

March 2026

Havering-atte-Bower



What we do

Since 1947, we have been leading exemplary **architecture, masterplanning, and heritage consultancy** to protect, enhance, and evolve the **world's most significant historic buildings and places.**

Inspired by a **deep understanding** of context, we craft the identity of the unique places in which we work by **cherishing their heritage.**



What is a Conservation Area?

A conservation area is defined as an:

“area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.”

- (Planning (Listed Buildings and Conservation Areas) Act 1990)



What is a CAAMP?

Councils have a duty to formulate and publish proposals for the preservation and enhancement of conservations areas.

The normal format is a **Conservation Area Appraisal and Management Plan (CAAMP)**.



What Have We Done So Far?

- Undertaken thorough review of the condition of the conservation area
- Developed an understanding of the evolution of Havering-atte-Bower
- Prepared a CAAMP for Havering-atte-Bower with management recommendations

Following the public consultation we will review your responses and update the CAAMP as necessary. This will then be adopted by the Council's Cabinet.



Havering-atte-Bower Conservation Area

- Designated in 1968
- Village character retained
- Strong rural setting and greenery
- High quality historic buildings
- Historic connection to havering palace



Historical Development of Havering-atte-Bower

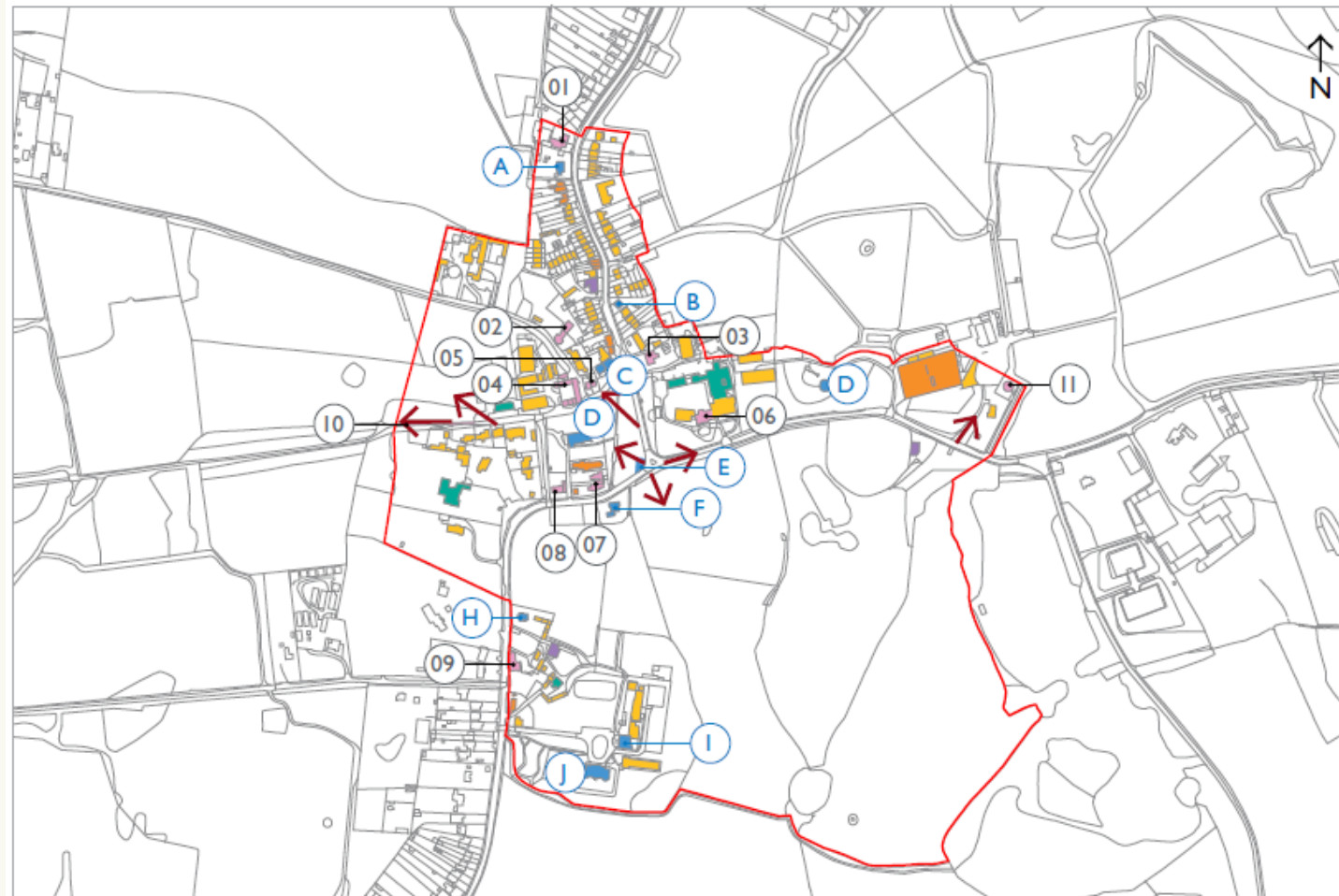
- 1086: Mentioned in the Domesday book with 45 households
- 1272: First records of Havering Palace
- 16th century: Mary I and Elizabeth I spent childhood at Havering park
- 1729: Bower House built
- 1790s: Round House built
- 1818: Dame Ann Tipping's School is built on its current site
- 1850: Havering Park (building) is built
- 1931: Village placed in Metropolitan Green Belt
- 1938: Havering Park demolished and broken into smaller residential plots



Character Assessment

We have assessed the character of Havering-atte-Bower using the following elements:

- Location, topography and geology
- Archaeological potential
- Setting and important views
- Key buildings and spaces
- Open space and trees
- Public realm
- Building use
- Boundary treatments
- Scale and mass of buildings
- Building materials
- Architectural types and details



| | | | |
|-------------------------------|---|---|--------------------------------|
| → Key Views | ■ Listed Building | H Bower Farm Cottage (Grade II) | 04 Havering Park Riding School |
| □ Proposed 2025 Boundary | A Ivy Holt (Grade II) | I Stable Block at The Bower House (Grade I) | 05 5 and 6 The Green |
| ■ Positive Contributor | B Rose Cottage (Grade II) | J The Bower House (Grade I) | 06 The Hall |
| ■ Neutral | C 1-5, The Green (Grade II) | ■ Locally Listed Asset | 07 1-4 Havering Green Cottages |
| ■ Detrimental | D The Round House (Grade II*) | 01 Dame Tipping's C of E School | 08 White Lodge |
| ■ Opportunity for Enhancement | E Church of St John The Evangelist (Grade II) | 02 Fairlight | 09 Orange Tree Public House |
| | F The Stocks and Whipping Post (Grade II) | 03 The Vicarage | 10 Walls to Havering Park |
| | G Blue Boar Hall (Grade II) | | 11 The Water Tower |

This plan is not to scale

Issues and Opportunities

- Well-preserved nineteenth century settlement should inform future change
- Opportunity for enhancement along North Road, ie decluttering of street furniture and additional soft landscaping
- Issue of vacant properties
- Opportunity to enhance village Green
- Opportunity to improve understanding and interpretation of medieval palace.
- High quality green space to be retained and accessibility enhanced



Managing change

- Legislation and policy relating to conservation areas
- Control measures brought about by conservation area designation
- Good practice maintenance and repair of buildings
- Advice on proposing change to buildings
- Advice on new development
- How the public realm should be treated
- Specific recommendations for Havering-atte-Bower

7.0: Managing Change

7.4 Conservation and the Repair of Buildings

All buildings require maintenance and repair regardless of their age, designation (or lack thereof) or significance. In conservation areas, it is important that such works are carried out sensitively to protect the historic fabric of buildings and preserve the established character of the wider area. The following sections provide a summary of best practice advice on maintenance and repair. Historic England and other heritage bodies, including the Society for the Protection of Ancient Buildings (SPAB), provide a wide range of advice and guidance on how to care for and protect historic places, including advice on their maintenance and repair. See Further Information and Resources for information.

7.4.1 Maintenance

Maintenance is defined as routine work necessary to keep the fabric of a place in good order. It differs from repair in that it is a pre-planned, regular activity intended to reduce the instances where remedial or unforeseen work is needed. Regular maintenance ensures that small problems do not escalate into larger issues, lessening the need for repairs, and is therefore cost effective in the long-term. In general maintenance work does not require consent from the Council, however some maintenance works may require consent.

Regular inspection of building fabric and services will help identify specific maintenance tasks relevant to each building. These could include but are not limited to:

- Regularly clearing gutters and drain grilles of debris, particularly leaves;
- Clearing any blockages in downpipes;
- Sweeping of chimneys;
- Removal of vegetation growth on or abutting a building; and

- Repainting or treating timber or metal windows and other external timberwork.

6.4.2 Repair

Repair is defined as work that is beyond the scope of maintenance undertaken to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving alteration or restoration. Identification of repairs may arise during regular inspection of buildings or following extreme weather events and could include repairing damage to roof coverings, repointing of brickwork or repairs to windows.

It is important to understand the cause of any damage or defects both to ensure that the repair is successful and to minimise the work that is required. It is also important to understand the significance of the built fabric affected in order to minimise harm when enacting a repair. As with maintenance, consent may be required for some types of repair work; it is advisable to discuss with the Council before any work is undertaken.

The following should be considered when planning repair works:

- Repairs should always be considered on a case-by-case basis. A method of repair which is suitable for one building may not be suitable for another.
- Only undertaking the minimum intervention required for any given repair.
- Use materials and construction techniques which match the existing fabric to maintain the appearance and character of the building. The exception to this is when existing materials or techniques are detrimental to the built fabric – for example, cement pointing on a historic brick building.

We want to hear from you

Thank you for taking the time to come to this presentation and we are happy to take any questions you might have

The consultation period is open from 12th March to 22nd April 2026

During this time, the CAAP document can be found on the Council's website

Please fill out the online survey to let us know your opinions on the new CAAMP and any other questions you have about the review





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