

HAVERING-ATTE-BOWER
CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN
CONSULTATION DRAFT MARCH 2026



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A team of experienced consultants from Purcell jointly contributed to the completion of this Conservation Area Appraisal and Management Plan.

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HAVERING-ATTE-BOWER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

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1.0 Introduction



1.0 Introduction

This section provides information about what conservation area designation means and its implications for development. It also gives an overview of the Havering-atte-Bower Conservation Area, sets out the purpose of the Conservation Area Appraisal and Management Plan (CAAMP) and outlines the consultation process that has been undertaken to prepare it.

1.1 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.'⁰¹

Designation of a conservation area recognises the unique quality of the heritage of that area as a whole. This quality is derived not only from individual buildings but also other features, including (but not limited to) topography, grain, materials, thoroughfares, views, open spaces and landscape. These all contribute to the historic character and appearance of an area, resulting in a distinctive local identity and sense of place.

The extent to which a building, or group of buildings or structures, positively shapes the character of a conservation area is derived from its exterior – principally those elevations which are street-facing but also side and rear elevations, the integrity of its historic fabric, overall scale and massing, detailing and materials. Open spaces, whether they are public or private, green or hard landscaped, can all contribute to the special interest of an area. Furthermore, the spaces between buildings, such as alleys, streets, paths and yards, all contribute to a conservation area's appearance and character.

1.2 What Does Conservation Area Designation Mean?

Changes to the external appearance of buildings in a conservation area may require planning permission from the Local Planning Authority, as certain permitted development rights are curtailed. For example, full or substantial demolition of a building will require planning permission and works to trees within conservation areas must be notified to the Local Planning Authority in advance. There are often further restrictions in place in conservation areas through Article 4 directions, which remove certain permitted development rights.

Under the *National Planning Policy Framework* (NPPF), conservation areas are designated heritage assets, and their conservation is to be given great weight when determining planning applications.⁰² Further details can be found in Section 6.

The *2016-2030 Havering Local Plan* (adopted in 2021) includes Policy 28, Heritage Assets, which sets out the Council's approach to development impacting heritage assets, including conservation areas and their settings.

1.3 Havering-atte-Bower Conservation Area

The Havering-atte-Bower Conservation Area is one of 11 conservation areas in Havering, each distinctly individual in character and representing a variety of the surviving areas from different periods of the borough's past. It was designated as one of the borough's first conservation areas in April 1968.

Havering-atte-Bower has retained a semirural character, complete with a historic Village Green and a substantial amount of green space surrounding the village. Its setting along a ridge line in northeastern London provides it attractive views south over East London.

1.4 Conservation Area Boundary

1.4.1 Boundary Review

Understanding or appreciation of what is special about an area can change over time. Therefore it is important to review and take stock of the boundaries and character of a conservation area at intervals to ensure that the reasons for its designation are still relevant and evident, and that the proper management of change is in place.

A review of the boundary alongside any accompanying guidance and assessments should generally take place every five to ten years or in response to a notable change (positive or negative), including changes in policy or legislation.

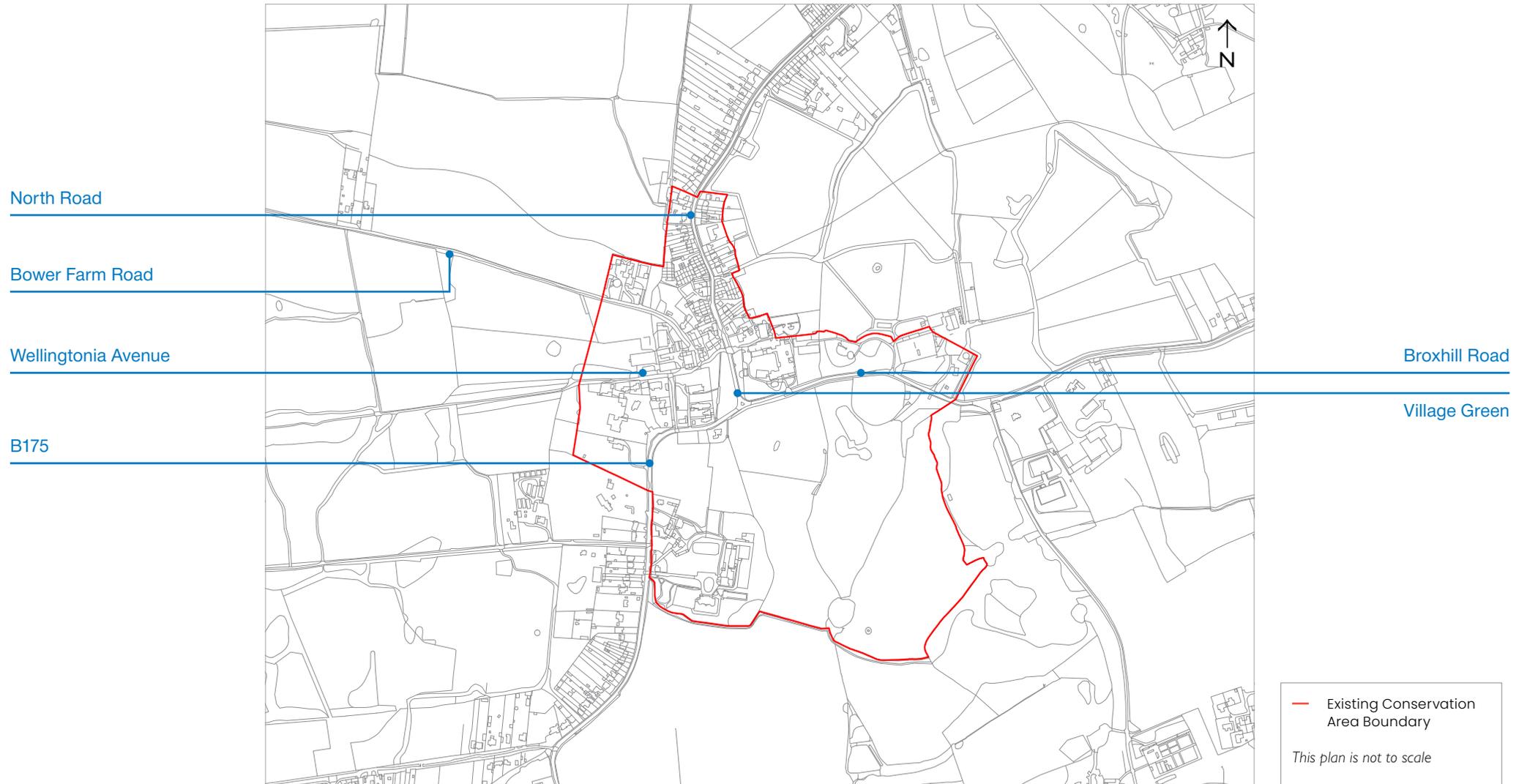
The present-day boundary encompasses the ancient village core, the historic grounds of Havering Park (building) and Bower House, and a stretch of North Road. A section of Broxhill Road is also included within the Conservation Area as its eastern most section.

Following careful consideration and on site assessment it was deemed that the current boundaries of the Conservation Area were appropriate and were not in need of updating.

⁰¹ Section 69(1), *Planning (Listed Buildings and Conservation Areas) Act 1990*

⁰² *National Planning Policy Framework* (2025)

1.0 Introduction



1.0 Introduction

1.5 Purpose and Scope of the Conservation Area Appraisal and Management Plan

Understanding the character and significance of conservation areas is essential for managing change within them. It is therefore a requirement under the *Planning (Listed Buildings and Conservation Areas) Act 1990* that all Local Planning Authorities 'formulate and publish proposals for the preservation and enhancement' of conservation areas within their jurisdiction, and that conservation areas are periodically reviewed.

These proposals are normally presented in the form of a CAAMP, which defines and documents the special interest of a conservation area (see [Section 2](#)), analyses the characteristics that make it special (see [Sections 3 and 4](#)) and the issues and opportunities that the area faces (see [Section 5](#)), and sets out a plan for managing change to ensure its ongoing protection and enhancement (see [Section 6](#)).

This CAAMP has been prepared in line with current best practice guidance published by Historic England, the government's heritage advisor and the public body which manages the care and protection of the nation's historic environment.

This document is intended to be comprehensive, but the omission of any building, structure, feature or space does not imply that the element is not significant or does not positively contribute to the character and special interest of the conservation area. The protocols and guidance provided in Section 6 are applicable in every instance.

The assessments which provide the baseline information for this CAAMP have been carried out using publicly available resources and thorough on-site analysis from the publicly accessible parts of the Havering atte-Bower Conservation Area.

1.6 Consultation and Engagement

It is a statutory requirement under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 that conservation area guidance produced by or on behalf of the Local Planning Authority be subject to public consultation, and for the Local Planning Authority to have regard of the views expressed by consultees.

Initial consultation was undertaken with key stakeholders, including the London Borough of Havering Planning Team, at early stages of the CAAMP drafting process to raise awareness of the conservation area review and utilise local understanding of the area's special interest.

Public consultation, including a public meeting, will be carried out following a review of this draft CAAMP by the London Borough of Havering Planning Team. Comments received from this consultation will then be collated, assessed and taken into consideration in a post-consultation review of this CAAMP.



2.0 Summary of Special Interest

2.0 Summary of Special Interest

Havering atte-Bower's special interest is rooted in its historic connection to an ancient palace of the kings of Essex and the medieval kings of England, as well as its collection of attractive historic structures that line the largely retained Early 19th century settlement plan of the village. This unique heritage is reflected in the village's semi-rural character, which persists at the northeastern edge of London.

The village retains much of its historic rural setting, with a mixture of vast parkland and smaller more intimate green spaces. This mixture of the formal and informal is replicated in the provision of small country lanes and generous public realm, contributing to a semirural character. The retention of the large Bower and Havering Park's contributes to the village's parkland character, a rarity in London. The village layout has remained largely unchanged for nearly a century, preserving its historic green spaces and traditional village provisions, such as agricultural buildings, farmhouses, the village church, green, and public house.

At the heart of the conservation area are most of its historic properties, particularly those around the village green. Although the two most significant historic properties, the Georgian Round House and Palladian Bower House, are found on the outskirts of the Conservation Area. These structures are not only architecturally significant but also illustrative of the village's evolution—from a royal seat to a countryside haven for the gentry, and eventually to a commuter village for east London. The range of building materials and styles in the village tells a clear story of both its economic development and the evolution of British architectural taste.

The conservation area's setting and ample green spaces provide highly attractive views within the village, and in some cases provide the space to appreciate its historic streetscapes. More significantly, they offer views out of the conservation area over the eastern London Basin. Within the village, unique structures such as the faux-Norman water tower, the historic village green, and the remnants of Havering Park (building) scattered throughout the area contribute to its distinctive character.



View south on southern boundary



View of church on village green



Timber framed cottages off village green



19th century Orange Tree Hill pub



View east toward water tower

3.0 Summary of Historic Development



3.0 Summary of Historic Development

3.1 Timeline

- 
- 1086**
Mentioned in the Domesday Book with 45 households.
 - 1272**
First records of Havering Palace.
 - 16th Century**
Elizabeth I and Mary I spent their childhood at Havering Palace.
 - 1729**
Bower House is built.
 - 1790s**
The Round House is constructed.
 - 1818**
Dame Ann Tipping's School is established on its current site.
 - 1850**
Havering Park (building) is developed on the western edge of the village.
 - 1931**
The village is placed within the Metropolitan Green Belt, halting further expansion.
 - 1938**
Havering Park (building) is demolished and divided into large residential plots.
 - 1978**
Bower House is purchased by Ford Motors.

3.2 Roman and Saxon History

Evidence of Roman activity has also been uncovered roughly half a mile west of the village in the Havering Country Park.⁰¹ Including metalwork and signs of industrial activity, suggesting that the area was inhabited long before the Saxons arrived. In this period the site would have been entirely rural and lacked the connection with London that it shares today.

The name "Havering" derives from the Old English Hæferingas, meaning "the people of Hæfer," likely referring to a tribal leader or landowner. By the time of the Domesday Book (1086), Havering was a thriving settlement with 45 households, placing it among the larger 20% of recorded villages. At this time, it was held by Harold Godwinson, the last Anglo-Saxon king, and formed part of the royal demesne, the land directly owned by the Crown.

3.3 Medieval History

By the medieval period, Havering-atte-Bower had become closely associated with royalty. King Edward the Confessor is commonly connected with the manor at Havering, although there are no contemporary accounts to support this. A popular local folktale claims that the name "Havering" comes from an incident where a ring was returned to King Edward, leading to the name "Have ring". While this tale gained traction in the 17th century, the Saxon origin of the name remains the most widely accepted explanation.

The village's royal connections deepened in 1272, when it was first recorded as "Havering-atte-Bower", a reference to the royal residence of Havering Palace. The name "Bower" itself refers to the royal hunting lodge, which became a favoured retreat for monarchs until the 17th century.

⁰¹ Victorian County History, Essex, vol. 7. P9-17.

3.0 Summary of Historic Development

3.4 Havering Palace: The Heart of the Royal Liberty

The Royal Liberty of Havering took its name from the palace, which stood near the present-day church. This designation granted the village special privileges, including exemption from certain taxes. The palace was gifted to Queen Eleanor by Henry III in 1262, and the palace subsequently became a retreat for queen consorts and dowagers, including Catherine of Aragon, Anne Boleyn, and Jane Seymour. The name “Bower” likely reflects its role as a queen’s private residence, though it also signified a royal hunting lodge.

Extensive construction took place at the palace in the 13th and 16th centuries when it became one of England’s most significant royal residences. Located roughly 20 miles east of London, the palace offered a rural escape while remaining accessible to the capital. Reconstructions of Havering Palace depict it as a classic medieval palace, characterised by a complex layout of interconnected halls, chambers, and wings arranged in a somewhat irregular fashion. The palace was situated adjacent to the present village green, with its expansive parkland stretching north and west, covering an impressive 13,000 acres.

Edward III (1312–1377) was a frequent visitor, staying for weeks at a time. In 1358, he held a Marshalsea Court, an uncommon opportunity for locals to voice grievances directly to the king. While such courts typically served royal household staff, Edward extended this privilege to the public, marking Havering as a place of unusual royal accessibility.

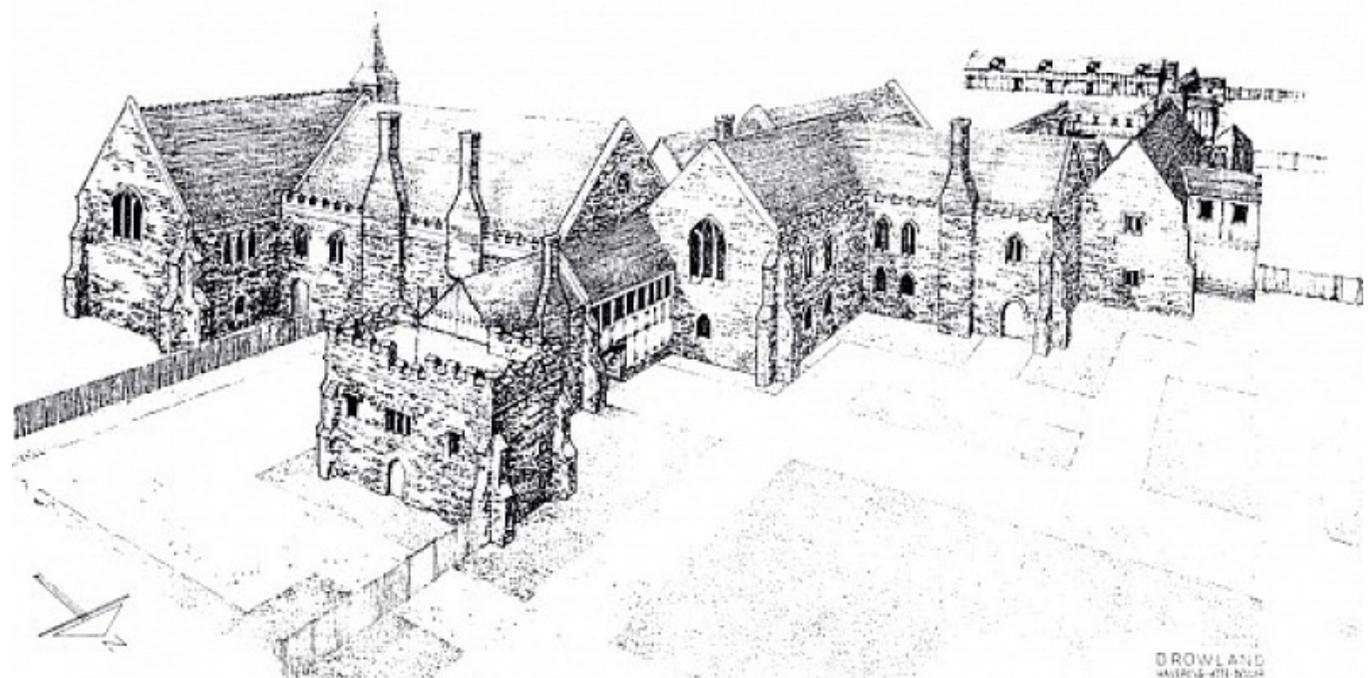
During the Peasants Revolt of 1381 rebel peasant leaders pleaded for clemency from Richard II at Havering-Atte-Bower, their pleas were unheard and they were executed. In 1397, Richard II visited Havering-atte-Bower en route to see his uncle, Thomas of Woodstock, Duke of Gloucester. Events during this visit led to Gloucester’s murder in Calais, a move that hastened Richard’s downfall and paved the way for Henry IV to seize the throne in 1399.

Havering Palace continued to serve as a royal residence for centuries, hosting monarchs such as Henry VIII and Elizabeth I. Henry VIII invested heavily in maintaining Havering Palace, ensuring it remained a grand royal residence up to his particular expectations. The palace played a significant role in his family’s life, most notably as a temporary home for his daughters, Mary I and Elizabeth I, during their youth. This period was particularly important, as Henry was in the process of reinstating them into the line of succession.

The last monarch to visit was Charles I in 1638, although by this time the aged palace was in steady decline. During the Commonwealth period (1649–1660), the palace was dismantled, its materials repurposed, its parkland stripped of mature trees, and its land parcelled off into farms. By the Restoration (1660), the palace was described as a “confused

heap of old ruins.” By 1740, its layout was lost, and by 1816, no remains were visible above ground. The land was sold at auction in 1828 to Hugh McIntosh, a Scottish engineer who had worked on Buckingham Palace and the East India and London Docks.

Though Havering Palace no longer stands, traces of its legacy endure in the area. Bower House, a Palladian mansion built in 1729, is said to incorporate some stones from the palace ruins, preserving a physical, tangible link to the past. Additionally, the Church of St. John the Evangelist now stands on the site of the palace’s original chapel, maintaining its spiritual and historical connection to the lost palace.



Reconstruction of Havering Palace in 1578.

3.0 Summary of Historic Development

3.5 Early Modern History

A 16th-century map of Essex by James Norden depicts Havering-atte-Bower (labelled as "Havering"). The map reveals that the palace ground boundaries covered roughly the northern half of today's conservation area, while the southern portion appears heavily wooded—likely the location of the royal palace's wood. The village itself is shown at the northern edge of this enclosed park, suggesting it was larger and more developed than typical rural settlements of the time, given the level of detail in its depiction. To the east, the map also shows the smaller enclosed park of Pyrgo (now Pygo), an additional royal estate acquired by Henry VIII in the 1530s.

The loss of the royal palace in the mid 17th century likely dealt a severe blow to Havering-atte-Bower's local economy which was likely based on serving the royal house. However, its tax privileges, granted under the Royal Liberty of Havering, persisted, offering some financial relief to residents during this challenging transition.

At some point in the late 16th or early 17th centuries Blue Boar Hall was constructed just south of the Village Green.



Blue Boar Hall, much altered in 19th century.



1595 map, John Norden.

3.0 Summary of Historic Development

3.6 18th Century

The village underwent moderate expansion in the 18th century with some of the most architecturally significant listed buildings dating from this period. The two most prominent 18th century buildings in the conservation area are the Bower House and the Round House. Bower House, built in 1729 in the Palladian style, stands on the southern edge of the conservation area. Commissioned by John Baynes, it incorporated stones from the old royal palace into its design. The grounds were landscaped by Charles Bridgeman, a celebrated landscape architect of the time, and featured ornamental ponds and an ice house. Another distinctive structure is the Round House, an elliptical-shaped residence built in the 1790s for William Sheldon by architect John Plaw. Though less grand than Bower House, its unique design is highly distinctive. In the mid-19th century, the house became home to Joseph Pemberton, a renowned rose horticulturist and former president of the Royal Horticultural Society.

Other smaller buildings built in the village in the 18th century include the vicarage on North Road, which was built by John Heaton in 1786. John Heaton was local prominent figure in the 18th century who lived in the Bedfords, a manor just southeast of the conservation area, who promoted enclosure and supported local affairs. Initially a simple three bay Georgian detached house, the vicarage was expanded into four bays with a central bay window. The extension of the vicarage likely took place in the 19th century and was built using London Stock bricks of a different colour to the original building. The water pump which rest at the front of the house was once in the village church. A charming row of late 18th timber weatherboarded cottages with plain tiled roofs were also built along the he northern end of the village green during this period.

Early Ordnance Survey maps from 1799 depict Havering-atte-Bower as a small, rural village, still isolated from London's expanding reach. The village centre revolved around North Road and the Village Green, with no structures shown west of Orange Tree Hill. North Road is shown to be populated with structures, as well as areas west of the Village Green. In the

late 18th century Bower Farm was built on the site of the old Havering Palace, located to the west of the Village Green. The Round House is not depicted in this map despite being built in the 1790s. Bower House is clearly marked, with its park boundaries closely aligning with those we see today. Notably, the village boundaries to the east and west have changed little since the late 18th century.



The Round House in 2024. Unfortunately, the building was inaccessible on-site visit (wikimedia), [https://commons.wikimedia.org/wiki/File:The_Round_House,_Havering-Atte-Bower_\(2024\).jpg](https://commons.wikimedia.org/wiki/File:The_Round_House,_Havering-Atte-Bower_(2024).jpg)



The Bower House in 2014. Unfortunately, the building was inaccessible on-site visit (wikimedia), https://commons.wikimedia.org/wiki/File:The_Bower_House,_Havering-atte-Bower,_Essex_-_geograph.org.uk_-_4007909.jpg



Ordnance Survey Map of 1799

3.0 Summary of Historic Development

3.7 19th Century

Dame Tipping Primary School, located at the northern end of the conservation area, has a rich history dating back to the early 18th century. Its story begins with Dame Ann Tipping, a 17th-century philanthropist and daughter of Sir Thomas Cheeke of Pyrgo, who owned the nearby Pyrgo Palace estate. Dame Ann's generous will established a school in 1724, though it wasn't until 1818 that the school relocated to its current site. The school building was expanded in 1837, thanks in part to a £20 donation from Queen Victoria. The structure we see today largely dates from a rebuild in 1891.



Dame Ann Tipping School, 1910-15. Havering Local Studies Archive

Havering Green managed to escape being enclosed, as was usual in most common areas in England, and was turned into a public space in 1814. An 1844 Tithe map shows that the green had a slightly different configuration as to what we see today, with the absence of Wellingtonia Avenue the green ran all the way to the weatherboarded cottages.

The tithe map reveals how undeveloped and rural Havering-atte-Bower remained well into the mid-19th century, with only a handful of buildings scattered across the landscape. Bower Farm is visible to the northwest of Bower House, while Blue Boar Hall stands prominently. Notably, the road at this point was much wider and straighter than it appears today.

The entire western half of the village, as it exists now, did not yet exist; instead, a cluster of structures occupied the area. These structures were likely agricultural based off their informal arrangement and elongated forms. The cottages on the southwestern and northern edges of the Village Green were already in situ, as was the Round House. However, the Saint Francis Hospice, east of the Village Green, was yet to be constructed.

Along North Road, a few houses, including Rose Cottage, were present, though most of those depicted in this map have since been removed. This map clearly illustrates how compact and undeveloped the village remained until the later 19th century.



1844 Tithe Map

3.0 Summary of Historic Development

The western half of the village underwent dramatic transformation in 1850, when David Macintosh began construction of the grand Havering Park (building). His father had acquired the land of the ancient Havering Palace in 1828, marking the end of the Royal Liberty of Havering. Havering Park was set within 250 acres of mixed planted parkland, woodland and formal gardens, extending to the west and southwest of the mansion. A long drive, opening from Orange Tree Hill, led north to the house, flanked by two iron and stone gatepiers—one of which still stands today, along with the original lodge house. A defining feature of the estate was its vast tree-lined avenue of Wellingtonia trees (giant sequoias).

Havering Park (building) was constructed in an eclectic and historicist style, featuring a grand, asymmetrical frontage and a vast Italianate tower. Built on the site of the old Bower Farm, the mansion included a vast array of glazed outbuildings, most likely greenhouses given the clear interest in horticulture expressed by Macintosh.

The population of the village remained low well into the 19th century, with only 188 inhabitants in 1801, rising to 427 in 1841, it remained at a similar level for the next 80 years.⁰²

The 1871 Ordnance Survey Map illustrates the substantial changes that took place in Havering-atte-Bower during the mid-19th century. This period saw the construction of new, larger houses and estates, expanding the village both eastward and westward.

A small lodge house with a semicircular gate is also visible along Orange Tree Hill, this was the gatehouse to Havering Park. The construction of Havering Park fundamentally altered the western half of the conservation area, shifting the landscape from open fields to a large, planted garden estate. This marked a significant transition in the village's character during the 19th century.



Havering Park, 1905.



Juvenile Wellingtonia trees.



Wellingtonia Avenue in 2013 with mature sequoia trees.

⁰² Victorian County History, Essex. Vol. 7. Page 9 to 17.

3.0 Summary of Historic Development

The 1871 Ordnance Survey Map records new agricultural buildings constructed to the north and south of Bower House, as well as the expansion of Bower House's gardens and outbuildings to the northeast of the main house.

Around the Village Green, the map shows the old chapel is still standing, this was demolished in 1878 and replaced by the new church, St. John the Evangelist, built in the Decorated Gothic style with knapped flint and stone dressings. The church's tower includes an open east-west passage, and the graveyard contains gravestones dating from the 18th and 19th centuries.

To the northwest, a neo-Gothic semi-detached house was built, while to the north, a line of small structures (now replaced by a row of bungalows) is visible. To the east of the green a new manion named 'The Hall' was constructed. The Hall is a Regency-style building surrounded by a tall boundary wall that intersects with a pond opening toward the Village Green. This building would later become a hospice in the 20th century.

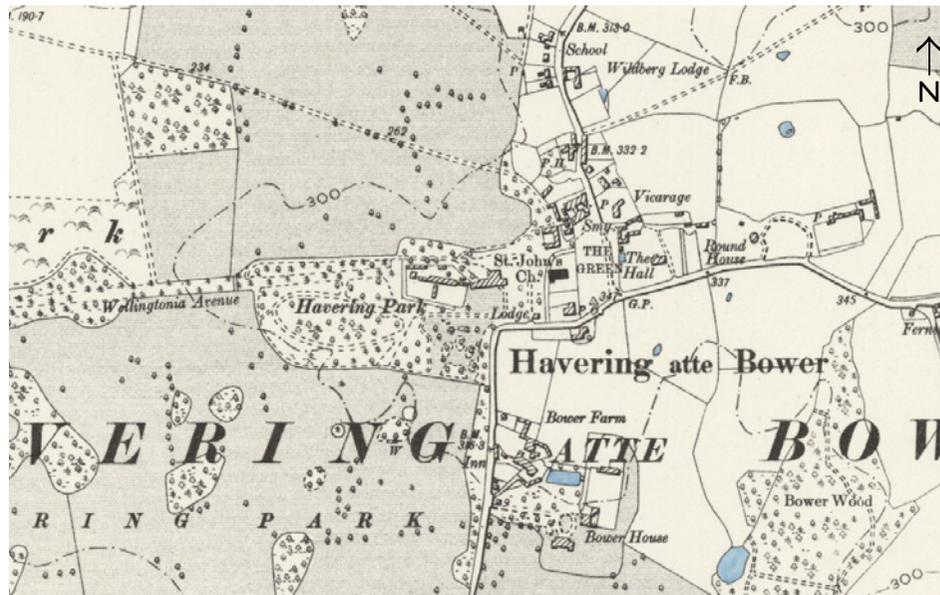
North Road remains largely undeveloped, with only a few additional structures near Wildberg Lodge and the Dame Ann Tipping school, reflecting minimal change since the 1844 tithe map.

The 1898 Ordnance Survey Map reveals that Havering-atte-Bower experienced minimal growth in the 27 years since the 1871 survey. Apart from a few additional houses along North Road and the addition of a pub (now the Royal Oak), the village remained largely unchanged.

The only listed buildings from the mid to late 19th century are the Church of St. John the Evangelist and Bower Farm Cottage. This lack of expansion highlights how Havering-atte-Bower retained its rural character throughout the late 19th century.



Ordnance Survey Map 1871



Ordnance Survey 1898

3.0 Summary of Historic Development

3.8 20th Century

These late Victorian and Edwardian photographs reveal Havering-atte-Bower's enduring rural character well into the early 20th century. The village retained its traditional Essex vernacular architecture, dirt paths, and a distinctly agricultural streetscape. Such a setting could only persist in an era before the motor car transformed connectivity, turning rural villages into commuter villages and fuelling the growth of suburbs.

The Village Green is depicted with mature veteran trees, the stocks still in place, and no boundary verges or fencing separating it from the road—reflecting its open, communal nature. The third photograph captures the view south along North Road, near the Red Lion pub. The building on the left, likely agricultural workers' cottages, was demolished in the postwar period. The Red Lion pub building, however, still stands today, now converted into residential semi-detached houses, located just north of the Royal Oak pub.



North Road in 1912, Royal Oak pub on the left (Haverling Local Studies Archive)



North Road around 1900. (Haverling Local Studies Archive)



The Green in 1895 (Haverling Local Studies Archive)

3.0 Summary of Historic Development

The 1920 Ordnance Survey map shows that Havering-atte-Bower remained largely unchanged over the previous 50 years. The most notable additions are the Arts and Crafts style parish building south of the Church of St. John the Evangelist, along with some outbuildings added to the east of Bower House. Beyond these minor alterations, the village itself appears unchanged. The establishment of the Metropolitan Green Belt in 1931 greatly restricted any external expansion and has resulted in the overall footprint of the village remaining largely the same for almost a century.

During the interwar period, Havering-atte-Bower underwent infilling as seen in the 1938 Ordnance Survey Map. The most noticeable change was the development of North Road, where many vacant spaces were built upon with semi-detached and detached houses. For the first time the extent of the village went beyond the boundaries of the conservation area as it stretched beyond to the north of Dame Ann Tipping School. In the interwar period the Havering-atte-Bower cricket club, moved into their grounds in the east of the village, they had formed in 1860 and previously played on the Village Green.

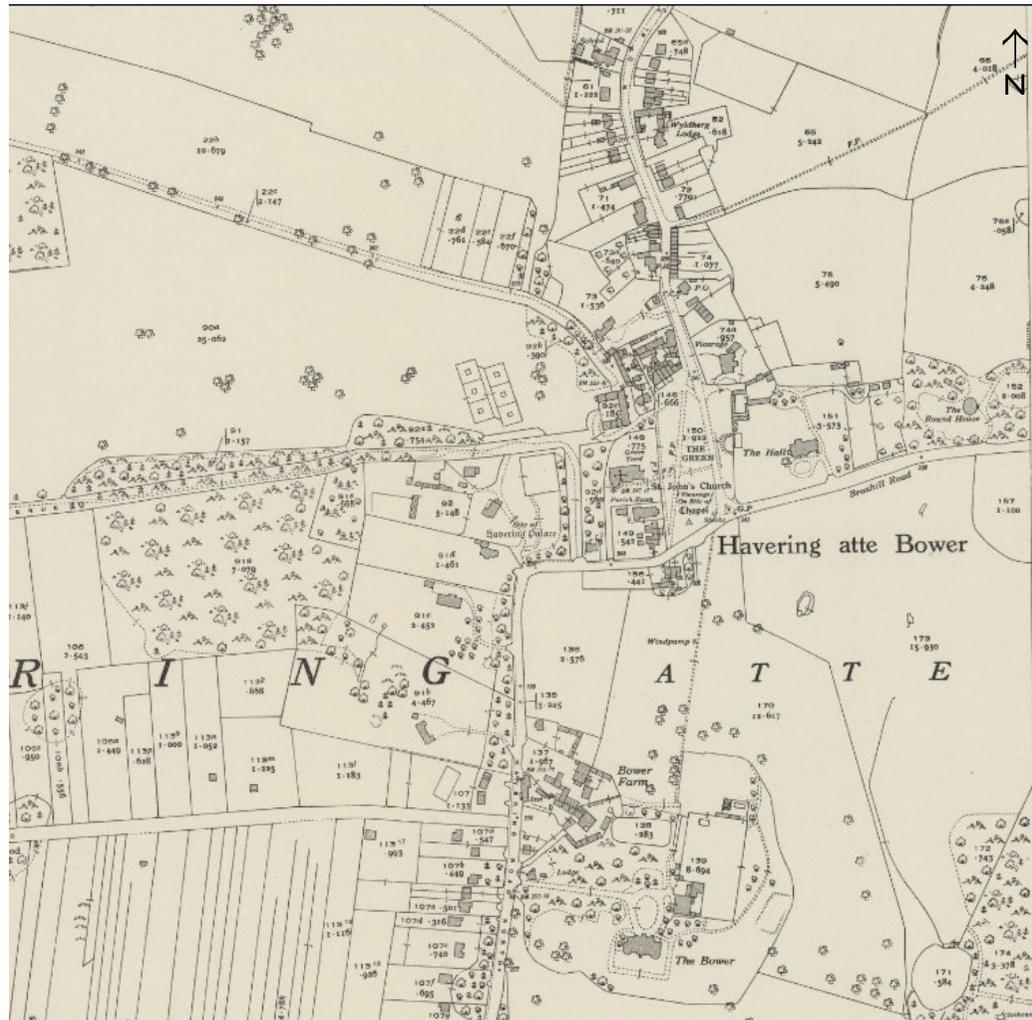


Ordnance survey of 1920

3.0 Summary of Historic Development

Another major shift occurred with the demolition of Havering Park (building) in 1938 (the house ceased to be occupied in 1925). The mansion's immediate gardens were divided into smaller, yet still substantial, plots, accommodating new large homes. To the southwest of the park, the former estate grounds were further subdivided into ribbon-shaped plots, some of which already had new houses built on them in 1939. 165 acres of the park was purchased by the Greater London Council (GLC) and opened to the public in 1975 as Havering Country Park, this included the treed Wellingtonia Avenue.

The redevelopment of Havering Park dramatically transformed the western half of the conservation area, including the demolition of the large Havering Park mansion and its extensive greenhouses. In their place, large houses with expansive garden plots were constructed, reshaping the landscape. The original private drive leading into Havering Park was repurposed as Elmer Avenue, while the old stable courtyard was preserved.



Ordnance Survey of 1939

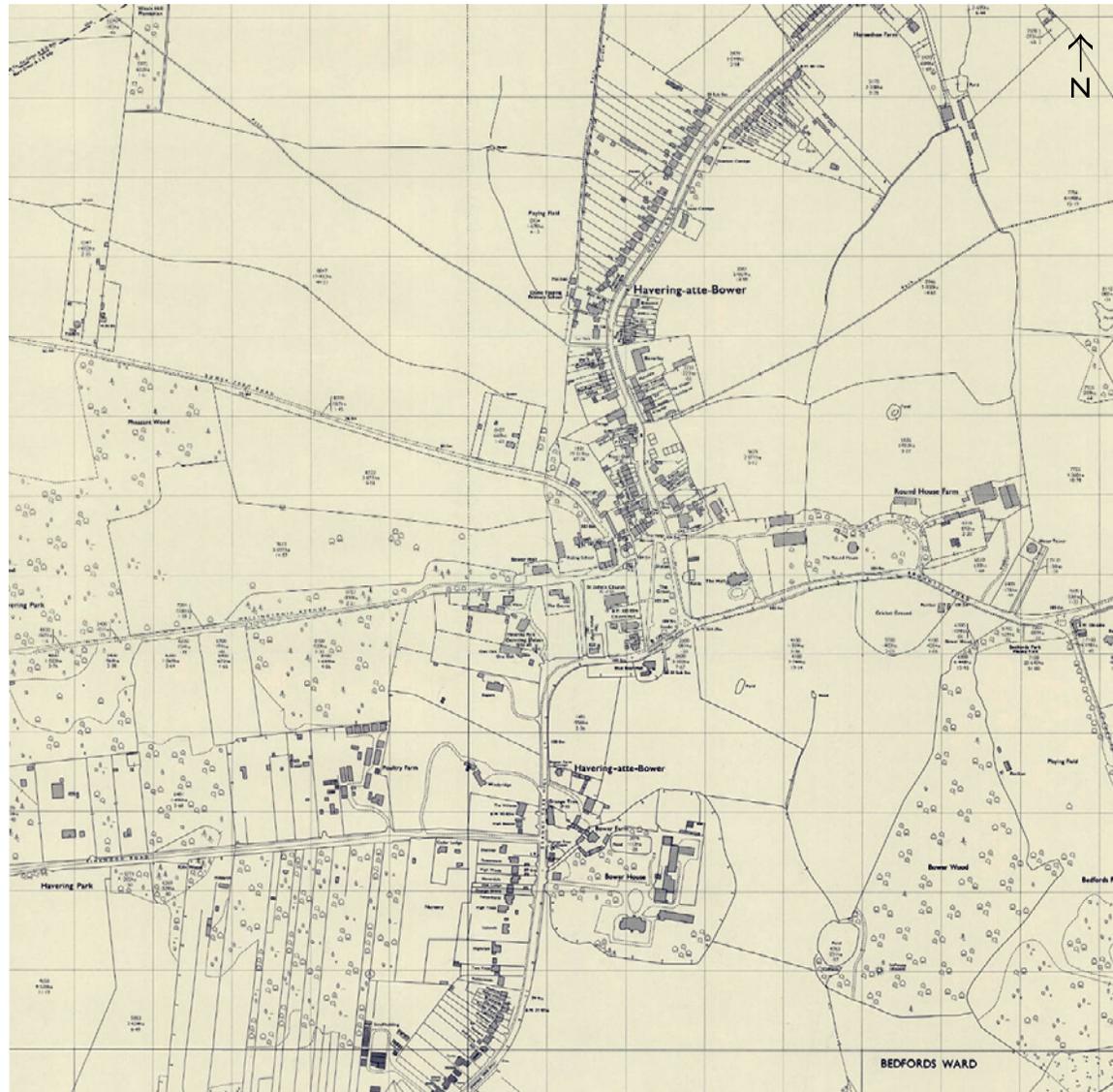
3.0 Summary of Historic Development

The 1971 Ordnance Survey map records post-war expansion within Havering-atte-Bower, particularly along North Road, likely due to Green Belt restrictions limiting development elsewhere in the conservation area. Along North Road, a new terraced row was constructed to the northwest of the vicarage, near the Royal Oak pub. A 19th century terraced row of workers cottages opposite the Royal Oak was demolished, leaving the site vacant; the map does not clarify its subsequent use. Further new houses were built north of this site, aligned with existing properties. An L-shaped bungalow named Beverly replaced the former courtyard-shaped Winyberge Lodge, and additional new housing extended further north along the west side of the street.

To the west of St. John the Baptist Church, on the historic grounds of Havering Park, additional structures have been constructed by this time. A new detached house now stands on the western side of Elmer Avenue, accompanied by a row of houses built to the south of Wellingtonia Avenue. Further north, two new structures, one likely associated with the livery stables given its size, were erected to the north of Wellingtonia Avenue.

To the northeast of Bower House, several new buildings have been added. In 1976, Bower House itself was acquired by Ford Motors and repurposed as a training centre. Round House Farm, located to the northeast of the Round House, has expanded over the intervening years and now occupies roughly the same form and size it holds today.

Near to The Hall, structures to the north were removed, replaced by a new glazed building, likely a greenhouse. Between the Round House and The Hall, two large new structures were erected, possibly agricultural sheds associated with Round House Farm, given their shared driveway. To the east and north of the vicarage, a new building was constructed, reducing the size of its garden.



Ordnance Survey of 1971

3.0 Summary of Historic Development

These three images from the 1960s and 1970s capture some of the most characterful areas of the conservation area during a period of transition. Rose Cottage, shown with a distinctive three-wheeled Reliant car parked outside, was in an advanced state of decay and functioning as a grocer's shop. Bower Farm Cottage is also depicted in a state of poor repair.

The third image features the old Red Lion pub, by then converted into a post office. This illustrates that even by the mid-to-late 20th century, the interior of the village was still not fully lined with buildings.

Significantly, these images highlight the transformative impact of the car on the village streetscape. By this time, Havering-atte-Bower was within easy commuting distance of London, and the introduction of kerbs, asphalt roads, and electric street lamps signalled the village's new role as a commuter settlement.

Since the 1970s Ordnance Survey Map, the overall footprint of Havering-atte-Bower has remained largely unchanged, though infill development has occurred within the village. Green Belt restrictions have effectively prevented urban sprawl, confining growth to the existing boundaries.

The most significant changes are centred around The Hall, which was converted into a hospice sometime in the late 20th century and underwent major expansion to the east and north. New structures were added, and the large garden was built over to accommodate these changes. To the north of The Hall, an educational facility was constructed, along with a car park to the east on land that was once an open field.

Additional residential development within the village includes new houses built to the west of Elmer Avenue, extending south toward the historic gates of Havering Park (building). Notably, one half of the historic gate was removed at some point, altering the original entrance.

To the west of the Royal Oak pub, new terraced housing was constructed, and a new cul-de-sac residential area, Samantha Mews, was developed in the late 20th century.



1974 Rose Cottage (London Picture Archive)



Bower Farm Cottage in the 1970s (London Picture Archive)



Looking south on North Road, 1969. (London Picture Archive)

4.0 Character Assessment



4.0 Character Assessment

4.1 Location, Topography and Geology

Havering Atte Bower is situated at the northern end of the London Borough of Havering, an area within the London Basin. It is approximately 13.5 miles north east of London city centre and 7 miles north of the River Thames. The medieval market town of Romford lies 2.5 miles to the south.

The village core is formed around the historic Village Green where the church of St John the Baptist sits to the west. North Road forms the main spine of the village along which most of the housing is located. The village sits on a ridge top overlooking the parkland of Bower House which provides attractive views over east London.

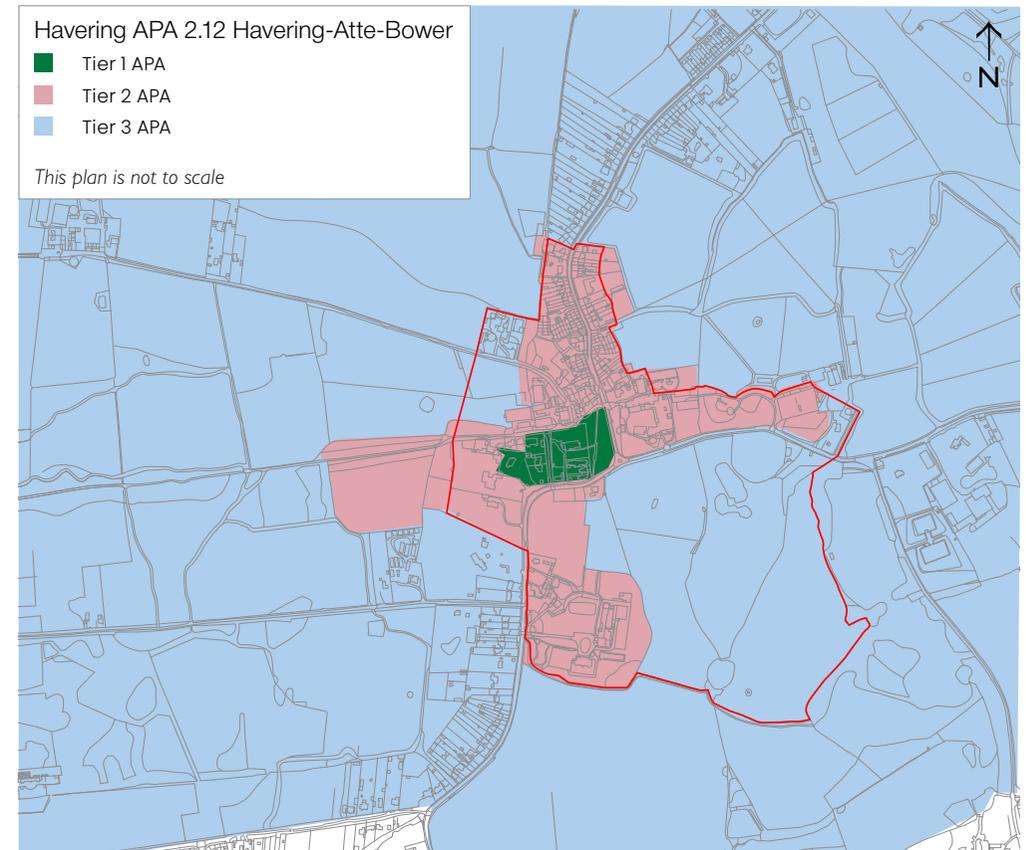


4.2 Archaeology

The entire conservation area is covered by Havering Archaeological Priority Area (APA) 2.12, which is centred on the buried ruins of Havering Palace. The Havering-atte-Bower APA is designated principally as it has potential to contain archaeological deposits associated with successive phases of medieval and later settlement activity, some of which are high-status buildings.⁰¹

There are no scheduled monuments within the conservation area or its immediate setting.

Further information can be found by consulting the Archaeological Priority Area Appraisals written by Oxford Archaeology in 2024 for the London Borough of Havering which are available online.



⁰¹ Oxford Archaeology (2024) 'Archaeological Priority Area Appraisal: London Borough of Havering'. Available at: [chrome-extension://efaidnbnmnnibpcajpcgclcfndmkaj/https://www.havering.gov.uk/downloads/file/6708/havering-archaeological-priorityareas-report](https://www.havering.gov.uk/downloads/file/6708/havering-archaeological-priorityareas-report)

4.0 Character Assessment

4.3 The Setting of the Conservation Area

The conservation area is defined by its position at the edge of London's vast urban conurbation, marking a distinct transition from city to countryside. It is surrounded on all sides by an attractive semi-rural agricultural landscape, forming part of the Metropolitan Green Belt.

To the southwest lies Havering Country Park, a large wooded park with historic connections to the conservation area. The northwest is characterised by expansive agricultural fields, while the B175 road runs along the northern boundary, leading to the small village of Bourne, which retains a similar semi-rural character.

To the northeast, the landscape features medium-sized agricultural fields interspersed with hedgerows, and to the southeast, trees and woodland dominate the scenery. Further south of the conservation area lies North Romford, a suburban area.

The conservation area is situated on a prominent ridgeline, offering attractive views to the south over East London and to the west across Havering Country Park. This elevated topography also creates a distinct physical separation between the conservation area and the suburban sprawl of North Romford to the south.

Unlike other parts of the borough, the conservation area has largely escaped terraced housing developments seen elsewhere to the south. It retains many historic field boundaries, contributing to its rural character. To the south and west, the boundaries of the conservation area are defined by historic estates, which have successfully resisted residential construction—a rarity within London. This preservation of open space and historic features further enhances the area's distinctive identity.



B175 into south of village



Views toward end of conservation area along North Road



Views northwest over Havering County Park



Views south over Bower wood



Views north from Wellingtonia Avenue

4.0 Character Assessment

4.4 Important Views

Although small in size, the conservation area offers many highly attractive views, primarily due to its ridge-top location. The relatively undeveloped southern portion of the area, combined with its sloping topography, provides ample opportunities to enjoy sweeping vistas over East London.

All views which take in heritage assets, whether or not they are designated, are considered important and contribute to the understanding and experience of the conservation area. Consequently, the views considered in this section are only an indicative selection and are not intended to be a comprehensive set. Important views within the Havering-atte-Bower Conservation Area are located in the spatial assessment on page 27.



Views northwest out of village



View east toward water tower



View of village green



View south over Bower wood

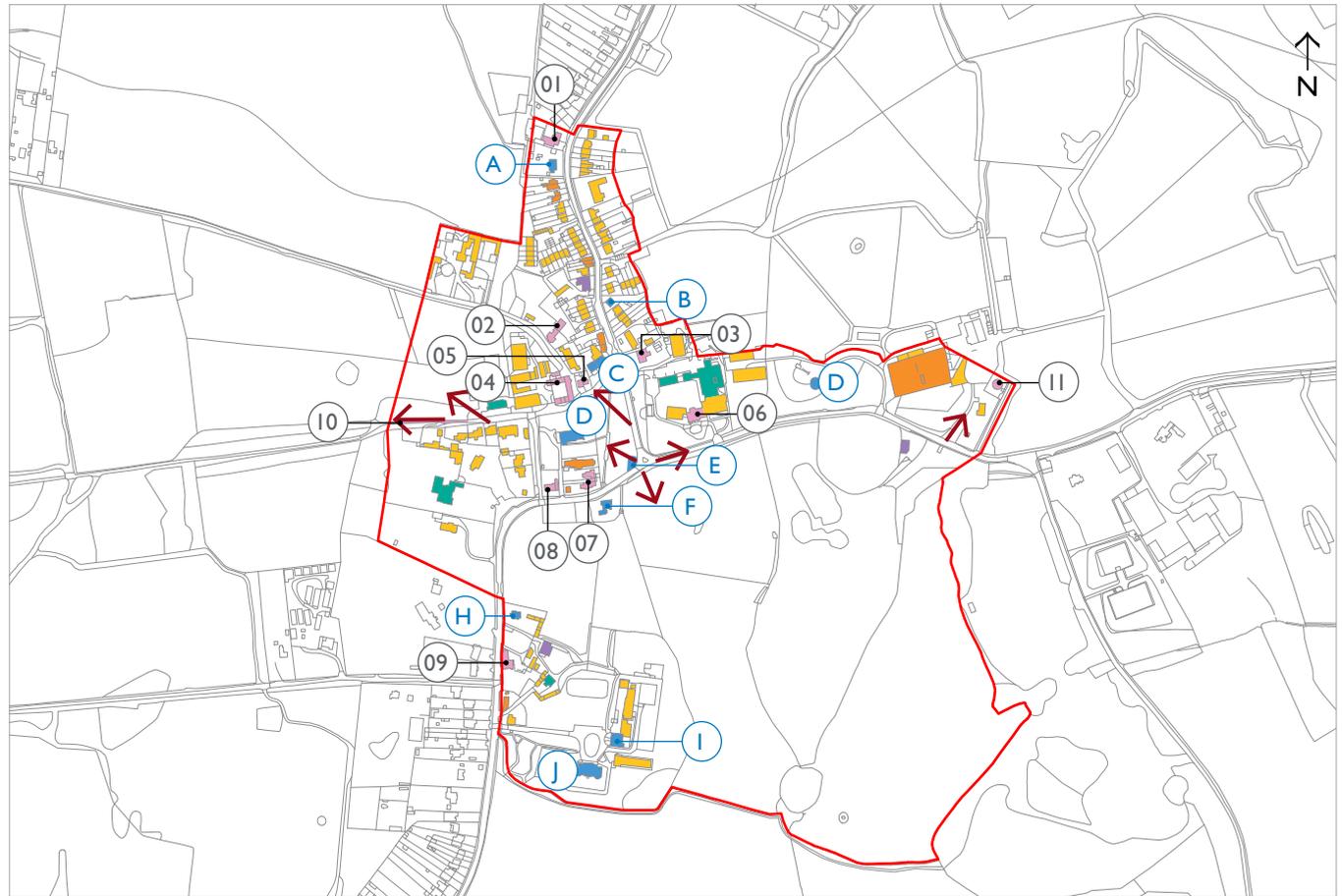
4.0 Character Assessment

4.5 Key Buildings and Space

A conservation area is often best experienced by taking in its historic buildings and spaces, as the majority of these contribute to the understanding of its special interest. However, there are individual buildings and spaces which play a more important role in establishing the character of the area, and are considered to be landmarks.

Havering-atte-Bower's landmarks are generally either statutorily listed heritage assets or locally listed buildings, while several others also make a positive contribution to the area's historic or architectural character.

A number of buildings or sites within the conservation area boundary are identified as opportunities for enhancement. These comprise elements which detract from the character and appearance of the conservation area; their improvement or replacement is encouraged.



→ 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)	01 Dame Tipping's C of E School	07 1-4 Havering Green Cottages
■ Detrimental	D The Round House (Grade II*)	02 Fairlight	08 White Lodge
■ Opportunity for Enhancement	E Church of St John The Evangelist (Grade II)	03 The Vicarage	09 Orange Tree Public House
	F The Stocks and Whipping Post (Grade II)		10 Walls to Havering Park School
	G Blue Boar Hall (Grade II)		11 The Water Tower
			<i>This plan is not to scale</i>

4.0 Character Assessment

4.6 Townscape and Spatial Analysis

The conservation area is centred on three main public roads, Orange Tree Hill/Broxhill Road, North Road, and Wellingtonia Avenue. The streets and plot forms within the conservation area reflect the evolving architectural history of the region.

In the southern and western areas, larger plots are prevalent, with buildings set back from the road, often detached or semi-detached and substantial in size. These areas are characterised by narrower, more rural streets.

In contrast, North Road presents a busier, more urban atmosphere. Here, the street pattern is denser, featuring terraced properties and cul-de-sacs that illustrate later 20th-century infilling. This contrast highlights the different stages of development within the conservation area.

4.7 Open Space and Trees

The conservation area is privileged to contain substantial green spaces of high quality, as well as attractive public open spaces. The expansive wooded public land and farmland are among the defining characteristics of the conservation area, contributing significantly to its unique identity and appeal. There are many private open spaces which, although not accessible, contribute to the rural character of the conservation area. Principle public open space includes:

- The Village Green
- Havering County Park
- Cricket grounds

Tree cover in the conservation area is most dense in the southern and western sections, where private gardens and open space are more plentiful. In contrast, North Road has the least tree cover, with houses opening directly onto the road and almost no green buffer between the street and properties.

Most trees are found within private gardens or fields, rather than public spaces or roadsides. Where trees do appear along streets, they are primarily concentrated on the fringes of the conservation area, such as Broxhill Road and Bower Farm Road, rather than in the village centre. Tree planting is heaviest around Broxhill Road, where it helps conceal the Round House and the Saint Francis Hospice.

The area surrounding the Conservation Area contains multiple Sites of Importance for Nature Conservation, including the extensive Bedfords Park site, which extends into the southern part of the Conservation Area, just south of the B175.



Entrance into wooded Havering Country Park

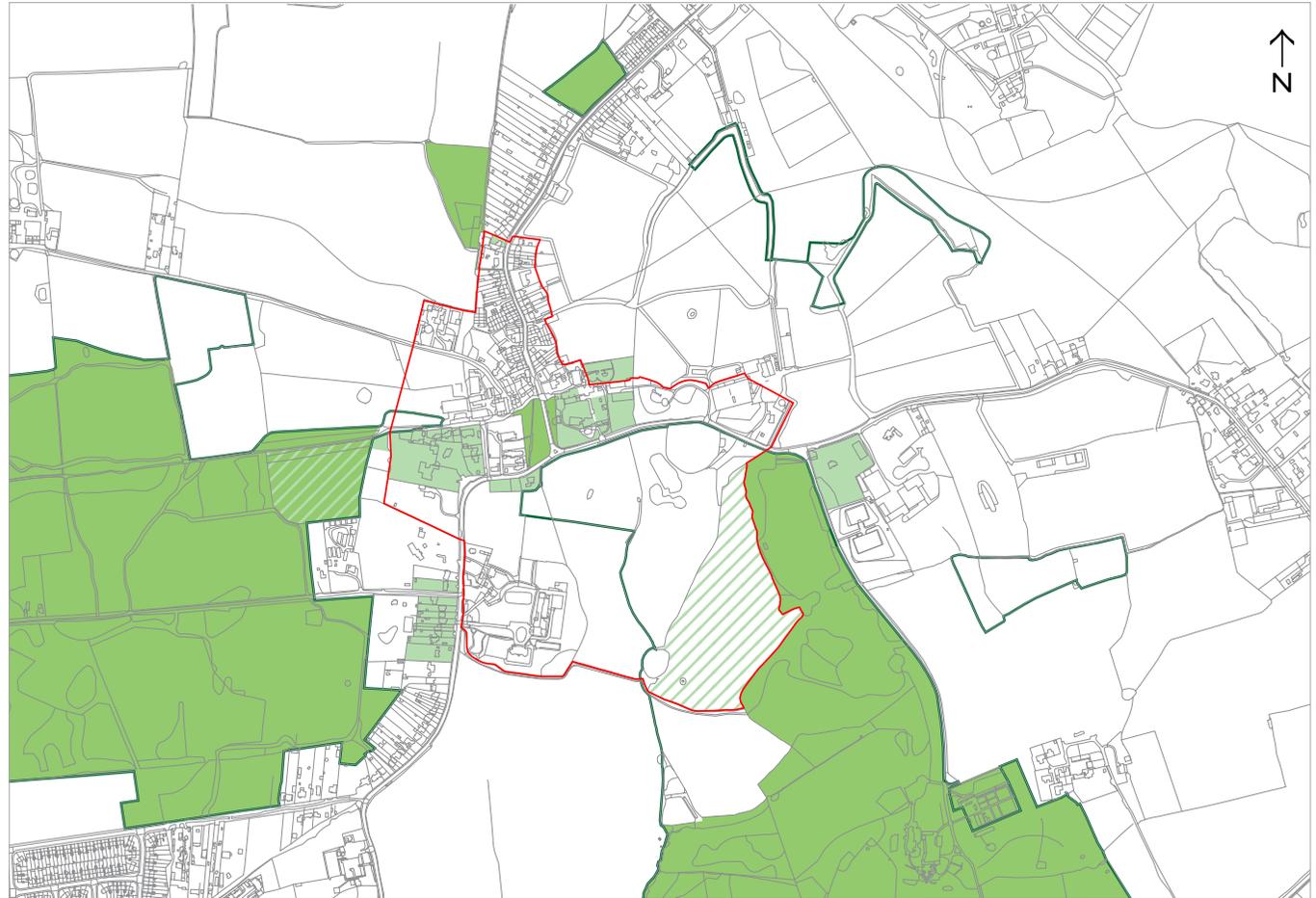
4.0 Character Assessment



Cricket Grounds



Private Horse paddy along Broxhill Lane



-  Proposed 2025 Boundary
-  Designated Open Space
-  TPOs
-  Site of Importance for Nature Conservation

This plan is not to scale

4.0 Character Assessment

4.8 Public Realm

Key features

The Historic Village Green is the principal public space in Havering-atte-Bower, covering roughly one acre and shaped as a rhomboid. It is bordered by Orange Tree Hill, North Road, and Wellingtonia Avenue. It consists of an open lawn with a scattering of younger trees, crossed by a modern asphalt path running diagonally through its centre.

Key features include the listed Grade II stocks near the southern end, a 21st-century decorative village sign near the centre, and a World War I memorial (featuring a thin black silhouette of a soldier) toward the northern end. The green is enclosed to the north, east, and south by low timber rural-style park fencing, with a metal fenced boundary to the north. To the west, it adjoins the churchyard, separated by a low flint boundary wall.

The public realm along North Road is compromised by moderately busy car traffic, which when combined with limited sound buffering greatly diminishes the quality of the public space. Similarly, the B175 and Broxhill Road suffer from traffic dominance, with narrow footpaths that restrict pedestrian movement and comfort.

Elsewhere in the conservation area, roads are quieter, particularly in the western section. Although footpaths are often absent, the lower traffic levels make these areas more pedestrian-friendly and help preserve their rural character.

Surrounding the conservation area on all sides are abundant green spaces and areas of natural beauty, especially to the west, where Havering Country Park provides extensive tree cover and open land. These green buffers enhance the village's semi-rural atmosphere.



The Village Green



Interaction between Village Green and North Road



21st Century Village Sign

4.0 Character Assessment

Street surface

Street surfaces throughout the conservation area are predominantly asphalt, generally in good condition. The asphalt path across the Village Green is showing some signs of decay.

Along North Road, parking spaces line the main road area, sometime lain with concrete. Front garden treatments vary inconsistently across the village: some properties feature attractive small garden planting, while others are less appealing, with gravel drives or utilitarian hardstanding. Rose Cottage stands out as a particularly positive example, with its attractive brick driveway and charming well maintained front garden.

In contrast, some properties (such as the Royal Oak pub) have unattractive hardstanding fore courts which while understandably necessary, could benefit from some softening. Poor quality hardstanding is particularly common along North Road.

The junction between Wellingtonia Avenue and North Road is poorly configured, featuring a deteriorating road surface. The surface is a mix of uneven asphalt and light gravel, presenting an inconsistent appearance. Similarly, Bower Farm Road is another less well-maintained stretch within the conservation area, with extensive patchwork repairs clearly visible.

Street furniture, lighting and wayfinding

Street furniture within the conservation area is primarily concentrated around the village green and North Road. Around the village green, the furniture is sensitively designed and visually unintrusive, complementing the village's character. The green itself features some benches of a heritage style and a village sign that aligns with the area's historic aesthetic. Signage and lighting here are less intrusive, as they are positioned along the B175 and painted black. A low perimeter fence runs partially along the village green, though it is absent on the eastern side.

In contrast, North Road has a much denser provision of signage and lighting, which negatively impacts the overall character of the village. The signage here is notably denser and less sensitive in design, and the streetlights, unlike those around the green, are silver in colour. Additionally, the presence of telegraph poles further contributes to the cluttered appearance.

Elsewhere in the conservation area, street furniture, signage, and lighting are less visible, preserving the area's historic and rural ambiance.



Over dense street signage causes visual clutter



B175

4.0 Character Assessment

4.9 Boundary Treatment

Boundary treatments within the conservation area varying considerably and are not consistently appropriate for the village's historic character.

Grassy verges, often paired with picket fencing, are common throughout the area, particularly in the south. Low boundary walls—sometimes topped with railings - are also present, alongside mature hedges and agricultural hedgerows.

Along the North Road, many buildings open directly onto the street, with minimal separation. St John the Baptist Church stands out for its flint-knapped boundary wall. In contrast, larger houses in the south, particularly along Boxhill Street, are gated behind brick walls or concealed by mature hedgerows, limiting views into the properties. A tall grey brick wall wraps around The Hall, now the hospice. Some houses, such as the timber-framed buildings north of the village green, feature attractive and well-kept garden frontages.

The village green itself presents a mix of boundary styles, from traditional metal fencing to more modern timber and concrete treatments. In the western section of the conservation area, strict boundary treatments are largely absent, with houses often opening directly onto the street, occasionally fronted by small grass patches or low brick walls at the westernmost end.



Mixed boundary treatment along Orange Tree Hill



Brick and timber fencing



Low brick boundary wall along Samantha Mews



Green boundary treatment along B175

4.0 Character Assessment

4.10 Scale and Massing

Buildings within the conservation area are typically one to two storeys in height, often topped with pitched roofs and additional attic storeys with dormer windows. The area is primarily composed of detached and semi-detached houses, with more modern, modest terraces concentrated in the northern end of the village.

In the southern half of the conservation area, buildings tend to be slightly taller and are often set within substantial gardens. The grander houses in this area are frequently set back from the road, accessed by long drives, which enhances their prominence and contributes to the area's historic and semi-rural character.

4.11 Materials

The conservation area showcases a wide variety of building materials, reflecting the evolution of construction practices over time. Overall, the conservation area lacks material consistency, with its diverse palette pointing to its historic development rather than a deliberate adherence to a local vernacular style.

Brick

Red brick is the most prevalent material, though variations exist: grey brick is used in structures like The Hall (the hospice), while yellow brick appears in bungalows along North Road.

Many brick walls are rendered, and typically painted white, though some renderings are of poor quality, using concrete rather than traditional materials.



Historic Brick wall to rear of Bower Farm



Red Brick Bower Farmhouse



Attractive red brick houses along North Road



Grey brick The Hall



Range of brick types to rear of Village Green



Grey and red brick of the Vicarage building

4.0 Character Assessment

Masonry

Masonry, bar the dressing on the church and Arts and Crafts social building, is absent in the conservation area.

Wood

A handful of older structures within the conservation area are timber-framed and weatherboarded, often painted black. Some interwar housing along North Road features decorative faux half timbering.



Stone dressing of Arts and Crafts social building along Village Green



Black weatherboarding on Rose Cottage, North Road



Weatherboard clad cottage along Village Green

4.0 Character Assessment

Other materials

The church, faced in knapped flint with stone dressings, is a standout example within the conservation area. Another flint wall can be found at Bower Farm Cottage along with the church boundary wall.

Modern structures display materials characteristic of their construction periods, such as uPVC windows and decorative tilework. Agricultural structures of corrugated metal are also to be found within the conservation area on the fringes.

The Round House has a unique material finish, treated with stucco and with a copper clad roof.



Corrugate metal agricultural structures.



White rendered red crick walls of Boar Hall Farm



Flint wall into churchyard



Rendered walls and plain tiles of Orange Tree Hill Public House.



Whitewashed concrete water tower. uPVC windows and vinyl weatherboarding on cottage.



Marble and copper grave monument in Churchyard.

4.0 Character Assessment

Roofs

Most structures have plain clay tiled roofs, with slate roofs reserved for the older and more architecturally significant structures. Concrete tiles are seen in some more modern structures but also as unsympathetic replacements on some interwar properties especially along North Road.

The most common roof style is pitched, although some structures have hipped roofs (especially the older structures). There are a few catslide roofs in the village, predominantly on the older structures.



Catslide roof



Mid-20th century materials along North Road. Concrete roof tiles, yellow brick and decorative tiles.



Distinctive veranda roof on village Green

4.0 Character Assessment

Windows

In the conservation area, the most common window types are sash windows and uPVC units. Around the Village Green, many buildings retain their original historic sash windows, which remain for the most part in good condition. Windows in the conservation area reflect the design characteristics of their respective periods rather than adhering to a single local style.

Along North Road, however, most historic windows have been replaced with uPVC, though Rose Cottage stands out as an exception, proudly retaining its attractive sash windows.

The conservation area also features a few buildings with bay windows, particularly along the higher-value Victorian terraces on North Road. St. Francis Hospital, for example, showcases double-height bay windows with elegant symmetry. Some interwar terraces along North Road include bow windows, a hallmark of their era, while a small row of late 20th-century housing displays distinctive box-shaped bay windows.

Among the most architecturally significant windows in the area are the Gothic Revival geometric tracery windows of the Church of St. John the Evangelist and the Diocletian windows of the Arts and Crafts parochial building, located just south of the church.



Historic sash windows off Village Green



Attractive sash windows with faux lead strips along North Road



uPVC window replacements on inter-war bow windows along North Road

4.0 Character Assessment

4.12 Architectural Details



Diocletian windows



Remnant of decorative gates into Havering Park (building)



Decorative pargetting along North Road



Decorative details on 19th century house along Wellingtonia Avenue

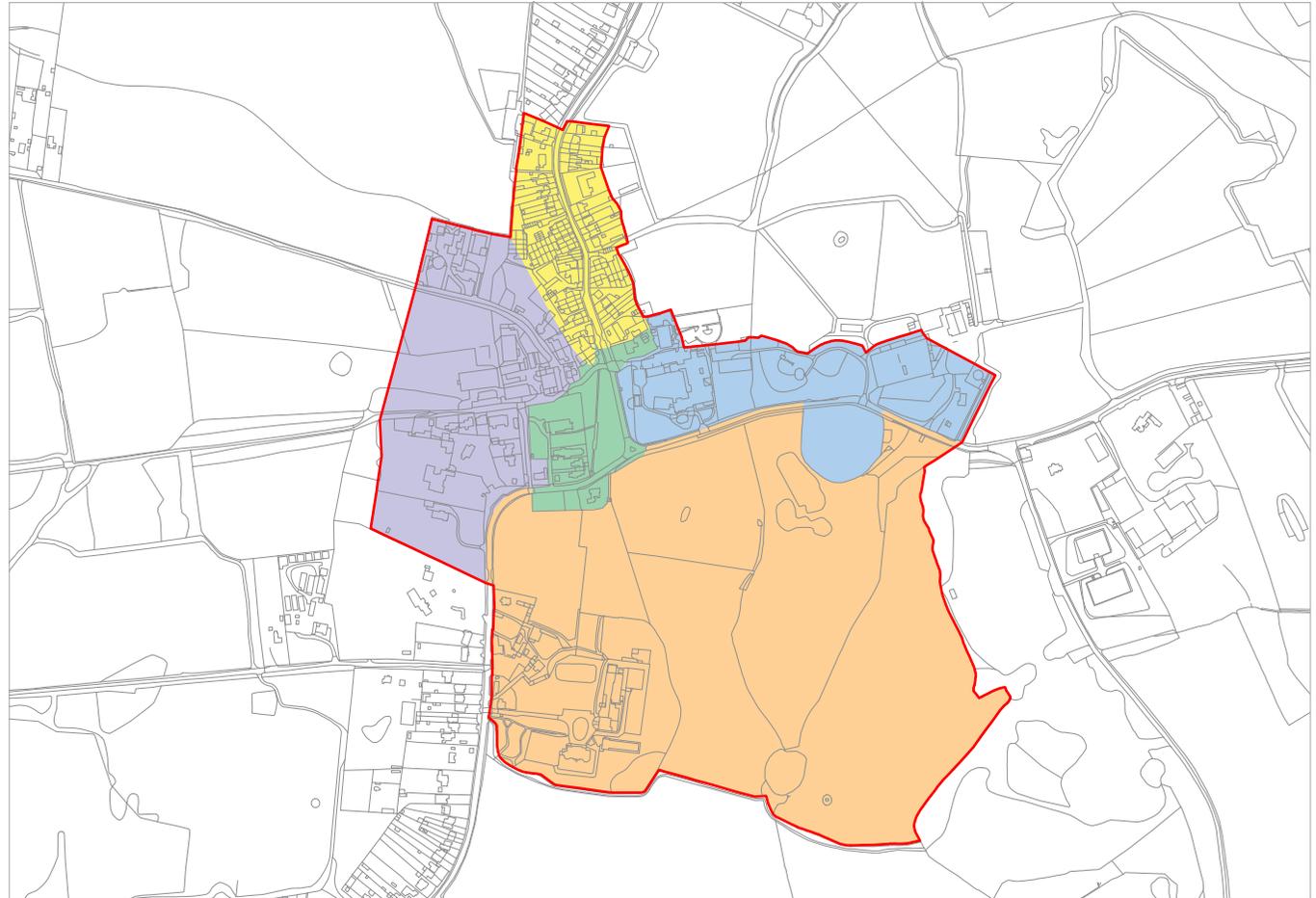
5.0 Character Areas



5.0 Character Areas

5.1 Introduction

Through on-site assessment, five distinct character areas were determined to be present within the conservation area, roughly correlating with both geographic and architectural characteristics. These character areas share similar building typologies and townscape experiences, although along their boundaries there is bound to be some crossover, especially given the smaller scale of the Conservation Area.



CHARACTER AREAS

-  Existing 2025 Boundary
-  Character Area 1: The Village Green
-  Character Area 2: North Road

-  Character Area 3: Broxhill Road
-  Character Area 4: West Village
-  Character Area 5: Bower wood and the B175

This plan is not to scale

5.0 Character Areas

5.2 Character Area 1: The Village Green

The village green is the historic core of the conservation area with the highest density of locally and statutorily listed assets. Within this space, beyond the church tower, buildings are mostly smaller and domestic in scale. There is no consistent materiality or style; however, the broad span of British architectural history is well displayed through a handful of attractive structures. The black timber weatherboarded cottages along the north end of the green are good examples of vernacular architecture of the southeast in the 18th century. The village green has some of the only neo-Gothic structures in the village, including the church and semi-detached buildings to the north of the church. An Arts and Crafts style community building sits just south of the Church; its form compliments the church and the cottages just south of it. The Village Green retains a clear village aesthetic, both in the materiality of buildings and their low density. There are no detracting structures or major issues within the streetscape which impact the historic experience of the space. Buildings have mid-sized plots that are all soft-landscaped or gravelled and they retain historically appropriate boundary treatments that keep their attractive forms open to the street. Modern extensions to these structures have been employed with sufficient care to avoid impacting the historic streetscape.

The oldest structure in this character area is the Blue Boar Hall, a 16/17th century hall house that displays a range of vernacular historic materials such as brick, black weatherboarding, plain tiles, and white lime-washed walls. This character area has the highest quality public realm and presents a highly attractive rural character seemingly unaffected by the previous hundred years, bar the legally required road safety signs.



Characterful cottages along west of Village Green



Flint church wall and church



View north along Village Green

5.0 Character Areas

5.3 Character Area 2: North Road

North Road is substantially denser than any other part of the conservation area and is almost entirely lined with houses. North Road has lower quality architecture, both in materiality and form, with most structures dating from the 20th century and/or featuring heavy alterations. Structures are built closer to the road, with numerous terraces opening directly onto the street. Many boundary treatments have been altered to unsympathetic forms or removed entirely. Similarly, many front gardens have been replaced with hardstanding, intensifying the streetscape. The road is very dominant in this character area, heavily lined with cars and signage.

Along North Road are a number of attractive structures, such as Grade II listed Rose Cottage, a vernacular black weatherboarded structure that has been restored and maintained to an exemplary condition. With its soft landscaping retained, it presents a highly attractive feature along North Road. Dame Tipping School retains some charm with its architectural details, although its boundary treatment and hard landscaping, though characteristic of a school building is harsh and inconsistent. There is a mixture of materials within this space, 20th century materials such as concrete tiles and uPVC doors and windows are dominant. Buildings along this road have much smaller, narrower plots than elsewhere in the conservation area. North Road is also home to the Royal Oak, a vacant late 19th century pub surrounded by hardstanding. In its vacant condition, it lacks an active relationship with the street. There is no consistent approach to architectural expression; instead, the street features a blend of early and mid-20th century design, encompassing an eclectic mix of styles from that era. A large number of houses have been adapted with later extensions, not all of which are of sympathetic.



Rose Cottage on North Road



The Royal Oak Pub on North Road, now vacant



Red brick 19th century semi detached houses along North Road



Interwar semi detached houses along North Road

5.0 Character Areas

5.4 Character Area 3: Broxhill Road

Broxhill Road runs to the east of the village and features substantial plot sizes with larger, older buildings and substantial gardens. The density of structures is low in this area, with only a handful of residential structures. The Hall (a locally listed 19th-century mansion) sits at the western end, much altered by 20th century alterations to become a hospice; its once-large gardens are now almost entirely built over. The Round House is an eccentric elliptical Georgian 18th century tower that is Grade II* listed, with large gardens. It is highly distinctive with its proud form and white exterior, although the hedged boundary blocks almost all views toward the house. Further east are the cricket club grounds with its aging 20th century clubhouse and landscaped pitch. Just north is a farmyard complex which retains a historic brick walled garden. A small paddock in front is home to several horses. The farmyard opens to the northeast along with a 20th century detached house of little note. Adjacent to the farmyard is an oddity, a whitewashed concrete water tower in the shape of a Norman tower. It is highly visible throughout the local area and adds another distinctive charm to this conservation area.

Boundaries within this area are hedged and lined with fencing made of metal or timber. Entrances into the Hall and the Round House are more formalised with gates and driveways. This area retains a rural character with its minimal representation of modern buildings and narrower country road. Views to the south are ample throughout this area.



1930s mock-Norman water tower



Smaller rural Broxhill Road



Walled garden along Broxhill Road

5.0 Character Areas

5.5 Character Area 4: West Village

The west village character area runs to the west and northwest of the village green and presents a mixed agricultural and low-density housing. Agricultural buildings include a modern equine yard to the northwest, and the locally listed historic courtyard stables further south. This area has sloping topography to the north as it rolls into the Havering country park. The westernmost section of this area consists of the grounds of Havering Park, where the remains of boundary walls are still in place. Larger 20th and 21st century houses have been built along the west within generous plots. The historic concave gatepiers and locally listed white lodge to Havering Park has been retained, although the concave arranged gateway has half missing. There is little consistency in the form of boundary treatment within this area, although in the southern area hedgerow boundaries are common. There are some bungalows along the north that open directly onto the road. Some houses along the B175 have substantial boundary treatments such as dense hedgerows and are set far back from the street with long driveways. Many of the newer buildings in the southern section of this area are of vast scale with large grounds and amenities such as swimming pools and tennis courts, although these are concealed behind high hedged boundaries. To the north-west, the area becomes increasingly amorphous and rural in character. From here, Wellingtonia Avenue offers the prospect of a secluded woodland walk westwards, while at its eastern end there is a contrasting wide open vista northwards past the Village Hall - although a blind eye needs to be turned to the mundane appearance of this structure in order fully to appreciate the view. Along Wellingtonia Avenue itself, the houses are more suburban in style with conventional red brick forms and typical plot sizes with fronts dominated by hardstanding.



Bungalows along Bower Farm Road



Suburban character of housing along Wellingtonia Avenue



Locally listed courtyard with distinctive square based cupola



Viewing northwest from the west village

5.0 Character Areas

5.6 Character Area 5: Bower wood and the B175

This character area consists of roughly the southern half of the conservation area and comprises wide sloping valleys that run south. The park is well-maintained and planted with trees, serving as a wildlife refuge well-populated by birds. The parkland is also populated by horses that roam across the expansive fields. The southeasternmost section of the park is a more densely planted woodland. Along the B175 are the buildings of Bower House and Bower Farmhouse. Bower House was not accessible during the site visit; however, it is a Palladian mansion surrounded by later additions from the late 20th century associated with the functionality needed for a religious training centre. Bower House has a long driveway and gatehouse that opens onto the B175. Other structures in this area are set closer to the street. The Orange Tree Pub, a late 19th century pargetted pub with deep sprocketed eaves and arched timber sash windows, is set almost directly fronting onto the road. Bower Farmhouse is an attractive, detached Neo-Gothic house with red brick and bargeboard detailing. Bower Farmhouse has a domestic scale with a gravel drive and hedged boundaries. To the south of Bower Farmhouse are the collection of agricultural buildings associated with Bower Farm. Unfortunately, these were inaccessible during the site visit and were observed to be in a state of advanced decay, possibly facing demolition. It was noted that the materials of the farm were characteristic of the vernacular Essex agricultural style.



The Orange Tree



View along B175 showing heavy boundary treatments and hedgerows.



Dilapidated condition of Bower Farm

6.0 Issues and Opportunities



6.0 Issues and Opportunities

6.1 Introduction

This section of the Conservation Area Appraisal and Management Plan provides analysis of the current issues and opportunities facing the Havering-atte-Bower Conservation Area and reflects the findings of a detailed site survey and initial stakeholder consultation. It will be reviewed and updated following public consultation to ensure holistic coverage.

The analysis is set out around the below themes:

6.2 Development Opportunity

6.3 Detracting Buildings, Elements and Additions

6.4 Maintenance and Repair of Buildings

6.5 Public Realm

6.6 Sustainable Development and Climate Change

6.7 Interpretation and Raising Awareness

6.8 Character area specific issues and opportunities.

6.2 Development Opportunity

Havering Atte-Bower stands as a largely unaltered semi-rural village on the outskirts of London. Any new development would have to employ high sensitivity to avoid disturbing its village aesthetic.

Public transport is limited, with infrequent bus services making the area car-dependent and less accessible. Additionally, the village is not of walkable distance to any high street or commercial centre. As such, connectivity could be improved upon.

While there is some potential for small-scale infill development—such as in the southern section’s large gardens—generally there are limited sites with potential for development.

The Green Belt and the village’s sensitive heritage assets mean that any development must prioritise sensitive placement, scale, and materials to avoid disrupting its unique character. As a result, Havering-atte-Bower is unlikely to provide any great potential for new developments.

6.3 Detracting Buildings, Elements and Additions

The conservation area suffers from some internal inconsistency of character and quality, with a marked difference between the historic core of the village and later additions along the northern end of the conservation area. Most historic properties are well maintained and present attractive fronts which contribute to create an attractive conservation area, however, much of the 20th century housing along North Road is of less significance.

Detracting buildings

Detracting buildings and sites are identified as opportunities for enhancement on the area map included in Section 4.5. These buildings generally comprise massing and/or materiality which do little to relate to the area’s historic character and detract from the street scene and are found in the northern section of the conservation area primarily along North Road.

If the opportunity arises to replace or alter detracting buildings, there is potential to enhance the conservation area by ensuring that proposals are sensitively designed and respond better to the area’s historic context and the character and appearance of the townscape.

Any development within the setting of the conservation area should take into consideration its special interest, and be of high quality, sensitive design.

6.0 Issues and Opportunities

Unsympathetic Additions and Accretions

Modern accretions to historic building exteriors across the conservation area are at times unsympathetic. These elements, and particularly the cumulative impact of incremental additions, can detract from the appearance of historic elevations and, as a result, from the character of the conservation area. These include:

- Surface-mounted services such as cables, conduit and security systems. There is opportunity to reduce visual clutter across frontages by removing or rationalising these elements, or by relocating them to more discreet locations. It is recommended that installation of any new external devices or technology be limited to rear elevations or rerouted internally so that they remain concealed from the public realm. Opportunities should also be taken to remove redundant wiring.
- Television aerials and satellite dishes are modern and highly conspicuous elements which are visually intrusive within historic streetscapes; these are found throughout the conservation area atop roofs and fixed to frontages. Often dishes and aerials remain fixed to buildings after they become redundant. There is opportunity to remove the latter, and ensure that any new devices are located along rear elevations, concealed from the public realm.



Satellite dishes disrupt historic character of buildings



Unsympathetic low-grade extension to Saint Francis Hospice

6.0 Issues and Opportunities

Windows, Doors and Rain Goods

Historic and listed properties were noted to retain most of their historic windows in good condition in the conservation area. Despite this, there are highly visible examples of insensitive replacement in uPVC in the village. Some original doors of historic buildings have also been replaced with lesser quality timber and uPVC doors of unsuitable, unsympathetic designs. The prevalence of concrete roof tiles is another negative aspect of the northern end of the conservation area; these present an unattractive front to the streetscape that contrasts with the historic colour palette creating an inharmonious overall appearance.

uPVC windows in particular negatively affect the appearance of buildings, but all uPVC features are modern, alien additions to the historic environment and have a detrimental impact on the character and appearance of the conservation area. Their installation often constitutes the loss of the original or historic features and profiles, which incrementally reduces the special interest of individual buildings but by extension the area. In addition, the use of uPVC windows and doors reduces the breathability of traditionally constructed buildings, by preventing moisture from egressing the building; this can cause wider damage to building fabric. There are opportunities to return windows to traditional materials and appearance where they have been altered.



uPVC windows inappropriate to historic structure



Deterioration of historic windows

6.0 Issues and Opportunities

6.4 Boundary Treatments

Boundary treatments within the conservation are of widely varying quality and condition, this lack of consistency is an issue which if remedied could provide great benefit to the aesthetic character of the conservation area.

Boundary treatments within the southern and western area of the conservation area are widely varied but of generally good condition. However, within the northern section the boundary treatments are markedly lower in quality and vary considerably from well maintained to visibly decaying.

A principal issue is the lack of consistency along the street frontages where higher quality decorative brick boundary walls are sometimes located next to crudely rendered concrete walls or metal railings of similarly unsympathetic design. The lack of clear design language within the boundary treatment presents a disorganised front to the conservation area and diminishes the otherwise charming rural aesthetic. This provides a clear avenue for the enhancement of the conservation area.



Characterful brick boundary wall on North Road



Materially inconsistent boundary walls

6.0 Issues and Opportunities

6.5 Maintenance and Repair of Buildings

The conservation area lacks commercial activity and is predominantly residential in character. The rural character of the area results in there being a low footfall within the village. Buildings are generally in good repair, especially the historic properties, although along North Road there is a clear drop off in the material condition of buildings. Minor damage to the flint wall was noted along the village green, a minor issue which was highly visible.

North Road, while generally of acceptable condition, stands at a lower architectural standard compared to the rest of the conservation area. However, it remains an exception rather than the norm that buildings here require additional maintenance. Some structures show signs of decaying window frames and peeling paint, though the majority are kept in good condition.

A notable concern is vacancy, as unoccupied buildings often fall into disrepair while awaiting new tenants. This is particularly evident with The Royal Oak, which is vacant and occupies a prominent position along North Road. Vacant buildings in such visible locations can create an unfortunate sense of decline, detracting from the area's overall character. Finding new uses for such buildings and seeing them brought back into use would enhance the character of the conservation area and reinstate a community focused building.

As well as having an impact on physical building fabric, these maintenance and repair issues harm the appearance of both individual buildings and the wider conservation area. There is guidance on good practice maintenance and repair methods in Section 6.4 and additional sources of guidance in Further Information and Resources.



Minor damage to flint wall on Village Green



Vacant Royal Oak Pub.

6.6 Public Realm

The Village Green, located at the historic heart of the village, is a vital public space that offers ample room for leisure activities while showcasing the conservation area's rich heritage. However, there are opportunities for thoughtful enhancements that could further elevate its character and benefit the area as a whole.

The pathways crossing the green are currently in a state of decay and poorly surfaced, presenting an opportunity for improvement. While the existing furniture is of reasonable quality, it lacks consistency in style and consolidating it into a cohesive design would help unify the green's aesthetic.

Similarly, the boundary treatments around the Village Green could be updated to create a more uniform appearance. Any new or replaced street furniture should be carefully chosen—prioritising high-quality design and materials that respect and complement the historic character of the conservation area. These refinements would help preserve the green's significance while enhancing its functionality and visual appeal.

6.0 Issues and Opportunities

6.7 Sustainable Development and Climate Change

The London Borough of Havering intends to be carbon neutral by 2040, and in March 2023 declared a climate and ecological emergency recognising the threats of climate change to the borough. This issue interacts with the conservation area in a number of ways, including changes to buildings and the way people move around the area.

Havering Council have embedded climate change mitigation and minimising carbon emissions throughout the Local Plan, including within its Strategic Objectives and in Policy 12, Healthy communities and Policy 36, Low carbon design and renewable energy.

6.7.1 Energy Efficiency Upgrades

Whilst the maintenance and continued use of historic buildings is inherently sustainable, there is likely to be both a desire amongst residents and tenants and pressure from government over coming decades to improve the energy efficiency and reduce the carbon footprint of Havering-atte-Bower's historic building stock. Reducing heating requirements combined with using more sustainable sources of heat and power are the two main aspects to consider.

There are many opportunities to improve the energy efficiency and reduce the carbon footprint of historic buildings which will have no impact on the character and appearance of the conservation area. These include improving the thermal performance of the building stock through insulating roofs and suspended ground floors, draught exclusion and introducing secondary glazing. Historic and traditionally constructed buildings were designed to be breathable, allowing moisture to naturally exit building fabric. Care needs to be taken to make sure buildings of this type remain breathable, rather than air-tight, through choosing appropriate materials as retaining moisture will harm the fabric of the building.

Care also needs to be taken if external changes are proposed, to ensure they remain sensitive to their historic context. This could include the addition of solar photovoltaic panels on south or east/west facing roofs as an additional heating or hot water source. However, these must not detract from the historic character of the building and are likely to be only acceptable when positioned on rear roof slopes not visible from the public realm. Where solar panels would be on a wall or roof slopes facing the public highway, or on a flat roof, planning permission is required.

6.7.2 Upgrades within the Public Realm

Reducing petrol and diesel car use is critical to reducing carbon emissions and there is government commitment to phasing out their sale over the next decade. Petrol and diesel car use will be replaced by a combination of electric (or other carbon-free) vehicles and active, car less travel. Both will require infrastructure changes that will need to be considered in the context of the special interest of the conservation area to ensure they are implemented appropriately.

Electric vehicles require charging points which can be installed within existing car parks and adjacent to street parking bays. Although these are relatively unobtrusive, they are likely to increase visual street clutter to a degree and should therefore be considered alongside other reductions in street furniture clutter. However, lamppost charging points and wireless charging may become viable in the future which are likely to be compatible with a conservation area environment.

Encouraging active travel, cycling and walking is also key to reducing carbon emissions. Reducing vehicle movement in the conservation area will improve air quality and make active travel more pleasant and safer. Improved signposting for cycling and walking routes could be introduced whilst taking care not to add to visual clutter through excessive increased signage.

6.7.3 Trees and Open Spaces

Maintaining existing trees and replacing lost or dying trees are an important part of the strategy to tackle climate change and trees also contribute considerably to the special interest of the conservation area. Street trees help to soften the area's urban grain and contribute to its sense of place.

Permission is needed for any works to trees above a certain size in the conservation area (see Section 6.3) and justification is required for the loss of any street trees, which should be also be replaced with new trees. A succession planting strategy would be beneficial to ensure existing tree coverage is maintained into the future and opportunities for new trees should also be considered.

6.8 Interpretation and Raising Awareness

Havering-atte-Bower has a fascinating connection to royalty and to the medieval period due to its association with the medieval palace. Local historians have a good awareness of and interest in this connection, with much written and researched in literature and local museums. However, there is a lack of signage or historic boards explaining this connection within the conservation area. There are some limited interpretation boards, such as those along the stocks, which are somewhat dated and could be improved upon. Additionally, there are opportunities to increase awareness of the special interest of the conservation area, the responsibilities and benefits of owning a building in the conservation area, and the implications of proposing changes to buildings. There are also opportunities to raise awareness of the importance of building maintenance to prevent degradation among local owners and occupiers.

6.0 Issues and Opportunities

6.9 Character area specific issues and opportunities

6.9.1 Village Green

The primary issue identified within the Village Green character area is the substandard wayfinding and the deterioration of footpaths across the green. Addressing these concerns would significantly enhance the presentation and usability of the space.

The historic Village Green is intact at the heart of the village and underpins a strong green and open character. Maintaining open views into and through the Green to the south, over Bower wood, is important for the character of the overall area.

The Village Green presents a valuable opportunity to serve as a centre for historic appreciation in the conservation area, given its intimate connection to the medieval palace of Havering. Currently, there is a notable absence of historic interpretation boards. This represents a significant missed opportunity. The installation of informative boards detailing the palace and the medieval history of the village would provide immense public benefit and enrich the visitor experience.

6.9.2 West Village

The West Village character area was noted to be generally in good condition with few notable issues. However, certain areas of the road are suffering from potholes and require maintenance. Additionally, areas along Wellingtonia Avenue have large portions of hardstanding, the addition of soft landscaping or street trees could soften this.

The entrance to Havering Country Park presents an opportunity for enhancement, its current form is functional if lacking in charm. A more attractive gateway would provide both aesthetic and public benefits.

6.9.3 North Road

North Road is the part of the conservation area least connected to the overall village character. This is due to a combination of factors such as the presence of more modern buildings, the lack of street trees and the loss of almost all front gardens, which have been replaced with hardstanding. This has created an overly intense streetscape which detracts from the otherwise rural character of the conservation area. There is an inconsistency in materials used throughout North Road, and many historic properties have been altered unsensitively with unsympathetic interventions. It was noted that certain buildings along this road, including the vacant Royal Oak pub, are suffering from material decline. Combined with the dominant road and narrow footpaths, this creates a streetscape that is not particularly welcoming to pedestrians. Addressing these issues would greatly enhance public mobility and improve the overall streetscape.

While some of the housing along this road is not characteristic of the overall area, by merit of its mid-20th century age, and employs modern materials and forms which do not relate to the conservation area, there are notable examples of well-designed modern houses. Properties such as 3 to 6 Rowland Walk demonstrate how modern construction can be sensitively designed. These examples could serve as models for other newer housing within the conservation area, promoting a more cohesive and aesthetically pleasing environment.

6.9.4 Broxhill Lane

Broxhill Lane is generally in good condition. However, the visibility of the Round House is currently obscured, which is unfortunate for such a valuable historic asset to be cut off from public view. Increasing visibility of the Round House would be of great benefit to the conservation area.

The cricket clubhouse was noted to be in somewhat poor condition and is unsympathetic in form. This could be enhanced with a newer, better-designed building if a replacement is ever required.

The pedestrian footpath was observed to be very narrow at certain points. While the ability to extend these footpaths may be limited, any improvements would be beneficial.

6.9.5 Bower wood and the B175

Bower wood is in commendable condition. However, the lack of public visibility of Bower House is a shame. It would be of great benefit to the conservation area and public use if this highly attractive Georgian structure were more accessible and visible, although this is an issue limited to the private owners of the property.

Additionally, the material degradation of Bower Farm was noted to be a serious issue and a loss to the historic experience of the conservation area. The potential loss of this historic agricultural cluster would be of great detriment to the conservation area, removing its connection to its agricultural past.

The Orange Tree pub and its overly large hard-landscaped car park could be enhanced by incorporating areas of soft landscaping within its car park. This would soften its setting and enhance the ability to appreciate the evolution and historic forms along the B175.

7.0 Managing Change



7.0: Managing Change

7.1 Introduction

Section 7 provides a framework to guide change within the Havering-atte-Bower Conservation Area, based on the understanding of its special interest set out in earlier sections of this document. The overarching ambition for the conservation area is to preserve and enhance what is special about it, and thus this is the statutory duty of the Council. This is achieved by ensuring that change and development take place in a considered and sympathetic way, and by raising awareness of and promoting shared responsibility for looking after the conservation area.

The long-term objectives of conservation area management are to phase out past ill-considered changes and additions, and to ensure that new development is of high quality and responds to the conservation area's special character. This applies to very small changes, such as reinstating lost historic features, to proposals for new development both within the conservation area and its setting. In addition, the regular maintenance of buildings is a vital part of preserving both their special interest and physical fabric. Repairs can often be necessary; ensuring that these are undertaken sensitively is an important part of looking after historic buildings and the conservation area as a whole.

The following sections set out how and why change within the conservation area is controlled, good practice advice on maintenance and repair and specific guidance on alterations, extension and new development. Specific recommendations can be found in Section 6.8.

7.2 Planning Legislation, Policy and Guidance

Planning legislation, policy and guidance is utilised when determining applications for development or other changes within the conservation area. This is to ensure that proposals seek to preserve or enhance the area's special interest including the contribution made by its setting.

The primary legislation governing conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990. This sets out statutory duties for local planning authorities in managing change within conservation areas. Regional and local planning policy reflect this legislation in the protection and enhancement of conservation areas. See the London Borough of Havering's website for details regarding current national policy regarding the historic environment and the relevant policies set out within the Havering Local Plan.

In addition to legislative and policy requirements there is a wealth of best practice guidance and advice available from Historic England and other heritage organisations. When changes are being considered to buildings within and in the setting of the conservation area, it is often helpful to first seek pre-application advice from the Council to gain early guidance on proposals and discuss any constraints or opportunities; details for this can be found on the London Borough of Havering's website.

Links and details of all the relevant policy, guidance and advice can be found in Further Information and Resources.

7.3 Control Measures Brought about by Conservation Area Designation

7.3.1 Restrictions on Permitted Development

In order to protect and enhance the Havering-atte-Bower Conservation Area, any changes that take place must preserve, respect or contribute to the character and appearance which makes the conservation area of special interest. Permitted Development Rights, as defined by The Town and Country Planning (General Permitted Development) (England) Order 2015, are works which can be undertaken without the need to gain planning permission. Permitted Development Rights are different in a conservation area, meaning that planning permission is needed for works which materially affect the external appearance of a building.

This includes, but is not restricted to:

- The total or substantial demolition of buildings or structures (including walls of over 1 metre in height, gate piers and chimneys);
- Other partial demolition including new openings in external elevations;
- Works to trees with a diameter of 75 mm or greater, measured at 1.5 metres from soil level;
- Aerials and satellite dishes on chimneys or elevations visible from the street;

For further information and advice about when planning permission is required within a conservation area, see the guidance on the Government's Planning Portal or contact the London Borough of Havering Planning Department. It should be noted that proposals which impact listed buildings, including changes to their setting, may also require listed building consent.

7.3.2 Article 4 Directions

The Council can develop bespoke controls to ensure that specific elements of a conservation area are protected from harmful change. This is done through the application of an Article 4 Direction. These provide additional control by specifically revoking certain permitted development rights, meaning that planning permission needs to be sought before work can be undertaken.

Should the Council wish to do so, the process of implementing any new Article 4 Directions will be undertaken at a future date, separate from the adoption of this CAAMP.

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.

- Repair is always preferable over the wholesale replacement of a historic feature.
- If replacement of a historic feature is required – for example, if it has degraded beyond repair – the replacement should be carried out on a like-for-like basis using the same materials and construction techniques. The replaced element should be the same as the original in terms of material, dimensions, method of construction and finish (condition notwithstanding) in order to be classed as like-for-like.
- Like-for-like replacement should not be applied in cases where a historic feature has previously been repaired using inappropriate materials or techniques. When seeking to improve failing modern features or past unsuitable repairs, a traditionally-designed alternative using appropriate materials is preferable, such as breathable, lime-based renders and paints. In such cases planning permission, and in the case of a listed building, listed building consent, may be required.
- Repairs should, where possible, be reversible, as better alternatives may become available in the future.
- Repointing should always be carried out using a lime-based mortar. Within historic and traditionally constructed buildings, cement-based pointing is damaging to brickwork and stonework as it is an impermeable material. Periodic renewal of pointing will extend the lifetime of building fabric.

7.0: Managing Change

7.5 Proposing Change to Buildings

7.5.1 Alteration, Extension and Demolition

The appropriateness of demolition, alteration or extension will be considered on a case-by-case basis, as what is appropriate in one location will not necessarily be acceptable in another. In all cases it is vital to consider the impact of the proposed change on the special interest of the conservation area ensuring that this is preserved or enhanced.

Demolition of buildings that detract from the character and appearance of the conservation area may be beneficial. However, gap sites can also detract from the character of the conservation area, and therefore demolition of whole buildings may only be permitted in instances when rebuilding is proposed, when the site was historically open and this remains appropriate, or when an alternative suitable future use for the site is planned.

Alterations should preserve or enhance the character of the conservation area, and changes should be sensitive to its prevailing architectural and visual character. Alterations may comprise of the removal of detracting features such as uPVC windows, and where appropriate, their replacement with more historically appropriate versions. Alterations should therefore use appropriate materials for their context, and ideally those that are typically found within the conservation area. This may include timber for windows and doors and brickwork for structural elements. New materials may be appropriate as long as they are complementary to the appearance of the area.

Extensions should be subordinate to the existing buildings in their scale, massing and design, and should ensure that any existing historic features remain legible. Extension to the side and front of buildings is unlikely to be appropriate as this would change the visual appearance of the streetscape, whereas extension to the rear, where space allows, is likely to be more acceptable. All extensions should be of high quality design and construction. Whilst the design may use materials

and finishes which are characteristic to the conservation area, there may be scope for use of a wider, less traditional material palette where these are part of a high quality, sensitively-designed extension that complements or enhances the appearance of the original building and the conservation area setting.

7.5.2 Alterations Proposed in Response to Climate Change

There are many opportunities to make changes to historic buildings in the conservation area which will assist in improving their thermal performance and, as a result, tackle climate change. Internal works in unlisted buildings will not require planning permission; however, for any works which affect the exterior of a building it will be required. Any works to listed buildings, both internal and external, will require listed building consent and those to the exterior will also require planning permission.

Internally, adding insulation to roofs or lofts and below suspended ground floors will improve thermal efficiency, and draft exclusion around windows, doors and vents will also be beneficial. Installing secondary glazing will also improve thermal performance, though it is noted that double or triple glazing may be considered appropriate in some conservation area buildings, pending impacts to the character of the building and wider setting. Care should be taken to ensure that traditionally constructed buildings remain sufficiently breathable to avoid causing harm to the fabric of the building.

Externally, solar panels could be installed on rear roof slopes not visible from the public realm. Where solar panels are proposed to be installed to listed buildings, even on rear roof slopes, listed building consent will be required. Other renewable energy sources could be considered, such as ground, air or water-sourced heat pumps, so long as they do not detract from the character or appearance of the conservation area.

When planning the installation of electric vehicle charging points (EVCPs) care should be taken when installing any outlets, conduit, etc. in historic building fabric to avoid unnecessary fabric loss and minimise the visual impact of the EVCP in views from the street. EVCPs often require vehicles to be parked at close range; the impact of this on the character and appearance of the street and wider conservation area should be carefully considered. The installation of an EVCP does not require planning permission, the areas in question must be lawfully used for off street parking.

7.5.3 Modern Additions to Historic Buildings

Proposed modern additions to buildings should be carefully considered to ensure they are both necessary and appropriate to the character and appearance of the conservation area. The removal of unsympathetic features such as redundant external wiring, satellite dishes and television aerials should be undertaken proactively, as this will remove visual clutter and thus enhance the appearance of the conservation area. The installation of new television aerials and satellite dishes on a wall, chimney or roof slope that faces onto and is visible from the conservation area public realm (generally to front and side elevations) requires planning permission and is discouraged. The visibility of such features detracts from the appearance of the conservation area; therefore care should be taken to locate these items discreetly, ideally to the rear of buildings.

7.5.4 Windows, Doors and Drainage Goods

There have been instances in which uPVC units have been used to replace historic windows. uPVC doors and plastic gutters and drainpipes also found on historic buildings in places throughout the conservation area. Plastic or uPVC elements are not in keeping with the appearance or character of a historic building, and thus detract from the special interest of the conservation area. Therefore, replacement of historic or traditional windows, doors and drainage goods is discouraged unless they are damaged beyond repair. Where such replacement is necessary this should be in materials

7.0: Managing Change

and styles appropriate to the building. Where inappropriate replacement has already been undertaken, returning these features back to their traditional appearance is encouraged. The proportions and type of window will be dependent upon the age and style of an individual building.

Doors and window frames should be painted in appropriate colours. Changes in colour beyond a shade lighter or darker of the existing colours will likely require planning permission, with decisions based on surrounding context and appropriate historic precedent. Drainage goods would have historically been painted cast iron or lead; however other metals may be appropriate subject to their detailed design.

7.6 New Development

7.6.1 New Development within the Conservation Area

There are relatively few opportunities for new development within the conservation area. However, some sites comprise detracting buildings or vacant areas, the sensitive replacement or redevelopment of which could enhance the conservation area's appearance. There may also be opportunities to redevelop buildings which make a neutral contribution to the conservation area. Any new or replacement development needs to take account of, and remain sensitive to, the following:

- The significance of any building proposed for demolition;
- The significance of the relationship between any building to be removed and adjacent structures and spaces;
- The potential to draw inspiration from the historic use and character of a site;
- The significance or contribution of any gap site; is it a historic gap within the street frontage or does it detract?;
- The potential impact of proposals on known or potential archaeological remains;

- The potential impact of proposals on the setting of any neighbouring listed buildings;
- The materials and architectural detailing characteristic of the area - these should be a key point of reference in the choice of materials and detailing for proposed new development;
- The scale and grain of the surrounding area, including historic plot boundaries;
- The proposed height of new development in relation to neighbouring buildings and the surrounding context; and
- The potential impact of proposals on important views and the prominence of landmark buildings within the conservation area.
- New development should maintain the traditional settlement extent and respect the rural character of the settlement, both visually and spatially.

The above list is not exhaustive; each location will present its own unique requirements for sensitive and appropriate proposed development. In all cases, new development must be of high quality design, construction and detailing. The principal aim of new development should be to preserve or enhance the character of its immediate setting and the conservation area as a whole.

7.6.2 New Development in the Setting of the Conservation Area

The setting of the conservation area contributes considerably to its special interest, and there are likely opportunities for new development within this setting. New development should remain sensitive to its location within the setting of the designated heritage asset and enhance or preserve, rather than harm, its special interest. Proposed new development should be of the highest quality design and execution, regardless of scale, in order to achieve this and, where relevant, help phase out ill-considered and unsympathetic interventions from the past.

7.7 Public Realm

The public realm, namely publicly accessible streets and open spaces, is the area from which the majority of people will experience the conservation area. Preserving and enhancing its character and appearance is therefore of considerable importance for maintaining the special interest of the area. The public realm consists not only of street surfaces, but the street furniture, street signs and interpretation.

A sensitive and holistic approach to change and improvement to the public realm within an overarching strategy is needed, including changes to road infrastructure to encourage cycling and walking. Any additions or amendments to the public realm will also need to take account of highways and other relevant regulations.

Care should be taken to ensure future public realm works are considered for the longer term and materials both for street furniture and surface treatments are durable and of high quality, and remain sensitive to the character of the conservation area.

In addition to street furniture, road signage, freestanding shop signage, broadband cabinets, and elements such as inappropriately located café seating can collectively cause excessive clutter within the public realm and detract physically and visually from the pedestrian experience of the conservation area. Applications associated with features within the public realm should be carefully considered to make certain that public streets remain pleasant and attractive places to be whilst ensuring that commercial activities can continue successfully.

Installation of vehicle e-charging points are likely to become a feature of the street scene in the near future. Although these are relatively unobtrusive, they are likely to increase visual street clutter to a degree and should therefore be considered alongside other elements of street furniture.

7.0: Managing Change

7.8 Specific Recommendations

The following recommendations have been developed in response to the issues and opportunities within the conservation area identified in Section 5, and in light of the guidance on managing change provided in Section 6 over previous pages. These recommendations are designed to ensure the preservation and enhancement of the special interest of Havering-atte-Bower Conservation Area.

- The historic Village Green is the area of highest heritage interest in the Conservation Area and has been retained to a high degree. It is recommended that this standard of care continues in order to maintain its historic quality and setting, and to ensure the village remains a desirable place to live, work and visit.
- Proposals for extension, alteration and new development should preserve or enhance the special interest of the conservation area, or where the public benefits would outweigh any harm. New development should integrate contextual design and prioritise the preservation and enhancement of the area's distinctive character.
- New development proposals should seek to maintain the existing settlement extent, which has retained much of its historic form, and should respect and respond to the semi-rural spatial arrangement of the village.
- The design, construction and materials of any new development, extension, alteration or repair should be of the highest quality and respect their local context.
- Development within the setting of the conservation area should be sympathetic to its special interest in terms of its scale, massing, proportions, materials and detailing.

Applicants proposing new development in the setting of the conservation area should assess and describe the likely impact of their proposals on the significance and character of the Conservation Area and its setting. The semi-rural character of Havering-atte-Bower makes its especially sensitive to changes in its setting.

- Trees contribute to the character of the conservation area and should be retained wherever possible. If trees are lost they should be replaced with trees that will maintain or enhance the character of the conservation area. Opportunities for additional tree planting, linking green corridors and pocket parks and other green landscaping should also be carefully considered, ensuring it is sensitive whilst working to alleviate the current green space deficit in the conservation area.
- Changes to buildings in response to climate change are encouraged but should take into consideration the character and appearance of the conservation area.
- Careful removal of inappropriate and unsympathetic additions to buildings and the street scene is encouraged. North Road has been identified as an area which would especially benefit from the removal of unsympathetic interventions.
- Reinstatement of lost historic features, such as front doors, timber or metal windows within historic frontages is encouraged, where appropriate.
- Collectively, these measures should ensure that the existing heritage character of the conservation area actively informs and celebrates high-quality, contextual change.'
- The condition of the conservation area should be monitored and reviewed periodically.

Further Information and Resources



Further Information and Resources

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Consulted archives

- Havering Library and Local Studies
- Historic England Archive
- London Picture Archive

Further Sources of Information

For further study, the following archives hold material that may be of relevance to the history and significance of Havering-atte-Bower:

- Havering Library and Local Studies
- London Metropolitan Archive
- Essex Record Office
- The National Archives
- Historic England Archive

Legislation, Policy and Guidance

Legislation, Planning Policy and Best Practice Guidance

The following legislation, policy documents and guidance have been utilised in undertaking the conservation area review and preparing this report.

- a Planning (Listed Buildings and Conservation Areas) Act 1990
- b Ministry of Housing, Communities and Local Government, National Planning Policy Framework (2024) (specifically Section 16: Conserving and Enhancing the Historic Environment)
- c London Borough of Havering, Havering Local Plan (2016-2031)
- d London Borough of Havering, Havering Character Study (August 2024)
- e London Borough of Havering Archaeological Priority Area Appraisal (May 2024)

- f Ministry of Housing, Communities and Local Government, Planning Practice Guidance
- g Historic England, Conservation Area Appraisal, Designation and Management: Advice Note 1 (Second Edition, 2019)
- h Historic England, Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (2008)
- i Historic England, Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second Edition, 2017)
- j Historic England Advice Note 18. Adapting Historic Buildings for Energy Carbon Efficiency (July 2024)

Planning (Listed Buildings and Conservation Areas) Act 1990

Listed buildings and conservation areas are designated under the Planning (Listed Buildings and Conservation Areas) Act 1990 for their special architectural or historic interest. Designation gives conservation areas protection as alterations, additions or demolitions are controlled by the need for planning permission, which is required by local planning authorities when change is proposed. Section 69 of the Act details the protection of conservation areas and is reproduced below, of specific reference is section (1):

‘Section 69 Designation of Conservation Areas

(1) Every local planning authority:

(a) shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and

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(b) shall designate those areas as Conservation Areas.

(2) It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly.

(3) The Secretary of State may from time to time determine that any part of a local planning authority's area which is not for the time being designated as a conservation area is an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance; and, if he so determines, he may designate that part as a conservation area.

(4) The designation of any area as a conservation area shall be a local land charge.

National Planning Policy Framework

The National Planning Policy Framework (NPPF), published in March 2012 and most recently revised in February 2025, sets out the government's planning policies for new development within England and how these should be applied. The NPPF is a material consideration for local planning authorities in determining planning and listed building consent applications.

Section 16 considers conserving and enhancing the historic environment. The policies emphasise the need for assessing the significance of heritage assets and their setting in order to fully understand the historic environment and to inform suitable proposals for change. The following paragraphs are of relevance:

Section 16 - Conserving and Enhancing the Historic Environment

Paragraph 202 - 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.

Paragraph 203 - Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

d) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

e) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

f) the desirability of new development making a positive contribution to local character and distinctiveness; and

g) opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 204 - When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Paragraph 206 - Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible

Paragraph 219 - Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Paragraph 220 - Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Planning Practice Guidance

In 2014 the government launched the Planning Practice Guidance website (<https://www.gov.uk/government/collections/planning-practice-guidance>). The guidance is a live document intended to provide further detailed information with regard to the implementation of the NPPF. It includes the section 'Historic environment', which advises on enhancing and conserving the historic environment.

Further Information and Resources

Conservation Area Designation, Appraisal and Management Historic England Advice Note 1 (Second Edition)

This Historic England advice note, published in 2019, supports the management of change in a way that conserves and enhances the character and appearance of historic areas through conservation area appraisal, designation and management. Of great relevance to the review of the Havering-atte-Bower Conservation Area are the following paragraphs:

'10 Conservation area designation is undertaken to recognise the historic character of an area and/or in answer to the impact of development, neglect and other threats, on areas which are considered to have special architectural or historic interest. The appraisal is the vehicle for understanding both the significance of an area and the effect of those impacts bearing negatively on its significance. It will form part of the local planning authority's Historic Environment Record and will be part of the evidence base for the local plan and a material consideration in planning decisions.'

'77 Under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 local planning authorities have a statutory duty to draw up and publish proposals for the preservation and enhancement of conservation areas in their districts from time to time. Regularly reviewed appraisals, or shorter condition surveys, identifying threats and opportunities can be developed into a management plan that is specific to the area's needs. In turn, this can channel development to conserve the conservation area's special qualities. Both areas in relative economic decline and those under pressure for development can benefit from management proposals that promote positive change.'

Conservation Principles, Policies and Guidance

Conservation Principles was published by English Heritage (now Historic England) in 2008. It provides a comprehensive framework for the sustainable management of the historic environment, wherein 'Conservation is defined as the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations'. The guidance also provides a set of four heritage values, which are used to assess significance. The values are evidential, historical, aesthetic and communal.

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second Edition)

The significance of a heritage asset is not only derived from its physical presence but also from its setting and the surroundings in which it is experienced. The Setting of Heritage Assets (2nd Edition) published in 2017 by Historic England provides guidance on managing change within the setting of a heritage asset. It recommends the following staged approach to the assessment of proposals during design evolution under Part 2: Setting and Views:

Step 1: Identify which heritage assets and their settings are affected.

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.

Step 4: Explore ways to maximise enhancement and avoid or minimise harm.

Step 5: Make and document the decision and monitor outcomes.

Contact Details

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APPENDIX A: LOCALLY LISTED BUILDINGS IN HAVERING-ATTE-BOWER CONSERVATION AREA

Havering-atte-Bower

Asset Name	Reference	Age	Description	Address
Fairlight	HAB2	pre-1840	Early 19th century house. Three bays wide and two storeys high with several side extensions. Very heavily altered to the great detriment of the buildings. Decorated bargeboard along portions of the roof. Rendered and painted white. Hipped slate roof with wide eaves.	Bower Farm Road, Havering-atte-Bower
The Hall	HAB6	1858	Large three storey double fronted house. Heavily altered to its great detriment by hospice development, historic gardens almost entirely reduced. Yellow stock brick with stone quoins, hipped slate roof. Symmetrical front with main central entrance and flanking bay windows. Bay windows with wrought iron balconies.	Broxhill Road, Havering-atte-Bower
The Water Tower	HAB8	1934	Reinforced concrete tower designed to look like a Norman tower complete with lancet windows and crenellations. Painted white with conical roof, highly distinctive and visible throughout the landscape.	Broxhill Road, Havering-atte-Bower
1-4 Havering Green Cottages	HAB11	pre-1840	Early 19th century terrace of cottages. Five bays wide and two storeys. Stock brick with black timber courses and slate roof with bargeboards. Roof extends over the central bays to form a veranda supported by timber brackets. Some original windows replaced on front elevation.	The Green, North Road, Havering-atte-Bower
Dame Tipping's C of E School	HAB13	1891	Late 19th century village school of small scale. single storey building with adjoining two storey school house. Prominent gable, with some decay, with large mullion and transom window. Building of stock brick with raised brick courses. Plain tiled roof and slate tile on schoolhouse. some insensitive uPVC windows installed.	North Road, Havering-atte-Bower
The Vicarage	HAB15	1786	18th century Old Vicarage with 19th century extension. Two story with four bays. Elder section of red brick, Victorian extension of yellow stock brick. Projecting bay window on front elevation. Historic water pump in garden. Sash windows varying in style and condition. Slate roof concealed behind parapet.	North Road, Havering-atte-Bower
The Orange Tree Public House	HAB16	1840-1913	Early 20th century or earlier public house. Two stores and five bays in red, now rendered with pargeing in a simple arched motif. Hipped tile roof with very wide eaves. Central entrance with two flanking bay windows. Much altered with lean to extension from alter 20th century running to the east.	Orange Tree Hill, Havering-atte-Bower
White Lodge	HAB17	1870s	19th century Italianate lodge to Havering Park, with half of surviving curved entrance gate piers. Stuccoes elevations, no longer white but cream, with stone quoins and windows surrounds. Slate roof with projecting eaves. Original windows replaced with uPVC replacement.	Orange Tree Hill, Havering-atte-Bower
Havering Park Riding School	HAB18	1840-1913	19th century stable block in tree sided courtyard. Distinctive clock tower atop slate roof. Central block one and half storeys with five bays in white brick with red and white dressings. Timber sash windows remain. Attractive boundary walls with iron gate.	Wellingtonia Avenue, Havering-atte-Bower
Walls to Havering Park	HAB19	1850s	Extensive range of 19th century brick garden walls, with moulded capping in places	Wellingtonia Avenue, Havering-atte-Bower

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