

Local Heritage List: Proposed Removals London Borough of Havering



Client:
London Borough of Havering

Date:
July 2024





Contents

Marshalls & Rise Park	3
88 and 90 North Street	3
Ice House at rear of Scout Hut	4
Rainham & Wennington	5
Lenthorpe House	5
Stable Block at Berwick Manor	7
South Hall Farm Barns	9
Rush Green & Crowlands	11
Oldchurch Hospital Infirmary	11
The Slaters Arms Public House	13
Squirrels Heath	15
458 Upper Brentwood Road (Dothan House)	15
St Edward's	16
95 South Street	16
110 South Street	18
Former Odeon Cinema, South Street	20
Former Times Furnishing Store, South Street	22
The Prince Albert Public House	24
Upminster	25
1-8 Franks Cottages	25
303, 305, 309 St Marys Lane	27

Marshalls & Rise Park

88 and 90 North Street

Section A: General Information

1. Name	88 and 90 North Street	
2. UID		
3. Address	North St, Romford, Marshalls & Rise Park	
4. Postcode	RM1 1DA	
5. Grid Ref		
6a. Conservation Area	No	
6b. If yes, which CA		
7. Description (Including Asset Type)		
Possibly early twentieth century pair of houses. 88 North Street is a two and a half storey rendered building with tile mansard roof and dormers creating an attic storey. The ground floor of the building has been much altered by a poor quality shop frontage. 90 North Street has been almost entirely rebuilt in a two storey flat roof rendered construction. The ground floor of the building has been much altered by a poor quality shop frontage.		

Section B – Assessment

8. Age	1914-1947	
Exact date (if known):		
9. Authenticity	A single significant phase and which is largely intact	
10. Architectural and Artistic Interest		
Extremely limited due to unsympathetic additions and rebuilding.		
11. Historic Interest (Including Social and Communal Interest)		
Limited and lacking legibility.		
12. Group Value		
N/A		
13. Landmark Status / Townscape Value		
N/A		
14. Archaeological Interest		
Extremely limited due to heavy alteration and rebuilding.		
15. Overall Condition	Good	
Notes:		
16. Recommended for inclusion	No	
17. Date of assessment	19/01/2024	

Ice House at rear of Scout Hut

Section A: General Information

1. Name	Ice House at rear of Scout Hut	
2. UID		
3. Address	Park Drive, Romford, Marshalls & Rise Park	
4. Postcode	RM1 4LH	
5. Grid Ref		
6a. Conservation Area	No	
6b. If yes, which CA		
7. Description (Including Asset Type)		
The asset cannot be identified or located. No previous information available.		

Section B – Assessment


8. Age	1914-1947	
Exact date (if known):		
9. Authenticity	A single significant phase and which is largely intact	
10. Architectural and Artistic Interest		
11. Historic Interest (Including Social and Communal Interest)		
12. Group Value		
13. Landmark Status / Townscape Value		
14. Archaeological Interest		
15. Overall Condition	Unknown	
Notes:		
16. Recommended for inclusion	No	
17. Date of assessment	19/01/2024	


Rainham & Wennington

Lenthorpe House

Section A: General Information

1. Name	Lenthorpe House
2. UID	
3. Address	Wennington Road, Wennington, Rainham
4. Postcode	RM13 9DZ
5. Grid Ref	TQ 53786 81079
6a. Conservation Area	No
6b. If yes, which CA	N/A





Photograph prior to fire damage

7. Description (Including Asset Type)	
<p>The building was damaged by fire in July 2022 and the site is currently inaccessible. It has been severely damaged by the fire and has largely collapsed, only some brick walls and one of the brick chimney stacks remain standing and can be seen from Wennington Road.</p> <p>Previous Description:</p> <p><i>Full Description</i> <i>Mid C19 house, 2 storeys, 3 sash windows wide. Yellow brick. Slate hipped roof at the front, M-roof at the rear. Wooden cornice with paired brackets, over hanging eaves. Doric porch to door in centre bay at front elevation.</i></p> <p><i>Architectural and Historical Interest</i></p>	


This house was built during the nineteenth Century, however Lenthorpe, or 'Leventhorpe', has been recorded on this site as far back as the mid-sixteenth Century. It is a large building using high quality vernacular materials in a simple design, which would have been associated with a farm or land holding.

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	
Severely damaged remains of a nineteenth century house.	
11. Historic Interest (Including Social and Communal Interest)	
The original ' <i>Leventhorpe</i> ' Manor House existed in 1443, and a later house built in 1620 was recorded as <i>Landthorpe</i> House. The present <i>Landthorpe</i> (or <i>Lenthorpe</i>) House dates from the early nineteenth century. After the break-up of the estate in 1859, the house passed through several hands and a factory was built in its grounds. ('Wennington', in <i>A History of the County of Essex: Volume 7</i> , ed. W R Powell (London, 1978), pp. 180-190. British History Online http://www.british-history.ac.uk/vch/essex/vol7/pp180-190 [accessed 22 January 2024].)	
12. Group Value	
N/A	
13. Landmark Status / Townscape Value	
N/A	
14. Archaeological Interest	
There is potential for the remains of the fifteenth or seventeenth century house on the site of the existing nineteenth century building. The existing building's archaeological interest is compromised by the fire damage.	
15. Overall Condition	Unknown
Notes:	Severely damaged by fire in 2022. Very little fabric remaining.
16. Recommended for inclusion	No
17. Date of assessment	06/12/2023

Stable Block at Berwick Manor

Section A: General Information

1. Name	Stable Block at Berwick Manor		
2. UID			
3. Address	Berwick Manor Hotel, Berwick Pond Rd, Rainham		
4. Postcode	RM13 9EL		
5. Grid Ref	TQ 54525 83277		
6a. Conservation Area	No		
6b. If yes, which CA	N/A		
7. Description (Including Asset Type)			
Very dilapidated condition, completely covered in vegetation. Apart from the hipped roof and central chimney stacks, no other architectural feature could be observed. Located within the curtilage of Grade II listed Manor Hotel, historically associated with the listed building as a coach house.			

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	
Not observed but slate, hipped roof indicative of nineteenth century architecture of this type.	
11. Historic Interest (Including Social and Communal Interest)	
Its historic interest derives from its function as a stable block associated with Berwick Manor.	
12. Group Value	
The building is located within the curtilage of Grade II listed Berwick Manor Hotel and was historically associated with the listed building.	
13. Landmark Status / Townscape Value	
N/A	
14. Archaeological Interest	
OS maps of 1862 show the building as part of Berwick House. The site may have potential to reveal information about nineteenth century stabling as well as nineteenth century construction techniques and use of materials.	
15. Overall Condition	Very Poor
Notes:	The building is potentially curtilage listed to the Grade II listed Berwick Manor Hotel. However, it is in a very dilapidated condition and its architectural interest cannot be discerned.

16. Recommended for inclusion	No
17. Date of assessment	06/12/2023

South Hall Farm Barns

Section A: General Information

1. Name	South Hall Farm Barns	
2. UID		
3. Address	South Hall Farm, Wennington Rd, Rainham	
4. Postcode	RM13 9DQ	
5. Grid Ref	TQ 53139 81583	
6a. Conservation Area	No	
6b. If yes, which CA	N/A	
		
7. Description (Including Asset Type)		
<p>A group of eighteenth and nineteenth century agricultural buildings associated with South Hall Farm. Originally timber framed with stock brick base and timber weather boarding upper. Recently converted to residential, with rebuilding of the principal barn. The footprint and form have been retained but series of windows and rooflights have been added to its front elevation.</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>Inherent architectural interest of the barns derived from their eighteenth and nineteenth century agricultural use and traditional construction. However, such interest has been significantly diluted by the recent residential conversion. The two smaller barns are still legible as good examples of nineteenth agricultural buildings.</p>	
11. Historic Interest (Including Social and Communal Interest)	
<p>Historic association with Grade II listed South Hall Farmhouse and locally listed South Hall Farm Cottage.</p>	
12. Group Value	
<p>The barns are associated with Grade II listed South Hall Farmhouse and locally listed South Hall Farm Cottage. These have historic functional relationship and together they represent the agricultural history of the Wennington.</p>	
13. Landmark Status / Townscape Value	
N/A	
14. Archaeological Interest	
<p>The 1777 Chapman and Andre Map of Essex shows a number of buildings as South Hall Farm. The former large barn is illustrated on this map. However, given the recent rebuilding of the barn, the archaeological interest of its historic fabric has been compromised.</p>	
15. Overall Condition	Good
Notes:	<p>The barns were originally included in the list because the principal barn as a substantial nineteenth century barn with large amount of surviving historic fabric. Considering the loss of its character and historic fabric, its significance has been diminished.</p>
16. Recommended for inclusion	No

17. Date of assessment	06/12/2023
------------------------	------------

Rush Green & Crowlands

Oldchurch Hospital Infirmary

Section A: General Information

1. Name	Oldchurch Hospital Infirmary	
2. UID		Demolished
3. Address	Oldchurch Road, Romford	
4. Postcode	RM7 0HG	
5. Grid Ref	TQ 50981 88153	
6a. Conservation Area	No	
6b. If yes, which CA		
7. Description (Including Asset Type)		
The building was demolished in 2016/17.		
Previous description below:		
Full Description		
<i>3 storey, U-shaped red brick building with reconstituted stone dressings in a mild neo-baroque style.</i>		
Architectural and Historical Interest		
<i>The architectural design of Block 8 is handsome and interesting, and as a whole the building is a recognisable landmark in Romford. It has also played a significant part in the social history of the Borough, and as one of the only significant building left from Oldchurch Hospital it creates a sense of place and represents the past use of the site, which is now being turned over to residential development. Block 8 makes a positive contribution to the local heritage and character of Romford, much of which has been eroded in previous years through demolition and replacement with modern buildings.</i>		

Section B – Assessment

8. Age	1914-1947
Exact date (if known):	1929
9. Authenticity	Choose an item.
10. Architectural and Artistic Interest	
N/A	
11. Historic Interest (Including Social and Communal Interest)	
Oldchurch hospital was originated from the Romford union workhouse. It was originally built during 1838 and 1840 to the design of Francis Edwards. In 1893 the workhouse was renamed the Romford poor law institution and an infirmary block was added, designed by Frank Whitmore. The infirmary became an auxiliary hospital for the Colchester military hospital during the First World War. Following the abolition of the poor law in 1929 Essex County Council took over and converted the buildings into Oldchurch hospital. The hospital closed in 2006. The building was demolished in 2016/17.	
12. Group Value	
N/A	
13. Landmark Status / Townscape Value	

N/A	
14. Archaeological Interest	
N/A	
15. Overall Condition	Unknown
Notes:	Demolished
16. Recommended for inclusion	No
17. Date of assessment	20/12/2023

The Slaters Arms Public House

Section A: General Information

1. Name	The Slaters Arm Public House		
2. UID			
3. Address	164 London Road, Romford		
4. Postcode	RM7 9EU		
5. Grid Ref	TQ 50414 88392		
6a. Conservation Area	No		
6b. If yes, which CA			
7. Description (Including Asset Type)			
<p>Two storey red brick construction with a tiled hipped roof and two large chimney stacks. First floor rendered with timber detailing. Symmetrical façades to south onto London Road and to the west. Front elevation three bays. Side bays double casement on first floor and multipaned casements on the ground floor, whilst central bay large multipaned window with an oriel and entrance with sidelights at ground floor. Fascia to both elevations. The public house is vacant and is undergoing residential conversion.</p>			

Section B – Assessment

8. Age	Post 1947
Exact date (if known):	
9. Authenticity	A single significant phase with some alterations and/or extensions
10. Architectural and Artistic Interest	
The public house has limited architectural interest deriving from its well-proportioned form, build quality and distinctive composition.	
11. Historic Interest (Including Social and Communal Interest)	

The existing building on the site is likely to be a mid to late twentieth century rebuilding of the original public house on the site that existed since 1842. A postcard view of the site from the late 1920s or early 1930s (see below) shows the original building was quite different in form and architectural character.



A postcard view of the pub from the late 1920s or early 1930s (Haverling Libraries-Local Studies Ref:- IL/PCD/ALB/4/162, <https://www.layersoflondon.org/map/records/the-slaters-arms-london-road-romford/>)

12. Group Value

N/A

13. Landmark Status / Townscape Value

The building has some landmark quality derived from its distinctive form in a prominent location.

14. Archaeological Interest

Limited.

15. Overall Condition

Fair

Notes:

As a mid-late twentieth century rebuilding of an earlier public house, it lacks some architectural and historic interest. The conversion works have also undermined some of its significance.

16. Recommended for inclusion

No


17. Date of assessment

20/12/2023

Squirrels Heath

458 Upper Brentwood Road (Dothan House)

Section A: General Information

1. Name	458 Upper Brentwood Road (Dothan House)	
2. UID		
3. Address	458 Upper Brentwood Road, Romford	
4. Postcode	RM2 6JB	
5. Grid Ref	TQ 53227 89606	
6a. Conservation Area	No	
6b. If yes, which CA		
7. Description (Including Asset Type)		
<p>A nineteenth century two-storey house with wide frontage onto Upper Brentwood Road, two rear ranges, rendered exterior and faux painted timber. Casement windows with flat lintels to first floor and segmental arches to the ground floor. Off centre door with tiled canopy. Replacement UPVC windows. Currently in use as a care home.</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		
Typical Victorian house, but heavily altered with faux timbering, uPVC windows and large rear extensions.		
11. Historic Interest (Including Social and Communal Interest)		
No known historic interest.		
12. Group Value		
The building shares some group value with adjacent historic buildings at nos. 448-452 and South Lodge Works.		
13. Landmark Status / Townscape Value		
The building makes some contribution to the streetscene and local townscape due to the visual prominent of its front facade.		
14. Archaeological Interest		
Surviving original fabric contributes to its intrinsic archaeological interest, however, it has been heavily altered.		
15. Overall Condition	Good	
Notes:		
16. Recommended for inclusion	No	
17. Date of assessment	20/12/2023	

St Edward's

95 South Street

Section A: General Information

1. Name	95 South Street, Romford	
2. UID		
3. Address	South Street, Romford	
4. Postcode	RM1 1NX	
5. Grid Ref		
6a. Conservation Area	No	
6b. If yes, which CA		
7. Description (Including Asset Type)		
Two storey building with a rendered narrow frontage and a flat roof and parapet. Modern commercial shop frontage on the lower floor. No usable openings on the upper floor, the central window remains but has been painted over.		


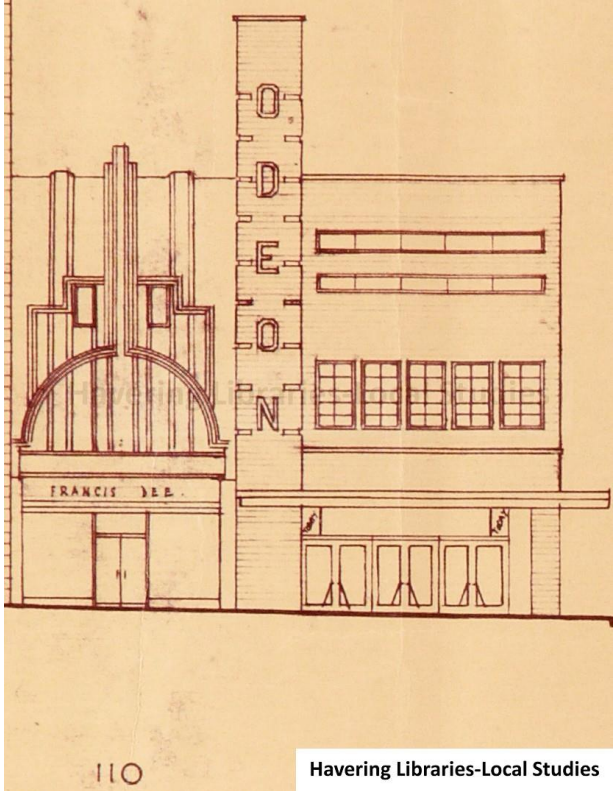
Section B – Assessment

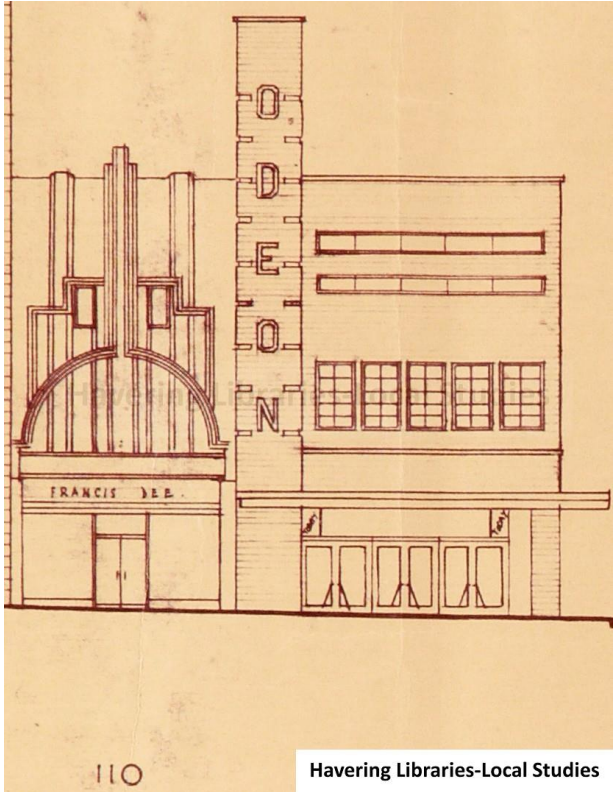
8. Age	1914-1947
Exact date (if known):	
9. Authenticity	A single significant phase with significant alterations and/or extensions
10. Architectural and Artistic Interest	
This building has seen much unsympathetic external alteration, so its heritage value is harder to discern. It is likely to have been built in the 1920s or 30s, evidenced by the flat roof, white render, and the formation of the window still discernible in the upper floor. There may also be internal fixtures and fittings which speak of the building's provenance.	
11. Historic Interest (Including Social and Communal Interest)	
An aerial view of the building also shows it to have been extended from a partially demolished earlier house to the rear, built of brick with a grey tiled roof.	
12. Group Value	
The building has some group value in its relationship with other buildings on South Street of that era and those immediately north of it, 91 and 93 South Street, which are of a similar design and scale, featuring rendered first floors with a large central opening (blocked on numbers 93 and 95).	

13. Landmark Status / Townscape Value	
The building has no landmark status but does share characteristics with surrounding buildings, meaning it forms an important part of the character and townscape of this section of South Street.	
14. Archaeological Interest	
N/A	
15. Overall Condition	Poor
Notes:	
16. Recommended for inclusion	No
17. Date of assessment	19/01/2024

110 South Street

Section A: General Information

1. Name	110 South Street	
2. UID		
3. Address	South Street, Romford	
4. Postcode	RM1 1SS	
5. Grid Ref		
6a. Conservation Area	No	
6b. If yes, which CA		



Having Libraries-Local Studies

*The Odeon and 110, South Street, Romford 15th July 1954
Taken from the scale elevations drawing of the Western Side
of South Street made for Romford Borough Council,
Having Libraries Local Studies*



7. Description (Including Asset Type)		
Modern ground floor shopfront with fake façade. Three storeys with white cement cladding.		

Section B – Assessment

8. Age	Post 1947	
Exact date (if known):		
9. Authenticity	A single significant phase and which is largely intact	
10. Architectural and Artistic Interest		
Infill development filling the gap between the Times Furniture Store and the Cinema following the demolition of the former Art Deco commercial unit. No architectural or artistic interest.		
11. Historic Interest (Including Social and Communal Interest)		
12. Group Value		
13. Landmark Status / Townscape Value		
14. Archaeological Interest		
15. Overall Condition	Poor	
Notes:		
16. Recommended for inclusion	No	
17. Date of assessment	19/01/2024	

Former Odeon Cinema, South Street

Section A: General Information



1. Name	Former Odeon Cinema, South Street	
2. UID		
3. Address	South Street, Romford	
4. Postcode	RM1 1SS	
5. Grid Ref		
6a. Conservation Area	No	
6b. If yes, which CA		
		
		
<p><i>Havana Cinema (later Odeon), 1936, Leslie H Kemp library.</i></p>		
7. Description (Including Asset Type)		
<p>The original building has been largely altered and windows blocked or boarded up and it is not possible to provide a full assessment of the existing building. The main entrance block is three storey with adjoining slim tall tower to the south side (now partially demolished and shortened) with wide canopy around both the elevations. Render with street art. Flat roof. All windows have been blocked or boarded, however the four strong vertical linear projecting pilasters to the north elevation are still discernible. The theatre at the rear, along Havana Close, is a large four storey brick construction with hipped metal roof.</p>		

Section B – Assessment

8. Age	1914-1947
Exact date (if known):	1936
9. Authenticity	A single significant phase with significant alterations and/or extensions
10. Architectural and Artistic Interest	
<p>The original building used high quality materials and design indicative of its era. Some characteristic strong linear features and proportions of the original Art-Deco building are still discernible. The high side flat display tower used an innovative system, designed by Kemp, to advertise the films for the week. Lettering was placed in front of white glazed illuminated panels by hand from special walkways fixed inside to tower, avoiding the use of long external ladders. There is the potential that more surviving windows and features are concealed behind the modern finishes. The former cinema is demonstrative of a wave of Art Deco-style construction on South Street during the 1920s-30s, including the nearby Times Furnishing Store and the Quadrant Arcade.</p>	
11. Historic Interest (Including Social and Communal Interest)	
<p>During the mid 1930s South Street became a key commercial area of Romford, with the introduction of new shopping centres, shops and commercial units such as the Romford Shopping Hall, Quadrant Arcade, the Times Furnishing Store. The Havana Cinema (later owned by Odeon) was designed by award winning architects Leslie H. Kemp and Frederick E. Tasker and was opened on 29th January 1936. It had a seating capacity of 2,500 and a café. The building has been in continuous use as a Cinema, reception and concert venue until the 1990s before being converted into a night club. It is of social and communal interest as a centre of night life in Romford in the twentieth century.</p>	
12. Group Value	
<p>The building shares group value with the other examples of Art Deco buildings along South Street, including the adjoining Time Furnishing Store and the Quadrant Arcade.</p>	
13. Landmark Status / Townscape Value	
<p>The building occupies a prominent corner location and has a substantial presence in the street scene while approaching the station onto South Street.</p>	
14. Archaeological Interest	
<p>The building provides some indication of the 1930s wave of cinema construction across the country, although many features have been lost.</p>	
15. Overall Condition	Poor
Notes:	Heavily altered, only its general form is still discernible.
16. Recommended for inclusion	No
17. Date of assessment	19/01/2024

Former Times Furnishing Store, South Street

Section A: General Information

1. Name	Former Times Furnishing Store, South Street	
2. UID		
3. Address	South Street, Romford	
4. Postcode	RM1 1SS	
5. Grid Ref		
6a. Conservation Area	No	
6b. If yes, which CA		
		
	 <p style="text-align: right; font-size: small;">Times Furnishing Co. Ltd, South Street, Romford, 1930s/1940s, Havering Libraries Local Studies</p>	
7. Description (Including Asset Type)	<p>Of the original four-storey square-plan construction only the 1930s Art Deco façade survives. The site has been heavily altered and extended and developed into a large hotel of contemporary design which extends above the original building by four floors and to the side by two bays. The original façade features five bays of three small windows between close set mullions, divided by strong vertical linear projecting pilasters. The Times Furniture company's 'T' logo is still emblazoned above the parapet. Cream tile cladding. Modern shopfront at ground floor. The adjoining two-storey curved portion on the north elevation of the building which was in use as The Star Hotel and public house has been demolished.</p>	

Section B – Assessment

8. Age	1914-1947
Exact date (if known):	1936
9. Authenticity	A single significant phase with significant alterations and/or extensions
10. Architectural and Artistic Interest	
<p>The surviving façade is of a striking Art-Deco style, with characteristic strong linear features and proportions and a pal coloured, tile façade. It is demonstrative of a wave of Art Deco-style construction on South Street during the 1920s-30s, including the adjoining Cinema, the nearby buildings at no.95 and the Quadrant Arcade but also The Sun Public House on London Road. This interest is heavily undermined by the alterations and extensions which dominate the original element of the building.</p>	
11. Historic Interest (Including Social and Communal Interest)	
<p>During the mid 1930s South Street became a key commercial area of Romford, with the introduction of new shopping centres, shops and commercial units such as the Romford Shopping Hall, Quadrant Arcade, the Odeon Cinema, etc. The Times Furnishing Store opened on this site in 1936 as part of this Commercial development of South Street, with a rebuilt Star Hotel in the premises on the left end and the entrance to the Odeon cinema at the right hand side, opening onto the street. Another Art Deco commercial unit infilled the gap between the Times and the Cinema, however the existing building has either been heavily altered or is a later construction.</p> <p>The original use of the site as a furniture store is also indicative of the emerging social trend of owner-occupied housing, where large numbers of people were beginning to own and furnish their own houses.</p>	
12. Group Value	
<p>The original building shares group value with the other examples of Art Deco buildings along South Street, including the adjoining Odeon Cinema and the Quadrant Arcade.</p> <p>The Times Furnishings Company boomed in the 1930s, and there were several stores across London. Because of this, 112-116 South Street has group value with other surviving buildings, the nearest of which is in Ilford and shares a distinctive Art Deco style.</p>	
13. Landmark Status / Townscape Value	
<p>The façade uses high quality materials and design indicative of its era and has a substantial presence in the street scene as you exit the station onto South Street.</p>	
14. Archaeological Interest	
<p>The surviving façade gives some indication of the appearance of the building prior to the recent development.</p>	
15. Overall Condition	Good
Notes:	Heavily altered and extended, only the façade survives of the original building and the building behind detracts from what survives.
16. Recommended for inclusion	No
17. Date of assessment	19/01/2024

The Prince Albert Public House

Section A: General Information

1. Name	The Prince Albert Public House		
2. UID		<h1>Demolished</h1>	
3. Address	32 St Andrews Road, Romford		
4. Postcode	RM7 9BB		
5. Grid Ref			
6a. Conservation Area	No		
6b. If yes, which CA			
7. Description (Including Asset Type)			
The building was demolished in 2022/23.			
Previous description below:			
Full Description <i>Three-bay wing with projecting gable in centre of front elevation. Slate tile hipped roof with central chimney stack. Brick construction, with roughcast render on second floor and smooth white render below. Sash and case windows, with shutters to the upper floor.</i>			
Architectural and Historical Interest <i>The Prince Albert is a good example of an early Victorian building, surviving in an area which has seen a large amount of modern housing development. It is also significant for its long association as a social meeting point in the area. The building itself is a simple design typical of pub architecture.</i>			


Section B – Assessment

8. Age	1840-1913	
Exact date (if known):		
9. Authenticity	Choose an item.	
10. Architectural and Artistic Interest		
11. Historic Interest (Including Social and Communal Interest)		
12. Group Value		
13. Landmark Status / Townscape Value		
14. Archaeological Interest		
15. Overall Condition	Unknown	
Notes:		
16. Recommended for inclusion	No	
17. Date of assessment	26/01/2024	

Upminster

1-8 Franks Cottages

Section A: General Information

1. Name	1-8 Franks Cottages		
2. UID			
3. Address	1-8 Franks Cottages, St Mary's Lane, Upminster		
4. Postcode	RM14 3NU		
5. Grid Ref	TQ 58516 86998		
6a. Conservation Area	No		
6b. If yes, which CA			
7. Description (Including Asset Type)	<p>Four pairs of semi-detached cottages, constructed of yellow stock bricks with a mixture of slate and plain tile roofs. Cross gable roofs with shared brick chimney stacks. A series of prominent brick gables to the front. Various rear and side extensions, modern garages. Replacement 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>These buildings represent good quality workers cottages with a vernacular form and detailing. However, they have been subject to significant alterations and extensions, and unsympathetic replacement UPVC windows and rooflights to the front. Alterations have diminished their architectural interest.</p>	
<p>11. Historic Interest (Including Social and Communal Interest)</p>	
<p>These were originally constructed as workers cottages in the late nineteenth century for Frank Farm to the north-east of the cottages. The farmhouse is a Grade II listed building of fifteenth century derivation.</p>	
<p>12. Group Value</p>	
<p>These cottages share strong group value and also have some group value in their historic relationship with Franks Farm.</p>	
<p>13. Landmark Status / Townscape Value</p>	
<p>Some townscape value as a group of contemporaneous buildings, although altered.</p>	
<p>14. Archaeological Interest</p>	
<p>There may be some archaeological value from the remaining nineteenth century fabric.</p>	
15. Overall Condition	Good
Notes:	As a group, the buildings are heavily altered and their architectural interest has been diminished.
16. Recommended for inclusion	No
17. Date of assessment	11/01/2024

303, 305, 309 St Marys Lane

Section A: General Information

1. Name	303, 305, 309 St Marys Lane		
2. UID		 	
3. Address	303, 305, 309 St Marys Lane, Upminster		
4. Postcode	RM14 3DA		
5. Grid Ref	TQ 56632 86715		
6a. Conservation Area	No		
6b. If yes, which CA			
7. Description (Including Asset Type)	<p>Three detached houses located on the north side of St Mary's Lane opposite the junction with Argyle Gardens. These sit forward of the later properties on the street.</p> <p>No.303 is a two-storey building with black painted weatherboarded exterior and tiled roof. Prominent gable with plain bargeboard, first floor jettied, low side range with a modern rear extension. Stout brick chimneystack over the side range. Large 9-over-9 sash window on first floor and other windows are 6-over-6 sashes. Small, pitched roof porch.</p> <p>No. 305 is a modern two-storey building constructed in 2021. It replaced a historic single-storey timber building with shopfront.</p> <p>No 309 is a two-storey building with modern weatherboarded exterior. Pitched pantiled roof, two rendered chimneys on rear slope of the original building. A two-storey rear extension added in 2021 with parallel roof.</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	Nos. 303 and 309 represent late nineteenth century buildings of vernacular design and materials. They are of architectural interest in their vernacular form and appearance. No.305 is in keeping with the flanking historic properties but lacks authenticity being a modern build.
11. Historic Interest (Including Social and Communal Interest)	Some historic value as examples of nineteenth century development along St Mary's Lane, earlier than the surrounding buildings. No. 205 lacking in historic interest.
12. Group Value	There is some group value with nos. 303 and 309 as nineteenth century buildings.
13. Landmark Status / Townscape Value	Some townscape value due to their position forward of the building line and their elevational treatment which sets them apart from other buildings in the streetscape.
14. Archaeological Interest	There is potential for some archaeological interest from the surviving nineteenth century fabric.
15. Overall Condition	Good
Notes:	Recommend nos. 303 and 309 are included, but no. 305 is removed from the list as it is of modern construction.
16. Recommended for inclusion	Yes with amendment
17. Date of assessment	11/01/2024