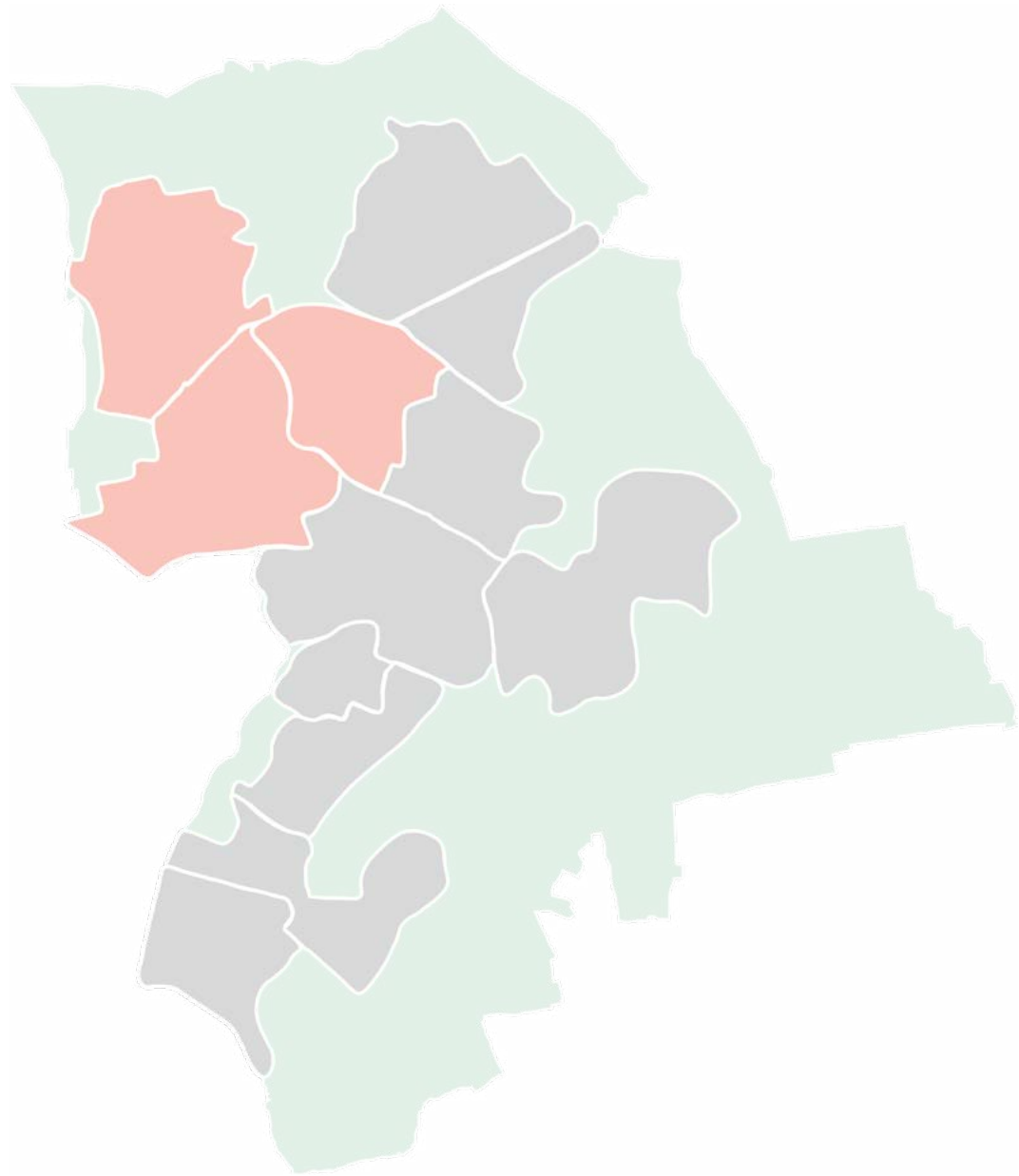
Rainham



Rainham Riverside

# ROMFORD & SUBURBS

*strategic area*



# Romford

Average **EPC: 65.1 (D)**

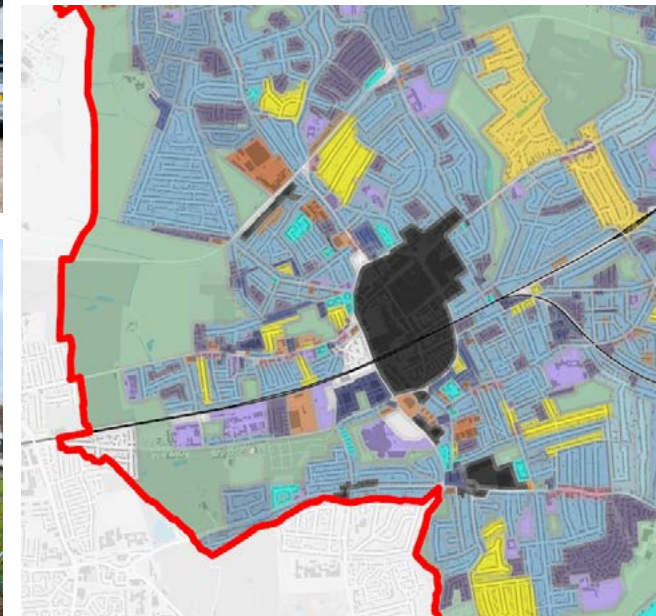
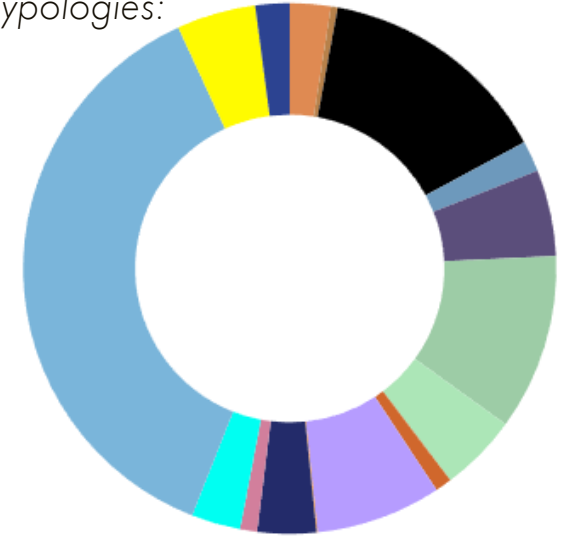
Average **FAR: 0.6**

Average **DpH: 35.1**

- Romford provides retail, entertainment, and leisure for Havering and further afield. Its history as a market town with a livestock market is still celebrated today in Market Place and the conservation area. The town centre has many different architectural styles from the medieval Old Lion Tavern public house, art-deco Quadrant arcade to the modern urban tower blocks.
- Until the turn of the 19th century, Romford was almost confined to within the site of the current ring road before growing northwards and westwards into today's Collier Row and Rush Green. Mawneys, Marshall Park and Rush Green are all sub-neighbourhoods within Romford. It is well connected by all modes locally and regionally.
- The River Rom is a prominent part of the town's landscape context and history. The town's name came about from where the Roman Road between London and Colchester crossed a small ford in the River Rom. The neighbourhood's greenery mainly comes from back gardens leaving streets scarce of trees and shrubs.
- Romford's centre is characterised by mixed-use blocks, and its residential areas are very mixed due to a large amount of infill and backlands development in the late 20th and early 21st century. This has brought a vibrancy and diversity to the neighbourhood. Romford is well served by schools, health services and out of centre retail and industry nearby.
- Investment in public transport is driving development and investment, particularly large residential schemes on the edge of the town centre. The Character Study will defer to the draft Romford Masterplan in identifying detailed opportunities.



Typologies:



For further information and comparison see typology key in introductory pages to Section 2



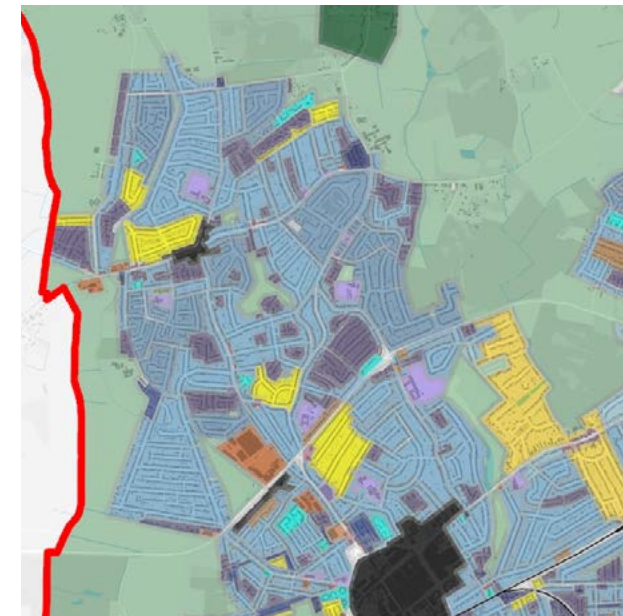
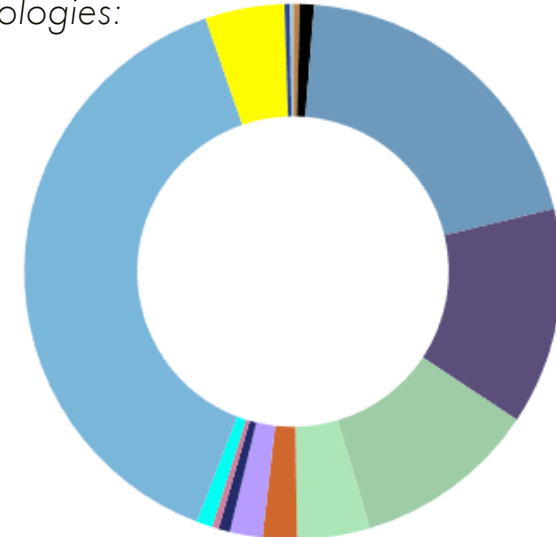
# Collier Row

Average **EPC: 61.3 (D)** Average **FAR: 0.4**  
Average **DpH: 24.5**

- Collier Row is a suburb of Romford, stretching north of the A12. It includes Rise Park as a sub-neighbourhood, a pleasant area with mid-century homes and tree lined streets, typically with larger front gardens.
- Large parts of Collier Row has a very cohesive character, with much of the 1930s housing estate homes remaining. The neighbourhood includes cottage estate, suburban and cul-de-sac typologies creating a pattern of semi-detached, terraced and bungalow homes.
- There are green spaces and allotments dotted throughout Collier Row, as well as access on three sides to the Green Belt land. This access to green and open space coupled with the proximity to Romford provides residents with the 'best of both worlds experience'. Greenery in Collier Row comes from these open spaces, trees along the river and back gardens leaving the streets to be fairly bare.
- The topography in Collier Row is hilly with some streets reaching 90m above sea level. This provides fantastic views across East London into central London and over the Thames. The River Beam runs through the western side of Collier Row and can be seen from the Beam Link bridge.
- Collier Row has a local centre which is at risk of vulnerability in retail terms but provides an opportunity for regeneration as identified within the Local Plan.
- Collier Row is close in proximity to Harold Wood but isolated by green space making the A12 important for this neighbourhood. Unlike other areas it does not have its own train or Underground station.



Typologies:



For further information and comparison see typology key in introductory pages to Section 2

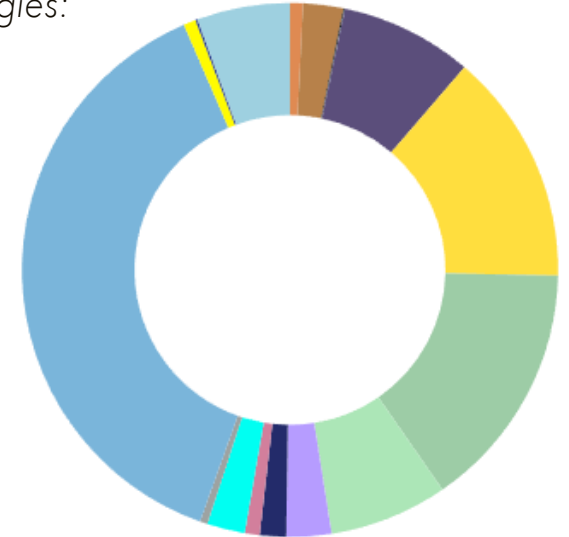
# Gidea Park

Average **EPC: 61.6 (D)** Average **FAR: 0.4**  
Average **DpH: 30.0**

- Gidea Park is a suburb of Romford that represents beautiful and historic suburbia. It includes a conservation area, protecting the original housing of the Romford Garden Suburb. Gidea Park is home to 11 listed buildings such as 16 Mead Way.
- Homes here are detached with arts & crafts style architecture, on tree-lined streets. These are typical garden suburb principles. The tree-lined streets and green back gardens make Gidea Park one of the greenest neighbourhoods in the borough.
- Gidea Park relates strongly to Romford due to its historic relationship as part of the towns suburban expansion.
- The neighbourhood includes the Romford Golf Club land and Gidea Park allotments.
- Due to Gidea Park's special character, future change will focus on preserving and enhancing Gidea Park. New investment in the area includes the Elizabeth Line station in the centre of the neighbourhood, connecting it to Essex, central London and Berkshire.
- It includes the sub-neighbourhood of Ardleigh Green, where the River Ravensbourne flows through. It consists of a relatively large slab estate, modern urban typologies and the Ardleigh Green Junior School.
- Gidea Park has its own station as it is on the Elizabeth Line which acts also as a bus route node. Being relatively central in the borough, the neighbourhood has good public and vehicular transport routes and access.



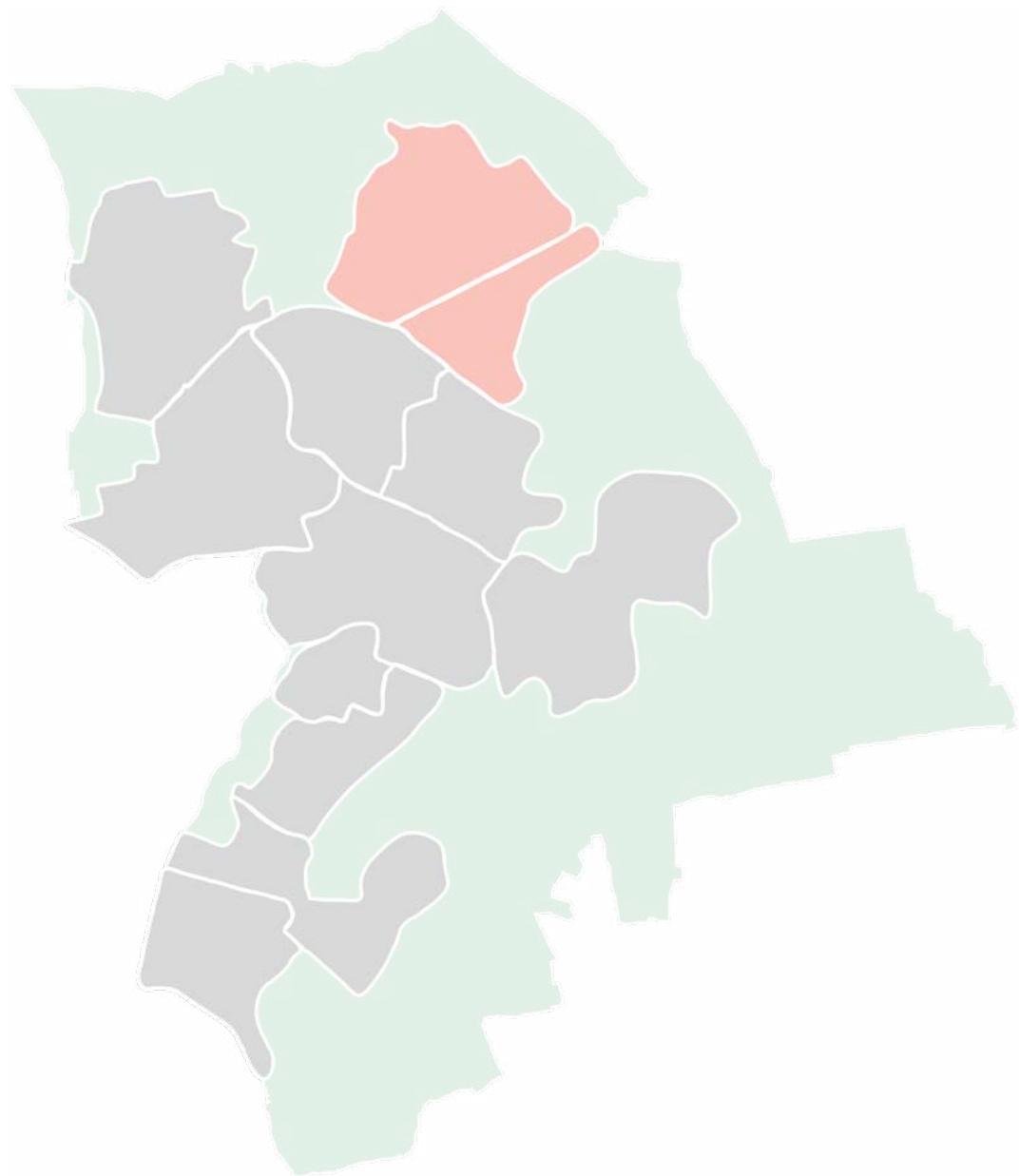
Typologies:



For further information and comparison see typology key in introductory pages to Section 2

# NORTH EAST

*strategic area*





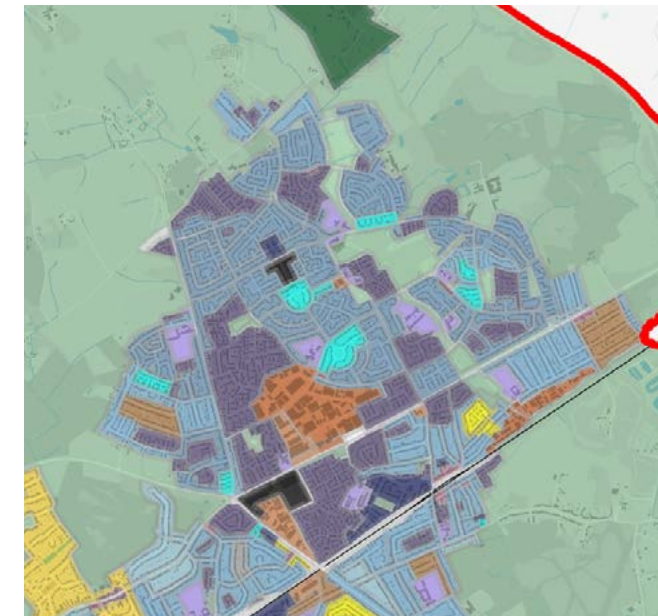
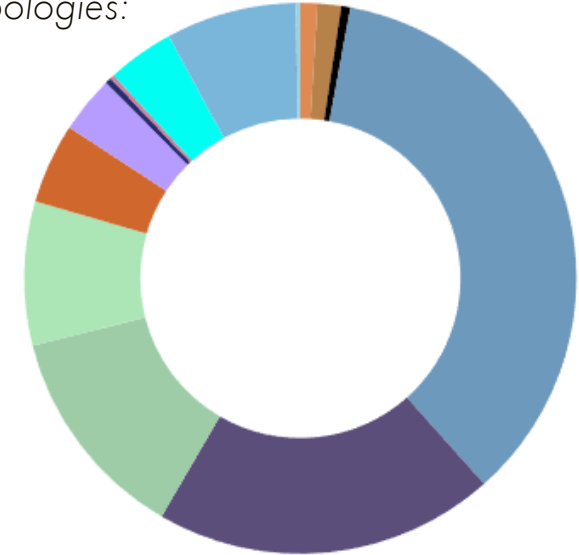
# Harold Hill

Average **EPC: 66.4 (D)** Average **FAR: 0.4**  
Average **DpH: 31.1**

- Harold Hill is a large neighbourhood in the north-east of Havering borough. It has a planned, repeating layout with a mix of cul-de-sac and cottage estate typologies. The cottage estate areas surround the local centre and have a comfortable human scale with green spaces dotted throughout as well as access to Central Park. There are many green spaces at the end of streets and between the freeform blocks but few trees.
- The neighbourhood was created in the 1950s as a London County Council housing estate to relieve local and east London housing shortages. It is named after King Harold II who owned the Royal Liberty of Havering. There is one listed building; the Grade II listed Morris Dancer public house.
- The local centre is in a strategic location for the neighbourhood, in the centre of much of the housing. It has a range of convenience shops as well as strong social infrastructure and council services offices.
- In recent years, the neighbourhood has experienced higher rates of deprivation than other areas of Havering. Future Local Plan regeneration projects aim to improve the conditions and quality of the area.
- Harold Hill is well connected to Gidea Park and Romford by the A12 and well as regionally by the M25. The neighbourhood's southern boundary is the A12, separating it just below the Harold Hill Industrial Estate from Harold Wood. Despite this strong vehicular transport connectivity, Harold Hill does not have its own station and has limited bus or cycle routes.



Typologies:



For further information and comparison see typology key in introductory pages to Section 2

# Harold Wood

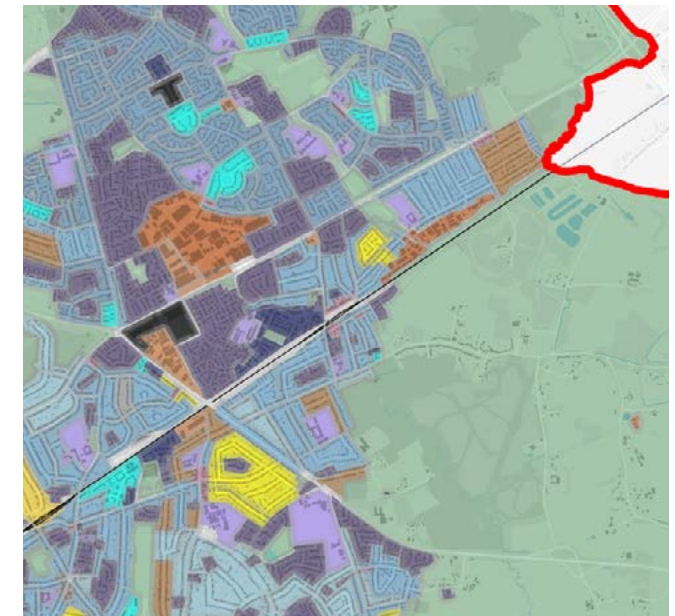
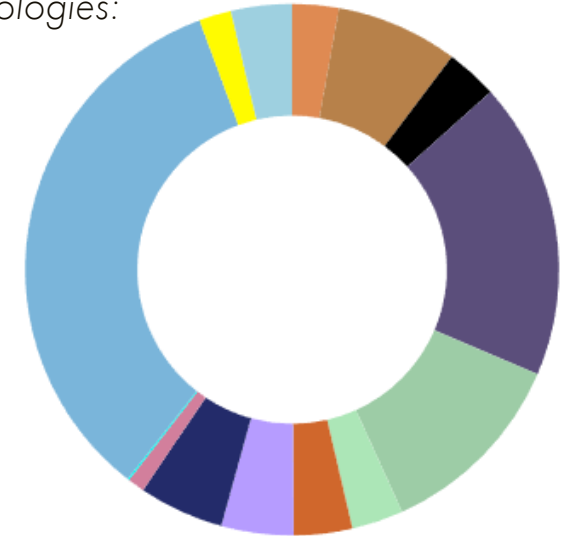
Average **EPC: 66.7 (D)** Average **FAR: 0.4**

Average **DpH: 31.5**

- Harold Wood is separated from Harold Hill by the A12 and extends southwards to touch the Green Belt and Thames Chase land. The River Ingrebourne runs through Harold Hill, Harold Wood and southwards towards the River Thames. The Ingrebourne valley was key to early settlement in Havering and remains open countryside, well-loved for walks and leisure.
- The neighbourhood's built form is varied with a large amount of suburban terraced housing and cul-de-sacs, typical of mid-century suburban expansion. There has been local regeneration on a large and infill scale, producing modern-urban typologies including higher scale apartment blocks around Harold Wood station in the 'King's Park' development on the site of the former Harold Wood Hospital.
- Harold Wood is on the eastern branch of the Elizabeth Line, connecting it at high speed to central London and out to Berkshire; making it an attractive place to live. It is well connected road-wise to the other parts of Havering.
- Greenery in Harold Wood is found in back gardens and small trees planted along the residential streets.
- The area includes the smaller suburban sub-neighbourhood of Harold Park which is uniform in character. Harold Park is characterised by pleasant bungalows, tightly knit streets and its proximity to the A12.



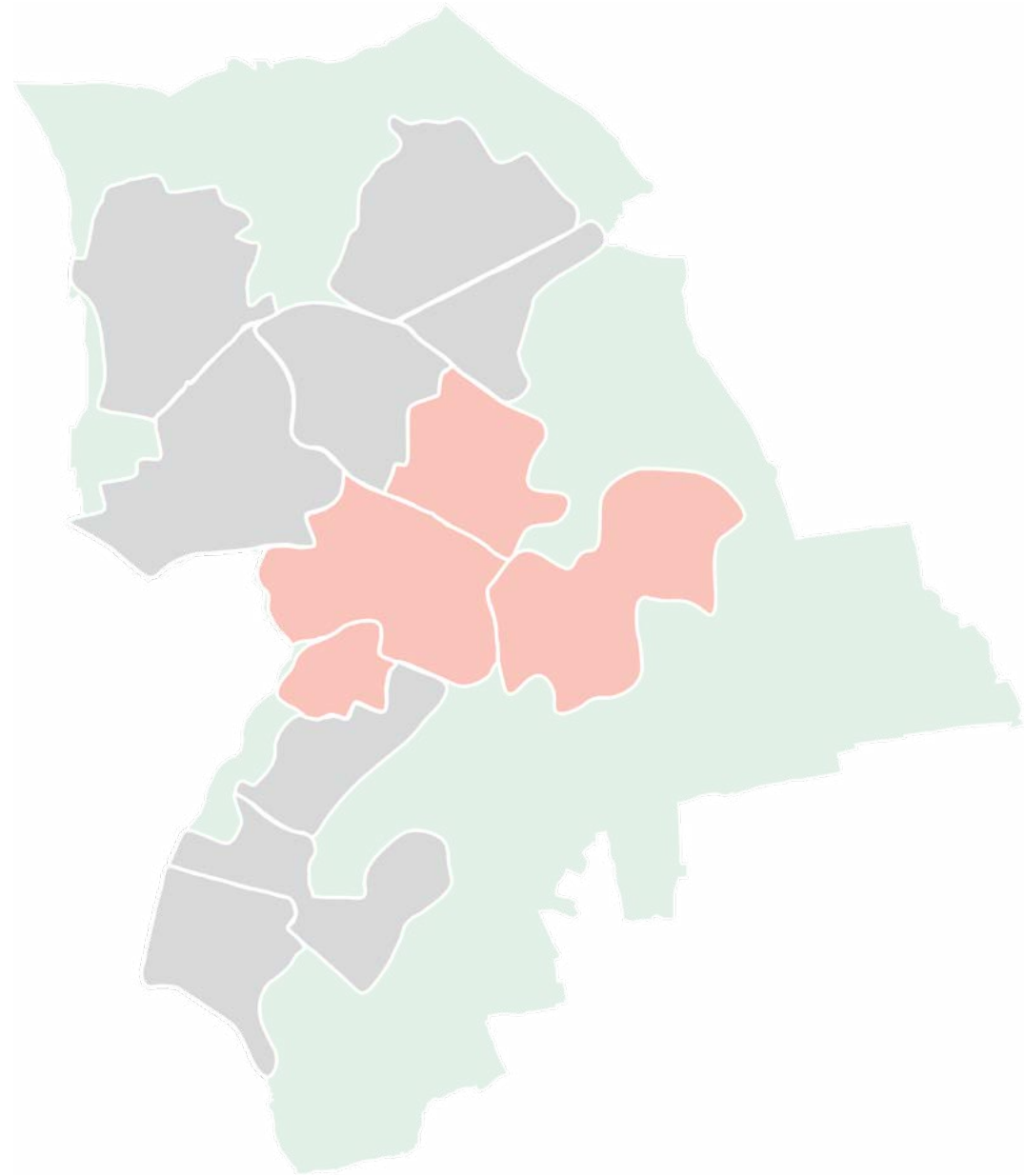
Typologies:



For further information and comparison see typology key in introductory pages to Section 2

# MID-BOROUGH

*strategic area*





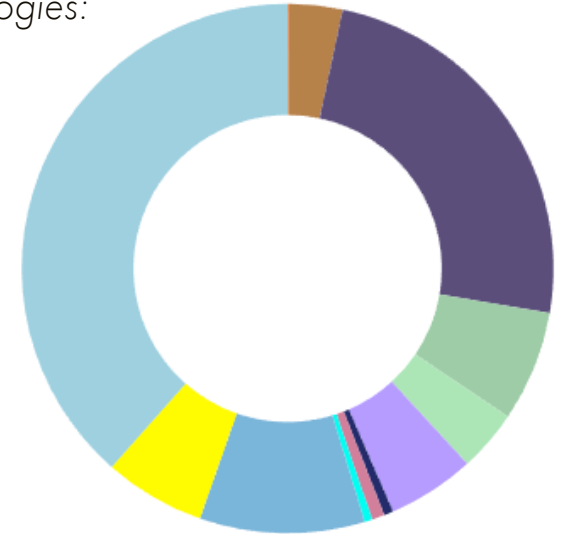
# Emerson Park

Average **EPC: 60.0 (D)** Average **FAR: 0.3**  
Average **DpH: 16.8**

- Emerson Park is an affluent neighbourhood located between Gidea Park and Hornchurch on the eastern side of Havering. It has a distinct character of detached homes with gates and private driveways, wide leafy streets, and a variety of architectural character. This creates a pleasant atmosphere in a sought-after neighbourhood.
- The neighbourhood developed in the late 19th century following the arrival of the railway. It is restricted in growth now due to the Green Belt land on its eastern border, keeping it within its existing parameters.
- Emerson Park has an SPD which identifies the area as special in terms of landscape and townscape, meaning that the neighbourhood's character is protected and the number of new homes in the SPD area is controlled.
- Within the neighbourhood there is Haynes Park, Platford Swan Pond and the Green Belt land to the east - allowing good access to green space. Emerson Park is one of the greenest neighbourhoods in Havering with spacious back gardens, front gardens and mature trees along the wide residential streets.
- There is an Overground station in Emerson Park connecting to Romford, Upminster and into central London. Emerson Park is well connected by car to other areas, being central in the borough.



Typologies:



For further information and comparison see typology key in introductory pages to Section 2

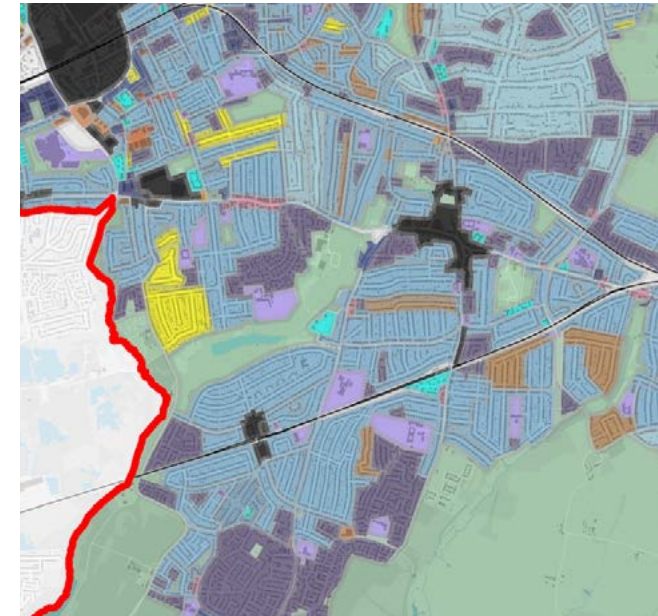
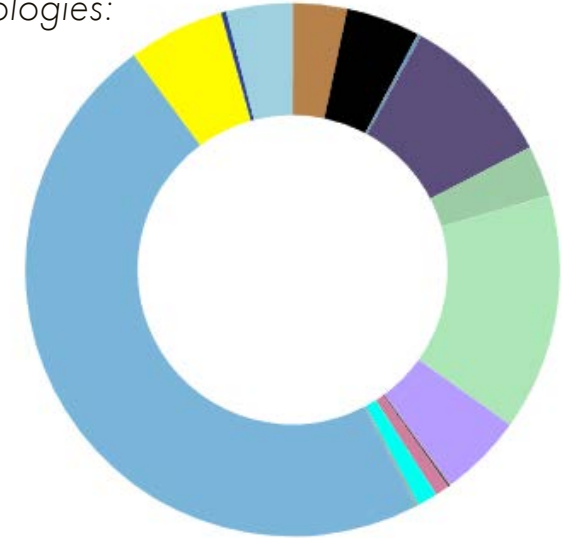
# Hornchurch

Average **EPC: 61.3 (D)** Average **FAR: 0.4**  
Average **DpH: 23.0**

- Hornchurch is a large neighbourhood comprised of a thriving centre, residential streets and the Ingrebourne Valley. It is of high quality, walkable and well loved by those who live and visit the neighbourhood. The landscape here is important in how residents use their neighbourhood with proximity to Gaynes Parkway, Hornchurch Country Park and Harrow Lodge Park.
- It touches many other neighbourhoods geographically. Parts of Hornchurch, alongside Romford and Havering-atte-Bower, were part of the borough's early settlements in the 15th century. Greenery in Hornchurch is found along the trees with small trees and in the back gardens.
- Hornchurch is seen to be the cultural centre of Havering, alongside Upminster; with two education institutions, the Queen's Theatre and Langton's House which attract visitors from locally and further afield. There are four conservation areas within this neighbourhood which all protect heritage assets: RAF Hornchurch, Langtons, St Andrew's and St Leonard's.
- Housing here is a mix of suburban, cul-de-sac, bungalows, and villa / detached typologies mostly all built 1930s as a part of the inter-war suburban expansion. The neighbourhood has a cohesive character and, many share the same architectural qualities such as patterns displayed below first floor bay windows. There are examples of new development e.g. next to Queen's Theatre.
- Hornchurch has its own District Line Underground Station, connecting it to central London as well as being close to Emerson Park. It has five bus routes that pass through it connecting it to Romford and Rainham. It is well connected for vehicular transport too.



Typologies:



For further information and comparison see typology key in introductory pages to Section 2



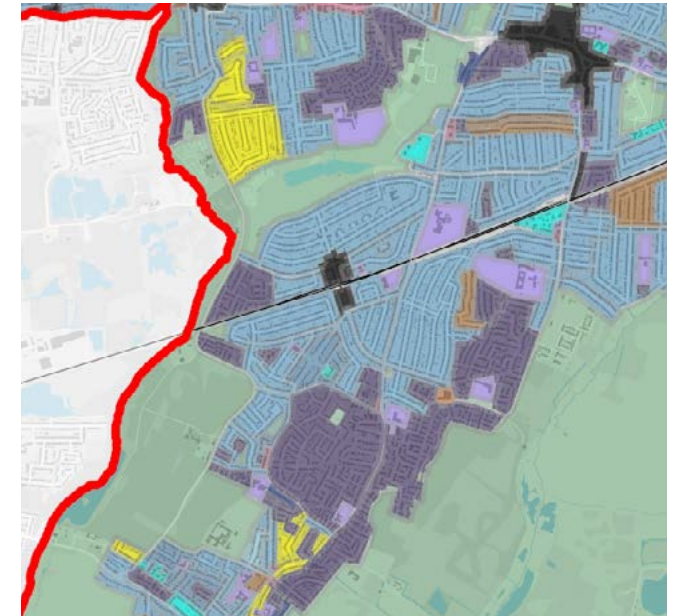
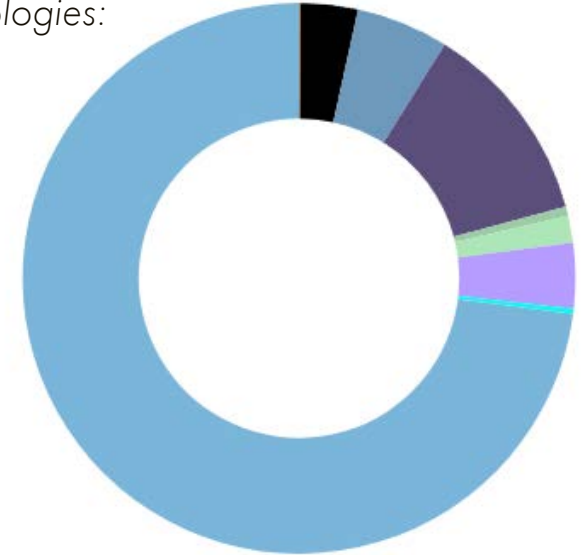
# Elm Park

Average **EPC: 61.2 (D)** Average **FAR: 0.4**  
Average **DpH: 31.1**

- Elm Park is a smaller neighbourhood nestled between South Hornchurch and Hornchurch. It has a local centre located adjacent to the District Line underground station. This connects the neighbourhood locally and regionally.
- Elm Park developed as a planned community in the 1930s, around the arrival of the Underground station. The neighbourhood has classic early 20th century suburban character. As the homes were mostly developed at the same time, there is a cohesive character and repetitive rhythm to the streets. Homes tend to be semi-detached, have front gardens and are relatively set back from the street.
- Elm Park's Underground station gives it easy access westwards to central London and eastwards to Upminster. Vehicles pass through between Rainham and Elm Park.
- Greenery in Elm Park is consistent throughout the neighbourhood, found in the modest sized back gardens and small trees planted along the roads.
- Harrow Lodge Park, Chase Nature Reserve and Hornchurch Country Park are accessible green spaces nearby, loved by the local community and used for walks and leisure.
- Elm Park is an identified district centre in the London Plan (2021), making it a priority for the consolidation of a viable range of functions and land uses. District centres are encouraged to realise their potential for higher density mixed-use development and public realm improvements.



Typologies:



For further information and comparison see typology key in introductory pages to Section 2



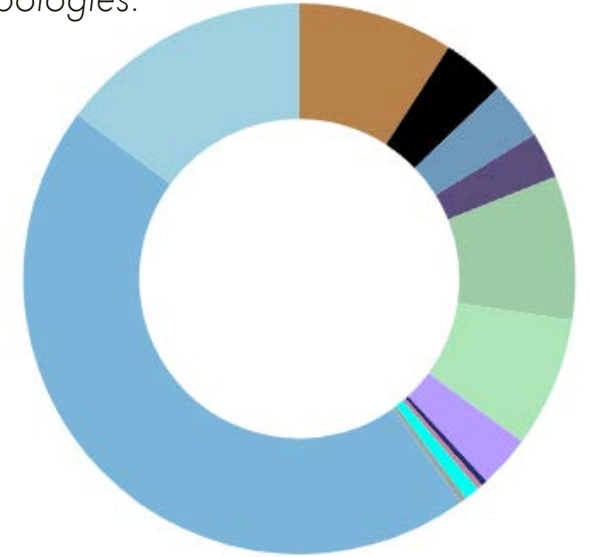
# Upminster

Average **EPC: 59.5 (D)** Average **FAR: 0.4**  
Average **DpH: 16.9**

- Upminster is a neighbourhood in eastern Havering, connected to Hornchurch both geographically and in character. The two neighbourhoods are considered to be the cultural centres of Havering.
- Most of the neighbourhood is characterised by suburban housing, mainly semi-detached with large setbacks and front gardens. Upminster is representative of the calm suburban living that people love in Havering.
- The greenery here varies across the neighbourhood with larger homes around the station having very large back gardens compared with modest plot sizes in Cranham. The neighbourhood does, however, have few street trees on the residential streets.
- Within the Upminster neighbourhood, there is a sub-neighbourhood named Cranham. Cranham is characterised by a some linear blocks and a mix of suburban homes with many bungalows which have a uniform, consistent character.
- Upminster's history is rich and dates to the ancient parish of St Lawrence within the union of Romford. It experienced suburban growth following the introduction of the Upminster Underground Station in 1885 - connecting the neighbourhood to central London.
- The area has a range of heritage assets including Grade I listed Church of St Lawrence, Grade II\* listed Upminster Hall and Grade II listed Upminster Court.
- Havering Council is hoping to regenerate / revitalise the Upminster centre, to continue its vitality as a thriving centre in the borough (Local Plan, policy 15).
- Upminster is the eastern end of the District Underground Line and an Overground Line allowing access to central London. It is close to the M25, lying on the eastern edge of Havering.



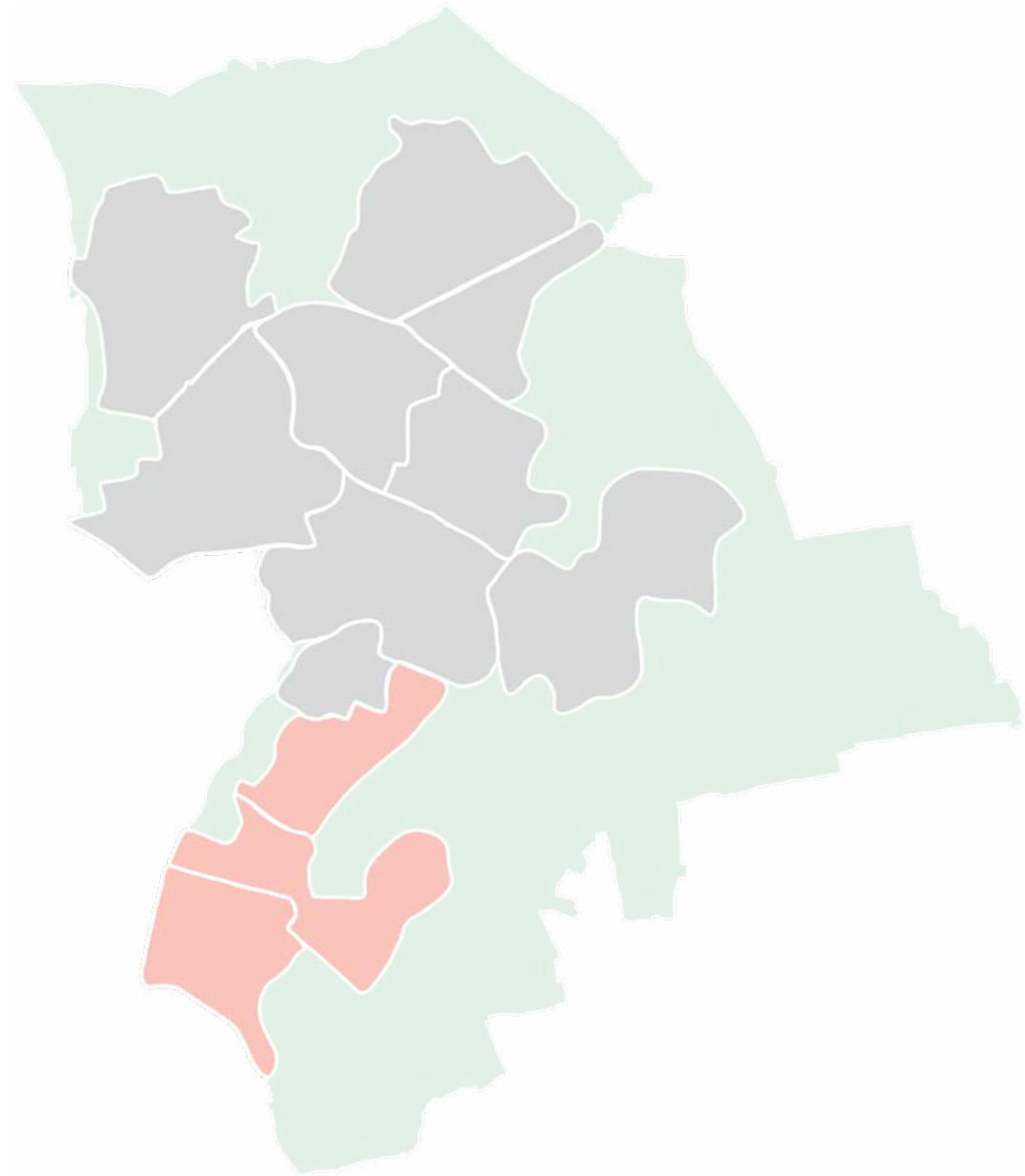
Typologies:



For further information and comparison see typology key in introductory pages to Section 2

# SOUTH

*strategic area*



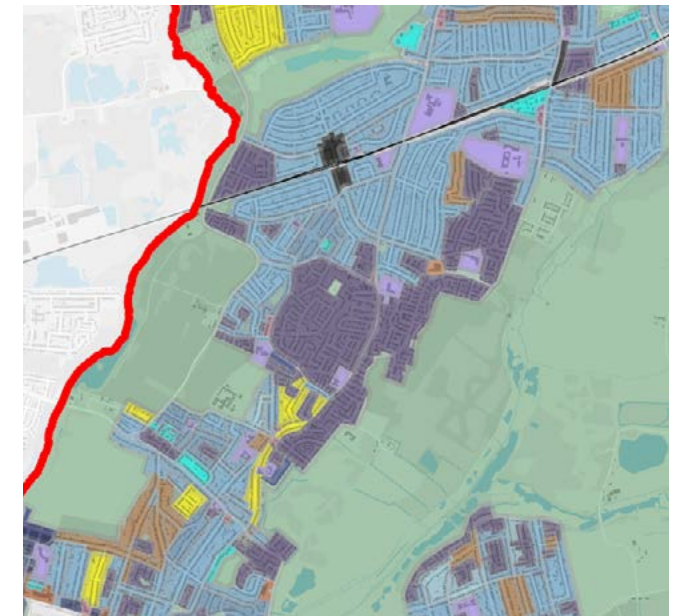
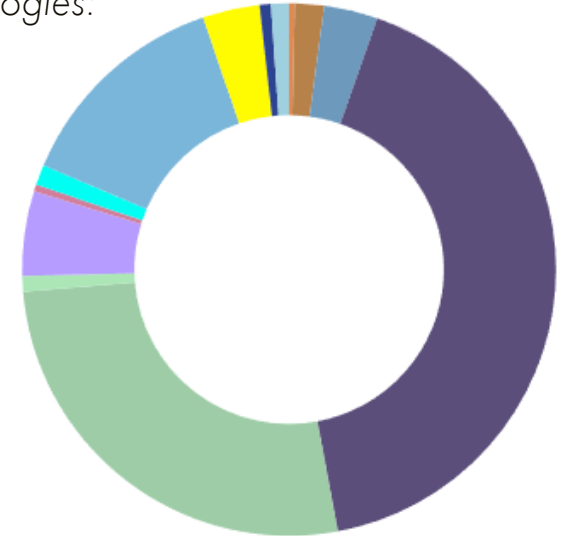
# South Hornchurch

Average **EPC: 64.9 (D)** Average **FAR: 0.4**  
Average **DpH: 27.8**

- South Hornchurch is a large neighbourhood between Hornchurch, Rainham and next to Elm Park. The neighbourhood was developed relatively recently compared with more historic areas in Havering. There is a large amount of cul-de-sac and suburban typologies in the area, giving a mixed and less cohesive feel than some neighbourhoods.
- South Hornchurch was developed on former farmland and on the site of RAF Hornchurch in the mid-20th century. The RAF Hornchurch conservation area preserves the historic legacy here, where the site is well remembered for its role in the Battle of Britain and WWII. Other historic assets include the Grade II\* Breton's House, owned by the Breton family who had great power in the Middle Ages.
- It is bordered by Ingrebourne Hill and the Hornchurch Country Park - both loved, green assets as well as the River Beam west of the built form. This green and blue infrastructure creates a pleasant and Essex feel in the neighbourhood. The topography dips down to the south towards the Thames. Despite this strong access to green space, the neighbourhood at points has very little greenery along the streets reducing the public realm experience. Around free form blocks there are green verges and patches of green space.
- South Hornchurch is limited in public transport options with no rail station. There are several bus routes but many pass through Hornchurch to access Romford and so are not direct. Vehicles pass through the neighbourhood to move north-south.



Typologies:



For further information and comparison see typology key in introductory pages to Section 2



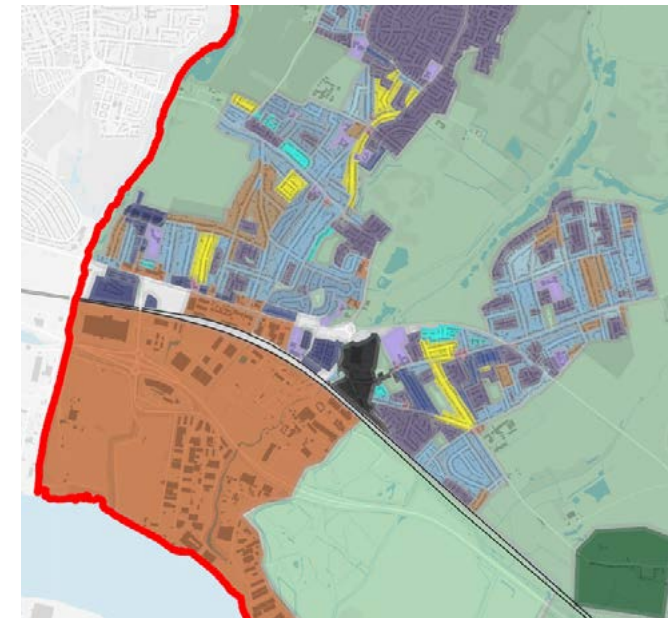
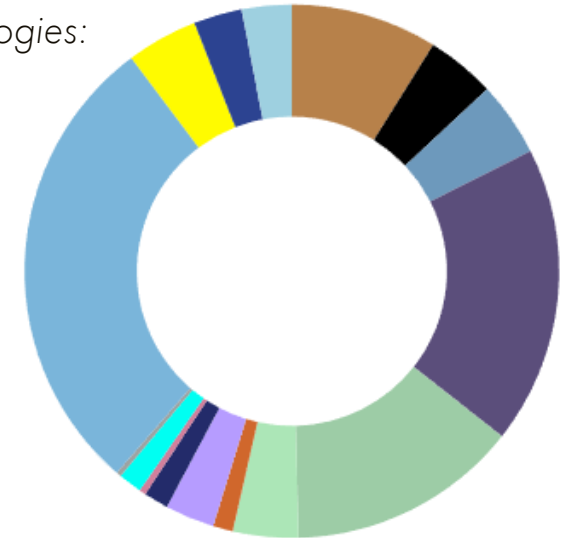
# Rainham

Average **EPC: 64.7 (D)** Average **FAR: 0.4**  
Average **DpH: 21.2**

- Rainham can be accessed locally by the A13 and through Hornchurch from the North, as well as regionally by train and the M25. The rail station lies in the south of the neighbourhood.
- It is close to the small village of Wennington and Beam Park and feels culturally separate from the other parts of the borough. Rainham has a mix of housing types, mostly built early-mid 20th century and some recent regeneration in areas such as Orchard Village.
- It functions as an independent village with a population who tend to work, shop and seek leisure activities there. Rainham has a lively and independent local character. The historic core has many heritage assets for example, the Church of St Helens (Grade I) and Rainham Hall (Grade II\*). These alongside other assets such as the public houses maintains the distinct character in the village centre.
- Rainham is significant for the borough in terms of its historic evolution, with a rich history in industry and trading at the wharf. There is still evidence of a relationship between the centre and the industrial areas.
- The landscape character of the Thames Marshes and Hornchurch Country Park is distinctive - protected and celebrated by nature reserves and new habitat creation schemes.
- Homes north of New Road have more tree coverage than eastern Rainham, however, this is mostly restricted to back gardens.



Typologies:



For further information and comparison see typology key in introductory pages to Section 2

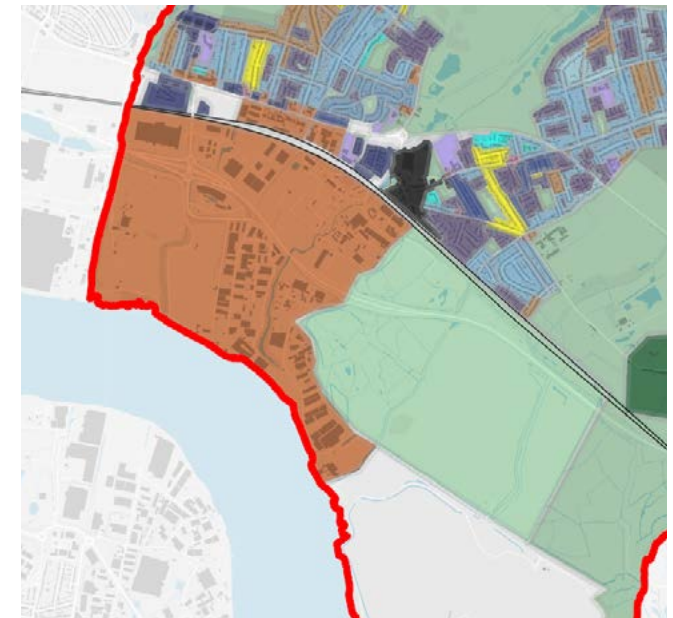
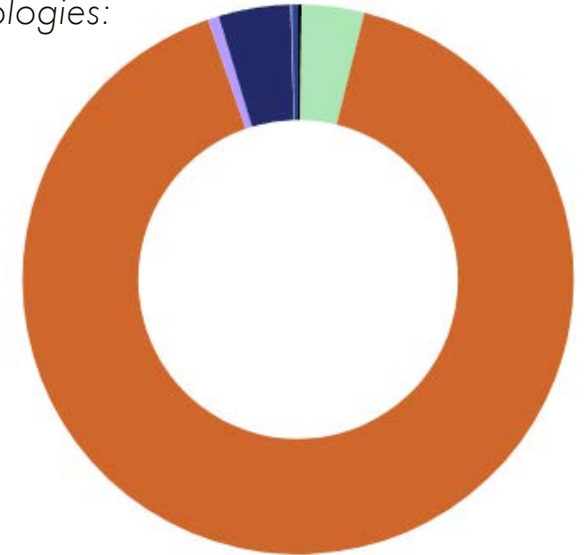
# Rainham Riverside

Average **EPC: 63.4 (D)** Average **FAR: 0.4**  
Average **DpH: 35.1**

- Beam Park is an emerging neighbourhood in the south of the borough, just west of Rainham village. Located on low-lying land, Beam Park has views across the River Thames southwards and south-westwards into central London and docklands. Beam Park is a mix of new residential development, alongside large areas of strategic industrial land.
- There are various housing typologies within the new residential development at Beam Park including apartment blocks and terraced homes in perimeter blocks. Typically new homes are brick and are of high-quality design. Landscape design is yet to fully materialise, however, there are wild green spaces within the industrial land.
- Parts of the neighbourhood are still under construction. When complete, there will be 3000 new homes, a new local centre, a potential new rail station and social infrastructure including schools. The Rainham and Beam Park Strategic Development Area Local Plan policies set out these aspirations. It will bring residents and economic activity to this area and spread out further into the south of the borough – having a regenerative effect.
- A large part of the new Beam Park neighbourhood is being built on the land of the Ford Dagenham plant – which had real significance in the borough's economy in the 20th century.



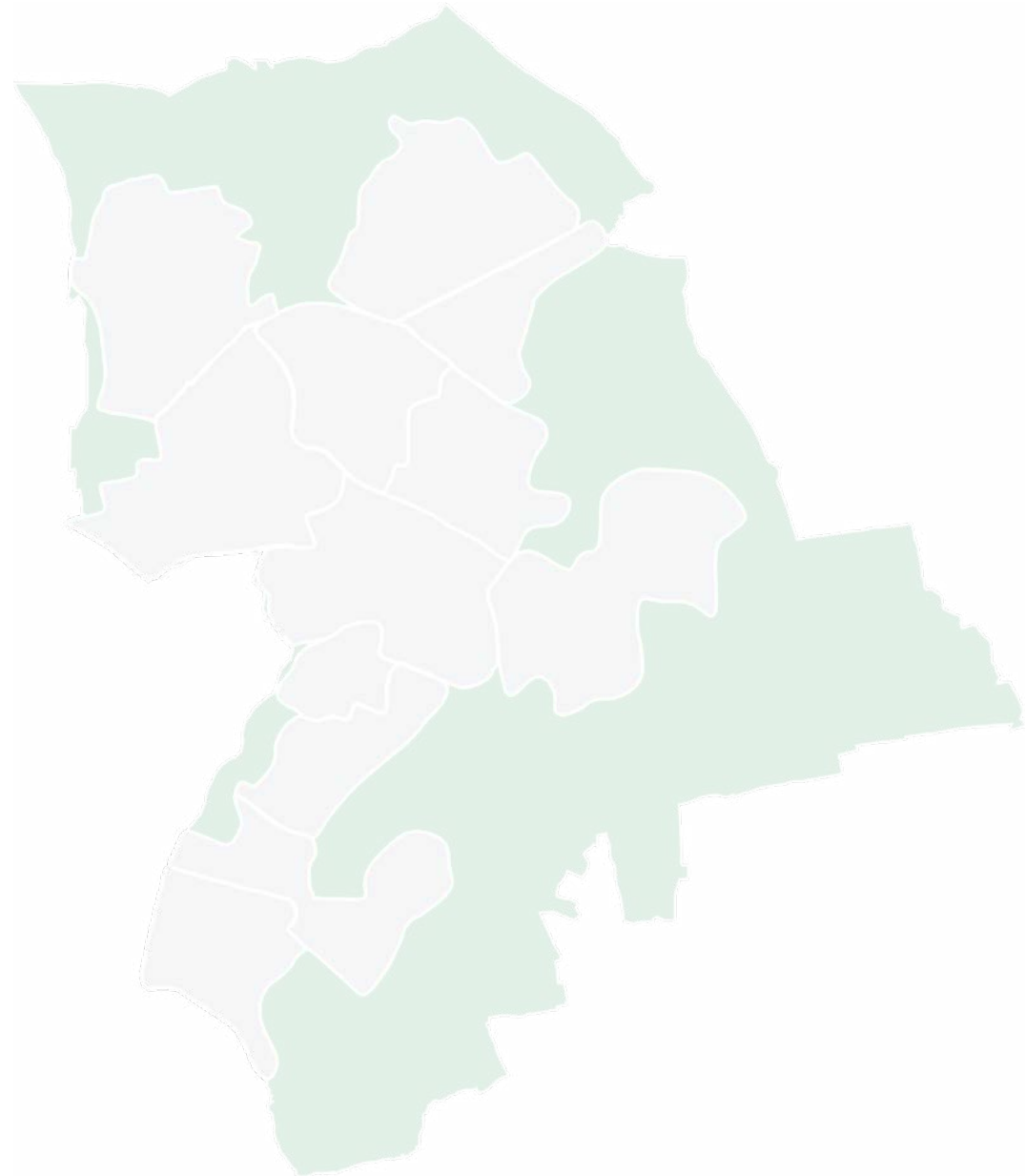
Typologies:



For further information and comparison see typology key in introductory pages to Section 2

# RURAL EDGES

*neighbourhood scale*





# Rural edges

## Rural Edges

The five villages that make up the 'rural edges' category each have unique characteristics but share their location embedded within the rural areas of the borough as a common factor. It is important to note that the 'rural edges' category has the same status within the Havering Character Study as a neighbourhood e.g. Romford, or Gidea Park.

Havering's landscape and natural features underpin the historical evolution of the borough and have shaped its character. Much of Havering's historic landscape survived the 20th century suburban expansion and remain as open land in the form of country and local parks. This aspect was explored within the Stage 1 baseline report.

## Wennington

- Wennington is a small rural village in southern Havering, just east of Rainham. It sits within the Green Belt land that covers 56% of the borough.
- The Grade II\* listed St Mary and St Peter's Church sits in the middle of Wennington village and is a part of its history. The village dates back to the Domesday book.
- In July 2022, Wennington suffered a wildfire, and 18 houses were burnt down. This united the local communities in helping those in need.
- The housing in Wennington is relatively scattered. This includes a string of suburban homes along the Wennington Road and around the Green and other villa houses elsewhere.
- The Thames Marshes are nearby for walking and leisure.



## Havering-atte-Bower

- Havering-atte-Bower is a historic village in the very north of the borough, important in terms of the borough's social and physical evolution. The village dates back to the Domesday Book. It is the location of Bower House, The Round House, Pyrgo Park and the former Havering Palace. These places served as royal retreats from London to Essex.
- The village is characterised by detached cottage-like homes. The roads are country lanes and cars are necessary to move around here.
- The village is nestled in a huge amount of green space, giving an exclusive rural feel.
- The village has a conservation area protecting it and its heritage assets.



## Noak Hill

- Noak Hill is a village in the very north-east corner of the Havering borough.
- The village's housing is mostly bungalows on spacious plots. There are two community centres, St Thomas Church, and light industry.
- The village is surrounded by green space and fields, sitting completely within the Green Belt.

## Ockendons

- The Ockendons area was also part of the medieval parish of Chafford Hundred alongside Corbets Tey, Cranham, Upminster and Rainham's port. It too, was popular for rural escapism from London and this funded the development of local schools and churches as people started to have second homes in the country.
- The village of North Ockendon has not been extended or expanded, and is separate from nearby urban areas. It has a very rural and isolated feel. There is a conservation area protecting heritage assets here, including the Grade I listed St Mary Magdalene church.
- The homes here are detached houses on spacious plots, surrounded by green fields, sitting wholly within Green Belt land.

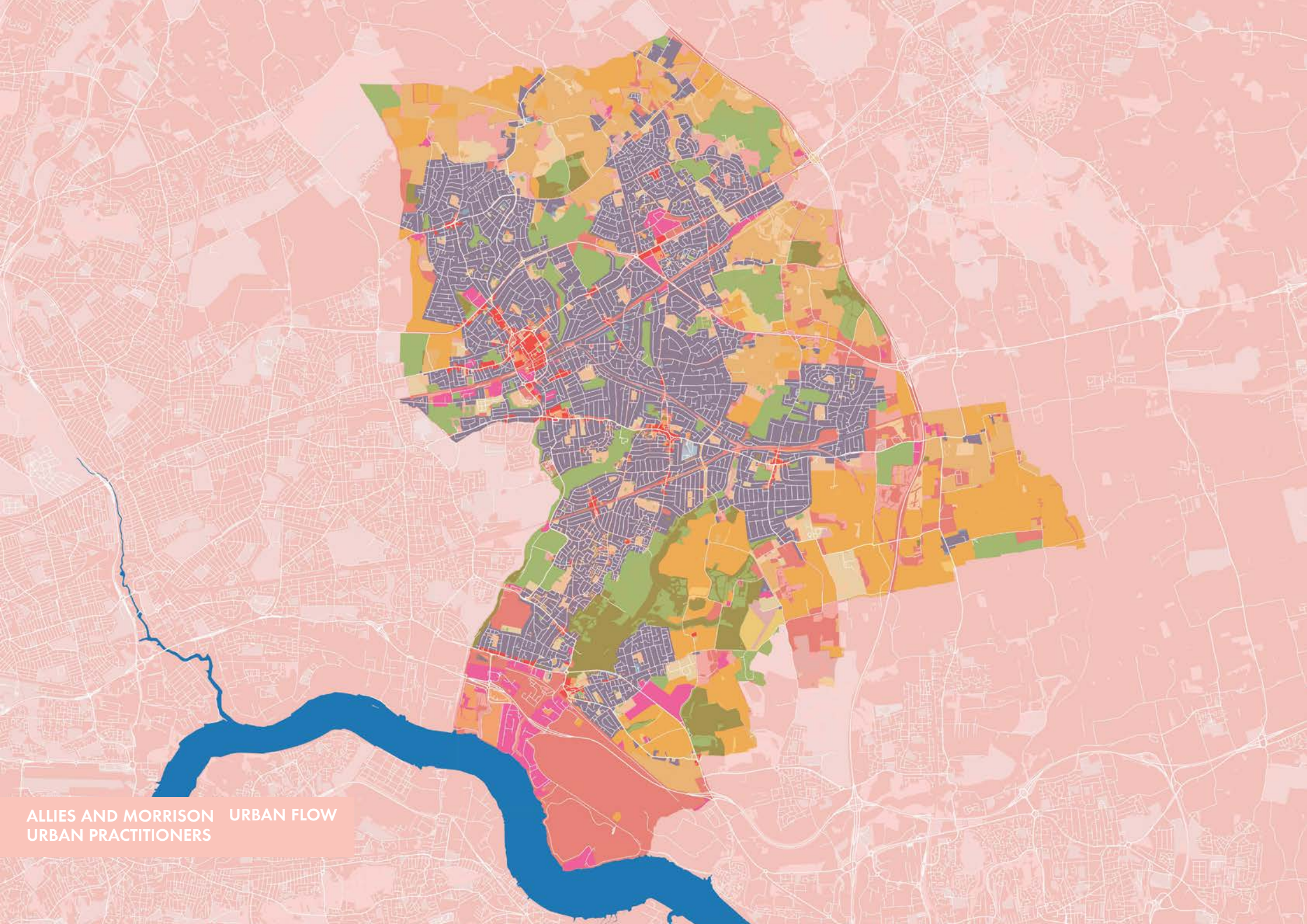


## Corbets Tey

- Corbets Tey is a village that sits just south of Upminster. It was once part of the medieval parish of Chafford Hundred included Cranham, North Ockendon and Upminster, Corbets Tey and Rainham's port.
- The area was an attractive rural retreat and encouraged rural village middle-class living in stark contrast to the poverty of the East end. Corbets Tey has retained its character as a medieval village with many historic landmarks which are now all protected by a conservation area. The village includes a fine-grained historic core of 17th and 18th century listed buildings, in contrast to the suburban residential outside of the village centre.
- The Grade II listed Harwood Hall and its grounds are a strong contributor to the conservation area and village identity.







ALLIES AND MORRISON URBAN FLOW  
URBAN PRACTITIONERS