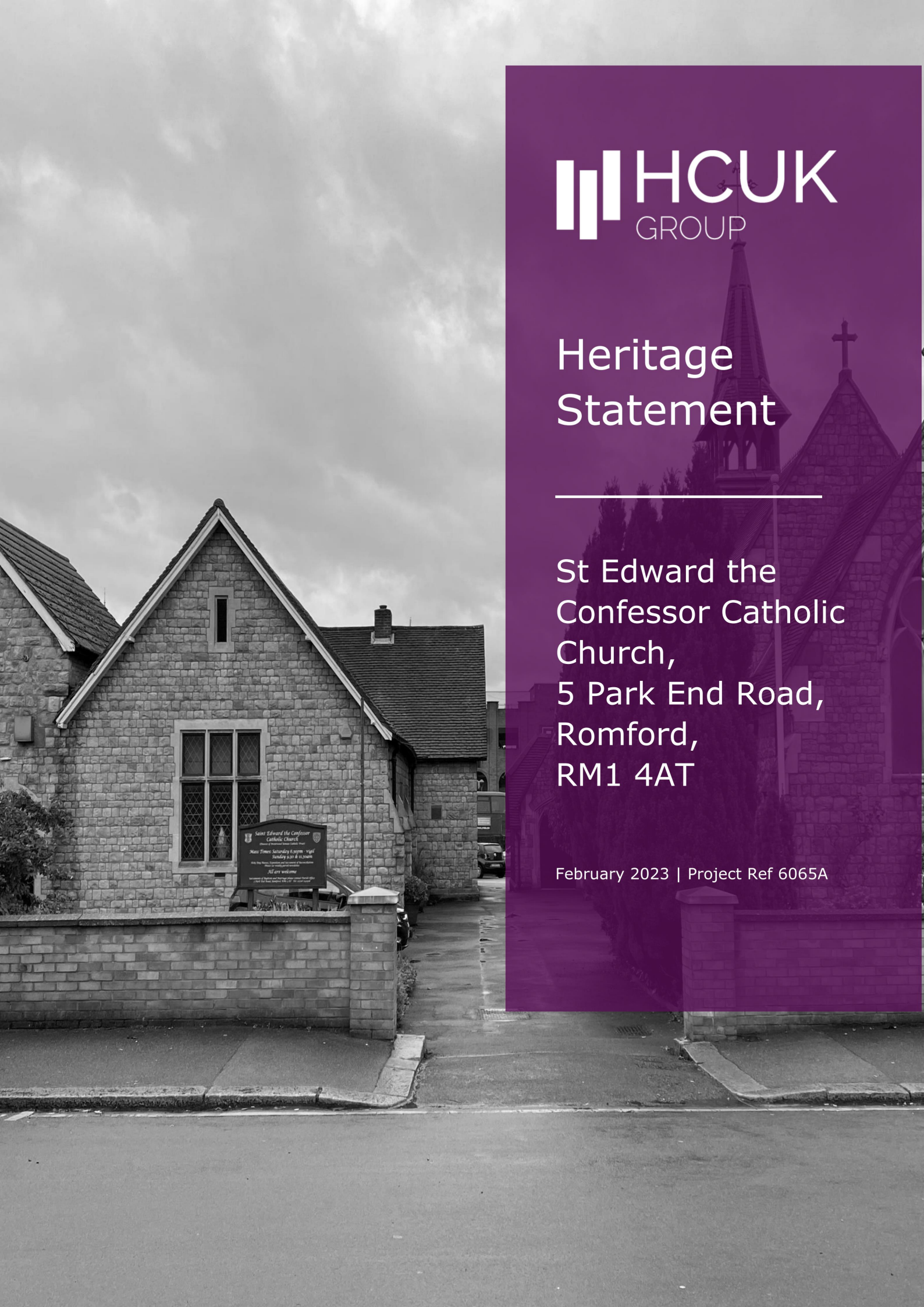




Heritage Statement

St Edward the
Confessor Catholic
Church,
5 Park End Road,
Romford,
RM1 4AT

February 2023 | Project Ref 6065A



HCUK Group is a homeworking (since 2010) multi-disciplinary environmental practice. We offer expert, honest, and independent advice in archaeology, heritage, landscape, arboriculture, and planning based on our considerable experience. We provide a range of services that can be tailored to any site or case, supported by administrative, financial and HR teams. We began life as Heritage Collective LLP in 2010, before becoming Heritage Collective UK Limited in 2014. We became HCUK Group Limited in 2020.



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1. Introduction

1.1 This Heritage Statement has been prepared by HCUK Group on behalf of the St Edward the Confessor Catholic Church (Diocese of Brentwood) at 5 Park Road, Romford, Essex, RM1 4AT, the 'Site' (**Figure 1**). The Church is grade II listed and the proposals assessed in this report are subject to a live planning application reference: P1921.22. The determining authority for the application is the London Borough of Havering (LBH).

1.2 The proposal seeks to amend a recent approval (LPA refs: L0014.21 and P2457.21) for an extension to the existing church to provide a narthex at its west end, a single storey extension to the adjacent parish club (former school) to create a community hall and a small extension off the Lady Chapel to provide sacristy space. It is latter element of the proposal which is to be adjusted under the present submission, light of recommendations made by the Historic Church Commissioners (HCC), which advises on matters reserved under the Ecclesiastical Exemption for Roman Catholic Churches.



Figure 1: Satellite Image of Site (outlined in red)

Background

- 1.3** The proposed development (**Figure 2**) is for the re-positioning of the approved extension to the Lady Chapel to provide a Sacristy, a place where altar servers change attire before and after Mass and for the storage of processional items (such as candlesticks and cross).

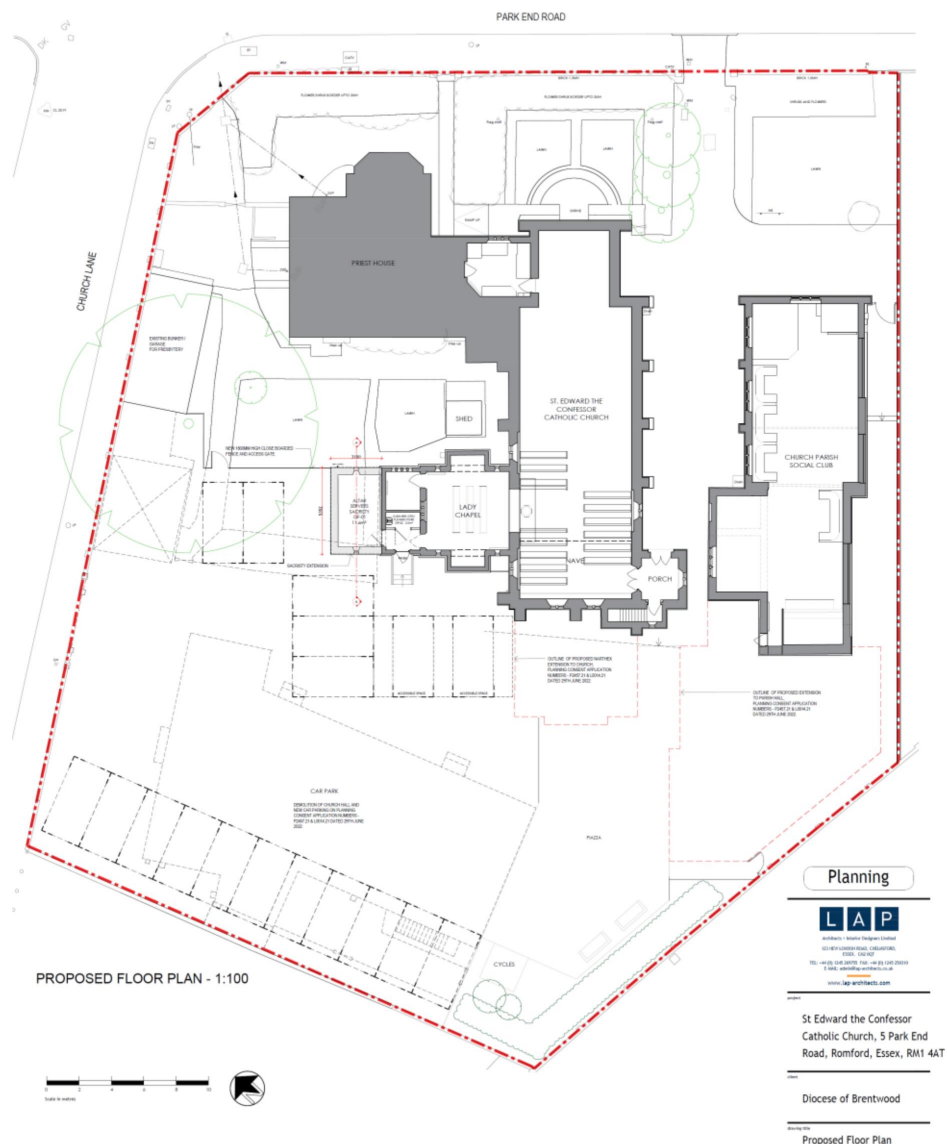


Figure 2: Proposed Site Plan indicating the position of the proposed sacristy to the north side of the Lady Chapel and internal re-ordering of the cleaning cupboard.

- 1.4** As approved under application ref: L0014.21 access to the proposed sacristy would break through the west wall within the niche in what is a devotional space (**Figures 3–5**). This would unbalance the architectural symmetry of the Lady Chapel, both

interiorly and externally. The HCC objected to this aspect of the proposal and have recommended the alternative put forward in this application which is to extend the flat roofed bay to the north side of the chapel which contains the cleaning cupboard and face to face confessional / reconciliation room.

1.5

Access to the Sacristy as proposed now would be formed through the cleaning cupboard, leaving the reconciliation room undisturbed, for both practical and functional reasons, set out at section 5 of this report. The alternatives considered are also discussed. Externally, the siting of the Sacristy would preserve the symmetry of the Lady Chapel.



Figure 3: Lady Chapel viewed from the west side of the Church



Figure 4: Lady chapel interior. The Our Lady of Walsingham Shrine is positioned within the west niche (left). Statues of St Joseph and St Anthony in the niche to the east wall (right)

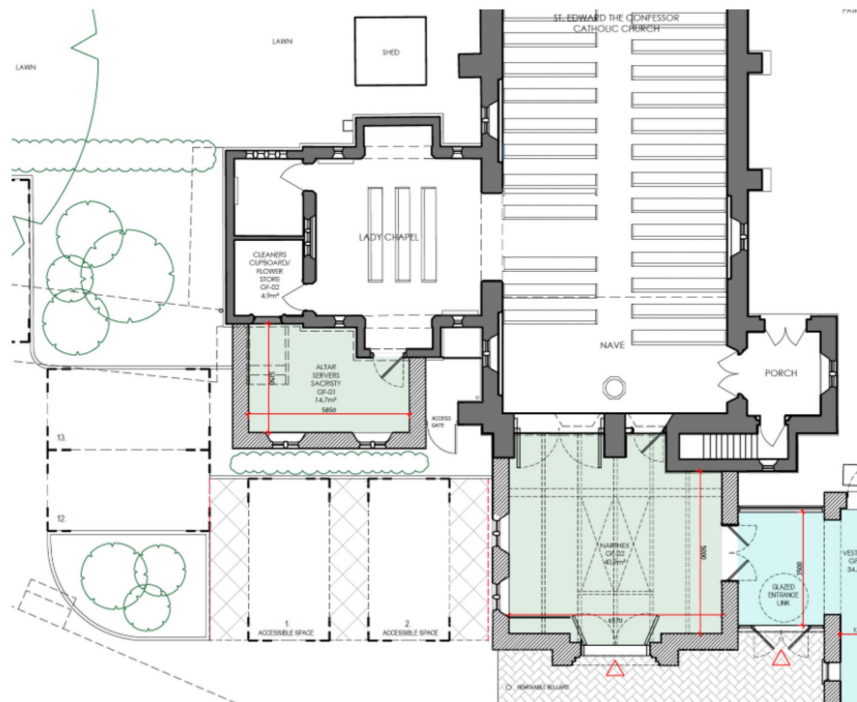


Figure 5: Detail of proposed Sacristy as approved under refs: L0014.21 and P2457.21

Purpose of this report

1.6

This report provides LBH with information on the history and development of the Site together with a proportionate assessment of the significance of relevant heritage assets in compliance with paragraph 194 of the NPPF. The level of detail is sufficient in order for the council to gauge the suitability of the proposals in heritage terms. The report appraises the proposed scheme against national and local policy

and should be read in conjunction with the full drawn submission prepared by LAP Architects.



Figure 6: Heritage Asset Map – listed buildings are denoted by blue triangles. Source: Historic England

2. Relevant Planning Policy Framework

- 2.1** The decision maker is required by sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 require the decision maker to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.¹
- 2.2** For the purposes of this statement, preservation equates to an absence of harm.² Harm is defined in paragraph 84 of Historic England's Conservation Principles as change which erodes the significance of a heritage asset.³
- 2.3** The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF – 2021) as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.
- 2.4** The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:
- "The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."*
- 2.5** The NPPF requires the impact on the significance of the designated heritage asset to be considered in terms of either "substantial harm" or "less than substantial harm" as described within paragraphs 201 and 202 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would

¹ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ 137.

² South Lakeland v SSE [1992] 2 AC 141.

³ Conservation Principles, 2008, paragraph 84.

vitiate or drain away much of the significance of a heritage asset.⁴ The Scale of Harm is tabulated at Appendix 2.

2.6 Paragraphs 201 and 202 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit.⁵ Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 201 or 202 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

"Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated."

2.7 Paragraphs 199 and 200 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

Local Policy

2.8 The New London Plan was formally adopted on 2nd March 2021. The following heritage related policy is relevant:

Policy HC1 - Heritage Conservation and Growth

C - Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

⁴ Bedford Borough Council v SSCLG and Nuon UK Limited [2013] EWHC 4344 (Admin).

⁵ The balancing exercise was the subject of discussion in City and Country Bramshill v CC SLG and others [2021] EWCA, Civ 320.

D - Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

2.9

Havering Borough Council assesses development against policy contained in the adopted development plan. Specific heritage related policies include:

DC67 – BUILDINGS OF HERITAGE INTEREST

Planning permission involving Listed Buildings or their setting will only be allowed where:

- *it does not involve the demolition of a Listed Building*
- *it does not adversely affect a Listed Building or its setting*

A change of use which is contrary to other Development Control policies may be considered more favourably if it is necessary in the interests of conserving a Listed Building.

When dealing with planning applications the Council will also take into account the contribution that other buildings of historical and/or architectural interest make to heritage.

Guidance Documents

National Planning Practice Guidance (NPPG)

2.10

The National Planning Practice Guidance (NPPG; ref: 18a-018-20190723; updated July 2019) provides advice on enhancing and conserving the historic environment in accordance with the NPPF.

2.11

NPPG notes that public benefits can be heritage based for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit. The guidance goes on to note that examples of heritage based public benefits include:

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- Reducing or removing risks to a heritage asset; and
- Securing the optimum viable use of a heritage asset in support of its long-term conservation.

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

2.12 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

- 1) Understand the significance of the affected assets;
- 2) Understand the impact of the proposal on that significance;
- 3) Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- 4) Look for opportunities to better reveal or enhance significance;
- 5) Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
- 6) Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

3. Background and Development

- 3.1** The restoration of Catholic hierarchy in 1850, which re-established the diocesan structure of the Catholic Church in England under the Archbishop of Westminster, some 300 years after the Reformation, led to the construction of a number of new churches, including the Roman Catholic Church of St Edward The Confessor, Romford. This is one of the first examples to have been built in South Essex.⁶ The association with Edward the Confessor, also dedicated to Romford's medieval parish church, derives from his nearby summer palace at Havering-atte-Bower.
- 3.2** The church was completed in 1856, on what was then essentially a rural site on the northern outskirts of Romford village through the patronage of William Bernard 12th Lord Petre, who was the benefactor of several new Roman Catholic churches in this part of Essex.⁷ He paid £200 for the site and £1800 for the construction of the church. His sister, Agnes Clifford, donated funds to provide the high altar and reredos, the west window and the original east window.⁸ The project was designed by London-based architect Daniel Cubitt Nichols in the 13th century English Neo-Gothic style favoured by Augustus W. N. Pugin. The builders were Messrs Hammond of Warley. Daniel Cubitt Nichols was also responsible for the RC Church of the Holy Family, Witham (1851), St Helen in Ongar (1869) and the extension of the chapel (used as a parish church) at Lord Petre's country seat, Ingatestone Hall (1863). The church was consecrated in May 1856 by Cardinal Nicholas Wiseman, the first Archbishop of Westminster.
- 3.3** The earliest large-scale mapping is the Ordnance Survey 1st edition 25-inch scale map published in 1871 (**Figure 7**). This shows the church ('St Edward's R C Chapel') together with a school at the rear of the site. Two detached houses with large front gardens lay within the south-eastern part of the current site boundary.

⁶ Cherry, O'Brien & Pevsner 2005.

⁷ Powell 1978: 82-91.

⁸ <https://taking-stock.org.uk/building/romford-st-edward-the-confessor/>

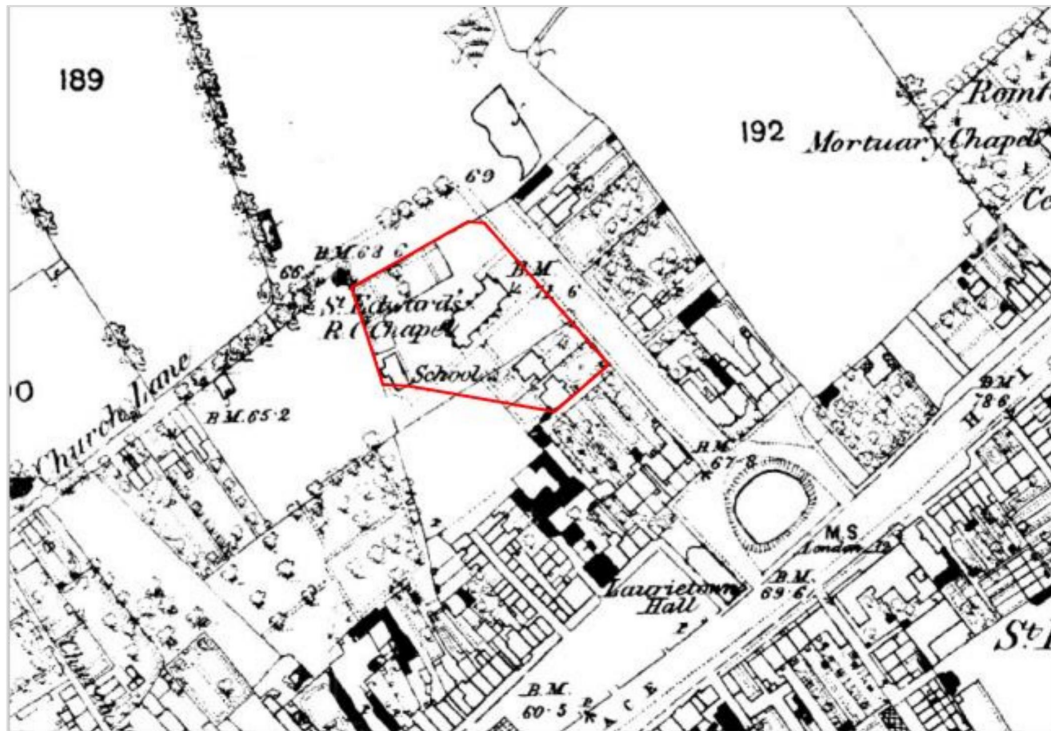


Figure 7: 1871 Ordnance Survey 1st Edition 25-inch scale map

3.4

A replacement school was built on the south side of the church in 1890-1 (now the parish hall and proposed community hall). The architect was George Sherrin, an architect of some standing in his own right who had previously worked for the Petre family. Sherrin built Tilehurst, Brentwood for Sir Sebastian Petre in 1884 but is better known for his public buildings in London.⁹ The 1896 Ordnance Survey map (**Figure 8**) shows the addition of both the new school to the south and the presbytery linked by a sacristy to the north-east side of the church. It is likely that the presbytery was also the work of George Sherrin given its similarities with the former school building (*cf.* **Figure 14**).

⁹ These include Spitalfields Market and several west London shopping arcades built in conjunction with underground stations, including South Kensington and High Street Kensington. No. 2 Chelsea Embankment was also altered and enlarged by George Sherrin in 1893 for Richard Strutt, son of Lord Rayleigh, a member of the south Essex gentry.

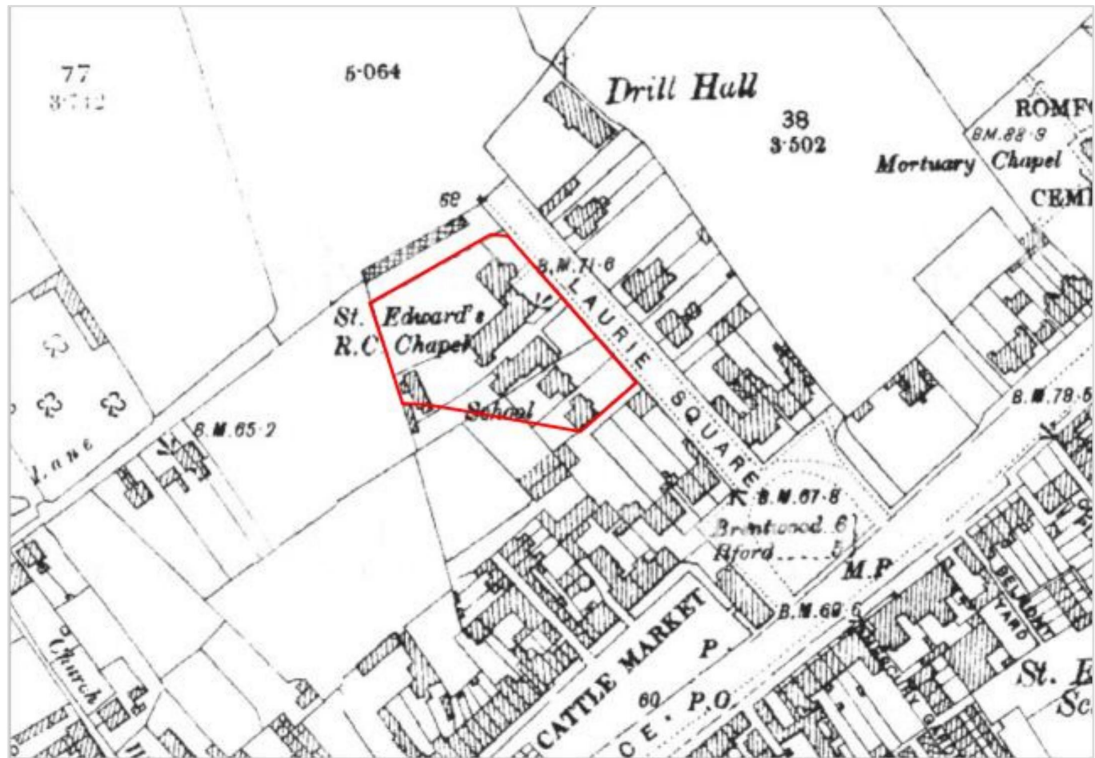


Figure 8: 1896 Ordnance Survey 2nd Edition 25-inch scale map

3.5

A gallery was added to the west side of the chancel in 1917.

3.6

Oblique aerial photographs taken in 1920 and 1921 (**Figures 9-11**) show the church and associated buildings standing on the northern edge of the built up area a short distance from the High Street and cattle market; the parish church, with spire, stands further west fronting the High Street.



Figure 9: 1920 Oblique aerial photograph, looking N © Historic England (EPW001393)

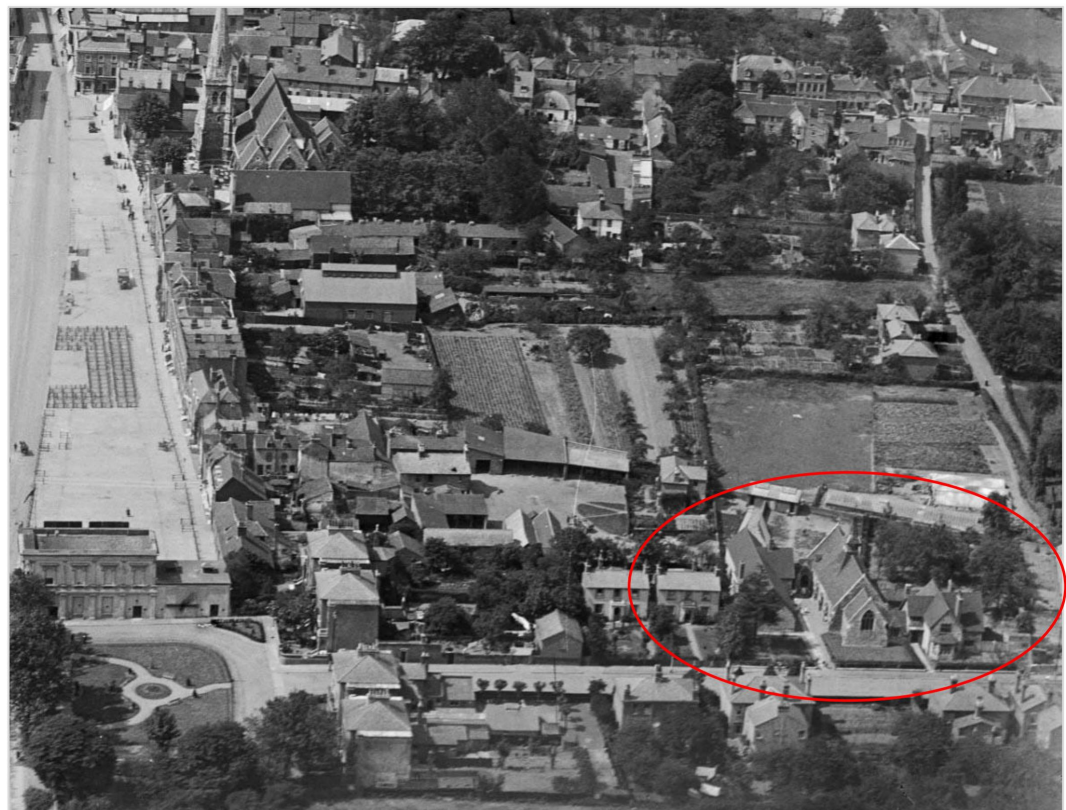


Figure 10: 1920 Oblique aerial photograph, looking SW © Historic England (EPW001394)

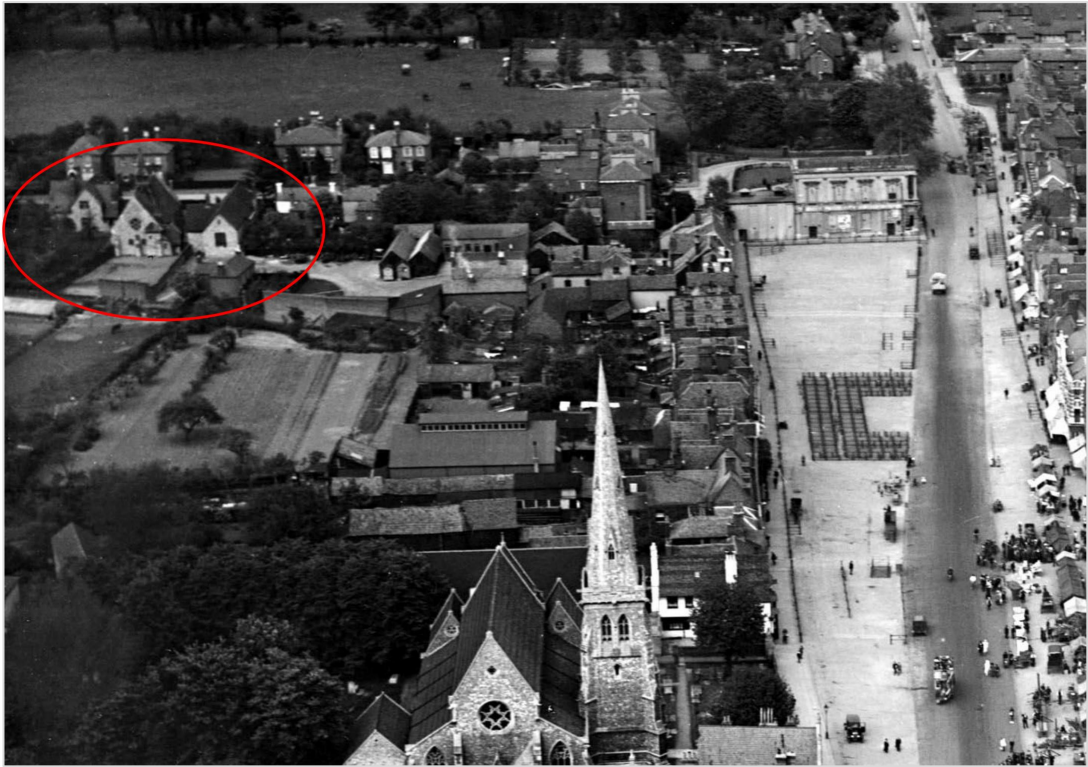


Figure 11: 1921 Oblique aerial photograph, looking NE © Historic England (EPW006268)

3.7

The north 'Lady' Chapel, at the west end was added in 1934¹⁰ and includes two lean-to projections to accommodate broad niches to contain statuary for public and private devotion. The Lady Chapel also houses the confessional, an important element of the church's sacramental function with a reconciliation room contained within the north projecting bay which has a flat roof in order to sit beneath the three light mullioned perpendicular style window in the north facing gable of the chapel. In addition to this chapel, the 1939 Ordnance Survey map (**Figure 12**) also shows a hall at the rear (west side) of the church.

3.8

The school was closed in 1961 (*cf.* **Figure 13**) and converted into a social club, which was further extended and modified at the end of the 20th century to the south and west with part single, part two storey extensions. The hall to the west has been modified over time and is now out of use, being unsafe.

¹⁰ The gallery was rebuilt at the same time.

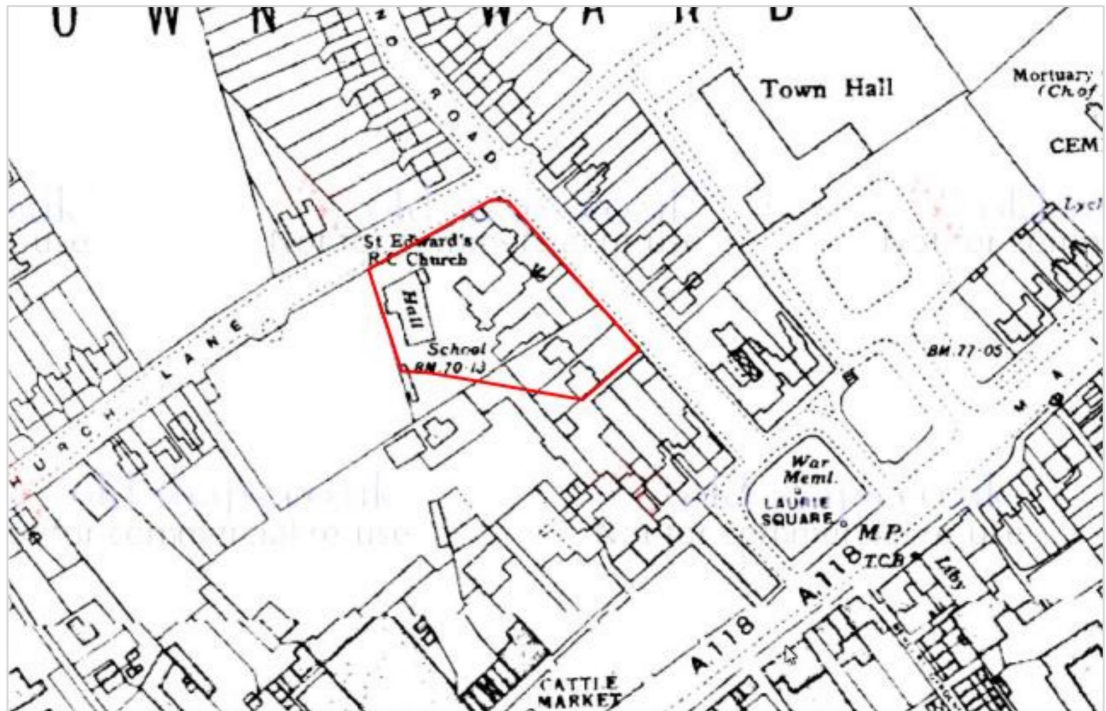


Figure 12: 1939 Ordnance Survey 25-inch scale map

3.9

The town centre was radically changed by the construction of the Ring Road/St Edwards Way, in the 1980s. This swept away the properties immediately south of the church and truncated Church Lane, leaving the church premises situated on a roughly triangular plot bounded by Church Lane and Park End Lane to the north and east respectively. The new road to the south severed the Church and its associated buildings from the town centre (Market Place and High Street) which are to the south of the ring road (**Figure 14**).



Figure 13: 1959-60 Ordnance Survey 1:1,250 scale map. Reproduced with the permission of the National Library of Scotland

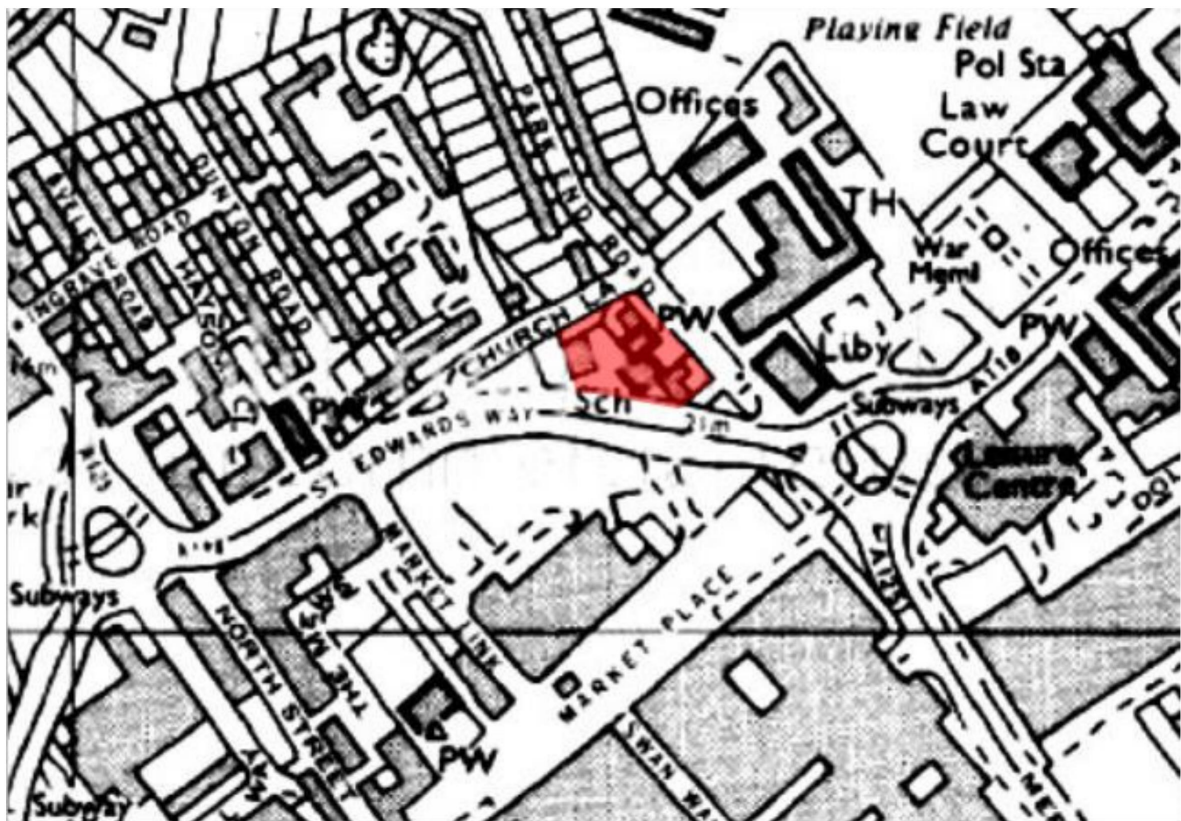


Figure 14. 1989-90. Ordnance Survey 1:10,000 scale map

4. Statement of Significance

- 4.1** The statutory list description at **Appendix 1** provides a detailed description of the church, which is of special interest. The presbytery, former school, hall and boundary walls are not of special interest.
- 4.2** The Church of St Edward the Confessor possesses historical, architectural and artistic interest derived from its surviving fabric, plan form and associations with the new wave of Catholic churches in Britain following the newly established Catholic Diocese of Westminster in 1850.¹¹ Historical associations with the 12th Lord Petre, a prominent Catholic within Essex during the Victorian period, and the architectural practice of Cubitt Nicholls also contributes to the building's significance.
- 4.3** Architectural interest is derived from both the exterior and interior fabric of the building which although altered, has been changed and extended sympathetically over time with extensions that respect the design and features of the original building. The Lady Chapel added on the north side of the nave in 1934 is one such example (**Figures 21, 22 & 23**). This part of the building reads as a later addition and is faced in dark brown brick, well executed in English bond, with matching sandstone ashlar dressings detailed in the Perpendicular gothic style. The Lady Chapel complements the form of the original Church building and expresses an important aspect of the building's function relating to Catholic liturgy and the Church's sacramental life and praxis.

¹¹ The diocese of Brentwood, of which the parish now forms part, was erected on 20th July 1917 from the Archdiocese of Westminster.



Figure 15: The application site looking west from Park End Road



Figure 16: The church nave, looking east toward the altar



Figure 17: West end elevation of church below first floor gallery



Figure 18: View into church from Lady Chapel added in 1934



Figure 19: View into the Lady Chapel from the nave. The four centred arched niches to the east and west side form a balanced composition with the confessional / reconciliation room, sacristy / cleaning cupboard doors (also within four centred arched openings) and mullioned Perpendicular style window on the north wall.

4.4

The setting of the church has changed significantly over time and is now defined by mostly mid to late 20th century development, extending from the residential streets to the north and west occupied by 1930/40s housing to the busy ring road and town centre development of the last forty years. Much of the setting of the building makes a neutral or negative contribution to the experience of the church's heritage values, including the lacklustre modern extensions to the former schoolhouse (now removed) and parish hall. Both elements impede views of the church from the west and add little to an experience of its heritage values, indeed there is a tendency to hinder an ability to appreciate the significance of the heritage asset.

4.5

Views of greatest importance are those from Park End Lane where the church can be appreciated alongside the Presbytery with a small amount of garden forming a foreground apron. The tarmacked surface around the buildings is practical but not particularly attractive, nor are the later extensions to the former schoolhouse (now removed).

- 4.6** Views toward the church building from the west and south west are affected by the parish hall. This building detracts from the setting and its removal now has approval which will enhance an ability to appreciate the church's significance.



Figure 20: St Edward's Church from the north access to the car with the Lady Chapel visible to the left.



Figure 21: Close range view of St Edward's Church and Lady Chapel (to left)



Figure 22: Gap between the church and former school (left)



Figure 23: West elevation of the church

5. Heritage Impact Assessment

- 5.1** This section outlines the proposed works and identifies the impact of the works on the special interest (significance) of the Church of St Edward the Confessor. This section should be read in conjunction with the proposed drawings by LAP architects illustrated in **Appendix 3**.

Summary of the Proposals

- 5.2** The proposed development is for the addition of a single storey extension to the north side of the Lady Chapel to accommodate a new sacristy. The extension will be faced in a dark brown / grey brick (English bond) to match the existing Lady Chapel with windows and quoins detailed in matching buff coloured sandstone ashlar dressings. The coping is also of sandstone, the projecting plinth is of brick. The N 'end' wall will be blind to match the existing N wall of the Chapel (see **Figures 20** and **21**). Internally, the Sacristy will be accessed via the cleaning cupboard, the cupboard itself being partitioned to form a short corridor.¹² The interior of the Lady Chapel would therefore remain unchanged and intact as originally designed in 1934.

Impact on Church of St Edward the Confessor (grade II)

- 5.3** The proposed Sacristy will improve the appearance of the Approved Scheme (refs: L0014.21 and P2457.21) by creating a less cluttered elevation to the west side of the Church and preserving the integrity of the Lady chapel interior. The approved scheme required a break in the west wall (**Figure 4 - left**), which would undermine the symmetry and devotional character of this internal space, which the HCC ultimately did not approve. Externally this arrangement formed an awkward intersection with the existing lean-to roof over the west niche. A new roof structure was required and this would have disrupted the envelope of the Lady Chapel to a noticeable degree.

¹² Father Dominic, Parish Priest of St Edward's Church, noted the following in his e-mail of 2nd February 2023; "It might be questioned if there is a need for a sacristy at all, given that it extends the building. However, now you have seen the cleaning cupboard/servers changing space, you can see how woefully inadequate it is, from both a H&S and Safeguarding perspective. We mitigate this as best we can, but the only proper solution is a sacristy which can accommodate our servers. For context, there are roughly 15-25 servers each week, aged 8-18, across the three Masses (i.e. usually 5-8 per Mass). So the proposed approx. 11m sq sacristy seems proportionate to the need."

- 5.4** The proposed extension of the short square bay to the north side of the Lady Chapel will elongate the building northwards by 3.15m. This is not considered excessive and would be well recessed from the west building line. The dimensions of the proposed sacristy are commensurate with the size and appearance of the Lady Chapel, and would preserve the symmetry of the whole in contrast to the previous proposal or alternative options considered below.
- 5.5** The north elevation is the least visible part of the listed building (**Figure 20**) and the extension would read as a logical element of the building's liturgical function, in the tradition of a small vestry as an adjunct to a small chapel extension.
- 5.6** The new extension is well detailed and will read cleanly as part of the Lady Chapel, the architectural and liturgical importance of which is appreciated from within more than from the outside.
- 5.7** Internally, the proposal would have no impact on the building's architectural interest. Alternative proposals included locating the sacristy on the east side of the Lady Chapel (**Figure 24**). As with the approved scheme, this would require visible interventions within the Chapel itself to form access through the niche where the religious statues have always been positioned (**Figure 4 - right**), or through the Confessional / Reconciliation room which preserves a well detailed mullioned window to the east wall (**Figures 24 and 25**).



Figure 24: View of the Lady Chapel and north side of the nave from the Presbytery garden



Figure 25: Detail of mullioned window to the Reconciliation Room / Confessional



Figure 26: View north from the nave of the Church. The windows would potentially be partially blocked / occluded by an extension on the east side of the Lady Chapel

5.8

The former option would be harmful to the building's architectural value as would the latter option. The route through the Reconciliation Room would also compromise the function of the confessional, which requires a self-contained

private room rather than an interlocutory space. The sacristy would also be heavily used at the same time as the confessional, and thus such a proposal is not be in any sense a practical option for the church.

- 5.9** Furthermore, positioning the new Sacristy on the east side would reduce the private amenity and garden of the Presbytery (Priest's House) and block light into the church, as well as being visible from within the church (**Figure 26**). Besides the loss of amenity it would also mask more of the original church building, which would be detrimental in heritage terms.
- 5.10** The proposed arrangement, whereby the sacristy is entered via the cleaning cupboard door, is therefore the most practical and least harmful option. Indeed it is not considered to be harmful in heritage terms. As such the effect of the proposed sacristy on the building's significance would be neutral.
- 5.11** All things considered the proposed sacristy would preserve the special interest of St Edward's Church and is a more satisfactory solution from an architectural, liturgical and aesthetic perspective than the approved scheme. There would be preservation, i.e. no harm, for the purpose of the decision maker's duty under Sections 16(2) and 66(1) of the Act. Likewise there is no harm for the purpose of sections 199-200 of the NPPF and sections 201 and 202 are not engaged. The Scale of Harm Table referenced in **Appendix 2** does not apply.
- 5.12** Accordingly there are no heritage reasons not to approve the proposed amendment to the scheme of enlargement and refurbishment of the Church complex approved under refs: L0014.21 and P2457.21.

6. Conclusions

- 6.1** This Heritage Statement has been prepared by HCUK Group in relation to proposals affecting the Grade II listed Roman Catholic Church of St Edward the Confessor in Romford. This report provides sufficient information on relevant assets in order for the London Borough of Harvering Council to determine the suitability of proposed development in heritage terms, in compliance with paragraphs 194 and 195 of the NPPF. This document provides a historical overview of the buildings within the Site and a proportionate assessment of their significance together with an appraisal of the effects of the proposed works.
- 6.2** The proposed works of extension to create a new sacristy to augment / amend the scheme approved under refs: L0014.21 and P2457.21 will preserve the special interest and setting of the grade II listed Church. Further to the assessment undertaken in Section 5 no harm has been identified and thus the proposed scheme will sustain and enhance the significance of the Church in compliance with paragraph 197 of the NPPF. There is preservation for the purposes of the decision maker's duty under Sections 16(2) and 66(1) of the Act.
- 6.3** The proposed development complies with all local and regional policies relating to the historic environment. The Council is invited to consider the proposals favourably in compliance with paragraph 206 of the NPPF and as such are commended for approval.

Appendix 1

Location

Statutory Address: CHURCH OF ST EDWARD THE CONFESSOR (ROMAN CATHOLIC), 5, PARK END ROAD

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Havering (London Borough)

National Grid Reference: TQ 51304 89153

Reasons for Designation

St Edward the Confessor Roman Catholic church, Romford, designed by Daniel Cubitt Nicholls in 1856 is recommended for listing at Grade II for the following principal reasons: *

Architectural interest: for its careful historicist design by a lesser-known architect in the C13 Gothic style advocated for Roman Catholic churches by AWN Pugin; later alterations to the west end and addition of a chapel and gallery are largely in sympathy with the original design; * Rarity: as a relatively rare example of a gentry-funded, mid-C19, rural Roman Catholic church, in a period where most Catholic churches built were in urban locations; * Interiors: for the comparatively intact interior of a mid-Victorian Roman Catholic parish church; * Fittings: Good quality reredos by Boulton and Harris and stained glass by Hardman and Co.

Details

940/0/10066 PARK END ROAD 23-FEB-10 5 Church of St Edward The Confessor Roman Catholic Church

II Roman Catholic Church built in 1856 by Daniel Cubitt Nicholls with donations by the Twelfth Lord Petre. Gallery added 1917. North Chapel added 1934 and gallery rebuilt. C13 Early English style. The presbytery, former school, church hall and all boundary walls are not of special interest.

MATERIALS: Coursed ragstone with red tiled roof and Bath stone dressings. Chapel of yellow brick laid in English bond.

PLAN: Aisle-less nave, chancel, sacristy to north-east and porch/gallery stair tower to south-west. Later North Chapel at west.

EXTERIOR: Nave of four bays with two-tier buttresses separating windows with plate-tracery of the double-lancets beneath a roundel. East window has geometric tracery with triple-lights and three roundels, with carved heads of St Edward and St Agnes at the springing points of the arch. The west end has a rose window over two double shouldered arched windows with small trefoil arches in the porch/gallery stair tower. The Sacristy has a triple shoulder-arched windows in its east elevation. Steep gabled roof with a central wooden belfry topped by a splayed-foot spire, small dormers at the west end, hipped and half-hipped roofs to the porch and Latin gable crosses. The chapel has windows in a more elaborate Decorated style, door set in a Tudor arch and pitched roof with flat-roofed vestry.

INTERIOR: Diagonally-boarded, timber scissors-truss roof to both the nave and chancel (the chapel has a simple boarded roof) with a panelled wooden gallery at the west end of the nave. Above the roof corbels is a trefoil-decorated timber dado. The nave windows and the two double shoulder-arched windows below the gallery are set in four-centred arched niches. Pointed chancel arch with hollow chamfers springing directly from the walls. Shoulder-arched door to the sacristy which has a pointed arched door to the presbytery. Organ over four-centred arch to chapel. Geometric design of red and black floor tiles to the nave and chancel is of late-C20 date.

The fittings include the original octagonal stone font (now in the chapel), ornate stone reredos with a pinnacled canopy over scenes of the Nativity and Deposition. This is flanked by figures of St Edward the Confessor and St Agnes by Boulton and Harris (donated by Agnes Clifford, sister of Lord Petre). The original altar remains despite having been superseded by a free standing altar to its front during reordering in the 1990s. The Sanctuary also contains an aumbry with carved foliate decoration and a plain piscina, both set in foiled arches. There is a second aumbry set in a foiled arch with a painted carving of the Agnus Dei (Lamb of God) in the spandrel in the nave and a piscina in the south porch. The chapel contains a modern shrine to Our Lady of Walsingham by Howell and Bellion. The stained glass in the east window dates from 1885. It depicts scenes from the life of St Edward, is by Hardman and Co of Birmingham, a major supplier of stained glass during the Gothic Revival, notably for the Palace of Westminster.

HISTORY: Romford has historical associations with St Edward the Confessor, whose summer

residence was at nearby Havering-atte-Bower. The Anglican parish church at Romford has the same dedication. The Catholic church, which replaced a temporary building which stood on the site from 1854, was built with money and on land donated by the twelfth Lord Petre, who was from a prominent Essex Catholic family, and was also responsible for other churches in the county at Barking, Ongar, Brentwood and Chelmsford. In a then rural location, St Edward's was amongst the first C19 Catholic churches built in Essex under the Catholic Diocese of Westminster established in 1850. The church was dedicated in May 1856 by Cardinal Wiseman, first Archbishop of Westminster and designed by the London based architect Daniel Cubitt Nicholls. A day school to the west of the church was also built at this time, presumably also by Cubitt Nicholls. In 1890-91 this was replaced by a new building to the south of the church designed by George Sherrin (1843-1909), who seems to have had connections to the Petre family having built a number of houses, including one for himself, on land leased from the Petre estate in Ingatestone, Essex and also built Tilehurst, Brentwood for Sir Sebastian Petre in 1884. The presbytery, linked to the church via the sacristy, was probably also designed by Sherrin at this time. In 1917 a gallery was added to the west end of the chancel. In 1934 the North Chapel was added, the west gallery was rebuilt and the current church hall to the west of the church was probably added. In 1961 the church school was closed and eventually converted to a social club which was extensively remodelled and extended at the end of the C20.

SOURCES: Cherry, B, O'Brien, C and Pevsner, N, Buildings of England, London 5: East (2005), p. 192 Victoria County History, A History of the County of Essex: Vol.7 (1978), pp. 82-91

REASONS FOR DESIGNATION: St Edward the Confessor Roman Catholic church, Romford, is listed at Grade II for the following principal reasons: * Architectural interest: for its careful historicist design by a lesser-known architect in the C13 Gothic style advocated for Roman Catholic churches by AWN Pugin; the later alterations to the west end and addition of the chapel and gallery are largely in sympathy with the original design; * Rarity: as a relatively rare example of a gentry-funded, mid-C19, rural Roman Catholic church, in a period where most Catholic churches built were in urban locations; * Interiors: for the comparatively intact interior of a mid-Victorian Roman Catholic parish church; * Fittings: good quality reredos by Boulton and Harris and stained glass by Hardman and Co.

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

507348

Legacy System:

LBS

Sources

Books and journals

The Victoria History of the County of Essex, (1978), 82-91

Pevsner, N, Cherry, B, O'Brien, C, The Buildings of England: London 5 East, (2005)

Appendix 2

Scale of Harm (HCUK, 2019)

The table below has been worked up by HCUK Group (2019) based on current policy and guidance. It is intended as simple and effect way to better define harm and the implications of that finding on heritage significance. It draws on various recent appeal decisions and reflects the increasing importance being put on the contribution of setting to significance and the need to create a greater level of clarity within the finding of less than substantial harm (see the NPPF, paragraphs 200-202). This has been proving more and more necessary and the table below goes some way to reflect the most recent updates (2019) to the guidance set out within the NPPG¹³

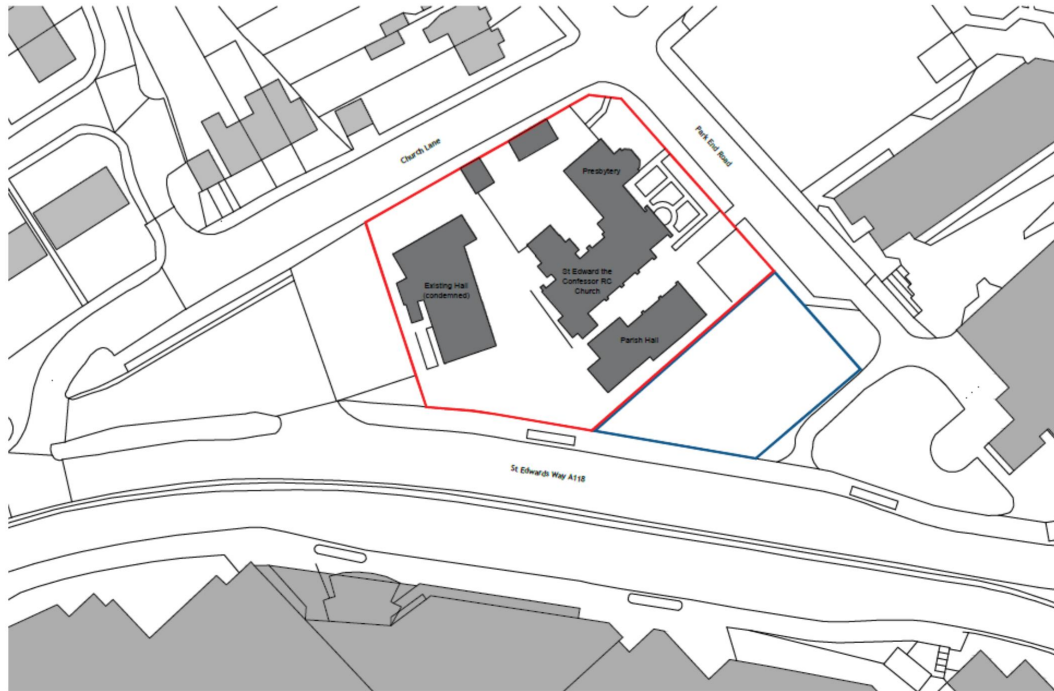
Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

HCUK, 2019

¹³ See NPPG 2019. Section: 'How can the possibility of harm to a heritage asset be assessed?'. Paragraph 3, under this heading notes that '*within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.*'

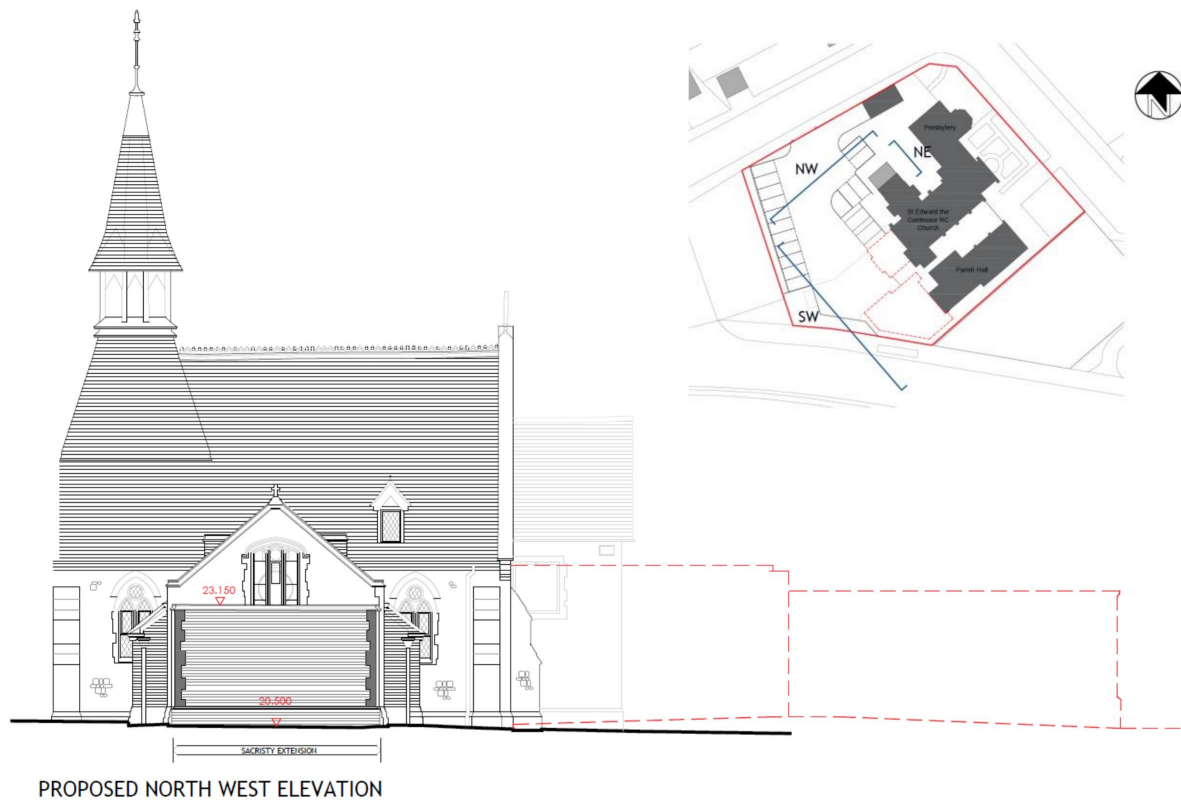
Appendix 3

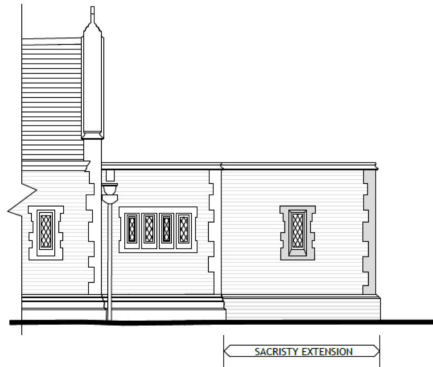
Proposed Scheme Details (LAP Architects)



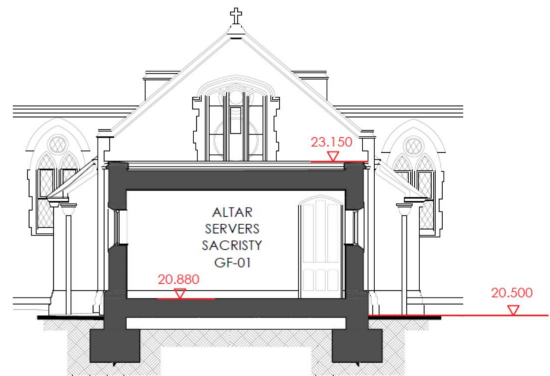
Site Plan - Existing

Proposed Ground floor plan – see Figure 2





PROPOSED PART NORTH EAST ELEVATION



SECTION AA

References

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Powell. W.R. (ed.) 1978. *A History of the County of Essex Volume 7*. London.

Maps

1871 Ordnance Survey 1st Edition 25-inch scale map.

1896 Ordnance Survey 2nd Edition 25-inch scale map.

1920 Ordnance Survey 25-inch scale map.

1939 Ordnance Survey 25-inch scale map.

1961 Ordnance Survey 1:1250 scale map.

1974 Ordnance Survey 1:1250 scale map.

1989-90 Ordnance Survey 1:10,000 scale map.

Standard Sources

<https://maps.nls.uk>

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The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition). Historic England (2017 edition)

Planning (Listed Buildings and Conservation Areas) Act, 1990

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