

27 Parkway, Romford, RM2 5NT

Heritage Statement

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22 Alexandra Grove

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House and Location

The application site accommodates a two-storey detached dwelling with associated front driveway and rear garden (containing a swimming pool) and is situated on the northern side of Parkway and within close proximity to the southern edge of the public tennis courts that form part of Raphael Park. The site is within the Gidea Park Conservation Area and is not a Listed Building nor an 'Exhibition House' that forms part of the 1911 Exhibition and Competition housing areas.

Gidea Park Conservation Area Character

The principal impression throughout the part of the Conservation Area north of Main Road is of spaciousness – individual plots are generous, as are roads and verges, and the green spaces and recreational facilities around and within the residential roads allow views out and provide magnificent backdrops of mature trees. The area north of Main Road is bounded by two long avenues running roughly north/south, Heath Drive and Parkway; both border open land on one side, although the views from Heath Drive are restricted by hedges and trees, whereas Raphael Park reads very much as part of the townscape at Parkway. Directly or indirectly, the other roads in this area run between these two avenues, with deliberate changes of direction to provide variety and eliminate straight vistas. This layout, the prevalence of vernacular styles, and the fact that every house is different from its neighbour, produces a constant succession of picturesque views involving complex rooflines and massing, many varieties of gable design, sculptural hedges and enclosed front gardens, and a high standard of detailing.¹

History and Development

The site chosen for the Romford Garden Suburb was an interesting and beautiful one in the grounds of Gidea Hall. At that time many of the attractive features of the old Gidea Hall estate were still to be seen and some have survived to the present day.

In the late 19th Century the main part had survived. The outline of the northern canal, called the spoon Pond, can now be seen as sunken tennis courts in Raphael Park; a western canal, known from the name of one of the hall's owners as Black's Canal, is now the lake in Raphael

park; an 18th century bridge of three arches, designed by James Wyatt, known as Black's Bridge (now a grade II listed building), still forms the north side of the bridge carrying main road across the southern end of the park lake. Two ponds lying in a straight line on the east side of the Hall, known as the Fish Ponds (once referred to as the "Hollebones" and known by individual names as the Fish Pond and the Lotus Pond) can still be seen from Heath Drive. A gateway, iron railings, brick piers and a length of old wall dating from 1750 or earlier (all of them grade II listed buildings) which once enclosed the Hall's walled garden can still be seen bordering Heath Drive. The wall also extends along the rear gardens of houses on the south side of Meadway. The site of the Hall itself is now a patch of open grass on the north side of the tennis courts in Gidea Close. A semi-circular driveway from the Hall came out into main Road next to Black's Bridge at the present entrance gates to Raphael Park and, at its other end, where Heath Drive now joins Main Road.²

Proposal & Conclusion

Proposal is to convert the existing loft space into habitable use. 2 hipped roof dormers are proposed to the rear roof slope and conservation rooflights from The Rooflight Company are proposed to the front and rear slopes of the roof. Existing chimney to the rear of the house is proposed to be removed as part of the proposal.

The proposed dormers to have matching (reclaimed) roof tiles on the roof and cheeks. New timber windows to match existing are proposed.

The materials that have been chosen will match the existing and will blend with the existing building thus creating no negative impact on the conservation area.

The small dormers and rooflights does not create any adverse effects on the neighbours.

Site Photos



References

1. https://www.havering.gov.uk/downloads/file/5488/gidea_park_conservation_area_appraisal.pdf
2. https://gpacds.org/?page_id=113