



Heritage Statement

222 High Street, Hornchurch

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Heritage Impact Statement for Boundary Wall Repairs at no. 222 High Street, Hornchurch, RM12 6QP.

Introduction

We present this Heritage Impact Assessment in support of the planning application for proposed boundary wall repairs at no. 222 High Street, Hornchurch, RM12 6QP. In January 2024, a storm with high winds caused a 14.5-meter section of the straight wall to collapse. The wall is situated within the St Andrew's Conservation Area. Beyond the properties boundary, there is a short section of wall with a brick arch. This section is a historically listed structure.

The proposed re-build strategy has been part of a process of design development and detail by Maldon Building Services and The Morton Partnership Structural Engineers on behalf of the St Andrew's Chaplaincy and is documented in the Schedule of Works. This statement seeks to provide a brief understanding of the history of the site and how the boundary wall sits within the wider context of the Conservation Area.



St Andrew's Conservation Area Map - no. 222 wall (red)

Historical Context:

St Andrew's Conservation Area is defined primarily by the Church in an open raised location. There are mature trees and vegetation and the open churchyard and footpaths around 'The Dell' offer important amenity space. As described in the Conservation Area Appraisal St Andrew's (*commissioned by the London Borough of Havering and produced by Butler Hegarty Architects*) St Andrew's is a place 'where distinctive building's and 'natural' landscape come to together...'

There are other buildings of distinctive character including interwar suburban housing at Lodge Court and the timber frame buildings on Upminster Road/High Street. no. 222 falls adjacent to a Management proposal area 'C. Important Sites - car park for the St Andrew's Church and The Dell'. No. 222 boundary wall is also part of the Management Proposal 'E. Public Realm - Upminster Road on the central spine of the Conservation Area'.

The boundary wall at no. 222 is part of the current Chaplaincy of the St Andrew's Church. It is a three storey 1920's Arts and Crafts house with a 'cat slide' type tiled roof (Locally Listed). It is also known as 'Wykeham Lodge' and stands in a mature garden that sits predominately to the South West of the building. The boundary wall faces the street frontage on the northern side and acts as an important part of the entrance sequence to the church. The building replaces an earlier building 'The Lodge' which is likely to have been different in scale and orientation and altered boundaries. The War Memorial opposite no. 222 is an important part of the High Street and threshold to St Andrew's Church and 'The Dell'.

These features form an antechamber effect to the large open spaces of the church yard cemetery and 'The Dell' beyond.

Impact Assessment:

In relation to no. 222, the wall serves as a boundary structure between the property's front garden and the public footpath. Beginning at the southeast corner, the wall curves to a substantial pier that protrudes both internally and externally. Beyond this pier, the wall straightens and extends to the northwest corner.

Measuring 225mm in thickness, the wall features a series of shallow brick piers on its inside face, spaced approximately 3.2 meters apart. The wall's height is about 1.8 meters from the garden side and approximately 2.45 meters from the public footpath side, indicating that the garden ground is roughly 650mm higher, thus the wall also functions partly as a retaining structure.



Photograph of the low church wall and C18th chaplaincy wall behind (looking north from the church)

The walls and boundaries are an important character of the area and architectural quality of the space. There are a variety of wall types representing different periods of time across the site. The low stone walls around the churchyard, the prominent C18th red brick wall of the original Chaplaincy and the boundary wall of current Chaplaincy at no. 222. Other boundary types include the municipal railings of the cemetery and large hedges and green borders.

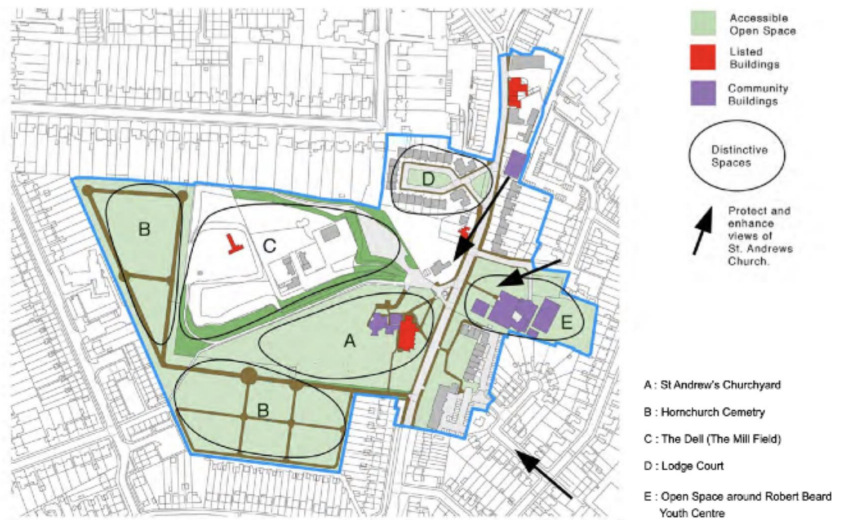
The St Andrew's Conservation Area Appraisal allocates these features of Special Interest and are of equal importance to the setting as the church and other buildings are within the Conservation Area. The description in section 5.5, page 37 is extracted below;

Generally the walls and boundary of the church along Upminster Road are brick and retain the raised ground level of the ancient churchyard. Such walls are vital to both the setting of the church and the character of the broader proposed Conservation Area. The boundaries of Hornchurch Cemetery vary and in places have railings. Where railings exist they are interesting, date from the first half of the C20th and as such contribute a certain, albeit municipal, quality to the Cemetery. In places, the fences and hedges to St Andrews Churchyard have been

removed and generally this distracts from the quality of the environment. The C18th wall opposite the churchyard to the north side of Upminster Road, which formerly enclosed Hornchurch Hall, is of considerable historic importance and signifies the site. It is also important to the proposed Conservation Area as it divides the road from the modern development of flats enclosing their garden and defines the entrance thoroughfare to Hornchurch.

The proposed wall does not deviate from the height of the of the previous wall prior to it's collapse. The re-build extends the same length and includes the rebuilding of the brick arch at the end of the wall. The internal side of the wall includes some additional brick buttresses/piers to strengthen and stabilise the wall to a safe standard. These do not impact the external side appearance or character. There will be repairs to the external side (public side) that will be carried out in a traditional manner, the details can be found in the TMP Schedule of Repairs along with detailed elevational drawings of the works.

The wall lies within the foreground of important key views to St Andrew's. Identified in Map 2 of the St Andrews CA appraisal. This view is important as you ascend from the town centre High Street to Upminster Road. The proposed repair/rebuild works will enhance this view and restore the sense of enclosure to no. 222 and the spatial character along the central conservation spine. Important key views in the opposite direction are dominated by the curved section of the boundary wall to no. 222 which is to remain as existing with the exception of some minor joint reinforcement works which is identified in the Schedule of Works.



Map 2: St Andrew's Conservation Area Key Buildings and Distinctive Spaces (CA appraisal)



Stitched photograph of the entrance sequence to the church (indicative only) no. 222 boundary wall to the right

Conclusion:

This Heritage Impact Statement supports the planning application for the boundary wall repairs at 222 High Street, Hornchurch, RM12 6QP. The project is strictly a repair and rebuild effort aimed at restoring the character and integrity of the St Andrew's Conservation Area following the collapse of the wall in January 2024 due to a storm. The proposed works will not alter the height or length of the original wall and include rebuilding the brick arch at the end. The internal additions of brick buttresses/piers for structural safety will not impact the external public appearance. These repairs will be conducted in a traditional manner to preserve the historical significance and architectural quality of the area, ensuring that the boundary wall continues to contribute to the overall character of the conservation area as it did prior to its collapse.

The overarching PPS5 National Policy Framework generally advocates for local authorities to take the lead in protecting their heritage assets. The St Andrews Conservation Appraisal, commissioned by the local authority, aims to identify the qualities that make the area unique by analysing its current appearance and character in relation to its history and development. By understanding both the Havering Core Policy (CP18) and the appraisal document, the design (and build team) recognise the importance of the wall rebuild works and propose a sensitive reconstruction strategy to restore the character and appearance of the boundary along this section of the conservation spine at no. 222 High Street. This work will help to preserve and complete the sequence to the St Andrews Church entrance narrative, ensuring its continuity and relevance going forward.

