

# HAVERING PARK STABLES

HAVERING PARK STABLES, BOWER FARM ROAD  
ATTE-BOWER

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MATERIAL STUDY  
PREPARED BY FRONT. ARCHITECTURE LTD

FRNT\_622\_P01\_Material Study  
SEPTEMBER 2025  
ISSUE V2

FRONT.

# 01 Material Study.

Local Materiality.

## 1.1 - Introduction

This document has been prepared in response to the reasons for refused for the application ref: P1698.24. The following document should be read in conjunction with the accompanying documents. The planners comments have been highlighted in red for reference, with our response being in black.

## 1.2 - Building Separation

### *Havering Council Comment*

*“The proposed dwellings, including Units 4 and 6, would have an urbanising effect, with designs and materials that do not adequately reflect the character of the Conservation Area or the rural setting. The proposal would replace informal barn structures with modern buildings, eroding the farmstead character.”*

### FRONT. Response

The appearance of the proposed dwellings has been carefully considered to reflect the vernacular character of the surrounding area and to preserve the rural and farmstead qualities of the site. The design draws directly on traditional forms, including simple rectangular plans, pitched roofs, and a hierarchy of rooflines that align with the retained stable and other existing structures. The height, massing, and scale of the dwellings have been carefully set to be subordinate to the retained historic building and to echo the proportions typical of rural outbuildings.

Materials have been selected to respect the local context and the Conservation Area. The use of red brick, timber boarding, and clay roof tiles mirrors traditional farmstead finishes, while external detailing such as simple window proportions, gabled roofs, and minimal ornamentation ensures that the dwellings harmonise with their surroundings rather than appearing overtly modern or suburban. Hard surfaces, including driveways and parking areas, are deliberately limited and softened with landscaping, helping to preserve the informal, green character of the site.

The layout and appearance together ensure that the dwellings reinforce the existing farmstead character, rather than detracting from it. By retaining the cobbled courtyard and incorporating materials and forms sympathetic to local vernacular buildings, the proposals preserve and enhance the character of the Conservation Area. The careful attention to form, detailing, and materials ensures that the development sits comfortably within its rural setting while providing high-quality, functional residential accommodation.

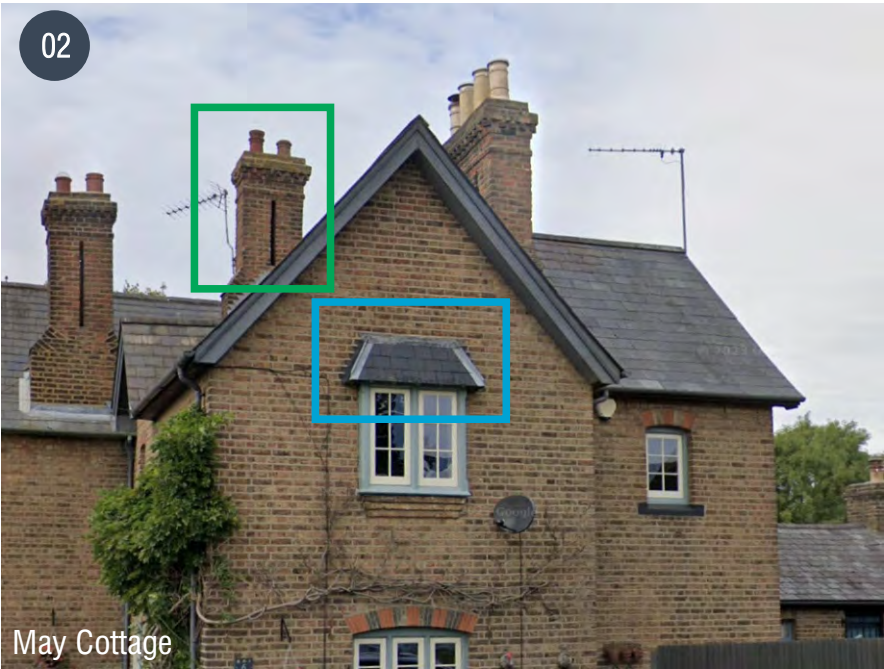
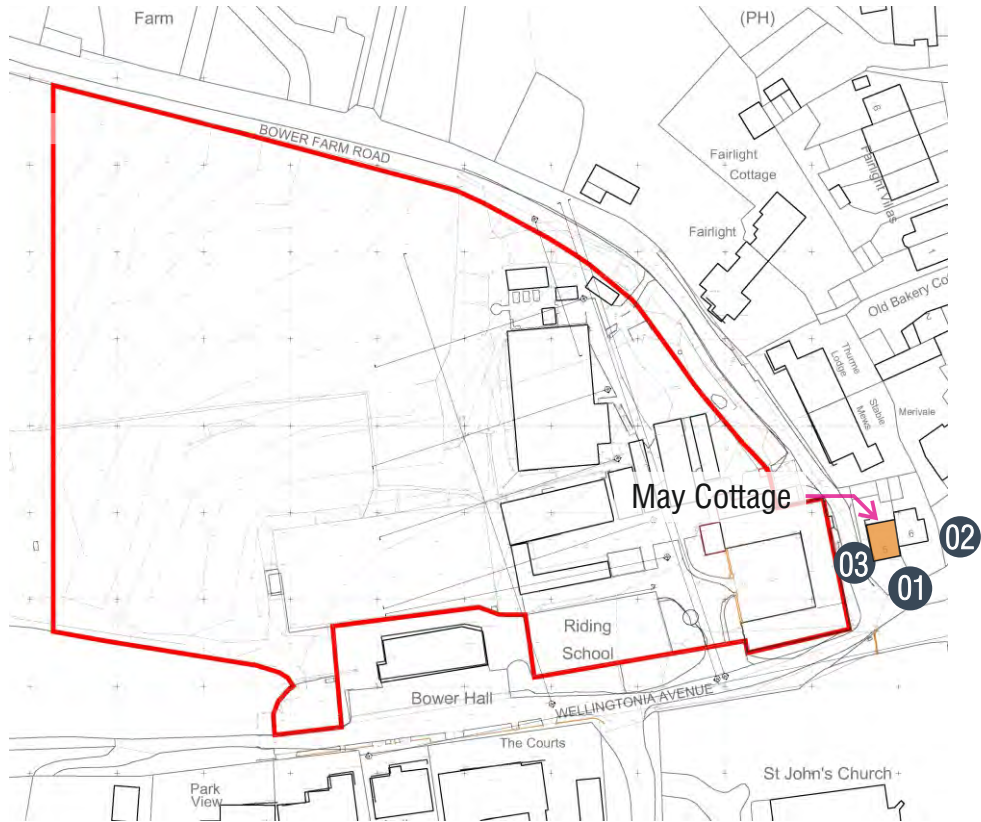


# 01 Material Study.

Local Materiality.

### 1.3 - Local Materiality.

As part of the proposal careful consideration has been taken to retain the character of the local area. Using the surrounding buildings materials of red brick, grey slate roofing tiles and timber windows.





01 Material Study.  
Bower Farm.



Bower Farm Cottages



Bower Farm Cottages



Bower Farm Cottages



# 01 Material Study.

Havering Park Farm.



Havering Park Farm



Unit 4 has been designed to respond to the character of May Cottage, located immediately to the east of the site, ensuring a sensitive and contextually appropriate approach. Key architectural elements from May Cottage have been incorporated into Unit 4, including window head detailing, bay window proportions, chimney design, and material palette, which collectively reinforce local vernacular character. The alignment of window heads and use of traditional bay detailing help to maintain a consistent scale and rhythm when viewed in conjunction with May Cottage, avoiding any visual dominance or incongruity.

The chimneys have been designed in a traditional form and positioned to respect the roofline and silhouette of nearby heritage assets, while the use of matching materials, including red brick and slate roof tiles, ensures continuity with the established built environment. This design approach allows Unit 4 to integrate seamlessly into the local context and street scene, reinforcing the farmstead and rural character of the site. The careful referencing of May Cottage demonstrates that the development is informed by local precedents, rather than introducing alien or suburban forms, and ensures that the dwelling positively contributes to the character and appearance of the Conservation Area.



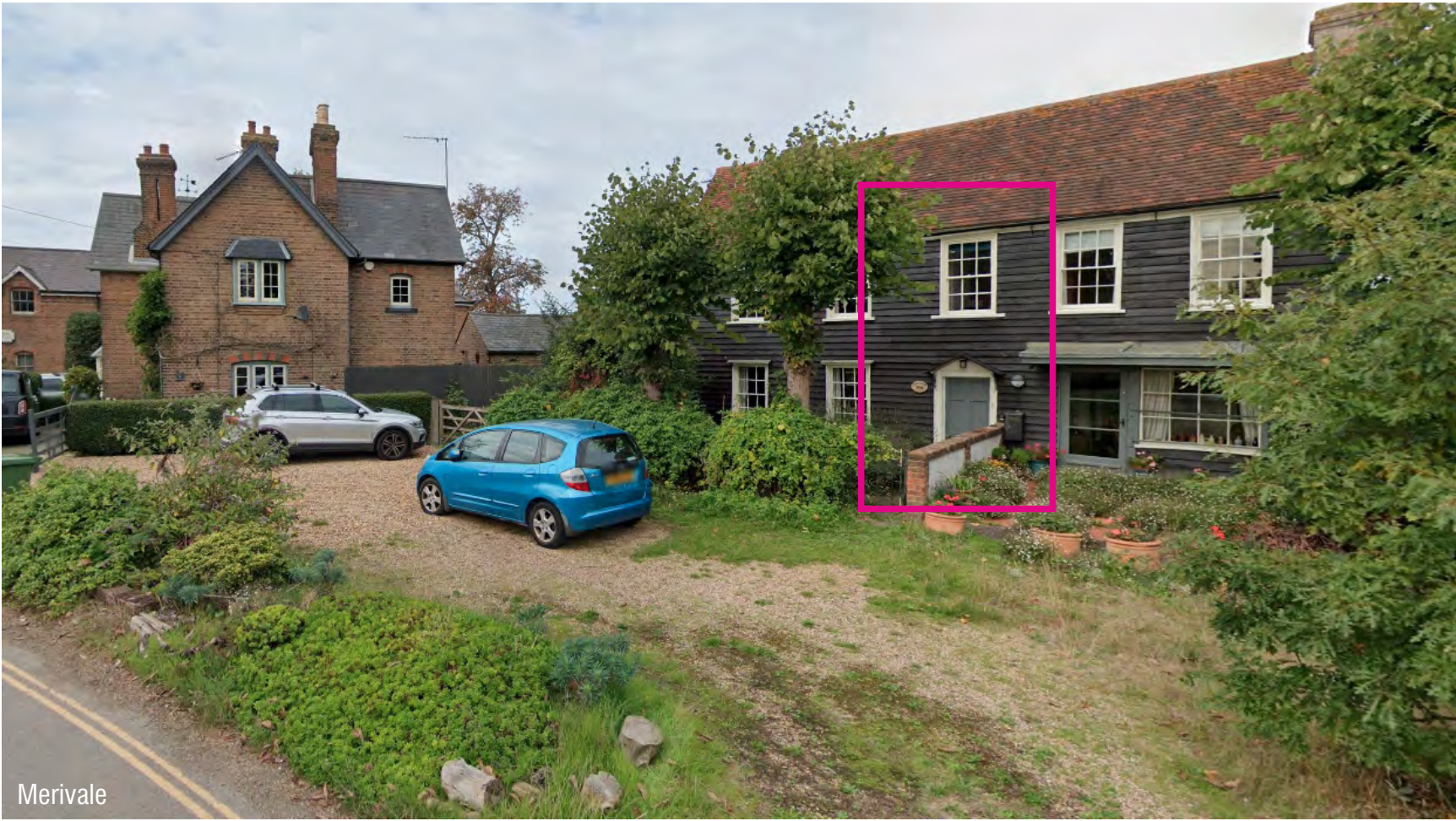
01 Material Study.  
Upper Bedfords Farm.





# 01 Material Study.

Merivale.



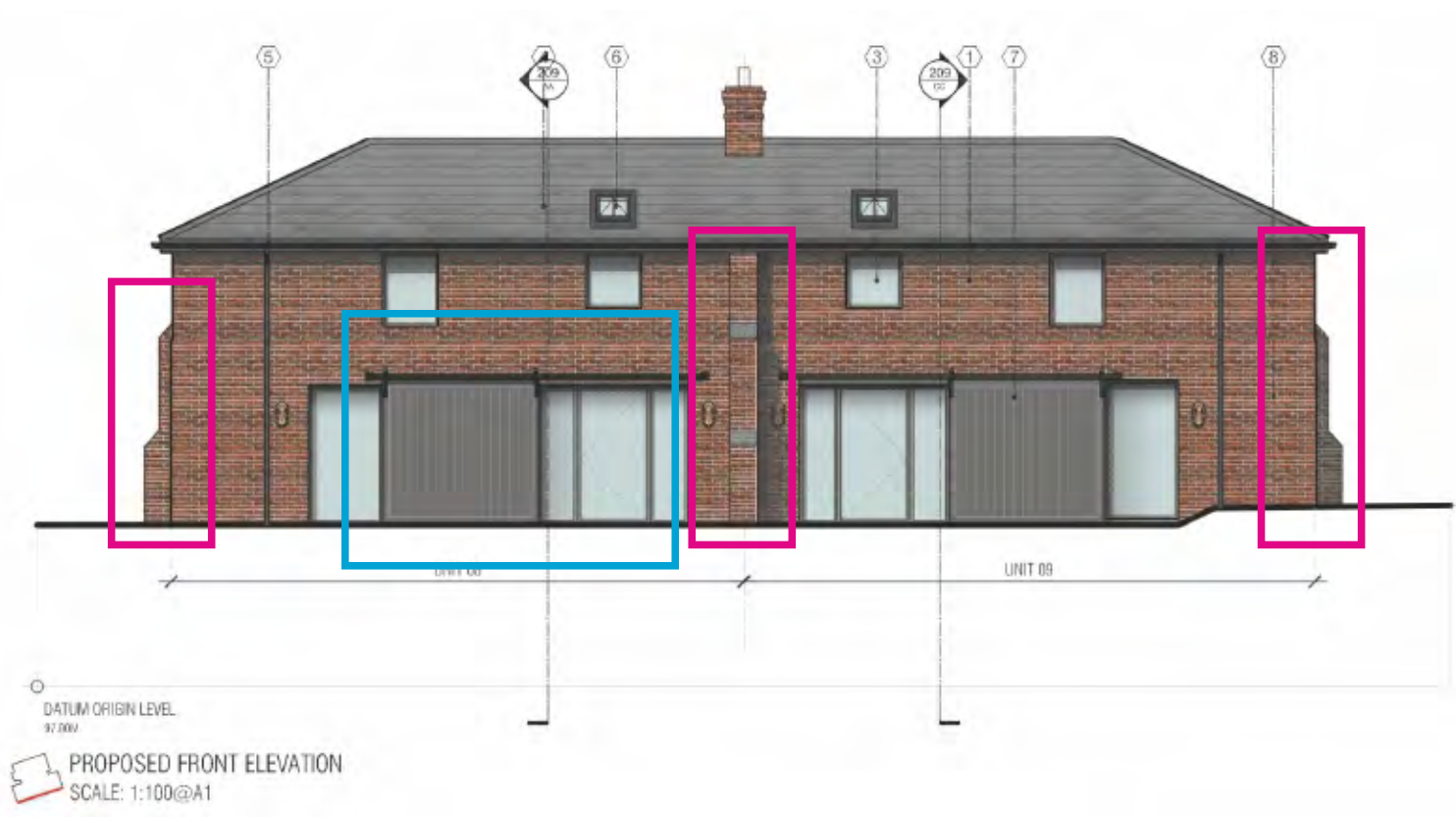
Units 5, 6, and 7 have been designed with black timber boarding, a material that is historically and contextually appropriate for rural development within the borough. Black timber cladding is a traditional finish commonly found throughout Havering, used on both agricultural and residential buildings to provide a robust yet visually recessive appearance within the landscape. Several existing buildings on the site currently employ black timber boarding, and the material is also present on a nearby building to the east, reinforcing its local vernacular relevance.

Furthermore, the recently completed development at Upper Bedfords Farm demonstrates that black timber cladding is an accepted contemporary interpretation of local rural character within Havering. The use of black timber on Units 5, 6, and 7 ensures visual continuity with both the retained buildings on site and the wider rural context. The timber cladding reduces the perceived mass of the dwellings, allowing them to blend more effectively with the surrounding landscape and complement the traditional farmstead aesthetic.

The careful use of black timber boarding, in combination with low eaves, staggered rooflines, and traditional detailing, ensures that Units 5, 6, and 7 are sympathetic to the existing character of the site while reinforcing the rural identity of the Conservation Area. This approach mitigates any potential urbanising impact and demonstrates that the material palette and architectural expression are fully informed by local precedent and historic context.



01 Material Study.  
Havering Park Farm and Bower Farm.





# 01 Material Study.

Havering Park Farm.



Havering Park Farm



Units 8 and 9 have been designed using red brick, reflecting the traditional rural character and materiality of the surrounding area. The detailing of these units has been specifically informed by Bower Farm and Havering Park Farm Cottages, incorporating characteristic features such as window proportions, roof forms, chimney placement, and additional agricultural references. Notably, the design includes buttressing and fixed timber sliding doors, which are intended to echo the large openings typically found on historic barns and warehouses, helping to reinforce the site’s farmstead character and maintain a visual link with its agricultural past.

The use of red brick provides a durable and visually compatible material that complements the retained buildings on site while maintaining a clear distinction from the black timber-clad units (Units 5–7), creating a varied yet cohesive streetscape. Rooflines are pitched and staggered in a traditional form, while window and door detailing is carefully aligned with the scale and rhythm of nearby heritage buildings. Chimneys are positioned to respect historic farmstead practices, further reinforcing the rural character.

By referencing Bower Farm and Havering Park Farm Cottages and incorporating barn-like details such as buttressing and timber sliding doors, Units 8 and 9 draw directly on local architectural precedent and agricultural typology, ensuring the dwellings preserve the character of the Conservation Area. This sensitive design approach mitigates any urbanising effect and ensures that the dwellings positively contribute to the overall farmstead composition while providing modern, high-quality residential accommodation.



# 01 Material Study.

Local Materiality.

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## 1.4 - Conclusion

The proposed material palette has been carefully selected to respond directly to the site’s historic and rural context, ensuring the new dwellings are rooted in local character rather than introducing incongruous or suburban forms. The use of black timber boarding on Units 5–7 draws from the site’s existing agricultural buildings and wider examples across Havering, reinforcing the tradition of timber-clad barns within the borough. In contrast, red brick with traditional detailing on Units 8 and 9 references nearby precedents such as Bower Farm and Havering Park Farm Cottages, while also incorporating agricultural references through buttressing and fixed timber sliding doors that mimic historic warehouse openings. Unit 4 takes direct influence from May Cottage, employing matching window heads, bay detailing, chimney design and materials to ensure seamless integration into its immediate setting.

Together, these material choices establish a cohesive but varied farmstead composition, where each building type is anchored in local precedent yet collectively contributes to a consistent and legible character. This approach reflects Historic England’s guidance on farmstead layouts and materials, recognising the importance of retaining agricultural authenticity while accommodating new uses. The combination of traditional brick, timber, clay and slate roof tiles ensures a sympathetic response to the surrounding Conservation Area, while the careful referencing of neighbouring cottages and farms demonstrates that the scheme is informed by, and respectful of, its rural context.

The materiality strategy therefore provides continuity with the past while securing a high-quality and contextually appropriate future for the site, ensuring that the proposed development preserves and enhances the character and appearance of the area in line with local and national policy.



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