

Local Heritage List London Borough of Havering



Client:
London Borough of Havering

Date:
July 2024



Foreword from Councillor Graham Williamson, Cabinet Lead for Regeneration and Development:

“We dedicate this Local Heritage List in memory of Councillor Linda Hawthorn, following her passing in May 2023.

Councillor Hawthorn represented Upminster Ward on behalf of the Havering Residents Association Group from 1990 and served on a host of committees including Environment, Leisure and Culture and Regeneration, as well as being Member Champion for Historic Environment. She also supported Havering Arts Council, Upminster Windmill Preservation Trust and The Poyntz Charity, which provides almshouses and other help for the elderly.

We continue to mourn the loss of Linda, whose unwavering dedication to our historic environment and wider public service have profoundly impacted our community and her colleagues.

She continues to be deeply missed and I know her memory will continue to inspire future generations to pursue a path of dedication to our local heritage, and to have integrity and compassion in service to the public.”

Our Havering community will always remember and be thankful for her exemplary service to our borough.”

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Introduction

Local Heritage Lists

The National Planning Policy Framework (2023, Para. 195) outlines that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets¹.

Local heritage listing is a means for communities and a local planning authority to identify heritage assets that are valued as distinctive elements of the local historic environment. It provides clarity on the location of assets and what it is about them that is significant, helping to ensure that strategic local planning properly takes account of the desirability of their conservation. Sometimes it may also help to identify additional assets of high significance, which may warrant consideration for designation at the national level. The process of preparing a local heritage list not only allows communities to identify local heritage that they would like recognised and protected, but it is also an opportunity for local authorities and communities to work in partnership. Creating a local heritage list helps to improve access to clear, comprehensive and current information about the historic environment at the local level through resources such as Historic Environment Records (HERs) which can speed up the planning process². The local list can be provided to the Greater London Historic Environment Record (GLHER) so it forms part of wider datasets which are typically consulted during the planning process.

Project Aims

In 2023, the London Borough of Havering commissioned Place Services to undertake a review of the existing Local List. This started with setting criteria for assessing local listing. The draft criteria were subject to public consultation from 29th June 2023 to 10th August 2023 and were amended based on the comments received. Following this consultation and agreement on the proposed criteria, the sites on the existing Local List have been assessed against this criteria.

¹ Planning Practice Guidance Paragraph: 039 Reference ID: 18a-039-20190723

² <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag301-local-heritage-listing/>

Members of the public and other interested parties were asked to nominate buildings, monuments, sites, places, areas and landscapes of local interest. The nominations were also assessed to determine whether they merit inclusion in the Local Heritage List.

This project will assist the London Borough of Havering to make clear and current information on non-designated heritage assets accessible to the public and thereby provide greater clarity and certainty for developers and decision-makers.

Consultation and Adoption

Consultation on the assessment criteria took place between 29th June and 10th August 2023 and the criteria has been amended based on the comments received.

Following this, a nominations period commenced in September 2023 during which nominations for new additions to the Local List were made. These were assessed individually by Place Services and recommendations were made for the final list to be proposed for adoption by the Council. The format of the final list proforma is included at the end of this document for reference.

Methodology

The methodology below applies to both the re-assessment of the existing Local List entries against the new criteria and the review of the nominations. The nominated assets were assessed against the criteria to determine their inclusion on the Local List.

Criteria for Assessing Assets

The criteria used to assess the existing Local List and nominated buildings, monuments, sites, places, areas or landscapes has been informed by the criteria and methodology suggested by Historic England. This approach ensures that the output is consistent with similar surveys at both a local and national level.

The selection criteria are inclusive and wide-ranging, ensuring that the Local List will take account of the range and distinctiveness of assets across the Borough. For inclusion in the Local List, an asset must be one of the types listed in the first 'Asset Type' criterion and must then demonstrate significance under at least one of the other criterion below. By doing so, this will determine that the asset has a degree of significance meriting consideration in planning decisions³.

| Criterion | Description |
|--------------|---|
| Asset Type | <i>Heritage asset types, including buildings, structures, monuments, sites, places, areas, parks, gardens and designed landscapes may be considered for inclusion.</i> |
| Age | <i>The age of an asset is an important criterion. The Borough's historic environment reflects its development over time and includes medieval manors and farms, seventeenth and eighteenth century country house estates, nineteenth century suburbs, and early twentieth century housing developments. Assets dating from before the arrival of the railways (Romford in 1839, and Hornchurch and Upminster in 1885) are likely to be of particular interest. A large proportion of structures in Havering are likely to be of nineteenth or twentieth century derivation, however, for assets of a recent date, the degree of authenticity in regard to its architectural interest (see 'authenticity' criterion below) is important. Assets dating to the First and Second World Wars may also be of local interest.</i> |
| Authenticity | <i>This criterion is an important consideration in relation to the age of the asset and its architectural interest. Assets should be recognisably of their time, or of a phase in their history. If they have been unsympathetically altered, the change should be easily reversible. An asset which is substantially unaltered or retains the majority of its original features or elements, qualifies under this criterion.</i> |

³ Planning Practice Guidance Paragraph; 039 Reference ID: 18a-039-20190723

| | |
|--|---|
| Rarity | <i>This is appropriate for all assets. Due to the rapid expansion of the Borough in the nineteenth and twentieth centuries following the arrival of the railways and the redevelopment of country estates in the c. 1930s, assets pre-dating the nineteenth century are likely to be less common.</i> |
| Architectural and Artistic Interest | <i>This criterion concerns the intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics. Whilst now in Greater London, much of Havering was historically part of the County of Essex and as such architectural styles, details and materials found in the Borough can be illustrative of its diverse historic development.</i> |
| Group Value | <i>This criterion applies to groupings of assets with a clear visual design or historic relationship. Examples in Havering may include Victorian terraces, military complexes or historic farmsteads.</i> |
| Archaeological Interest | <i>The asset may provide evidence about past human activity in the locality, which may be in the form of buried remains, but may also be revealed in the structure of buildings or in a designed landscape, for instance. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.</i> |
| Historic Interest (Including Social and Communal Interest) | <p><i>A significant historical association of local or national note, including links to important local figures or industry that may enhance the significance of a heritage asset. Surviving documents and sources relating to assets may enhance their historic interest.</i></p> <p><i>Social and communal interest may be regarded as a sub-set of historic interest but has special value in local listing. As noted in the PPG: 'Heritage assets ... can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity'. It therefore relates to places perceived as a source of local identity, distinctiveness, social interaction and coherence, contributing to the 'collective memory' of a place.</i></p> |
| Designed Landscape Quality | <i>This criterion concerns the interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history. Types of historic designed landscapes in the Borough include remains of medieval moated sites set within parkland, gardens associated with country houses, and landscapes potentially associated with prominent landscape designers.</i> |
| Landmark/Townscape Status | <i>This criterion applies to assets with strong communal or historical associations, or because it has especially striking aesthetic value, including those which may be singled out as a landmark within the local scene.</i> |

Survey Forms

An assessment pro-forma has been completed for every entry on the Local List (an example pro-forma is included below) to explain their significance. The same pro-forma assessment has been completed for any sites nominated for inclusion on the Local List.

To ensure the correct and most useful information is gathered for each site or nomination, the assessment form will include:

Section A

- Photograph
- Entry Name
- Unique Identification Number (composed of year assessed and chronological number, for example 2019001, 2019002)
- Site Address (including postcode **or** grid reference)
- Conservation Area (where appropriate)
- Ward
- Original use and current use (where known)
- Site accessible (yes/no).⁴

Section B

- Brief Description.⁵
- Assessment against criteria
- Notes (including any concerns)
- Overall condition
 - **Good:** *Structurally sound, weathertight, no significant repairs required.*
 - **Fair:** *Structurally sound, but needing minor repairs or showing signs of a lack of general maintenance.*
 - **Poor:** *Deteriorating masonry and/or leaking roof and/or defective rainwater goods usually accompanied by rot outbreaks within and general deterioration of most elements of the building fabric, including external joinery; or where there has been a fire or other disaster which has affected part of the building.*

⁴ Sites can only be accessed with the owner's permission. If the sites are not visible from the public realm their condition, completeness and overall significance cannot be fully appreciated and may hinder the assessment process.

⁵ Additional photographs can be provided here to illustrate particular features of significance.

- **Very bad:** *Structural failure/instability and/or loss of significant areas of roof covering leading to major deterioration of interior; or where there has been a major fire or other disaster which has affected most of the building.*
- *Unable to determine (limited access or visibility).*
- Date assessed

Section C

- Recommendation (inclusion or not inclusion, retention or removal)

Nominations

Nominated assets have been assessed against the above criteria, however, where nominations benefit from a national designation, such as Listed Buildings, these have been omitted from further assessment to avoid 'double designation'.

Additional Considerations

Access

Assessments have been undertaken from the public realm. Where a nomination is not visible from the public realm an assessment cannot be undertaken.

Unauthorised Works

Whilst these assessments may identify alterations or extensions which are unfavourable, no research has not been undertaken to determine whether these have the benefit of the appropriate permissions. Inclusion or exclusion from this report does not imply acceptability of any works.

Condition

This assessment includes a summary of condition. This summary is based upon available access and should not be considered definitive or conclusive. This is intended as an initial assessment to highlight the requirement for further action and to assist in the deliberation of the appropriateness of withdrawing Permitted Development Rights.

Review of the Local Heritage List

Using the below pro-forma, additional assets can be nominated for inclusion on the Local Heritage List by contacting DevelopmentPlanning@havering.gov.uk. They must meet the criteria detailed above to

be considered for inclusion. Any new nominations will be collated and reviewed as a group every three years (only if the number of nominations exceeds 10). If the number of nominations is below 10, the nominations will be on hold until the next review.. Any nominations deemed to meet the criteria will be considered by the Council for addition to the Local Heritage List, and a revised Local Heritage List published. However, in accordance with national policy⁶, should any assets be identified as having heritage value during the planning process, these will be considered as non-designated heritage assets in the determination of planning applications even if they are not included on the Local Heritage List.

⁶ Planning Practice Guidance; Paragraph: 040 Reference ID: 18a-040-20190723

Example Local List and Nominations Proforma

Section A: General Information

| | | | | |
|---------------------------------------|-----|--------------------------|----|-------------------|
| 1. Name | | | | Insert Photograph |
| 2. UID | | | | |
| 3. Address | | | | |
| 4. Postcode | | | | |
| 5. Grid Ref | | | | |
| 6a. Conservation Area | Yes | <input type="checkbox"/> | No | |
| 6b. If yes, which CA | | | | |
| 7. Description (Including Asset Type) | | | | |
| | | | | |



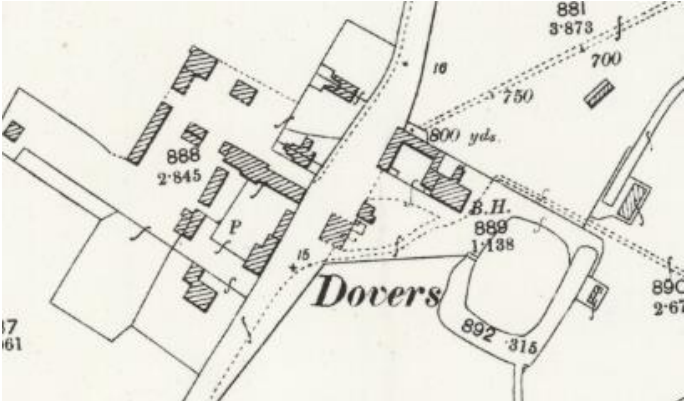
Section B – Assessment

| | | | | | | | | |
|--|---|-----------------------------|--------------------------|----------------------|--------------------------|-----------|--------------------------|----------------------|
| 8. Age (X) | | | | | | | | |
| Pre-1840 | <input type="checkbox"/> | 1840-1913 | <input type="checkbox"/> | 1914-1947 | <input type="checkbox"/> | Post 1947 | <input type="checkbox"/> | |
| | | | | | | | Exact date (if known): | <input type="text"/> |
| 9. Authenticity (X) | | | | | | | | |
| <input type="checkbox"/> | A single significant phase and which is largely intact | | | | | | | |
| <input type="checkbox"/> | A single significant phase with some alterations and/or extensions | | | | | | | |
| <input type="checkbox"/> | A single significant phase with significant alterations and/or extensions | | | | | | | |
| <input type="checkbox"/> | The asset is of multiple significant phases | | | | | | | |
| 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 | | | | | | | | |
| Good | <input type="checkbox"/> | Fair | <input type="checkbox"/> | Poor | <input type="checkbox"/> | Very Poor | <input type="checkbox"/> | |
| Unknown | <input type="checkbox"/> | Notes: <input type="text"/> | | | | | | |
| 16. Recommended for inclusion | | | | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | |
| 17. Date of assessment | | | | <input type="text"/> | | | | |

Beam Park

BP1: The Albion Public House and Moated Site

Section A: General Information

| | |
|--|---|
| 1. Name | The Albion Public House and Moated Site |
| 2. UID | BP1 |
| 3. Address | 2 Rainham Road Rainham |
| 4. Postcode | RM13 8SS |
| 5. Grid Ref | TQ 52151 82726 |
| 6a. Conservation Area | No |
| 6b. If yes, which CA | |
|  | |
| <p><i>The Albion Public House looking north</i></p> | |
|  | |
| <p><i>Tithe Map 1848</i></p> | |
|  | |
| <p><i>OS Map: Revised: 1895, Published: 1897</i></p> | |
| <p>7. Description (Including Asset Type)</p> | |

Central historic core of the building has two, faux half-timbered gables facing to the south (overlooking the car park). There are extensions to the west and east. The single-storey range around the beer garden may also have historic origins as ancillary yard buildings (potentially depicted on the 1890s OS map above).

The historic mapping indicates the presence of a medieval moated site to the east, this is still evident above ground.

Section B – Assessment

| | |
|--|--|
| 8. Age | Choose an item. |
| Exact date (if known): | Varies between the two structures The PH is nineteenth century, the Moated Site may be fourteenth century. |
| 9. Authenticity | A single significant phase with significant alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| <p>The architectural interest of the public house has been considerably diminished by modern additions and alterations. Although the historic plan form, with the C19 range of lean-to outbuildings around a yard may have survived.</p> <p>The moat to the east survives, with the southern part of the moat still water filled, though obscured by trees. The moated interior now forms the outer beer garden for the public house. It is of some architectural interest, demonstrating a specific form and pattern of high-status dwelling in the former rural landscape.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>The public house is likely to have historic origins as a beer house. The Chapman and Andre map of 1777 indicates 'Great Dovers' on the western side of the road, with 'Little Dovers' on the eastern side, at the site of the public house.</p> <p>The single-storey range around the beer garden may also have historic origins as ancillary yard buildings (potentially depicted on the 1890s OS map above). Here the whole group are labelled as 'Dovers'</p> <p>The Tithe map of 1848 states that plot 184 was an 'Orchard and Moat', under the ownership and occupancy of Richard Reynolds. The moated site is likely to have considerable archaeological potential and has significant historic interest.</p> <p>Moated sites originate in the thirteenth to fourteenth centuries and consist of a rectangular ditch or moat, enclosing a raised platform, within which a manorial centre was established. They were particularly concentrated in the east of England and were built outside of urban locations, but typical of the rural landscape, where they were visible elements, signifying ownership and management of the land within the medieval feudal system. The moated Site is of considerable historic interest.</p> | |
| 12. Group Value | |
| <p>The public house may have some limited links to the moated site, through the ownership in the past. However, the pub clearly post-dates the moated manor and would not have had a functional relationship with the moated site.</p> | |
| 13. Landmark Status / Townscape Value | |
| <p>The public house has some landmark value, although its setting and the street scene have not evolved beneficially over time.</p> <p>The moated site is surrounded by mature trees, but the structure itself is not a prominent, visible feature in the vicinity.</p> | |
| 14. Archaeological Interest | |
| <p>The public house is of some archaeological interest, due to its origins as a rural beer house on the edge of the settlement, providing evidence of past human activity.</p> | |

| | |
|--|---|
| The moated site has a significant degree of archaeological interest, evidencing past settlement and ownership. | |
| 15. Overall Condition | Fair |
| Notes: | High potential for the moated site to be included. The public house does not sufficiently fulfil the criteria, due to its diluted architectural interest. Site visit recommended to photograph the Moated Site. |
| 16. Recommended for inclusion | Yes for the Moated Site – the Albion to be excluded |
| 17. Date of assessment | 21/03/2024 |

Elm Park

ELP1: Astra House

Section A: General Information


| | | |
|--|----------------------------------|--|
| 1. Name | Astra House |  |
| 2. UID | ELP1 | |
| 3. Address | 30 Astra Close, Hornchurch | |
| 4. Postcode | RM12 5NJ | |
| 5. Grid Ref | TQ 52773 84937 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | RAF Hornchurch Conservation Area | |
| 7. Description (Including Asset Type) | | |
| <p>A single-storey red brick building with a tiled hipped roof and small gablets, tall cupola with copper dome in the centre of the ridge. Symmetrical façade of seven bays with a central portico articulated with brick pilasters and supported on a pair of Tuscan columns, and a plain entablature which currently contains signage for the Rosewood Medical Centre. Six tall mullion and transom windows to the front elevation. Brick quoins. Connected rear range which has a taller roof, extended on several occasions. Currently a Medical Centre.</p> | | |

Section B – Assessment

| | |
|--|--|
| 8. Age | 1914-1947 |
| Exact date (if known): | 1938 |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| A purpose-built Officers Mess for RAF Hornchurch. The symmetrical façade, attractive portico on Tuscan columns and cupola are of architectural interest. The architecture is influenced by seventeenth century polite design, and its high quality construction and is of interest. | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| The building is of significant 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. In later years the airfield accommodated the Flying Aircrew Selection Centre. The RAF base closed in 1962. | |
| 12. Group Value | |
| The building shares strong group value with Astra Court East, Astra Court West (Single Officers Quarter) and the former Warrant Officers' accommodation buildings on Wood Lane. | |
| 13. Landmark Status / Townscape Value | |
| The building makes a positive contribution to the streetscene at Astra Close. It is the principal building within the RAF Hornchurch Conservation Area. | |
| 14. Archaeological Interest | |
| Some archaeological interest as evidence of late 1930s construction techniques and use of materials. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 11/01/2024 |

ELP2: Single Officers Quarters

Section A: General Information


| | | |
|--|----------------------------------|--|
| 1. Name | Single Officers Quarters | |
| 2. UID | ELP2 | |
| 3. Address | 34-66, Astra Close, Hornchurch | |
| 4. Postcode | RM12 5NJ | |
| 5. Grid Ref | TQ 52745 84941 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | RAF Hornchurch Conservation Area | |
|  | | |
| 7. Description (Including Asset Type) | | |
| <p>Late 1930s purpose-built officer's accommodation block. Two-storey, red brick construction with tiled hipped roof and prominent chimney stacks. Mullion and transom windows. Accessed from both Astra Close and Wood Lane. North block is L shaped on plan and linked with south block. Also known as Astra Court West. Converted to residential flats. Modern rooflights and a box dormer.</p> | | |

Section B – Assessment

| | | |
|---|--|--|
| 8. Age | 1914-1947 | |
| Exact date (if known): | 1938 | |
| 9. Authenticity | A single significant phase with some alterations and/or extensions | |
| 10. Architectural and Artistic Interest | | |
| <p>Of architectural interest as buildings of traditional construction with well-proportioned Neo-Georgian character and pared-back detailing. The design reflects the interwar military buildings designed to fit discretely into urban settlements.</p> | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| <p>These buildings formed the accommodation for single officers who worked at RAF Hornchurch during the middle decades of the twentieth century. The building is of significant 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. In later years the airfield accommodated the Flying Aircrew Selection Centre. The RAF base closed in 1962.</p> | | |
| 12. Group Value | | |
| <p>The building shares strong group value with Astra House, Astra Court East and the former Warrant Officers' accommodation buildings on Wood Lane.</p> | | |
| 13. Landmark Status / Townscape Value | | |
| N/A | | |
| 14. Archaeological Interest | | |
| <p>Some archaeological interest as evidence of late 1930s construction techniques and use of materials.</p> | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 11/01/2024 | |

ELP3: The Good Intent Public House

Section A: General Information

| | | |
|--|-------------------------------|--|
| 1. Name | The Good Intent Public House | |
| 2. UID | ELP3 | |
| 3. Address | South End Road, Hornchurch | |
| 4. Postcode | RM12 5NU | |
| 5. Grid Ref | TQ 52863 84722 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
|  | | |
| 7. Description (Including Asset Type) | | |
| <p>Two-storey public house of brick construction and rendered under a plain tile pitched roof with three chimney stacks along the ridge. Five multi-section casements on the first floor, one taller window breaking the eaves level, and a row of triple and double casement windows on the ground floor. Windows have leaded lights. A former doorway has been bricked up. Half of front façade painted dark red, half painted cream. Large single-story rear and side extensions with flat roofs.</p> | | |


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 | | |
| <p>A simple inter-war period public house constructed in traditional style, typical of its time. Its simple form and detailing, including timber leaded light windows, is of some architectural interest</p> | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| <p>The public house is important in the local history for its association with RAF Hornchurch and the Second World War air force officers. It was the closest public house to the Officers Mess and quarters at the former RAF base and popular with aircrews during the Second World War. The pub-sign commemorates its association with the Second World War fighter pilots, and there are items of RAF Hornchurch memorabilia on display inside the pub. It is still an important social space for the surrounding community.</p> | | |
| 12. Group Value | | |
| <p>The public house shares group value with the RAF Hornchurch buildings at Astra Close, Wood Lane and Second World War defence buildings in Hornchurch Country Park.</p> | | |
| 13. Landmark Status / Townscape Value | | |
| <p>The building has local landmark value, deriving from its wide façade fronting the road.</p> | | |
| 14. Archaeological Interest | | |
| <p>Some archaeological interest as evidence of late 1930s construction techniques and use of materials.</p> | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 11/12/2023 | |

Emerson Park

EMP1: The Exchange, Hornchurch

Section A: General Information


| | | |
|---|---------------------------------|--|
| 1. Name | The Exchange, Hornchurch | |
| 2. UID | EMP1 | |
| 3. Address | 107 Butt Green Road, Hornchurch | |
| 4. Postcode | RM11 2LD | |
| 5. Grid Ref | TQ 53816 88294 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
|  | | |
| 7. Description (Including Asset Type) | | |
| Former Telephone Exchange building, two-storey red brick construction in Neo-Georgian style. Flat roof behind tall, rendered parapet. Three bay projection to front elevation, semi-circular arched windows at ground level, flat arched windows at first floor. Set back entrance bay to left with flat brick arch with keystone to doorway. Converted to residential flats. | | |

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 | | |
| Architectural interest in its pared-back Neo-Georgian style. Utilitarian in design which illustrates its original function as a Telephone Exchange, but good quality brickwork and simple detailing including semi-circular windows and keystone above entrance door. | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| The building has historic interest and communal value deriving from its original function as the local Telephone Exchange. | | |
| 12. Group Value | | |
| Some group value with other Telephone Exchange buildings across the Borough as a good example of this building type. | | |
| 13. Landmark Status / Townscape Value | | |
| The building has some landmark and townscape value deriving from its distinctive form and character. It has prominent presence in the street. | | |
| 14. Archaeological Interest | | |
| Some archaeological interest in its original fabric and any evidence of its original use as a Telephone Exchange. | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 28/03/2024 | |

EMP2: Emerson Park and Great Neames Halt

Section A: General Information

| | | |
|---------------------------------------|--|---|
| 1. Name | Emerson Park and Great Neames Halt, | |
| 2. UID | EMP2 |  |
| 3. Address | Emerson Park Station, Butts Green Road, Hornchurch | |
| 4. Postcode | RM11 3HS | |
| 5. Grid Ref | TQ 53978 87866 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | <p>Railway platform canopy, constructed on a frame of rolled steel columns and wrought iron brackets, vaulted steel corrugated roof with timber valances edging.</p> | |


Section B – Assessment

| | |
|--|---|
| 8. Age | 1840-1913 |
| Exact date (if known): | 1909 |
| 9. Authenticity | A single significant phase and which is largely intact |
| 10. Architectural and Artistic Interest | Simple track side platform canopy, single-row steel column construction and timber valance edging. |
| 11. Historic Interest (Including Social and Communal Interest) | Emerson Park Railway Station open in 1909 to serve the Romford to Upminster line of the London, Tilbury and Southend Railway. It was originally named Emerson Park Halt and was shown in some timetables as Emerson Park and Great Neames Halt. A good example of unmanned halts which were the smallest of Victorian railway stations. |

| | |
|---|------------|
| 12. Group Value | |
| N/A | |
| 13. Landmark Status / Townscape Value | |
| N/A | |
| 14. Archaeological Interest | |
| Some archaeological interest as evidence of the construction and use of materials in nineteenth century transport infrastructure. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 11/12/2023 |

EMP3: 162, 164 and 166 Slewins Lane

Section A: General Information

| | | |
|---|---------------------------------|--|
| 1. Name | 162, 164 and 166 Slewins Lane | |
| 2. UID | EMP3 | |
| 3. Address | 166 Slewins Lane, Hornchurch | |
| 4. Postcode | RM11 2BS | |
| 5. Grid Ref | TQ53770 88388 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
|  | | |
| 7. Description (Including Asset Type) | | |
| <p>Group of three late eighteenth century cottages, historically named Burnt House Cottages. Two storeys with mansard tiled attic with catslide rear extension. Nos 164 and 166 weatherboarded. No 162 rendered. Sash and case windows differing in the numbers of panes. No 166 is larger, with symmetrical façade with central modern porch. Modern replacement sash windows in different styles.</p> | | |

Section B – Assessment

| | | |
|--|--|--|
| 8. Age | Pre-1840 | |
| Exact date (if known): | | |
| 9. Authenticity | A single significant phase with some alterations and/or extensions | |
| 10. Architectural and Artistic Interest | | |
| An attractive row of cottages with well-proportioned form, vernacular details and traditional materials of architectural interest. | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| Dating from the late eighteenth century, the row of cottages is one of the earliest survivals in the Borough. Of value in illustrating the historic rural character of the area prior to large scale nineteenth and twentieth century expansion. | | |
| 12. Group Value | | |
| The cottages share group value with each other. | | |
| 13. Landmark Status / Townscape Value | | |
| The cottages historically occupy a prominent position at the end of Butts Green Road. | | |
| 14. Archaeological Interest | | |
| The surviving historic fabric is of archaeological value in illustrating eighteenth century construction techniques. | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 26/01/2024 | |

EMP4: Cobblers Cottage

Section A: General Information

| | | |
|---|---|--|
| 1. Name | Cobblers Cottage | |
| 2. UID | EMP4 | |
| 3. Address | 274 and 276 Wingletye Lane, Hornchurch | |
| 4. Postcode | RM11 3BL | |
| 5. Grid Ref | TQ55151 88321 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
|  | | |
| 7. Description (Including Asset Type) | | |
| <p>Nineteenth century pair of timber framed cottages. Central section is one and a half storey and two bays, with two casement windows at ground floor and pitched roof dormers. Later side extensions at each side. Pitched tile roof with axial brick chimney stack. Replacement uPVC casement windows.</p> | | |

Section B – Assessment

| | | |
|--|--|--|
| 8. Age | Pre-1840 | |
| Exact date (if known): | | |
| 9. Authenticity | A single significant phase with some alterations and/or extensions | |
| 10. Architectural and Artistic Interest | | |
| <p>An attractive vernacular cottage with well-proportioned form and details This cottage is a characterful building and one of the earliest survivals in the Borough, and its traditional, vernacular architecture lends the house architectural and aesthetic value.</p> | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| <p>This group of farmers cottages were historically associated with Grade II Listed Lilliput, one of the oldest buildings in the area. Historic value in permitting an appreciation of the historic rural character of the area prior to large scale nineteenth and twentieth century expansion.</p> | | |
| 12. Group Value | | |
| <p>Taken as a group with the neighbouring properties at Pegtiles, Tye and Grasshopper Cottages, this site on Wingletye Lane has a distinct historic character set apart from the surrounding area which has been dominated by post-war and modern domestic housing.</p> | | |
| 13. Landmark Status / Townscape Value | | |
| N/A | | |
| 14. Archaeological Interest | | |
| <p>The surviving historic fabric is of archaeological value in providing evidence of eighteenth century construction techniques.</p> | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 26/01/2024 | |

EMP5: Grasshoppers

Section A: General Information



| | | |
|---|--------------------------------|--|
| 1. Name | Grasshoppers | |
| 2. UID | EMP5 | |
| 3. Address | 264 Wingletye Lane, Hornchurch | |
| 4. Postcode | RM11 3BL | |
| 5. Grid Ref | TQ55180 88270 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
|  | | |
| 7. Description (Including Asset Type) | | |
| Seventeenth-eighteenth century timber framed cottage. Two storey and two bays, white rendered with plain clay tile roof. Main entrance through front elevation under pitched timber porch, with single window at ground floor to left and two above. Single storey lean-to side extension. Brick chimney stack. | | |

Section B – Assessment

| | | |
|---|--|--|
| 8. Age | Pre-1840 | |
| Exact date (if known): | | |
| 9. Authenticity | A single significant phase with some alterations and/or extensions | |
| 10. Architectural and Artistic Interest | | |
| An attractive rural farmers cottage with well proportioned form and vernacular details This cottage is a characterful building and one of the earliest survivals in the Borough, and its traditional, vernacular architecture lends the house a high historic and aesthetic value. | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| This group of farmers cottages were historically associated with Grade II Listed Lilliput, one of the oldest buildings in the area. Historic value in permitting an appreciation of the historic rural character of the area prior to large scale nineteenth and twentieth century expansion. | | |
| 12. Group Value | | |
| Taken as a group with the neighbouring properties at Pegtiles, Tye and Cobblers Cottages, this site on Wingletye Lane has a distinct historic character set apart from the surrounding area which has been dominated by post-war and modern domestic housing. | | |
| 13. Landmark Status / Townscape Value | | |
| N/A | | |
| 14. Archaeological Interest | | |
| The surviving historic fabric is of archaeological value in providing evidence of eighteenth century construction techniques. | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 26/01/2024 | |

EMP6: Pegtiles

Section A: General Information

| | | |
|--|--------------------------------|---|
| 1. Name | Pegtiles |  |
| 2. UID | EMP6 | |
| 3. Address | 266 Wingletye Lane, Hornchurch | |
| 4. Postcode | RM11 3BL | |
| 5. Grid Ref | TQ55176 88279 | |
| 6a. Conservation Area | No |  |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>Seventeenth-eighteenth century timber frame cottage. One and a half storeys, three bays, white rendered with plain clay tile roof. Single-storey hipped-roof extension to north. Two storey later rear range with central small cupola and end chimney stack. Entrance within rear range within porch. Replacement uPVC casement windows.</p> | | |


Section B – Assessment

| | |
|--|--|
| 8. Age | Pre-1840 |
| Exact date (if known): | |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| <p>An attractive rural farmers cottage with well proportioned form and vernacular details This cottage is a characterful building and one of the earliest survivals in the Borough, and its traditional, vernacular architecture lends the house architectural and aesthetic value.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>This group of farmers cottages were historically associated with Grade II Listed Lilliput, one of the oldest buildings in the area. Historic value in permitting an appreciation of the historic rural character of the area prior to large scale nineteenth and twentieth century expansion.</p> | |
| 12. Group Value | |
| <p>Taken as a group with the neighbouring properties at Cobblers, Tye and Grasshopper Cottages, this site on Wingletye Lane has a distinct historic character set apart from the surrounding area which has been dominated by post-war and modern domestic housing.</p> | |
| 13. Landmark Status / Townscape Value | |
| N/A | |
| 14. Archaeological Interest | |

| | |
|---|------------|
| The surviving historic fabric is of archaeological value in providing evidence of potentially seventeenth century construction techniques and eighteenth century adaptations. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 26/01/2024 |

EMP7: Tye Cottage

Section A: General Information



| | | |
|---|--|--|
| 1. Name | Tye Cottage |  |
| 2. UID | EMP7 | |
| 3. Address | 268 and 270 Wingletye Lane, Hornchurch | |
| 4. Postcode | RM11 3BL | |
| 5. Grid Ref | TQ5517488290 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>seventeenth-eighteenth century or earlier single-storey range of timber-framed buildings, perhaps originally outbuildings. No 270 is two storeys with cross wing. Entrance within rear range within traditional timber porch. Slate roof with chimney stack.</p> | | |

Section B – Assessment

| | |
|--|--|
| 8. Age | Pre-1840 |
| Exact date (if known): | |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| <p>An attractive rural farmers cottage with well proportioned form and vernacular details This cottage is a characterful building and one of the earliest survivals in the Borough, and its traditional, vernacular architecture lends the house architectural and aesthetic value.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>This group of farmers cottages were historically associated with Grade II Listed Lilliput, one of the oldest buildings in the area. Historic value in permitting an appreciation of the historic rural character of the area prior to large scale nineteenth and twentieth century expansion.</p> | |
| 12. Group Value | |
| <p>Taken as a group with the neighbouring properties at Cobblers, Pegtiles and Grasshopper Cottages, this site on Wingletye Lane has a distinct historic character set apart from the surrounding area which has been dominated by post-war and modern domestic housing.</p> | |
| 13. Landmark Status / Townscape Value | |
| | |
| 14. Archaeological Interest | |
| <p>The surviving historic fabric is of archaeological value in providing evidence of potentially seventeenth century construction techniques and eighteenth century adaptations.</p> | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 26/01/2024 |

EMP8: Cattle Bridge

Section A: General Information

| | | |
|---|---|--|
| 1. Name | Cattle Bridge |   |
| 2. UID | EMP8 | |
| 3. Address | Cattle Bridge between Woodhall Crescent and Burnway, Emerson Park | |
| 4. Postcode | RM11 3NZ | |
| 5. Grid Ref | TQ54563 87456 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>Late nineteenth century footbridge over Upminster to Romford railway line. Brick construction, London stock brick, with taller parapet wall in centre of bridge, capped with modern, steeply sloped concrete coping stones. Blue engineering blocks as coping stones to lower parapet walls. Internal face of walls now painted dark brown. Tarmacadam footpath surface.</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>Limited architectural interest as a utilitarian structure built as part of the railway infrastructure. Likely constructed in stock brick (now painted) with blue engineering coping blocks. Alterations include taller parapet</p> | |

| | |
|---|------------|
| wall in centre with modern concrete coping, painting of brickwork and tarmacadam footpath surface. Recognisable as a piece of late nineteenth century infrastructure, but of limited architectural interest. | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| Constructed in the early 1890s as part of the Upminster to Romford branch railway line which opened in 1893. Thought to have originally been designed as a cattle bridge to allow livestock to cross the railway line which, when constructed, crossed undeveloped fields in this location. Now used as a footbridge. Historic interest as part of the development of the railways in the nineteenth century and in providing an understanding of the historic landscape and land use prior to the laying out of the surrounding residential development. | |
| 12. Group Value | |
| Group value with the other historic structures associated with the Upminster to Romford railway line. | |
| 13. Landmark Status / Townscape Value | |
| N/A | |
| 14. Archaeological Interest | |
| Some archaeological interest in providing evidence of late nineteenth century infrastructure construction. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 22/03/2024 |

Gooshays

G1: Forge House

Section A: General Information




| | | |
|---|--------------------------|--|
| 1. Name | Forge House |  |
| 2. UID | G1 | |
| 3. Address | Chequers Road, Noak Hill | |
| 4. Postcode | RM3 7NA | |
| 5. Grid Ref | TQ54415 93776 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | N/A | |
| 7. Description (Including Asset Type) | | |
| <p>Nineteenth-century two-storey, five-bay house, constructed of red brick with stone details and slate roof. Only one of the original two central stacks with clay pots survives. The main façade has a central door with two sash windows at ground and first floor on each side. All the original timber frame sash windows have been replaced. A two-storey rear extension and lean-to were added at the beginning of the twenty-first century.</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 | | |
| Despite the later alterations, the house retains its traditional and vernacular character. This adds to the wealth of historic fabric which is prevalent in the area. | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| The house is identified in historic nineteenth-century maps and the 1919 Auction Map of the Dagnam Park Estate as a Post Office. The site also included Smiths Shop, which was demolished at the end of the twentieth century, and garden. This group of nineteenth-century buildings, including the Forge and Forge Cottage on the opposite side of Chequers Road, are important survivals from a time when Noak Hill was an isolated and self-sufficient community with its own agricultural trades. | | |
| 12. Group Value | | |
| The Old Post Office (Forge House) has group value with the Forge and Forge Cottage. | | |
| 13. Landmark Status / Townscape Value | | |
| N/A | | |
| 14. Archaeological Interest | | |
| The house has some archaeological value as evidence of nineteenth century building techniques and use of materials. | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 24/11/2023 | |

G2: Rosemere and Jasmine Cottages

Section A: General Information

| | | |
|-----------------------|-------------------------------|---|
| 1. Name | Rosemere and Jasmine Cottages |    |
| 2. UID | G2 | |
| 3. Address | Chequers Road, Noak Hill | |
| 4. Postcode | RM3 7NA | |
| 5. Grid Ref | TQ54334 93794 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | N/A | |

Cottages in Chequers Road, 1976, London Metropolitan Archives

| |
|---|
| 7. Description (Including Asset Type) |
| Pair of late -nineteenth century, one-and-a-half-storey, brick-built cottages with a mock Tudor applied timber framing over a shallow jetty. Tile roof with two central dormers with shiplap timber frontage and cheeks |

surrounding the windows. Prominent central chimney stack and projecting chimney breasts to each gable end. The side elevations have raised diaper brick pattern to the first floor.

Jasmine Cottage (to the northeast) has a prominent modern entrance porch and traditional timber frame casement windows. The rear dormer is fitted with an unsympathetic Juliet balcony.




Rosemere Cottage (to the southwest) has unsympathetic modern uPVC casement windows. The rear range has two dormers of traditional design.

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 architectural and artistic interest of this pair of cottages is derived from their attractive symmetry, and their high-quality mock Tudor design and materiality. Together, they make a strong positive contribution to the street scene on Chequers Road and add to the wealth of historic fabric which is prevalent in the area. | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| No known historic association. | |
| 12. Group Value | |
| The two cottages have group value with each other. | |
| 13. Landmark Status / Townscape Value | |
| N/A | |
| 14. Archaeological Interest | |
| The pair have some archaeological value as evidence of the late-nineteenth century building techniques and use of materials. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 24/11/2023 |

G3: The Forge and Forge Cottage

Section A: General Information

| | | |
|--|-----------------------------|---|
| 1. Name | The Forge and Forge Cottage |    |
| 2. UID | G3 | |
| 3. Address | Chequers Road, Noak Hill | |
| 4. Postcode | RM3 7NA | |
| 5. Grid Ref | TQ54356 93826 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | N/A | |
| 7. Description (Including Asset Type) | | <p><i>The Forge and Forge Cottage in Chequers Road, 1981, The Friends of Dagnam Park</i></p> |
| <p>This nineteenth-century range of buildings comprises a pair of cottages and the attached forge within the lean-to extension to the west. The cottages are one-and-a-half storeys with tiled gambrel roof with traditional catslide dormers and central stack. The eastern part of the building appears on the 1840s Tithe and apportionments map, The west extension and the lean-to were added towards the end of the nineteenth century, as along with the rear outbuildings. Two additional dormers to match the existing were added between the end of the twentieth Century and the twenty-first century. The historic timber frame sash and casement windows have been replaced with uPVC casement of traditional design.</p> | | |


The cottages were originally rendered. The recently installed timber cladding has concealed the original window details. The entrance to the historic forge has now been blocked.

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 | |
| Despite the recent alterations, the cottages retain their traditional and vernacular character. This adds to the wealth of historic fabric which is prevalent in the area. | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| The forge, which was initially located on the opposite side of Chequers Road, adjoining the Old Post Office, was in use until around the 1970s. This early group of nineteenth-century buildings, including the Forge, Forge Cottage and the Old Post Office, are important survivals from a time when Noak Hill was an isolated and self-sufficient community with its own agricultural economy. | |
| 12. Group Value | |
| The Forge, Forge Cottage have group value with the Old Post Office (Forge House). | |
| 13. Landmark Status / Townscape Value | |
| N/A | |
| 14. Archaeological Interest | |
| The cottages have some archaeological value as evidence of nineteenth -century building techniques and use of materials. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 24/11/2023 |

G4: Hill Farm House

Section A: General Information

| | | |
|-----------------------|---------------------------------|---|
| 1. Name | Hill Farm House |   |
| 2. UID | G4 | |
| 3. Address | Church Road, Noak Hill, Romford | |
| 4. Postcode | RM4 1LD | |
| 5. Grid Ref | TQ54068 93888 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | N/A | |

Church Road Noak Hill, Havering: Hill Farmhouse 1972, London Metropolitan Archives

| | |
|---|--|
| 7. Description (Including Asset Type) | |
| <p>Hill Farm is an early-nineteenth century former farmhouse with associated historic farm buildings including the timber-frame stable block of Long House along the north side of the yard. It is a two-storey double pile construction with a one storey lean-to side extension and a modern conservatory to the rear. The wall construction is of brick with darker brick dressings and string course. The front slope of the front pile is still covered with Westmoreland slate laid in diminishing courses. The remaining slopes and the rear pile are now covered with red tiles. Of the original four end stacks, those to the front survive. The rear stacks had been demolished or collapsed by the end of the twentieth century.</p> <p>The main façade comprises three bays with modern windows under cambered arches. The open central pediment bay has a lean-to tiled porch with side entry and central timber sash window, blank window under cambered arch at first floor and a small oculus in the pediment. Timber sash windows survive to the side elevation.</p> <p>It is unclear whether the farmhouse is in residential use or whether it is currently unoccupied.</p> | |

Section B – Assessment

| | |
|--|--|
| 8. Age | Pre-1840 |
| Exact date (if known): | |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| <p>Hill Farm draws its special interest from its high-quality design and materials, with high artistic value. It represents the largely rural history of the area before the encroachment of urban development following the Second World War and the Compulsory Purchase of the Harold Hill area in 1946.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |

| | |
|---|------------|
| The historic interest of Hill Farm mostly derives from its association with the Neave Family who owned the Dagnam Estate between the eighteenth and the early twentieth centuries and had a significant role in the local history and the development of Noak Hill. It is likely formed part of North End Farm bought by Sir Thomas Neave in 1824 and was sold at auction with the rest of the estate in 1919. | |
| 12. Group Value | |
| The farmhouse is historically and functionally associated with the surrounding farm buildings which formed part of the historic yard. The former farmstead has some group value with the other farms which formed part of the Dagnam Park Estate under the Neave Family, as well as other designated and non-designated heritage assets such as the Bear public house, the Church of St. Thomas, St Thomas School and Manor Farm. | |
| 13. Landmark Status / Townscape Value | |
| N/A | |
| 14. Archaeological Interest | |
| Notwithstanding the loss of most of the original windows and of two of the chimney stacks, much of the original fabric is understood to survive and this contributes to its intrinsic archaeological interest. | |
| 15. Overall Condition | Fair |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 24/11/2023 |

G5: Pentowan Farm

Section A: General Information

| | | |
|--|---------------------------------|---|
| 1. Name | Pentowan Farm |  |
| 2. UID | G5 | |
| 3. Address | Church Road, Noak Hill, Romford | |
| 4. Postcode | RM4 1LD | |
| 5. Grid Ref | TQ54032 94107 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | N/A |  |
| 7. Description (Including Asset Type) | | |
| <p>Nineteenth-century two-storey, three-bay farmhouse, rendered with tile roof and gable-end chimney stacks with clay pots. The main façade is dominated by a central modern glass conservatory of traditional design, with timber-frame, two-over-two sash windows. The house has a one-and-a-half-storey rear extension with catslide roof and modern dormer with tiled cheeks. There is also a modern single-storey lean-to rear extension with timber casement windows.</p> <p>The building is in residential use, the surrounding land is in the same ownership and still in use as a working farm.</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>This is a good quality historic farmhouse which still sits amongst associated working farm buildings. Although extended and altered, the architectural character and original form of the farmhouse are still legible.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>The historic interest of Pentowan Farm mostly derives from its association with the Neave Family who owned the Dagnam Estate between the eighteenth and the early-twentieth centuries and had a significant role in the local history and the development of Noak Hill. As a rural farmhouse it is of historic interest as part of the agricultural history of the area.</p> | |

| | |
|--|------------|
| 12. Group Value | |
| The house has some group value with the other farms which formed part of the Dagnam Park Estate under the Neave Family, as well as other designated and non-designated heritage assets such as the Bear public house, the Church of St. Thomas, St Thomas School and Spice Pitts Farm. | |
| 13. Landmark Status / Townscape Value | |
| N/A | |
| 14. Archaeological Interest | |
| Surviving original fabric contributes to its intrinsic archaeological interest. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 17/11/2023 |

G6: Spice Pits Farm Barn to NE of Farmhouse

Section A: General Information

| | | |
|--|---|--|
| 1. Name | Spice Pits Farm Barn to NE of Farmhouse | |
| 2. UID | G6 | |
| 3. Address | Church Road, Noak Hill | |
| 4. Postcode | RM4 1LD | |
| 5. Grid Ref | TQ53990 93963 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | N/A | |
|   | | |
| <p><i>Church Road Noak Hill, Havering: Spice Pits Farm 1972, London Metropolitan Archives</i></p> | | |
| 7. Description (Including Asset Type) | | |
| <p>Eighteenth-century timber framed weatherboarded barn with tile roof. Four bays with mid-stray cross gable and cat slide extension to the east and a lean-to and a central modern porch to the west. Single-storey addition to the north side and rear range, likely to be originally in use as open stables. The barn has a wagon entrance on southeast side, which is not visible from the public highway. Collar and tie-beam roof construction with queen struts and arched braces.</p> <p>The barn has been converted into residential accommodation but, despite alterations as such the insertion of overly domestic windows, has largely retained the external appearance of an agricultural barn.</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 building is a good example of a vernacular timber-frame barn and is a physical testament to the dominant industry in the area prior to the expansion of London in the late-nineteenth- and twentieth century. Its vernacular character and the use of traditional materials contributes to the rural character of the area.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |

| | |
|---|------------|
| The historic interest of Spice Pits Farm Barn mostly derives from its association with the Neave Family who owned the Dagnam Estate between the eighteenth and the early twentieth centuries and had a significant role in the local history and the development of Noak Hill. Spice Pits Farm and its outbuilding were added to the estate in 1854. It is of historic interest as part of the historic agricultural economy of the area. | |
| 12. Group Value | |
| The barn has a historic and functional relationship with the adjoining Spice Pits Farm. The former farmstead has some group value with the other farms which formed part of the Dagnam Park Estate under the Neave Family, as well as other designated and non-designated heritage assets such as the Bear public house, the Church of St. Thomas, St Thomas School and Manor Farm. | |
| 13. Landmark Status / Townscape Value | |
| N/A | |
| 14. Archaeological Interest | |
| Despite the alterations resulting from the change of use, the surviving original fabric contributes to its intrinsic archaeological interest. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 24/11/2023 |

G7: St Thomas C of E School

Section A: General Information

| | | |
|--|---------------------------------|---|
| 1. Name | St Thomas C of E School |  |
| 2. UID | G7 | |
| 3. Address | Church Road, Noak Hill, Romford | |
| 4. Postcode | RM4 1LD | |
| 5. Grid Ref | TQ54141 93861 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | N/A | |
| 7. Description (Including Asset Type) | | |
| <p>Mid-nineteenth century school building. Two-storey red brick building with yellow stock brick detailing around doors and at corners of building elevations, and red tile roof. Central yellow brick four-centred arch entrance porch to the south elevation. The bases of the existing chimney stacks are likely to be original, however the historic Victorian chimney stacks have now been replaced. The main school building was largely extended between 2012 and 2014 with the addition of a side extension fronting Church Road. The existing prominent pair of modern Dutch gables with slit windows closely echo the historic ones in design, materiality and detailing. The original mullioned windows have been replaced with unsympathetic uPVC units. Victorian roof finials have also been lost.</p> <p>The school permanently closed in 1977 and has previously been in residential and commercial use. It is now in use as a Radha Krishna Temple.</p> | | |



Section B – Assessment

| | |
|---|---|
| 8. Age | 1840-1913 |
| Exact date (if known): | 1848 |
| 9. Authenticity | A single significant phase with significant alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| <p>This is a good example of Victorian school architecture which uses high-quality materials and detailing, fenestration and other characterful architectural features such as Dutch gables with slit and bulls eye windows. It is an architecturally distinctive building which has been extensively altered and extended but still retains many original features of architectural and artistic interest.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>St. Thomas's Church of England school, Church Road, Noak Hill, was built in 1848 by subscription and government grant for 96 children. The school represents an era of educational improvement in England.</p> | |
| 12. Group Value | |
| <p>The schoolhouse has group value with the Grade II Listed Church of St Thomas due to their historic and functional relationship as well as their visual relationship in views along Church Road. Both the Church and the School were part of the Dagnam Park Estate and were built under the patronage of the Neave Family.</p> | |

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| 13. Landmark Status / Townscape Value | |
| N/A | |
| 14. Archaeological Interest | |
| Notwithstanding the loss of some original features, most of the original fabric is likely to survive and contributes to the intrinsic archaeological interest of the school building. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 24/11/2023 |

G8: Maylands Farmhouse

Section A: General Information

| | | |
|--|---------------------------|---|
| 1. Name | Maylands Farmhouse |  |
| 2. UID | G8 | |
| 3. Address | 48 Colchester Rd, Romford | |
| 4. Postcode | RM3 0AZ | |
| 5. Grid Ref | TQ55849 92167 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | N/A |  |
| 7. Description (Including Asset Type) | | |
| <p>The existing building is a mid-nineteenth century double-fronted farmhouse, although the site has earlier origins. It is a two-storey building, with hipped slate roof with axial stacks, and brick pinnacles at each corner and in the centre of the front range. The four windows to the principal elevation are unusually wide and have depressed pointed heads. The two windows to the west elevation are of similar width but with segmental heads. The central doorway has a modern timber porch on a brick plinth and an unsympathetic uPVC conservatory has been added to the principal elevation. Original timber windows have been replaced with unsympathetic uPVC heritage windows with trickle vents.</p> <p>The main house is now in use as Bed & Breakfast and Events Venue, while the barn to the north has been in use as Golf Club House since the 1930s.</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 original building is a simple and attractive farmhouse set amongst surviving farm buildings and retains most of its original features and character. The uPVC conservatory to the front and the replacement uPVC windows have adversely impacted the architectural and artistic interest of the property however, overall, the</p> | |

| | |
|---|------------|
| <p>building is considered to be of architectural and artistic interest. Interesting details including the brick pinnacles and wide windows contribute to its architectural interest.</p> | |
| <p>11. Historic Interest (Including Social and Communal Interest)</p> | |
| <p>Maylands Farmhouse and its surrounding farm buildings are of local historic interest. The 1840s Tithe map and apportionment show that the farmhouse, its outbuildings and the surrounding land were in the ownership of Sir Thomas Neave, grandson of Richard Neave who purchased Dagnams in 1772. The Neave family occupied high ranking positions in Essex. Richard Neave was appointed as High Sheriff of Essex in 1794 and his son, Thomas, was Steward of the Liberty of Havering-atte-Bower, a magistrate under the charter of the Liberty, and was appointed sheriff of Essex in 1828.</p> <p>The Estate was sold at auction in 1919 and Maylands Farmhouse was sold to its tenant Mr. G. Gotheridge. At the time of auction, the farmstead is described as below:</p> <p style="padding-left: 40px;"><i>Containing : Five Bed Rooms, Bath Room, hot and cold water. Lavatory Basin and W,C, Dinning Room, Drawing Room, Breakfast Room, Kitchen, Larder, Pantry, Cellar and detached Wood and Coal Sheds.</i></p> <p style="padding-left: 40px;">THE FARM BUILDINGS.</p> <p style="padding-left: 40px;"><i>Comprising : Two-stall Nag Stable and Harness Room, Cart Horse Stable for Six, with Loft and Lean-to Hen House, Cow Stall accommodation for 44 Cows (including Cow Shed which has been converted by the Tenant into Loose Boxes and which he is under Agreement to return to its original condition if required to do so by an incoming Tenant), Coach House, Granary, large Barn used for Fodder or Mixing Room with Loft over, Lean-to Grain Pit, and Loose Box and large Waggon Lodge, together with Barn and open Sheds in Field No. 183.</i></p> <p style="padding-left: 40px;">A PAIR OF EXCELLENT COTTAGES.</p> <p style="padding-left: 40px;"><i>Which each contain Three Bed Rooms, Sitting Room, Larder and Wash House, Wood and Coal Lodges and W. C.</i></p> <p>Further information on the history of the site can be found at: https://www.thefriendsofdagnampark2022.org/manor-farm-quilters.</p> | |
| <p>12. Group Value</p> | |
| <p>Maylands Farmhouse has group value with the surviving farm buildings, all of which formed the historic farmstead. Their significance as a group of farm buildings in their isolated location is still legible within their immediate setting which remains rural in character.</p> <p>The Farmhouse also has some group value with the other assets comprising the historic Dagnam estate including Bower House, the Bear public house, the Manor of Gooshays, the Church of St. Thomas, the Priory and the school at Noak Hill (also built by the Neave Family in the nineteenth century), Brick Kiln Farm and Spice Pitts Farm.</p> | |
| <p>13. Landmark Status / Townscape Value</p> | |
| <p>N/A</p> | |
| <p>14. Archaeological Interest</p> | |
| <p>The 1777 Chapman and Andre Map of Essex shows that a group of buildings already named as Mayland existed in the location of the existing building and the site may have potential to reveal information about pre-existing buildings.</p> <p>Maylands Farmhouse and its farm buildings are of archaeological interest in providing an understanding of nineteenth-century construction techniques and use of materials.</p> | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 17/11/2023 |

G9: Manor Farm House

Section A: General Information

| | | |
|--|---------------------------|--|
| 1. Name | Manor Farm House |  |
| 2. UID | G9 | |
| 3. Address | Noak Hill Road, Noak Hill | |
| 4. Postcode | RM3 7LS | |
| 5. Grid Ref | TQ54052 93371 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | N/A | |
| 7. Description (Including Asset Type) | | |
| Mid-nineteenth century traditional farmhouse, probably built on the site of an earlier building. Originally built as a two-storey, three-bay building and later extended in the twentieth century, the house was further extended in 2010s concealing the original front elevation. The house is clad with modern weatherboarding under a clay tile roof with three yellow Stock brick chimney stacks. | | |

Section B – Assessment

| | |
|---|---|
| 8. Age | 1840-1913 |
| Exact date (if known): | |
| 9. Authenticity | The asset is of multiple significant phases |
| 10. Architectural and Artistic Interest | |
| <p>Originally built as a two-storey, three-bay building, the house was later extended in the early twentieth century with the addition of a two-storey rear range and single-storey lean-to. A further lean-to extension to the rear range was added in the second half of the twentieth century. The house was further extended in the 2010s, with the construction of a two-storey front elevation and the two single-storey extensions to each side of the original house. The original main elevation had a jettied rendered first floor which has now been demolished or concealed behind the front extension.</p> <p>The building was derelict for a number of years following a fire and it has, recently, been extensively extended and refurbished under permitted development rights. It is clear that the original building was of a good quality vernacular design, and its artistic value is still appreciable. However, the extent and significance of the surviving historic fabric is now unknown. Although heavily altered and largely rebuilt, the traditional form of the house and the use of traditional materials, including weatherboarding and clay tiles, contribute to its architectural interest.</p> <p>Further information on the house prior to the fire can be found at: https://www.thefriendsofdagnampark2022.org/manor-farm.</p> | |



Manor House, c.2011

11. Historic Interest (Including Social and Communal Interest)

The historic interest of Manor House mostly derives from its association with the Neave Family who owned the Dagnam Estate between the eighteenth and the early-twentieth centuries and had a significant role in the local history and the development of Noak Hill. The farmstead was likely built in the 1840s around the same time as the Priory, now demolished. As a rural farmhouse it is of historic interest as part of the historic agricultural industry of the area.

12. Group Value

The house has some group value with the other farmsteads which formed part of the Dagnam Park Estate under the Neave Family, as well as other designated and non-designated heritage assets such as the Bear public house, the Church of St. Thomas, St Thomas School and Spice Pitts Farm.

13. Landmark Status / Townscape Value

N/A

14. Archaeological Interest

The archaeological interest of Manor House Farmhouse is limited due to the extent of alteration following fire damage. The survival of historic fabric may be limited.

15. Overall Condition Good



Notes:

16. Recommended for inclusion Yes

17. Date of assessment 24/11/2023

G10: The Deer's Rest Public House (formerly The Bear Public House)

Section A: General Information

| | | |
|--|---|--|
| 1. Name | The Deer's Rest Public House (formerly The Bear Public House) | |
| 2. UID | G10 | |
| 3. Address | Noak Hill Road, Noak Hill | |
| 4. Postcode | RM3 7LL | |
| 5. Grid Ref | TQ53722 93238 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | N/A | |
|  | | |
|  <p style="text-align: center;"><i>The Bear Public House, 1910</i></p> | | |
| 7. Description (Including Asset Type) | | |
| <p>Late-seventeenth century public house, rendered brick with end chimney stacks, two-storey with hipped slate roof and half round ridge tiles. The original element of the building is identified by the three four-centred ogee arch windows at first floor and five arched openings at ground floor. The pub was extended in the twentieth century by one bay to the west and two bays to the east. There are later and side extensions. Mid-twentieth century lean-to timber canopy with slate roof over the original ground floor openings and modern prominent timber gable porch to the main entrance to the east. Timber frame multi-pane sash and casement windows.</p> | | |



Section B – Assessment

| | |
|--|---|
| 8. Age | Pre-1840 |
| Exact date (if known): | |
| 9. Authenticity | A single significant phase with significant alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| Despite many later additions, the original part of the building and features are of architectural interest as the surviving ogee windows and doors are still clearly legible. | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| The site of 'The Bear' has been in continued use as a public house and inn since the late -seventeenth century, when it was part of the manor of Gooshays. In 1715 the name was changed from 'The Goat | |

| | |
|---|------------|
| <p>House' to 'The Brown Bear', (later "The Bear"). This was, anecdotally, because there used to be a caged bear there. Sir Thomas Neave came into possession of 'The Bear' in 1820. At the time of the 1919 auction of the family estate, the pub comprised the "Bar, Bar Parlour, Tap Room, Four Bed Rooms, Box Room, Sitting Room, Kitchen, Scullery and Detached Wash-house, Lock-up, Coach-house and Store Sheds, Stabling for Four Horses with Chaff Room, Horse Standing, Loose Boxes, Open Shed and Lavatory."</p> <p>As a purpose-built public house since the mid nineteenth century the building has long-standing communal value as a place where the community can socially interact.</p> | |
| <p>12. Group Value</p> | |
| <p>The historic public house has some group value with the other properties which formed part of the Dagnam Park Estate under the Neave Family, as well as other designated and non-designated heritage assets such as the Church of St. Thomas, St Thomas School and Manor Farm.</p> | |
| <p>13. Landmark Status / Townscape Value</p> | |
| <p>N/A</p> | |
| <p>14. Archaeological Interest</p> | |
| <p>The public house is of seventeenth-century origins and is one of the oldest surviving in Havering. The surviving original fabric contributes to its intrinsic archaeological interest.</p> | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 24/11/2023 |

G11: The Red House

Section A: General Information

| | | |
|-----------------------|---------------------------|---|
| 1. Name | The Red House |   |
| 2. UID | G11 | |
| 3. Address | North Hill Drive, Romford | |
| 4. Postcode | | |
| 5. Grid Ref | TQ53647 92931 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | N/A | |

North Hill drive, Havering: The Red House, 1975, London Metropolitan Archives

7. Description (Including Asset Type)

Late-nineteenth century former farmhouse, previously known as Harold Hill House, set within Noak Hill Recreation Ground. Two-storey, three-bays of red brick construction with brick string course at first floor, hipped slate roof with wide eaves, with two of the original three chimney stacks surviving. The east elevation, facing Noak Hill Drive, was formerly the main façade, with projecting central bay at ground floor. The original entrance has been converted into a round-headed window. The main entrance is now to the north side, with modern porch. There are replacement uPVC sash windows, with two bricked up windows at first floor. Early twentieth-century one-storey flat roof side extension, red brick with tall parapet above the string course, and bricked up oriel window. Modern flat roof dormers were added as part of the conversion of the house into flats.

Section B – Assessment



| | |
|---|--|
| 8. Age | 1840-1913 |
| Exact date (if known): | 1875 |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |

| | |
|--|------------|
| The house is a good example of Victorian architecture with influence of a Georgian proportionate composition and simple brick detailing. It is large and well built, of good-quality design and materiality. It is an important surviving historic building in an area largely dominated by inter-war housing development. | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| The Red House, formerly known as Harold Hill House, was originally the farmhouse for Paynes Farm, which operated on this land during the 1800s. It later became the farmhouse for Harold Hill Farm. The farmstead was created by the Neave family after their purchase of the manor of Gooshays in 1829, by merging Payne's Farm and other smallholdings. Following the Compulsory Purchase by the London County Council of Harold Hill in 1946, Harold Hill Farm and its farm buildings were demolished, and the area was developed for residential purpose. The Red House was previously in use as a Working Men's Club, before being divided into flats in the 1990s. | |
| 12. Group Value | |
| The former farmstead has some group value with the other farms which formed part of the Dagnam Park Estate under the Neave Family, as well as other designated and non-designated heritage assets such as the Bear public house, the Church of St. Thomas, St Thomas School and Manor Farm. | |
| 13. Landmark Status / Townscape Value | |
| N/A | |
| 14. Archaeological Interest | |
| The former farmhouse has some archaeological value as evidence of nineteenth century building techniques and use of materials. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 24/11/2023 |

Hacton

H1: Defence Buildings at Hornchurch Country Park

Section A: General Information

| | | |
|--|--|--|
| 1. Name | Defence Buildings at Hornchurch Country Park | |
| 2. UID | H1 | |
| 3. Address | Hornchurch Country Park | |
| 4. Postcode | RM12 6TS | |
| 5. Grid Ref | Bunker: TQ 53720 84967 Pill box: TQ 53658 84176 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
|  | | |
|  | | |
| 7. Description (Including Asset Type) | | |
| Air defence structures. Two bricked-up entrances to an underground bunker and a concrete bunker, on the north side of the Ingrebourne Valley Car Park at Hornchurch Country Park. Further south is a concrete pill box, and south of this there are concrete Tett-Turrets. | | |


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 | |
| Typical air defence related structures of some architectural interest in their functional and utilitarian design. The Tett-Turrets are small concrete structures set partially below ground and designed to provide a protected gun position for a single occupant; they date from the Second World War. | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| The area has been a strategic point for air defence since the First World War. These structures are of significant local historic interest due to their 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. In later years the airfield accommodated the Flying Aircrew Selection Centre. | |
| 12. Group Value | |

| | |
|---|-------------------|
| <p>These structures share strong group value between them. The RAF buildings at Astra Close, Wood Lane and the Good Intent Public House at South End Road are all associated with the RAF base at Hornchurch also form a group.</p> | |
| <p>13. Landmark Status / Townscape Value</p> | |
| <p>N/A</p> | |
| <p>14. Archaeological Interest</p> | |
| <p>Some archaeological interest in illustrating the construction and design of wartime defence structures.</p> | |
| <p>15. Overall Condition</p> | <p>Fair</p> |
| <p>Notes:</p> | |
| <p>16. Recommended for inclusion</p> | <p>Yes</p> |
| <p>17. Date of assessment</p> | <p>11/01/2024</p> |

H2: RAF Hornchurch Heritage Centre

Section A: General Information


| | | |
|--|---------------------------------------|--|
| 1. Name | RAF Hornchurch Heritage Centre | |
| 2. UID | H2 | |
| 3. Address | 119 - 121 Suttons Lane, Hornchurch | |
| 4. Postcode | RM12 6RU | |
| 5. Grid Ref | TQ53760 85323 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
|  | | |
| 7. Description (Including Asset Type) | | |
| <p>Pair of semi-detached 1930s cottages. Two storeys, brick construction, plain tile gambrel roofs. Gambrel gable ends to each side of the front elevation, end chimney stacks and one central stack, and two flat roofed dormers in the centre. Casement windows but all replaced with uPVC. Modern ramps with handrails provide access to front doors.</p> | | |

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 | | |
| <p>Attractive pair of 1930s cottages with gambrel roof and prominent gables. Simple detailing including banding to the chimneys, corbelled eaves to the gable ends and ventilation slot in the centre of the gables. Of architectural interest despite loss of historic windows and the addition of access ramps to the front of both cottages.</p> | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| <p>Dating to the 1930s, the cottages were originally constructed to house workers at Sutton's Institution (later St George's Hospital, located to the north of the cottages and locally listed). Sutton's Institution was built by Essex County Council in 1936-8 as a home for the elderly, however, the cottages were taken over by the Ministry of Defence in 1939 to accommodate airmen from RAF Hornchurch. After the war the cottages were used by the NHS. Their association with the 1930s hospital and RAF Hornchurch is of historic interest, and their current use as the Heritage Centre for RAF Hornchurch is of social and communal interest.</p> | | |
| 12. Group Value | | |
| <p>The cottages have group value with the St George's Hospital building to the north, and the surviving structures relating to RAF Hornchurch.</p> | | |
| 13. Landmark Status / Townscape Value | | |
| <p>Some townscape value due to their symmetrical composition fronting Suttons Lane.</p> | | |
| 14. Archaeological Interest | | |
| <p>Some archaeological interest as evidence of 1930s construction techniques.</p> | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 22/03/2024 | |

H3: St George's Hospital

Section A: General Information

| | | |
|---|--------------------------|--|
| 1. Name | St George's Hospital |  |
| 2. UID | H3 | |
| 3. Address | Suttons Lane, Hornchurch | |
| 4. Postcode | RM12 6RS | |
| 5. Grid Ref | TQ 53853 85506 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>Large red brick building with plain tiled hipped roof behind a low parapet. Two storeys and nine bays, the end bays project forward and have full height canted bay windows. Constructed in the late 1930s as the Sutton Institution to care for the elderly. All buildings except the former Administration Block have been demolished. The surviving building is currently undergoing a major rebuilding as part of its conversion to residential.</p> | | |



Section B – Assessment

| | |
|---|---|
| 8. Age | 1914-1947 |
| Exact date (if known): | 1938 |
| 9. Authenticity | A single significant phase with significant alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| <p>The main administration block, although currently undergoing residential conversion, is of architectural interest as a recognisable late 1930s building in a pared-back Neo-Georgian style with simple detailing.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>The former St George's Hospital was originally established as an assisted living facility for the elderly by Essex County Council, known as the Sutton Institution. The earlier buildings were constructed between 1935 and 1938 to the designs of John Stuart. The RAF commandeered the building during the war to house its personnel stationed at RAF Hornchurch. Following the National Health Service Act 1946 it became part of the NHS as St George's Hospital. Several buildings have been added to the hospital complex since the 1950s, but it is currently undergoing redevelopment with the main building undergoing conversion to residential. Of social interest due to personal attachments and associations with the hospital.</p> | |
| 12. Group Value | |
| <p>The surviving buildings share strong group value between them as part of the original Sutton Institution complex.</p> | |
| 13. Landmark Status / Townscape Value | |
| <p>The main block has landmark status due to its prominent symmetrical facade fronting Suttons Lane, despite being obscured by scaffolding at the time of the assessment.</p> | |
| 14. Archaeological Interest | |
| <p>Some archaeological interest as evidence of late 1930s construction techniques and hospital design.</p> | |
| 15. Overall Condition | Unknown |
| Notes: | Currently undergoing extensive refurbishment and residential conversion. |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 11/01/2024 |

Harold Wood

HW1: The Church of St Peter

Section A: General Information

| | | |
|-----------------------|------------------------|--|
| 1. Name | The Church of St Peter |  |
| 2. UID | HW1 | |
| 3. Address | Gubbins Lane, Romford | |
| 4. Postcode | RM3 0QA | |
| 5. Grid Ref | TQ54844 90331 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | |  |

7. Description (Including Asset Type)

Early twentieth century parish church in in an Arts and Crafts gothic style. Yellow brick with stone dressings and tile roof. Seven bays nave with aisles, asymmetrical cross gables to the south and north and one bay chancel. Square bell and clock tower with dentilled parapet and copper roof topped with fleche attached to the south side of the chancel. Later single-storey flat roof entrance porch extended along the main façade and the base of the tower. Side entrance on the south side of the tower. Aisle windows have two or three cusped lights with stone surround. Large three light tracery chancel window. The south side of the church is partially covered by an early 2000s church hall. The tower is of simple design, with clock to the east elevation and bell chamber windows at the upper level are of two cusped lights.

Section B – Assessment

| | |
|---|--|
| 8. Age | 1914-1947 |
| Exact date (if known): | 1939 |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| <p>The Church is a fine example of inter-war churches designed by P W Crowe in a simplified gothic revival style. Defining features of this style as the tower with battlements and buttresses, the use tracery windows, the tower topped by a fleche contribute to the architectural interest of the church.</p> | |

| | |
|--|------------|
| 11. Historic Interest (Including Social and Communal Interest) | |
| The Church of St Peter was built in 1939 by P W Crowe to replace the first 1871 simple iron building in Church Road which served as the Anglican Church mission for the Village of Harold Wood. By 1936, the population of Harold Wood had risen to over 4000 people and it was formed as a conventional district. The construction of the new church was funded solely on donations. St Peter's Church is one of the many churches built between the two world wars to serve an increasing number of town suburbs, and is representative of the growth and development of Harold Wood in the 1930s. | |
| 12. Group Value | |
| N/A | |
| 13. Landmark Status / Townscape Value | |
| The church occupies a prominent corner position along Gubbins Lane and its bell tower serves as a landmark for the local community. | |
| 14. Archaeological Interest | |
| Some archaeological interest in the historic fabric which provides evidence of early twentieth century construction and materials, | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 26/01/2024 |

HW2: Barn at Great House

Section A: General Information


| | | |
|--|---------------------|--|
| 1. Name | Barn at Great House |  |
| 2. UID | HW2 | |
| 3. Address | Hall Lane, Cranham | |
| 4. Postcode | RM14 1TT | |
| 5. Grid Ref | TQ56289 89978 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>The barn is in private property and not completely accessible, therefore the following description is based on information in the previous local list (2014).</p> <p>Eighteenth century timber-framed barns of five bays. Central gabled wagon entrance to the west side, collar and tie beams roof trusses with raking Queen posts and joggled bolt purlins. Single storey range, possibly former stables. Brick plinth with timber cladding. Tile roof.</p> | | |

Section B – Assessment

| | |
|---|--|
| 8. Age | Pre-1840 |
| Exact date (if known): | 1802 |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| A good example of a vernacular agricultural building, surviving from a time when agriculture was the dominant industry and the area was largely rural. Despite the numerous alterations, it is of architectural interest as a large historic agricultural building and its surviving historic fabric is of interest | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| Greathouse was built on the site of a former manor house which was taken down and replaced in 1802 with the existing building. In 1842 the farmstead included was 86 aces and included the barns to the East of the site. The farmstead was owned by Thomas Helme, Director of the Romford brewers, Ind, Coope & Company. Since 1902 the farmstead was inhabited by the renowned artist Edna Clark who converted part of a barn as a studio. The dilapidated house was then extensively renovated, before being offered for sale in 1986. | |
| 12. Group Value | |
| The House and Barn share group value as part of the historic farmstead. | |
| 13. Landmark Status / Townscape Value | |
| | |
| 14. Archaeological Interest | |
| Any surviving historic fabric contributes to its intrinsic archaeological interest. The extent of surviving historic fabric is however unknown. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 26/01/2024 |

HW3: Great House

Section A: General Information


| | | |
|---|--------------------|--|
| 1. Name | Great House |  |
| 2. UID | HW3 | |
| 3. Address | Hall Lane, Cranham | |
| 4. Postcode | RM14 1TT | |
| 5. Grid Ref | TQ56223 89942 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>Eighteenth century house with numerous later additions and extensions. Irregular plan and elevation. The original building appears to have been 'L' shaped, with central door on the longest front giving access to the stair. Red brick construction with replacement hipped tile roof and prominent brick chimney stacks. Existing front door has heavy early eighteenth century hood. Interior much altered, with some imported eighteenth century fittings. Replacement uPVC casement windows.</p> | | |

Section B – Assessment

| | |
|---|---|
| 8. Age | Pre-1840 |
| Exact date (if known): | 1802 |
| 9. Authenticity | The asset is of multiple significant phases |
| 10. Architectural and Artistic Interest | |
| <p>A substantial historic dwelling house, set back and isolated from the road and neighbouring dwellings within its own sizeable plot of land. Despite the numerous alterations, it is of architectural interest as a large historic farmhouse and its surviving historic fabric is of interest</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>Greathouse was built on the site of a former manor house which was taken down and replaced in 1802 with the existing building. In 1842 the farmhouse included was 86 acres and included the barns to the East of the site. The farmstead was owned by Thomas Helme, Director of the Romford brewers, Ind, Coope & Company. Since 1902 the farmstead was inhabited by the renowned artist Edna Clark who converted part of a barn as a studio. The dilapidated house was then extensively renovated, before being offered for sale in 1986.</p> | |
| 12. Group Value | |
| <p>The House and Barn share group value as part of the historic farmstead.</p> | |
| 13. Landmark Status / Townscape Value | |
| | |
| 14. Archaeological Interest | |
| <p>Any surviving historic fabric contributes to its intrinsic archaeological interest. There is potential for remaining of the eighteenth-century buildings within the site illustrated on the 1777 Map of Essex by Chapman and Andre.</p> | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 26/01/2024 |

HW4: Harold Court

Section A: General Information

| | | |
|--|--------------------------------|--|
| 1. Name | Harold Court |  |
| 2. UID | HW4 | |
| 3. Address | Harold Court Road, Harold Wood | |
| 4. Postcode | RM3 0LA | |
| 5. Grid Ref | TQ55965 91106 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>A substantial house built circa 1868 for W R Preston on the site of the former Good House Farm, possibly incorporating part of the earlier building. Three storeys seven bays soft brick construction with brick quoins. Narrow projecting central bay with open pediment. Main entrance flanked by narrow windows at ground floor, three mock sash windows with gauged brick arches and pediment at first floor, triple semi-circular headed window at top floor. Other bays have rectangular sashes with gauged brick at all level. Double pile tile roof with projecting bold brick cornice. Four chimney stacks. The rear elevation is of similar design, but the central bay does not project, and has sash windows with flat heads. Three storey brick extension to the north containing the lavatory tower. Single storey side extension to the south. Extensive outbuildings.</p> | | |

Section B – Assessment

| | |
|---|--|
| 8. Age | 1840-1913 |
| Exact date (if known): | 1868 |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| <p>A good example of substantial Victorian house with clear influence of Georgian proportionate composition. The built quality, material and detailing contribute to its architectural interest. The building retains its original character and most of its original features.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>The house played several important roles in the history of the Harold Wood area. Harold Court was built as a country home for W.R Preston, however it changed use a number of times over the last decades. After Preston went bankrupt in 1881, the mansion was turned into a children's home for the Shoreditch Board of Guardians until the construction of St Leonard's Cottage Homes in Hornchurch in 1889. It was then converted into a lunatic asylum until 1918 when it became the county's tuberculosis sanatorium, and in the 1950s it became Harold Court Hospital. From 1963 it housed a branch of Brentwood College of Education before being closed. Today, it has been converted to flats.</p> | |
| 12. Group Value | |
| N/A | |
| 13. Landmark Status / Townscape Value | |
| Some landmark status due to its scale and prominent façade. | |
| 14. Archaeological Interest | |

| | |
|---|------------|
| Any surviving historic fabric contributes to its intrinsic archaeological interest. There is potential for remaining of the eighteenth-century buildings within the site illustrated on the 1777 Map of Essex by Chapman and Andre. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 26/01/2024 |

HW5: 121 Shepherds Hill

Section A: General Information


| | | |
|--|-----------------------------|--|
| 1. Name | 121 Shepherds Hill |  |
| 2. UID | HW5 | |
| 3. Address | 121 Shepherds Hill, Romford | |
| 4. Postcode | RM3 0NP | |
| 5. Grid Ref | TQ55748 90398 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>Nineteenth century Victorian cottage of two storeys and three bays. Yellow brick construction with red brick details. Main entrance within prominent modern porch in the central bay. UPVC sash windows at ground and first floor. Hipped tile roof with terracotta ridge tiles and dentilled cornice. The building has been recently refurbished and re-roofed. The external render was removed, original windows replaced and features as the chimney stacks and finials removed.</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>This is a very good quality traditional Victorian home of simple and vernacular design and materials, set within a generous garden. Despite the recent alterations and the loss of some original features, the cottage is still of high aesthetic value and positively contributes to the street scene dominated by post-war suburban development.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>The cottage is an important survival from a time when this area was largely rural, populated by dispersed family complexes and rural businesses.</p> | |
| 12. Group Value | |
| N/A | |
| 13. Landmark Status / Townscape Value | |
| Of townscape value due to its prominent facade. | |
| 14. Archaeological Interest | |
| Any surviving historic fabric contributes to its intrinsic archaeological interest. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 26/01/2024 |

HW6: Ivy Lodge Farm

Section A: General Information




| | | |
|---|-------------------------|---|
| 1. Name | Ivy Lodge Farm |  <p><i>Shepherd's Hill, Havering: Ivy Lodge Farm, 1975, London Metropolitan Archives.</i></p> |
| 2. UID | HW6 | |
| 3. Address | Shepherds Hill, Romford | |
| 4. Postcode | RM3 0NR | |
| 5. Grid Ref | TQ56062 90482 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>No Access, only visible from distance. Information below is extracted from information in the previous local list (2014) and also observation from distance.</p> <p>Eighteenth century farmhouse, two storeys and three bays in red brick construction. Central door with recessed panelled soffits, hood supported on shaped brackets, flanked by bay windows with simple label mouldings on each side. Brick string course above ground floor windows. Three modern casement windows at first floor. Hipped tile roof behind modern brick parapet, cat slide over the rear extension. Three end brick chimney stacks. The parapet and roof are likely of later construction.</p> | | |

Section B – Assessment

| | | |
|---|--|--|
| 8. Age | Pre-1840 | |
| Exact date (if known): | | |
| 9. Authenticity | A single significant phase with some alterations and/or extensions | |
| 10. Architectural and Artistic Interest | | |
| The house is a good example of vernacular farmhouse and well built, using good design and materials. Its architectural interest derives by its architectural form and the simple brick detailing and remains an important historic building in an area which is largely dominated by inter-war housing development. | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| Ivy Lodge Farmstead likely established in the early eighteenth century along the east side of Gaynes Common (now Upminster Common). It represents the rural agrarian history of Upminster in the eighteenth-nineteenth century. | | |
| 12. Group Value | | |
| 13. Landmark Status / Townscape Value | | |
| 14. Archaeological Interest | | |
| Any surviving historic fabric contributes to its intrinsic archaeological interest. | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 26/01/2024 | |

HW7: 4 and 5 Grays Cottages

Section A: General Information

| | | |
|--|-------------------------|---|
| 1. Name | 4 and 5 Grays Cottages |    |
| 2. UID | HW7 | |
| 3. Address | Tomkyns Lane, Upminster | |
| 4. Postcode | RM14 1TP | |
| 5. Grid Ref | TQ56934 89276 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>Pair of early nineteenth century farmer cottages, single storey, rendered with hipped slate roof with central brick chimney stack. Originally three bays each with central door behind simple timber canopy. Rear extensions to both cottages. No 5 has been extended to the north and a prominent modern porch added. Windows are all modern uPVC replacement.</p> | | |

4-5 Tomkyns Lane Upminster, Havering: Gray's Cottages, 1976, London Metropolitan Archives.



Section B – Assessment

| | |
|------------------------|----------|
| 8. Age | Pre-1840 |
| Exact date (if known): | |

| | | |
|--|--|--|
| 9. Authenticity | A single significant phase with some alterations and/or extensions | |
| 10. Architectural and Artistic Interest | | |
| An unusual pair of rural farmers cottage with well proportioned form and vernacular details. Their traditional, vernacular architecture lends the house a high historic and aesthetic value. | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| The cottages were likely associated to eighteenth century or earlier Emery's Farm. It represents the rural agrarian history of Upminster in the eighteenth-nineteenth century. | | |
| 12. Group Value | | |
| N/A | | |
| 13. Landmark Status / Townscape Value | | |
| N/A | | |
| 14. Archaeological Interest | | |
| Any surviving historic fabric contributes to its intrinsic archaeological interest. | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 26/01/2024 | |

HW8: Little Tomkyns

Section A: General Information

| | | |
|--|-------------------------|---|
| 1. Name | Little Tomkyns |  |
| 2. UID | HW8 | |
| 3. Address | Tomkyns Lane, Upminster | |
| 4. Postcode | RM14 1TP | |
| 5. Grid Ref | TQ56785 89478 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | |  <p><i>Tomkyns Lane Upminster, Havering: Little Tomkins, 1976, London Metropolitan Archives.</i></p> |
| 7. Description (Including Asset Type) | | |
| <p>Early twentieth century house, one and a half storey, roughcast rendered elevations with gabled tile roof. Asymmetrical plan and elevations. Open veranda at ground floor. Horizontal casement windows at ground floor and within the gables. Prominent brick chimney stacks.</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>Little Tomkyns is a fine example of vernacular building with clear Arts and Crafts influence. The asymmetrically arranged façade and roofscape, the variety of features as the front open veranda, the prominent gables and the chimney stacks, all contribute to its architectural interest.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>Some historic interest in illustrating the early twentieth century development of the area.</p> | |
| 12. Group Value | |
| | |
| 13. Landmark Status / Townscape Value | |

| | |
|--|------------|
| 14. Archaeological Interest | |
| Some archaeological interest in its historic fabric as evidence of early twentieth century construction and materials. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 26/01/2024 |

HW9: Great Readings Barn

Section A: General Information

| | | |
|--|------------------------|--|
| 1. Name | Great Readings Barn |  |
| 2. UID | HW9 | |
| 3. Address | Warley Road, Upminster | |
| 4. Postcode | RM14 1TR | |
| 5. Grid Ref | TQ56883 90229 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>No Access, only visible from distance. Information below is extracted from information in the previous local list (2014).</p> <p>Weatherboarded barn with pantile roof. Main entrance in projecting gable on front elevation. Smaller extension on northern flank with pitched dormer in roof. Shallow pitched single storey extension to rear, weatherboarded.</p> | | |

Section B – Assessment

| | |
|--|--|
| 8. Age | Pre-1840 |
| Exact date (if known): | |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| This barn is valuable as an example of simple vernacular construction, and as a building surviving from an older dwelling or farm on this site. | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| The building is the last remaining structure of the eighteenth century Great Readings Farmstead, located to the south east of Tylers Common, and is of local historic value, representing the historic local agricultural economy of the area. | |
| 12. Group Value | |
| | |
| 13. Landmark Status / Townscape Value | |
| | |
| 14. Archaeological Interest | |
| Potential for archaeological interest in surviving historic fabric as evidence of potentially eighteenth century or earlier farm building. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 26/01/2024 |

Havering-atte-Bower

HAB1: Bower Farmhouse and Outbuildings

Section A: General Information

| | | |
|--|---|--|
| 1. Name | Bower Farmhouse and Outbuildings | |
| 2. UID | HAB1 | |
| 3. Address | Bower Farm Road, Havering-atte-Bower | |
| 4. Postcode | RM4 1QR | |
| 5. Grid Ref | TQ50252 93457 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
|  | | |
| 7. Description (Including Asset Type) | | |
| <p>Mid nineteenth century farmhouse and outbuildings. The main house has a 'T' plan with small wings. It is two storeys and of brick construction with tiled roof. Ground floor bay windows on each elevation. All windows have cambered heads and gauged brick arches with brick arch in alternated colours red and white. Brick string course above first floor. Single storey wing to the north with similar materials and details.</p> <p>The farmstead includes an extensive range of outbuildings of similar date and style, comprising three parallel ranges, with stable block along the south side, traditional barn and a small two storey, farmworker's cottage with sash windows, and pitched tiled roofs.</p> | | |



Section B – Assessment

| | |
|--------|-----------|
| 8. Age | 1840-1913 |
|--------|-----------|

| | |
|---|--|
| Exact date (if known): | 1850s |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| The farmhouse and its outbuildings are a good example of nineteenth century model farmstead. All buildings feature attractive brick detailing in alternating colours, around windows and over doorways. The farmhouse includes a brick string course which is a particularly attractive feature. | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| Bower Farmhouse and outbuildings were built in 1850s for David McIntosh of Havering Park and are almost contemporary with the manor house. The farmstead buildings are some of the few surviving buildings of the nineteenth century complex of buildings at Havering Park, and are illustrative of a period of history when Havering was home to large country retreats and estates. | |
| 12. Group Value | |
| Bower Farmhouse, outbuildings and farmworker's cottage form an interesting group of buildings which retain their isolated character within the surrounding countryside. They also form a wider group with other surviving buildings once forming part of Havering Park. | |
| 13. Landmark Status / Townscape Value | |
| N/A | |
| 14. Archaeological Interest | |
| Surviving original fabric contributes to its intrinsic archaeological interest. | |
| 15. Overall Condition | Fair |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 08/12/2023 |

HAB2: Fairlight

Section A: General Information

| | | |
|-----------------------|--|---|
| 1. Name | Fairlight |  |
| 2. UID | HAB2 | |
| 3. Address | Bower Farm Road, Havering- atte-Bower | |
| 4. Postcode | RM4 1QR | |
| 5. Grid Ref | TQ51161 93193 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Havering-Atte-Bower |  <p>Fairlight and Fairlight Cottage, 1935, Freda Rhodes Collection, Havering Libraries</p> |

7. Description (Including Asset Type)

Early nineteenth century house. Originally two storeys, three bays with two storey side extension to the south and lean-to to the front. The lean-to has now been replaced with a prominent late twentieth century, two storey addition which obstructs views of Fairlight from Bower Farm Road. Rendered main elevation with central door with modern porch which replaced the original canopy. Replacement uPVC sash windows. Hipped slate roof with wide eaves supported by brackets. Brick end stacks. Adjoining Fairlight Cottage to the east is likely to be of late nineteenth or early twentieth century construction and is thought to have been used as a 'pantry'. It is two storeys and rendered with red tile roof. The front gable has decorative barge board and is fitted with a canopy containing the bell which was rung to call the farm workers. Prominent central chimney stack with tall clay pots.

Section B – Assessment

| | |
|---|---|
| 8. Age | Pre-1840 |
| Exact date (if known): | |
| 9. Authenticity | A single significant phase with significant alterations and/or extensions |
| 10. Architectural and Artistic Interest | |

| | |
|--|------------|
| The historic core of the house has an attractive symmetrical façade. Many original features have been replaced since the previous assessment, including the roof covering and sash and casement windows, however the house still retains its original character. It forms an interesting composition with the adjoining cottage. | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| The current house is nineteenth century in date but it occupies the site of one of the oldest surviving buildings in Havering-atte-Bower. According to local historian Sylvia Bates, it was reputedly constructed for Henry VIII's Farm Bailiff. ⁷ | |
| 12. Group Value | |
| N/A | |
| 13. Landmark Status / Townscape Value | |
| The house occupies a prominent position on Bower Farm Road due to the topography of the site, and visually marks the boundary of the historic core of Havering-atte-Bower when approaching from Bower Farm. | |
| 14. Archaeological Interest | |
| The house and cottage have been heavily altered and extended, however due to their age, they are intrinsically of local archaeological interest in permitting an understanding of early nineteenth century construction techniques and use of materials. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 08/12/2023 |

⁷ Sylvia Bates, A Compilation of the History of Havering-atte-Bower

HAB3: Brickfield Cottage

Section A: General Information

| | | |
|---|------------------------------------|--|
| 1. Name | Brickfield Cottage | |
| 2. UID | HAB3 | |
| 3. Address | Broxhill Road, Havering-atte-Bower | |
| 4. Postcode | RM4 1QJ | |
| 5. Grid Ref | TQ52553 93117 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | N/A | |
|  | | |
| 7. Description (Including Asset Type) | | |
| <p>Late-eighteenth or early-nineteenth century cottage, originally a pair. The southern block built in 1980s using identical materials and features. Two-storey, timber-framed with hipped pantile roof with axial stack, and rear extension with cat slide roof. Weatherboarding to upper floor and render to ground floor. The two bay windows at ground floor of the front elevation were removed in 2014 and replaced with traditional sash windows. There are casement windows to the first floor. The bay window to the 1980s extension has been retained. Windows are all later replacements, although they are of a sympathetic design. Main entrance through door at side in the modern extension.</p> | | |

Section B – Assessment

| | | |
|---|--|--|
| 8. Age | Pre-1840 | |
| Exact date (if known): | | |
| 9. Authenticity | A single significant phase with some alterations and/or extensions | |
| 10. Architectural and Artistic Interest | | |
| <p>Brickfield Cottage is a good example of a nineteenth-century workers cottage which is illustrative of the scale, form and materiality of traditional vernacular cottages. Despite later additions and alterations, the historic character remains legible. The house is a fine example of vernacular architecture which contributes to the rural character of Broxhill Road, particularly on the approach to the Havering-atte-Bower Conservation Area</p> | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| <p>The cottages were likely built for the workers of the local brick fields used for excavating clay to make bricks and roof tiles. Its name is also resonant of past industry in the area.</p> | | |
| 12. Group Value | | |
| | | |
| 13. Landmark Status / Townscape Value | | |
| N/A | | |
| 14. Archaeological Interest | | |
| <p>Brickfield Cottage has some archaeological interest in its fabric which provides evidence of early nineteenth-century building techniques and use of materials.</p> | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 24/11/2023 | |

HAB4: Fernside

Section A: General Information


| | | |
|--|------------------------------------|--|
| 1. Name | Fernside |  |
| 2. UID | HAB4 | |
| 3. Address | Broxhill Road, Havering-atte-Bower | |
| 4. Postcode | RM4 1QJ | |
| 5. Grid Ref | TQ51809 93015 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | N/A | |
| 7. Description (Including Asset Type) | | |
| <p>This is a High Victorian villa set within a large plot and concealed from direct view from Broxhill Road. It is a two-storey villa constructed of buff brick with red brick dressings and steeply pitched slate roofs with lead flashings and valleys. Open sprocketed eaves with exposed painted rafters and decorative timber bargeboards. It is asymmetrical on plan and in elevation. The existing five tall chimney stacks are also of buff bricks with red brick bandings to match the elevations. The main elevation is dominated by a prominent chimney stack to the front gable with windows at ground and first floor and a timber entrance porch. Timber vertical sliding sash windows with sash horns under segmental or semi-circular heads. The rear elevation has two prominent single-storey bay windows with flat lead roof at ground floor and circular window to the main gable. Modern side and rear one-storey flat roof rendered extension.</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>Fernside is an important historic building surviving from the nineteenth century. It is a generously sized house of high-quality design and materiality, which is representative of the eclectic high Victorian architectural style, with asymmetrical plan and elevations, the use of polychrome finishes, a variety of textures and gothic details. Although not directly visible from the street scene, the survival of this large and verdant plot enhances the rural, vernacular, and high-quality character of the area.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>Fernside was the home of local historian Revd. Harold Smith who published '<i>A History of the Parish of Havering-atte-Bower</i>' in 1925.</p> | |
| 12. Group Value | |
| N/A | |
| 13. Landmark Status / Townscape Value | |
| N/A | |
| 14. Archaeological Interest | |
| <p>Fernside has some archaeological interest in its fabric which provides evidence of nineteenth century building techniques and use of materials.</p> | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 24/11/2023 |

HAB5: South Lodge

Section A: General Information


| | | |
|---|------------------------------------|--|
| 1. Name | South Lodge |  |
| 2. UID | HAB5 | |
| 3. Address | Broxhill Road, Havering-atte-Bower | |
| 4. Postcode | | |
| 5. Grid Ref | TQ52532 93169 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | N/A | |
| 7. Description (Including Asset Type) | | |
| <p>South Lodge is the mid-nineteenth-century lodge cottage to Pyrgo Park. The lodge is T-shape on plan, with gable ends to the south and west elevations overlooking the access to the park and the former main house. One-and-a-half-storey, yellow Stock brick with red brick voussoir over windows. Tiled roof with fish scale red tiles and projecting eaves, ornamental barge boards, finials and pendants. It has two central chimney stacks. The casement windows have original glazing bars and are set within stone reveals. The west gable end has an oriel window at ground floor.</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>South Lodge is a good example of a nineteenth-century lodge cottage, with distinctive features which are illustrative of the architectural style of the period. The overall form and detailing are of architectural and artistic interest.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>South Lodge was originally the gatehouse for the southern boundary of the Pyrgo Estate. The site of the early Pyrgo House is of medieval origin and in 1541 it became a royal residence for King Henry VIII's daughters, close to the royal palace of Havering in the liberty of Havering-atte-Bower. Pyrgo Palace was demolished around 1814 and in 1852 a new house was built for the new owner, Robert Field. The design of this house and the surrounding landscape is attributed to architects Thomas Allason and Anthony Salvin. The South and North Lodges were probably built at the same time; however, it is unknown whether the design of North Lodge can also be attributed to Allason and Salvin. The main house was demolished in the late 1930s, leaving just the late-nineteenth century stable-block, north and south lodges and the gardens. South Lodge is therefore of historic interest as an important surviving element of the Pyrgo Estate.</p> | |
| 12. Group Value | |
| The South and North Lodges share group value. | |
| 13. Landmark Status / Townscape Value | |
| The building makes a positive contribution to the streetscene. | |
| 14. Archaeological Interest | |
| <p>South Lodge has some archaeological value as evidence of nineteenth century building techniques and use of materials.</p> | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 24/11/2023 |

HAB6: The Hall

Section A: General Information

| | | |
|---|------------------------------------|--|
| 1. Name | The Hall |  |
| 2. UID | HAB6 | |
| 3. Address | Broxhill Road, Havering-atte-Bower | |
| 4. Postcode | RM4 1QH | |
| 5. Grid Ref | TQ51302 93137 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Havering-Atte-Bower | |
| 7. Description (Including Asset Type) | | |
| <p>Large three storey double-fronted house, in use as a hospice since the 1970s. Yellow stock brick construction with stone quoins, hipped slate roof and wide bracketed cornice. Four end stacks with bracketed cornices continuing the profile of the eaves cornice. Symmetrical façade with main central entrance with projecting stone surround, pair of narrow round arched windows with stone surrounds at first and second floor. Ground and first floor have rendered canted bays at each side, with balconies supported on brackets and wrought iron railings. Three round arched windows above each bay. The two storey side extension to the east is also mid-nineteenth century. Modern extensions and outbuildings to the west and rear.</p> | | |

Section B – Assessment

| | |
|---|---|
| 8. Age | 1840-1913 |
| Exact date (if known): | 1858 |
| 9. Authenticity | A single significant phase with significant alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| A good example of substantial Victorian house with clear influence of neo-Classical proportionate composition. The moulded window and door architraves, wide bracketed cornices, stucco details, wrought iron railings and substantial brick chimneystacks are of interest. | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| The Hall was built by W. Pemberton Barnes in 1858, to replace the earlier eighteenth century house. It is a significant building in Havering-atte-Bower and illustrates a stage in the village's history when the gentry class was a strong presence. | |
| 12. Group Value | |
| N/A | |
| 13. Landmark Status / Townscape Value | |
| Townscape value as a large, detached building. | |
| 14. Archaeological Interest | |
| The building's historic fabric provides evidence of nineteenth century construction techniques and use of materials. Potential for evidence of the earlier eighteenth century house it replaces. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 08/12/2023 |

HAB7: The Walled Garden at Bedfords

Section A: General Information


| | | |
|---|------------------------------------|--|
| 1. Name | The Walled Garden at Bedfords | |
| 2. UID | HAB7 | |
| 3. Address | Broxhill Road, Havering-atte-Bower | |
| 4. Postcode | RM4 1QH | |
| 5. Grid Ref | TQ52098 92368 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | N/A | |
| 7. Description (Including Asset Type) | | |
| <p>Access to the Walled Garden is limited. Therefore, the following description is based on information in the previous local list (2014)</p> <p><i>Four-sided garden with red brick walls and stone copings. Main entrance through western side, with smaller bricked-up doorways in eastern and southern walls. Buttressing to eastern wall. Several modern poly tunnels currently within garden, and some older brick foundations known as the pineapple house and the fern house.</i></p> <p>Works to restore the Walled Garden have been undertaken with a Lottery grant which ended in 2018. The repairs include brick work on the western wall, replacing the 70m lean-to glasshouses and constructing two large poly tunnels.</p> | | |

Section B – Assessment

| | | |
|---|--|--|
| 8. Age | Pre-1840 | |
| Exact date (if known): | 1771 | |
| 9. Authenticity | A single significant phase with some alterations and/or extensions | |
| 10. Architectural and Artistic Interest | | |
| <p>The walled garden is a good example of horticultural innovation in its heyday in the 1770s. It appears that the garden and its structures were positioned according to the best practice of the day for gardens in the warmer south of England and orientated on a slightly rotated axis in order to allow for the warmest walls to receive the maximum amount of afternoon sun. The garden, as showed in the 1871 OS Map 1st Edition, was traditionally divided into quarters and this arrangement is still visible today. Heated glasshouses were traditionally arranged along the south side of north wall, within the north west quarter, where they would receive maximum sun.</p> | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| <p>Bedfords estate has an extensive history, and its ownership can be traced back to a William d'Aubigny, 3rd Earl of Arundel and Crusader in the thirteenth century. The most recent house on the estate (demolished in 1959) was built by John Heaton in c1771, and the walled garden was built as a kitchen garden sometime after this date. There are no plans showing the walled garden in Heaton's time, but the Bedfords Estate is marked on the 1777 Chapman and Andre Map of Essex. The property was sold several times after 1854 until it came into the ownership of Romford Urban District Council and was used until 2005 by Bedfords Nursery who grew plants for the Borough's parks and open spaces.</p> | | |
| 12. Group Value | | |
| Some group value with other surviving estate buildings including the stables. | | |
| 13. Landmark Status / Townscape Value | | |
| N/A | | |
| 14. Archaeological Interest | | |
| Bedfords Park Walled Garden, together with the stables, is one of the few surviving eighteenth century features of the Bedfords Park Estate. | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 24/11/2023 | |

HAB8: The Water Tower

Section A: General Information



| | | |
|--|------------------------------------|--|
| 1. Name | The Water Tower | |
| 2. UID | HAB8 | |
| 3. Address | Broxhill Road, Havering-atte-Bower | |
| 4. Postcode | RM4 1QH | |
| 5. Grid Ref | TQ51711 93132 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Havering-Atte-Bower | |
|  | | |
| 7. Description (Including Asset Type) | | |
| <p>The Tower is a reinforced concrete structure designed in 1934 by L.G. Mouchel & Partners for South Essex Waterworks Company. The 11.5m diameter cylindrical tank at the top is supported by a cylindrical shaft. Dentilled cornices run at the bottom of the tank and around the parapet at the top. Diamond leaded arched windows are set into the shaft, along the internal spiral staircase. Arched main entrance. The tower is crowned by an octagonal outhouse with a conical plain tile roof and weather vane atop.</p> | | |

Section B – Assessment

| | | |
|--|--|--|
| 8. Age | 1914-1947 | |
| Exact date (if known): | 1934 | |
| 9. Authenticity | A single significant phase and which is largely intact | |
| 10. Architectural and Artistic Interest | | |
| <p>The architectural interest of the Water Tower derives from its unusual design intended to be appropriate for its historic setting. The tower is designed to look like a Norman tower, with few narrow arched windows within solid walls and battlements to effect a 'historic' appearance.</p> | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| <p>The tower was built by the South Essex Waterworks Company in 1934 to help maintain water pressure to the town of Romford, as part of the extensive works carried out to supply water to the area of Brentwood, Romford, Ilford and Barking.</p> | | |
| 12. Group Value | | |
| N/A | | |
| 13. Landmark Status / Townscape Value | | |
| <p>The Water Tower stands as a prominent landmark within the village, beside Broxhill Road, and with its distinctive and unusual profile, marks the easternmost boundary of the Havering-atte-Bower Conservation Area. On a clear day, the 24m high tower can be seen from the Kent side of the Thames. It is frequently used by pilots as a navigational aid.</p> | | |
| 14. Archaeological Interest | | |
| <p>The tower was designed by L.G. Mouchel & Partners who introduced a new technique of reinforcing concrete using iron bars from France in the first half of the twentieth century. It is therefore representative of the use of reinforced concrete in the early twentieth century</p> | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 24/11/2023 | |

HAB9: The Church of the Ascension

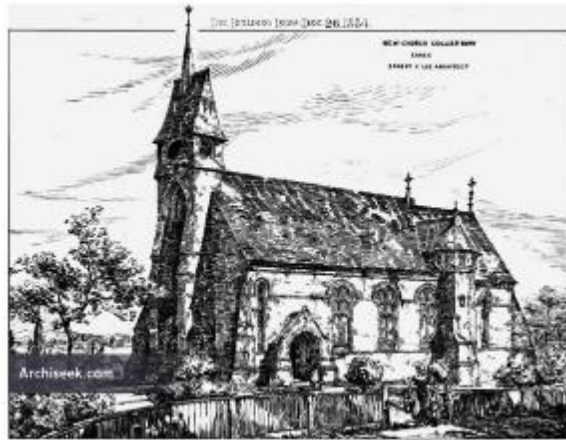
Section A: General Information

| | | |
|---|-------------------------------|--|
| 1. Name | The Church of the Ascension | |
| 2. UID | HAB9 | |
| 3. Address | Collier Row Road, Collier Row | |
| 4. Postcode | RM5 2BA | |
| 5. Grid Ref | TQ49706 91098 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
|  | | |
|  | | |
| 7. Description (Including Asset Type) | | |
| <p>Late nineteenth century, Gothic revival style red brick church with stone dressings and brick buttresses. Nave and chancel with vestries and galleries to the west end. Entrance porch along the south elevation, brick with tiled roof. Lean-to one storey brick extension to north elevation. Four pairs of four centred arched windows on each side of the nave. Three windows to the south side of the chancel. Large stained glass window with stone dressing to the chancel on the east elevation, the lower lights have been filled in to allow the installation of a reredos internally. One storey brick chapel to the north side of the chancel. Plain clay tiled roof with small tiled spire above the junction between the nave and the chancel.</p> | | |

Section B – Assessment

| | |
|--|--|
| 8. Age | 1840-1913 |
| Exact date (if known): | 1886 |
| 9. Authenticity | A single significant phase and which is largely intact |
| 10. Architectural and Artistic Interest | |
| <p>A good example of Victorian church in a Gothic revival style. The overall form and proportions contribute to its architectural interest, along with the Gothic revival detailing including stone dressings.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>The Church of the Ascension is an Anglican church and was built in 1886 to provide for the increasing number of inhabitants of Collier Row at the end of the nineteenth century whilst it was still part of the parish of Romford. The church was designed by architect Ernest Claude Lee and its construction was partly funded by a large</p> | |

donation from the Crown. The parish of Collier Row was formed in 1927, and the church was consecrated in 1928 as the Parish Church.



12. Group Value

N/A

13. Landmark Status / Townscape Value

The Church has both landmark status and townscape value as a deliberately large and prominent building providing a space for Anglican worship in the village.

14. Archaeological Interest

Some archaeological value inherent in the building's fabric providing evidence of late nineteenth century construction techniques and use of materials.

15. Overall Condition Good


Notes:

16. Recommended for inclusion Yes

17. Date of assessment 08/12/2023

HAB10: Park Farm

Section A: General Information

| | | |
|---|--|--|
| 1. Name | Park Farm |  |
| 2. UID | HAB10 | |
| 3. Address | Lodge Lane, Collier Row, Havering- atte-Bower | |
| 4. Postcode | RM4 1QR | |
| 5. Grid Ref | TQ49316 93179 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>Large nineteenth century model farm. The farmstead comprises a number of buildings grouped around a central yard with main entrance on the eastern side. The farmhouse is located in the south west corner. The farmhouse is two storeys, five bays, and of stock brick construction with tiled roof, partially rendered at ground floor. The central bay has the main entrance flanked by two sash windows. Four windows at first floor. Prominent end chimney stacks. The east side of the farmstead includes several large barns of stock brick with red and white brick dressings and tiled roofs. Main large arched access with round gable window. The west side of the farmyard is occupied by a range of miscellaneous buildings including two storey farmworkers cottages also of stock brick, with small sashes and brick stacks. To the north of the main ranges, there is the original engine house, yellow brick with red and white dressings, large arched entrance with round gable window and tiled roof with central lantern.</p> | | |

Section B – Assessment

| | | |
|--|--|--|
| 8. Age | 1840-1913 | |
| Exact date (if known): | 1869 | |
| 9. Authenticity | A single significant phase and which is largely intact | |
| 10. Architectural and Artistic Interest | | |
| <p>Park Farm is an almost unchanged large mid-nineteenth century model farm, which was designed to optimise the agricultural process by making use of the latest technology, including steam engines, increasing profits for landlords. The entire complex is homogenous in terms of materials, architectural style and construction techniques. The buildings are constructed of high-quality materials and detailing. The workers cottages are built with a simple but good decorative standard which contributes to their architectural interest.</p> | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| <p>The model farm was built in 1869 by David McIntosh of Havering Park, who also owned Bower Farm. The farm was originally used for milk production for Havering Park to serve the London market in the 1840s.</p> | | |
| 12. Group Value | | |
| <p>The surviving historic farm buildings share strong group value between them, and there is value as a group with the other surviving nineteenth century buildings of Havering Park including Bower Farm.</p> | | |
| 13. Landmark Status / Townscape Value | | |
| <p>The buildings have some prominence as a group within the agrarian landscape but limited landmark status and townscape value.</p> | | |
| 14. Archaeological Interest | | |
| <p>Surviving original fabric contributes to the intrinsic archaeological interest of the farm buildings and enhances understanding of the nineteenth century technological changes in agriculture.</p> | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 08/12/2023 | |

HAB11: 1-4 Havering Green Cottages

Section A: General Information

| | | |
|-----------------------|--|---|
| 1. Name | 1-4 Havering Green Cottages |  |
| 2. UID | HAB11 | |
| 3. Address | The Green, North Road, Havering-atte-Bower | |
| 4. Postcode | RM4 1PL | |
| 5. Grid Ref | TQ51212 93019 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Havering-atte-Bower CA |  |

1-4 The Green Havering-atte-Bower, Havering: front elevations, 1975, London Metropolitan Archives

| | |
|--|--|
| 7. Description (Including Asset Type) | |
| <p>Early nineteenth century terrace of cottages, with the central cottages at nos. 2 and 3 being the original core. Five bays, two storeys, stock brick with black timber course above first floor windows, slate roof with fretted barge boards. The roof extends over the central bays forming a veranda supported by timber brackets, originally with pillars. Four brick chimney stacks and wide gable end bays overlooking the Green. The front elevations of nos. 3 and 4 has been rendered in the late twentieth century. Replacement casement windows to both ground floor and first floor, in different styles. Ground floor windows at each side of the central bay originally had label mouldings, and these survive at no 2. The entrance doors originally shared the central bay.</p> | |

Section B – Assessment

| | |
|--|--|
| 8. Age | Pre-1840 |
| Exact date (if known): | |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| <p>This is a highly attractive grouping of cottages set at the edge of Havering-atte-Bower’s historic Green, and making a positive contribution to the character and appearance of the Conservation Area. Despite alterations,</p> | |

| | |
|--|------------|
| the original symmetry of the main façade is still legible and historic architectural features contribute to their interest. | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| Some historic interest as part of the nineteenth century development within Havering-atte-Bower. | |
| 12. Group Value | |
| The two cottages have group value with other nineteenth century buildings overlooking the Green. | |
| 13. Landmark Status / Townscape Value | |
| The cottages occupy a prominent position at the south corner of the Green and form a pleasant and distinctive backdrop to the Green with the adjoining Parish Hall and Church. | |
| 14. Archaeological Interest | |
| The historic fabric of the cottages permit an appreciation of nineteenth century construction techniques and materials. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 08/12/2023 |

HAB12: 5 and 6 The Green

Section A: General Information



| | | |
|---|--|--|
| 1. Name | 5 and 6 The Green | |
| 2. UID | HAB12 | |
| 3. Address | 5 and 6 Wellingtonia Avenue, Havering-atte-Bower | |
| 4. Postcode | RM4 1PL | |
| 5. Grid Ref | TQ51200 93136 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Havering-Atte-Bower | |
|  | | |
| 7. Description (Including Asset Type) | | |
| <p>Mid nineteenth century pair of cottages. Two storeys, yellow stock brick with red and white brick dressings. Steeply pitched slate roof with prominent brick stacks. Irregular plan and elevations with prominent gable end overlooking the Green. Casement windows of varying sizes and styles, first floor windows generally have segmental arches. Two large round arched windows and bay window with slate roof at ground floor.</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 | | |
| A pair of attractive traditional cottages on the edge of the village green. Quality brickwork and detailing contribute to the building's interest. | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| Historic interest as part of the nineteenth century development of Havering-atte-Bower and as estate cottages to Havering Park. | | |
| 12. Group Value | | |
| The cottages are contemporary with the adjacent stables, now a riding school, and built in a similar style and material. They form an interesting group marking the north west corner of The Green and one of the historic access routes to Havering Park. | | |
| 13. Landmark Status / Townscape Value | | |
| Some townscape value in their position fronting The Green. | | |
| 14. Archaeological Interest | | |
| Surviving original fabric contributes to its intrinsic archaeological interest. | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 08/12/2023 | |

HAB13: Dame Tipping's C of E School

Section A: General Information

| | | |
|-----------------------|---------------------------------|--|
| 1. Name | Dame Tipping's C of E School |  |
| 2. UID | HAB13 | |
| 3. Address | North Road, Havering-atte-Bower | |
| 4. Postcode | RM4 1PS | |
| 5. Grid Ref | TQ51162 93432 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Havering-Atte-Bower | |
| | |  <p style="text-align: center;">Dame Tipping School, North Road, 1969, London Metropolitan Archives</p> |

7. Description (Including Asset Type)

The existing building is a late nineteenth century school and school house, rebuilt in 1891 on the site of the former school building. The school building is located to the south of the school house. It is a single storey, stock brick building with slate roof. A prominent gable fronts the road, with one large mullion and transom window and mock timber framing in gable. There are three stone plaques set in the front elevation, on each side and underneath the main window, with the following inscriptions:

“ Anno Dom 1724 This school for y perpetual education of twenty poor children (Boys & Girls) was erected and endowed at the soul charge of Dame Anne Tipping Daughter & Heiress of Colonel Thomas Cheek of Pyrgo Govenor of the Tower of London in the Reign of King Charles II.

Rebuilt and enlarged by voluntary contributions & United to the National Society AD 1837.

Anno Dom 1891 This school was rebuilt & further enlarged for the education of one hundred & twenty six children. The Revd. Fredc. Tugwell: Vicar.”


The school house is a two storey, two bay, stock brick building with raised brick course above ground floor, the south bay has a shallow projection. The roof is hipped over the south bay, it was originally slated and is now covered with modern tiles. The original nineteenth century casement windows with pointed lights under segmental arches have been replaced with modern uPVC casement windows. Heavy label mouldings to all windows. Only one of the original end stacks survives too the south side. Main entrance on the north side.

Section B – Assessment

| | | |
|--|--|--|
| 8. Age | 1840-1913 | |
| Exact date (if known): | 1891 | |
| 9. Authenticity | A single significant phase with some alterations and/or extensions | |
| 10. Architectural and Artistic Interest | | |
| The architectural and artistic interest of the building derives from its high-quality nineteenth century design and build quality. | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| The school was initially founded and endowed in 1724 by Dame Anne Tipping, daughter of Sir Thomas Cheeke, who inherited Pyrgo Park. It was rebuilt and extended in 1818 and again in 1837 and 1891. The school is of historic interest being representative of the importance of educational reform in the Victorian era. It is also illustrative of Havering-atte-Bower's past as a small rural village patronised by the local gentry. The site has been continuously used as a school for over 300 years and is considered of social and communal value as the place of education for many generations of local children. | | |
| 12. Group Value | | |
| The school traditionally has an historic and functional association with the Grade II listed Parish Church of St. John the Evangelist. | | |
| 13. Landmark Status / Townscape Value | | |
| The school has townscape value, marking the north boundary of the Havering-atte-Bower Conservation Area, and makes a significant contribution to the street scene. | | |
| 14. Archaeological Interest | | |
| Surviving original fabric contributes to its intrinsic archaeological interest. | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 08/12/2023 | |

HAB14: North Lodge

Section A: General Information

| | | |
|---|---------------------------------|--|
| 1. Name | North Lodge |  |
| 2. UID | HAB14 | |
| 3. Address | North Road, Havering-atte-Bower | |
| 4. Postcode | RM4 1QB | |
| 5. Grid Ref | TQ51708 94059 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>Mid-nineteenth century gate house to Pyrgo Park. Two storeys and rendered with mock-Tudor timbering. Two wings with pitched tiled roofs and jettied gables over the first floor, one terminating in a half hip. Jettied first floor over the main entrance, supported by four timber pillars. Pargetting with coat of arms under the first floor window over the main entrance. Two rendered chimney stacks. Rear and side extensions. The grey brick boundary walls flanking the entrance are likely to follow the historic boundary and entrance to Pyrgo Park. Rendered brick piers at each side of the entrance gate with stone ball finials and coats of arms engraved.</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>North Lodge is a good example of a nineteenth-century lodge cottage, with distinctive features which are illustrative of the architectural style of the period. The overall form and detailing are of architectural and artistic interest. The mock-Tudor timbering and the timber pillars are of architectural and aesthetic value.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>North Lodge was originally the gatehouse for the northern boundary of the Pyrgo Estate. The site of the early Pyrgo House is of medieval origin and in 1541 it became a royal residence for King Henry VIII's daughters, close to the royal palace of Havering in the liberty of Havering-atte-Bower. Pyrgo Palace was demolished around 1814 and in 1852 a new house was built for the new owner, Robert Field. The design of this house and the surrounding landscape is attributed to architects Thomas Allason and Anthony Salvin. The North and South Lodges were probably built at the same time; however, it is unknown whether their design can also be attributed to Allason and Salvin. The main house was demolished in the late 1930s, leaving just the late-nineteenth century stable-block, North and South Lodges and the gardens. North Lodge is therefore of historic interest as an important surviving element of the Pyrgo Estate.</p> | |
| 12. Group Value | |
| <p>The South and North Lodges share group value with the other surviving features of the historic Pyrgo Estate.</p> | |
| 13. Landmark Status / Townscape Value | |
| <p>Townscape value in its deliberate position on a corner demarking the historic entrance to Pyrgo Park.</p> | |
| 14. Archaeological Interest | |

| | |
|--|------------|
| The building's historic fabric allows some appreciation of nineteenth century construction techniques and materials. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 08/12/2023 |

HAB15: The Vicarage

Section A: General Information

| | | |
|-----------------------|-------------------------------------|--|
| 1. Name | The Vicarage |  |
| 2. UID | HAB15 | |
| 3. Address | North Road, Havering- atte-Bower | |
| 4. Postcode | RM4 1QH | |
| 5. Grid Ref | TQ51272 93165 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Havering-Atte-Bower |  |

The Green Havering-atte-Bower, Havering: The Vicarage, 1969, London Metropolitan Archives

7. Description (Including Asset Type)

The Old Vicarage was likely built in 1786 on the site of a former late seventeenth century building, with extensive alterations and additions in the nineteenth century. It is a two storey, four bay red and stock brick building. The house is a double pile with shallow pitched front roof hidden behind the parapet. The rear pile has a tiled gabled roof. Projecting bay window at ground floor, rendered with tiled roof. All sash windows of varying sizes. Tall brick chimney stacks to the north ends of both ranges.

Section B – Assessment

| | | |
|---|---|--|
| 8. Age | Pre-1840 | |
| Exact date (if known): | 1786 | |
| 9. Authenticity | A single significant phase with significant alterations and/or extensions | |
| 10. Architectural and Artistic Interest | | |
| <p>The building represents a good quality Victorian building of a high build quality, materials and workmanship.</p> <p>The southernmost bay is wider and with different detailing, suggesting it might have been added or altered at a different time. The three northern bays originally had raised brick flat segmental arches and string course over the three first floor windows. These details have now been replicated across the whole elevation and the string course extended.</p> | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| <p>The existing building was built on the site of the former vicarage, at the edge of the Green and forms part of the historic core of Havering-atte-Bower. The location of the building overlooking the Green and its historic use associated with St John's Church, contributes to our understanding of the development of Havering-atte-Bower around the historic core.</p> | | |
| 12. Group Value | | |
| <p>The Old Vicarage is historically and functionally associated with Grade II Listed Church of St John the Evangelist.</p> | | |
| 13. Landmark Status / Townscape Value | | |
| <p>The former vicarage occupies a prominent position at the north east corner of the green, and despite being set back within its extensive front garden, provides a visual boundary to the Green. This building forms one of the focus elements of what is still essentially a medieval Essex village.</p> | | |
| 14. Archaeological Interest | | |
| <p>The 1777 Chapman and Andre Map of Essex shows the building. There is potential that remains of the former seventeenth century building still survive. The building also provides evidence of eighteenth and nineteenth century construction and adaptation.</p> | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 08/12/2023 | |

HAB16: The Orange Tree Public House

Section A: General Information

| | | |
|-----------------------|---|--|
| 1. Name | The Orange Tree Public House | |
| 2. UID | HAB16 | |
| 3. Address | Orange Tree Hill, Havering- atte-Bower | |
| 4. Postcode | RM4 1PJ | |
| 5. Grid Ref | TQ51102 92740 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Havering-atte-Bower | |
| |   | |
| | <p>The Orange Tree Public House, Havering, 1920s, Havering Libraries Local Studies</p> | |

| | | |
|--|--|--|
| 7. Description (Including Asset Type) | | |
| <p>Early twentieth century or earlier public house. Two storeys and five bays, constructed in brick, now rendered and scored with simple pargetting motif. Hipped tiled roof with sprocketed eaves, extended in 1960s into a wider cornice projecting over the four elevations. Three chimney stacks. The three northern bays are likely to be of earlier construction, with later extensions to the south and to the rear. The original portion of the building has two bay windows flanking a central entrance approached by a small flight of steps and covered by a modern flat entrance porch, replacing the original hipped roof. Secondary entrance with pediment within the southern extension. All first floor windows and bay windows have shallow arches. All windows are replacement timber six-over-six sashes. Early twentieth century one storey lean-to extension to the north side. Mid-twentieth century single storey rear extension with tiled hipped roof and sash windows.</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>An attractive early twentieth century purpose-built public house which retains its original form and features, including windows and prominent chimneys, all of which contribute to its architectural interest.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |

| | |
|---|------------|
| While the current building is a more recent construction, the site has been recorded as an Inn and a public house for at least two centuries and is of local historic interest. The site held one of the three Alehouse Licenses for Havering-atte-Bower in 1772, and was known as the Olive Tree, licensed as the Orange Tree in 1785. It is this building which gave its name to the road on which it lies, Orange Tree Hill. | |
| 12. Group Value | |
| Some group value with other historic former ins and public houses in Havering atte Bower. | |
| 13. Landmark Status / Townscape Value | |
| This is a building of townscape value and a notable feature on the approach to the main village from the south. | |
| 14. Archaeological Interest | |
| Although altered, the building permits some appreciation of early twentieth century construction techniques and materials. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 08/12/2023 |

HAB17: White Lodge

Section A: General Information

| | | |
|-----------------------|---|---|
| 1. Name | White Lodge |   |
| 2. UID | HAB17 | |
| 3. Address | Orange Tree Hill, Havering- atte-Bower | |
| 4. Postcode | RM4 1PJ | |
| 5. Grid Ref | TQ51156 93005 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Havering-atte-Bower | |

Orange Tree Hill, Havering: White Lodge, 1976, London Metropolitan Archives

| | |
|---------------------------------------|---|
| 7. Description (Including Asset Type) | <p>Nineteenth century Italianate lodge to Havering Park, with gate piers. Stuccoed elevations with stone quoins and window surrounds. Slate roof with projecting eaves supported by corbels. Mullioned windows with stone surrounds within the gable ends. Casement windows to the ground floor and dormers. All windows are unsympathetic uPVC replacements. Of the existing building, only the west gable is part of the original lodge. The building has been much altered and extended in the late twentieth century with the construction of the symmetrical east gable and the addition of the one and half storey central block with dormers. The side elevation was originally the main façade overlooking the entrance access to Havering Park, with a central arched door with fanlight between symmetrical bay windows. These have now been infilled to form the one storey side extension and the main entrance moved to the new central block.</p> |
|---------------------------------------|---|




Section B – Assessment

| | |
|--|--|
| 8. Age | 1840-1913 |
| Exact date (if known): | 1870s |
| 9. Authenticity | A single significant phase with significant alterations and/or extensions |
| 10. Architectural and Artistic Interest | The Lodge has been much altered in character and layout, however the original core of the building is a good example of an Italianate style lodge associated with a large nineteenth century estate. |
| 11. Historic Interest (Including Social and Communal Interest) | |

| | |
|---|------------|
| The Lodge is one of the few surviving structures of Havering Park and was one of the estate cottages. The two surviving piers and railings mark the boundary and the entrance to the historic estate through the main entrance drive, now Elmer Avenue, which lead to the house and stables (now Havering Riding School). | |
| 12. Group Value | |
| The Lodge has value as part of the group of surviving buildings associated with Havering Park, including the former stables, boundary walls and estate cottages. | |
| 13. Landmark Status / Townscape Value | |
| Townscape value in its deliberate position on a corner demarking the historic entrance to Havering Park. | |
| 14. Archaeological Interest | |
| Although heavily altered, the building permits some appreciation of nineteenth century construction techniques and materials. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 08/12/2023 |

HAB18: Havering Park Riding School

Section A: General Information

| | | |
|-----------------------|---|---|
| 1. Name | Havering Park Riding School |    |
| 2. UID | HAB18 | |
| 3. Address | Wellingtonia Avenue, Havering-atte-Bower | |
| 4. Postcode | RM4 1QR | |
| 5. Grid Ref | TQ51171 93127 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Havering-Atte-Bower | |

7. Description (Including Asset Type)


The nineteenth century stable block is arranged around three sides of a courtyard and includes the main building, paddock and stables. The central block is a one and a half storeys and five bays, constructed in white brick with red and white brick dressings. Hipped slate roof with clock tower with lead roof and weathervane over the central bay. Timber sash windows with cambered heads at ground floor, and a semi-circular headed door within the central bay. Three dormer windows over the first, third and fifth bay with pediments. The central block is flanked by single storey ranges with stable doors. A prominent brick retaining wall with stone coping and bold piers at each side of the wrought iron gates encloses the courtyard.

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 is a good example of a traditional nineteenth century stable yard associated with a wealthy estate, which evident in its scale, the courtyard layout and the central clocktower over the main entrance. It mostly retains its original form and features, all of which contribute to its architectural interest. | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| The building is the original coach and stable block for Havering Park. The main house (now demolished) and the surrounding park were built in 1850s by David McIntosh on the site of the historic royal residence of Havering Palace. The stable block was constructed at the same time as the main house and is one of the few surviving buildings of the former estate, together with White Lodge and the walls of the walled gardens. | | |
| 12. Group Value | | |
| The stable block is contemporary with the adjacent cottages and built in similar style and material. They form an interesting group marking the north west corner of The Green and one of the historic access to Havering Park. | | |
| 13. Landmark Status / Townscape Value | | |
| The building occupies a prominent position marking the edge of the village core and, with its clock tower, dominates the informal track leading to the historic Havering Park and positively contributes to the local townscape. | | |
| 14. Archaeological Interest | | |
| Surviving original fabric contributes to its intrinsic archaeological interest. | | |
| 15. Overall Condition | Fair | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 08/12/2023 | |

HAB19: Walls to Havering Park

Section A: General Information

| | | |
|--|---|--|
| 1. Name | Walls to Havering Park | |
| 2. UID | HAB19 | |
| 3. Address | Wellingtonia Avenue, Havering-atte-Bower | |
| 4. Postcode | RM4 1QP | |
| 5. Grid Ref | TQ51014 93043 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Havering-atte-Bower | |
|  | | |
| 7. Description (Including Asset Type) | | |
| Extensive range of nineteenth century brick garden walls with moulded capping. | | |


Section B – Assessment

| | | |
|---|--|--|
| 8. Age | 1840-1913 | |
| Exact date (if known): | 1850s | |
| 9. Authenticity | A single significant phase with some alterations and/or extensions | |
| 10. Architectural and Artistic Interest | | |
| Some architectural interest in their red brick construction as large estate boundary walls. | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| The garden walls on Wellingtonia Avenue are surviving features of the Havering Park estate from the mid-nineteenth century. | | |
| 12. Group Value | | |
| The walls have group value with the other surviving Havering Park estate buildings within Havering-atte-Bower. | | |
| 13. Landmark Status / Townscape Value | | |
| N/A | | |
| 14. Archaeological Interest | | |
| Surviving original fabric contributes to its intrinsic archaeological interest. | | |
| 15. Overall Condition | Fair | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 08/12/2023 | |

Hylands & Harrow Lodge

HL1: 213 Hornchurch Road

Section A: General Information


| | | |
|---|------------------------------------|--|
| 1. Name | 213 Hornchurch Road | |
| 2. UID | HL1 | |
| 3. Address | 213 Hornchurch Road, Hornchurch | |
| 4. Postcode | RM12 4TF | |
| 5. Grid Ref | TQ 52354 87401 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
|  | | |
| 7. Description (Including Asset Type) | | |
| <p>A large Victorian double fronted house, yellow stock brick construction. Second floor extension, second floor windows do not correspond with the ground and first floor windows, high pitched slate roof with two chimney stacks at the ridge. The historic windows and front door have segmental arch and hood moulds. Large porch with a four panelled door. Two-storey and single-storey extensions to the sides and small lean-to extension to the rear.</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>A good example of Victorian building that represents high quality design, materiality and workmanship. The later added second floor has diluted the architectural composition of the building.</p> | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| <p>An early building in the area that comprises predominantly post-war developments.</p> | | |
| 12. Group Value | | |
| N/A | | |
| 13. Landmark Status / Townscape Value | | |
| N/A | | |
| 14. Archaeological Interest | | |
| <p>The buildings have some archaeological interest as a source of primary evidence for building techniques and how materials were used during the mid-nineteenth century.</p> | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 11/12/2023 | |

HL2: Harrow Inn (The Harrow)

Section A: General Information

| | | |
|---|-------------------------------|--|
| 1. Name | Harrow Inn (The Harrow) | |
| 2. UID | HL2 | |
| 3. Address | 130 Hornchurch Rd, Hornchurch | |
| 4. Postcode | RM11 1DP | |
| 5. Grid Ref | TQ 52921 87406 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
|  | | |
|   | | |
| 7. Description (Including Asset Type) | | |
| <p>A late Victorian public house, two-storeys, brick construction, rendered on first floor. Symmetrical composition with projecting central gable bay featuring three sash windows, central one with semi-circular tympanum, red brick dressing and sills, plain barge boards and terracotta finials. Side ranges with brick chimney stacks at either end, gabled wall dormers to the front, casements with top lights. Single-storey extensions to the front and side, various late twentieth century unsympathetic additions to the rear.</p> | | |

Section B – Assessment

| | |
|---|--|
| 8. Age | 1840-1913 |
| Exact date (if known): | 1894 |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| <p>A good example of late-Victorian public house with symmetry and proportion. Despite many late additions the original form and features remain, which are of architectural interests. The roofscape is particularly attractive owing to the well-proportioned gables, frilled chimney stacks, decorative ridge tiles and terracotta finials. The shell moulding in the tympanum of the central front window is of interest.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>The Harrow was constructed on the site of an eighteenth-century inn that was rebuilt in the late nineteenth century by Ind Coope and Co, as seen in a c1920s photograph. Ind, Coope & Co.'s brewery was established in 1799 and became Romford's main industry by the nineteenth century.</p> | |



| | |
|--|------------|
| 12. Group Value | |
| N/A | |
| 13. Landmark Status / Townscape Value | |
| The building is of landmark quality and townscape value derived from its prominent location representing an attractive façade and roofscape. | |
| 14. Archaeological Interest | |
| Surviving original fabric contributes to its intrinsic archaeological interest. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 11/12/2023 |

HL3: Harrow Lodge

Section A: General Information

| | | |
|---|---|--|
| 1. Name | Harrow Lodge |  |
| 2. UID | HL3 | |
| 3. Address | Harrow Lodge, Hornchurch Rd, Hornchurch | |
| 4. Postcode | RM11 1JU | |
| 5. Grid Ref | TQ 53081 87040 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>Large two-storey white rendered building, shallow roof with infilled crown roof. Right side of the front elevation has a symmetrical arrangement of two two-storey semicircular bays with conical slated roof either side of an entrance bay accommodating projecting flat roof open porch on semicircular arch. Semicircular arched window on the first-floor central. The left side has a larger façade and a separate entrance, side entrance from east, various later additions.</p> | | |

Section B – Assessment

| | |
|--|--|
| 8. Age | Pre-1840 |
| Exact date (if known): | 1787 |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| <p>The overall form comprising the two large bow bays with conical roofs are of architectural interest. Both semi-circular bays had decorative hoodmoulds on brackets which have been lost.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>Originally a domestic building of late-eighteenth century derivation. It was damaged by fire in 1858. The building was a public library from 1936 to 1967, and suffered bomb damaged in 1944. The building has survived a significant period of change in the life of Hornchurch and is one of a few pre-nineteenth century building of the area.</p> | |
| 12. Group Value | |
| N/A | |
| 13. Landmark Status / Townscape Value | |
| <p>The building has some landmark value as a standalone large historic building within Harrow Lodge Park. The wide façade and attractive semi-circular bays contribute to its landmark quality.</p> | |
| 14. Archaeological Interest | |
| <p>There is potential for archaeological value from the remaining late-eighteenth century fabric within the building. Considering the various fire damage and change of use over the centuries, surviving features and planforms are of archaeological interest.</p> | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 11/12/2023 |

HL4: The Crown, Roneo Corner

Section A: General Information

| | | |
|--|--|--|
| 1. Name | The Crown, Roneo Corner | |
| 2. UID | HL4 | |
| 3. Address | The Crown, 360 Hornchurch Rd, Hornchurch | |
| 4. Postcode | RM12 4TW | |
| 5. Grid Ref | TQ 51789 87455 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
|  | | |
| 7. Description (Including Asset Type) | | |
| <p>A large two-storey public house, symmetrical composition with two pronounced gables in gambrel form and double-height bays, small end gables with apex stacks and two smaller ridge stacks, all rendered. Central section has three ground floor bays and flanking doors under a simple entablature with fascia to the front, three flat dormers aligned with the ground floor bays. Timber casements and hoppers. Originally a large catslide roof to the rear which has been replaced with various additions.</p> | | |

Section B – Assessment

| | |
|--|--|
| 8. Age | 1914-1947 |
| Exact date (if known): | 1930 |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| Substantial symmetrical and well-proportioned façade articulated with the gambrel shaped gables and series of bays. End gables with apex stacks are also of interest. | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| The existing building was constructed on the site of an earlier public house form early eighteenth century called The Crown Inn. The public house has some communal value as an important social space for the surrounding community to meet and interact. | |
| 12. Group Value | |

| | |
|---|------------|
| N/A | |
| 13. Landmark Status / Townscape Value | |
| It is a substantial building that fronts onto a busy intersection in Romford. The large façade and attractive composition provides considerable landmark quality. | |
| 14. Archaeological Interest | |
| Limited archaeological interest as evidence of 1930s construction and materials. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 11/12/2023 |

Marshalls & Rise Park

MRP1: 75 Main Road

Section A: General Information



| | | |
|---|------------------------------|--|
| 1. Name | 75 Main Road |  |
| 2. UID | MRP1 | |
| 3. Address | 75 Main Road, Romford | |
| 4. Postcode | RM2 5EL | |
| 5. Grid Ref | TQ 52487 89828 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Gidea Park Conservation Area | |
| 7. Description (Including Asset Type) | | |
| <p>Two-storey house of brick construction, T-shaped planform with a cross gabled tiled roof and sprocketed eaves. Ground floor main range with red brick ground floor, which appear to be a later insertion, cross wing of yellow stock bricks. First floor rendered with applied timbers, panels of coarse decorative plasterwork, cross wing on the left side has herringbone brick nogging between timbers and oriel window on first floor. Large brick chimney stack to the west elevation. Ground floor is much altered, large two storey flat roof extension to the rear.</p> | | |

Section B – Assessment

| | |
|--|--|
| 8. Age | 1840-1913 |
| Exact date (if known): | 1910 |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| Traditional Old English style building with some attractive decoration and detailing. Despite many alterations the overall form and architectural character is preserved. | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| The building was originally designed and built for the 1910 White City Japan-British Exhibition and re-erected at Gidea Park in the same year as part of a competition and exhibition of houses in the Gidea Park Garden Suburb. | |
| 12. Group Value | |
| The building shares group value with the 1910 Gidea Park Exhibition houses and also with the historic buildings on Main Road. | |
| 13. Landmark Status / Townscape Value | |
| The house has a prominent presence in the streetscene due to its attractive detailing and roofscape. It adds to the variety of buildings along the Main Road. | |
| 14. Archaeological Interest | |
| Some archaeological interest as evidence of early twentieth century advances in construction techniques. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 26/01/2024 |

MRP2: Harefield Manor Hotel

Section A: General Information

| | | |
|---|-----------------------|---|
| 1. Name | Harefield Manor Hotel |  |
| 2. UID | MRP2 | |
| 3. Address | Main Road, Romford | |
| 4. Postcode | RM1 3DL | |
| 5. Grid Ref | TQ51754 89390 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | |  |
| 7. Description (Including Asset Type) | | |
| <p>Prominent Victorian red brick building at the corner between Pettits Lane and Main Road. Main elevation on Pettits Lane with central projecting cross gable with mock Tudor applied timber framing. Pair of ogee four-centred arches at ground floor with the main entrance to the hotel and large oriel window at first floor. The three bays at the left side of the central gable have sash windows of simple design at ground and first floor, one dormer of traditional design. Projecting bay window on the right side. The façade on Main Road is now almost completely concealed by an early 21st century flat roof extension. Two projecting gables with mock Tudor timber framing facing Main Road. Projecting double height bay on the right side. String course above ground floor windows and along the extension parapet have decorated brick tiles. Tile roof with crested ridge tiles. Three substantial chimney stacks. All windows are later replacement.</p> | | |

Section B – Assessment

| | |
|--|--|
| 8. Age | 1840-1913 |
| Exact date (if known): | 1881 |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| <p>A prestigious house on the corner of Main Road and Pettits Lane, this building has a unique and attractive architectural design. Details such as the gauged brickwork and mouldings in the door surround, the flower detailing and the stained glass are all retained from the original design and add greatly to the architectural value of the building. The chimneys, ridge tiles and dormer windows also add to the character and significance.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| | |
| 12. Group Value | |
| | |
| 13. Landmark Status / Townscape Value | |
| <p>The building occupies a prominent position at the corner of Main Road and Pettits Lane and is of townscape merit.</p> | |
| 14. Archaeological Interest | |
| | |

| | |
|---|------------|
| Some archaeological value from the surviving original fabric. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 19/01/2024 |

MRP3: Raphael's Park

Section A: General Information

| | | |
|---|------------------------------|--|
| 1. Name | Raphael's Park |  |
| 2. UID | MRP3 | |
| 3. Address | Romford | |
| 4. Postcode | RM2 5EB | |
| 5. Grid Ref | TQ 51954 89799 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Gidea Park Conservation Area | |
| 7. Description (Including Asset Type) | | |
| <p>The eighteenth-century landscaped grounds and parkland of former mansion of Gidea Hall. Named after Sir Herbert Raphael who purchased the former Gidea Hall Estate in 1897 and donated the park to Romford Urban District Council in 1904.</p> | | |


Section B – Assessment

| | |
|--|---|
| 8. Age | Pre-1840 |
| Exact date (if known): | |
| 9. Authenticity | A single significant phase with significant alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| <p>The 'Spoon Pond' at the north end of the park is of architectural interest. Named after its distinct shape, the pond was created as part of the formal garden designed by John Eyles. Currently tennis courts laid out along its length and the circular basin at the north end accommodates a children's playground. The straight channel of the pond was laid aligning the north-south axis of the former house.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>The late medieval Gidea Hall was rebuilt in 1720 by Sir John Eyles, who commissioned the lake and the former grounds of the Hall was landscaped including the 'Spoon Pond'. The estate was owned between 1745 and 1802 by the Benyon family, who are historically associated with Cranham and North Ockendon Conservation Areas. Richard Benyon enlarged the park in the 1770s, creating a less formal layout and the lake was widened to a serpentine form (1777 map by Chapman & André shows the new form). He commissioned James Wyatt to design the bridge now known as Black's Bridge (Grade II listed). The Gidea Hall estate north of Main Road was purchased in 1897 by Sir Herbert Raphael; he had founded Romford Golf Club in 1894 and, in 1902, donated 15 acres of land (including Black's Canal, and now Raphael Park) to Romford Urban District Council for a public park on the west side of the estate. It was the first public park to be opened in the Borough in 1904. The Council later bought the Spoon Pond and another 16 acres, and Raphael Park retains other features of the 18th century park, including the Pleasure Grounds and the site of the former vineyards.</p> | |
| 12. Group Value | |
| <p>Strong group value with the remaining features of former Gidea Hall, James Wyatt, Black's Canal and Grade II listed Black's Bridge.</p> | |
| 13. Landmark Status / Townscape Value | |

| | |
|--|--|
| <p>Makes an important contribution to the character and appearance of Gidea Park Conservation Area. It is closely related to the townscape at Parkway. The open space and surviving historic features of Raphael Park make it a distinctive space.</p> | |
| <p>14. Archaeological Interest</p> | |
| <p>Not known</p> | |
| <p>15. Overall Condition</p> | <p>Good</p> |
| <p>Notes:</p> | <p>Considerable local historic interest, social and communal value, and important contribution to the local townscape and sub-urban character.</p> |
| <p>16. Recommended for inclusion</p> | <p>Yes</p> |
| <p>17. Date of assessment</p> | <p>12/02/2024</p> |

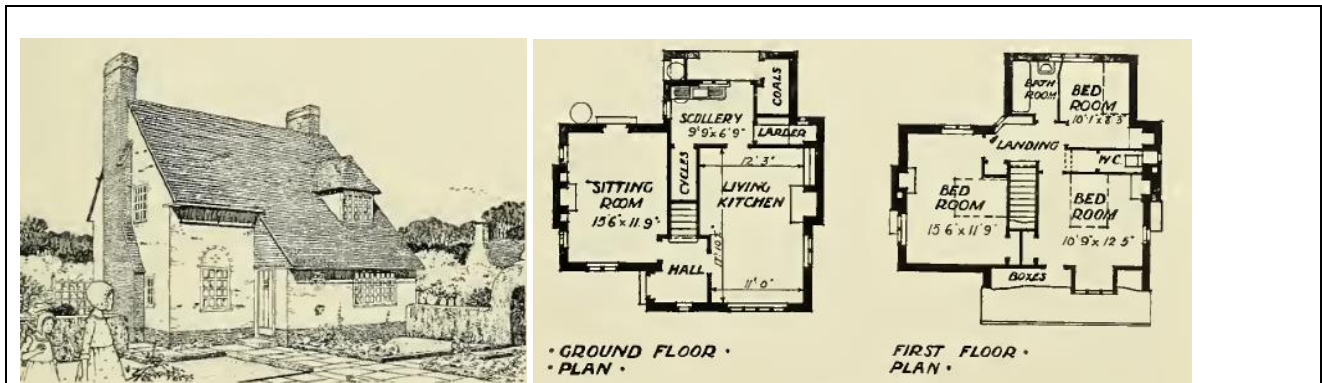
MRP4: 1 Meadway, Romford

Section A: General Information

| | | |
|---|------------------------------|--|
| 1. Name | 1 Meadway, Romford |  |
| 2. UID | MRP4 | |
| 3. Address | 1 Meadway, Romford | |
| 4. Postcode | RM2 5NU | |
| 5. Grid Ref | TQ 52011 90215 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Gidea Park Conservation Area | |
| 7. Description (Including Asset Type) | | |
| <p>1911 Gidea Park Estate Exhibition House. Small two-storey cottage, brick construction, lime washed except the large axial chimney stacks with broad bases. Two two-storey rear projections, deeper one being a later addition with a hipped end and dormers to the rear and side. Prominent catslide roof to the front covering projecting single-storey element with hipped dormer above.</p> | | |

Section B – Assessment


| | |
|--|-----------------|
| 8. Age | Choose an item. |
| Exact date (if known): | |
| 9. Authenticity | Choose an item. |
| 10. Architectural and Artistic Interest | |
| <p>Architectural interest as a simple Arts & Crafts style cottage, with stock brick cavity walls. The tall red brick chimney stacks, prominent catslide roof and single front dormer are attractive elements providing a cottage-like character. Timber gates and hedges to the front further complements its character. The later two-storey extension to the rear has diluted its original design concept as a small cottage, but this remains legible in the front elevation.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>In 1897 Herbert Raphael M.P. bought the Gidea Hall estate. In 1910 he joined with two other M.P.s, Charles McCurdy and Tudor Walters, to form Gidea Park Ltd. In 1911 Gidea Park Ltd. opened an exhibition of houses and cottages as the nucleus of the 'Romford Garden Suburb. By 1912 159 houses and cottages had been built for the exhibition, individually designed by more than 100 architects, mostly in a vernacular style and some with a clear Arts and Crafts influence.</p> <p>The building was constructed as one of the Class II cottages in the 1911 competition and exhibition (catalogue no. 291) in the Gidea Park Garden Suburb. It won the second prize in the Class II cottage design category. It was designed by architect Herbert Arthur Welch and built by W.Moss & Sons. Herbert Arthur Welch designed a number of houses on Wandsworth Walk and Coleridge Walk and other streets in the Hampstead Garden Suburb.</p> <p>The properties on Meadway are generally small and of an architecturally distinguished cottage style fronting onto broad verges and lawn. The houses on Meadway retain the best impression of how the streets would originally have appeared in the estate. Therefore, they make an important contribution to the special interest of Gidea Park Conservation Area.</p> | |



1 Meadway and original floor plans as depicted in *The Book of The Exhibition of Houses and Cottages: Romford Garden Suburb: Gidea Park.*

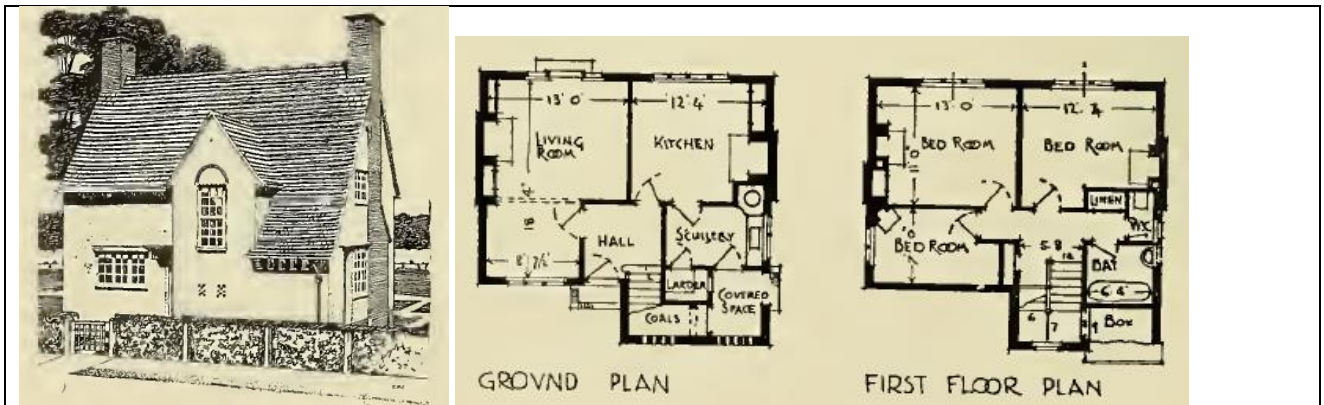
| | |
|---|------------|
| 12. Group Value | |
| The building shares strong group value with the 1911 Exhibition properties on Meadway and within Gidea Park Estate. | |
| 13. Landmark Status / Townscape Value | |
| The building is of considerable townscape merit and contributes positively to the character and appearance of the Gidea Park Conservation Area. | |
| 14. Archaeological Interest | |
| Some archaeological interest in its original fabric | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 28/03/2024 |

MRP5: 36 Meadway, Romford**Section A: General Information**

| | | |
|--|------------------------------|--|
| 1. Name | 36 Meadway, Romford | |
| 2. UID | MRP5 | |
| 3. Address | 36 Meadway, Romford | |
| 4. Postcode | RM2 5NU | |
| 5. Grid Ref | TQ 52187 90305 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Gidea Park Conservation Area | |
|  | | |
| 7. Description (Including Asset Type) | | |
| 1911 Gidea Park Estate Exhibition House. Small two-storey cottage constructed of stock bricks, roughcast rendered exterior except the axial chimney breasts and stacks. Tall pitched roof, catslide roof to the front next to a one-an-a-half storey gable projection containing the staircase. Unsympathetic flat roof garage to the front. | | |

Section B – Assessment

| | |
|---|--|
| 8. Age | 1840-1913 |
| Exact date (if known): | 1911 |
| 9. Authenticity | A single significant phase and which is largely intact |
| 10. Architectural and Artistic Interest | |
| The house is a simple Arts & Crafts style cottage that retains its original form and character. The tall red brick chimney stacks, front gable including a semi-circular arched window and the front catslide contribute to its cottage-like style. The garage to the front detracts from its architectural interest. | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| In 1897 Herbert Raphael M.P. bought the Gidea Hall estate. In 1910 he joined with two other M.P.s, Charles McCurdy and Tudor Walters, to form Gidea Park Ltd. In 1911 Gidea Park Ltd. opened an exhibition of houses and cottages as the nucleus of the 'Romford Garden Suburb. By 1912 159 houses and cottages had been built for the exhibition, individually designed by more than 100 architects, mostly in a vernacular style and some with a clear Arts and Crafts influence. | |
| 1 Meadway was constructed as one of the Class II cottages in the 1911 competition and exhibition (catalogue no. 273) in the Gidea Park Garden Suburb. It won the first prize in the Class II cottage design category. It was designed by architect C. M. Crickmer and built by H. Hurst. Crickmer was involved in the contemporary Garden Suburb projects and also designed a number of houses in Hampstead Garden Suburb, Letchworth Garden City and Welwyn Garden City. | |
| The properties on Meadway are generally small and of an architecturally distinguished cottage style fronting onto broad verges and lawn. The houses on Meadway retain the best impression of how the streets would originally have appeared in the estate. Therefore, they make an important contribution to the special interest of Gidea Park Conservation Area. | |




36 Meadway and original floor plans as depicted in *The Book of The Exhibition of Houses and Cottages: Romford Garden Suburb: Gidea Park.*

| | |
|---|------------|
| 12. Group Value | |
| The building shares strong group value with the 1911 Exhibition properties on Meadway and within Gidea Park Estate. | |
| 13. Landmark Status / Townscape Value | |
| The building is of considerable townscape merit and contributes positively to the character and appearance of the Gidea Park Conservation Area. | |
| 14. Archaeological Interest | |
| Some archaeological interest in its original fabric. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 28/03/2024 |

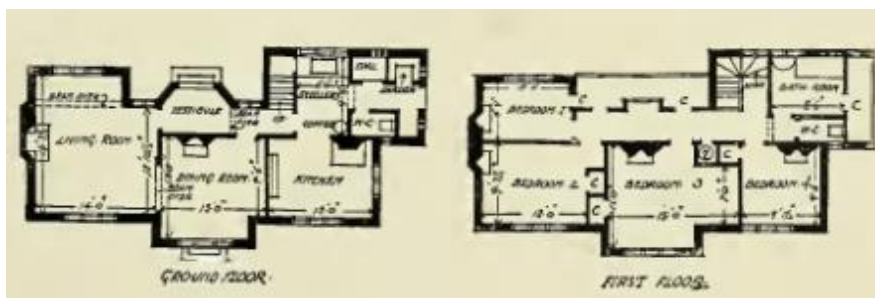
MRP6: 40 Parkway

Section A: General Information

| | | |
|---|---------------------|--|
| 1. Name | 40 Parkway |  |
| 2. UID | MRP6 | |
| 3. Address | 40 Parkway, Romford | |
| 4. Postcode | RM2 5NT | |
| 5. Grid Ref | TQ 52018 90144 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>Two-storey house of brick construction, roughcast rendered exterior. Two two-storey projecting ranges either side of a large catslide roof over the central entrance porch, a dormer above and a tall octagonal central chimneystack. Left side range is wider with a catslide gable whilst the right-hand side has a hipped roof with sprocketed eaves. Brick mullion windows with steel casements. Two tall end stacks. Modern single-storey rear extension.</p> | | |

Section B – Assessment

| | |
|---|--|
| 8. Age | 1840-1913 |
| Exact date (if known): | 1911 |
| 9. Authenticity | A single significant phase and which is largely intact |
| 10. Architectural and Artistic Interest | |
| <p>A unique building of the 1911 Gidea Park Estate Exhibition with a high quality built, detailing and clear Arts and Crafts influence. The overall form, roofscape, asymmetry and tall chimney stacks contribute to its architectural interest. The red brick mullion windows and the portico are of interest and contribute to its aesthetic value.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>40 Park Road was one of the Class 1 houses of the 1911 competition and exhibition (catalogue no. 201) in the Gidea Park Garden Suburb. It was designed by architects Forbes & Tate and the builders King & Sons.</p> | |




40 Park Road and original floor plan in *The Book of The Exhibition of Houses and Cottages Romford Garden Suburb Gidea Park*.

| | |
|---|-------------------|
| <p>The properties on Parkway are architecturally distinguished and designed with a rural charm due to their position fronting onto Raphael Park. In 1897 Herbert Raphael M.P. bought the Gidea Hall estate. In 1910 he joined with two other M.P.'s, Charles McCurdy and Tudor Walters, to form Gidea Park Ltd. In 1911 Gidea Park Ltd. opened an exhibition of houses and cottages as the nucleus of the 'Romford Garden Suburb. By 1912 159 houses and cottages had been built for the exhibition, individually designed by more than 100 architects, mostly in a vernacular style and some show clear Arts and Crafts influence.</p> | |
| <p>12. Group Value</p> | |
| <p>The building shares strong group value with the 1911 Exhibition Houses on Parkway and within Gidea Park Estate.</p> | |
| <p>13. Landmark Status / Townscape Value</p> | |
| <p>The building is of considerable townscape merit and contribute positively to the character and appearance of the Conservation Area.</p> | |
| <p>14. Archaeological Interest</p> | |
| <p>Some archaeological interest as evidence of early twentieth century advances in construction techniques.</p> | |
| <p>15. Overall Condition</p> | <p>Good</p> |
| <p>Notes:</p> | |
| <p>16. Recommended for inclusion</p> | <p>Yes</p> |
| <p>17. Date of assessment</p> | <p>26/01/2024</p> |

MRP7: 54 Parkway, Romford

Section A: General Information

| | | |
|--|------------------------------|--|
| 1. Name | 54 Parkway, Romford |  |
| 2. UID | MRP7 | |
| 3. Address | 54 Parkway, Romford | |
| 4. Postcode | RM2 5PA | |
| 5. Grid Ref | TQ 51952 90222 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Gidea Park Conservation Area | |
| 7. Description (Including Asset Type) | | |
| <p>1911 Gidea Park Estate Exhibition House, two storeys plus attic, brown brick in Flemish bond. Tiled hipped roof with a large front dormer, tall and wide flanking chimney stacks. Three-bay façade with central doorway, original semi-circular red brick arch and rendered tympanum to the left and central door with flat canopy. Square bay window to the right is a later addition.</p> | | |

Section B – Assessment

| | |
|---|--|
| 8. Age | 1840-1913 |
| Exact date (if known): | 1911 |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| <p>Part of the 1911 Gidea Park Estate Exhibition and a good example of vernacular style architecture with an Arts and Crafts influence. The tall roofscape is framed with two tall brick chimney stacks and a well-proportioned dormer to the front. The red brick semi-circular window heads both to the front and sides are of interest. <i>The Book of The Exhibition of Houses and Cottages: Romford Garden Suburb: Gidea Park</i> describes it as 'symmetrical and simple character'. Unfortunately, the original square plan and symmetrical façade has been undermined by the bay window to the right, a two-storey rear extension and a single storey extension.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>In 1897 Herbert Raphael M.P. bought the Gidea Hall estate. In 1910 he joined with two other M.P.s, Charles McCurdy and Tudor Walters, to form Gidea Park Ltd. In 1911 Gidea Park Ltd. opened an exhibition of houses and cottages as the nucleus of the 'Romford Garden Suburb'. By 1912 159 houses and cottages had been built for the exhibition, individually designed by more than 100 architects, mostly in a vernacular style and some with a clear Arts and Crafts influence.</p> <p>The building was constructed as one of the Class 1 houses of the 1911 competition and exhibition (catalogue no. 208) in the Gidea Park Garden Suburb. It was designed by architect Geoffrey Lucas and built by W.Moss & Sons. It won the first prize in the Class 1 (larger houses) category.</p> <p>The properties on Parkway are architecturally distinguished and of rural charm as the houses front onto Raphael Park.</p> | |




54 Parkway and original floor plans as depicted in *The Book of The Exhibition of Houses and Cottage; Romford Garden Suburb: Gidea Park.*

| | |
|---|------------|
| 12. Group Value | |
| The building shares strong group value with the 1911 Exhibition Houses on Parkway and within Gidea Park Estate. | |
| 13. Landmark Status / Townscape Value | |
| The building is of considerable townscape merit and contributes positively to the character and appearance of the Gidea Park Conservation Area. | |
| 14. Archaeological Interest | |
| Some archaeological interest in its original fabric | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 28/03/2024 |

MRP8: Marshalls Park Lower School

Section A: General Information


| | | |
|---|---|--|
| 1. Name | Marshalls Park Lower School | |
| 2. UID | MRP8 |  |
| 3. Address | Marshalls Park School, Pettits Ln, Romford | |
| 4. Postcode | RM1 4EH | |
| 5. Grid Ref | TQ 51383 90138 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>Two-storey school comprising brick ranges with hipped roof, U-shaped planform around a quad, various modern additions to the rear. The main range fronting on to Pettits Lane has a wide symmetrical elevation comprising a three-bay central section and three bays on each side. The central section is articulated by full-height pilasters with stone capitals and a stone string course; the central bay contains a glazed entrance bay surmounted with semi-circular key-stoned arch. Brick panelling and parapet along entire elevation with stone capping. Side wings have entrances towards the front with stone surrounds. Square plan house with hipped roof and symmetrical frontage to front of school site, possibly an old school master's house. Several large modern buildings to the north of the main school buildings.</p> | | |

Section B – Assessment

| | | |
|--|--|--|
| 8. Age | 1914-1947 | |
| Exact date (if known): | 1936 | |
| 9. Authenticity | A single significant phase with some alterations and/or extensions | |
| 10. Architectural and Artistic Interest | | |
| <p>The original buildings are good examples of inter-war, large scale school buildings of an austere design. The layout of the buildings, regular bay formation and fenestration are important to its overall character. The stone-topped pediment and string course on the central bay give the building a strong horizontal emphasis. The brick detailing along the length of the building a particularly strong feature and makes a significant contribution to the building's architectural and aesthetic interest. Also, the brick and stone pilasters at each end of the frontage and flanking the main entrance contribute to its interest. All windows are modern.</p> | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| <p>Local Historic and social interest. Marshalls Park School was opened in 1936 and was known as Pettits Senior Council. In 1973, it merged with the Romford County Technical School on and became Marshalls Park Comprehensive. The school was spread over two sites on Pettits Lane and Havering Drive for a time; however, in 1999 it was consolidated to the site on Pettits Lane.</p> | | |
| 12. Group Value | | |
| The school buildings and the School House share strong group value between them. | | |
| 13. Landmark Status / Townscape Value | | |
| The school has considerable local landmark qualities owing to its scale and symmetry. The school and school house make a strong positive contribution to the street scene along Pettits Lane. | | |
| 14. Archaeological Interest | | |
| Some archaeological interest in the original fabric illustrating 1930s construction techniques. | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 26/01/2024 | |

MRP9: Victoria Centre

Section A: General Information

| | | |
|---|-----------------------|---|
| 1. Name | Victoria Centre |  |
| 2. UID | MRP9 | |
| 3. Address | Pettits Lane, Romford | |
| 4. Postcode | RM1 4HP | |
| 5. Grid Ref | TQ51681 89486 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>The Hospital includes the original 1888 Victorian building and the later 1930s addition to the north of the site. The Victorian element is a one and a half storey symmetrical brick building with a three bays central block and cross gables ends fronting the road. The central block has a central entrance flanked by timber frame sash windows under a porch with timber pilasters. Three dormers in roof of front elevation, with timber detailing on all gables. The two gabled wings also have decorative timber framing and large timber frame sash windows with decorated timber awning box. Plain tiled pitched roof with two chimney stacks. The 1939 extension is a three storey red brick construction with prominent stone horizontal bands, with a flat roof. Narrow front elevation fronting the road, with main entrance covered by a cantilevered canopy and a twisted vertical stone feature above which is likely to have originally held a flag pole.</p> | | |


Section B – Assessment

| | |
|---|---|
| 8. Age | 1840-1913 |
| Exact date (if known): | 1888 and 1939 |
| 9. Authenticity | The asset is of multiple significant phases |
| 10. Architectural and Artistic Interest | |
| <p>The building is considered to be of local heritage interest for both its architectural and townscape value. The site is a good example of both small scale Victorian architecture and modernist art deco detailing and styling. The original Victorian element is easily distinguishable, enabling the observer to read the different stages in the development of the site.</p> <p>The Art Deco extension is of strong modernist style and is dominated by the horizontality of the red brick and stone courses and the strong vertical emphasis created by the elegant narrow, yet tall front elevation. Detailing</p> | |

| | |
|--|------------|
| on the building is in keeping with the Art Deco style; the cantilevered canopy and entrance is typical of art deco buildings, as is the twisted stone feature above. | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| The Victoria Centre was opened in 1888 as a cottage hospital on a site donated by William Mashiter, the head of a prominent Romford family in commemoration of Queen Victoria's Jubilee. It served the towns of Romford, Hornchurch, Havering, Upminster and Dagenham, as well as their adjoining districts. It was extended numerous times over the year, including with the construction of the three storey extension to the north of the site in 1939. It has been in use as hospital until the 1980s and it is still in use as health centre. | |
| 12. Group Value | |
| The complex of buildings around Victoria Cottage Hospital share group value between each other and with the Romford Community Health Centre on Main Road which was built as an annex to the hospital. | |
| 13. Landmark Status / Townscape Value | |
| The bulk, size and massing of the building, as well as the strong architectural style means that the building has strong presence within the street scene; the road is largely residential with interwar suburban housing, and is flanked by the one and half storey Victorian 'Cottage Hospital' meaning that it contrasts its setting in both scale, style. | |
| 14. Archaeological Interest | |
| Some archaeological value from the surviving original fabric. | |
| 15. Overall Condition | Poor |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 19/01/2024 |

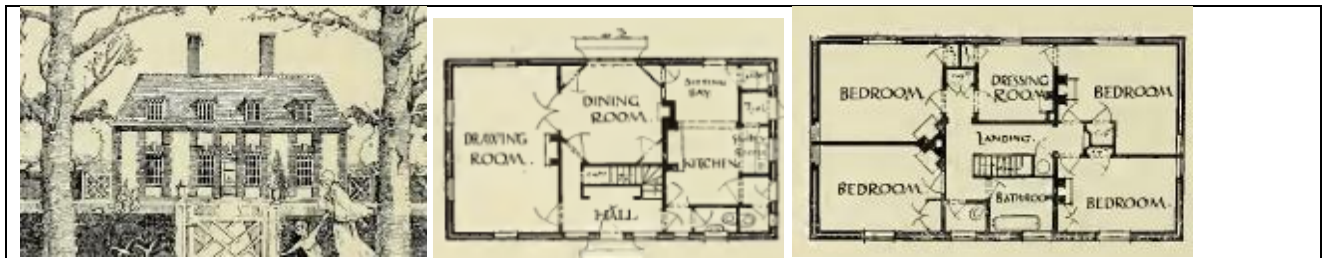
MRP10: Reed Pond House, 23 Reed Pond Walk

Section A: General Information

| | | |
|--|------------------------------------|--|
| 1. Name | Reed Pond House, 23 Reed Pond Walk | |
| 2. UID | MRP10 | |
| 3. Address | 23 Reed Pond Walk, Romford | |
| 4. Postcode | RM2 5PB | |
| 5. Grid Ref | TQ 51984 90417 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Gidea Park Conservation Area | |
|  | | |
| 7. Description (Including Asset Type) | | |
| <p>Two storey house with mansard roof. Yellow stock brick ground floor with the second storey contained within the pantile mansard roof. Flat top Georgian style dormers with 6-over-6 sash windows, and 9-over-9 sash windows to ground floor. The elevations feature red brick detailing forming recessed panels with keystone details over the ground floor openings, and <i>Oeil de boeuf</i> (bullseye) windows between outer ground floor windows. Original tall chimney stacks now removed.</p> | | |

Section B – Assessment

| | |
|--|--|
| 8. Age | 1840-1913 |
| Exact date (if known): | 1911 |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| <p>A unique building of the 1911 Gidea Park Estate Exhibition that does not represent the vernacular tradition but shows influence of Regency Revival architecture. The flat mansard roof and wider elevation creates a strong horizontal emphasis. The tiled mansard roof and Classically proportioned fenestration contribute to its architectural and aesthetic interest. The yellow and red brick detailing, key-stoned window arches and the <i>Oeil de boeuf</i> windows are also of interest. <i>The Book of The Exhibition of Houses and Cottages Romford Garden Suburb Gidea Park</i> highlights the high ratio between the floor area and length of the elevations. The loss of the original tall chimney stacks is regrettable.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>23 Reed Pond Walk was one of the Class 1 houses of the 1911 competition and exhibition (catalogue no. 244) in the Gidea Park Garden Suburb. It was designed by architect Clough William-Ellis and the builder was Ellen Bros.</p> | |



23 Reed Pond Walk and original floor plan in *The Book of The Exhibition of Houses and Cottages Romford Garden Suburb Gidea Park.*

Reed Pond Walk is one of the roads which is most architecturally distinguished in the Conservation Area. In 1897 Herbert Raphael M.P. bought the Gidea Hall estate. In 1910 he joined with two other M.P.'s, Charles McCurdy and Tudor Walters, to form Gidea Park Ltd. In 1911 Gidea Park Ltd. opened an exhibition of houses and cottages as the nucleus of the 'Romford Garden Suburb'. By 1912 159 houses and cottages had been built for the exhibition, individually designed by more than 100 architects, mostly in a vernacular style and some show clear Arts and Crafts influence.

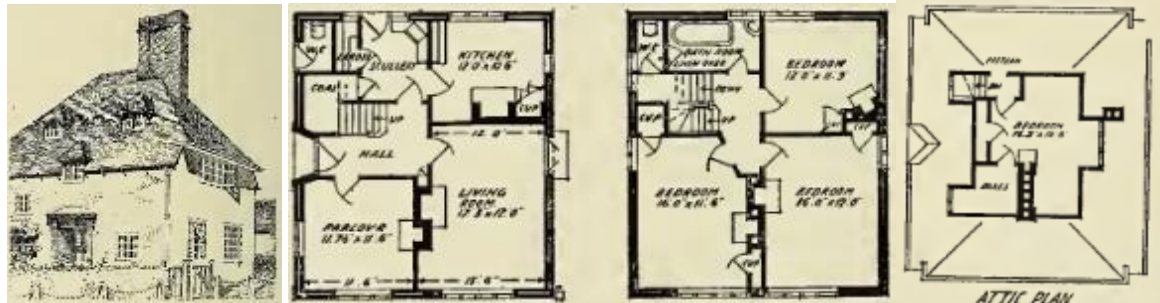
| | |
|---|------------|
| 12. Group Value | |
| The building shares strong group value with the 1911 Exhibition Houses within Gidea Park Estate and particularly those original houses in Reed Pond Walk. | |
| 13. Landmark Status / Townscape Value | |
| The building is of considerable townscape merit and contribute positively to the character and appearance of the Conservation Area. | |
| 14. Archaeological Interest | |
| Some archaeological interest as evidence of early twentieth century advances in construction techniques. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 26/01/2024 |

MRP11: 29 Reed Pond Walk

Section A: General Information

| | | |
|--|------------------------------|--|
| 1. Name | 29 Reed Pond Walk |  |
| 2. UID | MRP11 | |
| 3. Address | 29 Reed Pond Walk, Romford | |
| 4. Postcode | RM2 5PH | |
| 5. Grid Ref | TQ 52023 90426 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Gidea Park Conservation Area | |
| Description (Including Asset Type) | | |
| <p>Two-storey house with attic, constructed in brick with colour washed exterior. Tall hiped roof and a substantial brick chimney stack to the front and a smaller chimney to the rear, three small hipped dormers to the west and one to the east. Entrance in the west side elevation through a brick doorcase in Georgian style. Casement windows, air bricks blow the eaves.</p> | | |


Section B – Assessment

| | |
|---|--|
| 8. Age | 1840-1913 |
| Exact date (if known): | 1911 |
| 9. Authenticity | A single significant phase and which is largely intact |
| 10. Architectural and Artistic Interest | |
| <p>The building represents one of the unique buildings of the 1911 Gidea Park Estate Exhibition and a fine example of vernacular form and detailing with clear Arts and Crafts influence. The tall roofscape featuring a bold chimney stack to the front and small dormers to the side contributes to its architectural and aesthetic value. <i>The Book of The Exhibition of Houses and Cottages Romford Garden Suburb Gidea Park</i> described it as a high-quality sub-urban house with an economical square plan.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>29 Reed Pond Walk was one of the Class 1 houses of the 1911 competition and exhibition (catalogue no. 241) in the Gidea Park Garden Suburb. It was designed by architect Edwin Gunn and the builder was F.W. Jarvis.</p> | |
|  | |
| <p>29 Reed Pond Walk and original floor plan in <i>The Book of The Exhibition of Houses and Cottages Romford Garden Suburb Gidea Park</i>.</p> | |

| | |
|--|------------|
| <p>Reed Pond Walk is one of the roads which is most architecturally distinguished in the Conservation Area. In 1897 Herbert Raphael M.P. bought the Gidea Hall estate. In 1910 he joined with two other M.P.'s, Charles McCurdy and Tudor Walters, to form Gidea Park Ltd. In 1911 Gidea Park Ltd. opened an exhibition of houses and cottages as the nucleus of the 'Romford Garden Suburb. By 1912 159 houses and cottages had been built for the exhibition, individually designed by more than 100 architects, mostly in a vernacular style and some show clear Arts and Crafts influence.</p> | |
| 12. Group Value | |
| <p>The building shares strong group value with the 1911 Exhibition Houses within Gidea Park Estate and particularly those original houses in Reed Pond Walk.</p> | |
| 13. Landmark Status / Townscape Value | |
| <p>The building is of considerable townscape merit and contribute positively to the character and appearance of the Conservation Area. The tall roof and bold chimney stack dominate the roofscape of this part of Reed Pond Walk.</p> | |
| 14. Archaeological Interest | |
| <p>Some archaeological interest as evidence of early twentieth century advances in construction techniques.</p> | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 26/01/2024 |

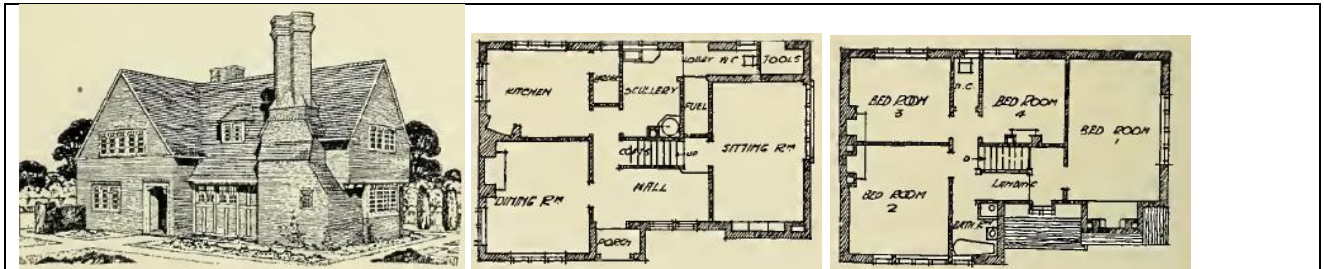
MRP12: 31 Reed Pond Walk, Romford

Section A: General Information

| | | |
|--|---------------------------------|--|
| 1. Name | 31 Reed Pond Walk |  |
| 2. UID | MRP12 | |
| 3. Address | 31 Reed Pond Walk, Romford | |
| 4. Postcode | RM2 5PH | |
| 5. Grid Ref | TQ 52038 90418 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Gidea Park Conservation Area | |
| 7. Description (Including Asset Type) | | |
| <p>1911 Gidea Park Estate Exhibition House. Two storey house, red brick construction with dark headers. L-shape planform with large gables to front and side with four-light casements, a substantial chimneystack with multiple tiled shoulders, and a chimney stack in the main ridge. Two storey extension to the rear, two small dormers added to the attic.</p> | | |

Section B – Assessment

| | |
|--|--|
| 8. Age | 1840-1913 |
| Exact date (if known): | 1911 |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| <p>The house is an attractive Arts & Crafts style house. The quality of the brickwork with dark headers is of architectural interest. The overall form of the building and layout is designed to fit its position at the corner of Reed Pond Walk, and the large gable windows take advantage of the long views available. <i>The Book of The Exhibition of Houses and Cottages: Romford Garden Suburb: Gidea Park</i> noted that 'every endeavour has been made to take advantage of these points in the massing of the salient features of the exterior to give an old-world charm, and to suit the house to its ideal situation.' The large chimney stack and partially jettied gable to the front are of interest. The late two-storey extension to the rear has diluted its authenticity to some extent.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>In 1897 Herbert Raphael M.P. bought the Gidea Hall estate. In 1910 he joined with two other M.P.s, Charles McCurdy and Tudor Walters, to form Gidea Park Ltd. In 1911 Gidea Park Ltd. opened an exhibition of houses and cottages as the nucleus of the 'Romford Garden Suburb. By 1912 159 houses and cottages had been built for the exhibition, individually designed by more than 100 architects, mostly in a vernacular style and some with a clear Arts and Crafts influence.</p> <p>31 Reed Pond Walk was one of the Class 1 houses of the 1911 competition and exhibition (catalogue no. 240) in the Gidea Park Garden Suburb. It was designed by architect Reginald T. Longden, who also designed 34 Parkway, and the builder was W. Moss & Sons. Longden won the second prize for larger properties in the exhibition and it is likely because of 31 Reed Pond Walk. Reed Pond Walk is one of the roads which is most architecturally distinguished in the Conservation Area.</p> | |



31 Reed Pond Walk and original floor plans as depicted in *The Book of The Exhibition of Houses and Cottages: Romford Garden Suburb: Gidea Park.*



| | |
|---|------------|
| 12. Group Value | |
| The building shares strong group value with the 1911 Exhibition Houses within Gidea Park Estate and particularly those original houses in Reed Pond Walk. | |
| 13. Landmark Status / Townscape Value | |
| The building is of considerable townscape merit and contributes positively to the character and appearance of the Gidea Park Conservation Area. Owing to its location on a prominent plot and its large gables and bold chimney stack, it is a building of townscape value. | |
| 14. Archaeological Interest | |
| Some archaeological interest in its original fabric. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 28/03/2024 |

MRP13: 33 Reed Pond Walk

Section A: General Information

| | | |
|--|------------------------------|--|
| 1. Name | 33 Reed Pond Walk |  |
| 2. UID | MRP13 | |
| 3. Address | 33 Reed Pond Walk, Romford | |
| 4. Postcode | RM2 5PD | |
| 5. Grid Ref | TQ 52048 90420 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Gidea Park Conservation Area | |
| 7. Description (Including Asset Type) | | |
| <p>Two-storey house of brick construction, roughcast rendered exterior, tiled hipped roof. Symmetrical front elevation articulated with two full-height bays, two rows of small square windows in the central bay, single square window at ground floor level on either side of the bays. Lower eaves line to the flank elevations Entrance from side in a rounded recess, small two-storey range to the rear, modern single-storey extension.</p> | | |

Section B – Assessment

| | |
|---|--|
| 8. Age | 1840-1913 |
| Exact date (if known): | 1911 |
| 9. Authenticity | A single significant phase and which is largely intact |
| 10. Architectural and Artistic Interest | |
| <p>The building represents one of the unique buildings of the 1911 Gidea Park Estate Exhibition and a fine example of vernacular form and detailing with clear Arts and Crafts influence. The symmetrically arranged elevation, articulated with two double-height canted bays with thick stone mullions, and the hipped roof with sprocketed eaves all contribute to its architectural interest. <i>The Book of The Exhibition of Houses and Cottages Romford Garden Suburb Gidea Park</i> describes it as a high-quality construction. The design intent for a smaller frontage was to provide a pleasant outlook and sunny aspect.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>33 Reed Pond Walk was one of the Class 1 houses of the 1911 competition and exhibition (catalogue no. 239) in the Gidea Park Garden Suburb. It was designed by architects Barry Parker and Raymond Unwin, and the builder was H. Hurst.</p> | |
| <div style="display: flex; justify-content: space-around;">   </div> <p style="text-align: center;">33 Reed Pond Walk and original floor plan in <i>The Book of The Exhibition of Houses and Cottages Romford Garden Suburb Gidea Park</i>.</p> | |

| | |
|--|------------|
| <p>Reed Pond Walk is one of the roads which is most architecturally distinguished in the Conservation Area. In 1897 Herbert Raphael M.P. bought the Gidea Hall estate. In 1910 he joined with two other M.P.'s, Charles McCurdy and Tudor Walters, to form Gidea Park Ltd. In 1911 Gidea Park Ltd. opened an exhibition of houses and cottages as the nucleus of the 'Romford Garden Suburb. By 1912 159 houses and cottages had been built for the exhibition, individually designed by more than 100 architects, mostly in a vernacular style and some show clear Arts and Crafts influence.</p> | |
| 12. Group Value | |
| The building shares strong group value with the 1911 Exhibition Houses within Gidea Park Estate and particularly those original houses in Reed Pond Walk. | |
| 13. Landmark Status / Townscape Value | |
| The building is of considerable townscape merit and contribute positively to the character and appearance of the Conservation Area. | |
| 14. Archaeological Interest | |
| Some archaeological interest as evidence of early twentieth century advances in construction techniques. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 26/01/2024 |

MRP14: 37 Reed Pond Walk

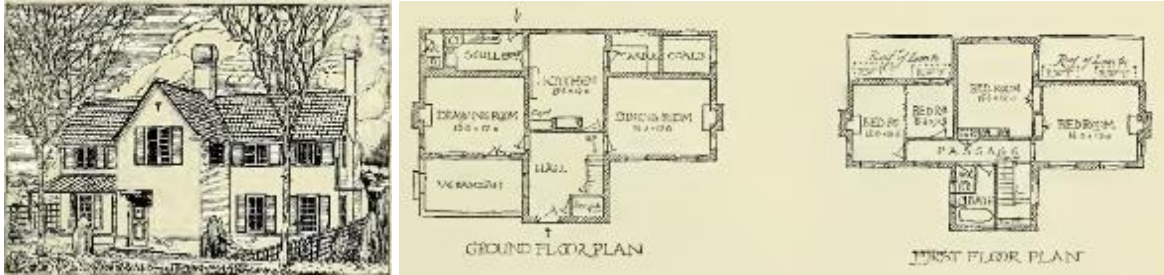
Section A: General Information

| | | |
|---|------------------------------|---|
| 1. Name | 37 Reed Pond Walk |  |
| 2. UID | MRP14 | |
| 3. Address | 37 Reed Pond Walk, Romford | |
| 4. Postcode | RM2 5PD | |
| 5. Grid Ref | TQ 52073 90433 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Gidea Park Conservation Area |  |
| 7. Description (Including Asset Type) | | |
| <p>Two-storey house of brick construction with rendered and colour washed exterior. Symmetrical on plan with a central projecting gabled bay to the front, and three gable ranges to the rear. Tiled roof, one central and two tall axial chimney stacks with rendered shafts and brick top. Front door in the projecting central gable but off-centre under a flat canopy. Multi-pane casement windows, original shutters removed.</p> | | |

Section B – Assessment

| | |
|---|--|
| 8. Age | 1840-1913 |
| Exact date (if known): | 1911 |
| 9. Authenticity | A single significant phase and which is largely intact |
| 10. Architectural and Artistic Interest | |
| <p>The building represents one of the unique buildings of the 1911 Gidea Park Estate Exhibition and a fine example of vernacular form and detailing with clear Arts and Crafts influence. <i>The Book of The Exhibition of Houses and Cottages Romford Garden Suburb Gidea Park</i> describes various features of the property. It was designed to collect rainwater in iron tanks which connected to the scullery sink. There was space for prams and bicycles under the half landing in the Hall. Keyed Fletton bricks were used inside and outside with hand-made stock bricks, plinths, and chimney caps.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |

37 Reed Pond Walk was one of the Class 1 houses of the 1911 competition and exhibition (catalogue no. 237) in the Gidea Park Garden Suburb. It was designed by architect A. Randall Wells and built by W. Moss & Sons.



37 Reed Pond Walk and original floor plan in *The Book of The Exhibition of Houses and Cottages Romford Garden Suburb Gidea Park*.


Reed Pond Walk is one of the roads which is most architecturally distinguished in the Conservation Area. In 1897 Herbert Raphael M.P. bought the Gidea Hall estate. In 1910 he joined with two other M.P.'s, Charles McCurdy and Tudor Walters, to form Gidea Park Ltd. In 1911 Gidea Park Ltd. opened an exhibition of houses and cottages as the nucleus of the 'Romford Garden Suburb'. By 1912 159 houses and cottages had been built for the exhibition, individually designed by more than 100 architects, mostly in a vernacular style and some show clear Arts and Crafts influence.

| | |
|---|------------|
| 12. Group Value | |
| The building shares strong group value with the 1911 Exhibition Houses within Gidea Park Estate and particularly those original houses in Reed Pond Walk. | |
| 13. Landmark Status / Townscape Value | |
| The building is of considerable townscape merit and contributes positively to the character and appearance of the Conservation Area. | |
| 14. Archaeological Interest | |
| Some archaeological interest as evidence of early twentieth century advances in construction techniques. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 26/01/2024 |

Mawneys

M1: The Church of the Good Shepherd

Section A: General Information

| | | |
|--|---------------------------------|--|
| 1. Name | The Church of the Good Shepherd | |
| 2. UID | M1 | |
| 3. Address | Redriff Rd, Collier Row | |
| 4. Postcode | RM7 8HD | |
| 5. Grid Ref | TQ50190 90114 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
|  | | |
| 7. Description (Including Asset Type) | | |
| <p>Early twentieth century parish church in Gothic revival style, foundation stone dated 1934. Gault brick with stone dressings and pantile roof. Four bay nave with buttressed aisles, transept and two bay chancel. Square buttressed bell and clock tower with dentilled parapet over the north transept. Single-storey hipped-roofed porch and vestry attached to the base of the tower. Two bay chapel to the south side of the chancel. Aisle windows have five cusped lights under a flat brick arch, clerestory windows have two-light panel tracery. Five light tracery east window, flanked by buttresses. The seven light west window is partially covered by a modern church hall. The entrance porch to the west end of the north aisle has a pitched roof behind a parapet with pediment, and windows with stone mullions, entrance is set back under four-centred brick arch. The tower is of simple design, with clock faces to the east, north and west elevations and louvred bell chamber windows are of two cusped lights.</p> | | |

Section B – Assessment

| | |
|--|--|
| 8. Age | 1914-1947 |
| Exact date (if known): | 1934 |
| 9. Authenticity | A single significant phase and which is largely intact |
| 10. Architectural and Artistic Interest | |
| <p>The Church is a fine example of inter-war churches designed by J. E. Newberry and C. W. Fowler in a simple perpendicular manner which was considered uncontroversial and well-suited to newly built suburbs. Defining features of this style are the tower with crenelations and buttresses, the elaborate tracery windows and the use of stained glass which all contribute to the architectural interest of the church.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>The Church of the Good Shepherd was built in 1934-5 as a mission of The Church of the Ascension, creating a new parish in the north of Romford. The Church was one of the many built between the two World Wars to serve an increasing population within the town suburbs, and it is indicative of the historic development of this area. The Church also derives historic interest from its association with the architects J. E. Newberry and C. W. Fowler.</p> | |
| 12. Group Value | |
| N/A | |
| 13. Landmark Status / Townscape Value | |

| | |
|--|------------|
| The church occupies a prominent corner position along Collier Row Road and its bell tower serves as a landmark within the locality. | |
| 14. Archaeological Interest | |
| The building's historic fabric provides an insight into early twentieth century church architecture, construction and craftsmanship. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 19/01/2024 |

M2: Gobions Farm

Section A: General Information


| | | |
|--|-------------------------------|--|
| 1. Name | Gobions Farm |  |
| 2. UID | M2 | |
| 3. Address | Collier Row Road, Collier Row | |
| 4. Postcode | RM5 2BH | |
| 5. Grid Ref | TQ49135 90908 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>Late nineteenth century farmhouse built by the Crown estate on the site of the historic Manor of Gobions. Two storey, yellow brick construction with red brick dressings, asymmetrical plan. Hipped roof covered in modern slate. Replacement uPVC sash windows. Timber porch with slate roof to the main entrance. Tall brick chimney stacks. 1899 plaque to the main elevation.</p> | | |

Section B – Assessment

| | | |
|--|--|--|
| 8. Age | 1840-1913 | |
| Exact date (if known): | 1899 | |
| 9. Authenticity | A single significant phase with some alterations and/or extensions | |
| 10. Architectural and Artistic Interest | | |
| <p>The building is a substantial property of traditional style and materials. Despite some unsympathetic alterations, it makes a positive contribution to the appearance of the area.</p> | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| <p>The farmhouse at Gobions Farm was built by the Crown in 1899 on land historically belonging to the Manor of Gobions, which dates back to the fourteenth century. This is one of the few surviving manor houses of the area before the extensive development of Collier Row between the end of nineteenth century and the early twentieth century. Although a later rebuild, the farmhouse is indicative of the history of large domestic buildings and land holdings in Havering and represents the presence of Crown land in the area.</p> | | |
| 12. Group Value | | |
| <p>The farmhouse shares some group value with nineteenth century Gobions Cottage along Collier Row Road which was also part of the manor of Gobions.</p> | | |
| 13. Landmark Status / Townscape Value | | |
| <p>Some townscape value due to its scale and prominent chimneys.</p> | | |
| 14. Archaeological Interest | | |
| <p>Some archaeological value inherent in the building's fabric providing evidence of late nineteenth century construction techniques and use of materials.</p> | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 08/12/2023 | |

M3: The Bell and Gate

Section A: General Information

| | | |
|---|--|--|
| 1. Name | The Bell and Gate |  |
| 2. UID | M3 | |
| 3. Address | The Bell and Gate, 248 Collier Row Lane, Romford | |
| 4. Postcode | RM5 3JB | |
| 5. Grid Ref | TQ50011 90804 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>1920s public house. Two storeys with double-pile roof form perpendicular to the road. Two prominent gables fronting road with plain tile catslide roofs and low eaves to flank elevations. Lower gable-ended range to north, set back from front elevation. Three prominent red brick chimney stacks and small cupola to lower range. Faux timber framing and render to first floors with three four-light casement windows to front elevation. Red brick ground floor with canted bay windows with leaded lights. Central ground floor decorative window with leaded lights. Doors flanking bay windows with main entrance door to the north.</p> | | |

Section B – Assessment


| | |
|---|--|
| 8. Age | 1914-1947 |
| Exact date (if known): | 1925 |
| 9. Authenticity | A single significant phase and which is largely intact |
| 10. Architectural and Artistic Interest | |
| <p>Architectural interest as a good example of a 1920s public house in an Arts and Crafts style featuring faux timber framing, timber windows with decorative leaded lights and prominent catslide roofs. Some artistic interest in the leaded windows and stained glass. Largely unaltered front elevation.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>Historic interest as a 1920s public house rebuilt to serve the large-scale residential development of the area in the same period. Replaced an earlier public house which had been on the site since at least the late eighteenth century (known as The Bell). The pub was built in 1925 and set back from the road; historic OS maps from the late nineteenth century show the earlier building was positioned at the roadside.</p> | |
| 12. Group Value | |
| <p>Some group value with the housing along Collier Row which was laid out during the 1920s.</p> | |
| 13. Landmark Status / Townscape Value | |
| <p>Of townscape value as a large building of visual interest. Some landmark status owing to its prominent position, its scale and its visually prominent faux timbered gables.</p> | |

| | |
|---|------------|
| 14. Archaeological Interest | |
| Some archaeological interest in illustrating 1920s construction techniques and craftsmanship. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 22/03/2024 |

Rainham & Wennington

RW1: Berwick Pond Farm

Section A: General Information

| | | |
|---|---|---|
| 1. Name | Berwick Pond Farm |  |
| 2. UID | RW1 | |
| 3. Address | Berwick Pond Farm, Berwick Pond Rd, Rainham | |
| 4. Postcode | RM13 9EJ | |
| 5. Grid Ref | TQ 54334 83684 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | N/A | |
| 7. Description (Including Asset Type) | | |
| <p>Nineteenth century farmhouse, slated roof, yellow stock brick. Three storey central section with pitched roof, dentilled cornice, diminishing window sizes to the upper stories, central bay blind window, and large chimney stack to the east. Two-storey hipped range to the west, central projecting brick bays in all elevations, metal tie-rod runs n-s with 'S' wall tie pattern plate. Two-storey extension to the east, rendered, projecting two-storey bay with flat roof, terrace at roof level. Sash windows on upper floors, casements at ground level, all windows have flat arch, gauged brick lintels. Small cellar beneath the central block. Late nineteenth century single-storey service range to the rear with segmental arch windows.</p> | | |

Section B – Assessment

| | |
|--|--|
| 8. Age | 1840-1913 |
| Exact date (if known): | N/A |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| <p>The building is a large nineteenth century farmhouse of good quality design and materiality. The overall form and architectural detailing are of interest and aesthetic value. The extensions to the building present legible phases of development and distinctive features and are illustrative of the architectural style applied to domestic architecture during these periods. This contributes to its architectural interest.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>As a functional farmhouse with associated farmland and farmstead buildings, it represents the rural agrarian history of Rainham. The location and orientation of the farmhouse permit an understanding of its relationship with the historic farm buildings and farm land.</p> | |
| 12. Group Value | |
| N/A | |
| 13. Landmark Status / Townscape Value | |
| N/A | |
| 14. Archaeological Interest | |

The 1777 Chapman and Andre Map of Essex shows a group of building named as 'Berwick Ponds Farm' existed in the location of the existing building and the site may have potential to reveal information about pre-existing buildings. An archaeological evaluation on the land at Berwick Ponds Farm (centred on NGR: TQ 5550 8385) in 2001 revealed multi-period archaeological features across the site. These relate to agricultural and domestic occupation of the site for middle Iron Age, pre-Roman Iron Age and the Roman period. [Crank, N. A. and Hounsell, D. (2001). Berwick Ponds Farm, Rainham, Essex: an archaeological evaluation. Hertfordshire Archaeological Trust, <https://doi.org/10.5284/1027265>]

There is also archaeological interest in the building's fabric which permits an understanding of nineteenth century construction techniques and use of materials.

| | |
|-------------------------------|------------|
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 06/12/2023 |

RW2: 12 Broadway, Rainham

Section A: General Information


| | | |
|--|---------------------------|--|
| 1. Name | 12 Broadway |  |
| 2. UID | RW2 | |
| 3. Address | 12 Broadway Rainham | |
| 4. Postcode | RM13 9YL | |
| 5. Grid Ref | TQ 52082 82240 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Rainham Conservation Area | |
| 7. Description (Including Asset Type) | | |
| <p>The property forms part of the continuous frontages of eighteenth and nineteenth century shops and houses on Broadway and Upminster Road South. Dating to the late eighteenth century. Two storeys, originally brick but now rendered exterior, two sash windows on first floor with a blind window in the centre, tiled roof, a tall freestanding brick chimney stack to the right, historic shopfront possibly nineteenth century. Two unsympathetic front rooflights, alarm box at first floor and a telephone exchange cupboard in front of facade are detracting elements. Landmark quality, makes a positive contribution to the Rainham Conservation Area.</p> | | |

Section B – Assessment

| | |
|---|--|
| 8. Age | Pre-1840 |
| Exact date (if known): | N/A |
| 9. Authenticity | A single significant phase and which is largely intact |
| 10. Architectural and Artistic Interest | |
| <p>The building is a late eighteenth century house with nineteenth century timber shopfront. It presents a simple and well-proportioned Georgian character. Despite some detracting elements (front rooflights, alarm box) its architectural form and character are still legible and are of architectural interest. The traditional timber shopfront is of interest.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>The building represents an eighteenth-century house in the village core that has been modified to accommodate commercial activities in the nineteenth century. The legible historic alterations and features contributes to its interest. It is one of the few early houses in the village.</p> | |
| 12. Group Value | |
| <p>The building forms part of a group of eighteenth and nineteenth century houses and shops at the historic core of the village and opposite the Grade I listed Church of St Helen and St Giles.</p> | |
| 13. Landmark Status / Townscape Value | |
| <p>The building contributes positively to the local townscape and streetscene.</p> | |
| 14. Archaeological Interest | |
| <p>The 1777 Chapman and Andre Map of Essex shows the building. There is potential for archaeologically important details within its core, evidence of original planform and early carpentry details in the roof.</p> | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 06/12/2023 |

RW3: Outbuilding to the north of The Vicarage

Section A: General Information

| | | |
|--|--|--|
| 1. Name | Outbuilding to the north of The Vicarage | |
| 2. UID | RW3 | |
| 3. Address | 27A Broadway, Rainham | |
| 4. Postcode | RM13 9YW | |
| 5. Grid Ref | TQ 52036 82242 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Rainham Conservation Area | |
|  | | |
| 7. Description (Including Asset Type) | | |
| A late eighteenth or early twentieth century building, formerly a Toll House and associated with the Vicarage. Now Broadway Cars. Timber framed, with brick façade on to street, tall gable with single pot chimney at apex, hipped roof to the rear, pantile roof. The façade is restored, and has various repairs. Curtilage listed to the Grade II listed Vicarage. | | |

Section B – Assessment

| | | |
|---|--|--|
| 8. Age | Pre-1840 | |
| Exact date (if known): | N/A | |
| 9. Authenticity | A single significant phase and which is largely intact | |
| 10. Architectural and Artistic Interest | | |
| The former toll house is a distinctive small traditional building with a strong character and unique architectural form. The timber frame and brick façade are of architectural interest and the chimney positioned at the apex is a positive feature within the streetscape. The traditional appearance of the shopfront is sympathetic. | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| A historic toll house and associated with the Grade II listed Vicarage. | | |
| 12. Group Value | | |
| The building is part of a group of earlier buildings in the core of Rainham including the Vicarage and Redberry both Grade II listed. | | |
| 13. Landmark Status / Townscape Value | | |
| The building has a strong presence in the streetscene and contributes to the local townscape. | | |
| 14. Archaeological Interest | | |
| Surviving original fabric contributes to its intrinsic archaeological interest which permits an understanding of timber-framing and use of traditional materials. | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 06/12/2023 | |

RW4: The Angel Public House

Section A: General Information

| | | |
|---|---------------------------|--|
| 1. Name | The Angel Public House | |
| 2. UID | RW4 | |
| 3. Address | Broadway, Rainham | |
| 4. Postcode | RM13 9YW | |
| 5. Grid Ref | TQ 52018 82260 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Rainham Conservation Area | |
|  | | |
|  | | |
| 7. Description (Including Asset Type) | | |
| <p>Constructed in 1906, red brick ground level with rendered first floor, rendered painted plinth. Near symmetrical façade on to Broadway, with two jettied gabled cross wings, west side is wider with a large venetian window at first floor, first floor central windows with gables at eaves level, central brick chimney between the two central windows. Two brick chimney stacks with projecting chimney breasts articulating the north elevation, with date plaque.</p> | | |

Section B – Assessment

| | |
|---|--|
| 8. Age | 1840-1913 |
| Exact date (if known): | 1906 |
| 9. Authenticity | A single significant phase and which is largely intact |
| 10. Architectural and Artistic Interest | |
| <p>An attractive early twentieth century public house with strong Edwardian character and detailing. It retains its original form and features, including windows, all of which contribute to its architectural interest.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>There are no known historic associations of interest. However, as a surviving example of an early twentieth-century public house at the northern entrance to the village is of local historic interest. As a historic public house serving the local community, it is of some communal interest. The date plaque on the north elevation reads: <i>The Angel Inn; Rebuilt 1906.</i></p> | |
| 12. Group Value | |

| | |
|---|-------------------|
| <p>The building is attached to the Grade II listed Redberry, an early nineteenth century building. The Angel shares group value with the listed building as part of a historic and architecturally attractive streetscene. It also forms a group with The Bell; the pair of public houses either side of the northern entrance to Rainham act as the gateway to the historic centre of the village.</p> | |
| <p>13. Landmark Status / Townscape Value</p> | |
| <p>Landmark quality due its position at the northern entrance to the village centre. The pair of red brick chimneys in the north elevation and the gables fronting the road contribute to its prominence. Its architectural interest makes a positive contribution to the local townscape.</p> | |
| <p>14. Archaeological Interest</p> | |
| <p>Due to its age the public house is intrinsically of local archaeological interest in permitting an understanding of early twentieth century construction techniques and use of materials.</p> | |
| <p>15. Overall Condition</p> | <p>Good</p> |
| <p>Notes:</p> | |
| <p>16. Recommended for inclusion</p> | <p>Yes</p> |
| <p>17. Date of assessment</p> | <p>06/12/2023</p> |

RW5: The Bell Public House

Section A: General Information

| | | |
|--|---------------------------|--|
| 1. Name | The Bell Public House |  |
| 2. UID | RW5 | |
| 3. Address | Broadway Rainham | |
| 4. Postcode | RM13 9YW | |
| 5. Grid Ref | TQ 52023 82284 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Rainham Conservation Area | |
| 7. Description (Including Asset Type) | | |
| <p>Late-nineteenth century public house, red brick with a large two-storey timber framed porch with exposed timber framing to projecting gable. Southwest facing elevation has a large brick gable with first floor wide windows within brick surrounds, three large ground floor windows with semi-elliptical rubbed brick arches, projecting sills, and a flat arched door with decorative semi-circular canopy. West elevation three smaller and a wide window on ground floor, unsympathetic modern casements on first floor. Roofscape with tall chimneystacks. Two-storey porch has brick plinth and wooden turned balustrades supporting the first floor. Vacant at time of survey.</p> | | |

Section B – Assessment

| | |
|---|--|
| 8. Age | 1840-1913 |
| Exact date (if known): | N/A |
| 9. Authenticity | A single significant phase and which is largely intact |
| 10. Architectural and Artistic Interest | |
| <p>An attractive and elaborately composed late nineteenth century purpose built public house which has retained many of its original architectural features. It has a strong late Victorian Arts and Crafts character which contributes to its architectural and artistic interest. The highly decorative two-storey timber porch, oversailing roof and turned balustrades at ground level are of interest. The brick detailing on the southwest elevation and the semi-circular canopy are also of interest.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>There are no known historic associations of interest. However, as a surviving example of a late-Victorian public house at the northern entrance to the village is of local historic interest. There is some communal value as a place where the community would have met and interacted prior to its closure.</p> | |
| 12. Group Value | |
| <p>Forms a group with The Angel public house across the street as the gateway to the northern entrance of the historic village centre.</p> | |
| 13. Landmark Status / Townscape Value | |
| <p>A key landmark building in a prominent location at the entrance to the village centre. High townscape value, although its current vacant state is affecting its contribution to the streetscene.</p> | |
| 14. Archaeological Interest | |

| | |
|--|--|
| Some archaeological value as evidence of late nineteenth century construction techniques and use of materials. | |
| 15. Overall Condition | Good |
| Notes: | Currently vacant. Unsympathetic modern windows at first floor. |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 06/12/2023 |

RW6: Moor Hall

Section A: General Information

| | | |
|---|--|--|
| 1. Name | Moor Hall | |
| 2. UID | RW6 | |
| 3. Address | Romford Road, Aveley, South Ockendon | |
| 4. Postcode | RM15 4UU | |
| 5. Grid Ref | TQ 55653 81296 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| No Access, telephone no. on the gate not in use. Therefore, the following description is based on information in the previous local list (2014) | | |
| Rendered, with hipped slate tile roof and two chimney stacks. Three bays wide, with sash and case windows above and five modern glazed doors below covered by veranda-style porch. Modern single storey extensions to side and rear with rendered walls and hipped slate tile roof. | | |

Section B – Assessment

| | | |
|--|--|--|
| 8. Age | Pre-1840 | |
| Exact date (if known): | | |
| 9. Authenticity | A single significant phase with some alterations and/or extensions | |
| 10. Architectural and Artistic Interest | | |
| It is a large building with a simple design similar to other big farmhouses in the area. | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| Moor Hall belonged in 1314 to the Knights Hospitallers. The current farm house is an early nineteenth century building with later additions, surrounded by open agricultural land. Moor Hall would have been associated with the neighbouring Moor Hall Farm and is testament to the agricultural history of the area. | | |
| 12. Group Value | | |
| N/A | | |
| 13. Landmark Status / Townscape Value | | |
| N/A | | |
| 14. Archaeological Interest | | |
| There is potential for archaeological value from the remaining early-nineteenth century fabric within the building. | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 11/12/2023 | |

RW7: 9 to 27 Upminster Road South

Section A: General Information

| | | |
|--|---------------------------------------|--|
| 1. Name | 9 to 27 Upminster Road South | |
| 2. UID | RW7 | |
| 3. Address | 9 to 27 Upminster Road South, Rainham | |
| 4. Postcode | RM13 9YS | |
| 5. Grid Ref | TQ 52123 82233 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Rainham Conservation Area | |
|  | | |
| | | |

Section B – Assessment


| | | |
|---|--|--|
| 8. Age | Pre-1840 | |
| Exact date (if known): | N/A | |
| 9. Authenticity | A single significant phase with some alterations and/or extensions | |
| 10. Architectural and Artistic Interest | | |
| A good example of an early nineteenth century terrace of cottages with shopfronts on the street. The uniformity at first floor level and the roofscape contribute to its architectural interest. The traditional timber shopfronts, despite unsympathetic alterations and signage, are of interest. | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| No known historic associations. The terrace of cottages with ground floor shops represents the early mixed-commercial activities in the village centre. | | |
| 12. Group Value | | |
| Forms a group with other early nineteenth and late eighteenth-century buildings at the historic centre of Rainham. | | |
| 13. Landmark Status / Townscape Value | | |
| The original character and the consistency of the terrace is it still legible which makes an important contribution to the local townscape value. | | |
| 14. Archaeological Interest | | |
| Some limited archaeological value inherent in the building's fabric providing evidence of early nineteenth century construction techniques and use of materials. | | |
| 15. Overall Condition | Good | |
| Notes: | Unsympathetic alterations to the shopfronts and paraphernalia detract from its architectural interest. | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 06/12/2023 | |

RW8: Rainham Village Primary School and Nursery

Section A: General Information

| | | |
|--|--|--|
| 1. Name | Rainham Village Primary School and Nursery | |
| 2. UID | RW8 | |
| 3. Address | 119 Upminster Rd South Rainham | |
| 4. Postcode | RM13 9AA | |
| 5. Grid Ref | TQ 52435 82351 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
|  | | |
| <i>Building B</i> | | |
| 7. Description (Including Asset Type) | | |
| <p>Group of possibly 2 buildings, including the later school (Building B), aligned parallel to the road and an earlier school building (Building A) at 90 degrees to the road.</p> <p>Building A, brick-built with stone dressings, slate roof, southern gable fronting the street with prominent brick bellcote at the apex. Railings and brick piers to the west, inscribed with 'Boys' 'Girls' and 'Infants'.</p> <p>Building B brick built, single-storey, shallow roof. A three window bay wing at both west and east ends. Central part of 9 bays.</p> | | |

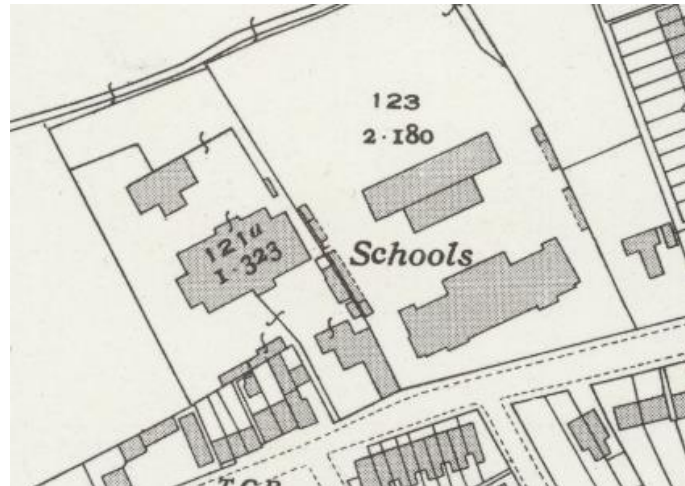
Section B – Assessment

| | |
|--|--|
| 8. Age | Choose an item. |
| Exact date (if known): | Building A - possibly as early as c 1862. Building B c 1930s |
| 9. Authenticity | Choose an item. |
| 10. Architectural and Artistic Interest | |
| <p>The two buildings both have architectural interest.</p> <p>Building A is 'L' shaped in plan and visibly earlier of the two, in a late Victorian architectural style with restrained gothic embellishments, such as an ocular window below the bellcote, moulded stones at the eaves, decorative brick banding, buttresses and solid chimney stacks. The earliest part of the building may be that to the rear and is probably shown on OS mapping of the 1860s.</p> | |
|  | |
| <i>OS Map: Surveyed: 1862, Published: 1875</i> | |



OS Map: Revised: 1915, Published: 1921

Building B is typically inter-War with large windows, stone window surrounds and decorative panels above some of the windows.



OS Map: Revised: 1939, Published: 1947

11. Historic Interest (Including Social and Communal Interest)

The school has a history extending back to the mid-late nineteenth century. There is a continuity and clear phases of development at the site. The buildings have clear communal value.

12. Group Value

The two building form a significant group

13. Landmark Status / Townscape Value

High landmark status and townscape value, both being distinctive buildings with a prominent presence on the street.

14. Archaeological Interest

The buildings have archaeological interest as they provide evidence for past activity and the establishment and use of educational centres within the locality.

15. Overall Condition

Choose an item.

Notes:

Clear local heritage value. A photograph of Building A would also be beneficial

16. Recommended for inclusion

Yes

17. Date of assessment

20/03/24

RW9: South Hall Farm Cottage

Section A: General Information

| | | |
|--|------------------------------|--|
| 1. Name | South Hall Farm Cottage |  |
| 2. UID | RW9 | |
| 3. Address | 219 Wennington Road, Rainham | |
| 4. Postcode | RM13 9TH | |
| 5. Grid Ref | TQ 53170 81517 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | N/A | |
| 7. Description (Including Asset Type) | | |
| <p>Mid-nineteenth century farm cottage, possibly one of an original a pair of cottages of which the eastern cottage has been lost. Two-storey with single storey addition to the side, lower rear range and a single-storey lean-to extension to the rear. Rendered chimney stacks and rendered elevation to the east, patress plates visible in the east elevation. Unsympathetic UPVC windows.</p> | | |


Section B – Assessment

| | |
|--|--|
| 8. Age | 1840-1913 |
| Exact date (if known): | N/A |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| <p>Mid nineteenth century workers cottage illustrative of the scale, form and materiality of traditional farm cottages. Whilst additions and alterations have been made, the historic character remains legible.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>The building is of local historic value due to its association with South Hall Farm, representing the local agricultural economy in the nineteenth century.</p> | |
| 12. Group Value | |
| <p>The cottage is associated with Grade II listed South Hall Farmhouse and South Hall Farm Barns. These have a historic functional relationship and together they represent the agricultural history of Wennington. The group value has been diluted by the recent residential conversion of the associated barns.</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 comprising South Hall Farm. Evidence of an earlier building may exist beneath the footprint. The building itself provides evidence of nineteenth century construction techniques and use of materials.</p> | |
| 15. Overall Condition | Good |
| Notes: | Unsympathetic uPVC replacement windows. |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 06/12/2023 |

Rush Green & Crowlands

RGC1: Crowlands Infants School

Section A: General Information

| | | |
|--|--------------------------|--|
| 1. Name | Crowlands Infants School | |
| 2. UID | RGC1 | |
| 3. Address | London Road, Romford | |
| 4. Postcode | RM7 9EJ | |
| 5. Grid Ref | TQ 50105 88318 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
|  | | |
| . Description (Including Asset Type) | | |
| <p>A large school building comprising several parallel north-south running ranges, mostly single-storey plus attic, some parts are two-storey. Constructed of yellow stock bricks with red tile detailing, blue engineering brick plinth. Tiled roof with a timber bellcote with finial, a tapering octagonal cupola in the rear range also with finial. Brick gables have slit windows, projecting timber pediment at ridge. Entrance lobby with hexagonal bell shape roof, semi-circular hood over door. Cast iron railings and brick piers to the front boundary.</p> | | |

Section B – Assessment

| | | |
|--|--|--|
| 8. Age | 1840-1913 | |
| Exact date (if known): | 1908 | |
| 9. Authenticity | A single significant phase with some alterations and/or extensions | |
| 10. Architectural and Artistic Interest | | |
| <p>An attractive Arts and Crafts style building by Cecil Sharpe and A.S.R Ley. It represents a functional school building in simple design and attractive architectural features, high quality material and workmanship.</p> | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| <p>The building is of local historic interest as an early twentieth century school. The school is of social and communal value as a place of education for many generations of local children.</p> | | |
| 12. Group Value | | |
| <p>The 1908 infants building and the junior section to rear of 1912 shares strong group value.</p> | | |
| 13. Landmark Status / Townscape Value | | |
| N/A | | |
| 14. Archaeological Interest | | |
| <p>The building has some archaeological interest from its surviving original fabric.</p> | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 20/12/2023 | |

RGC2: The Crown Public House

Section A: General Information

| | | |
|---|------------------------|--|
| 1. Name | The Crown Public House | |
| 2. UID | RGC2 | |
| 3. Address | London Road Romford | |
| 4. Postcode | RM7 9NA | |
| 5. Grid Ref | TQ 50114 88417 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>Three-storey red brick construction with slated hipped roof and chimney stacks behind tall parapets. Symmetrical facade on London Road except a full-height Ionic pilaster at west end. Main elevation - central bay rendered with a large six-section casement window on first floor and two double casements on second floor, porch on columns flanking large modern fanlight window in the side bays, 10-over-10 sashes on first floor and 6-over-6 sashes on second floor in the side bays. Plastered strips articulate the chamfered corner bay. Ionic pilasters on ground level up to fascia that runs across both elevations. Former extensions on either side demolished and the public house was converted to residential use with large block of flats added to the side and rear.</p> | | |



Section B – Assessment

| | |
|--|---|
| 8. Age | Pre-1840 |
| Exact date (if known): | c.1829 |
| 9. Authenticity | A single significant phase with significant alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| <p>The former public house is a characterful and attractive building that features a bold entrance porch supported on Ionic columns. Originally the porch carried a three-storey projecting bay as seen on a 1967 photo of the building. Both facades of the principal building are symmetrical on the upper floors and represents influence of true Georgian proportion. The Ionic columns and pilasters, moulded cornice and stringcourses, gauged brick lintels and many other decorative detailing contribute to its architectural interest. Many of its original architectural features and detailing have been lost.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>The former public house is an important historic building of the area. It was constructed in 1829 and thought to have obtained its name from the fact that it was built on Crown Land. It was also associated with Ind Coope Brewery, the largest brewery and industry of Romford in the nineteenth century. Its history as public house provides its communal value.</p> | |



*The Crown Public House, 1967 (Photographer J Linklett, Havering Libraries-Local Studies
Ref:-IL/PHG/COLL/4/8, <https://www.layersoflondon.org/map/records/the-crown-public-house-london-road-romford>)*

12. Group Value

N/A

13. Landmark Status / Townscape Value

The building is of considerable landmark value derived from its large characterful facades and location on a prominent corner plot on a main road to Romford.

14. Archaeological Interest

The building has archaeological significance from its surviving historic fabric and as a source of primary evidence for building techniques and how materials were used during the nineteenth century

15. Overall Condition

Good

Notes:

16. Recommended for inclusion


Yes

17. Date of assessment

20/12/2023

RGC3: Matlock House, 89 Mawney Road

Section A: General Information


| | | |
|--|-------------------------------|--|
| 1. Name | Matlock House, 89 Mawney Road | |
| 2. UID | RGC3 | |
| 3. Address | 89 Mawney Rd, Romford | |
| 4. Postcode | RM7 7HX | |
| 5. Grid Ref | TQ 50436 88898 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
|  | | |
| 7. Description (Including Asset Type) | | |
| <p>Late Nineteenth century, detached house, yellow stock bricks. Symmetrical façade, two full-height canted bays flanking the semi-circular arched storm porch and semi-circular arched window on first floor. Sash windows and replacement front door. Slate hipped roof, original chimneys removed. 'Matlock House' inscribed in arch over door, and date stone '1895' in centre above door.</p> | | |

Section B – Assessment

| | | |
|---|--|--|
| 8. Age | 1840-1913 | |
| Exact date (if known): | 1895 | |
| 9. Authenticity | A single significant phase with some alterations and/or extensions | |
| 10. Architectural and Artistic Interest | | |
| <p>A well-proportioned late nineteenth century building with good architectural detailing and materiality. The full height canted bays with decorative capitals and cross detail below first floor windows, semi-circular arched openings with decorative capitals and keystone motifs are of interest. Unusual as a double-fronted, detached house. Chimney removed.</p> | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| <p>No known historic association. Generally, as part of the development of Mawney Road, the property represents the outward expansion of Romford in the late nineteenth century. Date stone reads '1895' and the building is called 'Matlock House'.</p> | | |
| 12. Group Value | | |
| N/A | | |
| 13. Landmark Status / Townscape Value | | |
| The property makes a positive contribution to the streetscene and the local townscape. | | |
| 14. Archaeological Interest | | |
| <p>Some archaeological interest in its surviving original fabric, illustrating nineteenth century construction techniques and use of materials.</p> | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 28/03/20224 | |

RGC4: Triumphant Chapel (formerly Church of St John)

Section A: General Information


| | | |
|---|--|--|
| 1. Name | Triumphant Chapel (formerly Church of St John) | |
| 2. UID | RGC4 | |
| 3. Address | Mawney Road and Pretoria Road, Romford | |
| 4. Postcode | RM7 7BH | |
| 5. Grid Ref | TQ 50163 89094 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
|  | | |
| 7. Description (Including Asset Type) | | |
| Originally constructed as the Church of St John in the late 1920s and early 1930s, it has recently become the Triumphant Chapel following the closure of the church in 2010. Byzantine style, large red brick church. Symmetrical planform. | | |

Section B – Assessment

| | | |
|---|--|--|
| 8. Age | 1914-1947 | |
| Exact date (if known): | 1927 | |
| 9. Authenticity | A single significant phase and which is largely intact | |
| 10. Architectural and Artistic Interest | | |
| The church has considerable architectural merit deriving from its distinctive Byzantine style. The round-headed arched openings, brick detailing, tiled roofs and square brick tower with pyramidal roof are all of particular interest. | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| Historic interest as the former parish Church of St John. Designed by W.D. Caroe but by 1927 only the sanctuary was built. The church was completed in 1932 by Herbert Passmore with a west wall by Laurence King in 1979. As local parish church for many years the building has social and communal value, and its use as a place of worship continues. | | |
| 12. Group Value | | |
| N/A | | |
| 13. Landmark Status / Townscape Value | | |
| Considerable landmark quality deriving from its prominent position, distinctive character and scale. It has a notable presence in the streetscene and makes a positive contribution to the local townscape. | | |
| 14. Archaeological Interest | | |
| Some archaeological interest in its original fabric. | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 28/03/2024 | |

RGC5: Victorian Buildings, Oldchurch Hospital

Section A: General Information

| | | |
|---|---|--|
| 1. Name | Victorian buildings, Oldchurch Hospital | |
| 2. UID | RGC5 | |
| 3. Address | Oldchurch Road, Romford | |
| 4. Postcode | RM7 0BF | |
| 5. Grid Ref | TQ 50926 87967 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
|  | | |
| 7. Description (Including Asset Type) | | |
| <p>A single-storey building on the east side of the junction of Crown Drive and Oldchurch Road and a two-storey larger building further northeast. The single-storey building was formerly the Gatehouse, constructed of yellow stock brick, with a hipped roof and two tall brick chimney stacks. Rendered band below eave and timber eave brackets. A hexagonal bay at the south-west corner next to open porch on two Tuscan columns on plinths.</p> <p>The large two-storey block was the Hospital Treasury, currently residential, brown stock bricks, slated hipped roof, two chimney stacks either end of the central bay. Central bay projected to the front and rear. Three window side bays, first floor central windows are blind to both front and rear elevations.</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 | | |
| The buildings represent good quality Victorian buildings of high build quality, materials and workmanship. The two-storey block is last remaining section of the workhouse and represent the original design by Francis Edwards. | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| The buildings are of considerable historic interest as their association with the Romford Union Workhouse which was abolished in 1929 when the buildings were converted to establish Oldchurch Hospital. As a local hospital for nearly a century the buildings have played a significant part in the social history of the area and have communal interest. | | |
| 12. Group Value | | |
| These buildings share strong group value between them and the other surviving buildings of the former Oldchurch Hospital. | | |
| 13. Landmark Status / Townscape Value | | |
| N/A | | |
| 14. Archaeological Interest | | |
| There may be some archaeological value from the remaining early nineteenth century fabric within the two-storey block. | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 20/12/2023 | |

RGC6: The Coopers Arms Public House

Section A: General Information


| | | |
|---|-------------------------------|--|
| 1. Name | The Coopers Arms Public House | |
| 2. UID | RGC6 | |
| 3. Address | 148 Rush Green Road, Romford | |
| 4. Postcode | RM7 0QA | |
| 5. Grid Ref | TQ 51012 87459 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
|  | | |
| 7. Description (Including Asset Type) | | |
| Two-storey brick construction, rough-cast render to the side on first-floor, painted brick on ground floor. Two first-floor bays and balcony to the main façade on to Rush Green Road. Tall tiled hipped roof with flared overhanging eaves. Two tall free-standing chimney stacks above the side elevation, and two in the rear hip, all rendered. | | |

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 | | |
| The building represents a large and attractive well-proportioned domestic style inter-war period public house. The alcove and balcony in the front elevation is the main aesthetically valuable feature. | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| N/A | | |
| 12. Group Value | | |
| N/A | | |
| 13. Landmark Status / Townscape Value | | |
| The building has local landmark qualities deriving from its attractive form and design at a prominent location on the main road. | | |
| 14. Archaeological Interest | | |
| N/A | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | | |
| 17. Date of assessment | 20/12/2023 | |

RGC7: Doctors and Nurses Blocks

Section A: General Information

| | | |
|---|---|--|
| 1. Name | Doctors and Nurses Blocks | |
| 2. UID | RGC7 | |
| 3. Address | Oldchurch Hospital, Union Road, Romford | |
| 4. Postcode | RM7 0BF | |
| 5. Grid Ref | TQ 50893 87951 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
|  | | |
| 7. Description (Including Asset Type) | | |
| A large two-storey yellow stock brick building with slated hipped roof and two chimney stacks. 12 window range, six-over-six sashes. Horizontal stucco band at ground floor and below eave, timber eave brackets. | | |

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 buildings represent good quality Victorian buildings of high build quality, materials and workmanship. | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| The buildings are of considerable historic interest as their association with the Romford Union Workhouse which was abolished in 1929 when the buildings were converted to establish Oldchurch Hospital. This building provided residential accommodation for doctors and nurses. As a local hospital for nearly a century the buildings have played a significant part in the social history of the area and have communal interest. | |
| 12. Group Value | |

| | |
|---|------------|
| These building shares strong group value with the other surviving buildings of the former Oldchurch Hospital. | |
| 13. Landmark Status / Townscape Value | |
| N/A | |
| 14. Archaeological Interest | |
| There may be some archaeological value from the remaining mid-nineteenth century fabric. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 20/12/2023 |

Squirrels Heath

SH1: The Drill Hotel

Section A: General Information

| | | |
|--|--------------------------------|---|
| 1. Name | The Drill Hotel |  |
| 2. UID | SH1 | |
| 3. Address | 400 Brentwood Road, Hornchurch | |
| 4. Postcode | RM2 5TD | |
| 5. Grid Ref | TQ 53095 88860 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | |  |
| 7. Description (Including Asset Type) | | |
| <p>A large two-storey red brick building with two ranges fronting onto Brentwood Road and Slewins Lane. Tall hip roof, plain tiles, three stacks in the front pitch onto Brentwood Road, two ridge stacks on to Slewins Road. Chamfered corner bay onto junction with a double-height bay.</p> | | |


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 | |
| <p>The building represents a distinctive fusion of Vernacular and Art Deco style, with high build quality and materials. Both facades of the building are symmetrical and well-articulated regular bay projections. The gauged brick lintels with key-stone motifs, stucco door surroundings are of interest. Unsympathetic modern replacement UPVC windows.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>It is a very popular community public house, therefore considered of significant communal value.</p> | |
| 12. Group Value | |
| N/A | |
| 13. Landmark Status / Townscape Value | |

| | |
|--|------------|
| The building is of considerable landmark quality. With a distinctive design, expansive facades and roofscape the building has a dominating presence on an important six-way junction roundabout. | |
| 14. Archaeological Interest | |
| N/A | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 20/12/2023 |

SH2: 1-6 and 7-12 Hare Hall Lane, Romford

Section A: General Information

| | | |
|---|------------------------------|---|
| 1. Name | 1-6 and 7-12 Hare Hall Lane |  |
| 2. UID | SH2 | |
| 3. Address | 1-6 and 7-12 Hare Hall Lane | |
| 4. Postcode | RM2 6BD | |
| 5. Grid Ref | TQ 52704 89422 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Gidea Park Conservation Area | |
| 7. Description (Including Asset Type) | | |
| <p>End sections of an incomplete terrace of shops with residential flats above. West end is three storeys plus attic, red and brown bricks in Queen Ann Revival style with brick quoins, two-storey semi-circular oriel on large brick corbel to the front, decorative plasterwork including the date '1912'. Series of semi-circular red brick arch fanlight windows to the ground floor and flat arch windows on first and second floor, two large Oeil-de-boeuf (bullseye) windows at second floor, modern box dormers. Flats above the shopfronts in both east and west end are within the slated gambrel roof with front dormers, ground floor shops are projecting with terrace on first floor. Two larger tripartite dormers in the east end brick chimney stack. Unsympathetic shopfronts and UPVC windows.</p> | | |

Section B – Assessment

| | |
|--|---|
| 8. Age | 1840-1913 |
| Exact date (if known): | 1912 |
| 9. Authenticity | A single significant phase with significant alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| <p>Architectural interest in the strong Queen Ann Revival style with some attractive detailing and high-quality materials and workmanship. Incomplete with and unsympathetic alterations between the east and west ends of the 1912 building. Distinctive design within the area with decorative plasterwork and fenestration design. The original arcade replaced with poor quality shopfronts. Despite being incomplete and altered, the building retains its architectural interest and prominence.</p> | |

11. Historic Interest (Including Social and Communal Interest)

Designed by Charles Robert Ashbee who, with Gripper & Stevenson, also designed the Neo-Georgian houses on Squirrels Heath Avenue. The building was designed as part of the plan to provide a high-quality shopping arcade surrounding and open area market at Balgore Square. Historic association with Ashbee, who was renowned in the Arts and Crafts movement of the time, contributes to the significance of the building.



The original design by Charles Robert Ashbee

12. Group Value

Strong group value with other contemporary buildings of the Gidea Park Conservation Area.

13. Landmark Status / Townscape Value

The building has considerable landmark quality deriving from its large scale, attractive form and features. It makes a positive contribution to the local character and appearance.

14. Archaeological Interest

Some archaeological value in the original fabric of the building.

15. Overall Condition Good

Notes:

16. Recommended for inclusion Yes

17. Date of assessment 28/03/2024

SH3: 224 Main Road

Section A: General Information

| | | |
|-----------------------|------------------------------|--|
| 1. Name | 224 Main Road |  |
| 2. UID | SH3 | |
| 3. Address | 224 Main Road, Romford | |
| 4. Postcode | RM2 5HA | |
| 5. Grid Ref | TQ 52608 89840 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Gidea Park Conservation Area | |

7. Description (Including Asset Type)

Two-storey timber-framed building under a slated hip roof, chimney stack to the rear. Three-bay symmetrical frontage comprising three modern replacement windows on first floor, two large modern bay windows on ground floor flanking front door also with modern surround and pediment. Large shop signs at first floor and fascia signs above ground floor bay windows. Two storey rear extension with mono-pitched roof.

Section B – Assessment

| | |
|--|---|
| 8. Age | Pre-1840 |
| Exact date (if known): | |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | A well-proportioned eighteenth-century timber-framed building with attractive shopfront. Despite some unsympathetic alterations the overall architectural character of the building is still appreciable. |
| 11. Historic Interest (Including Social and Communal Interest) | As one of few eighteenth-century buildings of the area, it is of local historic interest in illustrating the historic development of the area. |
| 12. Group Value | N/A |
| 13. Landmark Status / Townscape Value | The building has a notable presence in the streetscene and is of townscape merit. |
| 14. Archaeological Interest | The building is of considerable archaeological interest deriving from the surviving original fabric and primary evidence for building techniques and use of materials during the late eighteenth century. |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 11/01/2024 |

SH4: 202-210 Main Road

Section A: General Information

| | | |
|--|------------------------------|--|
| 1. Name | 202-210 Main Road |  |
| 2. UID | SH4 | |
| 3. Address | 202-210 Main Road, Romford | |
| 4. Postcode | RM2 5HA | |
| 5. Grid Ref | TQ 52553 89822 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Gidea Park Conservation Area | |
| 7. Description (Including Asset Type) | | |
| <p>A row of shops and public house fronting on to Main Road. Two-storey, timber-framed with tiled pitched roof and a stout brick chimney stack at the ridge. Rendered exterior, no.206 has timber showing, irregular fenestration including timber sash windows, casement windows with leaded lights and bay windows to the pub frontage. Various early extensions to the rear. Modern shopfronts and signage to ground floor.</p> | | |

Section B – Assessment

| | |
|--|--|
| 8. Age | Pre-1840 |
| Exact date (if known): | |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| <p>A good example of late eighteenth or early nineteenth century timber-framed buildings, altered to shops and a public house. Architectural interest in historic form and details, including windows, despite later changes to shopfronts.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>Of historic interest as early buildings fronting Main Road in a hamlet historically known as Hare Street. They were added to the east end of the seventeenth century timber framed building at nos. 198-200, which is Grade II listed. Their use illustrates how the commercial character of the area continually thrived for centuries.</p> | |
| 12. Group Value | |
| <p>The building shares strong group value with Grade II listed nos. 98-200 Main Road, Grade II listed Ship Public House and also with the 1912 shopping parade at nos. 184-192 Main Road.</p> | |
| 13. Landmark Status / Townscape Value | |
| <p>This row of buildings forms a key component of the retail and commercial use that dominates this part of Main Road. They make an important contribution to the streetscene and the local townscape.</p> | |
| 14. Archaeological Interest | |
| <p>The building is of considerable archaeological interest deriving from the surviving original fabric and primary evidence for building techniques and use of materials during the late eighteenth and early nineteenth century. Various historic repairs and changes to the building throughout the centuries contribute to its archaeological interest.</p> | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 11/01/2024 |

SH5: Pump at Junction of Main Road and Severn Avenue

Section A: General Information

| | | |
|---|---|--|
| 1. Name | Pump at Junction of Main Road and Severn Avenue | |
| 2. UID | SH5 | |
| 3. Address | Main Road | |
| 4. Postcode | RM2 6LU | |
| 5. Grid Ref | TQ 52801 89966 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| Victorian neighbourhood water pump. Cast iron tubular body, curved handle and curved spout. It was restored by the London Borough of Havering in 1991 and this is commemorated on a plaque. | | |




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 | | |
| A typical late nineteenth century cast iron water pump. As a piece of functional equipment, it lacks architectural and artistic interest. | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| A rare surviving water pump of local historic interest, illustrating the social history of the area. | | |
| 12. Group Value | | |
| N/A | | |
| 13. Landmark Status / Townscape Value | | |
| Limited due to its scale. | | |
| 14. Archaeological Interest | | |
| Some archaeological interest in permitting an understanding of the manufacture and functionality of nineteenth century water pumps. | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 11/01/2024 | |

SH6: Squirrels Heath School

Section A: General Information

| | | |
|-----------------------|-------------------------------------|---|
| 1. Name | Squirrels Heath School |  |
| 2. UID | SH6 | |
| 3. Address | Salisbury Road, Gidea Park, Romford | |
| 4. Postcode | RM2 5TP | |
| 5. Grid Ref | TQ 52914 88782 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |

7. Description (Including Asset Type)

A large school complex of several single storey plus attic buildings with tiled pitched roofs. Stock brick construction, hipped dormers, central range topped with an attractive cupola. Long front elevation with Dutch gables at each end and four blind dormers in centre. Ten bays of six-over-six sash and case windows with six fixed panes above. Main entrance through door on right-hand side in single-storey extension to front of building. Modern ranges to the rear with rooflights.

There is a stone set in the front elevation with the following inscription:


ECC
Salisbury Road School
Opened by
ERNEST WINMILL ESQ.
May 11th 1911.
WILLIAM ADAMS ESQ.
Chairman of Managers.
THOMAS GARDENER ESQ. JP CC
Chairman of District Committee.
A.S.R. LEY – Architect.
Dowsing and Davis – Builders.

Section B – Assessment

| | | |
|---|--|--|
| 8. Age | 1840-1913 | |
| Exact date (if known): | 1911 | |
| 9. Authenticity | A single significant phase with some alterations and/or extensions | |
| 10. Architectural and Artistic Interest | | |
| The school buildings represent good built quality and design and retains many of its original features. The front elevation of the main building has a high aesthetic value in the attractive composition and unified use of materials and design features. | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| The school opened as Salisbury Road council school in 1911. A separate infants department was built in 1914–15. The school was again enlarged in 1931, and in 1935 was reorganized for mixed juniors and infants. It was renamed in 1956. The school is of social and communal value as a more than a century old school that is still in use and has been the place of education for many generations of local children. | | |
| 12. Group Value | | |
| N/A | | |
| 13. Landmark Status / Townscape Value | | |
| The expansive frontage of the building on Salisbury Road dominates the streetscene and makes a considerable contribution to the local townscape. | | |
| 14. Archaeological Interest | | |
| Some archaeological interest vested in the surviving original fabric of the building. | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 20/12/2023 | |

SH7: Hare Park School

Section A: General Information


| | | |
|--|----------------------------------|--|
| 1. Name | Hare Park School | |
| 2. UID | SH7 | |
| 3. Address | South Drive, Gidea Park, Romford | |
| 4. Postcode | RM2 6HH | |
| 5. Grid Ref | TQ 53067 89696 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
|  | | |
| 7. Description (Including Asset Type) | | |
| No Access. Above photo emailed by school, but no exterior images. The following description is based on information in the previous local list (2014). | | |

Section B – Assessment

| | | |
|---|--|--|
| 8. Age | 1840-1913 | |
| Exact date (if known): | 1904 | |
| 9. Authenticity | A single significant phase and which is largely intact | |
| 10. Architectural and Artistic Interest | | |
| This building has excellent design and build quality, and it is significant for the survival of both its internal and external treatments and details despite many decades in use as a school, and modern additions and extensions for this purpose. | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| Hare Park Cottage was built as a dower house to Hare Hall in 1904 (shown by the two dated rainwater heads) by W H Seth-Smith. It is also valuable in terms of its relationship with Hare Hall, now the Royal Liberty School, in which grounds Hare Park Cottage was built for a couple within the family. | | |
| 12. Group Value | | |
| The building shares group value with Hare Hall, now the Royal Liberty School | | |
| 13. Landmark Status / Townscape Value | | |
| N/A | | |
| 14. Archaeological Interest | | |
| N/A | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 26/01/2024 | |

SH8: The New Inn

Section A: General Information


| | | |
|--|---|--|
| 1. Name | The New Inn |  |
| 2. UID | SH8 | |
| 3. Address | The New Inn, Squirrels Heath Lane, Hornchurch | |
| 4. Postcode | RM2 6DP | |
| 5. Grid Ref | TQ 53351 89351 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>Two-storey plus single-storey side extension. Yellow stock brick, double pile hip roof behind tall parapet, pair of chimney stacks above both side elevations, stacks to the east have been reduced. Main building three equal bays articulated with double-height segmental arched recessed panels, each with 6 over 6 sash windows under flat rubbed brick lintels and wide sills on first floor. Larger windows in the ground floor side bays flanking central door with semicircular hood. Ground floor window to the east altered to accommodate a door. Parapet has a rendered band. The ground floor side extension has a semicircular arched doorway from the street with steps, two windows to the front are similar in design to the original building. Two sets of openings to the side, segmental arched, rear ones are blocked and rendered.</p> | | |

Section B – Assessment

| | |
|--|-----------------|
| 8. Age | 1840-1913 |
| Exact date (if known): | |
| 9. Authenticity | Choose an item. |
| 10. Architectural and Artistic Interest | |
| A distinctive late-nineteenth century purpose built public house that represent high quality build and materiality. The regular bay formation with pronounced brick arches below the parapet is of interest. | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| Historic interest as a purpose-built nineteenth century pub, it is part of local history and has social and communal value in the area. | |
| 12. Group Value | |
| N/A | |
| 13. Landmark Status / Townscape Value | |
| The public house has considerable local landmark qualities. It is located on a prominent position with car parking on either side and owing to its distinctive design, tall parapet and side chimney stacks, the building has a prominent presence in the streetscene. | |
| 14. Archaeological Interest | |
| Surviving original fabric contributes to its intrinsic archaeological interest. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 20/12/2023 |

SH9: 448, 450 and 452 Upper Brentwood Road

Section A: General Information

| | | |
|---|--|---|
| 1. Name | 448, 450 and 452 Upper Brentwood Road |  |
| 2. UID | SH9 | |
| 3. Address | 448, 450 and 452 Upper Brentwood Road, Romford | |
| 4. Postcode | RM2 6JB | |
| 5. Grid Ref | TQ 53210 89580 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>A terrace of three double-fronted houses on an L shaped plan, two fronting onto Upper Brentwood Road and the rear house fronting onto the access to the south. Red brick construction with a shallow hipped roof and two freestanding brick stacks above the party walls. South elevation pebble dashed; north elevation rendered with ashlar scoring. Segmental arched double-hung sash windows, front doors have heavy doorcases with elaborate cornices on pilasters and moulded brackets surmounting segmental arches with vermiculated keystones. The keystone above the front door of no. 450 bears the construction date '1868'. Garage door to the front is later insertion.</p> | | |


Section B – Assessment

| | |
|---|--|
| 8. Age | 1840-1913 |
| Exact date (if known): | 1868 |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| The building represents a high-quality Victorian residential architecture. Well-proportionate form, regular articulation in its facades and the use of high-quality materials contribute to its architectural interest. | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| Formerly estate cottages, these are among the few historic properties in the locale. | |
| 12. Group Value | |

| | |
|--|------------|
| All three properties in the terrace share strong group value between them. They also create a group with no. 448 Upper Brentwood Road and South Lodge across the road. | |
| 13. Landmark Status / Townscape Value | |
| The terrace makes an important contribution to the street scene of Upper Brentwood Road and the local townscape. | |
| 14. Archaeological Interest | |
| The buildings have some archaeological significance from the remaining late-nineteenth century fabric. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 20/12/2023 |

SH10: South Lodge Works

Section A: General Information

| | | |
|---|---------------------------|---|
| 1. Name | South Lodge Works |  |
| 2. UID | SH10 | |
| 3. Address | 501 Upper Brentwood Road, | |
| 4. Postcode | RM2 6HH | |
| 5. Grid Ref | TQ 53188 89591 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | |  |
| 7. Description (Including Asset Type) | | |
| <p>Two parallel ranges of one-an-a-half storey red brick building in Art and Crafts style. Pitched roof, with gables onto Upper Brentwood Road, applied timber works in gable and below roof eave at first floor level, twin gables at the west end of main elevation on to South Drive flanking a tall brick stack. Two tapered brick stacks above the south elevation of both ranges, date on the southern chimney, eyebrow vents in the south range. Bay windows to the east and north elevations.</p> | | |

Section B – Assessment


| | |
|---|--|
| 8. Age | 1840-1913 |
| Exact date (if known): | 1898 |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| <p>The building is a good example of characterful Arts and Crafts architecture that has subtle influence of Queen Ann style. It retains most of its original features and detailing. The combination of red brick and applied timber works, tall chimney stacks and eyebrow openings are of interest.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>The building was designed by renowned architect William Howard Seth-Smith who also designed Hare Park School at South Drive. It was also historically associated with the Romford Press.</p> | |
| 12. Group Value | |

| | |
|--|------------|
| The building located opposite 448, 450, 452 and 458 Upper Brentwood Road, which are of local architectural and historic interest, therefore form a group. It also shares group value with Hare Park School (originally Hare Cottage) as both designed by the same architect. | |
| 13. Landmark Status / Townscape Value | |
| The building makes an important contribution to the streetscene as an attractive building on a corner plot. | |
| 14. Archaeological Interest | |
| Some archaeological interest in illustrating late nineteenth century building construction. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 20/12/2023 |

St Alban's

SAL1: The Century Youth House

Section A: General Information

| | | |
|---|---|--|
| 1. Name | The Century Youth House | |
| 2. UID | SAL1 |  |
| 3. Address | The Century Youth House, Albert Road, Romford | |
| 4. Postcode | RM1 2PS | |
| 5. Grid Ref | TQ 51917 88339 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>A large building constructed in red brick, symmetrical form with four gables fronting on to the road flanking a central range parallel to the street, octagonal cupola in the ridge. Two principal gables are projecting and wider than the side gables. These have large windows with three-point brick arches and hoodmould. Two outer ranges are later additions with set back and have lesser depth, square first floor windows with stone lintels. All four gables feature courses of blue bricks, decorative brickwork at the gable end. Wheelchair ramps with low brick wall, capped with engineering bricks. Side boundary walls, front piers with stone capital. Currently vacant with ground floor windows boarded shut.</p> | | |

Section B – Assessment


| | |
|---|--|
| 8. Age | 1840-1913 |
| Exact date (if known): | 1880s |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| <p>A good example of late-Victorian purpose-built school building represents careful symmetrical design, good quality material and workmanship. The planform and circulation within the building illustrate a purpose-built Victorian mixed school layout.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>The building was constructed as the Albert Road School a mixed junior and infant school, opened in 1884 and enlarged in 1890 and then 1903. A handicraft centre was opened in 1913. The mixed department was reorganised for juniors in 1930 and amalgamated with the infant's department in 1952. The school was renamed in 1956 as Manor Junior Mixed and Infants School, and the school closed in 1979.⁸</p> | |
| 12. Group Value | |
| N/A | |
| 13. Landmark Status / Townscape Value | |
| <p>The large façade featuring attractive red brick gables dominates the predominantly post-war houses on Albert Road and contributes positively to the streetscene.</p> | |
| 14. Archaeological Interest | |
| <p>Some archaeological interest deriving from the original fabric and evolution of the historic planform since late-nineteenth century.</p> | |

⁸ 'Romford: Education and charities', in *A History of the County of Essex: Volume 7*, ed. W R Powell (London, 1978), pp. 91-98. *British History Online* <http://www.british-history.ac.uk/vch/essex/vol7/pp91-98> [accessed 5 February 2024].

| | |
|-------------------------------|------------|
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 18/12/2023 |

SAL2: 2 - 8 Brentwood Road

Section A: General Information

| | | |
|---|-----------------------------|--|
| 1. Name | 2-8 Brentwood Road |  |
| 2. UID | SAL2 | |
| 3. Address | 2-8 Brentwood Road, Romford | |
| 4. Postcode | RM1 2EX | |
| 5. Grid Ref | TQ 51664 88036 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| Terrace of three two-storey dwellings. Red brick construction, high pitched tiled and slated roof with tall axial brick stacks. Symmetrical façade articulated in three full-height bays surmounted with brick pediments. First floor windows in the bays have flat lintels under semi-circular arches spring off stucco pilasters with pronounced key-stones and stucco tympanums and continuous sills. Ground floors windows in the bays are topped with dentilled cornice, segmental arched lintels with key-stones and projecting sills on brackets. The intermediate two bays accommodate pairs of windows on first floor flat lintel and projecting sills on brackets, two pair of doors at ground level have segmental arched lintel on pilasters with key-stones. | | |

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 | |
| A handsome Victorian building of excellent design and high build quality. The precise symmetry and well-proportioned form, attractive architectural features and intricate detailing are of interest. This building represents the quality and effort put into Victorian architecture and building, even for simple domestic homes. Mix of tiles and slates in the roof covering and replacement UPVC windows are regrettable. | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| The building is one of the earliest buildings to be constructed on Brentwood Road when the area was developed in the 1870s. It is important in the local history as it illustrates the expansion of Romford in the late nineteenth century and demand for high quality housing in the area. | |
| 12. Group Value | |
| All three houses share strong group value between them. It also has some group value with the former Old Oak public house as contemporary buildings. | |
| 13. Landmark Status / Townscape Value | |
| The building is located at a prominent position on Brentwood Road and dominates over the lesser quality postwar developments in its surroundings. It makes an important contribution to the local townscape. | |
| 14. Archaeological Interest | |
| Surviving original fabric contributes to its intrinsic archaeological interest. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 18/12/2023 |

SAL3: 42-44 Brentwood Road

Section A: General Information

| | | |
|---|----------------------------------|--|
| 1. Name | 42-44 Brentwood Road | |
| 2. UID | SAL3 | |
| 3. Address | 42-44 Brentwood Road, Romford | |
| 4. Postcode | RM1 2EX | |
| 5. Grid Ref | TQ 51777 88111 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>A large three-storey detached house, brick construction with rendered exterior to three sides but bricks to the rear. Slated hip roof with three tall brick stacks in the rear elevation and one protruding through the front hip. First and second floors have four rows of windows to the front and rear, flat arches to the front but segmental to the rear. Front windows have stucco architraves and sill bands across the elevations. Two canted bays to the front, ashlar rendering at ground level to the front. Main entrance to the side on to Kyme Road with single brick projecting surrounds of pilasters supporting flat corniced head with key-stone. Replacement UPVC windows. Several lean-to extensions 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>A good example of substantial Victorian house with clear influence of Georgian proportionate composition. The moulded window architraves, continuous sill bands, ashlar rendering to the front and tall brick chimneystacks to the rear are of interest.</p> | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| <p>Within the context of a predominantly mid-twentieth century buildings, nos. 42-44 is of considerable interest as one of the few historic buildings. The building formerly used as the register office for London Borough of Havering and a children's home in the early twentieth century.</p> | | |
| 12. Group Value | | |
| N/A | | |
| 13. Landmark Status / Townscape Value | | |
| <p>The building has some local landmark qualities deriving from its scale, height and attractive architectural features for which it dominates the streetscene.</p> | | |
| 14. Archaeological Interest | | |
| <p>The building has some archaeological interest deriving from its surviving nineteenth century fabric.</p> | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 18/12/2023 | |

SAL4: The Durham Arms

Section A: General Information

| | | |
|---|------------------------------|--|
| 1. Name | The Durham Arms |  |
| 2. UID | SAL4 | |
| 3. Address | 101 Brentwood Rd, Romford | |
| 4. Postcode | RM1 2EH | |
| 5. Grid Ref | TQ 51933 88219 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>Two-storey brick building with rendered exterior. Flat roof behind tall parapets, chimney stacks visible. Decorative cornice, stringcourse above first floor. Two double bays onto Albert Road flanking the main entrance to the east. Double-hung sash windows on first floor, ground-floor large fixed-glazed openings, currently boarded as the site is vacant. Extensions to the north and west.</p> | | |

Section B – Assessment

| | |
|--|--|
| 8. Age | 1840-1913 |
| Exact date (if known): | c. 1867 |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| <p>A nineteenth century purpose-built public house and a good example of Victorian public houses. Despite later extensions the historic core of the building is recognisable.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>The long-standing use of the building as a social venue for the local community is an intrinsic part of its significance. The Chelmsford Chronicle of 4th September 1868 reported that the pub was granted its licence on August 28, 1868. An application for licence in the previous year was refused. The Durham Arms was also associated with Ind Coope and Company which was established in 1799 and became Romford's main industry by the nineteenth century.</p> | |



The Durham Arms, 1967, Photographer J Linklett, (Havering Libraries-Local Studies, Ref:- IL/PHG/COLL/4/12, <https://www.layersoflondon.org/map/records/the-durham-arms-brentwood-road-romford>)

12. Group Value

N/A

13. Landmark Status / Townscape Value

Occupying a corner plot, The Durham Arms is a prominent building within the street scape of this area and makes a positive contribution to the local townscape. It has the qualities of a local landmark building.

14. Archaeological Interest

While the building has been subject to many alterations it has some archaeological interest from the original nineteenth century fabric.

15. Overall Condition Fair

Notes:

16. Recommended for inclusion Yes

17. Date of assessment 18/12/2023

SAL5: 3 King's Road, Romford

Section A: General Information

| | | |
|--|------------------------|--|
| 1. Name | 3 King's Road, Romford | |
| 2. UID | SAL5 | |
| 3. Address | 3 King's Road, Romford | |
| 4. Postcode | RM1 2ST | |
| 5. Grid Ref | TQ 52098 88562 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
|  | | |
| 7. Description (Including Asset Type) | | |
| Late-nineteenth century detached house, L-shape planform with large rear range, double fronted façade with two full height canted bays flanking stucco entrance porch in the central bay. Yellow stock bricks, slated hip roof, brick chimney stacks surmounted on east and west elevation. Stucco dressed bay windows, timber sash windows and timber door. | | |

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-Victorian construction with quality material and workmanship. The full height bay windows with decorative surroundings and the porch are of interest. Retained most of its original character, timber sash windows and timber door survive. | | |
| 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 shares group value with no.5 King's Road. | | |
| 13. Landmark Status / Townscape Value | | |
| The building makes a positive 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 | Yes | |
| 17. Date of assessment | 12/02/2024 | |

SAL6: 14 King's Road, Romford**Section A: General Information**


| | | |
|---|-------------------------|--|
| 1. Name | 14 King's Road, Romford | |
| 2. UID | SAL6 | |
| 3. Address | 14 King's Road, Romford | |
| 4. Postcode | RM1 2ST | |
| 5. Grid Ref | TQ 52137 88550 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| A two-storey 'Villa' style Victorian detached house constructed in yellow stock bricks. Named 'Rockingham Villa'. Single-bay façade featuring a double canted bay rear plain brick gable surmounted with decorative bargeboards. Freestanding chimneystack in the east elevation and central stout chimney stack. East-west rear range with two-storey rear extension. Modern entrance porch on side through rear range, modern attached garage and replacement UPVC 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 | | |
| Good quality Victorian detached house with strong architectural character. Decorative bay window surrounds and bracketed sills are of interest. The bargeboards to the front are attractive. | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| No known historic association. The building is one of the earlier properties built on the road and represents the late nineteenth century growth of Romford. | | |
| 12. Group Value | | |
| N/a | | |
| 13. Landmark Status / Townscape Value | | |
| The building makes a positive contribution to the streetscene. | | |
| 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 | Yes | |
| 17. Date of assessment | 11/12/2023 | |

SAL7: Parish Church of St Alban Protomartyr**Section A: General Information**

| | | |
|---------|---------------------------------------|--|
| 1. Name | Parish Church of St Alban Protomartyr | |
| 2. UID | SAL7 | |

| | | |
|--|---|--|
| 3. Address | Parish Church of St Alban Protomartyr, King's Road, Romford |  |
| 4. Postcode | RM1 2SS | |
| 5. Grid Ref | TQ52186 88603 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| Late nineteenth century Anglo-Catholic Tradition church. Red brick construction laid in an English bond with clay plain tile roofs with decorative ridge tiles. Nave and narrower chancel to east end. Gabled porch to south elevation with pointed arch doorway and timber boarded doors. Narrow pointed arch windows to nave and chancel. Three narrow pointed arch windows to west end with circular rose window above. Three windows to east end. Internally, walls are yellow stock brick under an exposed timber ceiling with large cross-braced trusses. Painted ceiling to chancel | | |

Section B – Assessment

| | | |
|--|--|--|
| 8. Age | 1840-1913 | |
| Exact date (if known): | 1890 | |
| 9. Authenticity | A single significant phase and which is largely intact | |
| 10. Architectural and Artistic Interest | | |
| Architectural interest as a good example of a modest late nineteenth century church. The simple detailing of the brickwork is high quality, and the pared back Gothic revival features including pointed arch windows are of interest. Externally it has undergone little alteration. Internally, it is understood that the church underwent refurbishment in the early 1990s including the addition of new works of art. These are of artistic interest. | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| Historic interest as a late nineteenth century church. Built in the late 1880s, the church was opened in 1890 and dedicated to St Alban. Until 1935 it operated as a mission of St Andrew's Church, Romford. During the 1940s the church became part of the Anglo-Catholic Tradition (Anglican but aligned more with Catholic practices) and in 1952 it became a parish. Of strong social and communal interest as a parish church and a place of worship. | | |
| 12. Group Value | | |
| N/A | | |
| 13. Landmark Status / Townscape Value | | |
| Although relatively modest in scale and without a tower or spire, the building is of townscape value and by virtue of its prominent corner location and scale it has some landmark status. | | |
| 14. Archaeological Interest | | |
| Archaeological interest in illustrating late nineteenth century construction techniques and craftsmanship. | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 22/03/2024 | |

SAL8: Kingsmead Mansions

Section A: General Information

| | | |
|--|---|--|
| 1. Name | Kingsmead Mansions | |
| 2. UID | SAL8 | |
| 3. Address | Kingsmead Mansions, Kingsmead Avenue, Romford | |
| 4. Postcode | RM1 2BT | |
| 5. Grid Ref | TQ 51500 88388 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| Two three-storey apartment blocks, red brick and white rendered exterior, flat roof with parapet, axial chimney stacks, three-storey bays and recessed cantilevered balcony. External steel staircases to the rear of both blocks, shared courtyard. | | |




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 | | |
| 1930s simple Art Deco style represented in brick and render works. Curvatures in walls, balconies and windows, bands, string courses and some rendered panels are of interest and representative of its character and construction period. | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| N/A | | |
| 12. Group Value | | |
| The pair of apartment blocks share strong group value between them. | | |
| 13. Landmark Status / Townscape Value | | |
| N/A | | |
| 14. Archaeological Interest | | |
| Some limited archaeological value in its 1930s fabric. | | |
| 15. Overall Condition | Fair | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 18/12/2023 | |

SAL9: Former Park Lane School

Section A: General Information

| | | |
|--|--|--|
| 1. Name | Former Park Lane School |  |
| 2. UID | SAL9 | |
| 3. Address | Former Park Lane School, Park Lane, Hornchurch | |
| 4. Postcode | RM11 1BD | |
| 5. Grid Ref | TQ52065 88032 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>Late nineteenth century former school. Red brick elevations laid in a Flemish bond under clay plain tile roofs with decorative ridge tiles. Principal elevation fronting Park Lane, single storey, seven bays. End bays comprise large gable ends with arched windows. Entrance doors into the school in second and sixth bays, with a large arched window in a half-dormer in the central bay flanked by paired casement windows. Entrance doors in projecting porches with half-hipped roofs. Elevation fronting Malvern Road has brick buttresses and tall square-headed windows set within gabled projections. Gable ended range with large arched window flanked by two casement windows at eastern end of Malvern Road elevation. Clifton Road elevation has brick buttresses and tall square-headed windows set within gabled projections and a former porch with a half-hipped roof (doorway now replaced with a window). Small range with a hipped roof and four casement windows to the eastern end of the Clifton Road elevation. To the east (rear) of the site is a two storey hipped roof range with square-headed ground and first floor windows in the eastern elevation; taller windows to the first floor. Site is enclosed with a nineteenth century red brick wall, with some later rebuilding, and modern railings. Windows to the front Park Lane elevation have been replaced.</p> | | |


Section B – Assessment

| | |
|---|--|
| 8. Age | 1840-1913 |
| Exact date (if known): | 1893 |
| 9. Authenticity | A single significant phase and which is largely intact |
| 10. Architectural and Artistic Interest | |
| <p>Architectural interest as a good example of a late nineteenth century school which has been largely unaltered and retains historic features including quality red brickwork, timber windows and doors, plain tile roofs and decorative ridge tiles. Its proportions and form, including prominent gables with large windows and projecting porches, are indicative of the building's original use as a school.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>Historic interest as a late nineteenth century school to serve the growing population and new surrounding residential development. Opened as Park Lane board school in 1893, and associated with local Councillor Edwin Lambert. It was the first built by the school board. Enlarged in 1907 and again in 1935. Some social interest as a long-serving school.</p> | |
| 12. Group Value | |
| <p>Some group value with the houses laid out in the surrounding streets which are contemporaneous with the school building (other than those opposite on Park Lane which replaced late nineteenth century houses).</p> | |
| 13. Landmark Status / Townscape Value | |

| | |
|---|---|
| Landmark status due to its scale and prominent position with three visible elevations (Park Lane, Malvern Road and Clifton Road). Of townscape value as an attractive red brick Victorian building alongside Victorian housing in the adjacent streets. | |
| 14. Archaeological Interest | |
| Archaeological interest in illustrating late nineteenth century construction techniques, craftsmanship and use of materials. | |
| 15. Overall Condition | Fair |
| Notes: | It is understood that the building is currently vacant. |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 22/03/2024 |

SAL10: 19-23 Princes Road, Romford

Section A: General Information




| | | |
|---|--------------------------------|--|
| 1. Name | 19-23 Princes Road, Romford | |
| 2. UID | SAL10 | |
| 3. Address | 19-23 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) | | |
| A row of Victorian houses, nos. 19 and 21 are semi-detached and no.23 is detached, named 'Sunnydene'. Yellow stock bricks, double height canted bay windows to the front. Semi-detached pair have symmetrical facades, semi-circular arched storm porches with keystones. Modern extension to the rear of no. 23. | | |

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. Nos. 19-23 retain their original form and symmetry, the stucco dressed canted bay windows and decorative semi-circular arched porches are of interest. Nos.17 and 21 have modern UPVC windows. No.17 has more limited architectural interest and the alterations to no.15 (adjoining property) 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 | | |
| Nos. 19-23 share group value between them because of the uniformity in their form and architectural detailing. | | |
| 13. Landmark Status / Townscape Value | | |
| Nos. 19-23 make positive 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 | Yes | |
| 17. Date of assessment | 12/02/2024 | |

SAL11: 20-28 Princes Road, Romford

Section A: General Information

| | | |
|--|--------------------------------|---|
| 1. Name | 20-28 Princes Road, Romford |  <p><i>No. 20 Princes Road</i></p>  <p><i>Nos. 22-24 Princes Road</i></p>  <p><i>Nos. 26-28 Princes Road</i></p> |
| 2. UID | SAL11 | |
| 3. Address | 20-28 Princes Road, Romford | |
| 4. Postcode | RM1 2SR | |
| 5. Grid Ref | TQ 52136 88635 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>One detached and two pairs of semi-detached Victorian houses in a 'Villa' style, yellow stock brick construction laid in Flemish bond. The semi-detached pairs are symmetrical with ground floor canted bay windows, open porches under semi-circular arches with pronounced keystones. Hipped roofs with chimney stacks on side elevations. The detached house has a front gable and two storey canted bay window with a semi-circular arched storm porch. Some have retained timber sash 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 | |
| These properties have strong late-Victorian character and are of excellent build quality and materials. The overall form, proportion of the houses and many contemporary features contribute to their architectural and aesthetic interest. The brick and stucco dressed bay windows and semi-circular arches with keystones are of interest. One pair of chimney stacks from no.24 have been shortened unsympathetically and some windows have been replaced. | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| Construction of these buildings illustrates the economic and demographic growth of Romford in the late nineteenth century. | |
| 12. Group Value | |
| These buildings share a strong group value between them, and their architectural and historical interest is also shared with a number of other Victorian buildings on Princes Road. | |
| 13. Landmark Status / Townscape Value | |
| The buildings make a positive contribution to the streetscene and local townscape. | |
| 14. Archaeological Interest | |
| These houses have some archaeological value from the surviving original fabric. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 12/02/2024 |

SAL12: 46-62 Princes Road, Romford

Section A: General Information

| | | |
|-----------------------|--------------------------------|---|
| 1. Name | 46-62 Princes Road, Romford |  <p data-bbox="963 869 1262 898"><i>Nos. 60-62 Princes Road</i></p> <p data-bbox="963 1272 1262 1301"><i>Nos. 56-58 Princes Road</i></p> <p data-bbox="963 1659 1262 1688"><i>Nos. 52-54 Princes Road</i></p> <p data-bbox="987 2011 1238 2040"><i>No. 50 Princes Road</i></p> |
| 2. UID | SAL12 | |
| 3. Address | 46-62 Princes Road, Romford | |
| 4. Postcode | RM1 2SP | |
| 5. Grid Ref | TQ 52179 88521 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |



Nos. 46-48 Princes Road

7. Description (Including Asset Type)






A row of late-Victorian semi-detached houses and one detached house, constructed in a 'Villa' style. Yellow stock brick laid Flemish Bond, red brick dressing, no. 58 rendered exterior with panels of pargeting in the front and side elevations. The semi-detached pairs have symmetrical facades. Double height canted bay windows with conical hipped roofs or gables, semi-circular arched storm porches. Nos. 60-62 has 1896 inscribed in the keystones of the porch.

The name of the properties are as follows: No.50 'Oak Villa'; nos. 52-54 'Masboro' and 'Helensboro'; nos. 56-58 'Clovelly' and 'Dovedale'; nos. 60-62 'Percy Villa' and 'Ernest Villa'.

Section B – Assessment

| | |
|---|--|
| 8. Age | 1840-1913 |
| Exact date (if known): | 1896 |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| These houses have strong architectural character and are of excellent design and build quality. The overall form, proportion of the houses and some intricate detailing contribute to their architectural interest. The brick and stucco dressed bay windows and semi-circular arches with keystones are of interest. The elaborate detailing in the bargeboards and sill brackets at no. 50 are attractive. These buildings represent the quality and effort put into Victorian architecture and building, even for domestic homes. Replacement uPVC windows in some of the houses are negative. | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| This row of houses was built during the expansion of Romford in the late nineteenth century and are indicative of the local need of high-quality housing due to the economic and demographic growth of Romford. | |
| 12. Group Value | |
| These buildings share a strong group value due to their connected architectural and historical interest. | |
| 13. Landmark Status / Townscape Value | |
| This row of houses makes a positive contribution to the streetscene and local townscape. | |
| 14. Archaeological Interest | |
| These houses have some archaeological value from the surviving original fabric. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 12/02/2024 |

SAL13: 230-268 South Street**Section A: General Information**

| | | |
|-----------------------|-------------------------------|--|
| 1. Name | 230-268 South Street |      |
| 2. UID | SAL13 | |
| 3. Address | 230-268 South Street, Romford | |
| 4. Postcode | RM1 2AD | |
| 5. Grid Ref | TQ 51539 88047 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |

7. Description (Including Asset Type)

A row of Victorian semi-detached houses constructed in 'Villa' style. Majority of the houses are yellow stock brick construction, some red bricks, a number of houses have pebbledash render to the exterior. All symmetrical with projecting double bays flanking recessed porches, end chimneys - some removed. Some of the pairs have central dormer. All have rear extensions.

Name of the properties are as follows:

230 – No name; 232 - The Boundaries; 234 and 236 – Basset and Heathfield; 238 and 240 – Cowley and Hazeldene; 242 and 244 – Strathmore and Cwelo; 246 and 248 – Hollies and Rydal; 250 and 252 – Springhurst and Normanhurst; 254 and 256 – Belmont and Ashley; 258 and 260 – Cremona and Marisbank; 262 and 264 – Lingwood and Glemille; 266 and 268 – Langley and Rookwood


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>These houses have strong architectural character of Victorian Villas and representative of excellent design and build quality. The overall form, proportion of the houses and many intricate detailing and features contribute to their architectural interest. The brick and stone dressed bay windows and semi-circular arches with keystones are notable. The elaborate detailing in the gables and bargeboards at Nos. 234 to 248 make these houses more attractive. These buildings represent the quality and effort put into Victorian architecture and building, even for domestic homes.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>This row of houses was built during the expansion of Romford in the late nineteenth century, possibly around the 1870s, and indicative of the local need of high-quality housing in that period.</p> | |
| 12. Group Value | |
| <p>These buildings share a strong group value, and their architectural and historical interest are also shared.</p> | |
| 13. Landmark Status / Townscape Value | |
| <p>The row sits in a prominent position on South Street. Their height and strong design dominate the surrounding post-war developments. They make an important contribution to the streetscene and local townscape.</p> | |
| 14. Archaeological Interest | |
| <p>These houses have some archaeological value from the surviving original fabric.</p> | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 18/12/2023 |

SAL14: Page Calnan Building

Section A: General Information


| | | |
|---|---------------------------|--|
| 1. Name | Page Calnan Building |  |
| 2. UID | SAL14 | |
| 3. Address | 222 South Street, Romford | |
| 4. Postcode | RM1 2AD | |
| 5. Grid Ref | TQ 51455 88105 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>A large double-height single storey building, yellow stock brick construction with stone tile cladding to the front in simple Art Deco style. Recessed brick panelling to the sides and rear elevation, rear elevation has a large Diocletian window in the gable.</p> | | |

Section B – Assessment

| | |
|--|--|
| 8. Age | 1914-1947 |
| Exact date (if known): | c. 1933 |
| 9. Authenticity | A single significant phase and which is largely intact |
| 10. Architectural and Artistic Interest | |
| <p>It was constructed in the early to mid-1930's as a builder's merchant for Page Calnan & Co. Ltd. A good example of its building type and era. The simple Art Deco style façade represents the typical builders showroom character of its period. The brick gable set in above the façade with a blind arch, brick panelling and the large Diocletian window to the rear area are of architectural interest.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>As a large builder's merchant with showroom at a prominent location contributes to the understanding of social and commercial history of Romford after the First World War.</p> | |
| 12. Group Value | |
| N/A | |
| 13. Landmark Status / Townscape Value | |
| <p>Owing to its form and prominent sitting with open frontages, the building holds considerable landmark quality that contributes to the local character and appearance.</p> | |
| 14. Archaeological Interest | |
| <p>Surviving original fabric contributes to its intrinsic archaeological interest.</p> | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 18/12/2023 |

SAL15: The Goose (formerly The Moreland Arms)

Section A: General Information

| | | |
|--|-------------------------------|--|
| 1. Name | The Moreland Arms (The Goose) | |
| 2. UID | SAL15 | |
| 3. Address | 143 South St, Romford | |
| 4. Postcode | RM1 1PL | |
| 5. Grid Ref | TQ 51437 88465 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
|  | | |
| 7. Description (Including Asset Type) | | |
| <p>A two-storey Art Deco style Public House, three-bay symmetrical front, articulated by ashlar pilasters. Central steep gable with three slit vents, four slim windows at first floor and two pairs of doors on ground floor providing entrance. Decorative parapet above side bays with tripartite casements at first and ground floor. Plain clay tiled roof, side cross ranges with front hip but gables to the rear, decorative ridge tiles and two tall end chimney stacks rendered.</p> | | |

Section B – Assessment

| | | |
|--|--|--|
| 8. Age | 1914-1947 | |
| Exact date (if known): | 1931 | |
| 9. Authenticity | A single significant phase with some alterations and/or extensions | |
| 10. Architectural and Artistic Interest | | |
| Symmetrical and well-proportioned form and façade, attractive roofscape and good quality Art Deco detailing contribute to its architectural interest. | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| The Moreland Arms has previously been named The Rising Sun, now called The Goose. This building is notable for its social associations and value as it was often used as an after-show venue for artists performing at the nearby Havana/Odeon Cinema (also locally listed). | | |
| 12. Group Value | | |
| N/A | | |
| 13. Landmark Status / Townscape Value | | |
| It is a prominent building with an attractive façade onto the street. The tall chimney stacks to the sides are also contribute to its prominence. Overall, the building contributes positively to the local townscape. | | |
| 14. Archaeological Interest | | |
| N/A | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 18/12/2023 | |

SAL16: The Old Oak Public House

Section A: General Information


| | | |
|--|---------------------------|--|
| 1. Name | The Old Oak Public House | |
| 2. UID | SAL16 | |
| 3. Address | 279 South Street, Romford | |
| 4. Postcode | RM1 2BB | |
| 5. Grid Ref | TQ 51619 88019 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
|  | | |
| 7. Description (Including Asset Type) | | |
| <p>Nineteenth century purpose-built public house at the junction of Brentwood Road and South Street. Constructed in yellow stock bricks with red brick detailing, slated roof, two large brick chimney stacks. A large gable onto Brentwood Road with an Oriel window at first floor and a gable window, three first floor window with gauged brick flat lintel and keystone and a small wall dormer with brick pediment onto South Street. Main entrance through chamfered corner, larger windows and doors at ground floor in both elevations. Projecting fascia at ground floor level runs across both elevations. The building has been recently converted to residential with large extensions.</p> | | |

Section B – Assessment

| | | |
|---|---|--|
| 8. Age | 1840-1913 | |
| Exact date (if known): | c.1868 | |
| 9. Authenticity | A single significant phase with significant alterations and/or extensions | |
| 10. Architectural and Artistic Interest | | |
| <p>The Oak is a handsome nineteenth century former public house in simple design typical of contemporary suburban style pub architecture with domestic style upper floors. It represents good built quality, proportion, and detailing. The red brick bands, lintels and sills, detailing under the eaves, ridge tiles and the chimney stacks contribute to its architectural interest.</p> | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| <p>The Old Oak was originally called the Old Oak Tavern is of local historic interest as illustrative of Romford's rapid extension in the late nineteenth century. It was constructed during the development of South Street, Brentwood Road and the surrounding area. According to Chelmsford Chronicle of 4th September 1868 the pub was constructed by 1868. However, it was not granted a licence until 6th October 1875. The communal value of the building derived from its longstanding use as a place where the community socially interacted throughout its history, has been affected significantly since its residential conversion.</p> | | |
| 12. Group Value | | |
| <p>The building share group value with 2-8 Brentwood Road as earlier buildings on the street contemporary to the development of the area.</p> | | |
| 13. Landmark Status / Townscape Value | | |
| <p>The former public house is situated on a prominent corner plot makes an important contribution to the local streetscene. Although the two-storey side extensions have marred its prominence to some extent.</p> | | |
| 14. Archaeological Interest | | |
| <p>There may be some archaeological value from the remaining nineteenth century fabric.</p> | | |
| 15. Overall Condition | Good | |
| Notes: | Converted residential in 2022 with significant additions at both ends. | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 18/12/2023 | |

SAL17: 91 Victoria Road

Section A: General Information


| | | |
|---|---------------------------|--|
| 1. Name | 91 Victoria Road |  |
| 2. UID | SAL17 | |
| 3. Address | 91 Victoria Road, Romford | |
| 4. Postcode | RM1 2LT | |
| 5. Grid Ref | TQ 51767 88590 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>A single-storey double height brick construction, shallow pitched or flat roof with low parapet and stone capping. Symmetrical façade with a single brick projecting surrounds of the front door supported by a gauged brick segmental arch with key-stone motive, classical cornice above. Victoria Hall sign in the brick pediment, two slit windows either side of the front door with projecting sills, low rendered plinth along front wall. Tall windows to the sides.</p> | | |

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 | |
| Modern Church Hall building. | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>The building was constructed on the footprint of an old Primitive Methodist Chapel which was first opened in 1875 with a plaque to commemorate the date. The church was bombed during the Second World War and rebuilt in 1950, which was commemorated by a second plaque. However, the building closed as a church during the 1960s. The Hall at 91 Victoria Road has built up a large amount of social history and is valued as a place to meet and socialise with others in the community.</p> | |
| 12. Group Value | |
| N/A | |
| 13. Landmark Status / Townscape Value | |
| <p>The building has some landmark value derived from its unique form and façade quite different within the predominantly residential buildings at this section of Victoria Road.</p> | |
| 14. Archaeological Interest | |
| N/A | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 18/12/2023 |

SAL18: 165-167 Victoria Road


Section A: General Information

| | | |
|--|-----------------------------------|--|
| 1. Name | 165-167 Victoria Road | |
| 2. UID | SAL18 | |
| 3. Address | 165-167 Victoria Road, Romford | |
| 4. Postcode | RM1 2NP | |
| 5. Grid Ref | TQ 51986 88698 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
|  | | |
| 7. Description (Including Asset Type) | | |
| <p>Victorian semi-detached houses, two-storey, yellow stock bricks, each with two bays mirrored plan to form an overall symmetrical façade. Tilted roof divided with party parapet, axial chimney stacks, roof eaves overhang supported on decorative stucco brackets and bed moulding. Shallow segmental arched windows, ground floor windows wider and have keystone motif. Attractive porches with elaborate stuccoed semi-circular arched openings on pilasters, cornice supported on stucco brackets.</p> | | |

Section B – Assessment

| | | |
|--|--|--|
| 8. Age | 1840-1913 | |
| Exact date (if known): | 1850s | |
| 9. Authenticity | A single significant phase with some alterations and/or extensions | |
| 10. Architectural and Artistic Interest | | |
| <p>The pair is a good example of Victorian semi-detached houses in a larger terrace, and represents good design, material and built quality. Attractive features such as the porches, eave brackets and egg and dart moulding underneath the cornice are of architectural interest. Unfortunately, all windows and doors are replacement UPVC.</p> | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| <p>These houses are among the first houses on Victoria Road after the street was laid out in c.1855 as part of Romford's early expansion. Therefore, these houses are important in the local history representing Romford's growth in the Victorian era when local industries were booming.</p> | | |
| 12. Group Value | | |
| <p>The pair shares strong group value between them and also with the adjoining properties in the terrace nos. 169-171 Victoria Road which are also locally listed and among the first houses built on Victoria Road between 1856-1858.</p> | | |
| 13. Landmark Status / Townscape Value | | |
| <p>Owing to the decorative features in its façade, good design and detailing, the building makes a positive contribution to the streetscene and local townscape.</p> | | |
| 14. Archaeological Interest | | |
| <p>Surviving original fabric from the mid-nineteenth century contributes to its archaeological interest.</p> | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 18/12/2023 | |

SAL19: 169-171 Victoria Road**Section A: General Information**

| | | |
|---|-----------------------------------|---|
| 1. Name | 169-171 Victoria Road |  |
| 2. UID | SAL19 | |
| 3. Address | 169-171 Victoria Road, Romford | |
| 4. Postcode | RM1 2NP | |
| 5. Grid Ref | TQ 52001 88706 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>Two double-fronted house forming part of a terrace. Two-storey, yellow stock brick construction, no.171 rendered exterior. Tiled roof, end chimney stacks on the party walls, roof eaves overhang supported on decorative stucco brackets and bed moulding. Three-bay composition, shallow segmental arched windows in the side bays, semicircular arched window in the central bay, although the windows head altered to segmental in no. 171. Attractive large porches in central bay elaborate stuccoed semi-circular arched openings on pilasters, cornice supported on stucco brackets.</p> | | |


Section B – Assessment

| | |
|---|--|
| 8. Age | 1840-1913 |
| Exact date (if known): | 1850s |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| <p>The houses represent good quality Victorian terraces houses of attractive design, high quality material and built form. Their symmetrical composition, elaborate porches, eave brackets and egg and dart moulding underneath the cornice are of architectural interest. Unfortunately, all windows and doors are replacement UPVC and a number of original features in no.171 have been altered unsympathetically.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |

| | |
|--|------------|
| These houses are among the first houses on Victoria Road after the street was laid out in c.1855 as part of Romford's early expansion. Therefore, these houses are important in the local history representing Romford's growth in the Victorian era when local industries were booming. | |
| 12. Group Value | |
| The pair shares strong group value between them and also with the adjoining properties in the terrace nos. 165 and 167 Victoria Road which are also locally listed and among the first houses built on Victoria Road between 1856-1858. | |
| 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 contributes to the intrinsic archaeological interest of the building. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 18/12/2023 |

SAL20: Old Mill Parade

Section A: General Information

| | | |
|-----------------------|---|--|
| 1. Name | Old Mill Parade |  |
| 2. UID | SAL20 | |
| 3. Address | Old Mill Parade, Victoria Road, Romford | |
| 4. Postcode | RM1 2HU | |
| 5. Grid Ref | TQ 51486 88444 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |



7. Description (Including Asset Type)

An early twentieth century two-storey red brick building in Art Deco style. Long façade of six bays articulated with brick pilasters, each bay has three windows on first floor and single shopfront on ground floor, string courses across the entire façade above the first-floor windows and shopfronts. First bay from west and second bay from east have semi-circular tympanums above the central window inscribed 'OLD MILL PARADE'. Windows and shopfronts are modern.

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 | The building represents an early twentieth century shopping parade. The bay articulation, string courses and inscribed tympanums are of interest. |
| 11. Historic Interest (Including Social and Communal Interest) | |

The building was constructed on the site of The Victoria steam flower mill constructed in 1851 and was associated with to the old windmill in South Street. It was initially named as the Star Mill. It was rebuilt later and extended in 1874. The mill was closed in 1928. The current shopping parade was constructed shortly after that. The Old Mill Parade is an important building for highlighting the more rural nature of Romford's past, and the development of different industries in the town.





A historic photo of The Victoria steam flower mill (undated)

| | |
|---|------------|
| 12. Group Value | |
| N/A | |
| 13. Landmark Status / Townscape Value | |
| The long façade of the building contributes to the streetscene and local townscape. | |
| 14. Archaeological Interest | |
| Surviving original fabric contributes to its archaeological interest. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 18/12/2023 |

SAL21: Station Parade

Section A: General Information

| | | |
|--|--|---|
| 1. Name | Station Parade |  |
| 2. UID | | |
| 3. Address | Station Parade, Victoria Road, Romford | |
| 4. Postcode | RM1 2JA | |
| 5. Grid Ref | TQ 51459 88390 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | |  |
| 7. Description (Including Asset Type) | | |
| <p>A large three-storey shopping parade at an important junction with frontages on to both Victoria Road and South Street. Red bricks and stone plat bands, stone quoins, brick and stone pilasters articulates regular bay formation. Single-brick projection in both facades surmounted with a brick and stone parapet entablature with 'Station Parade' engraved. Corner chamfered bay with an oriel window on the first floor and tripartite on second floor, rendered parapet. Modern shopfronts and windows.</p> | | |

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 | A good example of large inter-war period purpose-built shopping arcade with attractive design, detailing and materials. |
| 11. Historic Interest (Including Social and Communal Interest) | The large shopping arcade contributes to the understanding of social and commercial history of Romford after the First World War and its reputation as a significant shopping hub in the southeast of England. |
| 12. Group Value | N/A |

| | |
|---|------------|
| 13. Landmark Status / Townscape Value | |
| With extensive facades of attractive design and detailing on to a prominent junction and both Victoria Road and South Street, Station Parade poses high landmark value and makes a significant contribution to the local townscape. | |
| 14. Archaeological Interest | |
| N/A | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 18/12/2023 |

SAL22: The Victoria Public House

Section A: General Information

| | | |
|---|---------------------------|--|
| 1. Name | The Victoria Public House | |
| 2. UID | | |
| 3. Address | 122 Victoria Rd, Romford | |
| 4. Postcode | RM1 2PA | |
| 5. Grid Ref | TQ 51771 88549 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>A typical Victorian public house on a prominent corner plot at the junction of Victoria Road and Albert Road. Two-storey brick construction, roughcast rendered, painted exterior, hipped roof behind tall parapets. Rounded corner with entrance, series of large pane double-hung sashes on first floor. Large ground floor windows are modern and side entrances in both frontages. Original building at the corner extended to south and west with lower windows to the front.</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 but simple mid-Victorian style purpose-built public house that accommodated Georgian proportions and hidden roof behind tall parapet. Rounded corner with entrance, string courses below parapet are of interest. Extended to the south and west with different windows.</p> | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| <p>The Victoria is important part of the local history as the first purpose-built pub to be constructed shortly after Victoria Road was developed in the 1850s and Albert Road in c.1860. Therefore, it represents the towns development in the Victorian era. It is also significant for its long association as a social meeting point in the area.</p> | | |
| 12. Group Value | | |
| <p>The public house shares some group value with the first houses developed on Victoria Road and Albert Road.</p> | | |
| 13. Landmark Status / Townscape Value | | |
| <p>Owing to its sitting on a corner plot with prominent frontages on both Victoria Road and Albert Road the public house bears considerable landmark quality. It has a strong presence in the streetscene and contributes positively to the local townscape.</p> | | |
| 14. Archaeological Interest | | |
| <p>There is some archaeological value from the remaining mid-nineteenth century fabric of the building. The later additions are from late nineteenth century and contribute to the understanding of the pub's evolution and increased demand for space.</p> | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 18/12/2023 | |

SAL23: The Wheatsheaf Public House

Section A: General Information

| | | |
|--|-----------------------------|--|
| 1. Name | The Wheatsheaf Public House | |
| 2. UID | | |
| 3. Address | 45 Wheatsheaf Road, Romford | |
| 4. Postcode | RM1 2HD | |
| 5. Grid Ref | TQ 51707 88139 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
|  | | |
| 7. Description (Including Asset Type) | | |
| <p>A two-storey red brick purpose-built public house. Cross hipped tiled roof over L shape on plan, frontages on to Wheatsheaf Road and forecourt to the south facing Brentwood Road. Two brick chimneys in the north-south running ridge. Near symmetrical facades. To the south three windows on first floor, central entrance between two single-storey bays under continuous hipped roof. Elevation on to Wheatsheaf Road features two full-height gabled bays flanking central entrance through open porch and three windows on first floor. Both bays have brick base and upper floor timber-framing, brick dressing and mock-Tudor timber work in gables. Single-storey rear lean-to with service entrance under tall parapet. Windows have brick on tiles sills.</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 building represents a good example of late nineteenth century purpose-built public house in simple domestic style. The built quality, material and detailing contribute to its architectural interest. The building retains its original character and most of its original features. Windows are replacement UPVC.</p> | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| <p>There are no known historic associations of interest. However, as a purpose-built public house since the late nineteenth century the building has long-standing communal value as a place where the community can socially interact.</p> | | |
| 12. Group Value | | |
| N/A | | |
| 13. Landmark Status / Townscape Value | | |
| <p>The building has some landmark value deriving from its prominent presence in the streetscene and attractive architectural details.</p> | | |
| 14. Archaeological Interest | | |
| <p>The building has some archaeological interest from the surviving nineteenth century fabric.</p> | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 18/12/2023 | |

St Andrew's

SAN1: The Billet

Section A: General Information

| | | |
|---|----------------------------|--|
| 1. Name | The Billet |  |
| 2. UID | SAN1 | |
| 3. Address | 59 Billet Lane, Hornchurch | |
| 4. Postcode | RM11 1AX | |
| 5. Grid Ref | TQ 53858 87480 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Langtons Conservation Area | |
| 7. Description (Including Asset Type) | | |
| <p>A late-nineteenth century red brick building with shallow hipped slated roof, one off-centred tall free-standing brick chimney stack. Three-bay symmetrical façade articulated in windows with gauged brick segmental arches, single-pane timber sashes. Single-storey unsympathetic extensions on either side with large openings to the front.</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 | | |
| Originally a simple domestic style public house, constructed in well-proportioned form and good quality material. Despite unsympathetic additions, the original form and architectural quality is still legible. | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| The Billet is of local historic interest as a nineteenth century community building. It was constructed on the location of a historic public house named Crooked Billet, which gave the road's name. | | |
| 12. Group Value | | |
| It shares group value with The Hermitage and Fairtykes Art Centre (Grade II listed) to visually define the western edge of the Green. | | |
| 13. Landmark Status / Townscape Value | | |
| The Billet is one of the prominent buildings within Langton Conservation Area and is of townscape value. | | |
| 14. Archaeological Interest | | |
| The buildings have some archaeological significance as a former nineteenth century domestic style public house. There is potential for evidence of its original use in its fabric and planform. | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 11/12/2023 | |

SAN2: The Hermitage

Section A: General Information

| | | |
|--|----------------------------|---|
| 1. Name | The Hermitage |  |
| 2. UID | SAN2 | |
| 3. Address | Billet Lane, Hornchurch | |
| 4. Postcode | RM11 1XL | |
| 5. Grid Ref | TQ 53853 87526 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Langtons Conservation Area | |
| 7. Description (Including Asset Type) | |  |
| <p>An early twentieth century, two-storey red brick building with slate cross-hipped roof. Single and two-storey Dutch gables to the front and a tall Dutch gable in the north elevation, chimney stack in the north elevation with single brick breast. Three-point arched window in the lower Dutch gable and circular window (Oeil-de-boeuf or Bulls eye) in the upper gable to the front, other windows have segmental arch, projecting brick sills, chamfered north-east corner at ground level. A large modern red brick extension to the south.</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>Early twentieth century Villa style building with some distinctive features, detailing representing high quality workmanship and materials. The Successive Dutch gables to the front and tall Dutch gable to the north are of interest. Despite the large unsympathetic extension to the building, its original form and architectural quality is still very much recognisable.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |

| | |
|--|------------|
| N/A | |
| 12. Group Value | |
| The Hermitage forms a group with Fairkytes (Grade II listed) and the Billet that visually define the western edge of the Green. | |
| 13. Landmark Status / Townscape Value | |
| It has a prominent presence on to Billet Lane. Located on a prominent corner plot and the distinctive red brick Dutch gables provides some landmark quality to the building. | |
| 14. Archaeological Interest | |
| N/A | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 11/12/2023 |

SAN3: The Fatling (formerly The Bull Inn and Fatling and Firkin)

Section A: General Information


| | | |
|---|-----------------------------------|--|
| 1. Name | The Fatling (former The Bull Inn) | |
| 2. UID | SAN3 | |
| 3. Address | 109 High St, Hornchurch | |
| 4. Postcode | RM11 1TX | |
| 5. Grid Ref | TQ 53891 87209 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | N/A | |
|  | | |
| 7. Description (Including Asset Type) | | |
| <p>A post war public house constructed in 1953 on the site of a sixteenth century public house, The Bull Inn. Two-storey rendered with mock-Tudor timber-work (now painted), high pitched plain clay tiled roof with three tall brick chimney stacks. First floor three oriel windows, ground floor bay windows to the front and left side (modern), main entrance through a single-storey addition to the right.</p> | | |

Section B – Assessment

| | | |
|--|--|--|
| 8. Age | Post 1947 | |
| Exact date (if known): | 1953 | |
| 9. Authenticity | A single significant phase and which is largely intact | |
| 10. Architectural and Artistic Interest | | |
| <p>The architectural interest of the public house is derived from its appearance as a reconstruction of a sixteenth century public house which formerly existed on the site. The current building occupies the identical position of the former building, and recreates its form. The mock-Tudor timbering and the three oriel windows are of architectural and aesthetic value.</p> | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| <p>The building is important in the local history as it is a well-designed 1950s replacement of an early public house. Communal value as a place where the community can meet and socially interact.</p> | | |
| 12. Group Value | | |
| N/A | | |
| 13. Landmark Status / Townscape Value | | |
| <p>The building is of good landmark value. The tall chimney stacks and mock-Tudor timbering in the side gables make it a prominent and attractive building in the streetscape.</p> | | |
| 14. Archaeological Interest | | |
| <p>Limited archaeological interest as a source of evidence for building techniques and materials used during the early-mid twentieth century.</p> | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 11/12/2023 | |

SAN4: The Chaplaincy

Section A: General Information


| | | |
|--|--------------------------------|--|
| 1. Name | The Chaplaincy | |
| 2. UID | SAN4 | |
| 3. Address | 222 High Street, Hornchurch | |
| 4. Postcode | RM12 6QP | |
| 5. Grid Ref | TQ 54341 87001 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
|  | | |
| 7. Description (Including Asset Type) | | |
| A late twentieth century Arts and Crafts house, large catslide roof with tall, frilled brick chimney stacks, two-storey front bay with large first floor window, rendered exterior, mock Tudor timbering on a jettied first-floor section to the right. Two variable outshots to the rear, single-storey side range with tall twin-stacks. | | |

Section B – Assessment

| | | |
|--|--|--|
| 8. Age | Post 1947 | |
| Exact date (if known): | 1970 | |
| 9. Authenticity | A single significant phase and which is largely intact | |
| 10. Architectural and Artistic Interest | | |
| An attractive modern Arts and Crafts building with good quality detailing and materiality. The overall roofscape with tall twin brick chimneys and mock-Tudor timbering are of interest. | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| Chaplaincy for Grade I listed Parish Church of St Andrew, a replacement of a seventeenth century timber-framed chaplaincy destroyed by fire in 1969, which was also a replacement of the original fourteenth century chaplaincy. | | |
| 12. Group Value | | |
| The building shares group value with the Parish Church of St Andrew. | | |
| 13. Landmark Status / Townscape Value | | |
| N/A | | |
| 14. Archaeological Interest | | |
| N/A | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 11/12/2023 | |

SAN5: The Rising Sun (formerly The Cricketers)

Section A: General Information


| | | |
|--|-------------------------------|--|
| 1. Name | The Rising Sun |  |
| 2. UID | SAN5 | |
| 3. Address | 64 High Street, Hornchurch | |
| 4. Postcode | RM12 4UW | |
| 5. Grid Ref | TQ 53752 87207 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | N/A | |
| 7. Description (Including Asset Type) | | |
| The Rising Sun public house and events venue, now vacant. 1930s, two-storey brick construction, high pitched plain tiled roof with a small flat roofed dormer and hipped projecting bay to the left, axial brick chimney stacks. Façade rendered with modern brick slip dressing around windows, windows covered at ground floor, timber casements at first floor. | | |

Section B – Assessment

| | |
|---|--|
| 8. Age | 1914-1947 |
| Exact date (if known): | 1930s |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| An early twentieth-century domestic style public house with a large frontage and well-proportioned roof. The frontage has been subject to unsympathetic alterations, but the architectural form and quality are still recognisable. | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| The public house is of local historic interest as an interwar period local public house. Some communal value as a place where the community could have met prior to its closure. | |
| 12. Group Value | |
| N/A | |
| 13. Landmark Status / Townscape Value | |
| The building, owing to its tall roofscape and large façade, contributes to the local townscape and streetscene. | |
| 14. Archaeological Interest | |
| Some limited archaeological interest as a source of evidence for building techniques and materials used during the early-mid twentieth century. | |
| 15. Overall Condition | Good |
| Notes: | Currently vacant. |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 11/12/2023 |

SAN6: Walls to Old Hornchurch Chaplaincy

Section A: General Information


| | | |
|--|------------------------------------|--|
| 1. Name | Walls to Old Hornchurch Chaplaincy | |
| 2. UID | SAN6 | |
| 3. Address | High Street, Hornchurch | |
| 4. Postcode | RM11 3SH | |
| 5. Grid Ref | TQ 54436 87000 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
|  | | |
| 7. Description (Including Asset Type) | | |
| A large expanse of brick wall running opposite the Parish Church of St Andrew and Hornchurch War Memorial. Thick base with red brick English Bond plinth projecting out, upper wall Flemish Bond with red bricks and irregular blue headers, rowlock courses on the top. Signs of various repair and sections rebuilt. | | |

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 | | |
| Nineteenth century brick wall. | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| The brick wall is of importance to the local history due to its association with the Grade I listed Parish Church of St Andrew, which dates back to the thirteenth century. | | |
| 12. Group Value | | |
| The building shares group value with the Parish Church of St Andrew. | | |
| 13. Landmark Status / Townscape Value | | |
| The long stretch of wall contributes to the streetscene, the setting of the Grade I listed Parish Church of St Andrew and the Grade II listed Hornchurch War Memorial. | | |
| 14. Archaeological Interest | | |
| Surviving original fabric contributes to its intrinsic archaeological interest | | |
| 15. Overall Condition | Fair | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 06/12/2023 | |

SAN7: School House and Halls

Section A: General Information

| | | |
|---|----------------------------|--|
| 1. Name | School House and Halls |  |
| 2. UID | SAN7 | |
| 3. Address | 24 North St, Hornchurch | |
| 4. Postcode | RM11 1QX | |
| 5. Grid Ref | TQ 54011 87279 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>A two-storey mid-nineteenth century school building and a large hall possibly added in the late nineteenth century. Constructed of yellow stock bricks and red brick dressing, high-pitched roof, brick gables, double Roman roof tiles, the Hall has a plain clay tile roof and a modern pyramidal porch. A highly incongruous tall flat roofed element protruding from the roof slope between the school and hall.</p> | | |

Section B – Assessment

| | |
|--|--|
| 8. Age | 1840-1913 |
| Exact date (if known): | 1855 |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| <p>A good example of Victorian school architecture that represents well-proportioned roofs, gables, and frilled brick chimney stacks. High quality brickwork and detailing, fenestration and other characterful architectural features i.e., slit and bulls eye windows in the gables, etc, are of interest. Combination of flat and pointed segmental gauged brick arches</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>The building is of local historic interest as a Victorian school for girls and infants constructed on the land given by New College, Oxford. The school was used by infants until 1926.</p> | |
| 12. Group Value | |
| <p>The building forms a group value with Langtons School on Westlands Avenue.</p> | |
| 13. Landmark Status / Townscape Value | |
| <p>The building has townscape value as an attractive and characterful early Victorian architecture.</p> | |
| 14. Archaeological Interest | |
| <p>Surviving original fabric contributes to its intrinsic archaeological interest. There is potential for archaeological evidence its original use as a Victorian school within its fabric and planform.</p> | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 11/12/2023 |

SAN8: The Chequers Public House

Section A: General Information

| | | |
|---|---------------------------|--|
| 1. Name | The Chequers Public House |  |
| 2. UID | SAN8 | |
| 3. Address | 121 North St, Hornchurch | |
| 4. Postcode | RM11 1ST | |
| 5. Grid Ref | TQ 53928 87819 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>Late nineteenth century public house, two-storey with single-storey front and rear elements, pitched slated roof with a flat ridge towards the rear due to a wider rear elevation, four rendered chimney stacks. White rendered exterior, roughcast at first floor, fascia banding at ground level, rendered quoins to windows and doors. The single-storey projection to the front has ornamental metal railing, hanging signs and lanterns. Large timber windows with toplights at ground floor, first floor replacement UPVC windows. Unsympathetic timber pergola to the rear.</p> | | |

Section B – Assessment

| | |
|---|--|
| 8. Age | 1840-1913 |
| Exact date (if known): | 1899 |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| <p>The Chequers is a very attractive purpose-built late-nineteenth century public house with many elaborate and ornamental detailing. It presents strong late-Victorian public house character. The form, design and architectural features of the building are intended to complement its prominence at a triangular plot with all open elevations. Despite some unsympathetic alterations the building retains its original form and many of its original features.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>The public house replaced an earlier hostelry and beer house named The Chequers Inn.⁹ It therefore has local historic interest as the site of a historic public house at the northern entrance to the village.</p> | |
| 12. Group Value | |
| N/A | |
| 13. Landmark Status / Townscape Value | |
| <p>The Chequers is of high landmark value. Its prominent location, open elevations, and low backdrop make it a visually dominant building. Moreover, its form and many attractive architectural details make it a prominent building within the streetscene.</p> | |
| 14. Archaeological Interest | |
| Surviving original fabric contributes to its intrinsic archaeological interest | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 11/12/2023 |

⁹ 12 Pubs and Inns - of Hornchurch © 2024 pubwiki.co.uk at <https://pubwiki.co.uk/EssexPubs/Hornchurch/PubHistory.shtml>

SAN9: Jack Cornwell Cottages

Section A: General Information


| | | |
|--|---|--|
| 1. Name | Jack Cornwell Cottages | |
| 2. UID | SAN9 | |
| 3. Address | Cornwell Cottages, 114-124 Station Lane, Hornchurch | |
| 4. Postcode | RM12 6LX | |
| 5. Grid Ref | TQ54001 86531 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
|  | | |
| 7. Description (Including Asset Type) | | |
| <p>Three pairs of semi-detached cottages built in 1928 as the John Cornwell Victoria Cross National Memorial for the use of disabled or infirm former sailors. The cottages and driveway are arranged to form the shape of a Victoria Cross medal, accessed from Station Road. Two storeys, red brick construction under plain tile hipped roofs. Central angled chimney stack to each pair. Full height canted bay windows to front elevations and single storey catslides to the flanks. Set within their own grounds and bounded by a low wall and railings with brick piers. Memorial plaque to John (Jack) Cornwell (awarded Victoria Cross in World War I) on front gate pier.</p> | | |

Section B – Assessment

| | | |
|---|--|--|
| 8. Age | 1914-1947 | |
| Exact date (if known): | 1928 | |
| 9. Authenticity | A single significant phase and which is largely intact | |
| 10. Architectural and Artistic Interest | | |
| Some architectural interest as examples of modest, unaltered late 1920s housing. There is interest in their layout which was designed to form the shape of a Victoria Cross medal. | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| High historic and social interest. The cottages (almshouses) were built in 1928 on a plot of land which was purchased from money raised by the Mayor of East Ham in memory of Boy Seaman John Cornwell. Cornwell died in June 1916 after being wounded in the Battle of Jutland onboard HMS Chester and he was posthumously awarded the Victoria Cross in September 1916. There is a memorial plaque on the front gate pier. The cottages were built for disabled or infirm former sailors and are still managed by The Royal Naval Benevolent Trust. | | |
| 12. Group Value | | |
| As a group of relatively unaltered 1920s houses, the three pairs have value. | | |
| 13. Landmark Status / Townscape Value | | |
| Townscape value due to their arrangement as a group of three buildings comprising six almshouses set within their own landscaped grounds and bounded by a low wall with railings and brick piers. | | |
| 14. Archaeological Interest | | |
| Some archaeological interest in illustrating late 1920s construction techniques. | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 22/03/2024 | |

SAN10: Taxi Offices

Section A: General Information

| | | |
|---|--|--|
| 1. Name | Taxi Offices outside Hornchurch Station. | |
| 2. UID | SAN10 | |
| 3. Address | 170 Station Lane Hornchurch | |
| 4. Postcode | RM12 6LS | |
| 5. Grid Ref | TQ 53937 86259 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
|  | | |
| 7. Description (Including Asset Type) | | |
| Single-storey building, with tiled roof, hipped at the north end. Attached to the station building to the south. Half-timbered with white rendered infill. Two prominent, central bay windows with gables above. Two small oriel windows wither side. Supporting timber post on boundary wall at north end. | | |

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 | |
| <p>The building is very diminutive, which provides distinction, along with its overall aesthetic and architectural value.</p> <p>The building may well have been constructed as a taxi office, a function it still fulfils today. It is a rare building, unlike others in the borough.</p> <p>The single-storey building retains original/traditional materials, including leaded windows, clay tiled roof, decorative half-timbering with white rendered infill. The two prominent, central bay windows have faux timber braced gables above. There are two small oriel windows wither side. The boundary wall is likely to be original as there is a supporting timber post at its north end, supporting the roof canopy of the building. The boundary wall is also distinctive, with brick and tile used and small arched openings. There is a later flat roofed alteration/addition to the south at the boundary with the station building.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| Hornchurch Station was originally built in 1885. The station was completely rebuilt in 1932 by the London, Midland and Scottish Railway. Historic mapping is a little ambiguous, but it seems probable that the building was built either at the same time or shortly after. | |
| 12. Group Value | |
| May have some group value in its association with the station building, though it contrasts in terms of appearance and architectural style. | |
| 13. Landmark Status / Townscape Value | |
| The building has landmark status and townscape value. Despite its small size it is highly distinctive and in a prominent position in the street scene. | |
| 14. Archaeological Interest | |

| | |
|--|---|
| Some limited archaeological interest, providing evidence for the continuity and function of the building as a taxi office. | |
| 15. Overall Condition | Fair |
| Notes: | The building and in particular its façade are in need of some upkeep. One toplight leaded window is missing. The building is rare and distinctive, potentially still fulfilling its original intended function as a cab office. |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 28/03/2024 |

SAN11: Upminster Bridge Station

Section A: General Information

| | | |
|--|-------------------------------|---|
| 1. Name | Upminster Bridge Station |  |
| 2. UID | SAN11 | |
| 3. Address | Upminster Road, Hornchurch | |
| 4. Postcode | RM12 6PL | |
| 5. Grid Ref | TQ 55084 86808 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>Red brick construction, flat roof behind stepped parapets, double-height atrium in the centre in octagonal form. Symmetrical form and façade with a large canopy over open portico, shopfronts on either side. London Underground roundel sign on post above main entrance. Tubular railing on ground level roof parapet.</p> | | |


Section B – Assessment

| | |
|--|--|
| 8. Age | 1914-1947 |
| Exact date (if known): | 1932-1934 |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| <p>Attractive Art Deco form and brick detailing. The octagonal atrium, stepped up parapet and brickwork detailing are of architectural interest.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>The building was designed by William Henry Hamlyn who was architect for the London Midland and Scottish Railway. He designed several railway stations in the 1930s. The construction of the building as an infill station illustrates the increased local demand resulting from the residential expansion of Upminster after the First World War. The station was named after the historic Upminster Bridge over the River Ingerbourne.</p> | |

| | |
|--|------------|
| 12. Group Value | |
| Some group value with the other stations along the railway line. | |
| 13. Landmark Status / Townscape Value | |
| The building has considerable landmark status deriving from its prominent position, functional character and attractive architectural form and design. | |
| 14. Archaeological Interest | |
| Some archaeological interest as evidence of 1930s construction techniques and station design. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 11/01/2024 |

SAN12: Langtons Primary School

Section A: General Information

| | | |
|--|-----------------------------|--|
| 1. Name | Langtons Primary School |  |
| 2. UID | SAN12 | |
| 3. Address | Westland Avenue, Hornchurch | |
| 4. Postcode | RM11 3SD | |
| 5. Grid Ref | TQ 54078 87283 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>An early twentieth century large purpose-built school constructed of red bricks and stone dressing in Queen Ann Revival style. The entire range is symmetrical, comprises a setback central section with a forecourt formed by two large projecting gables, the two side ranges- each with two gables. Plain tile roofs with finials and two tall cupolas surmounting the side ranges. Central section provides separate entrances for boys and girls through semi-circular arches on columns and large key-stones, date carved between. Stone entablature above door carved with '<i>Hornchurch Board Schools</i>'. Unsympathetic top-pivoting windows throughout.</p> | | |




Section B – Assessment

| | |
|--|--|
| 8. Age | 1840-1913 |
| Exact date (if known): | 1902 |
| 9. Authenticity | A single significant phase and which is largely intact |
| 10. Architectural and Artistic Interest | |
| <p>The building is of considerable architectural interest deriving from its high-quality precise design and build quality. It retains its form, character and the majority of its architectural features. The symmetry and articulation in the front elevation, as well as the brick and stone works, are of high aesthetic value. The modern replacement windows undermine its architectural interest.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>The original Langton's Junior and Infants School, now the School House and Halls at North Street, was taken over by the School Board in 1889 and constructed this school in 1902.</p> | |
| 12. Group Value | |
| <p>The building shares a group value with School House and Halls at North Street due to their historic relationship as one educational institute.</p> | |
| 13. Landmark Status / Townscape Value | |
| <p>The building has considerable landmark quality deriving from its large scale frontage that dominates much of Westland Avenue. Owing to its high-quality formal design and attractive architectural features and detailing, the building makes an important contribution to the streetscene as well as the local townscape. The school is of social and communal value as the place of education for many generations of local children.</p> | |
| 14. Archaeological Interest | |
| N/A | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 11/12/2023 |

St Edward's

SE1: Trinity Methodist Church

Section A: General Information

| | | |
|---------------------------------------|--------------------------|---|
| 1. Name | Trinity Methodist Church |    |
| 2. UID | SE1 | |
| 3. Address | Angel Way, Romford | |
| 4. Postcode | RM1 1JH | |
| 5. Grid Ref | TQ50985 88853 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | <p>Trinity Methodist Church, Mawney Road, Romford 1890s, Havering Libraries Local Studies</p> |


Late nineteenth century Wesleyan Methodist Chapel. Red Brick with Bath stone dressings under a slate roof. Cross-shaped plan, three bay nave with buttressed aisles, transepts and chancel. Later church hall to eastern end in similar materials. Detailed western elevation with central pitched gable flanked by two tall brick pinnacles with lead roof and two smaller pitched gables. Main entrance through a central moulded arched doorway with triangular pediment, above which there are lancet windows, surmounted by a recessed arch. Brick detailing at first floor level and within the gable. A projection either side of the west elevation contain staircases leading to the end gallery, with a pair of lancet windows at first floor level and gable rose windows. South and north aisles have three pairs of windows with stone surrounds. Two louvred triangular roof windows above the nave. Transepts have two large two lights windows with tracery and large rose window to the gable.

Section B – Assessment

| | |
|--|--|
| 8. Age | 1840-1913 |
| Exact date (if known): | 1887 |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| The church is a good example of late nineteenth century Gothic revival style of architecture. It was designed by Charles Bell F.R.I.B.A. who designed more than 60 Wesleyan Methodist chapels across the country during the late nineteenth century. Its architectural and artistic interest derives from its symmetrical plan and elevation, its form and proportions, and the variety of high quality details and materials. | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| Trinity Methodist Church was founded in 1827 in a chapel on Mawney Road (later Angel Way). In 1887 the chapel was sold to the Salvation Army and a new church was built to serve the rapidly developing Mawneys Estate. Trinity Hall, built behind the church in 1899, was used for Sunday school and other activities. New vestries were added in 1923 and major alterations carried out in 1936, and the church was bombed during the Second World War in 1940. Following the sale at auction in 1883 of the Manor of Mawneys, the area was laid out for housing development. By 1899 the development covered the area north-west of Romford, and this included the line of Mawney Road, with Mawney Road School and new swimming baths, now both demolished. The Church is representative of a period in the growth of Romford into a popular suburb. | |
| 12. Group Value | |
| Trinity Methodist Church and The Mawney Arms share some group value as part of the planned development of Mawney Road. | |
| 13. Landmark Status / Townscape Value | |
| The Church was designed and built as a landmark within the new development, with its prominent location at the end of Mawney Road. the construction of the ring road in the 1970s has greatly affected its visual link with the Mawneys Estate, and the Church now sits at the end of Angel Way, overlooking a dual carriageway. Its form and the many attractive architectural details still make it a prominent building within the streetscene. | |
| 14. Archaeological Interest | |
| The archaeological value of the church is inherent in the building's fabric providing evidence of late nineteenth century construction techniques and use of materials. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 19/01/2024 |

SE2: Gidea Park Preparatory School and Nursery (Balgores House)

Section A: General Information

| | | |
|--|--|--|
| 1. Name | Gidea Park Preparatory School and Nursery (Balgores House) | |
| 2. UID | SE2 | |
| 3. Address | Gidea Park Preparatory School and Nursery, 2, Balgores Lane, Romford | |
| 4. Postcode | RM2 5JR | |
| 5. Grid Ref | TQ 52493 89756 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Gidea Park Conservation Area | |
|  | | |
| 7. Description (Including Asset Type) | | |
| A large Victorian country house, constructed in yellow stock bricks. Main range of three bays with symmetrical façade, large segmental arched windows under gauged brick lintels, ground floor arches have keystone motif, vertical recessed brick panels at ends. Hipped slate roof with several tall brick chimney stacks. | | |

Section B – Assessment

| | |
|---|--|
| 8. Age | 1840-1913 |
| Exact date (if known): | c.1851 |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| The building has considerable architectural interest deriving from its character as a Victorian country house with Classical influences. It has high material quality and workmanship. The brick detailing, elaborate entrance porch and the chimney stacks are of particular interest. The late twentieth century external staircase on the north elevation is a negative element. | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| Originally constructed as Balgores House. It is depicted on the first edition OS map within extensive gardens, belonging to Balgores Estate. It was constructed in c.1851 but the estate and an earlier house existed before. In 1910, Balgores Estate was sold to Herbert Raphael acting for Gidea Park Ltd. During the Gidea Park Exhibition in 1911, Balgores House was used as a refreshment facility for the visitors. | |



1924 photo of Balgores House, (source: Haverling Libraries-Local Studies)

Balgores House accommodated Belgian refugees of First World War. In 1916 it was offered to the Artists Rifles, a volunteer regiment of the British Army. During this time, the war poet Wilfred Owen was based in Balgores House. In 1919, Balgores House was purchased by James Parkinson who founded Gidea Park College. The school moved to Balgores House in 1921 and recognised as a preparatory school to Royal Liberty School.

12. Group Value

N/A

13. Landmark Status / Townscape Value

The building has considerable landmark quality and makes an important contribution to the local townscape and streetscene. It has been identified as making a positive contribution to the character and appearance of Gidea Park Conservation Area.

14. Archaeological Interest

Surviving original fabric contributes to its intrinsic archaeological interest.

15. Overall Condition Good

Notes:

16. Recommended for inclusion Yes

17. Date of assessment 12/02/2023

SE3: 81 Eastern Road (The Orchard)

Section A: General Information


| | | |
|---|-----------------------|--|
| 1. Name | 81 Eastern Road |  |
| 2. UID | SE3 | |
| 3. Address | Eastern Road, Romford | |
| 4. Postcode | RM1 3PB | |
| 5. Grid Ref | TQ51773 88787 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>Two-storey, three bay red brick Victorian Villa. Recessed central entrance flanked by projecting bays behind a lead and cast iron Veranda-style porch at ground floor. Stone string course above. Three sash windows on upper elevation with diamond string course and decorative stone tiles within the brick arch. Gable window on each side elevation. Slate roof with cocks-comb crested ridge tiles and finials. Crazy stone front boundary wall with piers at each side of both entrances, one surviving stone ball finial on the top of the easternmost pier.</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 house has strong architectural character of a Victorian Villa and is representative of the excellent design and build quality surviving from the rapid development of Eastern and Western Roads from 1851 onwards. The overall form, proportion of the house, its intricate detailing and features contribute to its architectural interest and represents the quality and effort put into domestic Victorian architecture and building.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>The house is representative of the rapid development of Western and Easter Roads undertaken in 1851 by the National Freehold Land Society, which had acquired the manor of Stewards on the east side of South Street, near Romford station. By 1854 Western and Eastern Roads, and the southern end of Junction Road had been built, and many plots sold.</p> | |
| 12. Group Value | |
| <p>The house shares a strong group value with the other surviving Victorian properties along Eastern Road, and their architectural and historical interest are also shared.</p> | |
| 13. Landmark Status / Townscape Value | |
| <p>The house makes an important contribution to the streetscene and local townscape.</p> | |
| 14. Archaeological Interest | |
| <p>Some archaeological value from the surviving original fabric.</p> | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 19/01/2024 |

SE4: 84 and 86 (Roseville and Craigville) Eastern Road

Section A: General Information


| | | |
|---|---|--|
| 1. Name | 84 and 86 (Roseville and Craigville) Eastern Road | |
| 2. UID | SE4 | |
| 3. Address | Eastern Road, Romford | |
| 4. Postcode | RM1 3QA | |
| 5. Grid Ref | TQ51792 88757 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
|  | | |
| 7. Description (Including Asset Type) | | |
| <p>Two and a half storey pair of semidetached brick houses with stone dressings, slightly recessed central bay, flanking bays feature two steep-pitched gables fronting the road. Symmetrical facade with projecting double height bays; top-hung uPVC windows throughout. Central entrances under recessed porch. Two central dormer windows with decorative barge boards. Slate roof with looped ridge tiles and finials.</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 house has strong architectural character of a Victorian Villa and is representative of the excellent design and build quality surviving from the rapid development of Eastern and Western Roads from 1851 onwards. The overall form, proportion of the house and many detailing and features contribute to its architectural interest and represent the quality and effort put into domestic Victorian architecture and building.</p> | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| <p>The house is representative of the rapid development of Western and Easter Roads undertaken in 1851 by the National Freehold Land Society, which had acquired the manor of Stewards on the east side of South Street, near Romford station. By 1854 Western and Eastern Roads, and the southern end of Junction Road had been built, and many plots sold.</p> | | |
| 12. Group Value | | |
| <p>The house shares a strong group value with the other surviving Victorian properties along Eastern Road, and their architectural and historical interest are also shared.</p> | | |
| 13. Landmark Status / Townscape Value | | |
| <p>The house makes an important contribution to the streetscene and local townscape.</p> | | |
| 14. Archaeological Interest | | |
| <p>Some archaeological value from the surviving original fabric.</p> | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 19/01/2024 | |

SE5: 90 Eastern Road

Section A: General Information

| | | |
|---|--------------------------|--|
| 1. Name | 90 Eastern Road, Romford |  |
| 2. UID | SE5 | |
| 3. Address | Eastern Road, Romford | |
| 4. Postcode | RM1 3QA | |
| 5. Grid Ref | TQ51829 88778 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>Two storey yellow brick building with stone detailing. Projecting pitched gable to left side of front elevation, containing double-height canted bay window with single-pane sash windows. Modern entrance door and ground floor window to the right side with traditional single pane sash windows at first floor.</p> <p>Hipped slate roof with large cornice supported by brackets, simple cresting and fretted bargeboards to the gable.</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 house has strong architectural character of a Victorian Villa and is representative of the excellent design and build quality surviving from the rapid development of Eastern and Western Roads from 1851 onwards. The overall form, proportion of the house, its intricate detailing and features contribute to its architectural interest. The elaborate detailing in the bay windows and barge board makes the house represents the quality and effort put into domestic Victorian architecture and building.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>The house is representative of the rapid development of Western and Easter Roads undertaken in 1851 by the National Freehold Land Society, which had acquired the manor of Stewards on the east side of South Street, near Romford station. By 1854 Western and Eastern Roads, and the southern end of Junction Road had been built, and many plots sold.</p> | |
| 12. Group Value | |
| <p>The house shares a strong group value with the other surviving Victorian properties along Eastern Road, and their architectural and historical interest are also shared.</p> | |
| 13. Landmark Status / Townscape Value | |
| <p>The house makes an important contribution to the streetscene and local townscape.</p> | |
| 14. Archaeological Interest | |
| <p>Some archaeological value from the surviving original fabric.</p> | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 19/01/2024 |

SE6: 10 Gilbert Road**Section A: General Information**



| | | |
|--|--------------------------|--|
| 1. Name | 10 Gilbert Road, Romford | |
| 2. UID | SE6 | |
| 3. Address | 10 Gilbert Rd, Romford | |
| 4. Postcode | RM1 3BX | |
| 5. Grid Ref | TQ 51720 89193 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| Two-storey detached house, yellow stock brick construction with red brick detailing, prominent gable over full height square bay window with stucco dressing. L-shape planform with a cross gabled slated roof and two-storey bay to the right under a low lean-to roof with small gable over first floor window. Single storey garage addition to left. Several extensions to the rear. | | |

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 | | |
| A good and relatively unaltered example of a late nineteenth century detached house. Good quality materials and detailing. Prominent timbered gable with finial, bay windows, timber entrance door and timber porch are of interest. | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| No known historic association, but a good example of the late nineteenth century development of the area. | | |
| 12. Group Value | | |
| N/A | | |
| 13. Landmark Status / Townscape Value | | |
| As one of the earlier buildings on the street and due to its prominent scale and design, it is of townscape value and makes a positive contribution to the streetscene. | | |
| 14. Archaeological Interest | | |
| Some archaeological value in the original fabric of the building. | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 28/03/2024 | |

SE7: 25-35 High Street, Romford**Section A: General Information**

| | | |
|-------------|----------------------------|--|
| 1. Name | 25-35 High Street, Romford | |
| 2. UID | SE7 | |
| 3. Address | 25 High Street, Romford | |
| 4. Postcode | RM1 1JL | |

| | | |
|---|---------------------------|---|
| 5. Grid Ref | TQ 51062 88758 |  |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Romford Conservation Area | |
| 7. Description (Including Asset Type) | |  |
| <p>A row of six late-nineteenth century properties forming a three-storey terrace of shops. The six properties are articulated by stucco pilasters with ball top capitals, shopfronts are divided by pilasters with decorative consoles. Attractive terracotta detailing on gables and parapet across the facade. Nos. 27 and 33 have canted oriel windows on first floor and elliptical arched windows on second floor, whilst others have flat arched windows to both floors. Steep pitched tiled roof with three regularly spaced tall hexagonal chimneystacks. Poor quality shopfronts and unsympathetic window replacements.</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 | The building retains most of its original architectural features and intricate detailing which is of high quality. Romford Conservation Area Character Appraisal identifies it as <i>"a rare surviving example in the Conservation Area of modest well-detailed late 19th century commercial development"</i> . Unsympathetic UPVC windows across the façade and the shopfronts do not complement the quality of the building, but its unique architectural interest remains intact. |
| 11. Historic Interest (Including Social and Communal Interest) | The building is of local historic interest and illustrates the commercial growth of Romford town centre in the late-nineteenth century. |
| 12. Group Value | The building shares group value with The Woolpack Inn at 48 High Street (locally listed). |
| 13. Landmark Status / Townscape Value | Considerable landmark quality deriving from its scale and attractive façade. The building makes a positive contribution to the streetscene in the town centre. |
| 14. Archaeological Interest | |

| | |
|---|------------|
| Surviving original fabric contributes to its intrinsic archaeological interest. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 28/03/2024 |

SE8: Prudential Building

Section A: General Information




| | | |
|---|----------------------|--|
| 1. Name | Prudential Building | |
| 2. UID | SE8 | |
| 3. Address | High Street, Romford | |
| 4. Postcode | RM1 3RA | |
| 5. Grid Ref | TQ51172 88851 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Romford | |
|  | | |
| 7. Description (Including Asset Type) | | |
| <p>This is a late 1920s-early 1930s four storey corner brick construction with stone dressings and brick quoin detail at the corners, forming the shoulder of South Street and High Street. The apex of the building is three bays, facades along South Street and High Street are symmetrical and consist in five bays each. Ground floor has been converted to modern shop fronts. Timber frame sash windows throughout, with arched lintels at first floor level. Two pedimented window surrounds to the two central bays of the main facades. Side entrance on High Street with stone pediment. Modern tile mansard roof, originally slate, with protruding dormer windows.</p> | | |

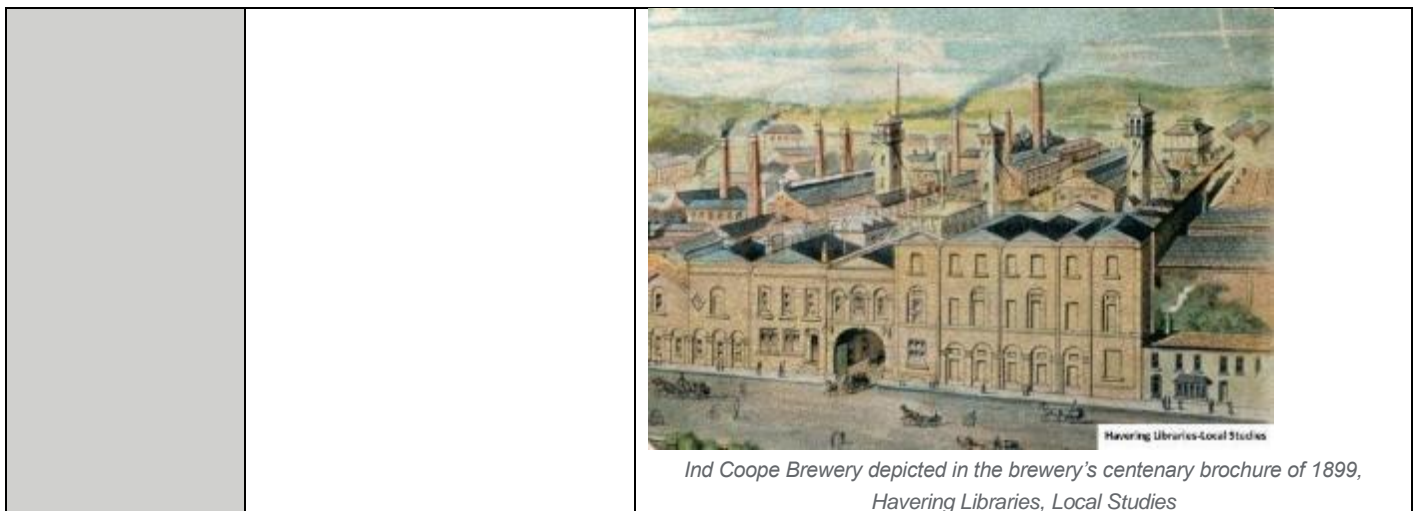
Section B – Assessment

| | | |
|--|--|--|
| 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 | | |
| <p>The building uses high quality materials and design indicative of the Neo-Georgian style. It is demonstrative of the development of Romford during the 1920s-30s as a commercial centre. It is a high quality historic building, forming one corner of the historic crossroads at the bottom of Market Place, and complements the classical design of the other two locally listed buildings.</p> | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| | | |
| 12. Group Value | | |
| <p>The building shares a strong group value with the Coop Bank building, the Golden Lion pub and Prudential Building, forming the crossroads between South Street, North Street, High Street and Market Place.</p> | | |
| 13. Landmark Status / Townscape Value | | |
| <p>Prudential Building is part of the principal group of buildings for which the Romford Conservation Area was designated to protect. It is part of a key view from South Street to North Street through the crossroads, and makes a positive contribution to the street scene in the town centre.</p> | | |
| 14. Archaeological Interest | | |
| | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 19/01/2024 | |

SE9: Romford Brewery (Havering Museum)

Section A: General Information

| | | |
|-----------------------|-----------------------------------|---|
| 1. Name | Romford Brewery (Havering Museum) |    |
| 2. UID | SE9 | |
| 3. Address | High Street, Romford | |
| 4. Postcode | RM1 1JU | |
| 5. Grid Ref | TQ51116 88808 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Romford | |



Ind Coope Brewery depicted in the brewery's centenary brochure of 1899, Havering Libraries, Local Studies

7. Description (Including Asset Type)

Extensive range of late nineteenth buildings fronting the High Street. The central section is a three storeys six bays stock brick construction with, with red brick piers and window arches to ground floor. Semi-circular headed windows to ground floor under relieving arches with a pair of small circular windows overhead. Above a stucco band terminating in flat scrolls. Six sash windows to upper floor set in square recessed panels. Brick on edge cornice. Two large gables facing High Street with large semi-circular headed windows. Two stones set in front wall with the following inscriptions:

'GEORGE II REGIS / Anno Imperii Decimo / Redificatus'

'This stone was removed from the parapet of the old bridge in the High Street. Demolished 1906'

Later three storey six bay gabled additions to the East in similar style. Later three storey three bays addition to the west, with main entrance within stone surround. Coach access to the west of the main buildings with timber sash windows set within relieving arches at first floor. Pitched slate roofs.

Section B – Assessment


| | |
|--|---|
| 8. Age | 1840-1913 |
| Exact date (if known): | 1851 |
| 9. Authenticity | A single significant phase with significant alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| The Brewery is a prominent feature of the Romford Conservation Area. Inherent architectural interest of the group of buildings derives from their nineteenth century industrial use and traditional construction using well-proportioned form, good quality material and a variety of details. | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| Ind, Coope & Co.'s brewery was established on the High Street in Romford in 1799. It was greatly extended in the later nineteenth Century and the buildings on the High Street were built in 1851 to designs by Charles Dyson. It was further extended after the Second World War, steadily becoming Romford's main industry. At the height of its operation during the 1970s, the brewery covered 20 acres and employed over a thousand workers. The brewery was closed in 1993 and much of the site was demolished. The buildings fronting High Street remain as testament to the brewery and its significance in the history of Romford. Today the buildings have been redeveloped to form part of a shopping centre, and to house the Havering Museum. | |
| 12. Group Value | |
| The Brewery represented an important element within the economy of Romford in the nineteenth and twentieth century, particularly with regards to hospitality. The Ind Coope Brewery owned and/or built most of the pubs in the area, including the adjoining White Hart, which was built as the brewery Tap House, The Bull Inn, The Woolpack Inn and the Sun Public House. These buildings shares group value. | |
| 13. Landmark Status / Townscape Value | |
| The building dominates the centre of High Street and is a significant entity in this row. It strongly contributes to the historic core of Romford, which is designated as a conservation area. | |

| | |
|---|------------|
| 14. Archaeological Interest | |
| The surviving original fabric is of archaeological value. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 19/01/2024 |

SE10: The White Hart

Section A: General Information

| | |
|-----------------------|----------------------|
| 1. Name | The White Hart |
| 2. UID | SE10 |
| 3. Address | High Street, Romford |
| 4. Postcode | RM1 1JU |
| 5. Grid Ref | TQ51141 88831 |
| 6a. Conservation Area | Yes |
| 6b. If yes, which CA | Romford |



| | |
|--|--|
| 7. Description (Including Asset Type) | |
| <p>Two and a half storey four bays brick construction in English Domestic Revival style. Mostly altered shopfront at ground floor, however some of the original features still survive, including the coach/vehicular access to the rear yard. Symmetrical first floor with four large oriel windows with timber frame and leaded lights, joined under a cornice running the length of the elevation with arched panels between the gaps. Metal railing within the central arched bay. Pitched tile roof with prominent cornice and four large dormers breaking the eaves, each with a pair of twelve-over-twelve sash windows with gauged brick lintels. Three small chimney stacks. The decorative fitting for the original hanging pub sign still survives.</p> <p>The pub has been first renamed The Bitter End and is now in commercial use, however much of the building appears vacant.</p> | |

Section B – Assessment

| | |
|---|--|
| 8. Age | 1840-1913 |
| Exact date (if known): | 1896 |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| <p>The building is a good example of English Domestic Revival Style using red brick, white woodwork, and an eclectic mixture of decorative and distinctive features which contribute to its architectural and artistic interest.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>The White Hart Inn can be traced as far back as 1489 when it was a significant coaching inn. During the Civil War in the mid-seventeenth Century, the building was used to hold meetings between Deputy Lieutenants and Parliamentary Commissioners. The White Hart In was Romford's main hotel during the eighteenth and much of the twentieth century. The Pub has been a major venue for clubs, society and civic events in Romford during most of the twentieth century, until it was closed in the early 2000s.</p> <p>The current building was built in 1898, and stands on the same site as the fifteenth century coaching inn. Linked to the coaching inn, the White Hart had a large yard containing a stables and farrier, so this area has been a significant hub of activity for much of its past.</p> | |
| 12. Group Value | |

| | |
|--|------------|
| The pub shares group value with the adjoining Ind Coope Brewery who replaced the old White Hart Coaching Inn with the present building as a Tap House for the Brewery. | |
| 13. Landmark Status / Townscape Value | |
| The building stands at the top of the High Street near the Market Square, and is a significant entity in this row. It contributes to the historic core of Romford, which is designated as a conservation area. | |
| 14. Archaeological Interest | |
| Some archaeological value from the surviving original fabric. | |
| 15. Overall Condition | Poor |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 19/01/2024 |

SE11: The Woolpack Inn

Section A: General Information

| | | |
|---|----------------------|--|
| 1. Name | The Woolpack Inn |  |
| 2. UID | SE11 | |
| 3. Address | High Street, Romford | |
| 4. Postcode | RM1 1JL | |
| 5. Grid Ref | TQ51037 88769 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Romford |  |
| 7. Description (Including Asset Type) | | |
| <p>Late-nineteenth century, purpose built public house with residential use at first and second floor. Three storey, red brick with stone dressings. Two central chimneys with a flanking chimney to Angel Way. Slate, hipped roof with projecting gables which feature mock Tudor timbering and decorative barge boards. Ground floor rendered with projecting moulded cornice supported by corbels along both frontages. Dental string course around both frontages above first floor windows. Replacement timber casement windows of differing sizes at first and second floor. Tiled signs <i>Ind, Coope's Ales & Stout</i> above ground floor cornice on both Angel Way and High. Early-twenty first century, three storey rear extension.</p> | | |




Section B – Assessment

| | |
|--|--|
| 8. Age | 1840-1913 |
| Exact date (if known): | 1890s |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| <p>The pub has been vacant for a number of years. Refurbishment and extension works carried out in 2013-14 have removed the unsympathetic render to the first and second floor and reinstated much of the external features and aesthetic which were previously removed or concealed and contribute to the architectural and artistic interest of the pub.</p> | |

| | |
|--|------------|
| 11. Historic Interest (Including Social and Communal Interest) | |
| The pub was built sometime after 1888 as part of the planned house development which followed the sale at auction in 1883 of the Manor of Mawneys. By 1899 development covered the area north-west of Romford, and this included this section of Mawney Road, which is now known as Angel Way. Soon after its construction, severe flooding damaged much of the property at the site which was mainly occupied by dwellings and shops. The Pub is representative of a period in the growth of Romford into a popular suburb. | |
| 12. Group Value | |
| The pub shares group value with the historic site of the Ind Coope and Co Brewery on the opposite side of High Street, now Havering Museum. | |
| 13. Landmark Status / Townscape Value | |
| The Woolpack occupies a key site on the corner of Angel Way and provides a focal point for the Conservation Area and the High Street. It is an important historic building on this streetscape and the High Street, located amongst much modern development. | |
| 14. Archaeological Interest | |
| The archaeological value of the pub is inherent in the building's fabric and design, providing evidence of late nineteenth century construction techniques and use of materials. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 19/01/2024 |

SE12: The Sun Public House

Section A: General Information

| | | |
|--|----------------------|--|
| 1. Name | The Sun Public House |  |
| 2. UID | SE12 | |
| 3. Address | London Road, Romford | |
| 4. Postcode | RM7 9QA | |
| 5. Grid Ref | TQ50888 88519 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | |   |
| 7. Description (Including Asset Type) | | <p>The Sun, London Road, Romford, Havering, London, 1930 Architectural Press Archive / RIBA Collections, RIBA72083</p> |
| <p>1930s Art Deco design. Two and half storey, five bays, red brick construction with stone dressings. Pan tile, staggered hipped roof with three tiled, hipped dormer windows over central bays of front elevation. Flanking bays break eaves line, with projecting flat roofed elements. The three central bays feature a projecting porch at ground floor, creating a</p> | | |

terrace for the first-floor windows above. The ground floor, side arched entrances to the porch have now been bricked up and access is primarily from the front, in the centre of the porch. Main entrance set back within the prominent stone surround supported by two fluted stone columns, flanked by one window on each side. The two bays at each side of the entrance have three windows at ground floor with semi-circular balconies at first floor level above. Balconies feature metal railings modelled into an attractive sun-ray designs typical of Art Deco and scalloped canopies, each topped with a sculptured eagle relief. Ground floor windows are a twentieth-century replacement casements, first floor and dormer windows are likely to be original or a sympathetic replacement. One storey side extension on each side of the main building, the west one extended. Three tall and prominent brick chimney stacks, one on each flank wall with bass relief, and a smaller one centrally in the roof.

Section B – Assessment

| | |
|--|--|
| 8. Age | 1914-1947 |
| Exact date (if known): | 1937 |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| The building is a good example of purpose-built pub which uses many architectural features typical of the Art Deco style. The symmetrical and well-proportioned form and façade, the attractive roofscape and good quality Art Deco detailing contribute to its architectural interest. | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| An inn by this name was first built on this land in 1632. This building was demolished in 1936, and the present building was constructed. Nikolaus Pevsner in the Buildings of <i>England series, London 5: East</i> attributes this public house to the architect A. E. Sewell, who was the lead in-house architect for Truman's Brewery between 1910 and 1939 and designed many pubs which are now listed. | |
| 12. Group Value | |
| N/A | |
| 13. Landmark Status / Townscape Value | |
| The Sun Inn is a substantial building, which is of townscape value and prominent in the street scape, and notable for its clear architectural design. | |
| 14. Archaeological Interest | |
| Although altered, the building permits appreciation of early twentieth century construction techniques and materials. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 19/01/2024 |

SE13: 40 Main Road

Section A: General Information


| | | |
|---|---------------------------------|--|
| 1. Name | Romford Community Health Centre |  |
| 2. UID | SE13 | |
| 3. Address | 40 Main Road, Romford | |
| 4. Postcode | RM1 3BS | |
| 5. Grid Ref | TQ51668 89256 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>Double fronted house in red brick with plain clay tile pitched roof. Single, off-centre chimney stack. Casement windows with stained glass lights surviving. Modern flat-roofed extension on west elevation. Two-storey bay window to eastern side, single storey bay to west. Oriel window above central entranceway, exposed eaves and timber detailing to windows.</p> <p>Currently in use by the NHS, unsympathetic associated signage and ramp present as a result.</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>This is an attractive building which retains many of its original architectural design features. The house has strong architectural character of a Victorian Villa and is representative of the excellent design and build quality surviving from the rapid development of Eastern and Western Roads from 1851 onwards. The overall form, proportion of the house and many detailing and features contribute to its architectural interest and represent the quality and effort put into domestic Victorian architecture and building.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>The building also has a connection to the Victoria Centre on Pettits Lane (also Locally Listed), as it served as an ancillary inpatients ward building for several years from the late nineteenth Century.</p> | |
| 12. Group Value | |
| <p>The house shares a strong group value with the Victoria Centre on Pettits Lane.</p> | |
| 13. Landmark Status / Townscape Value | |
| <p>It sits within its own plot, set back from the main road and makes a positive contribution to the street scape which has seen much modern development.</p> | |
| 14. Archaeological Interest | |
| <p>Some archaeological value from the surviving original fabric.</p> | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 19/01/2024 |

SE14: Hill Court

Section A: General Information


| | | |
|--|--------------------|--|
| 1. Name | Hill Court |  |
| 2. UID | SE14 | |
| 3. Address | Main Road, Romford | |
| 4. Postcode | RM1 3DA | |
| 5. Grid Ref | TQ51730 89294 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>Two 1930s residential symmetrical blocks, three storeys red brick construction with full height rendered arched gables to the entrance and stairwell bays. The front elevations have projecting bowed windows, typical of the Art Deco style to the central and end bays. All windows have been replaced with uPVC frames. Hipped tile roof with prominent central and end chimney stacks. The two residential blocks are arranged symmetrically around a pleasant verdant communal garden.</p> | | |

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 | | |
| <p>These residential blocks are a good example of quality residential development in Art Deco style, with many characterful features of a building of this period, such as pleasing symmetry, curvy lines and ornamental details</p> | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| <p>Hill Court was built on the site of a post mill and its outbuildings, and later a mansion known as Mill House.</p> | | |
| 12. Group Value | | |
| | | |
| 13. Landmark Status / Townscape Value | | |
| | | |
| 14. Archaeological Interest | | |
| | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 19/01/2024 | |

SE15: Romford Baptist Church

Section A: General Information

| | | |
|---|------------------------|---|
| 1. Name | Romford Baptist Church |  |
| 2. UID | SE15 | |
| 3. Address | Main Road, Romford | |
| 4. Postcode | RM1 3BL | |
| 5. Grid Ref | TQ51550 89150 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>Large red brick building with tiled pitched roof over central nave and aisles, flat-roofed transepts to northern end. Main elevation to the North featuring modern entrance porch with pitched roof, flanked on each side by one-storey flat roof vestries. Large round headed window to upper level. Five-bay aisles to the east and west with tall round headed windows. All windows are modern uPVC replacement. Two storey later extensions to rear.</p> | | |


Section B – Assessment

| | |
|---|--|
| 8. Age | 1914-1947 |
| Exact date (if known): | 1934 |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| <p>Despite the alterations and the loss of significant features as the original brick porch and windows, the architectural and artistic interest of the building is still evident in its symmetrical plan and elevation, its form, proportions and the use of brick for its exterior.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>The Romford Baptist Church was built in 1934 as replacement of Grade II Listed Salem Church, however it was reconstituted in 1936 as a separate church. By 1971 it was one of the largest Baptist churches in England. It is an example of the proliferation and diversification of religious dissent away from the Church of England from the mid-nineteenth Century.</p> | |
| 12. Group Value | |
| <p>The building shares some group value with Grade II Listed Salem Chapel.</p> | |

| | |
|---|------------|
| 13. Landmark Status / Townscape Value | |
| Detached, with a prominent gabled roof, the building has some townscape value. Located directly opposite an entrance to the park, clear views of the building can be gained from some distance, emphasised by its contrasting appearance to its immediate neighbours. | |
| 14. Archaeological Interest | |
| The building has some interest as a 1934 example of an ecclesiastical building. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 19/01/2024 |

SE16: Romford Station

Section A: General Information

| | | |
|---|-----------------------|--|
| 1. Name | Romford Station |  |
| 2. UID | SE16 | |
| 3. Address | South Street, Romford | |
| 4. Postcode | RM1 1SX | |
| 5. Grid Ref | TQ51380 88496 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>Three storey red brick building with brick corner detailing and stone dressings. Hipped slate roof behind tall brick parapet. One bay overlooking South Street, seven bays along the railway line. The corner bays have stone door and window surrounds at ground and first floor and circular windows with stone dressing at first floor. Windows and doors along the railway line are of similar proportion with simplified details. Projecting moulded stone cornice and brick parapet with stone coping along all elevations. Clock tower with slate roof above the sixth bay from east. A mixture of circular and six-over-six sash and casement windows. Interior largely modern. Four covered platforms with wrought iron railings. Platform canopies have timber valances edging roofline.</p> | | |

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 | |
| <p>The building uses high quality materials and design indicative of the Neo-Georgian style. It is demonstrative of the development of South Street during the 1920s-30s and makes an important contribution to local character and style.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>Romford Station was opened in June 1839 to the west of Waterloo Road and was the eastern terminus of the Eastern Counties Railway line from Mile End. In 1844 the station was relocated in its current location, to the east of the previous one. In 1893 a second station was opened on the site to serve the London, Tilbury and Southern Railway. In 1860, the station was remodelled with platforms on each side of the line with access to the new station by a covered walkway. It was connected to the Ind Coope Brewery via a tunnel under the line to allow for transferring goods via railway. The current building facing South Street was likely built in the late 1930s and contemporary with the Gas Works Showroom on the opposite side. The station is indicative of the area's nineteenth century expansion and economic growth due to the introduction of railway connections and further commercial development of South Street in the 1930s.</p> | |
| 12. Group Value | |
| <p>In terms of group value, the station is similar in design to other locally listed 1930s buildings along South Street, namely the Gas Works Showroom, the Co-op, the Prudential Building and Lloyds Bank.</p> | |
| 13. Landmark Status / Townscape Value | |
| <p>The building has low landmark status as it runs away from the street, along the railway line, meaning it has a low presence on the primary streetscene, with only one bay facing on to South Street, an important thoroughfare.</p> | |
| 14. Archaeological Interest | |

| | |
|--|------------|
| Some archaeological value as it is representative of late nineteenth century building techniques and use of materials which reflects architectural fashions of the time. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 19/01/2024 |

SE17: 62-76 Western Road

Section A: General Information

| | | |
|---|-----------------------|---|
| 1. Name | 62-76 Western Road |  |
| 2. UID | SE17 | |
| 3. Address | Western Road, Romford | |
| 4. Postcode | RM1 3LP | |
| 5. Grid Ref | TQ51725 88927 | |
| 6a. Conservation Area | No |  |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>A row of Victorian semi-detached houses constructed in 'Villa' style.</p> <p>Numbers 62-64 are a pair of semidetached brick dwellings with rendered ground floor. Symmetrical façade with recessed storm porch entrances at each side and projecting bays at ground floor. Hipped tiled roof with central chimney stack.</p> <p>Numbers 66-72 are two pairs of semidetached villas. Two storey yellow brick construction with stone detailing around windows and doors. Number 68 has pebbledash render to the exterior. Symmetrical facades with projecting bays at ground floor flanking recessed porches. Shallow tile roof concealed behind rendered parapet with prominent cornice. Windows have been replaced with varying success on numbers 66, 68 and 70. Storm porch infilled on number 66. End chimneys, stack removed on number 66.</p> <p>Nos 74-76 are dated 1867 and are a pair of semidetached villas with gables fronting onto Western Road. Two storey yellow brick construction with red brick details and brick quoins at the corner and around first floor windows. Symmetrical façade with projecting bays at ground floor flanking recessed storm porches. Two sash windows at first floor. Tiled roof with end chimney stacks.</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>These houses have strong architectural character of Victorian Villas and are representative of excellent design and build quality with little alteration, surviving from the rapid development of Eastern and Western Roads from 1851 onwards. The overall form, proportion, intricate detailing, and features contribute to their architectural interest. The elaborate detailing in the bay windows and door surround of Nos. 66-72 make these houses more attractive. These buildings represent the quality and effort put into Victorian architecture and building, even for domestic homes.</p> | |
| <p>11. Historic Interest (Including Social and Communal Interest)</p> | |
| <p>This group of houses is representative of the rapid development of Western and Easter Roads undertaken in 1851 by the National Freehold Land Society, which had acquired the manor of Stewards on the east side of South Street, near Romford station. By 1854 Western and Eastern Roads, and the southern end of Junction Road had been built, and many plots sold.</p> | |
| <p>12. Group Value</p> | |
| <p>These buildings share a strong group value, and their architectural and historic interest are also shared.</p> | |
| <p>13. Landmark Status / Townscape Value</p> | |
| <p>The row sits in a prominent position on Western Street. Their strong design dominates the surrounding post-war developments. They make an important contribution to the streetscene and local townscape.</p> | |
| <p>14. Archaeological Interest</p> | |
| <p>These houses have some archaeological value from the surviving original fabric.</p> | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 19/01/2024 |

SE18: The Bull Inn

Section A: General Information

| | |
|-----------------------|-----------------------|
| 1. Name | The Bull Inn |
| 2. UID | SE18 |
| 3. Address | Market Place, Romford |
| 4. Postcode | RM1 3ER |
| 5. Grid Ref | TQ51351 88986 |
| 6a. Conservation Area | Yes |
| 6b. If yes, which CA | Romford |



| | |
|--|--|
| 7. Description (Including Asset Type) | |
| <p>Two-storey, eight bay red brick building with Bath stone (now painted over) details, including string course, cornice and pilasters and rendered ground floor. Main entrance in centre of front elevation under substantial entablature and oriel window at first floor. Two bays of leaded casement windows either side of the main entrance. The side bays have smaller entrances at ground floor. Arched coach entrance to the rear courtyard at the eastern end. Pitched slate roof behind brick parapet with stone coping, flat roof above the coach entrance. Two central brick chimney stacks.</p> | |




Section B – Assessment

| | |
|---|--|
| 8. Age | 1914-1947 |
| Exact date (if known): | 1928 |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| <p>The building is a good example of an Improved Public House which were built after World War I to support the growing population. It is of Neo-Georgian design inspired by traditional coaching Inns. The architectural interest of the building derives from its attractive symmetrical frontage overlooking Market Square, with visual and historic interest when compared to its low-quality 1960s and 70s neighbours.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>The site has been used as a public house since at least the seventeenth century. There have been three different buildings called the Bull Inn on this site, the first was demolished and replaced in 1880, and the second in 1928, when the existing building was constructed.</p> <p>The pub was leased since 1865 to the Ind Coope Brewery of Romford who later in 1927 obtained permission for rebuilding the pub as an 'improved pub' according to modern standards. The new pub was designed by J.W. Hammond and Thomas Jenkins.</p> <p>The Bull and The Lamb are the only two surviving of the many 1930s Market Place pubs. As a purpose-built public house, the building is an important venue in the centre of town and has long-standing communal value as a place where the community can socially interact.</p> | |
| 12. Group Value | |
| The building share group value with The Lamb and The Romford Brewery. | |
| 13. Landmark Status / Townscape Value | |

| | |
|---|------------|
| The building contributes positively to the streetscape, and is a positive feature meaning it has townscape value. | |
| 14. Archaeological Interest | |
| N/A | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 19/01/2024 |

SE19: The Mawney Arms

Section A: General Information

| | | |
|---|----------------------|---|
| 1. Name | The Mawney Arms |    |
| 2. UID | SE19 | |
| 3. Address | Mawney Road, Romford | |
| 4. Postcode | RM7 7HT | |
| 5. Grid Ref | TQ50556 88922 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | <p>The Mawney Arms, Romford, 1894, Havering Libraries Local Studies</p> |
| <p>Late nineteenth century public house. Two storey red brick construction with moulded brick band courses between ground and first floors. Tiled roof with brick chimneys. Originally two gables with lower projecting two storey gabled porch over the main arched entrance. Extended in the early twentieth century with the addition of the westmost gable.</p> | | |



Red brick ground floor with tile hanging at first floor. Timber casement windows throughout, of varying sizes. The original entrance set within decorative brick surround with short, fluted brick pilasters and key-stone, now partially bricked up to create a window. Subsidiary entrance to southeast corner, also partially bricked up, has heavy semi-circular hood on large, scrolled brackets. Small dining room to the northwest of main block.

Section B – Assessment

| | |
|--|--|
| 8. Age | 1840-1913 |
| Exact date (if known): | 1894 |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| An attractive late nineteenth century purpose built public house which has retained many of its original architectural features. It has elaborate and ornamental detailing which contributes to its architectural and artistic interest, including the brick detailing on the entrance porch and the semi-circular canopy. | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| The Mawney Arms was built as part of the planned housing development which followed the sale of the Manor of Mawneys at auction in 1883. By 1899 the housing development covered the area north-west of Romford. The layout of Mawney Road was set out as part of the new development, with Mawney Road School and new swimming baths, now both demolished, and Trinity Methodist Church serving as a focal point. The pub is representative of a period in the growth of Romford into a popular suburb. | |
| 12. Group Value | |
| The pub and Trinity Methodist Church share some group value as part of the planned development of Mawney Road. | |
| 13. Landmark Status / Townscape Value | |
| The Mawney Arms is of landmark value. Its corner location, its form and the many attractive architectural details make it a prominent building within the streetscene. | |
| 14. Archaeological Interest | |
| The building's historic fabric provides evidence of early twentieth century construction techniques and craftsmanship. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 19/01/2024 |

SE20: Lloyds Bank

Section A: General Information

| | | |
|-----------------------|-----------------------|---|
| 1. Name | Lloyds Bank |  |
| 2. UID | SE20 | |
| 3. Address | North Street, Romford | |
| 4. Postcode | RM1 3AA | |
| 5. Grid Ref | TQ51170 88891 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Romford |  |

7. Description (Including Asset Type)

This is a late 1920s-early 1930s three-storey corner building of red brick construction with Bath stone plinth and colonnade at ground floor, and stone cornices at ground and top floor. Main entrance in apex of building, within arched stone surround with fan light. Tall timber sash window above main entrance and Juliette balcony with metal railing. Façades along North Street and Market Place have tall timber frame shopfront recessed within shallow colonnade with Juliette balcony above the central bay. Timber frame sash windows at second floor. Hipped tile roof with projecting stone cornice.



The extension along North Street is also of interest. It is a two storey flat roof construction. Red brick ground floor with stone plinth with tall upper floor consisting in five large glazed bays separated by stone columns. The entrance bay is clad in stone.

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 | | |
| The building uses high quality materials and design indicative of the Neo-Georgian style. It is demonstrative of the development of Romford during the 1920s-30s as a commercial centre. It is a high quality historic building, forming one corner of the historic crossroads at the bottom of Market Place, and complements the classical design of the other two locally listed buildings. | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| The site has been in use as a bank since 1882, when it was established by Hill & Sons. In 1911 the Bank was taken over by Lloyds who built the current building in the early 1930s. | | |
| 12. Group Value | | |
| The building shares a strong group value with the Coop Bank building, the Golden Lion pub and Prudential Building, forming the crossroads between South Street, North Street, High Street and Market Place. | | |
| 13. Landmark Status / Townscape Value | | |
| The Lloyds bank is part of the principal group of buildings for which the Romford Conservation Area was designated to protect. It is part of a key view from South Street to North Street through the crossroads, and makes a positive contribution to the street scene in the town centre. | | |
| 14. Archaeological Interest | | |
| | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 19/01/2024 | |

SE21: The Co-op Bank

Section A: General Information

| | | |
|-----------------------|-----------------------|--|
| 1. Name | The Co-op Bank |   |
| 2. UID | SE21 | |
| 3. Address | South Street, Romford | |
| 4. Postcode | RM1 4XP | |
| 5. Grid Ref | TQ51194 88868 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Romford | |
| | | |
| | | |
| | | |

7. Description (Including Asset Type)

Three-storey corner building of red brick construction with Portland stone ashlar at ground floor and stone string course and cornice. Main entrance in apex of building, within recessed porch with stone surround. Tall crittal casement window above main entrance and Juliette balcony with metal railing and anthemion leaf detail around date plaque. Façades along South Street and Market Place are symmetrical, with shopfront recessed within shallow colonnade consisting in three large arched opening flanked by narrow bays. Three Crittal casement windows at first floor with central Juliette balcony. Crittal casement windows at second floor level. Flat roof behind brick parapet with stone coping.


Section B – Assessment

| | |
|---|--|
| 8. Age | 1914-1947 |
| Exact date (if known): | 1932 |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |

| | |
|---|------------|
| The building uses high quality materials and design indicative of the Neo-Georgian style. It is demonstrative of the development of Romford during the 1920s-30s as a commercial centre. It is a high quality historic building, forming one corner of the historic crossroads at the bottom of Market Place, and complements the classical design of the other two locally listed buildings. | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| | |
| 12. Group Value | |
| The building shares a strong group value with the Lloyds Bank building, the Golden Lion pub and Prudential Building, forming the crossroads between South Street, North Street, High Street and Market Place. | |
| 13. Landmark Status / Townscape Value | |
| The Co-op bank is part of the principal group of buildings for which the Romford Conservation Area was designated to protect. It is part of a key view from South Street to North Street through the crossroads, and makes a positive contribution to the street scene in the town centre. | |
| 14. Archaeological Interest | |
| Limited archaeological interest in its original fabric providing evidence of 1930s construction techniques. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 19/01/2024 |

SE22: 9 Market Place (HSBC)


Section A: General Information

| | | |
|---|---------------------------|--|
| 1. Name | 9 Market Place, Romford |  |
| 2. UID | SE22 | |
| 3. Address | 9 Market Place, Romford | |
| 4. Postcode | RM1 3AF | |
| 5. Grid Ref | TQ 51193 88915 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Romford Conservation Area | |
| 7. Description (Including Asset Type) | | |
| <p>HSBC bank, three-storeys plus attic, red brick and bath stone construction, ground floor shopfront has retained a historic dentilled cornice and console brackets. Three bay composition, asymmetric at roof level as the third bay to the east has a flat roof behind parapet and is a later addition. Canted bays at first floor and pairs of square headed windows on second floor, two gable windows between colonnettes. 'LMF' badge (L.F. Makins) at second floor under gable.</p> | | |

Section B – Assessment

| | |
|---|---|
| 8. Age | 1840-1913 |
| Exact date (if known): | 1905 |
| 9. Authenticity | A single significant phase with significant alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| <p>The building has architectural interest in its Free Renaissance style, high quality built, materials and workmanship. Details including the decorative stonework and canted bays are of interest. However, this has been diluted by the addition of the west bay with a flat roof and the removal of the original brick chimneys. Despite later alterations, the building remains of architectural interest.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>The building is of local historic interest being built by architect W.E. Westgate for local grocer Leonard F. Makins. HSBC bank took over the site in 1920.</p> | |
| 12. Group Value | |
| <p>The building has some group value with the adjoining buildings on the northeast side of the crossroads.</p> | |
| 13. Landmark Status / Townscape Value | |
| <p>The building has a strong presence on Market Place owing to its expansive façade and red brick and stone composition. It makes a positive contribution to the local character and appearance.</p> | |
| 14. Archaeological Interest | |
| <p>The building has some archaeological interest vested in its original fabric</p> | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 28/03/2024 |

SE23: 28 Market Place (Savers)**Section A: General Information**



| | | |
|--|-----------------------------------|---|
| 1. Name | 28 Market Place (Savers), Romford |  |
| 2. UID | SE23 | |
| 3. Address | 28 Market Pl, Romford | |
| 4. Postcode | RM1 3ER | |
| 5. Grid Ref | TQ 51243 88898 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Romford Conservation Area | |
| 7. Description (Including Asset Type) | | |
| Surviving eastern bay of a nineteenth century building, timber work and oriel bay on first floor. Two-storeys, ground floor of brick construction, cross gable roof with a pronounced gable, exposed timber framing. Timber hanging sign bracket in the gable end. Rear section is twentieth century brick construction. Original party wall pilaster with decoration to the east. | | |

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 timber framing on first floor, including the oriel window and the gable, is of architectural interest. The surviving party wall to the east with original pilaster decoration is also of architectural interest. The legibility of the original building has lost legibility due to significant loss and alteration, and the modern shopfront detracts from its interest. | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| As the only surviving building from the nineteenth century Market Place, it is of considerable local historic interest. | |
| 12. Group Value | |
| N/A | |
| 13. Landmark Status / Townscape Value | |
| The black and white exposed timberwork and prominent gable is of townscape value as an unusual building in the locality. | |
| 14. Archaeological Interest | |
| The building has some archaeological significance as a source of primary evidence for local building techniques and materials used during the nineteenth century. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 28/03/2024 |

SE24: 64 South Street

Section A: General Information

| | | |
|---------------------------------------|--------------------------|--|
| 1. Name | 64 South Street, Romford |  |
| 2. UID | SE24 | |
| 3. Address | 64 South Street, Romford | |
| 4. Postcode | RM1 1RB | |
| 5. Grid Ref | TQ 51259 88722 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | |  |
| 7. Description (Including Asset Type) | | |

Section B – Assessment

| | |
|--|---|
| 8. Age | 1840-1913 |
| Exact date (if known): | 1912 |
| 9. Authenticity | A single significant phase with significant alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| <p>A purpose-built Post Office designed in a Neo-Georgian style by architect Albert Robert Myers of the Office of Works. The façade is particularly of interest consisting of stone dressings to the windows and doors, and two prominent decorative stone gables displaying King George V's monogram just below the parapet level. The significance of the building primarily derived from the architectural and aesthetic interest of the front elevation.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |

| | |
|--|--|
| Originally Romford Post Office, opened 1912. This is quite significant in the context of the growth of the Royal Mail and the construction of many Post Offices at this time. Significant historical association of local note. Featured in post cards of the area. Association with architect Albert Robert Myers who also designed Weybridge Post Office; Rochester Post Office; Post Office at Friar Street, Reading; Faraday Building, Telephone Exchange in Blackfriars; and Ingatestone Post Office. | |
| 12. Group Value | |
| Group value outside of the Borough with other Post Offices of the period as part of a national building typology. | |
| 13. Landmark Status / Townscape Value | |
| The building has an attractive facade and notable presence in the streetscape. | |
| 14. Archaeological Interest | |
| Due to the substantial redevelopment of the building, its archaeological interest is limited to the remaining original fabric of the building. | |
| 15. Overall Condition | Good |
| Notes: | Has already been identified as a non-designated heritage asset during the consideration of a planning application and within an appeal decision. |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 28/03/2024 |

SE25: 97 South Street


Section A: General Information

| | | |
|--|-----------------------|---|
| 1. Name | 97 South Street |  |
| 2. UID | SE25 | |
| 3. Address | South Street, Romford | |
| 4. Postcode | RM1 1NX | |
| 5. Grid Ref | TQ51359 88617 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>Two-storey, three-bay gault brick building with red brick quoins and flat arch, red brick window lintels. Projecting central bay featuring window with prominent surround and simple stone pediment above. Three surviving sash and case windows at first floor. Hipped tile roof behind low brick parapet, with stone capping and pediment. End chimney stack. Unsympathetic modern shop frontage on ground floor below large, rendered panel.</p> | | |

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 | |
| <p>97 South Street uses materials and design indicative of the Neo-Georgian style, similarly to the Gas Company Showroom and the Station. The shopfront has been extensively altered and the parapet partially demolished, however the building remains demonstrative of the development of South Street during the 1920s-30s and makes an important contribution to local character and style.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| | |
| 12. Group Value | |
| | |
| 13. Landmark Status / Townscape Value | |
| <p>The building have townscape value due to its substantial presence in the street scene along South Street and relationship with its immediate neighbours, 99-103 and 105-111 South Street.</p> | |
| 14. Archaeological Interest | |
| | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 19/01/2024 |

SE26: 99 - 101 South Street**Section A: General Information**


| | | |
|--|---------------------------|---|
| 1. Name | 97-101 (odd) South Street |  |
| 2. UID | SE26 | |
| 3. Address | South Street, Romford | |
| 4. Postcode | RM1 1NX | |
| 5. Grid Ref | TQ51364 88608 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>99-101 South Street – The Moon and Stars public house. Three-storey, seven-bay brick building with stone detailing. Projecting central bay featuring simple stone pediment on top and blind arch at parapet level, with stone keystone and filled with brick laid in herringbone bond.</p> <p>Large metal casement windows with glazing bars at first and second floor, central bay flanked by painted brick columns meaning adjacent windows are narrower. Wrought iron Juliet balcony to the central second floor window.</p> <p>Rendered apron panels between first and second floor windows. Hipped tile roof hidden behind brick parapet with stone coping. Two central brick chimney stacks above the three central bays. Modern commercial frontage on ground floor featuring marbled pillars and recessed central door.</p> | | |

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 | |
| <p>99-101 South Street is a good example of early twentieth century construction on South Street during the 1920s-30s, which, for example, included the neighbouring buildings at no.103-111, the Times Furniture Store, the Odeon Cinema and the Quadrant Arcade. The building has been altered at ground floor to accommodate modern shop frontages, however much architectural detailing to the upper floor survives giving the buildings good aesthetic value.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>The building was the former showroom of James Walker which was a major high street jeweller. Historic pictures show a prominent clock hanging from the main elevation. This is indicative of the commercial development of South Street in 1930s.</p> | |
| 12. Group Value | |
| <p>99-101 forms a group with 97, 99-103 and 105-111 South Street, both of which are of a similar design and scale, featuring a pub/restaurant at ground floor level.</p> | |

| | |
|--|------------|
| 13. Landmark Status / Townscape Value | |
| The buildings have townscape value. In particular, 99-101 has a strong townscape value due to its substantial presence in the street scene along South Street and relationship with its immediate neighbours, 99-103 and 105-111 South Street. | |
| 14. Archaeological Interest | |
| | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 19/01/2024 |

SE27: 103-111 (odd) South Street**Section A: General Information**

| | | |
|-----------------------|----------------------------|---|
| 1. Name | 103-111 (odd) South Street |  |
| 2. UID | SE27 | |
| 3. Address | South Street, Romford | |
| 4. Postcode | RM1 1NX | |
| 5. Grid Ref | TQ51373 88593 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |

103-111 South Street Romford, Havering: front elevations, London Metropolitan Archive, 1955

7. Description (Including Asset Type)

Three storey, eight bay building. The flanking bays are painted brick and have narrower windows at upper floors, the central six bays feature off-white painted tiles. Decorated apron panels between first and second floor windows, originally in a darker coloured tile cladding. Flat roof with a stone clad parapet with a zig-zag detail. Upper two storeys project over the modern ground floor shopfront, supported by seven Tuscan pillars, which are a later addition. Commercial space at ground floor, with mixed uses for the upper floors. Modern powder coated metal windows to upper floors featuring top and side opening casements.

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 | |

| | |
|--|------------|
| <p>The building is a good example of the wave of Art Deco-style construction on South Street during the 1920s-30s, which, for example, included the neighbouring buildings at 95 South Street, the Times Furniture Store, the Odeon Cinema and the Quadrant Arcade. The building has been altered extensively on the ground floor to accommodate a single shop frontage, however much architectural detailing, indicative of the era, remains on the upper floors giving the buildings good aesthetic value.</p> | |
| <p>11. Historic Interest (Including Social and Communal Interest)</p> | |
| <p>The building is indicative of Romford's development in the early twentieth century, and holds communal interest as a building which would have been used by the public.</p> | |
| <p>12. Group Value</p> | |
| <p>Forms a group with 99-103 and 105-111 South Street, both of which are of a similar design and scale, featuring a pub/restaurant at ground floor level.</p> <p>The building also shares group value with the other examples of Art Deco buildings along South Street, including the Times Furniture store, the Odeon Cinema and the Quadrant Arcade.</p> | |
| <p>13. Landmark Status / Townscape Value</p> | |
| <p>The building has no distinct landmark value but contributes positively to the overall streetscene, particularly due to its relationship with, and similarity to, its adjoining neighbours, 99-103 and 113-117 South Street.</p> | |
| <p>14. Archaeological Interest</p> | |
| <p>15. Overall Condition</p> | |
| | Good |
| <p>Notes:</p> | |
| <p>16. Recommended for inclusion</p> | |
| | Yes |
| <p>17. Date of assessment</p> | |
| | 19/01/2024 |

SE28: 113-117 South Street**Section A: General Information**

| | |
|--|-----------------------|
| 1. Name | 113-117 South Street |
| 2. UID | SE28 |
| 3. Address | South Street, Romford |
| 4. Postcode | RM1 1NX |
| 5. Grid Ref | TQ51388 88577 |
| 6a. Conservation Area | No |
| 6b. If yes, which CA | |
|  | |
| 7. Description (Including Asset Type) | |
| <p>Three-storey, six bay brick building. Vertical, projecting white-cement pilasters between windows. The side bays are lower in height. The original four-pane Crittal-style windows at first and second floor have all been replaced with modern uPVC with trickle vents. Brick panels between second and third floor are laid in a vertical stretcher bond. Modern pub frontage at ground floor. Flat roof with brick parapet and stone capping. The ground floor would originally have been used for commercial purposes; however the upper floors may have been used either for the same or as residential space.</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 | |
| <p>The architectural interest of this is a late 1950s – early 1960s modern building is in its symmetrical façade and in the use of a variety of materials and textures. The verticalism of the main façade references the adjoining 1930s Art Deco building at 103-111 South Street Romford and the Times Furnishing Store on the opposite side of South Street. It contributes positively to the street scene.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>The building stands on the site of the old County Court which was demolished in 1936.</p> | |
| 12. Group Value | |
| <p>Forms a group with 99-103 and 105-111 South Street, both of which are of a similar design and scale, featuring a pub/restaurant at ground floor level.</p> | |
| 13. Landmark Status / Townscape Value | |
| N/A | |

| | |
|-------------------------------|------------|
| 14. Archaeological Interest | |
| N/A | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 19/01/2024 |

SE29: 131 South Street

Section A: General Information

| | | |
|---------------------------------------|-----------------------|---|
| 1. Name | 131 South Street | <div data-bbox="764 443 1461 909" data-label="Image"> </div> <div data-bbox="764 938 1118 1375" data-label="Image"> </div> <div data-bbox="1126 938 1461 1375" data-label="Image"> </div> <div data-bbox="916 1406 1310 1912" data-label="Image"> </div> <div data-bbox="794 1912 1437 1977" data-label="Caption"> <p>Romford Gas Company showroom, Romford, London, 1937, Architectural Press Archive / RIBA Collections, RIBA71604</p> </div> |
| 2. UID | SE29 | |
| 3. Address | South Street, Romford | |
| 4. Postcode | RM1 1NX | |
| 5. Grid Ref | TQ51405 88540 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |

131 South Street was built as a gas company showroom but has been later converted for use as a series of social venues and night clubs. It is currently a hotel.




Two-storey corner building with generous roof space. Brick construction with brick quoin detailing and stone dressing, white rendered detailing around main entrance and shopfront opening at ground floor. All windows appear to be modern powder coated metal replacements. Main entrance in apex of building, with arched pediment and dentillation and mock sash window with stone surround and Juliette balcony with metal railing above. Façade along South Street is three bay, with shopfront at ground floor and three mock sash windows at first floor, the central one with Juliette balcony. Façade along Eastern Road is thirteen bays long. The first three bays from the apex mirror the façade on South Street. Secondary entrances in the sixth and thirteenth bay with arched stone pediment. Top-hung windows with glazing bars, three with balconettes. Cementitious slate hipped roof (originally tile) with wide dented cornice. Roof ridge line has been raised.

Section B – Assessment

| | |
|---|--|
| 8. Age | 1914-1947 |
| Exact date (if known): | 1937 |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| The building is constructed to a design indicative of the Neo-Georgian style. It is demonstrative of the development of South Street during the 1920s-30s and makes a striking counterpart to the contemporary Art Deco-style buildings as the Times Furniture Store and Odeon Cinema on the opposite side. Recent alterations have replaced all windows on the building, extended to the rear and raised the roof. | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| The Romford Gas Company was established in 1825 by Mr G.M. Bell and occupied the site of the Odeon Cinema. In 1892 the company built new works in Nursery Walk and the site on South Street became the Gas Company Showroom until the new building was opened in 1938 on the opposite side of the road. | |
| 12. Group Value | |
| In terms of group value, 131 South Street is similar in design to other locally listed 1930s buildings along South Street, namely the station, the Co-op, the Prudential Building and Lloyds Bank. | |
| 13. Landmark Status / Townscape Value | |
| The building is of townscape merit with its substantial presence in the street scene as you exit the station onto South Street | |
| 14. Archaeological Interest | |
| | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 19/01/2024 |

SE30: Quadrant Arcade

Section A: General Information

| | | |
|-----------------------|-----------------------|---|
| 1. Name | Quadrant Arcade |  <p data-bbox="922 949 1182 976">Frontage to South Street</p>  <p data-bbox="922 1525 1182 1552">Market Square Frontage</p>  <p data-bbox="948 1935 1157 1962">Internal roof lantern</p> |
| 2. UID | SE30 | |
| 3. Address | South Street, Romford | |
| 4. Postcode | RM1 1NJ | |
| 5. Grid Ref | TQ51773 88787 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Romford | |



Market Place frontage of the Quadrant Arcade, Romford at night 1938, Haverling Libraries Local Studies.

7. Description (Including Asset Type)

An 'L' shape building with frontages onto Market Square and South Street. South Street frontage: three-storey, seven bay brick construction with stone dressings and large stone cornices above ground floor shopfront and second floor windows. Projecting central bay clad in stone with 'Quadrant Arcade' carved above the main entrance and within the central bay's arched pediment.

Regular fenestration at first and second floors, separated by brick pilasters with stone capitals and brick aprons. Windows are replacement metal casements, arranged in pairs with a central rendered panel and top opening casements. Central windows in projecting bay are larger, separated by a rendered apron; first floor central window features a curved projecting balcony above main entrance to the building. Modern shop fronts and fascias at ground floor level.

Market Square frontage: three-storey, ten bay brick construction with stone details. Flat roof with fall arrest system installed. Strong horizontal emphasis in the use of string courses. The main entrance is off centre, positioned within the third bay. Prominent prismatic vertical brick element with the sign 'The Quadrant' and modern canopy above the main entrance. The historic James Walker clock above the entrance to the gallery still remains. Modern shopfronts at ground floor. Crittall style windows with glazing bars at first and second floor; string course detailing follows the position of the glazing bars.

Section B – Assessment

| | |
|--|--|
| 8. Age | 1914-1947 |
| Exact date (if known): | 1935 |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| The building is a fine example of an Art Deco shopping Arcade. Built in brick with prominent stone features, it showcases many elements of Art Deco design with Crittall windows and strong linear features. Originally, the Market Street frontage was lit at night using green and gold neon lights. | |

There is a difference in style between the South Street and Market Square frontages, with the South Street frontage making reference classical architecture, due to its symmetry and the presence of pared back pilaster details, a projecting central bay and stone cornices. Comparatively, the Market Square frontage has a much more Modern appearance, with a strong horizontal emphasis and asymmetrical façade. This difference provides a interesting example of varying fashions and architectural styles in the early twentieth century.

11. Historic Interest (Including Social and Communal Interest)

The Quadrant Arcade was designed and built by William Goodchild, who was a member of a well-known Romford family, between 1934 and 1935, when the town was a significant shopping hub in the South East of England. The building occupies the site of the former Court House of the Liberty of Havering, which had been a landmark for at least a century. The demolition of the historic building was controversial but the scheme for the arcade gained support because of its potential to create jobs in a time of severe unemployment. During the Second World War Goodchild offered space within the arcade to accommodate the Romford wing of the Air Training Corps.

12. Group Value

The building shares group value with the other examples of Art Deco buildings along South Street, including the Time Furnishing Store and the Odeon Cinema.

13. Landmark Status / Townscape Value

The building is of townscape merit with its substantial presence in the street scene and within the Conservation Area.

14. Archaeological Interest

| | |
|-----------------------|------|
| 15. Overall Condition | Fair |
|-----------------------|------|

| | |
|--------|--|
| Notes: | |
|--------|--|



| | |
|-------------------------------|-----|
| 16. Recommended for inclusion | Yes |
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|------------------------|------------|
| 17. Date of assessment | 19/01/2024 |
|------------------------|------------|

Upminster

U1: Barn and farmhouse at Rainham Lodge

Section A: General Information

| | | |
|-----------------------|--|---|
| 1. Name | Barn and farmhouse at Rainham Lodge |  <p style="text-align: center;"><i>Tithe Map 1838</i></p>  <p style="text-align: center;"><i>Chapman & Andre Map 1777</i></p> |
| 2. UID | U1 | |
| 3. Address | Rainham Lodge Farm Berwick Pond Road UPMINSTER | |
| 4. Postcode | RM14 2XS | |
| 5. Grid Ref | TQ 54665 84756 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |

Tithe Map 1838

Chapman & Andre Map 1777

7. Description (Including Asset Type)

Historic Farmstead group of buildings. Rainham Lodge itself was a fairly high status residence, built in the 18th century and demolished in 1961. A modern dwelling now stands on the site of the former lodge.

To the north are a group of buildings including a weatherboarded barn with midstrey. In addition is a three-bay, two storey cottage, fronting the road, with a shallow hipped roof. These may be eighteenth century in date and represented on the historic mapping above.

Section B – Assessment

| | |
|---|---|
| 8. Age | Pre-1840 |
| Exact date (if known): | Possibly C18 |
| 9. Authenticity | A single significant phase with significant alterations and/or extensions |
| 10. Architectural and Artistic Interest | |

| | |
|---|--|
| <p>There is potential for the barn to be timber-framed, with later additions and modifications. An internal inspection would be highly beneficial. Some of these are brick-built and may be nineteenth to early-twentieth century, or later.</p> <p>Unsurprisingly, the cottage appears to have had its windows replaced, probably multiple times. They are currently uPVC.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>There is potential for historic buildings to have survived, representing a farmstead dating back at least to the eighteenth century. If so, the group would have evidential value, providing evidence for the long-standing agricultural tradition of the area and changes in agricultural practices over time.</p> | |
| 12. Group Value | |
| Likely to have group value as the Rainham Lodge Farmstead | |
| 13. Landmark Status / Townscape Value | |
| <p>Some landmark status - Within the immediate vicinity, the group of buildings has a definite presence, although set back from the road.</p> | |
| 14. Archaeological Interest | |
| The group potentially has archaeological interest, providing good physical evidence for human activities of the past | |
| 15. Overall Condition | Unknown |
| Notes: | <p>The link below provides a historic account of the demolished lodge building and the farm.</p> <p>https://www.facebook.com/HavLib/posts/rainham-lodge-berwick-pond-road-rainham-1st-november-1960rainham-lodge-was-built/3744957512218938/?locale=en_GB</p> <p>A site visit (with owners consent) for further assessment and to view the barn's interior is also recommended, along with photographs. An inspection of the interior of the cottage would not be necessary.</p> |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 21/03/2024 |

U2: 7 and 8 Church Lane

Section A: General Information

| | | |
|--|--|--|
| 1. Name | 7 and 8 Church Lane |  |
| 2. UID | U2 | |
| 3. Address | Church Lane, North Ockendon, Upminster | |
| 4. Postcode | RM14 3QA | |
| 5. Grid Ref | TQ 58829 85041 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | North Ockendon Conservation Area | |
| 7. Description (Including Asset Type) | | |
| <p>Twin cottages, arranged in three parallel ranges with a hall in the middle. Two-storey yellow stock brick construction, three gables to the front, central range projecting to the front and rear. Tiled roof, three brick chimney stacks. Left range has a timber oriel at ground floor and a segmental arched window at first floor; central range has large double-height windows with a two-point arched tympanum with red brick detailing, the arch has a blue and yellow brick outer band; replacement windows in the right hand range. Modern porches on either side of the central range.</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>An attractive pair of cottages of well-proportioned form and high build quality. The overall composition of the cottages either side of a central hall is of interest. The red brick detailed arched window in the central gable, prominent gables to the front and tall brick chimneystacks contribute to its architectural interest.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>The hall was a former reading room associated with the former St Mary's School building on Church Lane. The building was a gift by of the Benyon family, who also restored the Church of St Mary Magdalene in Church Lane, and were responsible for the building of Cranham church and other buildings in the area.</p> | |
| 12. Group Value | |
| <p>The building shares group value with the former school building at Church Lane.</p> | |
| 13. Landmark Status / Townscape Value | |
| <p>With the wide three-gabled frontage and tall roofscape, the building makes a positive contribution to Church Lane.</p> | |
| 14. Archaeological Interest | |
| <p>There is some archaeological interest in the remaining nineteenth century fabric.</p> | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 26/01/2024 |

U3: St Mary's Church of England School (Bell House and Benyon House)

Section A: General Information

| | | |
|--|--|--|
| 1. Name | St Mary's Church of England School (Bell House and Benyon House) | |
| 2. UID | U3 | |
| 3. Address | Church Lane, North Ockendon, Upminster | |
| 4. Postcode | RM14 3QA | |
| 5. Grid Ref | TQ 58826 85080 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | North Ockendon Conservation Area | |
| 7. Description (Including Asset Type) | | |
| <p>A nineteenth century red brick building comprising two two-storey principal ranges and two single-storey entrance blocks, all parallel with gables fronting onto Church Road. Originally a school with two full height halls and Boys and Girls entrances either side. Large double-height stone transom and mullion windows under main gables. The entrance porticos have stone surrounds. A linear range added to the rear. Now converted into two houses, floor inserted disrupting the large windows.</p> | | |



Section B – Assessment

| | | |
|---|--|--|
| 8. Age | 1840-1913 | |
| Exact date (if known): | 1842 | |
| 9. Authenticity | A single significant phase with some alterations and/or extensions | |
| 10. Architectural and Artistic Interest | | |
| <p>The building represents an attractive Victorian purpose-built school of high quality built, material and detailing. The overall form, proportion and brick stone dressing throughout contribute to its architectural interest. The symmetrically arranged principal elevation with two tall brick gables and stone transom and mullion windows is of architectural interest. The tall brick gables with stone copings and kneelers, decorative ridge and cupolas are also of aesthetic value.</p> | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| <p>The school originated in 1842 as a day-school and teacher's house. It was constructed by Richard Benyon de Beauvoir who was the Lord of the Manor. Benyon and his successors remained the owners of the school. By 1846–7 the school had 55 pupils. It was enlarged in 1869 and 1881, and in 1902 was rebuilt by James Benyon for 80 children. In 1936 the school was reorganized for mixed juniors and infants. The school declined during the Second World War and was bomb damaged in 1944.</p> | | |
| 12. Group Value | | |
| <p>The building shares group value with 7 & 8 Church Lane which was the former reading hall for the school.</p> | | |
| 13. Landmark Status / Townscape Value | | |
| <p>The building dominates the streetscene at Church Lane due to its height, roofscape and symmetrically arranged front elevation with prominent gables.</p> | | |
| 14. Archaeological Interest | | |
| <p>Surviving original fabric contributes to its intrinsic archaeological interest.</p> | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 26/01/2024 | |

U4: Southside and Brookside

Section A: General Information

| | | |
|--|--------------------------|--|
| 1. Name | Southside and Brookside | |
| 2. UID | U4 | |
| 3. Address | Clay Tye Road, Upminster | |
| 4. Postcode | RM14 3PL | |
| 5. Grid Ref | TQ 59199 86641 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
|  | | |
| 7. Description (Including Asset Type) | | |
| Two-storey, timber-framed pair of cottages with rendered exterior. Pitched plain tile roof, substantial central brick chimney stack at the ridge, rear single-storey catslide addition. Symmetrical principal facade with two bays, casement windows and brick porch. 'S' wall tie pattress plate in the side elevation. | | |

Section B – Assessment

| | | |
|---|--|--|
| 8. Age | Pre-1840 | |
| Exact date (if known): | | |
| 9. Authenticity | A single significant phase with some alterations and/or extensions | |
| 10. Architectural and Artistic Interest | | |
| An attractive pair of rural farmers cottages with well-proportioned form and vernacular details of architectural interest. | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| Likely early nineteenth century in date, and probably belonged to Clay Tye Farm. The cottages illustrate the rural agrarian history of Upminster. | | |
| 12. Group Value | | |
| N/A | | |
| 13. Landmark Status / Townscape Value | | |
| N/A | | |
| 14. Archaeological Interest | | |
| Some archaeological interest in the surviving historic fabric, illustrating early nineteenth century construction techniques. | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 26/01/2024 | |

U5: White Post Farm

Section A: General Information

| | | |
|--|---|--|
| 1. Name | White Post Farm |  |
| 2. UID | U5 | |
| 3. Address | White Post Farm, Clay Tye Road, North Ockendon, Upminster | |
| 4. Postcode | RM14 3PP | |
| 5. Grid Ref | TQ 59196 85331 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | North Ockendon Conservation Area | |
| 7. Description (Including Asset Type) | | |
| Two-storey house of red brick construction, four cross-gable ranges, flat crown roof to centre. Brick chimney stacks. Elaborate blue brick string courses and alternate blue and red brick headers above gauged brick segmental arched windows, Modern entrance porches. Associated stable block, single-storey, weatherboarded with slate roof and a chimney stack. | | |

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 | |
| A late nineteenth century farmhouse of vernacular form and design with good quality brick detailing. Stretcher bond exterior indicates early example of cavity wall. Brick chimney stacks are of interest. The weatherboarded stable block survives from the original working farm and is another example of a vernacular agricultural building. | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| The farmhouse is located on the site of <i>Leafes</i> farm as illustrated in the 1777 Map of Essex by Chapman and Andre. Important to the local history of farming and agricultural activities. | |
| 12. Group Value | |
| The farmhouse and the stable block share strong group value. | |
| 13. Landmark Status / Townscape Value | |
| The farmhouse has landmark quality deriving from its location at a prominent junction with no other building of comparative scale nearby. The tall chimney stacks and prominent gables also contribute to its landmark quality. | |
| 14. Archaeological Interest | |
| The 1777 Chapman and Andre Map of Essex shows a group of building named as <i>Leafes</i> existed in the location of the existing building and the site may have potential to reveal information about pre-existing buildings. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 26/01/2024 |

U6: Byron Parade

Section A: General Information

| | | |
|--|----------------------------------|--|
| 1. Name | Byron Parade |  |
| 2. UID | U6 | |
| 3. Address | 1-31 Corbets Tey Road, Upminster | |
| 4. Postcode | RM14 2AP | |
| 5. Grid Ref | TQ 56014 86432 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>Brick and stone-clad shopping parade with residential flats on first and second floors. Constructed in 1936. Flat roof and chimneystacks hidden behind brick parapet. Symmetrical façade with projecting end and central bays. Central bay contains stairwell with vertical windows under rounded cornice. Setback sections are stone-clad with a band of plasterwork on parapet. Cantilevered balconies on second floor with brick railings. Four shopfronts on each side of the entrances. Rolled steel canopy frame across the front above the shopfronts. Some original steel windows survive but the majority of the windows are replacement uPVC.</p> | | |

Section B – Assessment



| | |
|---|--|
| 8. Age | 1914-1947 |
| Exact date (if known): | 1936 |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| <p>Architectural interest as an example of 1930s classic Art Deco architecture with a streamline moderne influence. It is a good example of an Art Deco shopping parade with contrasting materials, rounded corners and cornice and steel windows with a horizontal emphasis. Byron Parade has been used as an attractive example in Historic England's article '<i>A Brief Introduction to Shopping Parades</i>'.¹⁰</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>These buildings were constructed on the site of former High House, residence of Major Howard, where poet Lord Byron, the poet, was a regular visitor. The shopping parade was hence named after him (<i>Place Names of Havering</i> by Julie Johns, 2000 (amended 2021), London Borough of Havering).</p> | |
| 12. Group Value | |
| The two buildings are of group value. | |
| 13. Landmark Status / Townscape Value | |
| <p>The shopping parade has considerable local landmark quality deriving from its distinctive design and expansive façades. It makes an important contribution to the local townscape.</p> | |
| 14. Archaeological Interest | |
| <p>Some archaeological interest in the building's historic fabric illustrating 1930s construction techniques and use of materials.</p> | |

¹⁰ Historic England reference DP176277 in Volume: VF000404 Shopping Parades; within the Series: EHC01/302 Shopping Parades

| | |
|-------------------------------|------------|
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 28/03/2024 |

U7: Hacton House

Section A: General Information

| | | |
|---|------------------------|---|
| 1. Name | Hacton House |  |
| 2. UID | U7 | |
| 3. Address | Hacton Lane, Upminster | |
| 4. Postcode | RM14 2XZ | |
| 5. Grid Ref | TQ 54985 85552 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | |  |
| 7. Description (Including Asset Type) | | |
| <p>A three-storey house plus basement, rendered Palladian style villa with single storey pavilions on either side. Main building in a significantly dilapidated condition, five bays symmetrically arranged, central three bay projection with quoins, round arched opening to front door and first floor window above. A flight of steps above the basement area leads to the main entrance. Single-storey pavilions are also symmetrical five bay compositions with pedimented central bay, decorative string course, stone capped parapet, and end quoins. Substantial modern alterations to roof structure of central range with a modern mansard roof with dormers replacing the historic structure.</p> | | |

Section B – Assessment

| | |
|--|--|
| 8. Age | Pre-1840 |
| Exact date (if known): | 1762-65 |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| <p>Although heavily altered at roof level, the building still represents a fine example of a Palladian style house, constructed in red bricks with stone dressings. Classical symmetry and well-proportioned form are of considerable architectural interest. The original Venetian window above the porch is in an extremely poor condition and bricked-up. The architectural interest has been significantly diluted by past alterations and its current dilapidated condition, but sufficient historic fabric and architectural form and detailing remain for its architectural interest to be appreciated.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |

The building was originally known as 'Hacton on the Hill'. It was constructed between 1762 and 1765 for William Braund who was a merchant who traded with Portugal and Director of The East India Company. The building was commandeered for military purposes during the Second World War, and afterwards stood empty. In 1954 it was converted into flats with a new attic storey added.



A 1930s photo of the building (horizontally flipped). Part of Tony Benton's Image Collection, accessed at <https://upminsterhistory.net/2020/01/14/around-corbets-tey-hacton-hamlet/>

| | |
|-----------------|--|
| 12. Group Value | |
|-----------------|--|

| | |
|-----|--|
| N/A | |
|-----|--|

| | |
|---------------------------------------|--|
| 13. Landmark Status / Townscape Value | |
|---------------------------------------|--|

| | |
|-----|--|
| N/A | |
|-----|--|

| | |
|-----------------------------|--|
| 14. Archaeological Interest | |
|-----------------------------|--|

| | |
|---|--|
| The building has archaeological significance deriving from the original eighteenth century fabric as a source of primary evidence for building techniques and how materials were used during the mid-Georgian period. | |
|---|--|

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|-----------------------|-----------|
| 15. Overall Condition | Very Poor |
|-----------------------|-----------|


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|--------|--|
| Notes: | The central block is in urgent need of repair. |
|--------|--|

| | |
|-------------------------------|-----|
| 16. Recommended for inclusion | Yes |
|-------------------------------|-----|

| | |
|------------------------|------------|
| 17. Date of assessment | 26/01/2024 |
|------------------------|------------|

U8: 1 and 2 United Cottages

Section A: General Information

| | | |
|--|---|--|
| 1. Name | 1 and 2 United Cottages | |
| 2. UID | U8 | |
| 3. Address | 1 and 2 United Cottages, Ockendon Road, Corbets Tey | |
| 4. Postcode | RM14 2DW | |
| 5. Grid Ref | TQ 56246 85065 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Corbets Tey Conservation Area | |
|  | | |
| 7. Description (Including Asset Type) | | |
| <p>A pair of early nineteenth century cottages, hipped roof, stock brick chimney stack with clay pots, early twentieth century roughcast rendered exterior, double-hung timber sashes on the ground floor with casements on first floor. Central front door to the street pavement appears to be blocked, now accessed by side entrance within a modern porch.</p> | | |

Section B – Assessment

| | | |
|---|--|--|
| 8. Age | 1840-1913 | |
| Exact date (if known): | N/A | |
| 9. Authenticity | A single significant phase and which is largely intact | |
| 10. Architectural and Artistic Interest | | |
| The building is of local architectural value as a largely intact and good example of nineteenth century pair of houses. | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| The building has historic value as a good example of a pair of nineteenth-century cottages and is illustrative of the historical development of the area. | | |
| 12. Group Value | | |
| The pair of cottages are of group value. These form part of a group of earlier buildings in Corbets Tey and they are within the immediate setting of the Grade II listed The Old Cottage and Grade II* listed High House. | | |
| 13. Landmark Status / Townscape Value | | |
| The building has some landmark value and owing to its prominent position and it contributes to the local townscape and the Corbets Tey Conservation Area. | | |
| 14. Archaeological Interest | | |
| Some archaeological interest in its fabric which provides evidence of early nineteenth century building techniques and use of materials. The 1777 Chapman and Andre Map of Essex shows some buildings on the north side of Ockendon Road at the junction with Harwood Hall Lane. There may be potential remains of earlier buildings on the site. | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 06/12/2023 | |

U9: 1 and 2 Bridge Cottages

Section A: General Information

| | | |
|---|--|--|
| 1. Name | 1 and 2 Bridge Cottages | |
| 2. UID | U9 | |
| 3. Address | 1 and 2 Bridge Cottages Ockendon Road, North Ockendon | |
| 4. Postcode | RM14 3QP | |
| 5. Grid Ref | TQ 58205 85087 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | N/A | |
|  | | |
| 7. Description (Including Asset Type) | | |
| A pair of late nineteenth century cottages constructed of red brick, symmetrical H planform with prominent front gables and two large, decorative brick chimney stacks. Symmetrical façade, with front doors under a lean-to porch. Unsympathetic flat roofed single-storey extensions to the rear and canopy to the left side. | | |

Section B – Assessment

| | | |
|--|--|--|
| 8. Age | 1840-1913 | |
| Exact date (if known): | N/A | |
| 9. Authenticity | A single significant phase and which is largely intact | |
| 10. Architectural and Artistic Interest | | |
| An attractive pair of late nineteenth century cottages, well-proportioned and symmetrical H planform and façade. The prominent gables and tall decorative chimney stacks add to its architectural and aesthetic value. Timber casement windows and porches add to its interest. Stretcher bond brickwork indicates an early example of cavity wall construction. | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| N/A | | |
| 12. Group Value | | |
| The pair of cottages are of group value with nos. 5 and 6 Bridge Cottages and Estate House, all of which are locally listed and form part of a small hamlet on Ockendon Road. | | |
| 13. Landmark Status / Townscape Value | | |
| N/A | | |
| 14. Archaeological Interest | | |
| The building has some archaeological interest as a source of primary evidence for building techniques and materials used during the early nineteenth century. | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 06/12/2023 | |

U10: 5 and 6 Bridge Cottages

Section A: General Information


| | | |
|---|--|--|
| 1. Name | 5 and 6 Bridge Cottages | |
| 2. UID | U10 | |
| 3. Address | 5 and 6 Bridge Cottages, Ockendon Road, North Ockendon | |
| 4. Postcode | RM14 3QP | |
| 5. Grid Ref | TQ 58234 85091 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | N/A | |
|  | | |
| 7. Description (Including Asset Type) | | |
| A pair of mid-nineteenth century cottages constructed of yellow stock brick with tall central chimney stack, and concrete tile roof. Later extensions to both sides, two-storey at east end and single-storey addition to the west. Unsympathetic alterations to front windows of no.5. | | |

Section B – Assessment

| | | |
|--|--|--|
| 8. Age | 1840-1913 | |
| Exact date (if known): | N/A | |
| 9. Authenticity | A single significant phase with some alterations and/or extensions | |
| 10. Architectural and Artistic Interest | | |
| A pair of good quality nineteenth century cottages of traditional style and materials. Although extended and altered, the architectural character and original form of the cottages are still legible. | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| N/A | | |
| 12. Group Value | | |
| The pair of cottages are of group value with nos. 1 and 2 Bridge Cottages and Estate House, all of which are locally listed and form part of a small hamlet on Ockendon Road. | | |
| 13. Landmark Status / Townscape Value | | |
| N/A | | |
| 14. Archaeological Interest | | |
| Despite alterations, the surviving historic fabric permits some understanding of nineteenth century construction techniques and use of materials. | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 06/12/2023 | |

U11: Banks House

Section A: General Information


| | | |
|--|--|--|
| 1. Name | Banks House |  |
| 2. UID | U11 | |
| 3. Address | Ockendon Road, North Ockendon, Upminster | |
| 4. Postcode | RM14 3QJ | |
| 5. Grid Ref | TQ 58510 85156 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>Nineteenth century timber-framed house with brick base. Main north-south range is a storey and a half with dormers, single-storey projection to the front below catslide roof, and three parallel two-storey outshots to the east. All plain tiled roofs with one chimney stack protruding through the main ridge. Weatherboarding at ground level and painted timberwork at first floor with render infill and brick in herringbone bond. Former main entrance to the south, fronting the road. Decorative bargeboard to front gable. All timber casement windows.</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 | |
| The building represents a mixture of vernacular architecture traditional to Essex. The roofscape and external finishes, including timber detailing, contribute to its aesthetic interest. | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| No known historic association. | |
| 12. Group Value | |
| N/A | |
| 13. Landmark Status / Townscape Value | |
| The building contributes positively to the local streetscape. | |
| 14. Archaeological Interest | |
| The building has some archaeological interest as a source of primary evidence for building techniques and materials used during the nineteenth century. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 26/01/2024 |

U12: Estate House

Section A: General Information

| | | |
|--|---|--|
| 1. Name | Estate House |  |
| 2. UID | U12 | |
| 3. Address | Estate House, Ockendon Road, North Ockendon | |
| 4. Postcode | RM4 3QR | |
| 5. Grid Ref | TQ 58231 85057 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | N/A | |
| 7. Description (Including Asset Type) | | |
| <p>Early nineteenth century house constructed in yellow stock bricks, T plan cross gable roof covered in Roman tiles, single brick chimney stack. Segmental arched door and window openings. Large ground floor window in the projecting gabled range. Red brick string course in and modern porch to the front elevation. Loft conversion with unsympathetic large box dormer to the rear and a small rooflight to the front.</p> | | |

Section B – Assessment

| | |
|--|--|
| 8. Age | Pre-1840 |
| Exact date (if known): | N/A |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| Simple but attractive nineteenth century rural house built in a traditional style and good quality materials. Architectural interest in its surviving details and features. | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| N/A | |
| 12. Group Value | |
| The building has group value with nos. 1 and 2, and nos. 5 and 6 Bridge Cottage. All are locally listed buildings and together form part of a small hamlet on Ockendon Road. | |
| 13. Landmark Status / Townscape Value | |
| N/A | |
| 14. Archaeological Interest | |
| The building has some archaeological interest as a source of primary evidence for building techniques and materials used during the early nineteenth century. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 06/12/2023 |

U13: Manor Farm

Section A: General Information



| | | |
|--|--|--|
| 1. Name | Manor Farm | |
| 2. UID | U13 | |
| 3. Address | Manor Farm, Ockendon Road, Upminster | |
| 4. Postcode | RM14 2TZ | |
| 5. Grid Ref | TQ 57967 84928 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
| 7. Description (Including Asset Type) | | |
| <p>The property was not accessible, therefore the following description is based on information in the previous local list (2014).</p> <p>A complex building form of two crossed wings orientated north-south and east-west. There are two projecting gables on the south elevation of the EW wing, one on the west elevation of the NS wing, and one on the east elevation of the same. Red brick with plain tile roof and four brick chimney stacks. Sash and case windows with arched lintels. Main entrance through eastern elevation under small tiled porch. Farm buildings are now mostly modern replacements, however there may be historic fabric remaining in the barns along the roadside.</p> <p>Most of the ancillary buildings at Manor Farm are modern, however there are some brick and pan tile structures along the boundary with the road which may have some historic merit, being associated with the farm during its nineteenth century development.</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>Manor Farm has a typical late-Victorian farmhouse, built to a simple design with high quality materials. Although not elaborate in its detail, the building is substantial with a complex plan and roof profile and is visually attractive, having both aesthetic and historic character.</p> | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| <p>There has been a farm on this site since at least the eighteenth century, when it was called Groves. There is also a Groves Manor still existing nearby in South Ockendon, and Groves Farm Cottages in Clay Tye Road. Further investigation is needed to establish clearly if there is an historical relationship between these buildings.</p> <p>The farm's name gives some indication that it might in the past have been associated with a gentrified manor in the area, such as Stubbers nearby, however further research is needed to establish any relationship.</p> <p>Overall, Manor Farm speaks of the history of this area and one dominated by agricultural industry and populated by scattered farms and rural farmland.</p> | | |
| 12. Group Value | | |
| The farmhouse and associated agricultural buildings share strong group value between them. | | |
| 13. Landmark Status / Townscape Value | | |
| N/A | | |
| 14. Archaeological Interest | | |
| Surviving original fabric contributes to its intrinsic archaeological interest | | |
| 15. Overall Condition | Good | |
| Notes: | | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 11/12/2023 | |

U14: Exchange House

Section A: General Information

| | | |
|--|---|---|
| 1. Name | Exchange House, Upminster |  |
| 2. UID | U14 | |
| 3. Address | Exchange House, 180-182 St Marys Lane Upminster | |
| 4. Postcode | RM14 3BT | |
| 5. Grid Ref | TQ 56218 86549 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | |  |
| 7. Description (Including Asset Type) | | |
| <p>A large three storey former Telephone Exchange building dating to 1929. Yellow stock brick construction in Neo-Georgian style. Semi-circular brick arch entrances to either end, carriage entrance to the right, regular bays of tall windows under shallow segmental brick arches, stone cornice over first floor, arched windows to second floor.</p> | | |

Section B – Assessment

| | |
|--|--|
| 8. Age | 1914-1947 |
| Exact date (if known): | 1929 |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| <p>Interwar purpose-built Telephone Exchange designed in Neo-Georgian style with attractive detailing including the semi-circular arched entrance, the carriage arch with gate, flat headed window lintels with gauged brickwork, decorative cornice band and arched windows to the attic-storey. Constructed in good quality materials.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>Considerable historic interest as the modern Telephone Exchange for Romford to replace the first Telephone Exchange which was located above a shop on Station Road from 1922.</p> | |
| 12. Group Value | |
| <p>Some group value with other Telephone Exchange buildings across the Borough as a good example of this typology.</p> | |
| 13. Landmark Status / Townscape Value | |

| | |
|---|--|
| The building has an attractive wide well-ordered facade and notable presence in the streetscape. It makes a positive contribution to the streetscene and local townscape. | |
| 14. Archaeological Interest | |
| Some archaeological interest in its original fabric. | |
| 15. Overall Condition | Good |
| Notes: | Has already been identified as a non-designated heritage asset during the consideration of a planning application and within an appeal decision. |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 28/03/2024 |

U15: 303 & 309 St Marys Lane

Section A: General Information

| | | |
|--|---------------------------------------|---|
| 1. Name | 303 & 309 St Marys Lane |  |
| 2. UID | U15 | |
| 3. Address | 303 & 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>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 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. | |
| 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. | |
| 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: | |
| 16. Recommended for inclusion | Yes with amendment |
| 17. Date of assessment | 11/01/2024 |

U16: Trinity United Reformed Church

Section A: General Information

| | | |
|---|--|--|
| 1. Name | Trinity United Reformed Church, Upminster | |
| 2. UID | U16 | |
| 3. Address | Trinity United Reformed Church, 29 Station Road, Upminster | |
| 4. Postcode | RM14 2SJ | |
| 5. Grid Ref | TQ 56036 86700 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | | |
|  | | |
| 7. Description (Including Asset Type) | | |
| <p>United Reformed Church dating from 1911. Kentish Ragstone exterior, large stone gables to the front and sides with large windows with Perpendicular style tracery, quoins topped with stone pinnacles. Slate roof. Pitched roofs with bellcote at the centre on the ridge.</p> | | |


Section B – Assessment

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| 8. Age | 1840-1913 |
| Exact date (if known): | 1911 |
| 9. Authenticity | A single significant phase and which is largely intact |
| 10. Architectural and Artistic Interest | |
| <p>The church is of considerable architectural interest deriving from its overall form and character, built quality. The stone construction and the Perpendicular style tracery windows in the gables are of particular interest.</p> <p>Description from <i>Pevsner Architectural Guides: Buildings of England: London</i> (Cherry, B., O'Brien, C and Pevsner, N): <i>'Sober Perp, stone, with tiny corbelled-out corner pinnacles to the front and side gables. A tower was intended at the SE corner, a w gallery also remained unbuilt. A spacious, unified side windows, and complete with original furnishings. Organ installed 1912. Stained Glass. Grand window commemorating local developer W.P. Griggs died 1920 by Percy Bacon The Nonconformist virtues of Education, Industry, Religion and Benevolence are</i></p> | |

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| <i>represented by four angels. Monuments. Several tablets in the entrance lobbies: Rev. George Clayton, died 1862, classical with urn. – James Nokes died 1838, a founder of the Independent chapel which preceded this one. At the back, halls of 1914-23 by W.D. Key, given by Griggs, extended 1947 and 1992.</i> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| Designed by T. Stevens of Bournemouth. It replaced the original Upminster Congregational Church which was constructed in 1800 at St Mary's Lane. The stained-glass window of the church was dedicated to Sir Peter Griggs who was the local MP a visionary for building Upminster town. As local church, it is of social and communal value. | |
| 12. Group Value | |
| N/A | |
| 13. Landmark Status / Townscape Value | |
| The church is a local landmark deriving from its location on a prominent corner plot with attractive exterior, large gables and stone tracery windows. | |
| 14. Archaeological Interest | |
| Some archaeological interest in its original fabric. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 28/03/2024 |

U17: Barn West of Great Sunnings

Section A: General Information



| | | |
|--|-----------------------------|--|
| 1. Name | Barn west of Great Sunnings | |
| 2. UID | U17 | |
| 3. Address | Sunnings Lane, Corbets Tey | |
| 4. Postcode | RM14 2DQ | |
| 5. Grid Ref | TQ 56537 84865 | |
| 6a. Conservation Area | No | |
| 6b. If yes, which CA | N/A | |
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Section B – Assessment

| | | |
|---|--|--|
| 8. Age | Pre-1840 | |
| Exact date (if known): | N/A | |
| 9. Authenticity | A single significant phase with some alterations and/or extensions | |
| 10. Architectural and Artistic Interest | | |
| An early vernacular timber-frame barn with timber weatherboarded exterior. It is of architectural interest as a large historic agricultural building and its surviving historic fabric is of interest. | | |
| 11. Historic Interest (Including Social and Communal Interest) | | |
| The barn is of local historic value due to its association with Great Sunnings, a Grade II listed seventeenth century farmhouse. | | |
| 12. Group Value | | |
| The barn shares group value with Great Stunnings Farmhouse, Grade II listed. | | |
| 13. Landmark Status / Townscape Value | | |
| N/A | | |
| 14. Archaeological Interest | | |
| Any surviving historic fabric contributes to its intrinsic archaeological interest. It is possible that the barn has an early eighteenth-century core as a building on the same site is illustrated on the 1777 Chapman and Andre Map of Essex. | | |
| 15. Overall Condition | Very Poor | |
| Notes: | Severely deteriorating condition in need of urgent attention. | |
| 16. Recommended for inclusion | Yes | |
| 17. Date of assessment | 06/12/2023 | |

U18: Cranham Hall Farm

Section A: General Information

| | | |
|--|-----------------------------|--|
| 1. Name | Cranham Hall Farm |   |
| 2. UID | U18 | |
| 3. Address | The Chase, Upminster, Essex | |
| 4. Postcode | RM14 3DB | |
| 5. Grid Ref | TQ 57108 86113 | |
| 6a. Conservation Area | Yes | |
| 6b. If yes, which CA | Cranham Conservation Area | |
| 7. Description (Including Asset Type) | | |
| <p>A nineteenth century farmstead developed as a cohesive group. Comprising of a courtyard enclosed on four sides with entrance to east, buildings facing inwards. The farmhouse is at the south-east corner, two-storey yellow stock bricks, pitched roof with an end chimney stack above north wall and another protruding through the west pitch. Modern sash windows. North of the courtyard entrance is a single-storey range with a corner two-storey dovecote with an external door and first floor window. Yellow stock bricks with slated roof, modern rooflight and weatherboarded gable to the south end. Converted to residential in 2007.</p> | | |

Section B – Assessment

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|---|--|
| 8. Age | Pre-1840 |
| Exact date (if known): | |
| 9. Authenticity | A single significant phase with some alterations and/or extensions |
| 10. Architectural and Artistic Interest | |
| <p>An early nineteenth century model farm designed for efficient rearing and processing of livestock and farm produce, and storage. The entire complex is homogenous in terms of materials, architectural style and construction techniques. The buildings are constructed of high-quality materials. Minimal unnecessary adornment yet higher decorative standard on the public elevations including the pyramidal roof over the dovecote.</p> | |
| 11. Historic Interest (Including Social and Communal Interest) | |
| <p>Cranham Hall Farm was originally part of the Cranham Hall Estate. The 1777 Map of Essex by Chapman and Andre shows a number of buildings on the same location of the farm complex. However, the U-shaped complex surrounding a courtyard appears on the later 1841 Tithe Map. This layout was likely built during the ownership of Sir Thomas G.</p> | |

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| Apreece who owned the Hall from 1833 to his death in 1842. In 1839 the farm had over 100 acres of land. From 1842 until 1867 the estate passed through several different owners. | |
| 12. Group Value | |
| The surviving historic farm buildings share strong group value between them and also form a group with the historic buildings at the core of Cranham Conservation Area. | |
| 13. Landmark Status / Townscape Value | |
| The farm complex, including the cottages and the quadrangle, make an important contribution to the character of Cranham Conservation Area | |
| 14. Archaeological Interest | |
| Surviving original fabric contributes to the intrinsic archaeological interest of the farm buildings. There is potential for remaining of the eighteenth-century buildings within the site as illustrated on the 1777 Map of Essex by Chapman and Andre. | |
| 15. Overall Condition | Good |
| Notes: | |
| 16. Recommended for inclusion | Yes |
| 17. Date of assessment | 26/01/2024 |