

63-65 Butts Green Road
Hornchurch
London Borough of Havering
RM11 2LS

Proposed Demolition
of Existing Buildings
and Redevelopment of Site

Archaeological
Impact Assessment

Project Ref: AH1808

August 2023



63-65 Butts Green Road
Hornchurch
London Borough of Havering
RM11 2LS

Proposed Demolition of Existing Buildings
and Redevelopment of Site

Archaeological Impact Assessment

Project Ref: AH1808

Prepared by	Rob Armour Chelu
Date	August 2023
Issue no.	01
Approved	Sue Farr 15/08/2023

Armour Heritage Limited accepts no responsibility or liability to any third party to whom this report, or any part of it, is made known. Any such party relies upon this report entirely at their own risk. No part of this report may be reproduced by any means without permission.

© Armour Heritage Limited 2023

Foghamshire Timber Yard
Foghamshire Lane
Trudoxhill
Frome, Somerset BA11 5DG
T: 01373 836796

E: rob.ac@armourheritage.co.uk W: www.armourheritage.co.uk

CONTENTS

1. SUMMARY	1
2. INTRODUCTION	2
3. ARCHAEOLOGICAL AND HISTORICAL CONTEXT	5
4. ASSESSMENT OF SIGNIFICANCE	15
5. ASSESSMENT OF IMPACT	16
6. CONCLUSION	16
7. SOURCES AND REFERENCES	18

Images

Image 1	Site location
Image 2	Aerial view
Image 3	The Site, looking west from Butts Green Road
Image 4	Distribution of designated heritage assets in study area
Image 5	Archaeological Priority Zones
Image 6	Distribution of events in study area
Image 7	Domesday Book entry for Havering-atte-Bower (Haueringas)
Image 8	Distribution of medieval sites and monuments in study area
Image 9	Distribution of post-medieval sites and monuments in study area
Image 10	Distribution of Tudor period sites and monuments in study area
Image 11	Distribution of Late Victorian and 20th century sites and monuments in study area
Image 12	1799 Charles Budgen – Enfield
Image 13	1849 Hornchurch and Romford parish tithe map
Image 14	1895 Ordnance Survey County Series 1:2,500
Image 15	1915 Ordnance Survey County Series 1:2,500
Image 16	1938 Ordnance Survey County Series 1:10,560
Image 17	1961 Ordnance Survey County Series 1:1,250
Image 18	Historic Landscape Character

Appendices

Appendix 1	Gazetteer of heritage assets
Appendix 2	Planning policy and guidance

1. SUMMARY

PROJECT NAME:	63-65 BUTTS GREEN ROAD: PROPOSED DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT OF SITE
LOCATION:	HORNCHURCH, LONDON BOROUGH OF HAVERING RM11 2LS
NGR:	553871, 188140
TYPE:	ARCHAEOLOGICAL IMPACT ASSESSMENT

This archaeological impact assessment (AIA) has been completed to accompany a proposal to redevelop a plot of land at 63-65 Butts Green Road, Hornchurch, centred on NGR 553871, 188140. The Site comprises an area of c. 0.06ha, currently occupied by a small group of commercial buildings with associated access and hardstanding. It lies around 12m south of the junction of the junction of Butts Green Road and Wykeham Avenue, Hornchurch, in the London Borough of Havering.

The specific aims of this heritage impact assessment were:

- an assessment of previous impacts at the Site; and
- an assessment of the potential for survival of archaeological deposits at the Site;

The Site lies in an Archaeological Priority Zone (APZ) designed to reflect an enhanced potential for early prehistoric remains in the underlying Black Park Gravels. A large scale survey to the east of the Site undertaken in 2020 identified nearly 100 Palaeolithic sites although none in proximity to the Site.

The Site appears to have remained undeveloped from the medieval period to the first half of the 20th century. It is noted that a map of 1938 shows a proposed detached house at the Site although whether this building was ever completed is unknown, particularly in light of the outbreak of World War II the following year. By 1961 the Site had been developed (or redeveloped) with commercial units which have been subsequently added to creating the Site layout seen today.

The potential for buried archaeology of all periods to survive at the Site is considered generally low and any remains which may survive at the Site are likely to be of local significance. The possibility of World War II bomb damage has been noted and remains relating to such an event may be present beneath the current development.

Beyond this, whilst the proposed development has the capacity to disturb or remove archaeological deposits where present, the 20th century (re)development of the Site will have disturbed and likely removed all but the more deeply buried deposits. It is noted that data from a location c. 180m north of the Site records the buried gravels at a depth of 2m below the existing ground surface and deeper excavations have the potential to disturb this potentially sensitive layer which is cited as the reason for the designation of the APZ.

The proposed development at the Site will have no effect on the historic landscape character (HLC), recorded as 'Residential' and comprising generally a mix of "Detached, Semis and Terraces". The Site was developed in the 20th century for commercial use so does not in any case currently meet the HLC description.

This assessment has found no archaeological reason that would preclude the development of the Site as proposed.

This assessment has been completed with regard to the NPPF, the PPG, the Havering Local Plan 2016-2031, and guidance issued by Historic England and the ClfA.

2. INTRODUCTION

Outline

- 2.1. This archaeological impact assessment (AIA) has been completed to accompany a proposal to redevelop a plot of land at 63-65 Butts Green Road, Hornchurch, centred on NGR 553871, 188140.
- 2.2. The Site comprises an area of c. 0.06ha, currently occupied by a small group of commercial buildings with associated access and hardstanding.



Image 1: Site location



Image 2: Aerial view

- 2.3. The Site lies around 12m south of the junction of the junction of Butts Green Road and Wykeham Avenue, Hornchurch, in the London Borough of Havering.

Topography and geology

- 2.4. The Site is broadly flat, lying at elevations of between 32m and 33m OD.
- 2.5. The underlying geology of the Site is recorded by the British Geological Survey (BGS) as London Clay Formation – Clay, Silt and Sand, formed between 56 million and 48.1 million years BP.
- 2.6. Superficial geological deposits are recorded as Black Park Gravel Member – Sand and Gravel. Borehole data from a location some 180m north of the Site records the overlying gravels at a depth of 2m below the surface.

Assessment aims

- 2.7. The specific aims of this archaeological impact assessment are:
- an assessment of previous impacts at the Site; and
 - an assessment of the potential for survival of archaeological material at the Site

Limitations of data

- 2.8. Much of the data used in this assessment consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this assessment. Sources include the Greater London Historic Environment Record (HER), Historic England and the British Geological Survey. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.
- 2.9. It is recognised that the HER does not comprise a record of all surviving elements of the historic environment resource in the area, representing instead a record of the discovery of a wide range of archaeological and historical components in the Greater London area. The information held by the HER does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

Copyright information

- 2.10. This report may contain material that is independently copyrighted (e.g. Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Armour Heritage is able to provide for limited reproduction under the terms of its own copyright licences, but for which copyright itself is non-transferrable. The end-user is reminded that they remain bound by the conditions of the Copyright, Designs and Patents Act 1988 regarding multiple copying and electronic dissemination of the report.

Instruction and limitations of this report

- 2.11. Armour Heritage can accept no responsibility for the accuracy of the survey if the Site has been accidentally or deliberately disturbed leading to damage to, or removal of, historic fabrics, features or archaeological remains. Assignment of this report without the written consent of Armour Heritage Limited is forbidden. An assignment can be easily arranged but may require a re-assessment. In the case of a change of plans, site use, site layout or changes of use of the wider area or buildings and/or end use, then a new assessment may be required to ensure its fitness for purpose.

Assessment Criteria

- 2.12. The criteria used in this assessment to assign a value to the potential magnitude of impact resulting from development are set out in Table 1, below.

Table 1: Impact Magnitude Criteria

Magnitude of Impact	Defined as
Major Adverse	Total loss or major alteration of the assets or change in its setting, leading to the total loss or major reduction in the significance of the asset
Moderate Adverse	Partial Loss or alteration of the assets or change in its setting leading to the partial loss or reduction in the significance of the asset
Minor Adverse	Slight change from pre-development conditions to the asset or change in its setting leading to the slight loss or reduction in the significance of the asset
Negligible	No change or very slight change to the asset or change in its setting resulting in no change or reduction in the significance of the asset
Minor Beneficial	Slight improvement to the asset or change in its setting which slightly enhances the significance of the asset
Moderate Beneficial	Moderate improvement to the asset or change in its setting which moderately enhances the significance of the asset
Major Beneficial	Major improvement to the asset or change in its setting which substantially enhances the significance of the asset

- 2.13. Table 2, below, establishes the significance of a heritage asset in line with national criteria.

Table 2: Significance of Heritage Assets

Significance	Criteria
Very High	World Heritage Sites Grade I & II* Listed Buildings Grade I & II* Registered Parks and Gardens Scheduled Monuments
High	Grade II Listed Buildings Grade II Registered Parks and Gardens Conservation Areas Registered Historic Battlefields
Medium	Non-designated heritage assets of regional importance
Low	Locally listed and other historic buildings Non-designated archaeological sites of local importance

	Non-designated historic parks and gardens
Negligible	Non-designated features with very limited or no historic value and/or little or no surviving archaeological or historic interest

3. ARCHAEOLOGICAL AND HISTORICAL CONTEXT

Site visit

- 3.1. The site visit was conducted on 10th August 2023, where the proposed development area and its wider setting were walked over and visually assessed. The Site was fully developed with two single storey commercial units fronting Butts Green Road. Extensions were noted to the rear alongside hardstanding and access.



Image 3: The Site, looking west from Butts Green Road

Statutory and local heritage designations

- 3.2. A 1km study area was established, buffered from the Site's boundary, to assist in the quantification and understanding of the levels of known archaeological activity in its wider environs.
- 3.3. Designated heritage assets are shown in Image 4 below. Whilst this assessment is concerned solely with the Site's potential to include buried archaeological features, the distribution and dates of extant historic buildings may offer information on how the area has developed historically.
- 3.4. In total, eight Listed Buildings are recorded in the study area. None are in close proximity to the Site and all but two are situated in the Langtons Conservation Area some 450m to the south.
- 3.5. The Site lies in the Hornchurch Archaeology Priority Zone (APZ), formed of a number of large gravel 'islands' in this part of the borough (Image 5). The HER states the designation is due to the fact that "Potential prehistoric deposits may be buried beneath gravel deposits".

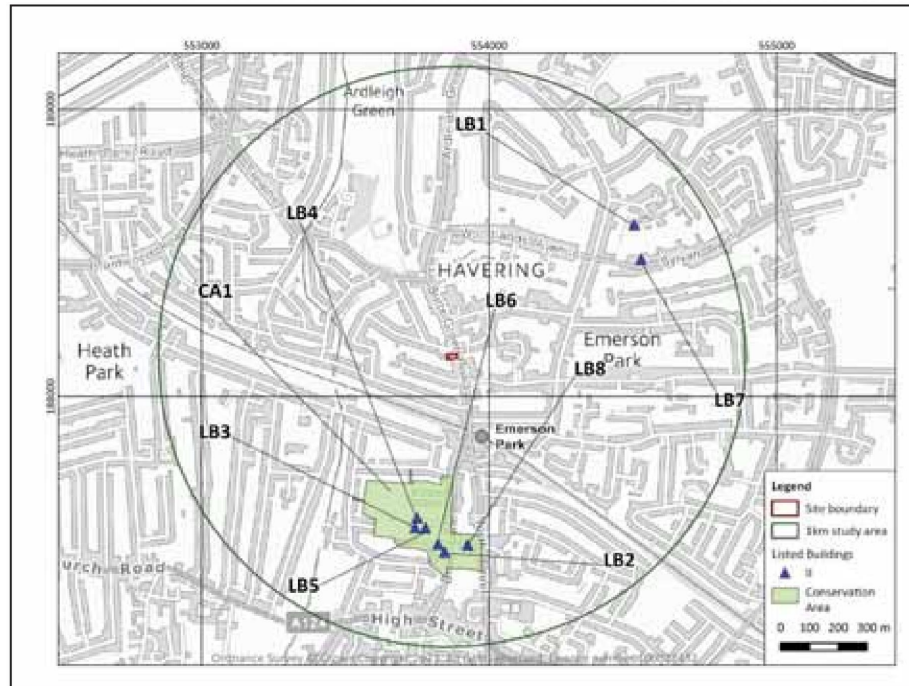


Image 4: Distribution of designated heritage assets in study area

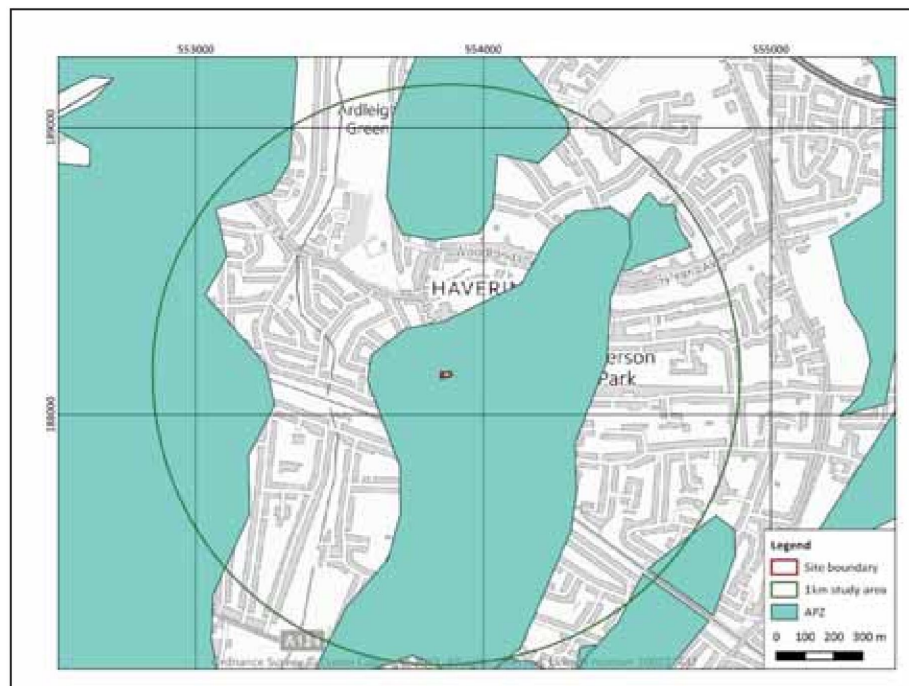


Image 5: Archaeological Priority Zones

Archaeological and historical context

Previous studies

- 3.6. In total seven archaeological/heritage studies, referred to as 'events', are recorded by the HER in the study area. None fall within the Site boundary or in close proximity to it.
- 3.7. Where data from these archaeological and heritage studies is considered of relevance to the assessment of the Site's archaeological potential, they will be discussed in further detail in the sections below.

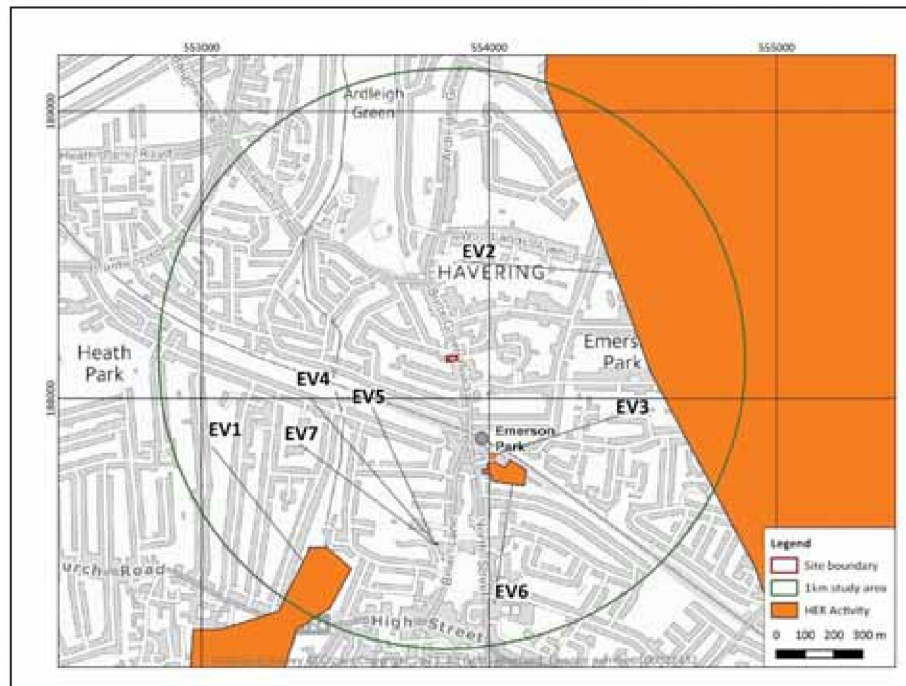


Image 6: Distribution of events in study area

Prehistoric (pre-43CE) and Romano-British (43CE-410CE)

- 3.8. A large-scale Geomorphological Survey relating to the Lower Thames Crossing site (Image 6, EV2) identified almost 100 Palaeolithic sites across a wide area. The survey included the eastern extents of the study area but did not include the Site (UoS 2020).
- 3.9. The HER records no sites, monuments or finds of Romano-British date in the study area.
- 3.10. The potential for finds or features of prehistoric or Romano-British date at the Site is considered low.

Early medieval (410CE-1066CE) to medieval (1066-1539)

- 3.11. A manor at Havering-atte-Bower is first mentioned in the Domesday Book of 1086, identified as *Haueringas*. The name *Hauering-atte-Bower* is subsequently recorded in 1272, deriving from the Old English suffix *-ingas* meaning 'bower' or 'royal residence', preceded by a derivation of a personal name *Hæfer* and *atte* from the Middle English meaning 'at the' (Mills 2003).
- 3.12. The Domesday Book records the manor of Havering as comprising 10 hides of land held in demesne by King William. It was held prior to the Norman Conquest ('TRE') by Earl (later King) Harold (Williams & Martin 1992; Powell 1978).
- 3.13. The hide derives from an Anglo-Saxon word meaning 'family', and during the early medieval period referred to a land holding that was considered enough to support a family, approximately equivalent to c. 49ha or 120 modern acres. The hide is more accurately described as a measure of value and tax assessment, and different properties with the same hidage could vary greatly in extent even in the same county.
- 3.14. The manor remained in the hands of the Crown for the whole of the medieval period; indeed it was not sold off until 1828.

- 3.15. The HER records a number of medieval sites and monuments in the study area with the closest to the Site representing the Site of a tannery (Image 8, 10). This record derives from documentary evidence only (Reaney 1931). This record refers to an area some 200m south of the Site with a second possible tannery site located c. 760m south of the former (Image 7, 10). Note that both records form a single HER entry (Image 7, 10).

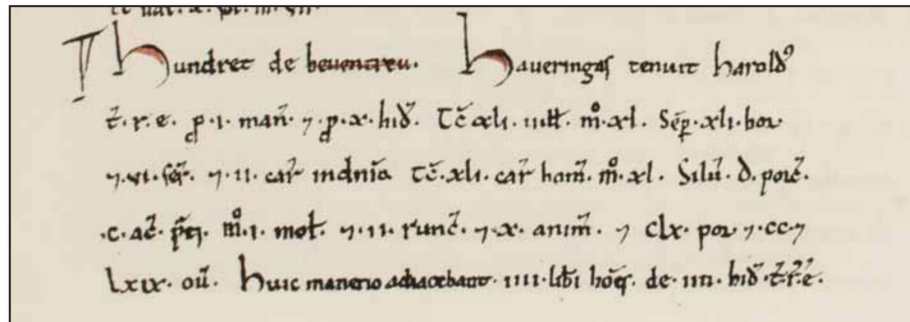


Image 7: Domesday Book entry for Hauering-atte-Bower (Haueringas)

- 3.16. Situated approximately 590m northeast of the Site is the projected location of a group of medieval archery butts (Image 8, 6). This location is inferred from historical records and provides the source of the street name Butts Green Road.
- 3.17. Other records held by the HER for the period generally refer to the sites of medieval buildings in the study area with the majority identified from historic maps and other documentary sources and the potential for medieval remains to survive at the Site is considered low.

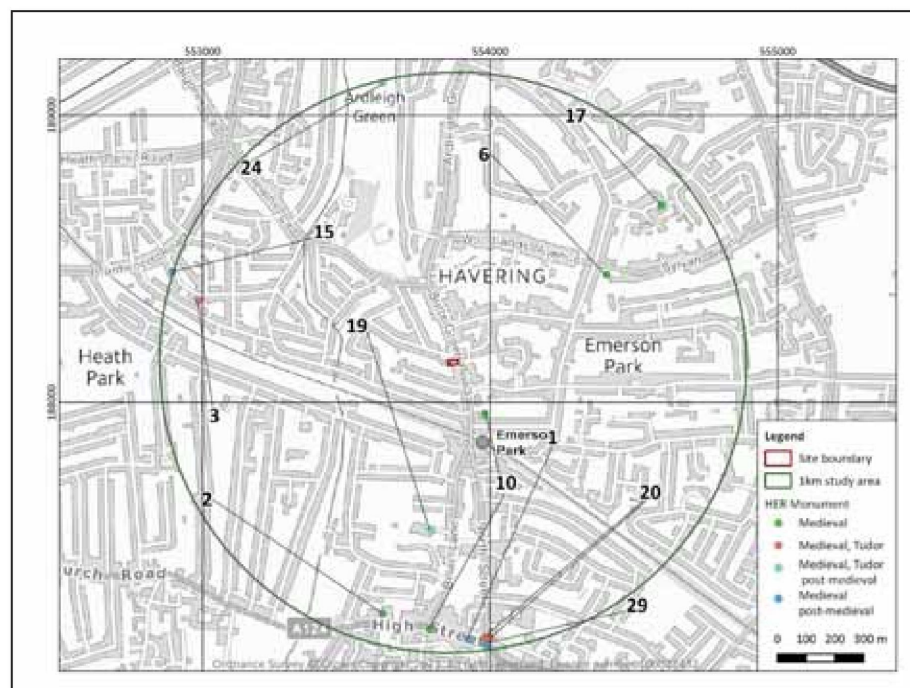


Image 8: Distribution of medieval sites and monuments in study area

Post-medieval (1540 to 1899)

- 3.18. The HER records the site of a post-medieval iron foundry some 580m south of the Site at Billet Lane (Image 9, 21). Documentary evidence indicates the foundry was established in around 1810 by the Wedlake Brothers.

- 3.19. Also of medieval date, three sections of a triangular moat at Emerson Park are situated c. 765m northeast of the Site (Image 9, 4). These features form part of the site of Nelmes Moated Manor APZ.
- 3.20. Other records refer to former locations of post-medieval buildings identified from documentary sources.

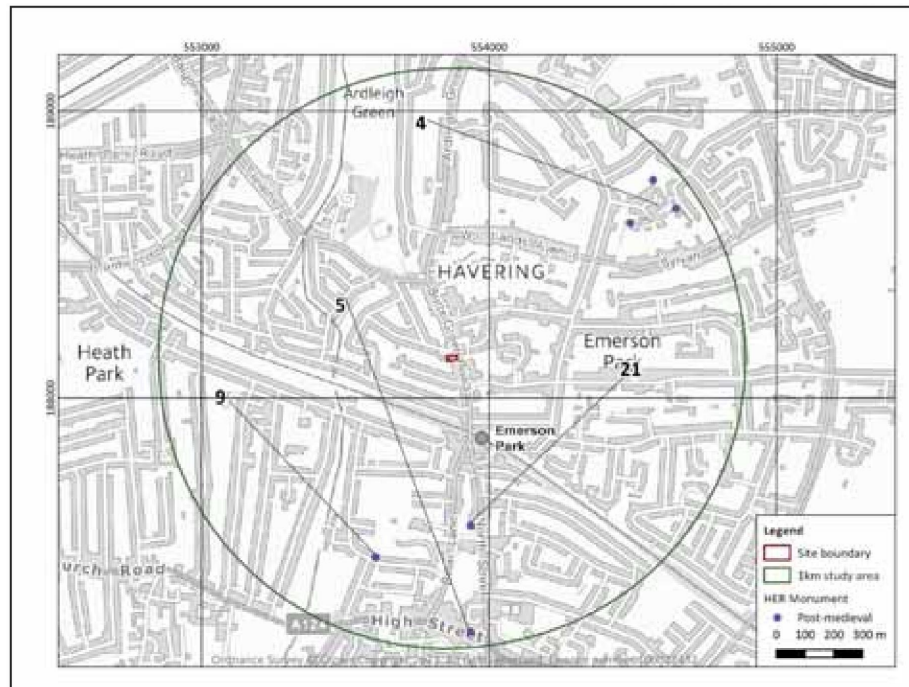


Image 9: Distribution of post-medieval sites and monuments in study area

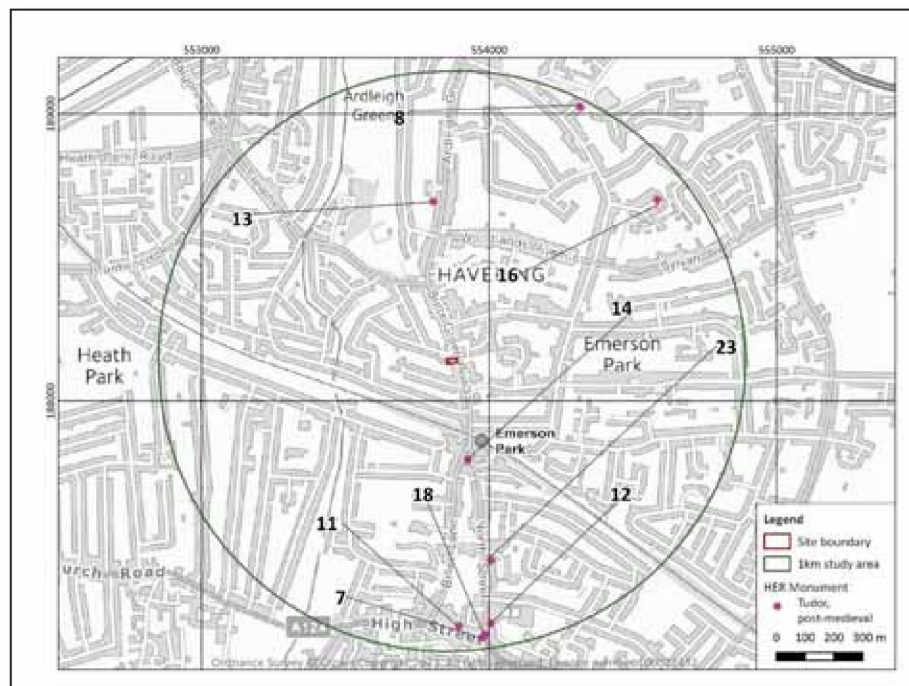


Image 10: Distribution of Tudor period sites and monuments in study area

- 3.21. A number of specifically Tudor period records are held by the HER for the study area. To the south of the Site these records generally relate to the locations of buildings of the period along

North Street (Image 10), whilst to the north and northeast of the Site, further buildings of Tudor date are recorded.

- 3.22. This area of Hornchurch remained largely undeveloped until the earlier 20th century (see historic map regression section below) and any archaeological evidence for post-medieval and later activity at the Site is likely to relate to agricultural activity of the period. Given the now completely developed nature of the Site and its surroundings, the potential is considered low to moderate.

Late Victorian and 20th century

- 3.23. The late Victorian period and earlier part of the 20th century represent a period of rather piecemeal development of former agricultural land in the Havering area. The majority of records, illustrated in Image 11, refer to a period of more rapid growth from the 1930s onward, and include records relating to World War II activity, such as Haynes Park (Image 11, 22) which was used for food production during the war years, and subsequently it was laid out as a public park.
- 3.24. An earlier site of significance in terms of military matters is *Grey Towers* to the south of the Site (Image 11, 28); a large house requisitioned as the New Zealand Convalescent Hospital during World War I.

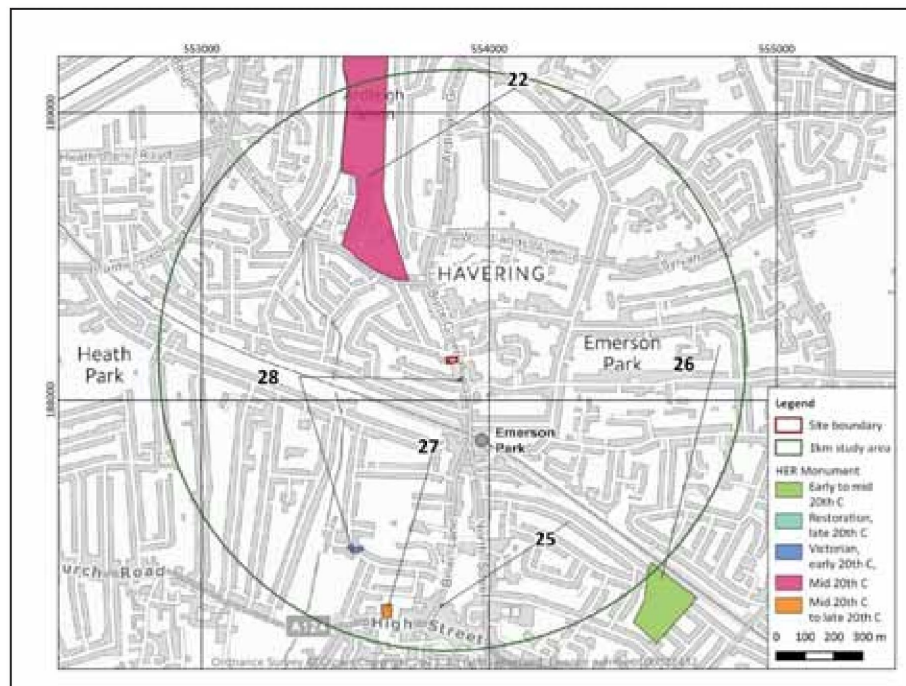


Image 11: Distribution of Late Victorian and 20th century sites and monuments in study area

- 3.25. Given the period of development of the Site and subsequent redevelopment, it is likely that remains of 20th century date would be present below ground, although none are likely that would be considered of any archaeological significance.

Historic map regression: the developmental history of the Site

- 3.26. The study of historic maps can help to identify the evolution of the settings of historic places, and aid in the identification of how they have changed through time. Historic map regression can also identify historic relationships, such as designed views or routeways, which may have become fossilised in the historic landscape or streetscape

1799 Charles Budgen - Enfield



Image 12: 1799 Charles Budgen - Enfield

- 3.27. Charles Budgen's 1799 illustration represents one of the first group of hand-drawn Ordnance Survey maps issued for military purposes. The map shows the approximate position of the Site adjacent to Butts Green Road, with the Butts Green area identified to the south. The Site is undeveloped but does appear to form part of a linear roadside plot attached to a building, probably a house, a short distance to the south.

1849 Hornchurch and Romford parish tithe map

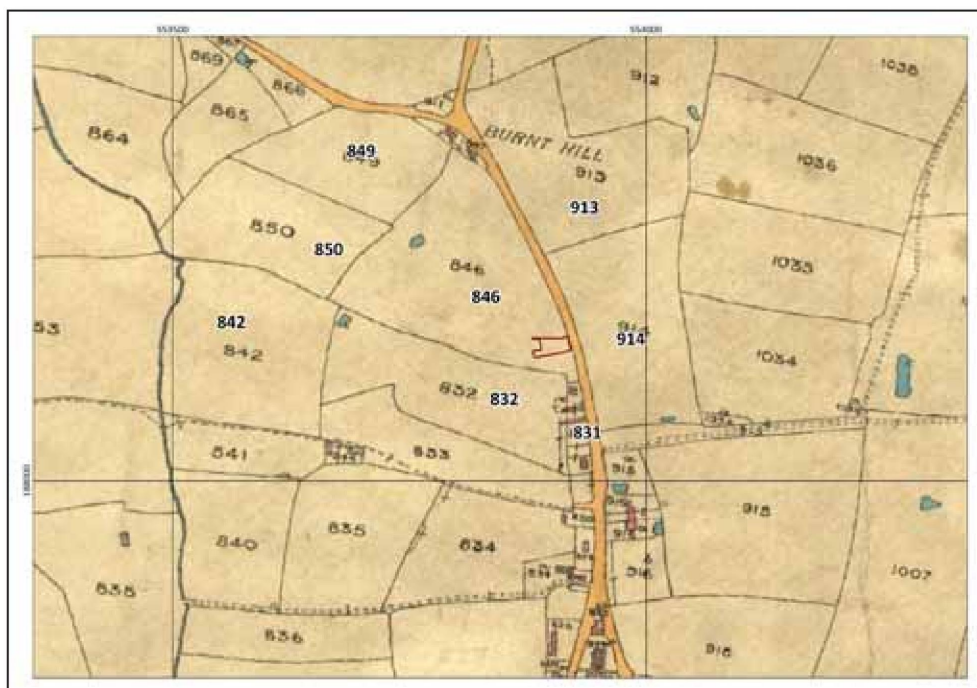


Image 13: 1849 Hornchurch and Romford parish tithe map

- 3.28. The tithe map for the parishes of Hornchurch and Romford was completed in 1849 by Washbourne and Keen of 8 Cannon Row, Westminster, with the apportionment completed in 1848. The tithe map illustrates named buildings, open fields, railways, a footpath and/or bridleway and waterbodies (Kain and Oliver 1995).
- 3.29. The map shows the Site occupying part of the larger Plot 846. Apportionment data for this and a number of surrounding plots is detailed below to inform land use and ownership of the period. Plot/field name interpretation is generally after Field 1989 or further research.

Table 3: 1849 Hornchurch and Romford tithe map apportionment

Plot	Name	Landowner	Land Use	Interpretation
846	Nine Acres Burnt Field	Thomas Mashiter	Arable	Size of plot; land cleared by burning
831	6 Cottages	John Stevens	-	Descriptive
832	Butchers Field	Osborne Delano Osborne	Meadow	Land where butchery was undertaken
842	Six Acres	Osborne Delano Osborne	Arable	Size of plot
850	Five Acres	Thomas Mashiter	Arable	Size of plot
849	Four Acres	Thomas Mashiter	Arable	Size of plot
913	Burnt House Field	Thomas Harding Newman	Arable	Refers to an historical fire event
914	Small Gains	Thomas Harding Newman	Arable	'Gain' derives from Old French word <i>gaigne</i> meaning 'till'

- 3.30. The probable garden plot shown in the 1799 map within which the Site was located has been subsumed into the larger field by 1848-49.
- 3.31. The area north of the Site references a 'burnt house' and 'burnt hill'. This is reflected in a number of local field names including that which contains the Site. Presumably this relates to an historic fire of note although no record of such could be found whilst researching this assessment.
- 3.32. The landowner Thomas Mashiter is recorded as a Justice of the Peace.

1895 Ordnance Survey County Series 1:2,500

- 3.33. The first edition OS map illustrates little or no change of any significance at the Site or within its wider environs since the issue of the 1848-49 tithe map and apportionment, although the railway has now been completed to the south of the Site.

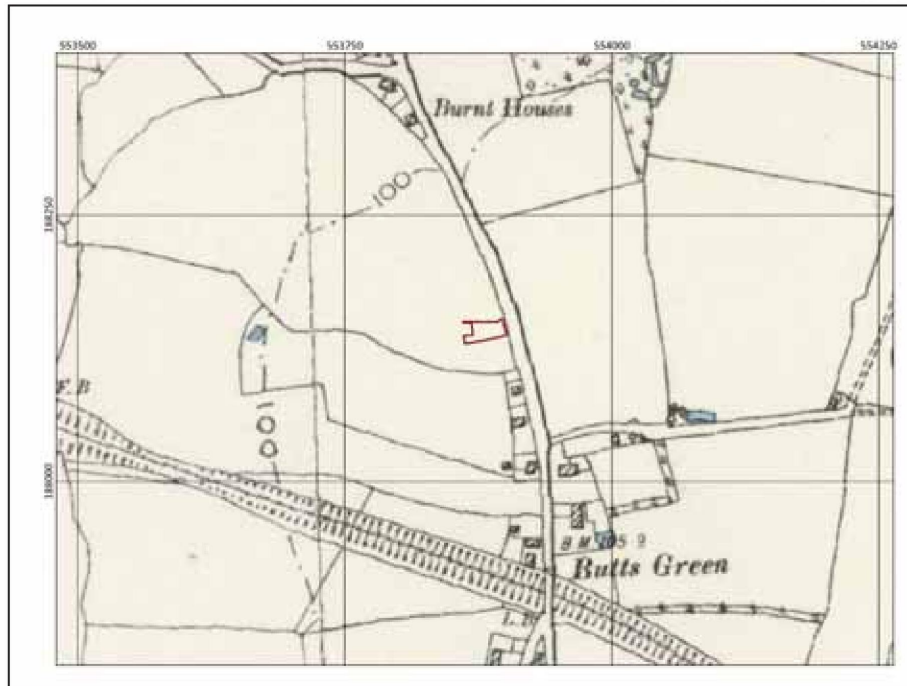


Image 14: 1895 Ordnance Survey County Series 1:2,500

1915 Ordnance Survey County Series 1:2,500

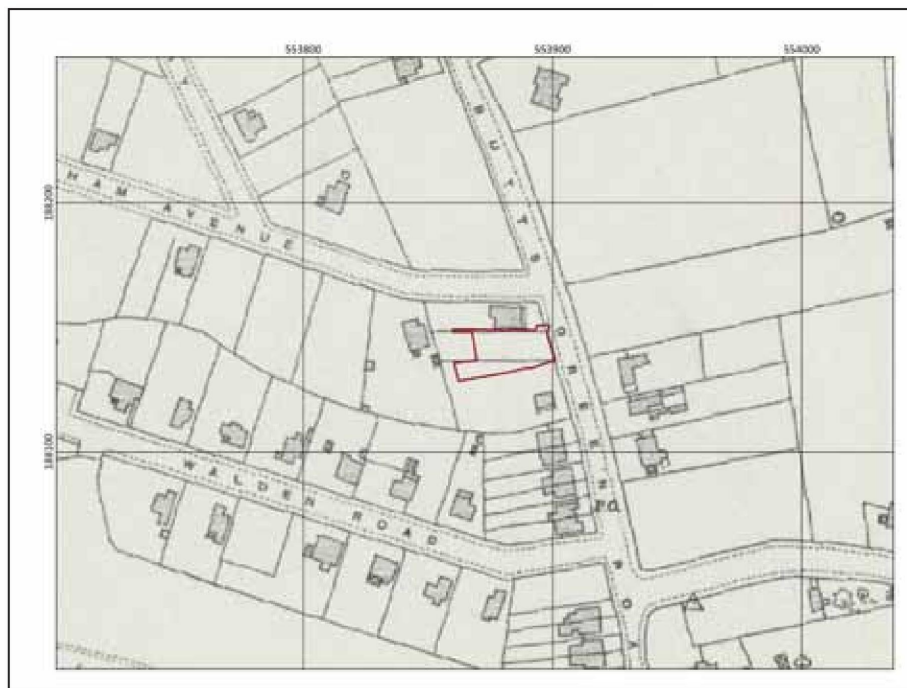


Image 15: 1915 Ordnance Survey County Series 1:2,500

- 3.34. The 1915 OS map illustrates the beginnings of the urbanisation of the Butts Green Road area of Hornchurch, with a number of detached houses now positioned along the street. The Site lies directly south of one such dwelling, occupying elements of two separate garden plots. No development has been undertaken within the Site boundary.

1938 Ordnance Survey County Series 1:10,560

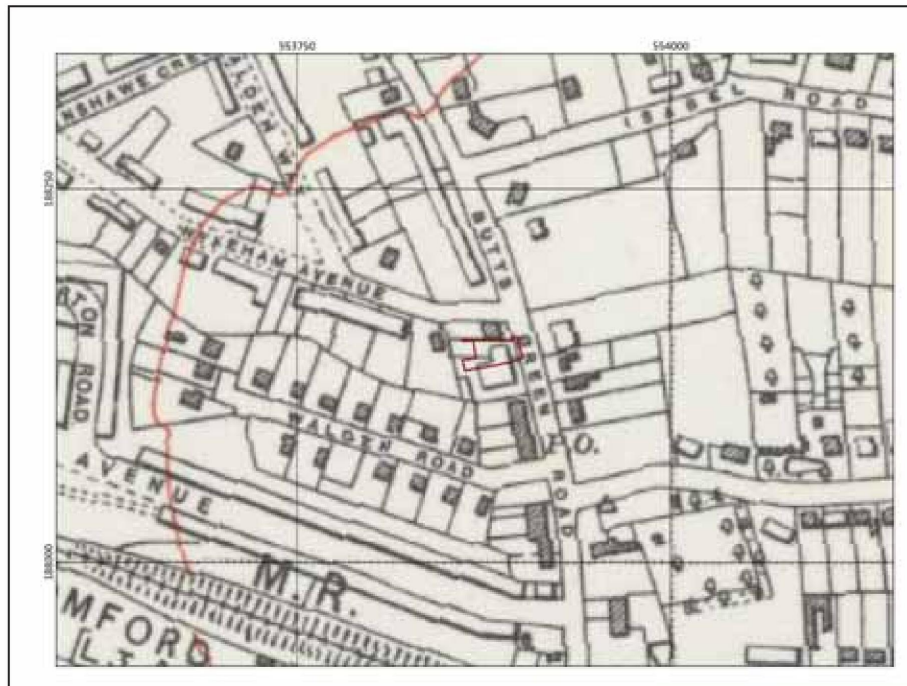


Image 16: 1938 Ordnance Survey County Series 1:10,560

- 3.35. Whilst not as detailed as earlier OS maps in this sequence, this map shows housing along Butts Green Road between Wykeham Avenue and Walden Road. The Site appears to be proposed for the imminent development of a detached dwelling which is shown as unfilled (existing properties are shown as filled polygons).

1961 Ordnance Survey County Series 1:1,250



Image 17: 1961 Ordnance Survey County Series 1:1,250

- 3.36. By 1961 the Site has been redeveloped with what appear to be commercial units. The redevelopment of the Site between residential housing may have been the result of World War II bomb damage although this is conjectural.

Later maps

- 3.37. Later maps are of insufficient detail to ascertain with any certainty the ongoing developmental evolution of the Site.

Satellite imagery

- 3.38. The Google Earth satellite image sequence runs from 1999 to 2022. The 1999 image shows the Site to be developed as illustrated in a similar fashion to the 1961 OS map although further units have been constructed.

Historic Landscape Character

- 3.39. The Historic Landscape Characterisation (HLC) for Greater London characterises the Site under the broad HLC-type *RES2*, comprising “Detached, Semis and Terraces”. The derivation of this HLC type is self-explanatory, reflecting the 20th century urban development of the area.

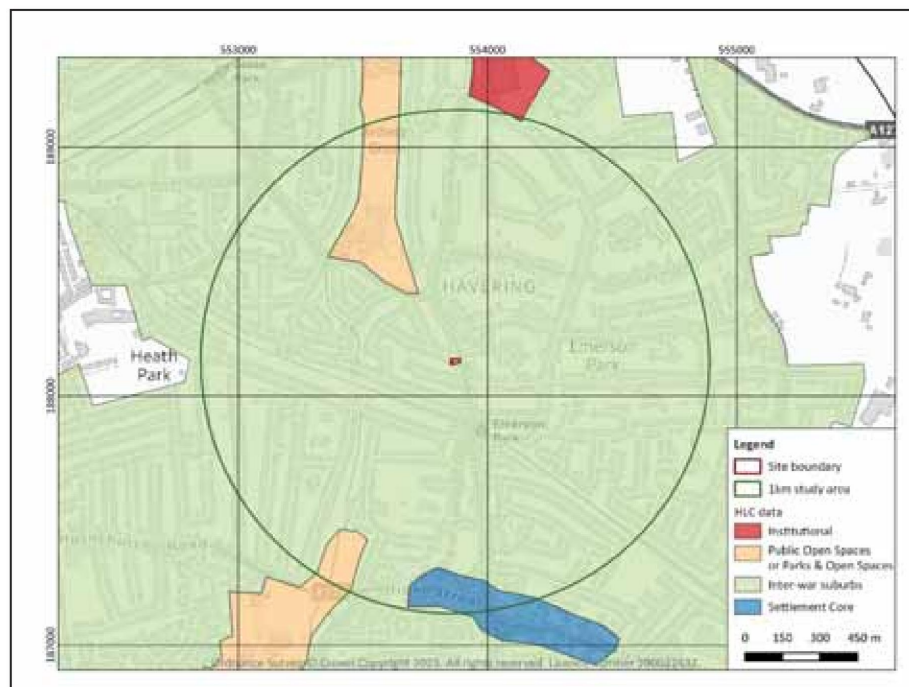


Image 18: Historic Landscape Character

4. ASSESSMENT OF SIGNIFICANCE

Buried archaeology

- 4.1. The evidence indicates the Site to have remained undeveloped until the first half of the 20th century, prior to which is formed agricultural land. During the medieval period it would likely have formed an area of open land or common fields associated with the manorial holdings of the manor of Havering-atta-Bower.
- 4.2. The 1938 OS map shows proposed development at the Site of a detached house, although whether it was ever completed is unknown, particularly in light of the outbreak of World War II the following year.

- 4.3. By 1961 the Site had been developed (or redeveloped) with commercial units which have been subsequently added to creating the Site layout seen today.
- 4.4. The Site lies in an area designated locally as an Archaeology Priority Zone (APZ) due to its position on one of a number of raised gravel ‘islands’ in the borough. These areas of gravels are considered to retain an enhanced potential for early prehistoric evidence. Although the HER records no specific incidences of finds or features relating to this potential, a wider geomorphological survey undertaken across a large area east of the Site identified nearly 100 Palaeolithic sites associated with the gravels.
- 4.5. The potential for buried archaeology of all periods to survive at the Site is considered generally low and any remains which may survive at the Site are likely to be of local significance. The possibility of World War II bomb damage has been noted above and remains relating to such an event may be present.

Historic Landscape Character

- 4.6. The Greater London HLC characterises the Site under the broad HLC-type RES2, comprising “Detached, Semis and Terraces”. This HLC type reflects the 20th century urban development of the area and is considered of negligible value in historical and archaeological terms.

5. ASSESSMENT OF IMPACT

Planning proposal

- 5.1. The planning proposal comprises the demolition of the existing buildings at the Site and the construction of a new 3 storey commercial building.

Buried archaeology

- 5.2. This assessment has found a low potential for the survival of archaeological remains of all periods at the Site. Should the proposed new development extend below ground to any appreciable depth then the more sensitive gravels may be encountered and disturbed. In this regard it is noted that borehole data from a location some 180m north of the Site records the buried gravels at a depth of 2m below the current ground surface.
- 5.3. The proposed development has the capacity to disturb or remove archaeological deposits where present.

Historic Landscape Character

- 5.4. The proposed development at the Site is assessed to result in no effect on the HLC of the area. Whilst the proposal is for a commercial building, the Site already contains a group of commercial premises contrary to the wider HLC description of *Detached, Semis and Terraces*.

6. CONCLUSION

- 6.1. The Site lies in an Archaeological Priority Zone (APZ) designed to reflect an enhanced potential for early prehistoric remains in the underlying Black Park Gravels. A large scale survey to the east of the Site undertaken in 2020 identified nearly 100 Palaeolithic sites although none in proximity to the Site.
- 6.2. It is however noted that a map of 1938 shows a proposed detached house at the Site although whether this building was ever completed is unknown, particularly in light of the outbreak of

World War II the following year. By 1961 the Site had been developed (or redeveloped) with commercial units which have been subsequently added to creating the Site layout seen today.

- 6.3. The potential for buried archaeology of all periods to survive at the Site is considered generally low and any remains which may survive at the Site are likely to be of local significance. The possibility of World War II bomb damage has been noted above and remains relating to such an event may be present beneath the current development.
- 6.4. Beyond this, whilst the proposed development has the capacity to disturb or remove archaeological deposits where present, the 20th century development of the Site will have disturbed and likely removed all but the more deeply buried deposits. It is noted that data from a location c. 180m north of the Site records the buried gravels at a depth of 2m below the existing ground surface and deeper excavations have the potential to disturb this potentially sensitive layer which is cited as the reason for the designation of the APZ.
- 6.5. The proposed development at the Site will have no effect on the historic landscape character (HLC), recorded as 'Residential' and comprising generally a mix of "Detached, Semis and Terraces". The Site was developed in the 20th century for commercial use so does not in any case currently meet the HLC description.
- 6.6. This assessment has found no archaeological reason that would preclude the development of the Site as proposed.
- 6.7. This assessment has been completed with regard to the NPPF, the PPG, the Havering Local Plan 2016-2031, and guidance issued by Historic England and the ClfA.

7. SOURCES AND REFERENCES

Written Sources

Chartered Institute for Archaeologists 2014 (Updated 2017). *Standard and Guidance for historic environment desk-based assessment* (CIfA)

English Heritage 2008. *Conservation Principles: Policies and guidance for the sustainable management of the historic environment* (EH)

Field, J. 1989. *English Field Names – A Dictionary* (Alan Sutton)

Historic England 2015a. *Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment* (Historic England)

Historic England 2015b. *Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets* (Historic England)

Kain, J.P. & Oliver, R.R. 1995. *The Tithe Maps of England and Wales: A Cartographic Analysis and County-by-County Catalogue* (Cambridge)

Mills, A.D. 2003. *Oxford Dictionary of British Place Names* (Oxford)

Powell, W.R. 1978. 'Parishes: Havering-atte-Bower', in *A History of the County of Essex: Volume 7*, ed. W.R. Powell (London, 1978), pp. 9-17. British History Online <http://www.british-history.ac.uk/vch/essex/vol7/pp9-17> [accessed 14 August 2023]

Reaney, P.H. 1931. *The place-names of Essex*

University of Southampton 2020. *Lower Thames Crossing,, Stand-alone Palaeolithic Archaeological Assessment and Research Framework* (UoS)

Williams, A. & Martin, G.H. 1992. *Domesday Book: A Complete Translation* (Penguin)

Other sources

British Geological Survey Online

British History Online

Google Earth

National Archives

National Heritage List for England

The London Borough of Havering Council

Appendix 1: Gazetteer of heritage assets

FIG. REF.	HE/HER REF.	NAME	TYPE	PERIOD	SUMMARY	STATUS	EAST	NORTH
Designated Sites and Monuments (Historic England data:1km study area)								
Listed Buildings (1km study area)								
LB1	1079883	Capel Nelmes	House	Post-medieval	Rambling house of 3 main periods; largely late C19 in appearance.	II	554504	188599
LB2	1079917	Fairykyles (Havering Art Centre)	House	Post-medieval	Mid C18 house refronted in C19 with considerable later additions.	II	553845	187458
LB3	1079918	Orangery At Langtons	Orangery	Post-medieval	Probably late C18. Front of wood, divided into 5 bays by pilasters, 3/4 Doric columns to centre	II	553742	187543
LB4	1079919	Stable Block At Langtons	Stable	Post-medieval	Mid C18. Two storeys red brick, sashed windows in cased frames spaced 4-3-4	II	553749	187578
LB5	1358503	Langtons	House	Post-medieval	C18 origin, but much of the house of early C20 date in C18 style; late C18 wings	II	553778	187542
LB6	1358504	Gazebo At Langtons	House	Post-medieval	C18. Single storey canted wooden front with round headed entrance and flat-headed sash windows in angled faces	II	553822	187486
LB7	1358526	Well Tower At Tower Lodge	Well tower	Post-medieval	Probably early to mid C17. Red brick. About 9 ft square. Early brickwork largely survives to about 8 ft high.	II	554528	188479
LB8	1480655	Queens Theatre	Cottages	Post-medieval	Theatre, opened in April 1975 and designed by R W Hallam of the London Borough of Havering architects office with N W T Brooks as project architect	II	553925	187484
Conservation Areas (1km study area)								
CA1	n/a	Langtons, Hornchurch	CA	Post-medieval	Historic core	n/a	553767	187564
GLAAS HER data (1km study area)								
1	126371	High Sthornchurch (Medieval House)	House, House	[17296] Medieval, [17257] Post Medieval	2 Storied L-Shaped Building With Attics. The Wings Extended To The South-East & South-West, The South-West Wing Was 15C & The South-East Wing 16C.	n/a	TQ539258 7174	n/a

2	123163	High Sthornchurch (Medieval House)	House	[17296] Medieval	Called Aspiscrosse In 1514. From The Family Of William Le Aps, 1233. Messuage Of Edmund Le Aps, 1285 & 1315, On Pell Now High St.	n/a	TQ536248 7265	n/a
3	143654	Great Gardens Road Hornchurch (Medieval House)	House, House	[17296] Medieval, [17340] Tudor	Documentary Sources First Attest A Building Known As 'Cardenz' In 1361, As 'Eldgarden' In 1363. The Structure Was Known As 'Gardens' During The Reign of Elizabeth I.	n/a	TQ529858 8355	n/a
4	145757	The Witherings Emerson Park (Post Medieval Moat)	Moat	[17257] Post Medieval	Triangular Moat Surrounding Manor House Of Nelmes. Only 3 Fragments Of The southern Edge Survive	n/a	TQ545708 8685	n/a
5	99134	North Sthornchurch (Post Medieval Prison)	Prison	[17257] Post Medieval	Documentary Sources State That The Cage Was Set Up At Hornchurch C 1670. It was Torn Down By Rioters In 1675 But Was Replaced & Not Finally Removed Until 1860. It Was Used To Exhibit Drunks & Vagrants.	n/a	TQ539358 7184	n/a
6	106990	Butts Green Former Hornchurch (Medieval Archery Butts)	Archery Butts	[17296] Medieval	The Chapman & Andre Map Of C 1778 Shows An Area Of Hornchurch Named Butts Green Suggesting Use Of The Area For Archery Practice.	n/a	TQ544058 8444	n/a
7	109876	High Sthornchurch (Tudor House)	House, House	[17340] Tudor, [17257] Post Medieval	Upper Storey Originally Projected At Rear, Later Underbuilt.	n/a	TQ539748 7174	n/a
8	105883	Nelmes Way Hornchurch (Tudor House)	House, House	[17340] Tudor, [17257] Post Medieval	Buildings Shown On Map Of C1618 Named As Little Nelmes 1778 1805 1883 1904	n/a	TQ543158 9025	n/a

9	147574	Hornchurch Road Hornchurch (Post Medieval House)	House	[17257] Post Medieval	Documentary Evidence States That Grey Towers Was Built By H Holmes In 1876.It Was Described As A Crenelated Mansion Set In A Park Of 50 Acres. It Was used By The Army In World War 1 & Was Demolished In 1931.	n/a	TQ536048 7445	n/a
10	148464	Hornchurch (Medieval Tannery)	Tannery	[17296] Medieval	High Street, Hornchurch Was Called Pallestare In 1288, And Pelstare At Various Times Between 1281 And 1373. It Was Probably Named From A Leather Working Industry In The Area.	n/a	TQ538858 7585	n/a
11	117539	109 High Sthornchurch (Tudor Public House)	Public House, Public House	[17340] Tudor, [17257] Post Medieval	Probably Of 16C Origin With 18C Block On S Front +17C Chimney Stack. Totally Rebuilt Between 1923-53.	n/a	TQ538948 7215	n/a
12	113259	North St Hornchurch (Tudor House)	House, House	[17340] Tudor, [17257] Post Medieval	Built Early 16C Mod Additions	n/a	TQ540048 7225	n/a
13	111352	Ard Leigh Green Road Hornchurch (Tudor House)	House, House	[17340] Tudor, [17257] Post Medieval	Group Of Un-Named Buildings Shown On Map Of C1618 1778	n/a	TQ538048 8695	n/a
14	141003	North Street (Tudor House)	House, House	[17340] Tudor, [17257] Post Medieval	Unnamed Building Shown At Junct Of Nth St & Billetla C1618	n/a	TQ539258 7795	n/a
15	141547	Great Gardens Road Hornchurch (Medieval Moat)	Moat, Moat	[17296] Medieval, [17257] Post Medieval	A Map Of The Liberty Of Havering Dated 1618 Shows A Large Irregular Shaped moat(?) With A Water Channel Leading To The River Ravensbourne On The East south East Corner.	n/a	TQ528958 8455	n/a

16	108325	The Witherings Emerson Park (Tudor Manor House & Moat)	Manor House, Moat, Manor House, Moat	[17340] Tudor, [17257] Post Medieval	Originally 1 Storey 3 By 20C. Subdivided 16C. Extended To N In 17C + Kitchen Range, 15 Hearthes 1670. (Historian's Report On House Hav 11)	n/a	TQ545858 8701	n/a
17	110843	The Witheringshornchurch (Medieval Manor House)	Manor House	[17296] Medieval	At The Elms, The Home Of Ernwin De Ulmis, Temp John & John Atte Elmes, 1333, Semannus Atte Elmes, 1339. Called Nelmes 1482.	n/a	TQ545958 8685	n/a
18	119418	High Sthornchurch (Tudor House & Beer House)	House, Beer House, House, Beer House	[17340] Tudor, [17257] Post Medieval	2 Storied Building With Attics, Partly Faced With Brick. The Building Was Originally L-Shaped With North & West Wings & Was Later Extended North In The 17C.	n/a	TQ539848 7184	n/a
19	119446	Billet Lahornchurch (Medieval House)	House, House, House	[17296] Medieval, [17340] Tudor, [17257] Post Medieval	At The Time Of Henry 3 (1216-72) There Is A Reference To A Thomas De Langedune. In 1489 It Is Also Called Marchauntes, A Name Previously On Record In 1446. A New House Was Built On The Site In The Early 19th c. (See Glher 211303).	n/a	TQ537948 7554	n/a
20	101371	North St Hornchurch (Medieval Drain)	Drain, Drain	[17296] Medieval, [17340] Tudor	Discovd On Demolition 1936/Entrance Behind Cellar Wall Fronting N St Brick Vaulted Traced C30-40Yds	n/a	TQ539908 7180	n/a
21	108656	Billet Lane Hornchurch (Post Medieval Iron Foundry)	Iron Foundry	[17257] Post Medieval	Documentary Sources State That Fairkyte Ironworks Was Established By The Wedlake Brothers C 1810. The Factory Specialised In Agricultural Implements But Was Superseded By The Wedlake & Thompson Foundry At Union Foundry By 1855.	n/a	TQ539358 7554	n/a

22	130414	Haynes Park (Mid 20th Century Public Park)	Miniature Golf Course, Public Park, Football Pitch, Tennis Court, Bowling Club	[17332] Mid 20th Century, [17332] Mid 20th Century, [17332] Mid 20th Century, [17332] Mid 20th Century	The Area Was Used For Food Production During World War II, After Which It Was Laid Out For Public Recreation, With Ornamental Planting, Miniature Golf Course, Football And Tennis And A Bowling Green. Haynes Park Bowls Club Was Founded In 1951.	n/a	TQ5360288844	n/a
23	130711	North Sthornchurch (Tudor House)	House, House	[17340] Tudor, [17257] Post Medieval	In 1923 It Was Described As Being A Late 16C Or Early 17C House Of 2 Stories With Attics. There Were Modern Additions On The East.	n/a	TQ5400487445	n/a
24	129020	Haynes Park Hornchurch (Medieval House)	House, House, House	[17296] Medieval, [17340] Tudor, [17257] Post Medieval	Building Shown On Map Of C1618 1778 & 1805 Not On Maps Of 1883 1904	n/a	TQ5362489114	n/a
25	105920	4 Billet Lane (Restoration House & Timber Framed House)	House, Timber Framed House	[17289] Restoration, [17395] Late 20th Century	This Is The Site Of An 18Th Century Timber-Framed House Which Was Demolished In Or After 1981. It Was Of Two Storeys In Three Bays With A Pantiled Roof., Record Created From Imported Listed Buildings On-Line Dataset 11-Jan-2006.	n/a	TQ5383487283	n/a

26	122897	St Andrew's Park (Early 20th Century Public Park)	Public Park, Tennis Court, Childrens Playground	[17266] Early 20th Century, [17332] Mid 20th Century, [17332] Mid 20th Century	Named After The Parish Church Of St Andrew, The Park Was Created When 2 Parcels Of Land Owned By New College Oxford Were Purchased By Hornchurch Urban District Council In 1928.	n/a	TQ546128 7294	n/a
27	105779	Mecca Bingo (Mid 20th Century Cinema)	Cinema, Bingo Hall	[17332] Mid 20th Century, [17395] Late 20th Century, [17332] Mid 20th Century	The Former Towers Cinema Was Opened In 1935 And Converted To A Bingo Hall In 1973.	n/a	TQ536468 7264	n/a
28	108578	Grey Towers (Victorian Country House)	Country House, Convalescen t Hospital	[17314] Victorian, [17266] Early 20th Century, [17266] Early 20th Century	Grey Towers Was A Mansion Requisitioned As The New Zealand Convalescent Hospital During World War One., At The Outbreak Of World War One The Army Council Took Over Grey Towers, A Large Country Mansion With 85 Acres Of Grounds For Use As A Military Depot.	n/a	TQ537068 7772	n/a
29	119138	High St Hornchurch (Medieval Inn & House)	Inn, House, Inn, House	[17296] Medieval, [17257] Post Medieval	In 1923 The Building Was Described As 2 Tenements And A Cartway, Probably Originally A Inn. The Upper Storey Of Both The Gate And The East Wing Projected On Both Sides.	n/a	TQ539848 7155	n/a

GLAAS HER Activity data (1km study area)								
EV1	171433	Desk Based Assessment at London Road/Southend Arterial Road/Grove Park Road/Ockendon Road	DBA	n/a	A desk based assessment was created for the archaeological resource in aggregate producing areas in Havering by Museum of London Archaeology in March 2011. The assessment focused on four study areas.	n/a	TQ546298 5978	n/a
EV2	163247	Lower Thames Crossing	Geomorphological Survey	n/a	At some time during 2020, the University of Southampton completed a Palaeolithic archaeological assessment and research of an area between Gravesend and Thurrock prior to the construction of the Lower Thames Crossing.	n/a	TQ640808 0280	n/a
EV3	162029	Former Dairy Crest Site, 126 North Street, Hornchurch, Essex	DBA	n/a	In February 2000 Hertfordshire Archaeological Trust carried out an archaeological desk-based assessment at the former Dairy Crest site, 126 North Street, Hornchurch, Essex.	n/a	TQ540108 7800	n/a
EV4	213737	The Bath House, Langtons Gardens	Excavation	n/a	An archaeological excavation was carried out by Pre-Construct Archaeology as part of restoration works at the Bath House, Langtons Gardens, Hornchurch.	n/a	TQ538198 7493	n/a
EV5	213738	The Bath House, Langtons Gardens	Watching Brief	n/a	A watching brief was carried out between 1st-10th February 2016 at the Bath House, Langtons Gardens, Hornchurch by Pre-Construct Archaeology.	n/a	TQ538198 7493	n/a
EV6	164290	Former BT Depot	Trial Trench	n/a	An evaluation was carried out by Hertfordshire Archaeological Trust in August 1997 at the former BT Depot in North Street, Hornchurch.	n/a	TQ540518 7741	n/a

EV7	169468	The Bath House, Langtons Gardens	Historic Building Recording	n/a	A programme of level 3 historic building survey was carried out on The Bath House, Langtons Gardens, Hornchurch by Pre-Construct Archaeology on 22nd October 2015.	n/a	TQ538188 7493	n/a
-----	--------	-------------------------------------	-----------------------------------	-----	--	-----	------------------	-----

Appendix 2: Planning policy and guidance

Introduction

There is national legislation and guidance relating to the protection of, and Proposed Development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

Planning policy and guidance

This assessment has been written within the following legislative, planning policy and guidance context:

- National Heritage Act 1983 (amended 2002);
- Town and Country Planning Act (1990);
- Planning (Listed Buildings and Conservation Areas) Act (1990);
- National Planning Policy Framework (2021);
- Planning Practice Guidance, Historic Environment (last updated July 2019);
- Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment (Historic England 2015)
- Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets (Historic England 2015);
- Conservation Principles: policies and guidance for the sustainable management of the historic environment (English Heritage 2008).

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

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Listed Buildings Act) imposes a general duty in respect of Listed Buildings in the exercise of planning functions.

Subsection (1): “In considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

National Planning Policy Framework (NPPF)

Chapter 16: Conserving and enhancing the historic environment

189. 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 Value⁶⁶. 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 generations⁶⁷.

190. 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:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and

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

191. 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.

192. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

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

Proposals affecting heritage assets

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

197. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

198. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional⁶⁸.

201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁶⁹. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

206. 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.

207. 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 201 or less than substantial harm under paragraph 202, 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.

208. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies

Planning Policy Guidance (PPG)

Setting

On 'setting', the PPG sets out (para. 013 Reference ID: 18a-013-20190723) that "All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent".

It continues "The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each. The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time".

Harm

The PPG sets out further information on the degrees of harm which might result from development affecting a heritage asset (para. 018 Reference ID: 18a-018-20190723). It states "Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply. Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated".

It continues "Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting. While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting".

A further section addresses the concept of harm in a Conservation Area situation (para. 019 Reference ID: 18a-019-20190723). It states that "Paragraph 201 of the National Planning Policy Framework is the

starting point. An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building. If the building is important or integral to the character or appearance of the conservation area then its proposed demolition is more likely to amount to substantial harm to the conservation area, engaging the tests in paragraph 195 of the National Planning Policy Framework. Loss of a building within a conservation area may alternatively amount to less than substantial harm under paragraph 196. However, the justification for a building's proposed demolition will still need to be proportionate to its relative significance and its contribution to the significance of the conservation area as a whole. The same principles apply in respect of other elements which make a positive contribution to the significance of the conservation area, such as open spaces".

Public benefit

An important aspect of the assessment of harm is the identification of public benefit to a proposal which would offset the harm identified. The PPG states (Para 020 Reference ID: 18a-020-20190723) "Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit".

Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- reducing or removing risks to a heritage asset; or
- securing the optimum viable use of a heritage asset in support of its long-term conservation.
- Local planning policy: South Gloucestershire Local Plan Core Strategy (Adopted December 2013)

Local planning policy: Havering Local Plan 2016-2031

Policy 28: Heritage assets

The Council recognises the significance and value of Havering's heritage assets and will support:

- i. Proposals that seek to conserve and enhance the significance of heritage assets at risk in the borough;
- ii. The maintenance of up to date Conservation Area Appraisals and Management Plans;
- iii. The identification, and maintenance, of a local list of non-designated heritage assets that meet agreed selection criteria;
- iv. Well designed and high quality development in a Conservation Area, or its setting, which preserves, enhances or better reveals the character and appearance of the area and its significance, and which contributes to local character and distinctiveness, taking into account the Conservation Area Appraisal or Management Plan. Where a building (or other element) detracts from the significance of a Conservation Area, its removal will be supported when acceptable plans for redevelopment have been agreed;
- v. Viable uses, alterations or extensions to a listed building, or development within its setting, which would not be harmful to the significance of the heritage asset, including its historic and architectural interest;
- vi. Well designed and high quality development within a Registered Park or Garden of Historic Interest, Historic Park or Garden of Local Interest, Area of Special Townscape or Landscape Character, or within their setting, which sustains or enhances the significance of the heritage asset, including its special character and important views; and

- vii. Well designed and high quality proposals which would not affect the significance of a heritage asset with archaeological interest, including the contribution made to significance by its setting;
- viii. The maintenance of up to date Archaeological Priority Areas.

Where a development proposal is judged to cause harm then it will be assessed against the relevant test in the National Planning Policy Framework (NPPF) depending on whether the harm caused is substantial or less than substantial.

Guidance

This assessment has been carried out with reference to guidance documents produced by Historic England since 2008, and, where appropriate, in accordance with the Chartered Institute for Archaeologists' Standards and Guidance for Historic Environment Desk-Based Assessment (CIfA 2014), as set out below.

Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment

The GPA note advises a 6-stage approach to the identification of the significance of a heritage asset and the potential effects on its significance resulting from any development.

The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest. A variety of terms are used in designation criteria (for example outstanding universal value for world heritage sites, national importance for Scheduled Monuments and special interest for Listed Buildings and Conservation Areas), but all of these refer to a heritage asset's significance.

The list of Steps is set out below, however the GPA does add "...it is good practice to check individual stages of this list, but they may not be appropriate in all cases and the level of detail applied should be proportionate. For example, where significance and/or impact are relatively low, as will be the case in many applications, only a few paragraphs of information might be needed, but if significance and impact are high then much more information may be necessary".

The recommended Steps are as follows:

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 and the need for change; and
6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Regarding the application process, the GPA offers the following advice: "Understanding the nature of the significance is important to understanding the need for and best means of conservation. For example, a modern building of high architectural interest will have quite different sensitivities from an archaeological site where the interest arises from the possibility of gaining new understanding of the past.

Understanding the extent of that significance is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.

Understanding the level of significance is important as it provides the essential guide to how the policies should be applied. This is intrinsic to decision-taking where there is unavoidable conflict with other planning objectives”.

Regarding the assessment of the significance of a heritage asset, the GPA also states that the “...reason why society places a value on heritage assets beyond their mere utility has been explored at a more philosophical level by English Heritage in Conservation Principles (2008). Conservation Principles identifies four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential value. This is simply another way of analysing its significance. Heritage values can help in deciding the most efficient and effective way of managing the heritage asset to sustain its overall value to society”.

For the purposes of this assessment and in line with Conservation Principles, the assessment of significance will include an assessment of a heritage asset’s communal value.

Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets

GPA note 3. expands on the six stages outlined in GPA Note 2, as set out above.

Step 1: identifying the heritage assets affected and their settings

The starting point of any assessment is the identification of those heritage assets likely to be affected by the proposed development. For this purpose, if the proposed development is seen to be capable of affecting the contribution of a heritage asset’s setting to its significance or the appreciation of its significance, it can be considered as falling within the asset’s setting.

Step 2: Assessing whether, how and to what degree these settings contribute to the significance of the heritage asset(s)

This Step provides a checklist of the potential attributes of a setting that it may be appropriate to consider defining its contribution to the asset’s heritage values and significance. Only a limited selection of the possible attributes listed below is likely to be important in terms of any single asset.

The asset’s physical surroundings

- Topography;
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains);
- Definition, scale and ‘grain’ of surrounding streetscape, landscape and spaces;
- Formal design;
- Historic materials and surfaces;
- Land use;
- Green space, trees and vegetation;
- Openness, enclosure and boundaries;
- Functional relationships and communications;
- History and degree of change over time;
- Integrity; and
- Issues such as soil chemistry and hydrology.

Experience of the asset

- Surrounding landscape or townscape character;
- Views from, towards, through, across and including the asset;
- Visual dominance, prominence or role as focal point;
- Intentional intervisibility with other historic and natural features;
- Noise, vibration and other pollutants or nuisances;
- Tranquillity, remoteness, 'wildness';
- Sense of enclosure, seclusion, intimacy or privacy;
- Dynamism and activity;
- Accessibility, permeability and patterns of movement;
- Degree of interpretation or promotion to the public;
- The rarity of comparable survivals of setting;
- The asset's associative attributes;
- Associative relationships between heritage assets;
- Cultural associations;
- Celebrated artistic representations; and
- Traditions.

Step 3: Assessing the effect of the proposed development on the significance of the asset(s)

The third stage of the analysis is to identify the range of effects that any Proposed Development may have on setting(s), and to evaluate the resultant degree of harm or benefit to the significance of the heritage asset(s).

The following checklist sets out the potential attributes of any proposed development which may affect setting, and thus its implications for the significance of the heritage asset. Only a limited selection of these is likely to be particularly important in terms of development.

Location and siting of development

- Proximity to asset;
- Extent;
- Position in relation to landform;
- Degree to which location will physically or visually isolate asset; and
- Position in relation to key views.

The form and appearance of the development

- Prominence, dominance, or conspicuousness;
- Competition with or distraction from the asset;
- Dimensions, scale and massing;
- Proportions;
- Visual permeability (extent to which it can be seen through);
- Materials (texture, colour, reflectiveness, etc);
- Architectural style or design;
- Introduction of movement or activity; and
- Diurnal or seasonal change.

Other effects of the development

- Change to built surroundings and spaces;
- Change to skyline;
- Noise, odour, vibration, dust, etc.;
- Lighting effects and 'light spill';
- Change to general character (e.g. suburbanising or industrialising);

- Changes to public access, use or amenity;
- Changes to land use, land cover, tree cover;
- Changes to archaeological context, soil chemistry, or hydrology; and
- Changes to communications/accessibility/permeability.

Permanence of the development

- Anticipated lifetime/temporariness;
- Recurrence; and
- Reversibility.

Longer term or consequential effects of the development

- Changes to ownership arrangements;
- Economic and social viability; and
- Communal use and social viability.

Step 4: Maximising enhancement and minimising harm

Enhancement may be achieved by actions including:

- removing or re-modelling an intrusive building or feature;
- replacement of a detrimental feature by a new and more harmonious one;
- restoring or revealing a lost historic feature or view;
- introducing a wholly new feature that adds to the public appreciation of the asset;
- introducing new views (including glimpses or better framed views) that add to the public experience of the asset; or
- improving public access to, or interpretation of, the asset including its setting

Options for reducing the harm arising from development may include the relocation of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements.

Step 5: Making and documenting the decision and monitoring outcomes

Step 5 identifies the desirability of making and documenting the decision-making process and monitoring outcomes.

For the purposes of this assessment Stages 1 to 3 have been followed, with Stage 4 forming, if/where appropriate, part of the recommendations.

Chartered Institute for Archaeologists: Standard and guidance for historic environment desk-based assessment (published December 2014; updated January 2017; updated October 2020)

This heritage statement has also been completed in line with guidance issued by the Chartered Institute for Archaeologists (CIfA). Armour Heritage is enrolled with the CIfA as a corporate entity and is recognised as a CIfA Registered Organisation.

This document has been completed in line with the CIfA Standard, as set out in the aforementioned document, which states: “Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for

further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact”.



© Armour Heritage Limited 2023 - All Rights Reserved
Registered Address: Greystone Cottage, Trudoxhill, Frome, Somerset BA11 5DP
Company No. 8323140. UK VAT Reg. No. 151 9145 19