

Upminster Court, 133 Hall Lane, Upminster, London Borough of Havering,

Archaeological Desk-Based Assessment

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Project Details

Client:	DWA Architects Ltd on behalf of Uniserve Ltd
Site address:	Upminster Court, 133 Hall Lane, Upminster, London Borough of Havering
RH site code:	UCU23
NGR:	TQ 56453 88008
National Heritage List Entry No.	1001586
OASIS no.	reclaimh1-512968



Executive summary

- Reclaim Heritage CIC was commissioned by DWA Architects on behalf of Uniserve Ltd to prepare a desk-based assessment to evaluate the archaeological potential of land at Upminster Court, 133 Hall Lane, Upminster, London Borough of Havering. This report accompanies a planning application for re-development and extension of the stable block at Upminster Court.
- The archaeological desk-based assessment, incorporated data from a variety of sources, including Greater London Historic Environment Record, National Heritage List of England, British Geological Survey, and Ordnance Survey. Work was undertaken in accordance with standards and guidance as set out in the Chartered Institute of Archaeologists' *'Standard and guidance for historic environment desk-based assessment'* (CIfA 2020) and the *Greater London Archaeological Advisory Service's (GLAAS 2015) 'Guidelines for Archaeological Projects in Greater London'*.
- There was limited evidence of human activity within the proposed development area before the construction of Upminster Court. Most notably, the site was indicated as being within an Archaeological Priority Area (APA) due to the potential for geological deposits that may preserve evidence of prehistoric activity. There was limited evidence pertaining to the nature of activity until the mid-18th century AD at which time the site is known to have been cultivated as arable land as part of the Upminster Hall Estate. The site was farmed until the start of the 20th century AD. In 1905 AD, the land was sold by the estate and brought by A.E. Williams for the construction of Upminster Court.



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Document control

Version	Name	Organisation	Date
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1. Introduction

1.1 Project background

1.1.1 Reclaim Heritage CIC was commissioned by DWA Architects on behalf of Uniserve Ltd to prepared a desk-based assessment to evaluate the archaeological potential of land at Upminster Court, 133 Hall Lane, Upminster, London Borough of Havering, to accompany a planning application for re-development and extension of the stable block at Upminster Court. A separate Heritage Statement has been submitted dealing with the impact of the proposed development on existing heritage assets (DWA 2022).

1.1.2 The document has been completed with reference to the standards and guidance as set out in the Chartered Institute of Archaeologists' *'Standard and guidance for historic environment desk-based assessment'* (CIfA 2020); Historic England's *Advice Notes* (HEANs) and *Good Practice Advice* (GPA), and *'Management of Research Projects in the Historic Environment'*; and the Greater London Archaeological Advisory Service's (GLAAS 2015) *'Guidelines for Archaeological Projects in Greater London'*.

1.2 Location, topography, and geology

1.2.1 Upminster Court is located at the northern end of Upminster in the London Borough of Havering, 5km west of Romford and 2km east of the M25 Cranham Interchange (Figure 1). Upminster Court (HE List Entry No. 1079931), associated stable block (HE List Entry No. 1183723), entrance piers and gates to the property (HE List Entry No. 1001586), and surrounding garden (HE List Entry No. 1001586) are on the National Heritage List for England. The proposals include re-development of the stable block and construction of an extension to the west that will be located within the listing boundary of the registered park and garden at Upminster Court (NGR TQ 56453 88008).

1.2.2 The bedrock geology of the site consists of sedimentary bedrock belonging to the London Clay Formation laid down between 56 and 47.8 million years ago during the Palaeogene period. The superficial geology is mapped in the vicinity as solifluction deposits and the Black Park Gravel Member that formed between 480 and 423 thousand years ago during the Quaternary period (BGS 2022). The soils are mapped slightly acid base-rich loamy and clayey soils (CSAI 2022).

2. Planning Background

2.1 National Planning Policy

2.1.1 The National Planning Policy Framework (NPPF) was updated on the 19 February 2019 and sets out the government's planning policies for England and how these are expected to be applied. NPPF recognizes that 'heritage assets...are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations' (Para 184). Section 16 of the NPPF is presented in full below, including relevant footnotes:



184. 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 Value⁶¹. 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 generations⁶².

185. 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.

186. 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.

187. 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.

188. 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

189. 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.

190. 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.



191. 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.

192. 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.

Considering potential impacts

193. 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.

194. 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 exceptional⁶³.

195. 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.

196. 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.

197. 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.

198. 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.



199. 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 accessible⁶⁴. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

200. 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.

201. 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 195 or less than substantial harm under paragraph 196, 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.

202. 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.

Footnotes

⁶¹ Some World Heritage Sites are inscribed by UNESCO to be of natural significance rather than cultural significance; and in some cases they are inscribed for both their natural and cultural significance.

⁶² The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making.

⁶³ Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

⁶⁴ Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.

2.2 Local Planning Policy (London Borough of Havering)

2.2.1 The Havering Local Plan (2021) and Policies Map (2021) were adopted on the 17th November 2021 and replace the Core Strategy and Development Control Policies DPD (2008).

2.2.2 Policy 28 Heritage Assets of the Havering Local Plan is the principle policy concerning archaeological and cultural heritage assets. It states:

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.

2.2.3 The Heritage Supplementary Planning Document (2011) has been retained alongside the Havering Local Plan (2021) and sets out in more detail how the Local Plan's policies will be applied and aims to ensure appropriate identification, protection, enhancement and management of heritage assets in the area by providing clear guidance to developers, applicants, the public and other parties bringing forward development proposals within Havering. The following Development Control Policies have specific relevance in relation to the planned development.

2.2.4 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.



2.2.5 DC70 – Archaeology and Ancient Monuments:

The Council will ensure that the archaeological significance of sites is taken into account when making planning decisions and will take appropriate measures to safeguard that interest. Planning permission will only be granted where satisfactory provision is made in appropriate cases for preservation and recording of archaeological remains in situ or through excavation. Where nationally important archaeological remains exist there will be a presumption in favour of their physical preservation. Particular care will need to be taken when dealing with applications in archaeological 'hotspots' where there is a greater likelihood of finding remains.

Planning permission will not be granted for development which adversely affects the three Ancient Monuments in the Borough or their settings.

2.2.6 DC71 – Other Historic Landscapes:

The character of historic parks and Common Land will be protected or enhanced giving particular attention to the protection of views to and from common land and other historic landscapes.

3. Methodology

3.1 Key resources

3.1.1 All work was undertaken in accordance with standards and guidance as set out in the Chartered Institute of Archaeologists' 'Standard and guidance for historic environment desk-based assessment' (CIfA 2020); Historic England's Advice Notes (HEANs) and Good Practice Advice (GPA), and 'Management of Research Projects in the Historic Environment'; and the Greater London Archaeological Advisory Service's (GLAAS 2015) 'Guidelines for Archaeological Projects in Greater London'. A brief summary of the key resources is given below:

- Greater London Historic Environment Record (GLHER)
- National Heritage List of England (NHLE)
- The English River Project (TERPS) dataset
- Palaeolithic and Mesolithic lithic artefact (PaMELA) database
- The Rural Settlement of Roman Britain dataset
- Environment Agency LiDAR Composite DTMs
- British Geological Survey data and borehole records
- Thames Valley Project NMP aerial photograph interpretation overlays
- Ordnance Survey County Series Maps
- Historic Landscape Characterisation (HLC) data



3.2 Site visit

- 3.2.1 A site visit was undertaken on the 12th January 2023 by Chris Casswell of Reclaim Heritage. It was undertaken to assess the character, identify any archaeological and historic features, and evaluate the surrounding conditions that might affect the survival of condition of known and predicted heritage assets within the proposed development area.

4. Archaeological and historical background

4.1 Prehistoric (500,000 BC – 43 AD)

- 4.1.1 The GLHER Archaeological Priority Areas show the proposed development as an area where prehistoric deposits may survive beneath sand and gravels (Figure 2; PRN76971). Furthermore, the margins of the River Ingrebourne, located 0.25km west, are shown as a separate area where prehistoric deposits may survive with potential for the preservation of environmental remains that may be useful for dating (PRN76531).
- 4.1.2 The English Rivers Project (2009) dataset reveals direct evidence for Lower and Middle Palaeolithic (c.1,000,000 – 40,000 years ago) early hominin activity within the study area. At the northern periphery of the study area, flakes, handaxes, 'Levallois implements' and burnt flints suggestive of an in situ living floor were discovered during the construction of Southern Arterial Road. The objects were found in an area of brickearth above the Boyn Hill Gravel (Wymer 1968 p. 312; TERPS ID 22024). Further Palaeolithic finds have also been located more generally within the study area (Roe 1968, p. 67; TERPS ID 22917).
- 4.1.3 No other evidence of Upper Palaeolithic (c. 40,000 – 10,000 BC), Mesolithic (c.10,000 – 4,000 BC), Neolithic (c.4,000 – 2,200 BC), Bronze Age (c.2,600 – 700 BC) or Iron Age (c.800 – 43 BC) activity was identified the study area.

4.2 Roman (43 – 410 AD)

- 4.2.1 No Roman activity was identified within the study area.

4.3 Early Medieval (410 – 1066 AD)

- 4.3.1 No early medieval activity was identified within the study area.

4.4 Medieval (1066 – 1540 AD)

- 4.4.1 The name Upminster derives from the Old English *upp* and *mynster* meaning 'higher monastery' (KEPN 2023). It is mentioned in the Domesday Book of 1086 as having a population of 35 households and is listed as being under the ownership of three owners: Walter of Douai, Bishop Odo of Bayeux, and the canons of Waltham (Holy Cross) Abbey.
- 4.4.2 Much of the study area is identified within the GLHER as once having been part of the manor of Waltham Abbey (subsequently the estate of Upminster Hall), with large tracts of land bounding the western boundary of the site and located immediately east of the Hall Lane (Figure 3; PRN116653 & PRN136874).



4.4.3 Upminster Hall (PRN103557; HE List Entry No. 1079889) stands 0.35km southeast of the proposed development and is now the clubhouse of the Upminster Gold Club. It is a timber-framed building with cross-wings with subsequent modifications. Built in the 15th century AD by Waltham Abbey, it served as a retiring place or hunting seat for the abbot. It originally had an adjoining chapel, demolished in the 18th century AD (PRN96667), and human remains have previously been recovered from the site associated with a former cemetery (PRN133618). Remnants of a possible moated site or destroyed fishpond (PRN145966) are also observable within the former grounds of Upminster Hall.

4.4.4 Upminster 'Tithe barn' (PRN150801; HE List Entry No. 1001991) is located on the nearside of the Upminster Hall and has contemporary origins dating from the 15th century AD. There is no evidence that Waltham Abbey or any of the owners of Upminster Hall, to which the barn belonged, held the rights to tithes, and the name is likely a colloquialism. Rig-and-furrow cropmarks have been identified towards the north of the study area (PRN117916).

4.5 Post-medieval (1540 – 1901 AD)

4.5.1 Upminster expanded gradually during 17th, 18th and 19th centuries AD. In the parish, there were 85 houses in 1670 AD, 370 inhabitants in 1695 AD, 765 inhabitants in 1801 AD and 1,477 inhabitants in 1901 AD (Powell 1978). In the 16th and 17th centuries AD settlement was focused on the village (located at the junction between St. Mary's Lane, Hall Lane and Corbets Tey Road), whilst the surrounding hamlets continued to expand slowly, and isolated farms were built in the north and south ends of the parish.

4.5.2 From the mid-17th century AD successful Londoners were buying estates in Upminster. Upminster Hall was sold to Andrew Branhill in 1686 AD and remained in the family for over 200 years. Upminster Hall is shown on cartographic sources from the early-19th century AD. On the 1841 Tithe map of Upminster, Plot 313 'Upminster Hall Mansion - Pleasure grounds and garden' and adjacent Plot 314 'cottage homesteads and ponds' are shown surrounded by meadow to the east of Hall Lane under the ownership of Champion Edward Branhill. To the west of Hall Lane, the proposed development is shown within Plot 298 'Upper Eight acres', identified as arable, and partially bounded by woods. It was also under the ownership of Champion Edward Branhill. At the northeast corner of the proposed development, Plots 296 and 297 are labelled as 'Cottage and garden' under the ownership of William Bowman and John Shelduck, respectively.

4.5.3 Excavations in the vicinity of Upminster Hall have unearthed finds dating between the 18th and 20th centuries AD (PRN136960), and as mentioned above several extant buildings date from this period and earlier. No physical evidence of post-medieval activity has been previously recorded within the proposed development, which is identified as arable land from cartographic sources (see below).

4.5.4 The GHLER lists several assets at the northern periphery of the study area. These principally related to brick manufacture from the 18th century AD and which continued locally until the early-19th century AD (PRN118144, PRN125743, PRN127714, PRN132759, PRN150232).

4.6 Modern (1901 – present)

4.6.1 The transformation of Upminster from an Essex village to a London suburb occurred during the early-20th century AD. Even though the railway had arrived by 1885, an initial unwillingness of the major landowners to sell land meant that there was limited construction. From 1906, Peter



Griggs began work to develop the 700 acres of the Upminster Hall estate as a garden suburb or 'new town on an American plan'. By 1909, 96 houses each with ½ acre were laid out north of the railway and, although at a slower pace, construction continued throughout the First World War and following the Second World War. Evidence of the spread of the garden city is shown by the many road names ending in *Gardens* (e.g. Grosvenor Gardens, Ashburnham Gardens) (Powell 1978).

- 4.6.2 Upminster Court (PRN105809; HE List Entry No. 1079931), associated stable block (PRN123594; HE List Entry No. 1183723), entrance piers and gates to the property (PRN103813; HE List Entry No. 1001586), and surrounding garden (PRN126281; HE List Entry No. 1001586) were laid out in 1905–6 for A. E. Williams by Sir Charles Reilly. Historic England's list entries for each of the assets associated with Upminster Court are replicated in full in Appendix 2.
- 4.6.3 Powell (1978) records that no other residences of comparable size and scale were built in Upminster during the early-20th century AD. Nonetheless, the Williams family had ceased to live in the house by the end of the 1920s, and it subsequently became used as offices. During the Second World War a refugee centre was set up at Upminster Court. On the opposite side of Hall Lane, the golf course was temporally re-purposed as an assault course during this time for the War Department (PRN105807). Essex County Council bought Upminster Court immediately after the war, for use as an education centre, and it subsequently moved into the ownership of the London Borough of Havering, following the 1965 reorganization of county boundaries. Between 1972 and 1991 the house was used as a short-stay respite centre, whilst the gardens became the borough nursery. The respite centre closed in 1991 and the house was then used as a training centre for council staff. The site was sold in 2000.

5. Cartographic information

- 5.1.1 The 1841 Tithe map of Upminster (not reproduced; accessible online via <https://www.thegenealogist.co.uk/>) is the earliest detailed map of the site and shows the area now covered by Upminster Court as a large arable field called 'Upper 8 Acres'. An area of mixed woodland spinney, known as the 'Shaw', is shown along the northern boundary, and a small cottage and garden depicted northeast, roughly in the position of the bungalow now facing Hall Lane.
- 5.1.2 The 1st edition 6-inch Ordnance Survey of 1865-1866 (Published 1872) shows the site in much the same way (not reproduced; accessible online via <https://maps.nls.uk/view/102342020>), although a little more detail is discernible, with trees shown lining the east and south boundaries, and the building(s) in the north-east corner depicted more clearly. The only major change to occur appears to be the removal of the western boundary fence of 'Upper 8 Acres'.
- 5.1.3 No significant changes are evident on the 6-inch Ordnance Survey revised 1895 (Published 1898) (not reproduced; accessible online via <https://maps.nls.uk/view/102342020>).
- 5.1.4 The 25-inch Ordnance Survey revised 1915 (Published 1920) is the first map to show the site following the construction of the Upminster Court between 1905-1906 (Figure 5). As well as the main house of Upminster Court, the stable block is shown with adjoining structures and outbuildings. At the front of the house, a driveway is shown that is approached from Hall Lane through the trees at the east of the property. To the south of the property, an Italianate parterre



is laid out along with vegetable garden marked by a crinkle-crankle wall, to the west at the rear façade is a quartered garden, and to the north (and west of the stable block) are three lawns.

- 5.1.5 No major changes are evident on the 25-inch Ordnance Survey revised 1939 (Published 1946)(Figure 5). The only notable change is to the northeast where the cottage has been replaced by the extant bungalow. Although the use of the garden is known to have changed in the subsequent years (see details associated with Historic England List Entry No. 1001586), these changes are not reflected cartographically.

6. Site visit

- 6.1.1 The site was visited by Chris Casswell of Reclaim Heritage on 12th January 2023. Figure 6 shows the location and direction from which photographs were taken during the site visit.
- 6.1.2 The main approach to Upminster Court runs between lawns with pollarded limes and ends at a gravel forecourt (Plate 1). At the house, the drive splits, leading to the stable block to the north (Plate 2). A second drive enters the site off Hall Lane and goes directly to the stable block (Plates 3 & 4). The stable block is located northeast of the house and has a three-bay fronted carriage entrance with clock tower (Plate 5 & Plate 6). Adjoining the southern elevation of the stables are sheds and a lean-to, and within a few metres is a pre-fabricated building (Plates 7 & 8) - located in the area of the proposed development. The ground slopes away rapidly to the south and may have been artificially terraced (Plates 10 & 11). From the rear gardens south of the main building at Upminster Court, the upper storeys of the stable block can be seen above the garden walls, and the stable block and pre-fabricated buildings are visible at certain angles through opening in the garden walls (Plates 12 & 13).

7. Constraints

7.1 National Designations

- 7.1.1 There are four Listed Buildings, one Schedule Monument and one Registered Park and Garden within the study area.
- 7.1.2 Upminster Court (HE List Entry No. 1079931), associated stable block (HE List Entry No. 1183723) and entrance piers and gates (HE List Entry No. 1079888) are Grade II Listed and fall within limits of the Registered Park and Garden of Upminster Court (HE List Entry No. 1001586), itself also Grade II Listed. Historic England's list entries for each of the assets associated with Upminster Court are replicated in full in Appendix 2.
- 7.1.3 The proposed development seeks the re-development and extension of the stable block at Upminster Court (HE List Entry No. 1183723), and consequently the modification to the surrounding gardens (HE List Entry No. 1001586) through the construction of a new building. The proposed development will additionally impact the main building (HE List Entry No. 1183723) and entrance piers and gates (HE List Entry No. 1079888) from through changes to their heritage setting. A statement of significance addressing these issues is given in detail elsewhere (DWA 2022).
- 7.1.4 Scheduled Monument Upminster Tithe Barn (HE List Entry No. 1001991) and Grade II* Listed Upminster Hall (HE List Entry No. 1079889) are located at least 0.25km southeast of the proposed



development, and consequently will not be physically affected. There is also limited risk to the heritage settings of these assets as they lack intervisibility with the site due to intervening buildings.

8. Discussion

- 8.1.1 Upminster Court was built by Sir Charles Reilly in 1905-1906AD. It is Grade II Listed along with the associated stables, entrance piers and gates to the property, and surrounding gardens. The proposed development seeks the re-development of the stable block and construction of an extension to the west of the stables. A heritage statement has been submitted dealing with the impact of the proposed development on these heritage assets (DWA 2022). This document provides further information regarding potential for encountering archaeological remains during the proposed development works.
- 8.1.2 Cartographic evidence suggests that the proposed development was utilised for cultivation before the construction of Upminster Court in the early-20th century AD. There is limited evidence to suggest substantial activity within the site during the Post-Medieval period, although the building surviving immediately to the northeast stands on the site of former cottages shown on the 1841 Tithe map of Upminster.
- 8.1.3 Before the construction of Upminster Court, the land on which the site is situated belonged to the estate of Upminster Hall. From at least the 15th century AD, the manor and surrounding settlement focused to the southeast of the proposed development as evidenced by surviving buildings dating from this era (including Upminster Hall itself). The Upminster Hall estate was under the ownership of canons of Waltham (Holy Cross) from at least 1066 AD until the dissolution of the monasteries between 1536-1540 AD. During this time it is believed that the focus of the settlement was in the vicinity of Upminster Hall (as indicated by Archaeological Priority Area – PRN77404), although there is limited archaeological evidence of the Medieval settlement. It is assumed that the construction of Upminster Hall in the 15th century AD and subsequent development of the surrounding area have largely obscured evidence of earlier settlement. The exact nature of land-use within the site itself remains unclear, but there is no evidence of substantial activity, and it may well have been utilised for agricultural purposes during the Medieval era.
- 8.1.4 There is an absence of evidence for the early Medieval and Roman eras. There may have been some land-use during these times but currently there is insufficient archaeological research within the study area to determine if the lack of evidence reflects a genuine lack of occupation or more likely simply a lack of evidence.
- 8.1.5 Evidence of prehistoric activity remains relatively high in the study area. The site itself falls within the limits of an Archaeological Priority Area (APA) identified as an area where prehistoric deposits may survive beneath sand and gravels (PRN 76971). Lower and Middle Palaeolithic activity has also been identified within the wider study area, including flakes, handaxes, 'Levallois implements' and burnt flints suggestive of an in situ living floor (Wymer 1968 p. 312; TERPS ID 22024).



- 8.1.6 The margins of the River Ingrebourne are also mapped as an APA where prehistoric deposits may potentially survive (PRN76531). No other evidence of Upper Palaeolithic, Mesolithic, Neolithic or later prehistoric activity has been identified within study area, although suitable preservation environments are known to survive within peat along the northern tributaries of the Thames (Bonsall 1977), and settlements may also have been on the high-ground beyond these unique preservation environments most frequently disturbed by subsequent activity (RFLA 2023).
- 8.1.7 In summary, there is limited evidence of human activity within the proposed development area before the construction of Upminster Court. Most notably, the site is indicated as being within an Archaeological Priority Area (APA) due to the potential for geological deposits that may preserve evidence of prehistoric activity. There is limited evidence pertaining to the nature of activity until the mid-18th century AD at which time the site is known to have been farmed as arable land as part of the Upminster Hall Estate. The site was cultivated until the start of the 20th century AD. In 1905AD, the land was sold by the estate and brought by A.E. Williams for the construction of Upminster Court.

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Plate 1. Upminster Court main building, looking west from Hall Lane



Plate 2. Upminster Court stables, looking north from in front of main building



Plate 3. Upminster Court stables driveway access, looking west from far side of Hall Lane



Plate 4. Upminster Court stables driveway access, looking west within gardens



Plate 5. Upminster Court stables front and side elevations, looking northwest from front lawn



Plate 6. Upminster Court stables at rear, looking south



Plate 7. Upminster Court stables and adjacent pre-fabricated building, looking northeast



Plate 8. Upminster Court stables (left) and adjacent pre-fabricated building (right), looking south towards main building



Plate 9. Garden wall at north of main building (left), garden terraces (centre), and woods at northern boundary (right), looking northwest



Plate 10. Upminster Court stables (left), garden terrace (centre), and main building (right), looking southeast from woods



Plate 11. Upminster Court stables and pre-fabricated building, looking east from rear garden



Plate 12. Upminster Court main building rear elevation, looking east



Plate 13. Upminster Court stables and pre-fabricated building above through opening and above garden walls (centre), looking northeast from rear garden



Figure 1. Site location



Figure 2. Location of Archaeological Priority Areas (APAs) and the English River Project (TERPS) data of prehistoric age (see corresponding labels in Appendix I)

Key

- + Site location
- Study area
- APAs
- TERPS sites

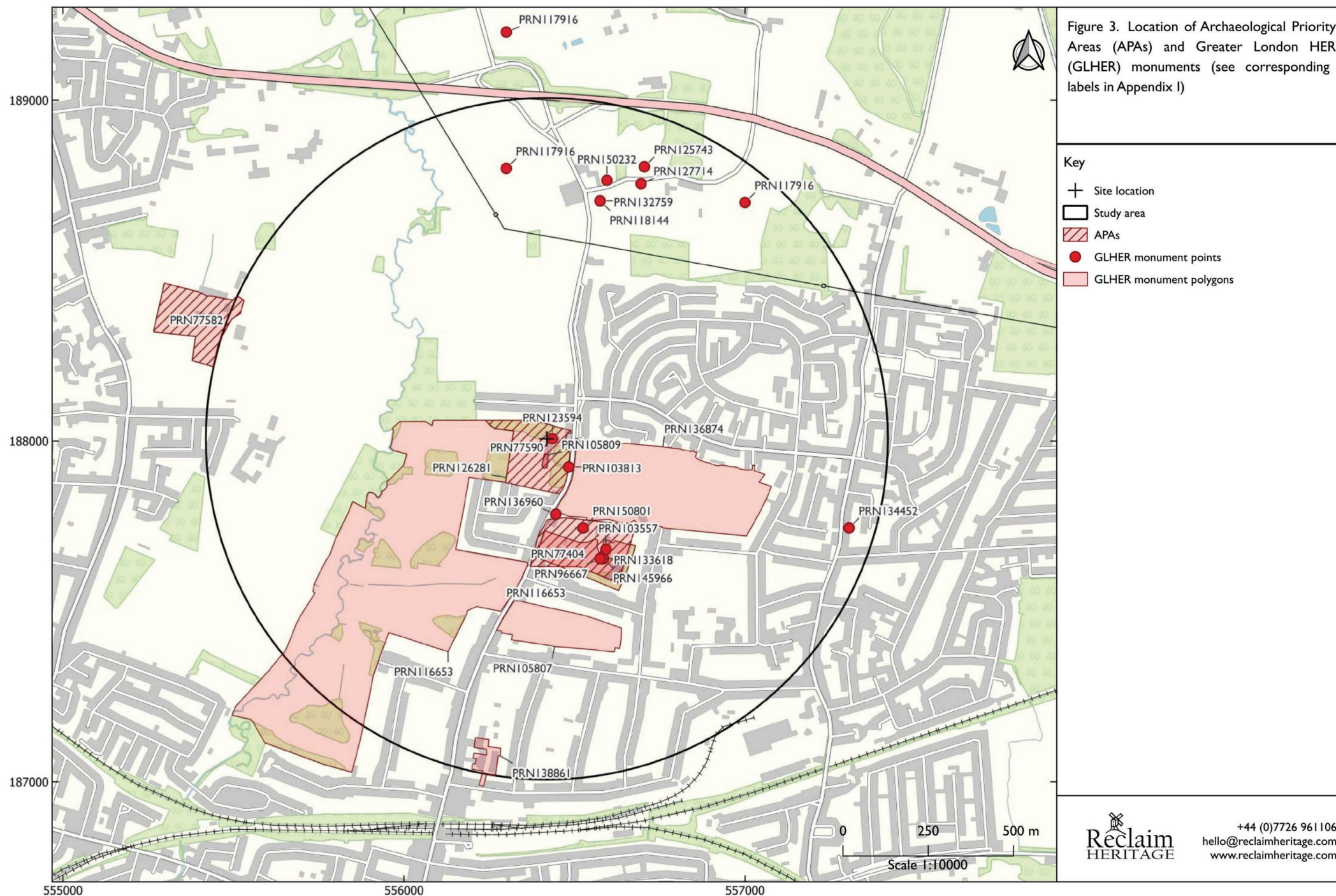






Figure 5. Extracts of 1920 Ordnance Survey (left) and 1946 Ordnance Survey (right) showing Upminster Court (reproduced at 1:2500 scale)

Key

- Site location
- Approximate historic property boundaries of Upminster Court



Figure 6. Location and orientation of site visit photographs (see corresponding plates in report)

Key

- Site outline
- Site ownership of client
- ↗ Location and direction of site visit photographs with corresponding plate no.



Appendix 1. Heritage Assets

PRN	TERPS ID	NHLE No.	Description	Periods)
-	22024		Discovery of flakes, handaxes, 'Levallois implements' and burnt flints suggestive of an in situ living floor found during the construction of Southern Arterial Road	Palaeolithic
-	22917		Discovery of handaxe found in vicinity of Upminster.	Palaeolithic
76531			Archaeological Priority Area - Alluvium deposits (Geology)	Prehistoric
76971			Archaeological Priority Area - Gravel sand deposits (Geology)	Prehistoric
77404			Archaeological Priority Area - Upminster Hall moated site (also see PRN145966)	Medieval
96667			Site of stone chapel once attached to Upminster Hall. Demolished between 1720 & 1790.	Medieval - Post medieval
103557		1079889	Upminster Hall.	Medieval - Modern
103813		1079888	Upminster Court gate and piers (see PRN105809). Designated Grade II Listed Building.	Modern
105807			Upminster Miniature Golf Course. Former assault course use by the War Department during WWII and prior to this it was a private 9-hole golf course.	Modern
105809		1079931	Upminster Court built 1905-6 in the Wren Revival-style with red brick and stone. Designated Grade II Listed Building. The approach to the house is through a pair of red-brick gate piers (PRN103813) via Hall Lane. The driveway runs between lawns with pollarded limes and ends at a gravel forecourt. At the house, the drive splits, leading to the stable block to the north. A second drive enters the site off Hall Lane and goes directly to the stable block (PRN123594), passing by a small lodge cottage. The house is two stories high with attics and a slate roof, with six bays on the east entrance front and four-three-four bays with giant Ionic pilasters on the west garden front. The stable block has a three-bay front with carriage entrance and a clock tower. The gardens (PRN126281) were laid out at the same time as the construction of the house and when last surveyed consisted of lawns, a rock and water garden, a small enclosed garden with a lily pond, a paved terrace, croquet lawns, flower parterre, vegetable gardens, and lawns terraced to take account of the slope to the west. The kitchen garden was originally a walled garden but has subsequently been used as a car park.	Modern
116653			Upminster Hall estate, former hunting seat of the Abbots of Waltham Abbey. Now part of Upminster Golf Course (also see PRN136874).	Medieval - Modern
117916			Ridge and furrow cropmarks	Medieval



PRN	TERPS ID	NHLE No.	Description	Periods)
118144			Site of narrow gauge tramway leading to Upminster Station, constructed to take bricks from brick kilns (060419 & 060421) to Upminster station and onwards.	Post medieval
123594		1183723	Upminster Court stable block (see PRN105809). Designated Grade II Listed Building.	Modern
125743			Site of landfill taken from British Geological Survey data supplied to Environment Agency.	Post medieval
126281		1001586	Upminster Court gardens (see PRN105809). Registered Park and Garden (Grade II)	Modern
127714			Site of spring that was once the main source of water for cottages off Bird Lane until late than 1907.	Post medieval
132759			Site of brick and pottery kilns of Bird Lane from 1882.	Post medieval
133618			Entire skeletons and other human remains found prior to 1881 relating to former cemetery at Upminster Hall.	Medieval
134452			Front Lane Cranham - timber framed and weatherboarded one-storey building.	Post medieval
136874			Upminster Hall estate, former hunting seat of the Abbots of Waltham Abbey. Now part of Upminster Hall Playing Field (also see PRN116653).	Medieval - Modern
136960			Archaeological evaluation revealed 18th - 20th century AD finds and features associated with cottages at site close to Upminster Hall.	Post medieval
138861			Archaeological watching brief revealing no features of significance.	-
145966			Upminster Hall moated site, more likely now destroyed fish pond.	Medieval
150232			Site of dome brick kiln was built in 1774 by the lessee of Upminster Hall.	Post medieval
150801		1001991	Upminster Tithe barn. Mid-15TH century aisled barn, crown post construction weatherboarded with a thatched roof, half hipped at both ends. Nine bays in length.	Medieval - Modern



Appendix 2. Upminster Court –National Heritage List for England entries

ENTRANCE PIERS AND GATES TO UPMINSTER COURT

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1079888**

Date first listed: **14-Sep-1979**

Statutory Address 1: **ENTRANCE PIERS AND GATES TO UPMINSTER COURT, HALL LANE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **ENTRANCE PIERS AND GATES TO UPMINSTER COURT, HALL LANE**

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

County: **Greater London Authority**

District: **Havering (London Borough)**

Parish: **Non Civil Parish**

National Grid Reference: **TQ 56483 87924**

Details

HALL LANE 1. 5017 Upminster Entrance piers and gates to Upminster Court TQ 58 NE 13/7B II GV 2. 1905. Red brick piers with stone ball finials. C18 style wrought iron gates.

Listing NGR: TQ5648387924

Legacy

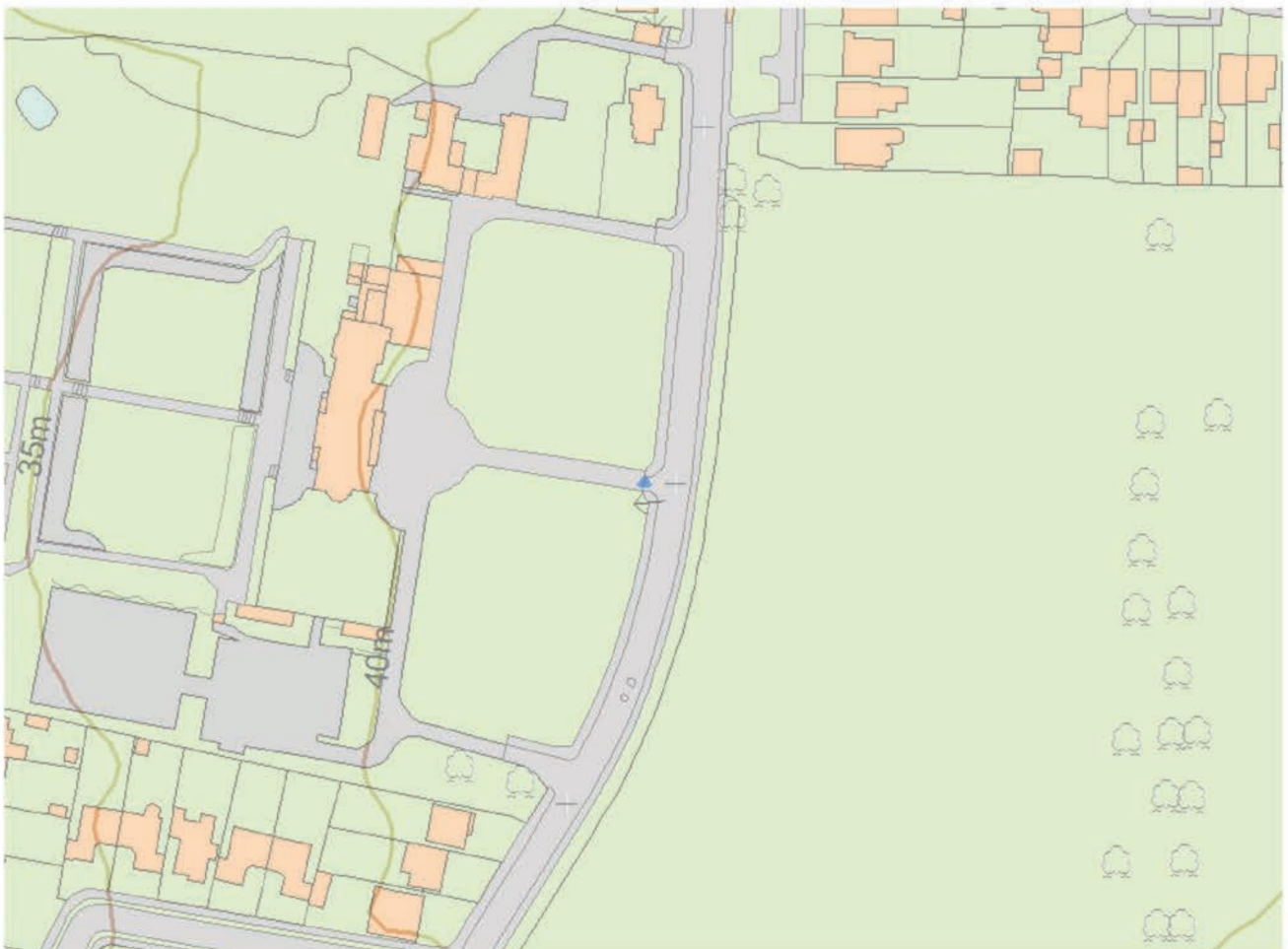
The contents of this record have been generated from a legacy data system.

Legacy System number: **201578**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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End of official list entry

UPMINSTER COURT

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1079931**

Date first listed: **14-Sep-1979**

Statutory Address 1: **UPMINSTER COURT, HALL LANE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **UPMINSTER COURT, HALL LANE**

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

County: **Greater London Authority**

District: **Havering (London Borough)**

Parish: **Non Civil Parish**

National Grid Reference: **TQ 56415 87948**

Details

HALL LANE 1. 5017 Upminster Upminster Court TQ 58 NE 13/7 II GV 2. 1905, by Professor Charles Reilly. Substantial country house in the Wren revival style. Red brick and Bath stone with roof coverings of Westmoreland slate. Two storeys and attics. Entrance front with centre of 6 bays, 2-2-2 sashes above a single-storey colonnade between projecting wings. The wings are of 3 bays with giant Ionic corner pilasters and tall pediments with central oculi. Garden front of 4-3-4 bays articulated with giant Ionic pilasters; projecting centre with tall pediment and occulus, centre flanked by small columned porches with slate pent roofs. Prominent chimney stacks. Paved terrace with stone balustrade and steps. Narrow south front with 2 storey canted bay with ramped parapet and pediment over. All fronts have small-paned sash windows and bold modillion cornice. Ancillary buildings include a service wing attached to the north front of the house.

Listing NGR: TQ5641587948

Legacy

The contents of this record have been generated from a legacy data system.
Legacy System number: **201576**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



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STABLE BLOCK AT UPMINSTER COURT

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1183723**

Date first listed: **14-Sep-1979**

Statutory Address 1: **STABLE BLOCK AT UPMINSTER COURT, HALL LANE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **STABLE BLOCK AT UPMINSTER COURT, HALL LANE**

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

County: **Greater London Authority**

District: **Havering (London Borough)**

Parish: **Non Civil Parish**

National Grid Reference: **TQ 56435 88007**

Details

HALL LANE 1. 5017 Upminster Stable block at Upminster Court TQ 58 NE 13/7A II GV 2. 1905 by Professor Charles Reilly. Small red brick stable court in similar style to Upminster Court. Three bay front with carriage entrance and pediment over.

Listing NGR: TQ5643588007

Legacy

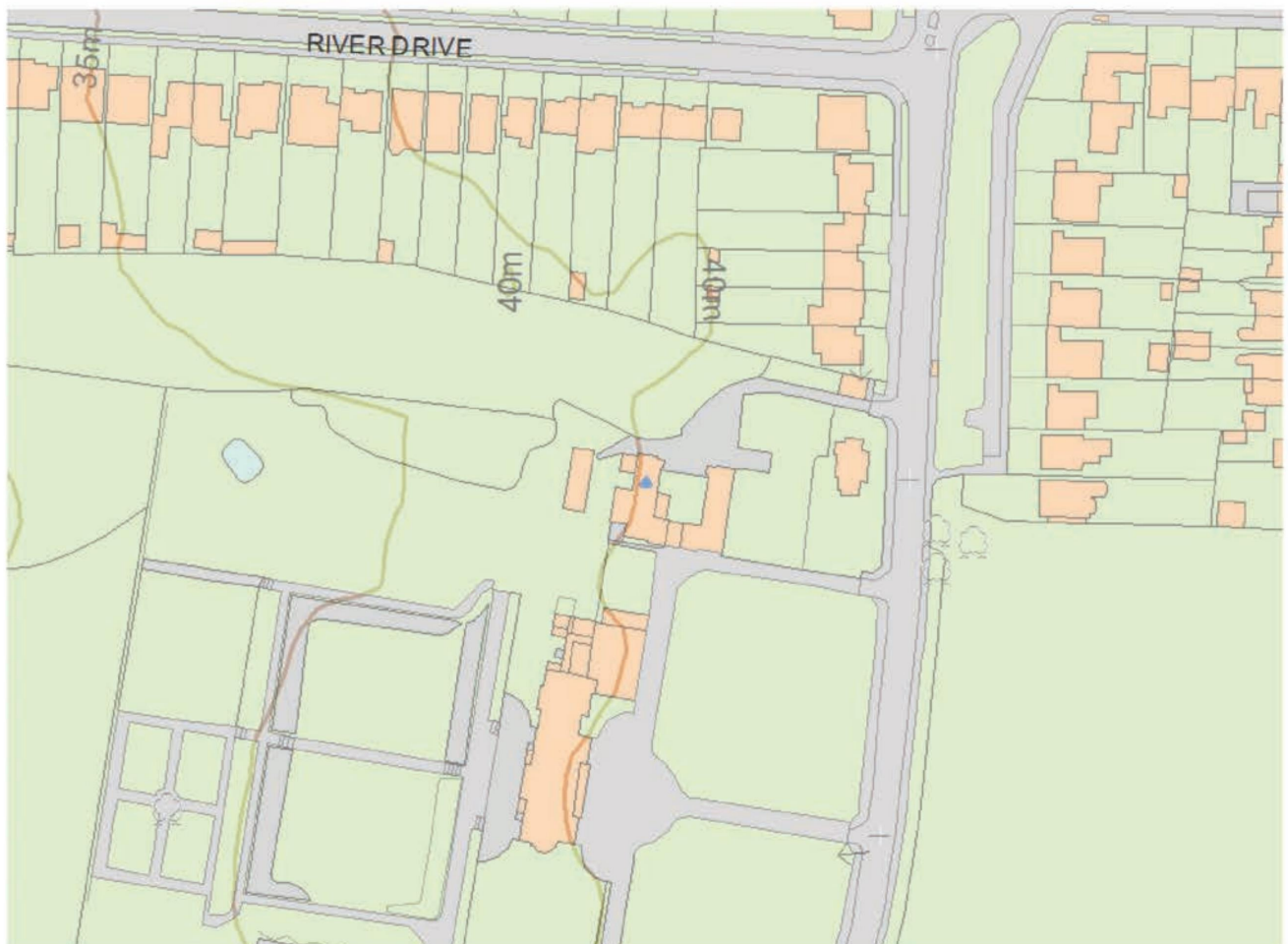
The contents of this record have been generated from a legacy data system.

Legacy System number: **201577**

Legacy System: **LBS**

Legal

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End of official list entry

UPMINSTER COURT

Official list entry

Heritage Category: **Park and Garden**

Grade: **II**

List Entry Number: **1001586**

Date first listed: **28-Jan-2002**

This list entry identifies a Park and/or Garden which is registered because of its special historic interest.

[Understanding registered parks and gardens](https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/)

(<https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

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

County: **Greater London Authority**

District: **Havering (London Borough)**

Parish: **Non Civil Parish**

National Grid Reference: **TQ 56365 87962**

Details

Gardens laid out at the beginning of the C20, to accompany a country house built 1905-6 to designs by Sir Charles Reilly.

HISTORIC DEVELOPMENT

Up until the end of the C19 the site on which Upminster Court was to be built belonged to the Branfill family of the Upminster Hall Estate. The Tithe map of 1841 shows the land divided into two agricultural fields with two small woodland belts on the boundaries and a pair of small cottages alongside the Harold Wood road. Chancellor and Sons,

architects and surveyors to the trustees of the Upminster Hall Estate, drew up a survey plan in 1904 which was copied to Sir Charles Reilly, chosen architect of Arthur E Williams, son of Samuel Williams a local shipping and coal merchant, to whom the land was to be let or leased. Sir Charles, himself a resident in the same parish, designed a new house for the Williams family. Building commenced in 1905 and was completed in 1906, and gardens were laid out. By the end of the 1920s the family had ceased to live in the house which was used as offices after 1929 (L Amos pers comm, 2001). Around the same period (1927-9), Arthur Williams sold 22 acres (c 9ha) of land leading down to the Ingrebourne valley to Upminster Golf Club. During the Second World War a refugee centre was set up at Upminster Court; in 1946 Essex County Council purchased the site for use as an education centre. In 1965, when the county boundaries were reorganised, Upminster Court moved into the ownership of the London Borough of Havering who, in 1972, opened a short-stay respite centre and set up the Borough nursery in the gardens. The care centre closed in 1991 and since 1993 the house has been used as a training centre for council staff. The site remains (2001) in single public ownership.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Upminster Court is situated on the western edge of Cranham, c 4km west of the M25 between junctions 28 and 29. The c 3ha site, which has a gentle fall from east to west, is bounded to the east by Hall Lane, to the north and south by private housing, and to the west by a golf course occupying open land in the Ingrebourne River valley. The Court occupies a semi-urban setting but enjoys good views west over the river valley.

ENTRANCES AND APPROACHES The house is approached from Hall Lane, through gates hung on a pair of red-brick gate piers surmounted by ball finials (listed grade II) situated in the centre of the eastern boundary. These lead onto a straight drive which runs for c 600m between lawns edged with pollarded limes, to a gravel forecourt with central grass turning circle. When the house was built in 1906 the centre of the circle was marked with a stone font which has since gone (2001). At the house the drive divides, turning north to the stable block, and south to the southern boundary where it turns east to leave the site in the south-east corner. A second, service drive enters the site c 100m further north off Hall Lane and runs along the northern boundary directly to the stable block. This drive passes beside a small lodge cottage (outside the area here registered) which predates the building of Upminster Court.

PRINCIPAL BUILDING Upminster Court (listed grade II) is a country house built of red brick and stone in the Wren Revival style. It is constructed in two storeys, with attics under a slate roof. The east, entrance front has six bays with a single-storey colonnade between projecting wings, while the garden front to the west has four-three-four bays with giant Ionic pilasters. Beyond the north wing is a kitchen court, enclosed by boot and knife rooms. The house was built by Sir Charles Reilly, an architect of the Liverpool School, between 1904 and 1906, for Arthur Williams.

The stable court (listed grade II) lies c 40m to the north-east of the house and has a three-bay front facing south with a carriage entrance topped by a clock tower. It was also erected by Charles Reilly.

GARDENS AND PLEASURE GROUNDS The gardens, which were laid out to accompany Charles Reilly's house, surround the house on all sides. To the east the area between the house and the eastern boundary wall is laid to two lawns, edged by pollarded limes along the drives and scattered with occasional mature specimens. In the southern lawn, beside the eastern boundary, is a rock and water garden laid out after 1945 in a crater created by a wartime bomb and known as the Crater Beds.

To the south, the house leads onto a small garden enclosed by high red-brick walls surmounted by pineapple finials. The garden is entered from the east front forecourt via an elaborate, wrought-iron Apprentice's Gate. The area is currently (2001) laid to lawn with a central lily pond of late C20 construction. Early C20 OS maps show that this compartment originally had a path leading from the house to the southern boundary wall and was laid out as an Italianate parterre.

The west facade gives onto a paved terrace, bounded to the west by a low balustrade on top of a retaining wall and to the north and south by high, curved red-brick walls. Steps at either end of the terrace lead down onto the main north/south gravel terrace walk which runs alongside herbaceous borders and clipped yews planted at the base of the walls. From the terrace walk, steps aligned on the centre of the house lead down to a path dividing two croquet lawns which are edged with dense shrubberies carrying east/west cross walks. These shrubbery walks act as divisions between the central flower gardens and a series of terraced lawns to the north and the vegetable gardens to the south.

Beyond the croquet lawns, the path continues west down a further flight of steps to a second north/south cross walk enclosed by shrubs and bamboos. Beyond this lie two smaller garden compartments, that to the north of the main axis laid out as a flower parterre (overgrown, but with the layout shown on the 1920s OS still evident) and that to the south, enclosed by clipped yew hedges, laid out as a simple quartered lawn around a central mature specimen tree.

To the north-west of the house, the garden boundary is defined by a mixed woodland spinney, shown to be extant on the 1841 Tithe map. This looks onto three lawns, terraced to take account of the slope to the west. The top lawn, originally the bowling green, is currently used as a horticultural training area. The middle terrace was a grass tennis lawn, divided from the bowling green by a brick retaining wall which is now (2001) overgrown. Below the tennis lawn, the third lawn was planted as a vineyard in the 1970s; this survived until the 1990s. It is now laid to grass, the western boundary of the garden being defined by a hedge.

KITCHEN GARDEN The kitchen garden area lies to the south of the flower gardens. On the south side of the wall enclosing the south garden is a range of Edwardian glasshouses which now (2001) look onto a car park enclosed by hedges, but originally stood within a walled garden. To the west of this the land was used for vegetable growing but is now overgrown. Early C20 maps suggest that the northern boundary of the vegetable garden was marked by a crinkle-crankle wall but there are no visible remains of this feature. The south-west corner of the gardens was, like the north-west corner, planted as a vineyard in the 1970s which again survived until the 1990s before being removed. The area is currently not in use.

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N Pevsner and E Radcliffe, *The Buildings of England: Essex* (1979), pp 397-9 *Victoria History of the County of Essex VII*, (1983), p 147 *Macmillan Encyclopaedia of Architects III*, (1973), p 538 *Upminster Court: a brief history*, guide leaflet, (Havering BC, nd)

Maps Tithe map for Upminster parish, 1841 (D/CT 373 (5)), (Essex Record Office) Chancellor and Sons, architects, Plan of land proposed to be let to Mr Williams - copy sent to Mr Reilly 8 November 1904 (D/F 8/454), (Essex Record Office)

OS 6" to 1 mile: 1921 edition OS 25" to 1 mile: 2nd edition published 1896 1920 edition 1939 edition

Description written: December 2001 Amended: February 2002 Register Inspector: EMP Edited: March 2002

Legacy

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

Legacy System number: **5065**

Legacy System: **Parks and Gardens**

Legal

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by Historic England for its special historic interest.



Map

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