

Local Heritage List: Rejected Nominations London Borough of Havering



Client:
London Borough of Havering

Date:
June 2024





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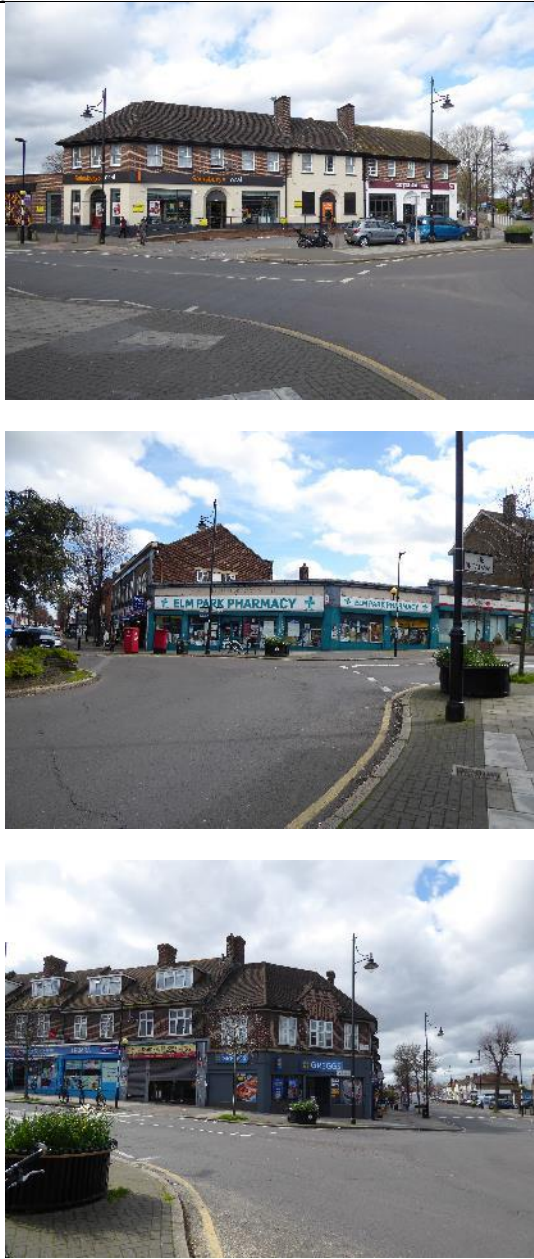
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Elm Park

Elm Parade, Broadway Parade and New Elm Park Court

Section A: General Information

1. Name	Elm Parade, Broadway Parade and New Elm Park Court
2. UID	
3. Address	Elm Parade, Broadway Parade and New Elm Park Court, Elm Park Avenue, Hornchurch
4. Postcode	RM12 4RX
5. Grid Ref	TQ525858
6a. Conservation Area	No
6b. If yes, which CA	



The table contains three photographs of the Elm Park area. The top photograph shows a large, two-story brick building with a tiled roof, likely a pub or community center, situated at a street corner. The middle photograph shows a street corner with a pharmacy named 'ELM PARK PHARMACY' and a blue storefront. The bottom photograph shows another view of the street corner, featuring a brick building and a street sign.



7. Description (Including Asset Type)

Commercial properties located at the roundabout junction of Elm Park Avenue with St Nicholas Avenue and The Broadway. Constructed in 1930s as part of the wider Elm Park residential development.

Elm Parade is located to the north-east, four storeys with shops at ground floor, red brick construction with shallow pitched roof behind parapet. Angled corner with single shopfront fronting roundabout. Parade continues along St Nicholas Avenue and Elm Park Avenue, featuring stone Venetian style windows at first floor to projecting bays and brickwork detailing including round arches to first and second floor window heads and decorative parapets. First and second floor windows largely replacement uPVC, modern shopfronts and signage to ground floors.

Former Elm Park Hotel and public house located to the north west of the roundabout. Two storeys with large windows to ground floor now occupied by shops, sash windows to first floor, red brick elevations under a hipped plain tile roof. Symmetrical frontage to roundabout, central bay projecting and flanked by two chimney stacks. Round arched doorways to ground floor. Modern signage and replacement windows and doors.

Broadway Parade is located to the south west. Two storeys with shopfronts at ground floor and casement windows to first floor. Red brick elevations with hipped plain tile roofs and chimney stacks. Decorative half-dormer detailing above first floor windows with banded brickwork detailing. Single shopfront fronting roundabout, and shopping parade continues along The Broadway and for a shorter length along Elm Park Avenue. Box dormers feature on the roofslopes fronting The Broadway. Windows are largely uPVC replacements with modern shopfronts and signage to ground floor.

Former Grays Cooperative Society Limited building to south-east of roundabout. Single storey with flat roof and large modern shopfront and fascia. Building steps up to two storeys with shopfronts at ground floor on Elm Park Avenue Frontage. Faience work with 'Grays Cooperative Society Limited' signage survives above the modern fascia sign, blue glazed blocks to corners and moulded cornice. Blue glazed blocks to corners of Elm Park Avenue frontage also with pilasters between bays. Shallow stepped pediment to middle bay parapet with moulded cornice. Modern shopfronts and signage, and replacement windows to first floor of Elm Park Avenue elevation.

Section B – Assessment

8. Age	1914-1947
Exact date (if known):	
9. Authenticity	A single significant phase with some alterations and/or extensions
10. Architectural and Artistic Interest	
Some architectural interest as 1930s purpose-built shopping parades with accommodation above, and a 1930s roadside public house. Brickwork detailing to Elm Parade and Broadway Parade adds	

visual interest, and the faience work to the former Cooperative building is also of interest. Building forms and detailing are recognisably 1930s. However, there have been many alterations which have negatively impacted their architectural interest, primarily replacement shopfronts, windows and doors, and modern signage which has obscured or replaced original designs.

11. Historic Interest (Including Social and Communal Interest)

Some historic interest as part of the 1930s planned residential development of Elm Park; an example of inter-war large scale, planned development located on the District Line.

12. Group Value

The four buildings located at the junction of Elm Park Avenue with St Nicholas Avenue and The Broadway together have group value as one of the commercial centres serving the wider Elm Park development. Also group value with the housing and community buildings of the wider estate.

13. Landmark Status / Townscape Value

Some townscape value due to the siting of the buildings at the junction of main thoroughfare through Elm Park and their design fronting the roundabout.

14. Archaeological Interest

Some limited archaeological value of 1930s construction techniques and materials.

15. Overall Condition Good

Notes:


16. Recommended for inclusion No

17. Date of assessment 22/03/2024

Emerson Park

Whittaker Hall

Section A: General Information

1. Name	Whittaker Hall		
2. UID			
3. Address	Whittaker Hall, 1a Woodhall Crescent, Hornchurch		
4. Postcode	RM11 3NN		
5. Grid Ref	TQ549872		
6a. Conservation Area	No		
6b. If yes, which CA			
7. Description (Including Asset Type)	Single storey hall, timber clad elevations under a felt pitched roof. Painted green. UPVC windows and modern door. Ramp with handrail and steps to access door.		


Section B – Assessment

8. Age	1914-1947
Exact date (if known):	
9. Authenticity	A single significant phase with significant alterations and/or extensions
10. Architectural and Artistic Interest	Very limited architectural interest. Pre-fabricated building, clad in modern timber with a modern felt roof. Replacement windows and doors. No architectural detailing of note. The building was relocated and refurbished in the late 1980s.
11. Historic Interest (Including Social and Communal Interest)	Some historic interest as a former building associated with RAF Hornchurch. Originally constructed as a dispersal hut, it was relocated to Billet Lane for use as an office and was then relocated to its present site in the late 1980s for use by the Havering Association for People with Disabilities (HAD). Its use by HAD gives the building social and communal interest as an important community asset, however, its historic interest has been undermined due to its relocation and loss of original context and its rebuilding.
12. Group Value	Any group value with surviving structures of RAF Hornchurch is limited due to the building's relocation.
13. Landmark Status / Townscape Value	

Limited townscape value due to its scale and position within the site.	
14. Archaeological Interest	
Any archaeological interest in the original fabric of the building has been undermined by subsequent alterations.	
15. Overall Condition	Good
Notes:	
16. Recommended for inclusion	No
17. Date of assessment	22/03/2023

Woodlands Avenue

Section A: General Information

1. Name	Woodlands Avenue	
2. UID		
3. Address	Woodlands Avenue, Hornchurch	
4. Postcode	RM11 2QU	
5. Grid Ref	TQ542885	
6a. Conservation Area	No	
6b. If yes, which CA		
7. Description (Including Asset Type)		
<p>Specific buildings have not been nominated; nomination suggests original 1920s houses in the Emerson Park area, such as Woodlands Avenue, may be of local interest.</p> <p>The houses along Woodlands Avenue and adjoining roads have been considered.</p> <p>Originally laid out in the 1920s with detached houses occupying large plots, the houses along Woodlands Avenue have been extensively altered and extended, and in many cases entirely rebuilt. Original houses appear to have been one-off designs in a broadly Arts and Crafts style with rendered elevations, clay plain tile roofs, and features including catslide roofs, dormers and casement windows. In comparison to the extensive alterations to other houses, there are some relatively unaltered examples at nos. 26, 28, and 30, amongst a handful of others. The houses are two storeys with rendered elevations, tiled roofs and casement windows. No. 28 has a prominent Dutch gable to the front elevation and no. 30 has street-facing gables and a central canted oriel window over a shallow hooded storm porch.</p>		

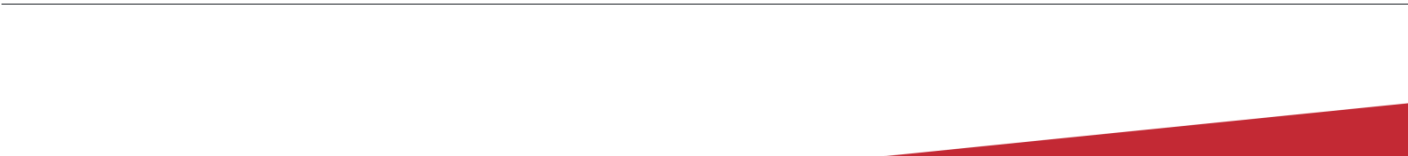
Section B – Assessment

8. Age	1914-1947
Exact date (if known):	
9. Authenticity	A single significant phase with significant alterations and/or extensions
10. Architectural and Artistic Interest	
<p>The architectural interest of most of the houses in the Woodlands Avenue area has been limited and undermined by substantial alteration and rebuilding. There are some examples of houses with fewer alterations including those at nos. 26, 28 and 30, however, the architectural interest of these buildings is also limited despite some interesting features such as the Dutch gable at no. 28. The houses are not considered to have a notable degree of architectural or artistic interest.</p>	
11. Historic Interest (Including Social and Communal Interest)	
Some historic interest as part of the 1920s residential development of the wider area.	
12. Group Value	
Some group value with other 1920s houses, where they have survived. However, the degree of rebuilding and alteration to the houses is substantial.	
13. Landmark Status / Townscape Value	

Limited townscape value due to the scale and degree of alteration.	
14. Archaeological Interest	
Limited archaeological interest due to the loss of historic fabric and the degree of alteration.	
15. Overall Condition	Poor
Notes:	Considering the original 1920s houses, their survival rate is poor.
16. Recommended for inclusion	No
17. Date of assessment	22/03/2024

Gooshays

No nominations rejected



Hacton

No nominations rejected




Harold Wood

No nominations rejected



The King Harold Public House, Station Road

Section A: General Information

1. Name	The King Harold Public House	
2. UID		
3. Address	51 Station Rd, Romford	
4. Postcode	RM3 0BS	
5. Grid Ref	TQ 54871 90698	
6a. Conservation Area	No	
6b. If yes, which CA		
7. Description (Including Asset Type)	<p>A two-storey purpose-built Public House constructed in 1868. Yellow stock brick construction later rendered. T-shape on plan with a pronounced gable projection to the front inscribed with '1868', steep cross gabled tiled roof, main range has half-hipped end behind the axial stacks, three chimney stacks protrude through the ridge of the rear range. Later extensions at either end of the building, various flat roof rear extensions.</p>	

Section B – Assessment

8. Age	1840-1913
Exact date (if known):	1868
9. Authenticity	A single significant phase with significant alterations and/or extensions
10. Architectural and Artistic Interest	<p>The King Harold Hotel was originally a handsome public house in simple design typical of contemporary suburban domestic style pub architecture. However, the original brick exterior including the prominent chimney stacks have been rendered, front bay widened at ground level and the original principal access converted into a window, new doorway inserted, the roof covering changed to tiles from slates and original decorative bargeboards in the gables are lost. Timber porch added to the front and the incongruous large extensions at both ends and to the rear have harmed its architectural interest. Interior have been altered.</p>
11. Historic Interest (Including Social and Communal Interest)	

The pub is one of the earliest buildings in the area, constructed as King Harold Hotel when a group of local builders formed Harold Wood Estate Company to start a residential development following the arrival of the railway in the 1860s. The first landlord of the King Harold, Stephen Moore, had appointed a “hotel keeper” by the time of the 1871 Census. Initially it served local farm workers, but also commuters using the newly opened Harold Wood Station, which also dates from 1868.



Havering Local Studies Library



Historic photo of the building available at <https://www.hwhpra.org.uk/2018/06/17/in-the-beginning-an-historical-view-of-harold-wood/>

12. Group Value

N/A

13. Landmark Status / Townscape Value

Its location at a corner plot, wide frontage and the distinctive roofscape contribute to its landmark qualities.

14. Archaeological Interest

There may be some archaeological value from the remaining nineteenth century fabric. However, substantial extensions and alterations have affected the archaeological value.

15. Overall Condition

Fair

Notes:

Not recognised as a non-designated heritage asset during previous planning application and subsequent appeal

16. Recommended for inclusion

No

17. Date of assessment

12/02/2024

Havering-atte-Bower




Hylands & Harrow Lodge



Sensory Garden Harrow Lodge Park

Section A: General Information

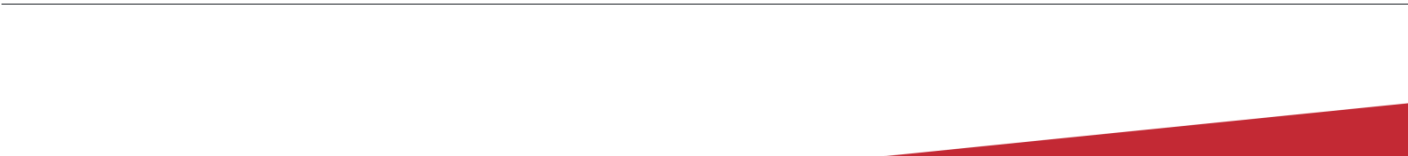
1. Name	Sensory Garden at Harrow Lodge Park	
2. UID		
3. Address	Harrow Lodge, Hornchurch Rd, Hornchurch	
4. Postcode	RM11 1JU	
5. Grid Ref	TQ 53084 87027	
6a. Conservation Area	No	
6b. If yes, which CA		
7. Description (Including Asset Type)	<p>A designed walled garden designated for outdoor recreational space for sensory impairments. It was created at the time when Harrow Lodge was used as Hornchurch Library. The garden is lined with sensory plants to touch, and smell dedicated for residents with sensory impairments. In addition to the aromatic plants, wider pathways and a centrepiece dolphin fountain creating sound for visitors were key features. Entrance gateway with metal arch inscribed with 'GARDEN FOR THE BLIND'.</p>	

Section B – Assessment

8. Age	Post 1947	
Exact date (if known):	1961	
9. Authenticity	A single significant phase and which is largely intact	
10. Architectural and Artistic Interest	N/A	
11. Historic Interest (Including Social and Communal Interest)	Strong social and communal value.	
12. Group Value	N/A	
13. Landmark Status / Townscape Value	N/A	
14. Archaeological Interest	N/A	
15. Overall Condition	Good	
Notes:	Will be added to the description of Harrow Lodge (locally listed) as part of its setting and social and communal value.	
16. Recommended for inclusion	No	
17. Date of assessment	12/02/2024	

Marshalls & Rise Park

No nominations rejected




Mawneys



Collier Row Library

Section A: General Information

1. Name	Collier Row Library	
2. UID		
3. Address	45 Collier Row Rd, Collier Row, Romford	
4. Postcode	RM5 3NR	
5. Grid Ref	TQ 49762 91058	
6a. Conservation Area	No	
6b. If yes, which CA		
7. Description (Including Asset Type)		
Collier Row Branch Library, Timber and glazed structure constructed on brick plinth. Rectangular on plan, flat roof with raised clerestory, cladded fascia.		

Section B – Assessment

8. Age	Post 1947
Exact date (if known):	1964
9. Authenticity	A single significant phase and which is largely intact
10. Architectural and Artistic Interest	
1960s lightweight glazed structure with a flat roof.	
11. Historic Interest (Including Social and Communal Interest)	



A 1980s photo of the building (Havering Local Studies Library)

Collier Row Branch Library was opened in 1964. The long-standing use of the building as a local library contributes to its social and communal value.

12. Group Value

N/A

13. Landmark Status / Townscape Value

N/A

14. Archaeological Interest

N/A

15. Overall Condition

Good

Notes:

16. Recommended for inclusion

No

17. Date of assessment


12/02/2024

Rainham & Wennington

Phoenix Buildings

Section A: General Information

1. Name	Phoenix Buildings	
2. UID		
3. Address	9-1 Phoenix Buildings	
	Upminster Road South RAINHAM	
4. Postcode	RM13 9AX	
5. Grid Ref	TQ 52671 82436	
6a. Conservation Area	No	
6b. If yes, which CA		

		
7. Description (Including Asset Type) No photograph available as access is private and gated. Limited details in nomination. Identified only through historic mapping, as a group of terraced dwellings, set back from Upminster Road South down a narrow alley, established by 1862. There are difficulties in gaining access to the dwellings as the alley is private access only. The buildings appear to have undergone significant alteration, reducing their architectural interest.		

Section B – Assessment

8. Age	Choose an item.
Exact date (if known):	C 1860
9. Authenticity	A single significant phase with significant alterations and/or extensions
10. Architectural and Artistic Interest	
Limited architectural interest. Constructed as a terrace of six dwellings, facing west, with rear gardens to the east. Few if any historic features or finishes survive. All windows have been replaced and openings altered. The roof cladding has been replaced and the exteriors rendered. Chimneys have been reduced or demolished.	
11. Historic Interest (Including Social and Communal Interest)	
Some limited historic interest as early dwellings in the vicinity. The dwellings may have been built as accommodation for workers at nearby manufacturing sites and factories,	
12. Group Value	
The six dwellings form a group. No other association with nearby historic buildings.	
13. Landmark Status / Townscape Value	
Low landmark status and townscape value.	
14. Archaeological Interest	
Limited evidential value regarding early settlement in the area.	
15. Overall Condition	Unknown
Notes:	

16. Recommended for inclusion	No
17. Date of assessment	20/03/2024

The Old Co-Op

Section A: General Information


1. Name	Old Co-Op
2. UID	
3. Address	Unknown
4. Postcode	Unknown
5. Grid Ref	Unknown
6a. Conservation Area	Choose an item.
6b. If yes, which CA	
7. Description (Including Asset Type)	
Insufficient information in nomination form. Location of the building unknown.	

Section B – Assessment

8. Age	Choose an item.
Exact date (if known):	
9. Authenticity	Choose an item.
10. Architectural and Artistic Interest	
N/A	
11. Historic Interest (Including Social and Communal Interest)	
N/A	
12. Group Value	
N/A	
13. Landmark Status / Townscape Value	
N/A	
14. Archaeological Interest	
N/A	
15. Overall Condition	Unknown
Notes:	
16. Recommended for inclusion	No
17. Date of assessment	20/02/2024

Cauliflower Public House

Section A: General Information

1. Name	Cauliflower Public House	
2. UID		
3. Address	58/66 Upminster Road South Rainham	
4. Postcode	RM13 9AA	
5. Grid Ref	TQ 52310 82264	
6a. Conservation Area	No	
6b. If yes, which CA		
7. Description (Including Asset Type)		
Cauliflower Public House. Detached building, two storeys. Two wings at either side with front facing gables, covered with hanging tiles. Wings have projecting bay windows to ground and first floor. Two columns supporting entrance canopy.		

Section B – Assessment

8. Age	1914-1947
Exact date (if known):	
9. Authenticity	A single significant phase with some alterations and/or extensions
10. Architectural and Artistic Interest	
Some architectural interest as a recognisable inter-War public house.	
Detached, two storey building, tiled roof and rendered – some exposed brick to the side. Two wings at either side with front facing gables, covered with hanging tiles, exposed rafter feet. Wings have projecting bay windows to ground and first floor. Two columns supporting entrance canopy.	
The prominent bay windows at first floor level have all been replaced with uPVC and other significant alterations include the removal of a chimney and external stack to the west. Timber windows remain on ground floor to the front, although unlikely to be original. Large and prominent fascia signage with name advertising the restaurant. The original architectural interest of the building has been diminished by later alterations.	
11. Historic Interest (Including Social and Communal Interest)	
Historic mapping indicates an earlier Beer House on the site in the late nineteenth century (1890s). The current building is first shown on the OS map surveyed 1939, Published: 1947. Some communal value as a former public house, though the continuity is somewhat diminished now by its change in use.	
12. Group Value	
No known association with other historic buildings.	
13. Landmark Status / Townscape Value	

A distinctive building within the street scene	
14. Archaeological Interest	
Limited archaeological interest evidencing the development of the area.	
15. Overall Condition	Good
Notes:	The building retains some architectural value, but this has been severely reduced due to alterations over time.
16. Recommended for inclusion	No
17. Date of assessment	20/03/24

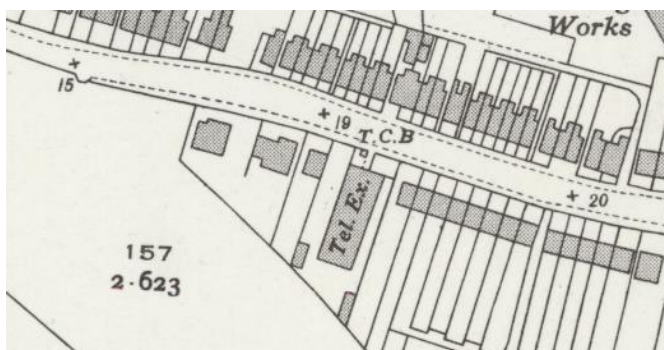
Former Rainham Telephone Exchange

Section A: General Information

1. Name	Former Rainham Telephone Exchange	
2. UID		
3. Address	Christine Court 44 Wennington Road Rainham	
4. Postcode	RM13 9UB	
5. Grid Ref	TQ 52296 82043	
6a. Conservation Area	No	
6b. If yes, which CA		
7. Description (Including Asset Type)		
A two storey, box-like building with a flat roof, rendered exterior. Three bays to façade, with greater depth behind, extending for roughly 9 bays. Window openings and entrance have keystones.		

Section B – Assessment

8. Age	1914-1947
Exact date (if known):	
9. Authenticity	Choose an item.
10. Architectural and Artistic Interest	



OS Map: Revised: 1939, Published: 1947


The building retains some limited architectural interest, which has been reduced by unsympathetic changes resulting from its conversion to residential use. It is a simple building, without much ornamentation, apart from keystones over openings and a long central, 1st floor metal window to the façade (possibly original). Yet it has a clear early-mid twentieth century character.

<p>The windows have been unsympathetically replaced, with ill-fitting uPVC units. The original iron railings fronting the street appear to have survived. The building appears on the 1939 (surveyed) OS map, but not on the Revised: 1915, Published: 1920 OS map. It was probably originally of exposed brick, which has now been obscured by render on all facades.</p>	
<p>11. Historic Interest (Including Social and Communal Interest)</p>	
<p>The building has some historic interest and communal value, due to its original function as the local telephone exchange. However, other, better preserved telephone exchange buildings survive in the borough.</p>	
<p>12. Group Value</p>	
<p>No known association with other nearby historic buildings.</p>	
<p>13. Landmark Status / Townscape Value</p>	
<p>The building has some landmark/townscape value, being distinctive in appearance. Its size, shape and character are notably different from the terraced dwellings in the vicinity.</p>	
<p>14. Archaeological Interest</p>	
<p>The building provides evidence for human activity in the past, in particular the evolution of technology and communications.</p>	
<p>15. Overall Condition</p>	<p>Fair</p>
<p>Notes:</p>	<p>Other, better preserved telephone exchange buildings survive in the Borough (for example, on Butts Green Road.</p>
<p>16. Recommended for inclusion</p>	<p>No</p>
<p>17. Date of assessment</p>	<p>21/03/2024</p>

Rush Green & Crowlands

97-99 Mawney Road, Romford

Section A: General Information

1. Name	97-99 Mawney Road, Romford	
2. UID		
3. Address	97-99 Mawney Rd, Romford	
4. Postcode	RM7 7JA	
5. Grid Ref	TQ 50364 88944	
6a. Conservation Area	No	
6b. If yes, which CA		
7. Description (Including Asset Type)		
<p>A pair of late-nineteenth century semi-detached houses, two-storey yellow stock brick construction, red brick facade, each with two bays in a mirrored plan to form creating a symmetrical facade. Tiled roof divided with party parapet, 97 with plain tile roof and 99 with concrete tile roof. Tall chimney stack on party wall, two-storey canted bays with pronounced gables either side of later canopy with decorative scrolled brackets, small oriel windows in the side elevations. Wide segmental arched windows on first floor. Some replacement windows and doors.</p>		

Section B – Assessment

8. Age	1840-1913
Exact date (if known):	
9. Authenticity	A single significant phase with some alterations and/or extensions
10. Architectural and Artistic Interest	
Generally, a good quality late nineteenth century building with some attractive detailing. However, alterations to the exterior including cement tiles to the roof, loss of timber detailing to one gable and replacement UPVC windows have adversely affected its architectural interest and authenticity.	
11. Historic Interest (Including Social and Communal Interest)	
No known historic association. Generally, as part of the development of Mawney Road, the property represents the outward expansion of Romford in the nineteenth century.	
12. Group Value	
N/A	
13. Landmark Status / Townscape Value	
N/A	
14. Archaeological Interest	
Some archaeological interest in the original fabric of the building.	
15. Overall Condition	Good

Notes:	Degree of alteration has lessened architectural interest and as a late nineteenth century building it is not rare or unique.
16. Recommended for inclusion	No
17. Date of assessment	28/03/2024

51 Mildmay Road, Romford

Section A: General Information

1. Name	51 Mildmay Road, Romford	
2. UID		
3. Address	51 Mildmay Rd, Romford	
4. Postcode	RM7 7DA	
5. Grid Ref	TQ 50455 88797	
6a. Conservation Area	No	
6b. If yes, which CA		
7. Description (Including Asset Type)		
<p>Two-storey detached house, red bricks and yellow stock brick façade, shallow gable roof overhang with decorative bargeboards. Timber double hung sashes on first floor under flat arches. Ground floor canted bay supported on columns. Two-storey mono-pitch extension to the rear.</p>		


Section B – Assessment

8. Age	1840-1913
Exact date (if known):	
9. Authenticity	A single significant phase with some alterations and/or extensions
10. Architectural and Artistic Interest	
<p>Typical detached house contemporary to the development of this part of Romford in the last decade of nineteenth century. Attractive detailing but limited architectural interest.</p>	
11. Historic Interest (Including Social and Communal Interest)	
<p>No known historic association. Generally, the building represents the outward expansion of Romford in the nineteenth century.</p>	
12. Group Value	
N/A	
13. Landmark Status / Townscape Value	
<p>The building makes a positive contribution to the streetscene.</p>	
14. Archaeological Interest	
<p>Some archaeological interest vested in its original fabric.</p>	
15. Overall Condition	Good
Notes:	

16. Recommended for inclusion	No
17. Date of assessment	28/03/2024

46 Palm Road, Romford

Section A: General Information

1. Name	46 Palm Road, Romford	
2. UID		
3. Address	46 Palm Rd, Romford	
4. Postcode	RM7 7AR	
5. Grid Ref	TQ 50315 88703	
6a. Conservation Area	No	
6b. If yes, which CA		
7. Description (Including Asset Type)		
Two-storey yellow stock brick construction, painted, under slate roof. tall window openings to first floor, square bay windows with lean-to roof and modern canopy over front door. Stone plaque on front elevation with 1901 date and name 'Balmoral Villa'. All windows poor quality UPVC replacements.		

Section B – Assessment

8. Age	1840-1913	
Exact date (if known):	1901	
9. Authenticity	A single significant phase with some alterations and/or extensions	
10. Architectural and Artistic Interest		
Although recognisably late Victorian in date, the building has limited architectural interest. Modern canopy and poor quality UPVC windows are detrimental.		
11. Historic Interest (Including Social and Communal Interest)		
No known historic association but as one of the first properties at the southern end of Palm Road, it illustrates Romford's growth in the late nineteenth century.		
12. Group Value		
N/A		
13. Landmark Status / Townscape Value		
No landmark quality but as one of the earlier properties it makes some contribution to the streetscene at Palm Road.		
14. Archaeological Interest		
Some archaeological interest vested in its surviving original fabric.		
15. Overall Condition	Good	
Notes:		
16. Recommended for inclusion	No	
17. Date of assessment	28/03/2024	

157-159 Pretoria Road, Romford

Section A: General Information

1. Name	157-159 Pretoria Road, Romford	
2. UID		
3. Address	157-159 Pretoria Rd, Romford	
4. Postcode	RM7 7BB	
5. Grid Ref	TQ 50104 89110	
6a. Conservation Area	No	
6b. If yes, which CA		
7. Description (Including Asset Type)		
<p>A pair of late Victorian villa style semi-detached houses named 'York Villa' and 'Rose Lea'. Yellow stock brick construction with horizontal bands of red bricks, double height canted bay windows with faux-timbered gables and decorative bargeboards. Tiled roof, two shared chimney stacks either side of the ridge, semi-circular arched opening to recessed porch. No. 157 has an unsympathetic UPVC door fitted, single storey rear extensions.</p>		

Section B – Assessment

8. Age	1840-1913	
Exact date (if known):		
9. Authenticity	A single significant phase with some alterations and/or extensions	
10. Architectural and Artistic Interest		
<p>The architectural interest of the buildings derives from their Victorian character, form and detailing, however, there are limited architectural details of particular quality. UPVC windows doors adversely affected its interest.</p>		
11. Historic Interest (Including Social and Communal Interest)		
<p>No known historic association but generally these houses represent the late-nineteenth century growth of Romford.</p>		
12. Group Value		
<p>They form a group with no.155 which was constructed at a similar date.</p>		
13. Landmark Status / Townscape Value		
<p>The pronounced gables to the front and symmetrical façade makes a positive contribution to the streetscene.</p>		
14. Archaeological Interest		
<p>Some archaeological interest vested in their surviving original fabric.</p>		
15. Overall Condition	Good	
Notes:		
16. Recommended for inclusion	No	
17. Date of assessment	28/03/2024	

Squirrels Heath

Pilots' dispersal hut, Ardleigh Green Road

Section A: General Information

1. Name	Pilots' dispersal hut, Ardleigh Green Road	
2. UID		
3. Address	124 Ardleigh Grn Rd, Hornchurch	
4. Postcode	RM11 2SH	
5. Grid Ref	TQ 53971 89652	
6a. Conservation Area	No	
6b. If yes, which CA		
7. Description (Including Asset Type)		
A single-story timber-framed hut located next to the Ardleigh Public House. Timber cladded exterior and felt roof, significantly dilapidated condition.		



Section B – Assessment

8. Age	1914-1947	
Exact date (if known):		
9. Authenticity	A single significant phase with some alterations and/or extensions	
10. Architectural and Artistic Interest		
Purpose-built pilots' dispersal hut for Hornchurch airfield during the Second World War but possibly relocated in its current location.		
11. Historic Interest (Including Social and Communal Interest)		
The building is of local historic interest due to its association with RAF Hornchurch and World War II. The airfield operated during both world wars, defending London and the southeast of England from German bombers during the Battle of Britain.		
12. Group Value		
The structure has lost its context and former group value with other RAF Hornchurch buildings.		
13. Landmark Status / Townscape Value		
N/A		
14. Archaeological Interest		
N/A		
15. Overall Condition	Very Poor	
Notes:		
16. Recommended for inclusion	No	
17. Date of assessment	31/01/2024	

St Alban's

3-9 Princes Road, Romford

Section A: General Information

1. Name	3-9 Princes Road, Romford		
2. UID		 <p style="text-align: center;"><i>Nos. 3-5 Princes Road</i></p>  <p style="text-align: center;"><i>Nos. 7-9 Princes Road</i></p>	
3. Address	3-9 Princes Road, Romford		
4. Postcode	RM1 2SR		
5. Grid Ref	TQ 52158 88674		
6a. Conservation Area	No		
6b. If yes, which CA			
7. Description (Including Asset Type)			
<p>Two pairs of Victorian semi-detached houses, yellow stock bricks, no.3 rendered. Symmetric facades with mirror configuration comprising canted bays, full height at nos.3-5 but single storey bays at nos. 7-9 and semi-circular recessed arched entrances. No. 7 has two front dormers. Garden wall between nos. 3 and 5. Roof form altered by hip to gable conversion and rear box dormer, all properties have modern extensions.</p>			

Section B – Assessment

8. Age	1840-1913
Exact date (if known):	
9. Authenticity	A single significant phase with significant alterations and/or extensions
10. Architectural and Artistic Interest	
<p>The architectural interest of the buildings deriving from their Victorian character, form and detailing have been adversely affected by the alterations, particularly in the roof form. The facades are less altered, the stucco dressed canted bays, decorative semicircular arches to nos. 3-5 are of interest. front garden wall to no.3 is highly incongruous. All modern uPVC windows are negative.</p>	
11. Historic Interest (Including Social and Communal Interest)	

No known historic association. These houses represent the late-nineteenth century growth of Romford.	
12. Group Value	
These buildings share group value between them but the alterations have marred shared architectural interest.	
13. Landmark Status / Townscape Value	
They make neutral contribution to the streetscene and local townscape.	
14. Archaeological Interest	
There is some archaeological interest in the surviving original fabric of the building.	
15. Overall Condition	Good
Notes:	
16. Recommended for inclusion	No
17. Date of assessment	12/02/2024

17 Princes Road, Romford

Section A: General Information

1. Name	17 Princes Road, Romford	
2. UID		
3. Address	17 Princes Road, Romford	
4. Postcode	RM1 2SR	
5. Grid Ref	TQ 52167 88633	
6a. Conservation Area	No	
6b. If yes, which CA		
7. Description (Including Asset Type)		
No. 17 is one of a Victorian semi-detached pair. Yellow stock bricks, single storey bay window, semi-circular arched storm porch. Modern extension to the rear.		



No. 17 Princes Road

Section B – Assessment

8. Age	1840-1913	
Exact date (if known):		
9. Authenticity	A single significant phase with significant alterations and/or extensions	
10. Architectural and Artistic Interest		
The architectural interest of the buildings derives from their Victorian character, form and detailing. Canted bay windows and decorative semi-circular arched porch are of interest. Modern UPVC windows and extension have detracted from the building's interest.		
11. Historic Interest (Including Social and Communal Interest)		
No known historic association but generally these houses represent the late-nineteenth century growth of Romford.		
12. Group Value		
n/a		
13. Landmark Status / Townscape Value		
n/a		
14. Archaeological Interest		
There is some archaeological interest in the surviving original fabric of these buildings.		
15. Overall Condition	Good	
Notes:		
16. Recommended for inclusion	No	
17. Date of assessment	12/02/2024	

31-35 Princes Road, Romford

Section A: General Information

1. Name	31-35 Princes Road, Romford		
2. UID		 <p style="text-align: center;"><i>No. 31 Princes Road</i></p>  <p style="text-align: center;"><i>Nos. 33-35 Princes Road</i></p>	
3. Address	31-35 Princes Road, Romford		
4. Postcode	RM1 2SP		
5. Grid Ref	TQ 52202 88542		
6a. Conservation Area	No		
6b. If yes, which CA			
7. Description (Including Asset Type)			
<p>One detached and a pair of semi-detached Victorian houses constructed of yellow stock bricks. Double height canted bays to the front, Semi-detached pair have symmetric facades in mirror configuration, semi-circular recessed arched entrances with keystones. Deep two-storey modern extension to the rear of no. 31, two-storey side extension to no. 35. No.31 is named 'Lilydale'; nos. 33-35 are named 'Horton' and 'Bolton'.</p>			

Section B – Assessment

8. Age	1840-1913
Exact date (if known):	
9. Authenticity	A single significant phase with significant alterations and/or extensions
10. Architectural and Artistic Interest	
<p>The architectural interest of the buildings deriving from their Victorian character, form and detailing. The balance between the semi-detached pair has been lost due to the two-storey side extension to no. 35. The stucco dressed canted bay windows and decorative semicircular arched porches are of interest. No. 35 has modern uPVC windows to the front.</p>	
11. Historic Interest (Including Social and Communal Interest)	

No known historic association to these properties but generally represent the late-nineteenth century growth of Romford.	
12. Group Value	
These properties share group value between them because of the uniformity in their form and architectural detailing.	
13. Landmark Status / Townscape Value	
Nos. 31-35 make a neutral contribution to the streetscene and local townscape.	
14. Archaeological Interest	
There is some archaeological interest in the surviving original fabric of these buildings.	
15. Overall Condition	Good
Notes:	
16. Recommended for inclusion	No
17. Date of assessment	12/02/2024

37-39 Princes Road, Romford

Section A: General Information

1. Name	37-39 Princes Road, Romford		
2. UID			
3. Address	37-39 Princes Road, Romford		
4. Postcode	RM1 2SP		
5. Grid Ref	TQ 52211 88522		
6a. Conservation Area	No		
6b. If yes, which CA			
7. Description (Including Asset Type)	<p>Victorian semi-detached houses named 'Flora Villas', two-storey, yellow stock bricks but no.39 rendered pebble dash. Two bays mirrored configuration originally formed a symmetrical façade but unbalanced with a large two-storey side extension to no.39. Tilled shallow hip roof, chimney stacks on side elevation but removed from no.37, roof eave overhang supported on decorative brackets. Shallow segmental arched windows on first floor, ground floor canted bay windows on cast iron columns.</p>		

Section B – Assessment

8. Age	1840-1913	
Exact date (if known):		
9. Authenticity	A single significant phase with significant alterations and/or extensions	
10. Architectural and Artistic Interest	No notable architectural features of interest. The balance between the semidetached pair has been completely lost by the large side extension to no.39 and variable exterior to the front.	
11. Historic Interest (Including Social and Communal Interest)	No known historic association. This building is one of the earliest buildings on the street and represent the late-nineteenth century growth of Romford.	
12. Group Value	The intrinsic group value between the pair has been adversely diluted by the modern alterations and extensions.	
13. Landmark Status / Townscape Value	Nos. 37-39 make a neutral contribution to the streetscene and local townscape.	
14. Archaeological Interest	There is some archaeological interest in the surviving original fabric of the building.	
15. Overall Condition	Good	
Notes:		
16. Recommended for inclusion	No	

17. Date of assessment	12/02/2024
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5 King's Road, Romford

Section A: General Information

1. Name	5 King's Road, Romford		
2. UID			
3. Address	5 King's Road, Romford		
4. Postcode	RM1 2ST		
5. Grid Ref	TQ 52106 88568		
6a. Conservation Area	No		
6b. If yes, which CA			
7. Description (Including Asset Type)			
Late-nineteenth century detached house with a pronounced gable to the front and significant overhang of the roof covering full height canted bay. Yellow stock brick construction, pebble dashed side elevation. Recessed porch under semi-circular arch. Two storey extension to the rear, all UPVC replacement windows.			

Section B – Assessment

8. Age	1840-1913	
Exact date (if known):		
9. Authenticity	A single significant phase with some alterations and/or extensions	
10. Architectural and Artistic Interest		
The building represents good quality late nineteenth century house. The full height bay windows with decorative surroundings and decorating porch are of interest. pebble-dashed side elevation and UPVC window affected its architectural interest.		
11. Historic Interest (Including Social and Communal Interest)		
No known notable historic association. Constructed as part of the late nineteenth century growth of Romford.		
12. Group Value		
The building share group value with no.3 King's Road.		
13. Landmark Status / Townscape Value		
The building makes a neutral contribution to the streetscene and local townscape value.		
14. Archaeological Interest		
Some archaeological interest derives from the surviving original fabric of the building.		
15. Overall Condition	Good	
Notes:		
16. Recommended for inclusion	No	
17. Date of assessment	12/02/2024	

2-6 King's Road, Romford

Section A: General Information

1. Name	2-6 King's Road, Romford	
2. UID		
3. Address	2-6 King's Road, Romford	
4. Postcode	RM1 2ST	
5. Grid Ref	TQ 52103 88538	
6a. Conservation Area	No	
6b. If yes, which CA		
7. Description (Including Asset Type)	<p>One detached and a pair of semidetached late Victorian houses constructed of yellow stock bricks. Double height canted bays to the front, Semi-detached pair have symmetric facades in mirror configuration, recessed porches under flat arches. Roofs have been altered with rooflights to the front and rear, the entire rear roof of no.4 has been extended with a flat roof, extensions to the rear. All UPVC windows.</p>	

Section B – Assessment

8. Age	1840-1913	
Exact date (if known):		
9. Authenticity	A single significant phase with significant alterations and/or extensions	
10. Architectural and Artistic Interest	<p>The architectural interest of the buildings deriving from their Victorian character, form and detailing. The balance between the semi-detached pair has been lost due to the loft conversion of no.4 with roof lights to the front and large box dormer to the rear no. 35. The stucco-dressed canted bay windows and decorative porches are of interest.</p>	
11. Historic Interest (Including Social and Communal Interest)	<p>No known historical association, constructed as part of the late-nineteenth century growth of Romford.</p>	
12. Group Value	<p>These properties share group value between them because of the uniformity in their form and architectural character.</p>	
13. Landmark Status / Townscape Value	<p>Nos. 2-6 make a neutral contribution to the streetscene and local townscape.</p>	
14. Archaeological Interest	<p>There is some archaeological interest in the surviving original fabric of the building.</p>	
15. Overall Condition	Good	
Notes:		
16. Recommended for inclusion	No	

17. Date of assessment	12/02/2024
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13-15 King's Road, Romford

Section A: General Information


1. Name	13-15 King's Road, Romford	
2. UID		
3. Address	13-15 King's Road, Romford	
4. Postcode	RM1 2SS	
5. Grid Ref	TQ 52213 88611	
6a. Conservation Area	No	
6b. If yes, which CA		
7. Description (Including Asset Type)	<p>Victorian semi-detached houses in Villa style. Two-storey, yellow stock bricks, each with two bays mirrored plan to form an overall symmetrical façade. Tiled roof with axial chimney stacks. Full height canted bays, shallow segmental arched windows, above attractive porches- elaborate stuccoed semi-circular arched openings on pilasters, elaborate dropped keystones, cornice supported on stucco brackets. All window sills are on brackets.</p>	

Section B – Assessment

8. Age	1840-1913	
Exact date (if known):		
9. Authenticity	A single significant phase and which is largely intact	
10. Architectural and Artistic Interest	<p>The pair is a good example of Victorian semi-detached houses and represents good design, material and built quality. Attractive features such as the recessed porches, highly decorative stucco dressing of the bay windows is of architectural interest. Unfortunately, the balance between the pair has been diluted by the roughcast render on no.13, all windows and doors are replacement UPVC.</p>	
11. Historic Interest (Including Social and Communal Interest)	No known historic association. Constructed as part of the late-nineteenth century growth of Romford.	
12. Group Value	The pair shares strong group value between them.	
13. Landmark Status / Townscape Value	Owing to the decorative features in its façade, good design and detailing, the building makes a positive contribution to the streetscene and local townscape.	
14. Archaeological Interest	Surviving original fabric from the late-nineteenth century contributes to its archaeological interest.	
15. Overall Condition	Good	
Notes:	Unsympathetic alterations and UPVC windows	
16. Recommended for inclusion	No	
17. Date of assessment	12/02/2024	

11-13 Manor Road, Romford

Section A: General Information



1. Name	11-13 Manor Road, Romford	
2. UID		
3. Address	11-13 Manor Road, Romford	
4. Postcode	RM1 2RA	
5. Grid Ref	TQ 52269 88711	
6a. Conservation Area	No	
6b. If yes, which CA		
		
7. Description (Including Asset Type)		
Two-storey semi-detached houses, yellow stock bricks, each with two bays mirrored plan forming symmetrical façade comprising two full-height bays flanking recessed porches under semicircular arches. Tiled hip roof with freestanding brick chimney stacks. Two-storey rear range. Shallow segmental arched openings in the windows.		

Section B – Assessment

8. Age	1840-1913	
Exact date (if known):		
9. Authenticity	A single significant phase and which is largely intact	
10. Architectural and Artistic Interest		
The pair is a good example of late-Victorian semi-detached houses and represent good design, material and built quality. No notable architectural features or detailing.		
11. Historic Interest (Including Social and Communal Interest)		
No known historic association. Constructed as part of the late-nineteenth century growth of Romford.		
12. Group Value		
The pair shares strong group value between them.		
13. Landmark Status / Townscape Value		
The building makes a neutral contribution to the streetscene and local townscape.		
14. Archaeological Interest		
Surviving original fabric from the late-nineteenth century contributes to its archaeological interest.		
15. Overall Condition	Good	
Notes:		
16. Recommended for inclusion	No	
17. Date of assessment	12/02/2024	

19-25 Manor Road, Romford

Section A: General Information

1. Name	19-25 Manor Road, Romford		
2. UID		 <p style="text-align: center;"><i>Nos. 19-21 Manor Road</i></p>  <p style="text-align: center;"><i>Nos. 23-25 Manor Road</i></p>	
3. Address	19-25 Manor Road, Romford		
4. Postcode	RM1 2RA		
5. Grid Ref	TQ 52282 88669		
6a. Conservation Area	No		
6b. If yes, which CA			
7. Description (Including Asset Type)			
<p>Two pairs of late-nineteenth century semi-detached houses. Both buildings are constructed of yellow stock bricks, each has two bay formation, symmetric façade in mirrored configuration. The modern side extensions have adversely affected the balance in each pair. Nos. 19-21 have single storey canted bay with stucco dressing, first floor windows and recessed porches have pointed segmental arches. Nos. 23-25 have full-height canted bays, smaller first floor windows with key-stoned segmental arches. Recessed porches under semi-circular arches with keystones.</p>			

Section B – Assessment


8. Age	1840-1913
Exact date (if known):	
9. Authenticity	A single significant phase with significant alterations and/or extensions
10. Architectural and Artistic Interest	
<p>The architectural interest of the buildings deriving from their character, form and detailing. The stucco dressed bay windows are also of interest. However, both pairs have lost the balance with their semi-detached counterparts, which affects their overall architectural interest. All replacement UPVC windows.</p>	
11. Historic Interest (Including Social and Communal Interest)	

No known historic association. These houses represent the late-nineteenth century growth of Romford.	
12. Group Value	
Both pairs of semidetached houses share value between them.	
13. Landmark Status / Townscape Value	
Nos. 19-25 make a neutral contribution to the streetscene and local townscape.	
14. Archaeological Interest	
There may be some archaeological interest in the surviving original fabric of these buildings.	
15. Overall Condition	Good
Notes:	
16. Recommended for inclusion	No
17. Date of assessment	12/02/2024

16-24 Manor Road, Romford

Section A: General Information


1. Name	16-24 Manor Road, Romford
2. UID	
3. Address	16-24 Manor Road, Romford
4. Postcode	RM1 2RA
5. Grid Ref	TQ 52254 88655
6a. Conservation Area	No
6b. If yes, which CA	



Nos. 16-18 Manor Road



No. 20 Manor Road



Nos. 22-24 Manor Road


7. Description (Including Asset Type)		
<p>Nos. 16-18 and 22-24 are two pairs of semi-detached houses and no.20 is a detached house. All late nineteenth century two-storey yellow brick constructions. Nos. 16 and 18 has red bricks facades, two full-height square bays with gables and recessed porches under flat arches. Bay windows have elaborate stucco dressing, no. 16 has decorative bargeboards. No. 18 has been subject to hip to gable loft conversion with front roof lights whilst the chimney stacks at no. 16 have been altered.</p> <p>No. 20 is a relatively small, detached property with a two-bay façade, comprising a two-storey canted bay and recessed semicircular porch under a segmental arched first floor window. Two-storey extension to the rear.</p> <p>Nos. 22-24 each with two bays mirrored plan to form an overall symmetrical façade, two storey canted bays flanking recessed entrance porches under semicircular porches. These are named respectively 'Ruddywell' and 'Doonside'. Both houses have been subject to loft conversion with roof lights to the rear and a gable window directly below the chimney stack of no.24.</p>		

Section B – Assessment

8. Age	1840-1913
Exact date (if known):	
9. Authenticity	A single significant phase with significant alterations and/or extensions
10. Architectural and Artistic Interest	
The architectural interest of the buildings derives from their character, form and detailing. The stucco dressed bay windows, window and porch arches of interest. Alterations to the roofs have adversely affected the balance with their semi-detached pairs and unsympathetic window below chimney stack. All replacement UPVC windows.	
11. Historic Interest (Including Social and Communal Interest)	
No known historic association. These houses represent the late-nineteenth century growth of Romford.	
12. Group Value	
These buildings share group value between them.	
13. Landmark Status / Townscape Value	
These buildings make a neutral contribution to the streetscene and local townscape	
14. Archaeological Interest	
Some archaeological interest in the surviving original fabric of these buildings.	
15. Overall Condition	Good
Notes:	
16. Recommended for inclusion	No
17. Date of assessment	12/02/2024

6-8 Dymoke Road, Romford

Section A: General Information

1. Name	6-8 Dymoke Road, Romford	
2. UID		
3. Address	6-8 Dymoke Road, Romford	
4. Postcode	RM11 1AA	
5. Grid Ref	TQ 51710 87951	
6a. Conservation Area	No	
6b. If yes, which CA		
		
7. Description (Including Asset Type)		
<p>A pair of Victorian semi-detached houses. Two storey, yellow stock bricks, each with two bays mirrored plan to form an overall symmetrical façade, although no.6 has rendered exterior. Shallow hip roof, slated on no.6 and tiled on no. 8, pairs of small gabled dormers to the front and rear, stubby shared chimney stacks between. Single storey canted bays under continuous glazed canopy supported on cast iron columns. Side entrances under simple canopy.</p>		

Section B – Assessment

8. Age	Choose an item.	
Exact date (if known):		
9. Authenticity	Choose an item.	
10. Architectural and Artistic Interest		
<p>The pair is a good example of late-Victorian semi-detached houses and despite no notable architectural features or detailing, they illustrate good design, material and built quality. However unsympathetic alterations to the building have adversely affected their architectural interest and the balance between the pair.</p>		
11. Historic Interest (Including Social and Communal Interest)		
<p>The building is one of the four pairs of the semi-detached first constructed on Dymoke Road. They represent Romford rapid growth in the late nineteenth century.</p>		
12. Group Value		
<p>The group value between the semi-detached pair has been diluted by the alterations done to no.6. They share group value with nos. 2-4 and nos. 10-16 as a row of semi-detached houses built together in identical design and materials.</p>		
13. Landmark Status / Townscape Value		
<p>The building makes a neutral contribution to the streetscene and local townscape.</p>		
14. Archaeological Interest		
<p>Surviving original fabric from the late-nineteenth century contributes to its archaeological interest.</p>		
15. Overall Condition	Good	
Notes:		
16. Recommended for inclusion	No	
17. Date of assessment	11/12/2023	

1-9 Kyme Road, Romford

Section A: General Information

1. Name	1-9 Kyme Road, Romford
2. UID	
3. Address	1-9 Kyme Road, Romford
4. Postcode	RM11 1AD
5. Grid Ref	TQ 51812 88041
6a. Conservation Area	No
6b. If yes, which CA	
	
7. Description (Including Asset Type)	
A two-storey nineteenth century terrace of 9 dwellings, yellow stock brick construction with red brick detailing, mirrored plan in pairs from no.2. Originally two rows of windows under red gauged brick flat arches, nos. 5 & 6 have been altered. No. 5 has a rough cast concrete exterior and the brickwork at	

no.9 has been painted. Tiled roof with a series of shared stacks along the ridge. Two storey elements to the rear and all of the dwellings have single-storey rear extensions.


Section B – Assessment

8. Age	1840-1913
Exact date (if known):	
9. Authenticity	A single significant phase with some alterations and/or extensions
10. Architectural and Artistic Interest	
Late-Victorian terrace of two-storey houses, good built quality and material with uniform design. The red brick detailing and gauged brick arches are of interest. No.1 has a prominent gable with a gable window and attractive bargeboards. The architectural interest and uniformity of the terrace have been adversely affected by the alterations done to nos. 5 and 6, replacement UPVC windows.	
11. Historic Interest (Including Social and Communal Interest)	
First building to be built on Kyme Road and represents the late-nineteenth century rapid growth of Romford.	
12. Group Value	
The houses in the terrace share strong group value between them, although diluted by the alterations done to nos. 5 and 6.	
13. Landmark Status / Townscape Value	
The terrace dominates the streetscene at Kyme Road and makes a positive contribution to the local townscape.	
14. Archaeological Interest	
Some archaeological interest vested in the original fabric of the building.	
15. Overall Condition	Good
Notes:	
16. Recommended for inclusion	No
17. Date of assessment	12/02/2024

St Andrew's

The Cranleigh

Section A: General Information

1. Name	The Cranleigh	
2. UID		
3. Address	84 Station Lane, Hornchurch	
4. Postcode	RM12 6LX	
5. Grid Ref	TQ540867	
6a. Conservation Area	No	
6b. If yes, which CA		
7. Description (Including Asset Type)		
<p>Two storey Edwardian house now extended and in use as a restaurant. Original house is red brick construction with a large projecting square bay window with timbered gable end and brick mullion windows. Ground floor canted bay to left side of front elevation. Large modern extensions and alterations to the north (side) and the rear (west); two storey side extension in red brick with slate roof and rear extension single storey with flat roof. Replacement windows throughout.</p>		

Section B – Assessment


8. Age	1840-1913
Exact date (if known):	
9. Authenticity	A single significant phase with significant alterations and/or extensions
10. Architectural and Artistic Interest	
Some architectural and artistic interest in the surviving Edwardian front elevation, particularly the timberwork to the gable and the decorative stone lintels to the windows. Interest is limited due to the scale of the modern extensions to the side and rear which dominate the historic element.	
11. Historic Interest (Including Social and Communal Interest)	
Some historic interest as part of the Edwardian development of the area.	
12. Group Value	
Group value with the neighbouring property to the south which was constructed at the same time and to a very similar design.	
13. Landmark Status / Townscape Value	
Some townscape value due to its scale and corner location.	
14. Archaeological Interest	

Limited interest in the surviving Edwardian fabric as evidence of historic construction and use of materials but limited by later additions.	
15. Overall Condition	Good
Notes:	Lacking architectural and historic interest.
16. Recommended for inclusion	No
17. Date of assessment	22/03/2024

St Edward's

98-100 Como Street, Romford

Section A: General Information


1. Name	98-100 Como Street, Romford	
2. UID		
3. Address	98-100 Como Street, Romford	
4. Postcode	RM7 7DT	
5. Grid Ref	TQ 50674 88965	
6a. Conservation Area	No	
6b. If yes, which CA		
7. Description (Including Asset Type)		
A pair of late-nineteenth century semi-detached houses named 'Myrtle Villas'. Two-storey, yellow stock bricks, symmetrical façade. Tile hipped roof with brick chimney stacks. Flat arched windows, ground floor square, flat-roofed bay windows with stucco dressing. UPVC windows to no.98, both have single-storey rear extensions.		

Section B – Assessment

8. Age	1840-1913	
Exact date (if known):		
9. Authenticity	A single significant phase with some alterations and/or extensions	
10. Architectural and Artistic Interest		
Typical late-Victorian semi-detached houses in the area. They retain their architectural character but are of no notable architectural interest.		
11. Historic Interest (Including Social and Communal Interest)		
No known historic association. Generally, the property represents the outward expansion of Romford in the nineteenth century.		
12. Group Value		
Part of a group of nineteenth century housing along Como Street.		
13. Landmark Status / Townscape Value		
N/A		
14. Archaeological Interest		
Surviving original fabric contributes to limited archaeological interest.		
15. Overall Condition	Good	
Notes:		
16. Recommended for inclusion	No	
17. Date of assessment	28/03/2024	

44-46 Linden Street, Romford

Section A: General Information

1. Name	44-46 Linden Street, Romford	
2. UID		
3. Address	44-46 Linden Street, Romford	
4. Postcode	RM7 7DP	
5. Grid Ref	TQ 50892 89054	
6a. Conservation Area	No	
6b. If yes, which CA		
		
7. Description (Including Asset Type)		
<p>Late nineteenth century semi-detached houses; one of three identical pairs in a row. Two-storey, yellow stock bricks and red brick facade, with mirrored plan to form an overall symmetrical façade. Tiled roof with tall brick chimney stacks on flank elevations. Full height square bay windows with timber work in gable and decorative bargeboards. Flat arched openings, stucco frieze, continuous sills on decorative brackets.</p>		

Section B – Assessment

8. Age	1840-1913	
Exact date (if known):		
9. Authenticity	A single significant phase and which is largely intact	
10. Architectural and Artistic Interest		
<p>Good examples of late-Victorian semi-detached houses. Attractive features such as the full-height box bays with decorative gables, recessed porches under stucco dressed lintels are of architectural interest, but overall the buildings are unexceptional. There have been some unsympathetic alterations including uPVC window replacements and loss of chimneys.</p>		
11. Historic Interest (Including Social and Communal Interest)		
<p>No known historic association but generally these houses illustrate the late-nineteenth century growth of Romford.</p>		
12. Group Value		
<p>The three pairs of semi-detached houses have strong group value.</p>		
13. Landmark Status / Townscape Value		
<p>The houses make a positive contribution to the streetscene as part of a group.</p>		
14. Archaeological Interest		
<p>Some archaeological interest vested in their surviving historic fabric.</p>		
15. Overall Condition	Good	
Notes:		
16. Recommended for inclusion	No	
17. Date of assessment	28/03/2024	

10-12 Kingston Road, Romford

Section A: General Information

1. Name	10-12 Kingston Road, Romford		
2. UID			
3. Address	10-12 Kingston Rd, Romford		
4. Postcode	RM1 3NA		
5. Grid Ref	TQ 51822 89096		
6a. Conservation Area	No		
6b. If yes, which CA			
7. Description (Including Asset Type)	<p>Two storey semi-detached houses named 'Richmond Villas'. Yellow stock brick construction, tiled hipped roof featuring a tall brick chimney stack in the centre. Symmetrical façade with two full-height canted bay windows, side entrances under first floor side windows.</p>		


Section B – Assessment

8. Age	1840-1913	
Exact date (if known):		
9. Authenticity	A single significant phase and which is largely intact	
10. Architectural and Artistic Interest	The building retains its form and character with little alteration, although the windows have been replaced and the roof tiles are not original. Typical late nineteenth century houses with no exceptional architectural features or detailing.	
11. Historic Interest (Including Social and Communal Interest)	No known historic association.	
12. Group Value	Forms a group with 'Kingston Villas' at 6-8 Kingston Road.	
13. Landmark Status / Townscape Value	The building makes a positive contribution to the street scene and the local townscape	
14. Archaeological Interest	Some archaeological value in its original fabric.	
15. Overall Condition	Good	
Notes:		
16. Recommended for inclusion	No	
17. Date of assessment	28/03/2024	

Upminster

Roomes Building

Section A: General Information

1. Name	Roomes Building		
2. UID			
3. Address	41-49 Station Road, Upminster		
4. Postcode	RM14 2SX		
5. Grid Ref	TQ560867		
6a. Conservation Area	No		
6b. If yes, which CA			
7. Description (Including Asset Type)			
<p>Late 1930s purpose-built department store for Roomes (still occupying the building). Three storeys with hipped roof behind parapet. Front façade facing Station Road in off-white glazed tiles with cream moulded window surrounds. Central bay full three storeys with arrangement of three, square aperture windows and fluted tiles between first and second floor windows and in a band across parapet. End bays two storeys with attics lit by flat roof dormers. Small decorative fan motifs to corners between central three storey bay and lower side bays. Modern shopfront and signage to ground floor. To the side (north) are is a large three storey 1980s extension with no fenestration and finished in matching off-white glazed tiles to the Station Road frontage with a geometric design picked out in cream tiles. Alterations and extensions to the rear (west).</p>			

Section B – Assessment

8. Age	1914-1947
Exact date (if known):	1937
9. Authenticity	A single significant phase with significant alterations and/or extensions
10. Architectural and Artistic Interest	
<p>The original 1930s building, surviving at first and second floors, is of architectural interest due to its striking glazed tile frontage with detailing including moulded window surrounds, fluted tiles between first and second floors and small fan motifs. However, there have been substantial alterations which have limited its architectural interest including a large three storey extension to the north, replacement signage and shopfronts and replacement windows.</p>	
11. Historic Interest (Including Social and Communal Interest)	
<p>Historic interest as a purpose-built department store for local business, Roomes. Founded in 1888 on Green Street, Upton Park, the family business expanded with a new store built on Engayne Gardens in 1906, and added another store on the west side of Station Road, Upminster in 1927. The Upminster site was redeveloped in the 1930s and the current store opened in 1937. A large, three storey extension was added in the 1980s.</p>	
12. Group Value	

N/A	
13. Landmark Status / Townscape Value	
Townscape value due to the building's visually prominent off-white tiled exterior fronting Station Road.	
14. Archaeological Interest	
Limited archaeological interest of 1930s construction techniques, although undermined by later alterations.	
15. Overall Condition	Good
Notes:	
16. Recommended for inclusion	No
17. Date of assessment	