

THE LANGTONS  
CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN  
CONSULTATION DRAFT MARCH 2026



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A team of experienced consultants from Purcell jointly contributed to the completion of this Conservation Area Appraisal and Management Plan.

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March 2026	03	Consultation Draft	JF	AE

# THE LANGTONS CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

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# 1.0 Introduction

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# 1.0 Introduction

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This section provides information about what conservation area designation means and its implications for development. It also gives an overview of The Langtons Conservation Area, sets out the purpose of the Conservation Area Appraisal and Management Plan (CAAMP) and outlines the consultation process that has been undertaken to prepare it.

## 1.1 What is a Conservation Area?

A conservation area is defined as an 'area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.'<sup>01</sup>

Designation of a conservation area recognises the unique quality of the heritage of that area as a whole. This quality is derived not only from individual buildings but also other features, including (but not limited to) topography, grain, materials, thoroughfares, views, open spaces and landscape. These all contribute to the historic character and appearance of an area, resulting in a distinctive local identity and sense of place.

The extent to which a building, or group of buildings or structures, positively shapes the character of a conservation area is derived from its exterior – principally those elevations which are street-facing but also side and rear elevations, the integrity of its historic fabric, overall scale and massing, detailing and materials. Open spaces, whether they are public or private, green or hard landscaped, can all contribute to the special interest of an area. Furthermore, the spaces between buildings, such as alleys, streets, paths and yards, all contribute to a conservation area's appearance and character.

## 1.2 What Does Conservation Area Designation Mean?

Changes to the external appearance of buildings in a conservation area may require planning permission from the Local Planning Authority, as certain permitted development rights are curtailed. For example, full or substantial demolition of a building will require planning permission and works to trees within conservation areas must be notified to the Local Planning Authority in advance. There are often further restrictions in place in conservation areas through Article 4 directions, which remove certain permitted development rights.

Under the *National Planning Policy Framework* (NPPF), conservation areas are designated heritage assets, and their conservation is to be given great weight when determining planning applications.<sup>02</sup> Further details can be found in [Section 6](#).

The *2016-2030 Havering Local Plan* (adopted in 2021) includes Policy 28, Heritage Assets, which sets out the LB Havering Council's (hereafter the Council) approach to development impacting heritage assets, including conservation areas and their settings.

## 1.3 The Langtons Conservation Area

The Langtons Conservation Area is one of 11 conservation areas in Havering, each distinctly individual in character and representing a variety of the surviving areas from different periods of the borough's past. It was designated as one of the borough's most recent conservation areas in 2010.

The Langtons has a well-preserved historic core consisting of an eighteenth century mansion with surrounding gardens and outbuildings. Along its boundaries are several inter-war streets of semidetached houses which were constructed on the historic gardens of the house. The conservation area sits just due north of the historic centre of Hornchurch.

## 1.4 Conservation Area Boundary

### 1.4.1 Boundary Review

Understanding or appreciation of what is special about an area can change over time. Therefore, it is important to review and take stock of the boundaries and character of a conservation area at intervals to ensure that the reasons for its designation are still relevant and evident, and that the proper management of change is in place.

A review of the boundary alongside any accompanying guidance and assessments should generally take place every five to ten years or in response to a notable change (positive or negative), including changes in policy or legislation.

Following careful consideration and on site assessment it was deemed that the current boundaries of the Conservation Area were appropriate and were not in need of updating.

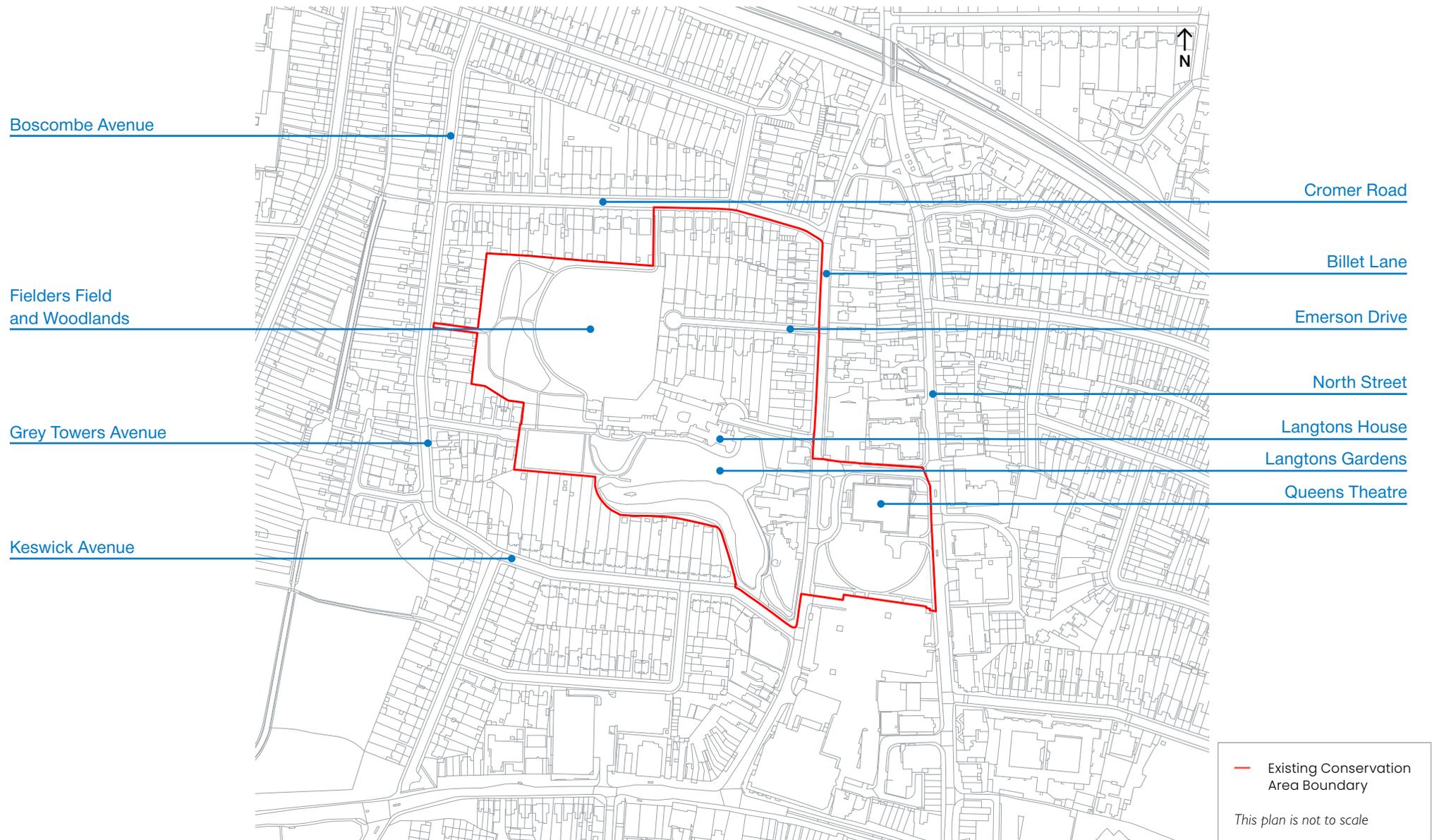
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<sup>01</sup> Section 69(1), *Planning (Listed Buildings and Conservation Areas) Act 1990*

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<sup>02</sup> *National Planning Policy Framework* (2024)

# 1.0 Introduction



# 1.0 Introduction

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## 1.5 Purpose and Scope of the Conservation Area Appraisal and Management Plan

Understanding the character and significance of conservation areas is essential for managing change within them. It is therefore a requirement under the *Planning (Listed Buildings and Conservation Areas) Act 1990* that all Local Planning Authorities ‘formulate and publish proposals for the preservation and enhancement’ of conservation areas within their jurisdiction, and that conservation areas are periodically reviewed.

These proposals are normally presented in the form of a CAAMP, which defines and documents the special interest of a conservation area (see [Section 2](#)), analyses the characteristics that make it special (see [Sections 3 and 4](#)) and the issues and opportunities that the area faces (see [Section 5](#)), and sets out a plan for managing change to ensure its ongoing protection and enhancement (see [Section 6](#)).

This CAAMP has been prepared in line with current best practice guidance published by Historic England, the government’s heritage advisor and the public body which manages the care and protection of the nation’s historic environment.

This document is intended to be comprehensive, but the omission of any building, structure, feature or space does not imply that the element is not significant or does not positively contribute to the character and special interest of the conservation area. The protocols and guidance provided in [Section 6](#) are applicable in every instance.

The assessments which provide the baseline information for this CAAMP have been carried out using publicly available resources and thorough on-site analysis from the publicly accessible parts of the Rainham Conservation Area.

## 1.6 Consultation and Engagement

It is a statutory requirement under [Section 71](#) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* that conservation area guidance produced by or on behalf of the Local Planning Authority be subject to public consultation, and for the Local Planning Authority to have regard of the views expressed by consultees.

Initial consultation was undertaken with key stakeholders, including the London Borough of Havering Planning Team, at early stages of the CAAMP drafting process to raise awareness of the conservation area review and utilise local understanding of the area’s special interest.

Public consultation, including a public meeting, will be carried out following a review of this draft CAAMP by the London Borough of Havering Planning Team. Comments received from this consultation will then be collated, assessed and taken into consideration in a post-consultation review of this CAAMP.

## 2.0 Summary of Special Interest

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## 2.0 Summary of Special Interest

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The special interest of the Langtons Conservation Area lies in its origins as an eighteenth-century country mansion set within the historic landscape of western Essex. Over time, the estate was divided and gradually surrounded by the extensive interwar housing that swept over parts of historic Essex as it became subsumed by London.

At the heart of the conservation area stands Langtons House, a finely preserved Georgian mansion accompanied by many original outbuildings which give it context. The house and its surroundings retain a strong sense of historic character, with well-maintained gardens that provide a high-quality leisure space for visitors and local residents alike. The gardens themselves are kept in exemplary condition, featuring a number of significant historic elements, including the Reptonian ornamental lake, the orangery, and the gazebo. These features, along with the mature trees and carefully managed green spaces, contribute to the area's distinctive atmosphere, offering diverse experiences for those who explore it.

The conservation area serves as a prime example of suburban development in the interwar period demonstrating how the once-sprawling grounds of a country estate were gradually transformed into ribbon development. The housing that now surrounds the estate provides a tangible record of the architectural styles and development patterns that emerged during London's private housing boom. This interwar housing not only reflects the social and economic changes of the time but also provides a link to the character of an era when suburban living became a defining feature of the region.

A notable feature of the conservation area is the Queen's Theatre, a striking example of 1970s civic architecture. As a vibrant cultural hub, the theatre enriches the local community, offering a dedicated space for the performing arts. Such a high grade of cultural provisions is uncommon in suburban areas.

The historic core of Langtons House and its gardens remains the focal point of the area. The commendable condition of the house, its outbuildings, and the surrounding landscape serves as a model for heritage conservation. The well-kept pathways, mature trees, and interpretive signage enhance the visitor experience, inviting exploration and appreciation of the area's rich history.

Together, these elements—the historic mansion, the interwar suburban housing, the modern civic theatre, and the preserved landscape—create a conservation area of unique character.

## 3.0 Summary of Historic Development

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## 3.0 Summary of Historic Development

### 3.1 Timeline

- 
- 1163**  
Hornchurch Priory established
  - 1385**  
Hornchurch Priory seized and lands sold by the Crown
  - 1489**  
Historic Hall believed to have existed on site of Langton House
  - Mid-eighteenth century**  
Langtons House constructed
  - 1797**  
Langtons House sold to John Massu
  - 1919**  
Langtons House donated to Hornchurch Council, lands divided and parcelled into residential development
  - 1930s**  
Majority of houses in Conservation Area built in this decade

### 3.2 Medieval Period

The first recorded reference of Hornchurch dates from 1158, when Henry II gifted 1,500 acres in the area to the Hospice of Great St Bernard. In 1163, Hornchurch Priory was established, and an existing church and some 1,900 acres were gifted to the priory. The donation of an existing church suggests some form of settlement already existed and was within the manor of Havering.

The name of the settlement 'Hornchurch' likely refers to the church which was built in 1222. This was possibly due to it having decorative gables or guttering that reminded locals and visitors of horns. In the 13th century the land on which the conservation area sits was recorded as 'Langedun' and was owned by Thomas de Langedun who held the manor of Langedun near Laindon in Basildon.

During the medieval period, Hornchurch had 12 local manors and an industry based around leather and leatherworks. It served as a satellite village for the larger market town of Romford, just 3 km to the north. Throughout this period and up until the nineteenth century, the area south and east of Hornchurch was known as Hornchurch Marsh, a vast floodplain ideal for raising cattle. It was a popular space for cattle grazing, with animals sold for meat in nearby Romford and used for producing leather, supplying the local leather industry.

In the fourteenth century the priory of Hornchurch aligned itself with the Avignon Papacy (a rival Papal faction that contested the position of Bishop of Rome with the Pope in residence at Rome). In 1379, the priory was threatened with having its land revoked by Richard II. By 1385, its members were expelled, and all its property was seized. It was later bought by William of Wykeham in 1391, who gifted the lands to New College, Oxford. The site of the priory became Hornchurch Hall, a mansion which was demolished in the twentieth century and lay to the southeast of the conservation area.

## 3.0 Summary of Historic Development

### 3.3 Early Modern Period

The Christopher Saxon map of 1589 is one of the earliest maps to depict Hornchurch and it is shown as a smaller settlement near the larger town of Romford.



Christopher Saxon map, 1579

### 3.0 Summary of Historic Development

The Chapman and André map of 1777 is the one of the earliest to depict the settlement and conservation area in detail. In this map, Hornchurch is shown as a settlement located at the intersection of three main roads. These intersections were almost entirely lined with street-fronting properties, each featuring substantial plots to the rear. The distinctive triangular roundabout in Hornchurch, now occupied by a restaurant, is shown to have existed with built structures since at least the eighteenth century.

This map is the first to depict the Langtons (named 'Langton') and shows it to be surrounded by a large garden extending south all the way to the high street, although it lacks an ornamental lake at this time. An eastern wing is shown on the map, although no corresponding west wing is in place.

The house was built in the mid-eighteenth century, although it is believed to be the site of an older structure. It is unclear who the house was built for, although its exposed sash window design indicate it was built before the 1774 Building Act which required sash boxes to be set behind the outer wall. The land was owned by John Mackrill (a wealthy wool merchant) from 1746 to 1772, it is possible he built the house. The house was sold to John Major, MP for Abingdon, who then sold it to Richard Wyatt in 1797. Richard Wyatt was a retired East India governor and noted sports enthusiast who founded the Hornchurch Cricket Club which used to play on Fielders Field within the site.

To the north of the main house is the Grade II listed stable block and an additional structure to the west, which no longer exists. Some structures to the west of Billet Lane, likely Fairkytes hall which was constructed in the mid-eighteenth century, are shown in their current locations.

The area where the Queen's Theatre now stands, east across from Langtons House, is depicted as open land. The northern section of the conservation area appears wooded, possibly indicating an orchard. The boundaries of the gardens in the eighteenth century did not include the northwestern section of the conservation area, Fiedler's field and the woods.



Chapman and André, 1777

### 3.0 Summary of Historic Development

In 1797, the house was sold at auction and purchased by John Massu, a successful silk merchant of Huguenot descent. At the time of the sale, the property was recorded as including 90 acres, a coach house, stables, an orchard, a hothouse, a greenhouse, an icehouse, and a 32-acre paddock. John Massu is credited with adding the two wings to the building, possibly demolishing the existing east wing depicted in the 1777 map, and remodelling the gardens. He commissioned the renowned landscape architect Humphry Repton to design his new garden. The grounds were laid out to Repton's design in the English garden style, featuring a serpentine lake, a bathhouse, and later in the nineteenth century a gazebo.



nineteenth century gazebo with deterioration along base of bay window

### 3.4 Nineteenth Century

This 1812 estate map shows in detail the changes that occurred in the conservation area under the ownership of the Massu family. By this time, the large serpentine lake was fully formed, and the new eastern and western wings of the house had been constructed.

To the west of the house, two structures, the orangery, and the greenhouse are visible. The orangery is believed to have

been built in the mid-to-late eighteenth century, as it does not appear in the 1777 map it is likely built in the last quarter of the eighteenth century. An orchard is located where Emerson Drive would later be built and much of Cromer Road is listed as a 'duck field'. Along Billet Lane the only surviving structure from this map is Fairkytes. The other structures to the north, appearing domestic in scale and terraced, have since been demolished.



Estate map, 1812

### 3.0 Summary of Historic Development

The 1848 tithe map shows several alterations to the built form of the house and estate in the intervening three decades. The house itself has been modified, with a section of the northeast removed and extensions added to the north and west. A new small structure, possibly a gazebo, appears to the southeast of the house. Additionally, the structures to the west, around the orangery, appear to have been altered.

Notably, the northern extent of the house's land appears to have been divided into separate fields, which may indicate an alteration in the finances of the Massu's. While tithe records suggest that ownership of these lands remained within the family their division may have been in preparation for sale.



Tithe Map, 1842. Note this map excludes structures that were known to exist along Billet Lane

### 3.0 Summary of Historic Development

The Ordnance Survey Map of 1866 shows only minor changes to have occurred within the conservation area in the mid-nineteenth century. The large lands to the south and west of the house have been parcelled and sold off. The only other discernible change involves the structure to the east of the stable block being altered.

In 1850 the house was purchased by John Wagener, a wealthy German businessman involved in the sugar refining business. John Wagener's daughter, Emilie, married Colonel Henry Holmes and they resided on the property until 1899. In 1899 the house was to William Varco Williams, a shipping magnate heavily influential in the Port of London.

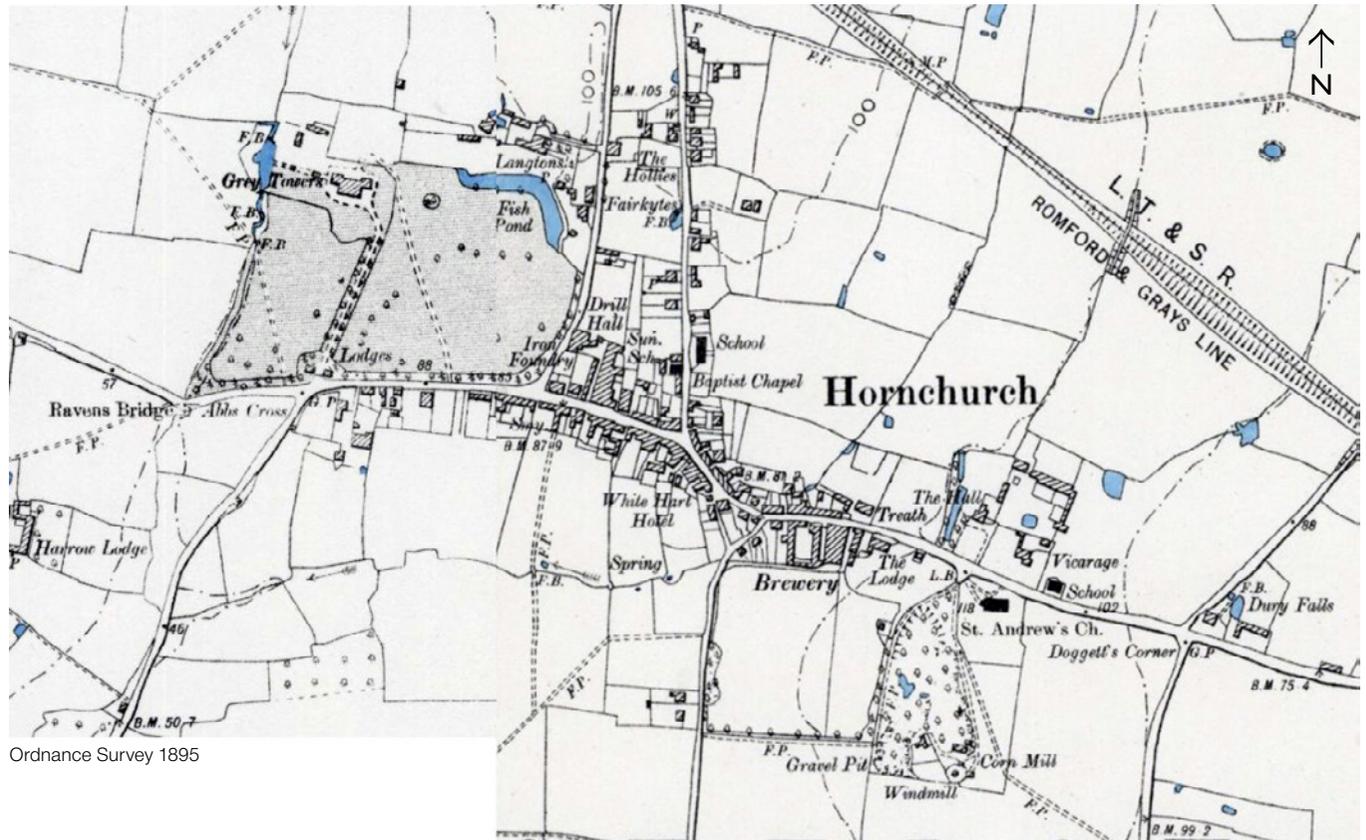


Ordnance Survey Map 1866

### 3.0 Summary of Historic Development

In the late nineteenth century, Hornchurch was described as a “large and busy-looking industrial village.” The introduction of the railway into central London in 1885 allowed access to the city within 30 minutes. However, Hornchurch remained relatively small-scale and retained much of its village character. It had some small heavy industries, such as an ironworks opened by the Wedlake family in 1784 on Billet Lane (now the site of the Sainsbury’s car park). The leather trade declined in the late nineteenth century, overtaken by agriculture and related industries. The last tanner closed in 1846, and the last fellmonger in 1870.

The Ordnance Survey map of 1895 shows a few changes that occurred on and near the conservation area. Grey Towers mansion had been constructed to the west of Langtons on land that was once part of the estate. Additionally, a row of terraced houses just south of the main entrance from Billet Lane, which were in place in the 1860s, had been removed by the 1890s.



Ordnance Survey 1895

## 3.0 Summary of Historic Development

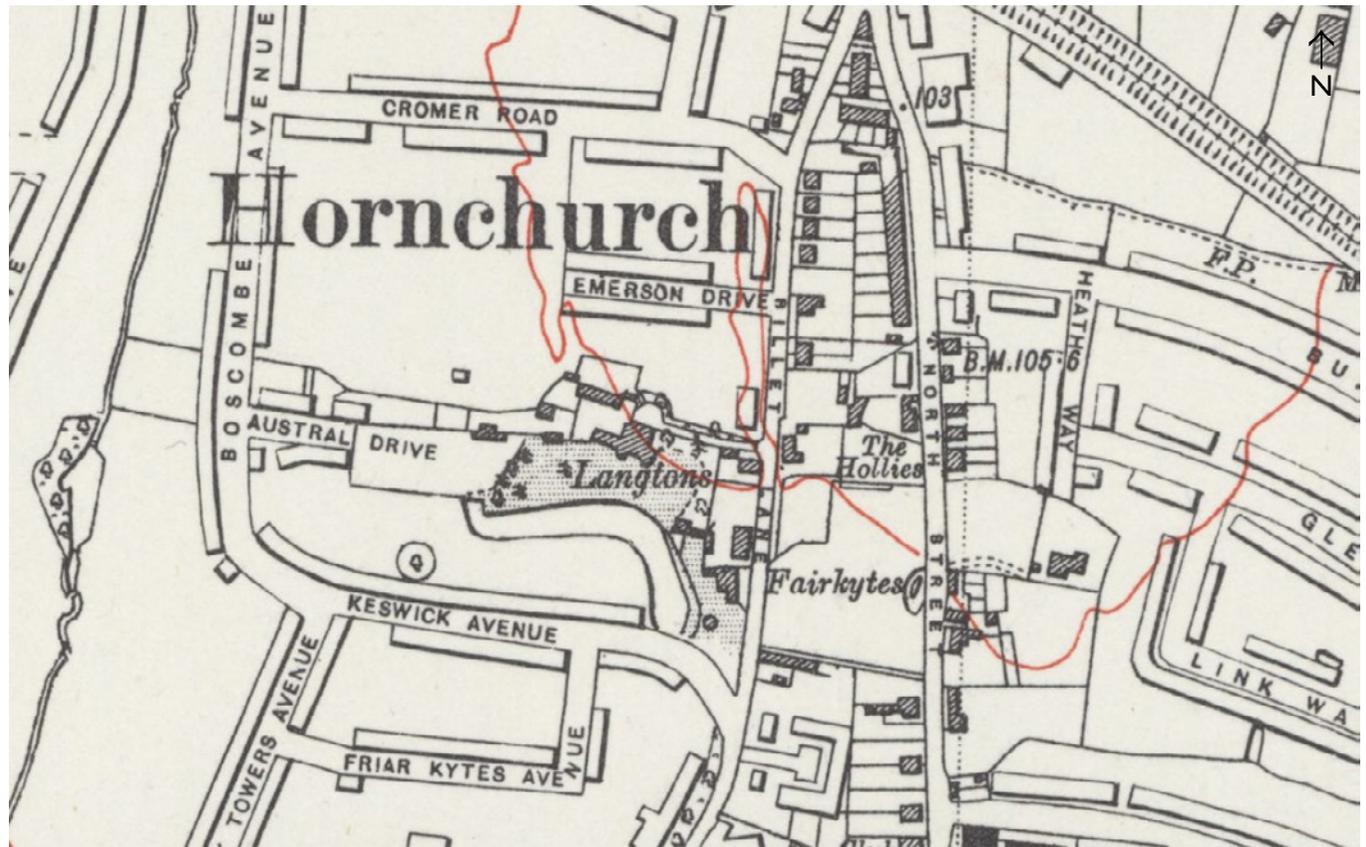
### 3.5 Twentieth Century

Hornchurch retained much of its village aesthetic until the interwar period, when mass housebuilding efforts rapidly transformed the rural landscape within a single generation. During this time, the character of the village transformed from that of a rural part of western Essex to a suburban fringe of London. The physical transformation of the village in such a short period cannot be understated, as the ribbon development which reshaped the landscape saw the population grow 335% between 1921 and 1938.

In 1919, Langtons House and gardens were donated to Hornchurch Urban District Council by Varcoe Williams and his daughter, with the condition that they be preserved and used for public purposes. An additional stipulation required 6 acres of the garden to be retained for public use. The building housed Hornchurch District Council until 1986, when it was abolished and merged with Havering London Borough Council.

The Ordnance Survey map of 1938 illustrates the significant changes that occurred within the conservation area during the interwar period. The once expansive grounds of Langtons House had been substantially reduced in size. Although the areas to the northwest and south of the conservation area, along the lake, appear undefined and have not been built upon yet.

To the north, Emerson Drive had been laid out on the northeastern section of the grounds, accompanied by a partially completed row of houses running north along Billet Lane. Along Cromer Road, a terrace of houses had been constructed on what was once the northern boundary of the Langtons gardens. Additionally, garden buildings to the south of the house had been constructed in the intervening years. The land on which the Queen's Theatre now sits remains vacant at this time.



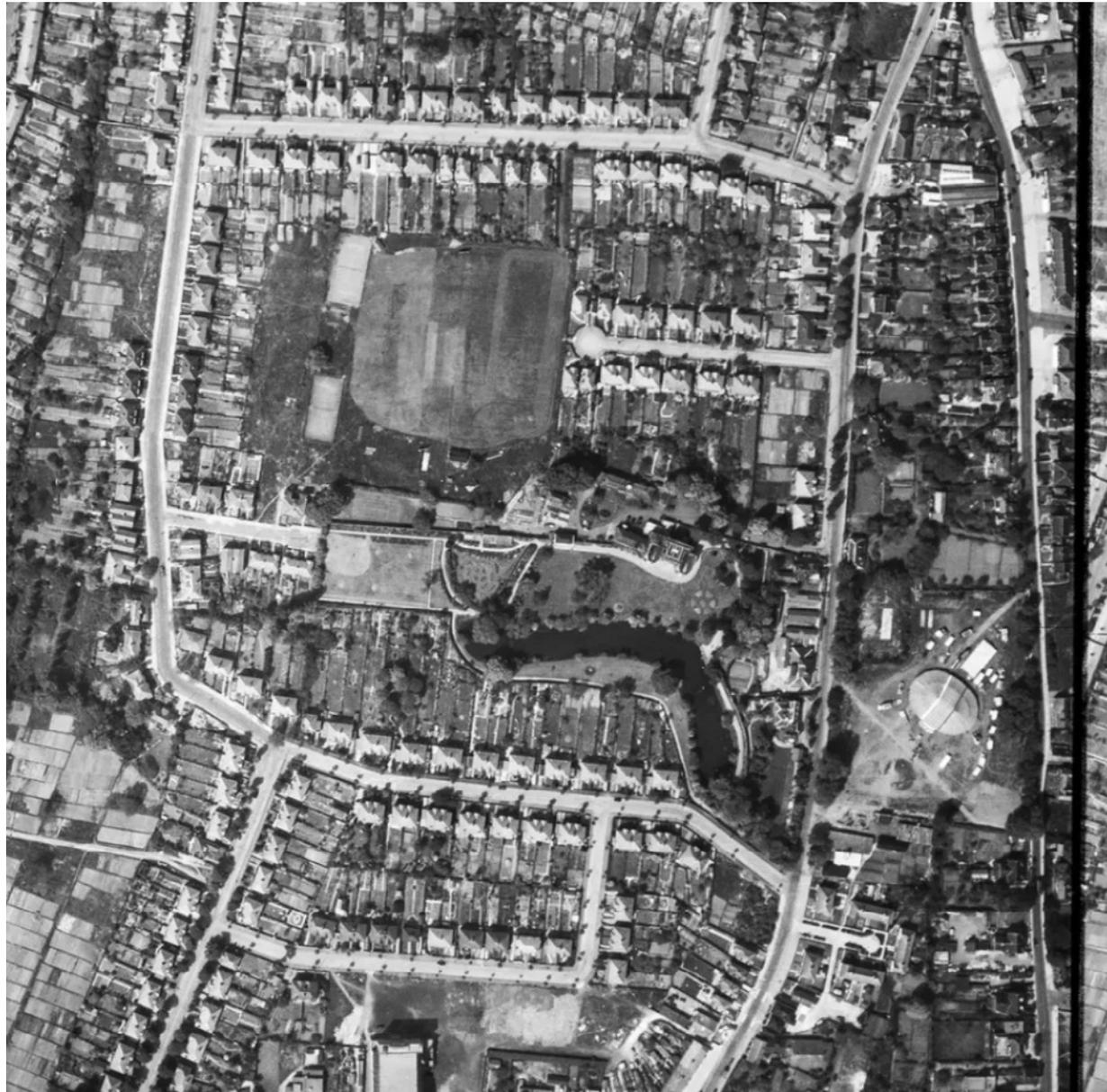
Ordnance Survey Map, 1938

### 3.0 Summary of Historic Development

The 1947 aerial photograph reveals how rapidly the area surrounding the conservation area was infilled with housing, leaving almost no vacant plots in the space of a decade. It also illustrates how the once-extensive gardens of Langtons House had been almost entirely erased to make way for housing.

The houses along Cromer Road and Emerson Drive are by this time all completed, although a few additional houses would later be constructed along the west side of Billet Lane (now numbers 89 to 99). The land where the Queen's Theatre now stands is shown to be occupied by a circus tent, indicating that the site had been used as a public leisure ground. One can also see that Fielders Field lacked its woods wrapping around to the west, instead there are two large rectangular patches, possibly tennis courts.

In 2016, Langtons House underwent a substantial restoration project, restoring many features lost over the years, including a Victorian greenhouse, an ornamental bridge, and a new tearoom.



Aerial image, 1947. Historic England

## 4.0 Character Assessment

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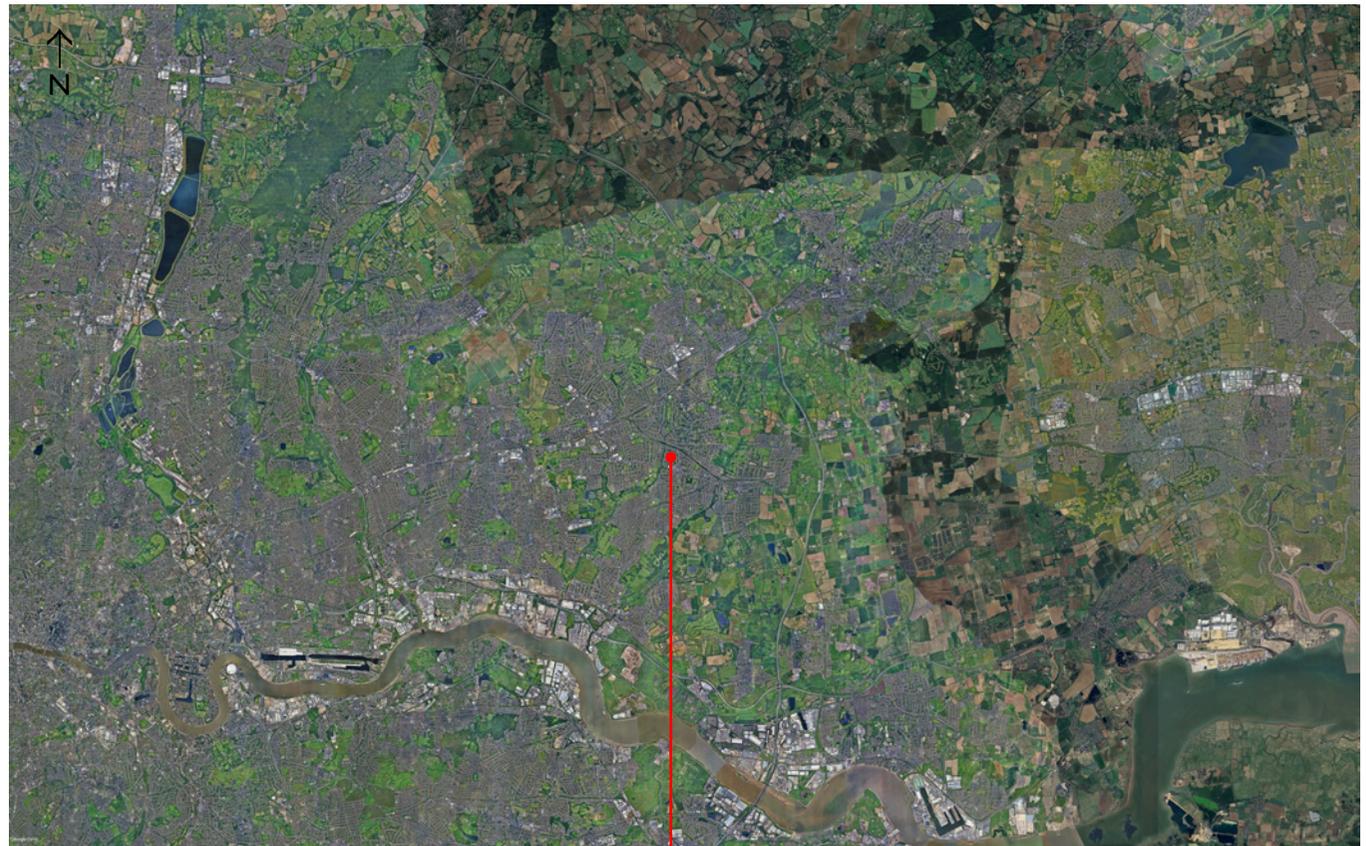


## 4.0 Character Assessment

### 4.1 Location, Topography and Geology

Hornchurch is located in the central section of the London Borough of Havering, within the London Basin. It sits approximately 13 miles east of central London and 3.5 miles north of the River Thames. The medieval market town of Romford lies 1.5 miles to the northwest. The town is bordered by two rivers: the Rom to the west and the Ingrebourne to the east.

The core of the town centres around three intersecting roads along the A124: Billet Lane, North Street, and Station Lane. The Conservation Area runs along Billet Lane to the northwest of the historic town centre. It is bounded on the east by Billet Lane, except for the protrusion of the Queen's Theatre, which extends to North Street. To the south, the boundary follows Keswick Avenue and the southern extent of the ornamental lake Cromer Road forms the northern perimeter. The western boundary runs along the edge of the woodland to the west of Langtons House and includes a narrow pathway extending west toward Boscombe Avenue.



The Langtons

## 4.0 Character Assessment

### 4.2 Archaeology

Havering's Policy 28 (Heritage Assets) deals with archaeology and it states;

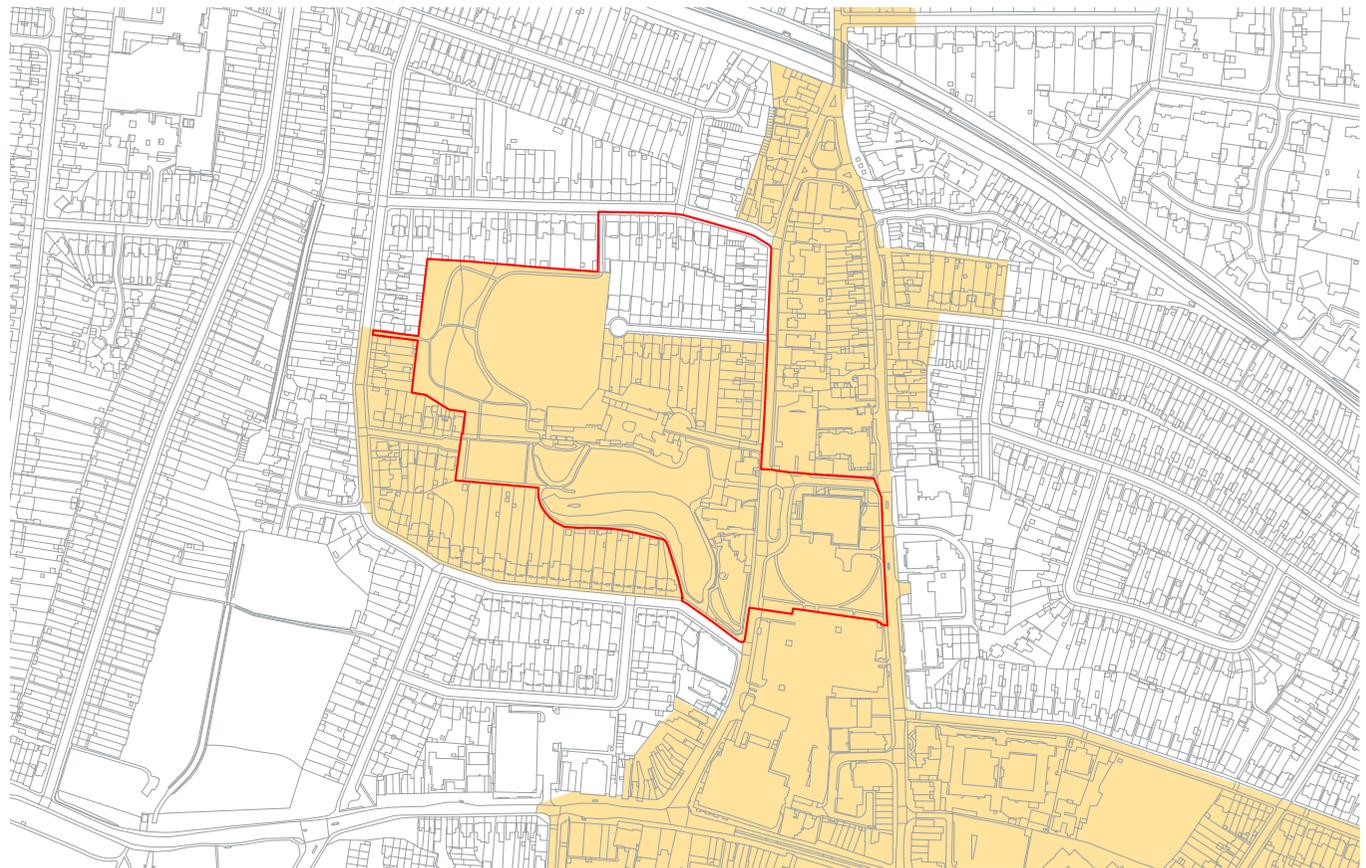
*"The Council recognises the significance and value of Havering's heritage assets and will support:*

*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;"*

The entire conservation area is covered by Havering APA 2.14, which is centred on the High Street to the south of the conservation area.

There are no scheduled monuments within the conservation area or its immediate setting.

Further information can be found by consulting the Archaeological Priority Area Appraisals written by Oxford Archaeology in 2024 for the London Borough of Havering available online.



Havering APA 2.14 Hornchurch (Tier 1 APA)

## 4.0 Character Assessment

### 4.3 The Setting of the Conservation Area

The conservation area is characterised by its suburban setting on the eastern boundaries of London as it transitions into Essex. It is surrounded on all sides by early mid-twentieth-century suburban development, featuring limited building heights and predominantly interwar architectural styles.

The layout of the conservation area is defined by its historic origins as a country house estate, which was later divided into smaller plots for housing development. This division has shaped the road layout seen today.

Beyond the conservation area to the north, there are rows of semi-detached interwar houses with generous garden plots, extending to the treed train line of the London Overground and Emerson Park Station. To the east, larger plots feature some twentieth-century civic buildings, such as a public library and fire station. These buildings are set further back from the road, with less planting and larger parking spaces, reflecting post-war material choices and architectural taste.

To the southeast, a large car park serves a Sainsbury's located just north of the A124, the historic high street of Hornchurch. This area has largely lost its historic buildings and now consists mainly of low-rise, shop-fronted structures from the early to mid-twentieth century. Some buildings, such as the stripped-back Art Deco corner building along North Street and the A1124, possess architectural merit, though most are of lower quality. These streets are highly trafficked and have heavy footfall as the primary commercial street of the area.

Beyond the conservation area to the southwest along Keswick Avenue, more interwar semi-detached houses extend toward the high street, accompanied by a large twenty-first-century Lidl and a row of smaller shop fronts from the early to mid-twentieth century. A significant area to the southwest of the conservation area is occupied by allotments, situated on the historic grounds of the house.

To the west of the, additional early twentieth century houses can be found, some with very long garden plots. The suburban development of low-density interwar houses extends nearly a mile to the west of the conservation area.

The conservation area's suburban setting is characterised by significant road traffic, as it is intersected by several main roads. These roads are typically busy, with minimal tree cover and green space, giving the streetscape a more urbanised appearance compared to the quieter suburbs in the surrounding areas.



Suburban setting west of conservation area along Boscombe Avenue

## 4.0 Character Assessment

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### Setting of conservation area



Post-war commercial zone south of conservation area along Billet Lane



Art Deco corner building along Hornchurch High Street to south of conservation area



Suburban setting north of conservation area along Cromer Road



Larger civic post-war buildings east of conservation area along North Street

## 4.0 Character Assessment

### 4.4 Important Views

The Langtons is a highly constrained Conservation Area, offering limited views both within and beyond its boundaries. Despite this, the conservation offers views that evoke a historic oasis within an otherwise suburban landscape. The distinctive eighteenth- and nineteenth-century architecture, framed by well-maintained gardens and grounds, provides visitors with a sense of historical escape. This unique

character distinguishes the area as one of note, setting it apart from its surroundings.

All views which take in heritage assets, whether or not they are designated, are considered important and contribute to the understanding and experience of the conservation area. Consequently, the views considered in this section are only an indicative selection and are not intended to be a comprehensive set.



View south along Billet Lane



View looking north at House



View from Keswick Avenue into conservation area with Langton House at end



View west through Queen's Theatre



View south into conservation area



View west onto Billet Lane

## 4.0 Character Assessment

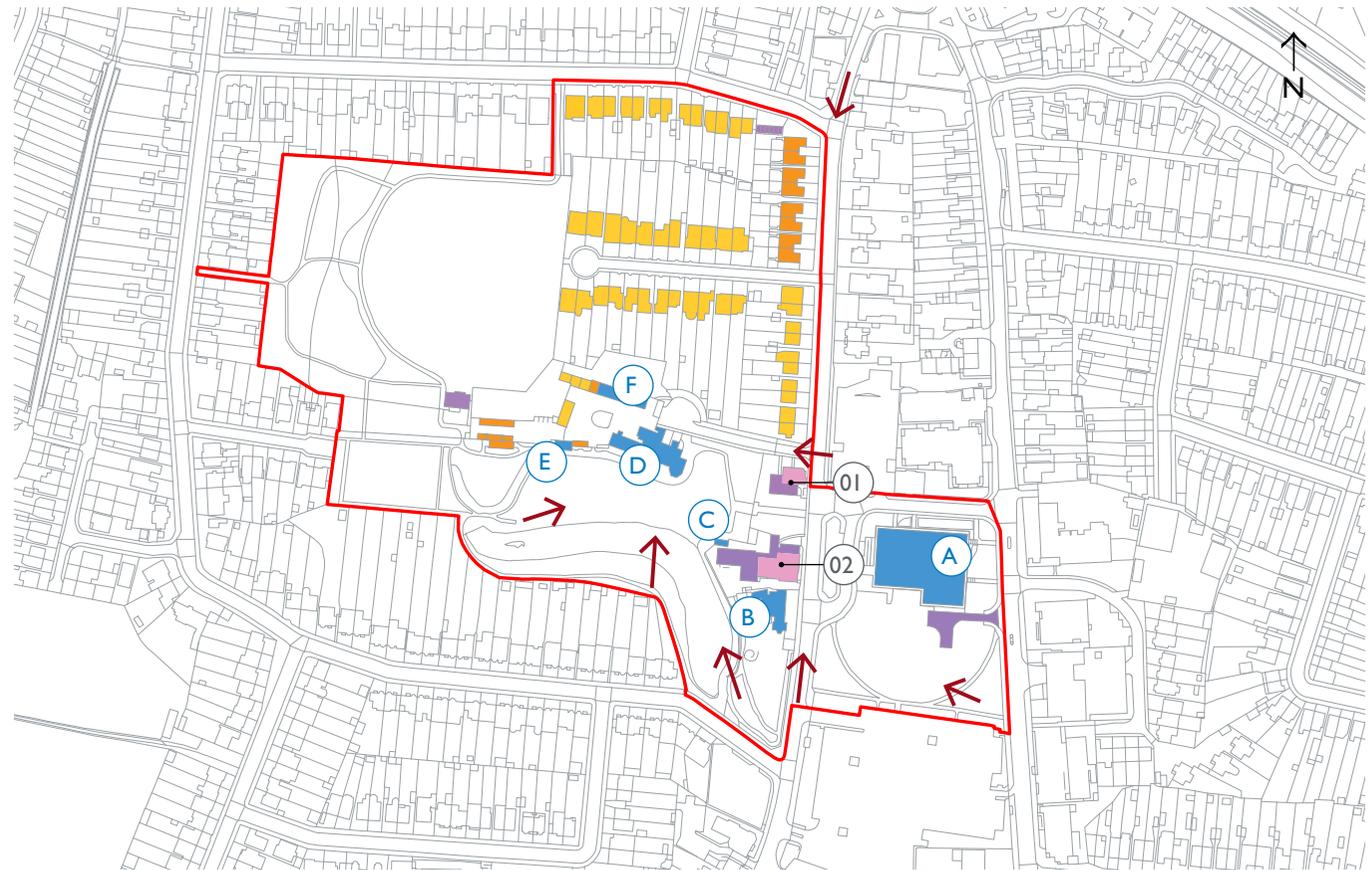
### 4.5 Key Buildings and Space

A conservation area is often best experienced by taking in its historic buildings and spaces, as the majority of these contribute to the understanding of its special interest. However, there are individual buildings and spaces which play a more important role in establishing the character of the area and are considered to be landmarks.

The Langtons Conservation Area is defined by the Grade II listed Langtons House, which is dominant in its setting. The cluster of buildings from the Billet Fairkytes are also of notable architectural quality. They present a coherent historic front along the western half of Billet Lane with their red brick facades and attractive proportions. Their many alterations are suggestive of their historic development. Their sitting just to the east of the boundary wall to the Langtons House grounds is a historic link to the development of the conservation area and creates a sense of transition as one moves from the busy twenty-first century road into the picturesque, planted grounds of Langtons House.



View of Langtons House across the ornamental lake



- |                               |  |                                  |
|-------------------------------|--|----------------------------------|
| → Key Views                   | ■ Listed Building                              | ■ Locally Listed Asset           |
| □ Proposed 2025 Boundary      | A Queens Theatre Grade II                      | 01 The Hermitage                 |
| ■ Positive Contributor        | B Fairykytes (Havering Art Centre) (Grade II)  | 02 The Billet                    |
| ■ Neutral                     | C Gazebo and Bath House at Langtons (Grade II) |                                  |
| ■ Detrimental                 | D Langtons (Grade II)                          | <i>This plan is not to scale</i> |
| ■ Opportunity for Enhancement | E Orangery At Langtons (Grade II)              |                                  |
|                               | F Stable Block At Langtons (Grade II)          |                                  |

## 4.0 Character Assessment

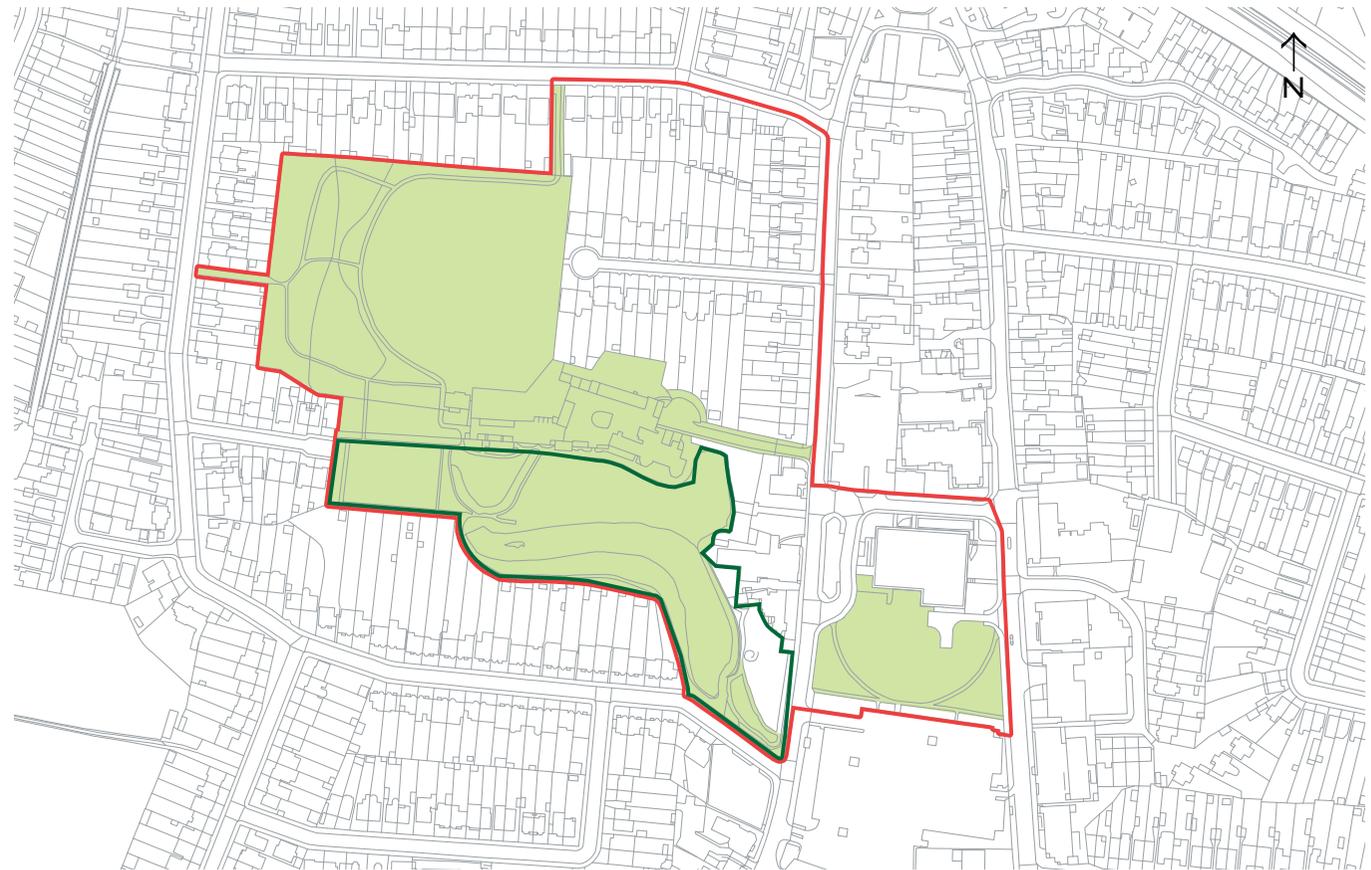
### 4.6 Open Space and Trees

The conservation area features ample green space and trees, mostly located in the gardens of Langtons House. The provision and maintenance of this green space are of a high standard, well-organised and maintained. To the south of Langtons House runs an ornamental lake, provided with sensitively designed seating along its edge and inhabited by resident waterfowl.

A suspended footpath over a wildflower area is located to the west of Langtons House, along with two greenhouses that house exotic plants. Further west, there is an enclosed lawn and sculpted garden, as well as a large open space used for cricket named Fielders Field. Beyond this lies a well-maintained woodland area with a sensitively designed play area.

The planting, open spaces, and trees in the Langtons House area are of notably high quality. The provision of trees is particularly impressive, with many mature trees and individual specimens of fine quality, such as the substantial cedar of Lebanon directly southwest of the house.

Cromer Road and Billet Lane feature some sparse street trees, presenting a harder streetscape. While most front gardens have been paved for parking, those along Billet Lane are better retained and these surviving front gardens maintain a softer boundary between the public and private realms. These houses have substantial garden plots to the rear and though these are not perceptible from the street they would contribute to the experience of the conservation area from the perspective of its residents. The Queen's Theatre has a moderately sized lawn to the south and is lightly planted along the perimeter with trees. This open space allows the theatre to be appreciated from all angles and provide attractive views west toward Fairkytes.



Green space in conservation area

- Proposed 2025 Boundary
- Designated Open Space
- Langtons Gardens, Site of Importance for Nature Conservation

*This plan is not to scale*

## 4.0 Character Assessment



Cricket Ground and woodland in northwest of gardens



Wildflower area of gardens



Cedar of Lebanon south of house



Open lawns south of Queens Theatre

### 4.7 Townscape and Spatial Analysis

The conservation area is centred on one main road (Billet Lane), one side street (Cromer Road), and a cul-de-sac (Emerson Drive). The street layout primarily reflects the historic division of the grounds of Langtons House and Billet Lane which has existed since at least the early modern period. The urban grain of the conservation area comprises densely lined residential streets to the northeast, characterised by long garden plots. To the west and southwest, the area opens into larger green spaces and woodland, including Fielders Field and the ornamental lake. The historic properties, which feature larger, detached plots, are primarily located in the southern half of the conservation area.

Surrounding the main house are several 18th- and nineteenth-century structures. Most other buildings within the conservation area date from the interwar period, with one notable exception: the large mid-twentieth century Queen's Theatre along Billet Lane.

Through on-site assessment, six-character areas were determined to be present within the conservation area, roughly correlating with landscape design and architectural characteristics. These character areas share similar building typologies and landscape experiences, although along their boundaries there is bound to be some crossover, especially given the very small scale of the Conservation Area.

## 4.0 Character Assessment

### 4.8 Public Realm

#### Key features

The gardens of Langtons House are the principal public spaces within the conservation area. They wrap around the south face of the house (with this part of the gardens including the lake) and extend to the northwest, encompassing the cricket pitch and woodland.

The gardens were primarily formed in the late 18th century in conjunction with the construction of the house and initially had far more substantial grounds than they do today. Currently, the grounds are exceptionally well-maintained, featuring ample sensitively designed street furniture such as benches and bins, as well as clearly displayed and informative signage in consistent colour schemes.

Other higher quality public spaces in the conservation area include the Fairkytes and the Queen's Theatre. Fairkytes is a children's art centre located in a Grade II listed property. The Queen's Theatre is a 507-seat venue that produces plays and musical performances. It is also Grade II listed and includes public lawns to the south of the building.

The remaining public spaces within the conservation area are of notably lower quality, contributing neutrally to the character of the area. Billet Lane serves as a dividing line between the Queen's Theatre and the rest of the conservation area. It is a busy road with minimal sound protection, making it a loud and disruptive road. Additionally, the street has minimal planting and offers limited public value or utility.



Public realm in Langtons House gardens is well provided with sensitively designed bins and benches.



Entrances into the Langtons House gardens are well signposted and presented



High grade playground in Langtons House gardens



Queens Theatre

## 4.0 Character Assessment

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The public realm spaces of Cromer Road and Emerson Drive are similarly neutral in quality. Emerson Drive is a narrow cul-de-sac without any public green space, while Cromer Road is a side street.

Public footpaths in the conservation area are of sufficient width and not heavily degraded, though they are primarily functional in appearance and lack material interest. Much of the public realm has been degraded by the removal of front gardens, with almost all now replaced by hardstanding for parking.

Signage and streetlamps are unornamented and feature simple designs, except in Emerson Drive, where some semi-ornate lampposts line the cul-de-sac. The surrounding area is highly suburban, with public spaces of neutral quality and street-facing areas. However, larger green spaces can be found to the southwest in Harrow Lodge Park.



Suburban quality of public realm along Cromer Road



Low grade public realm in Emerson Drive

## 4.0 Character Assessment

### Street surface

Street surfaces in the conservation area are primarily asphalt. It was noted that the roads are not suffering from poor repair or excessive patchwork and were in general good condition. Similarly, roadside footpaths were observed to be of reasonable condition and width. However, there is a dominant presence of street parking within the conservation area outside of Langtons House, which detracts from the overall experience of the area.

Within Langtons House and its gardens, there are a diverse range of surface treatments that collectively contribute to creating an enriching public space. The internal courtyard to the north of the house is laid with square stone tiles, which are well maintained and free of overgrowth. A light gravel footpath runs along the house, gardens, and lake, and is similarly well-maintained with minimal signs of degradation. Some areas of the gardens have decorated barley twist borders. A raised timber walkway traverses a wildflower area of the gardens. An asphalt path extends west and north along the cricket pitch, transitioning into a wooden and earth footpath through the woodland section. Footpaths leading out of the woods to the west and north are surfaced with asphalt.



Asphalt road and footpath with granite kerb



Square tiled courtyard of Langtons House



Mixed asphalt surfaces of road with granite kerb



Gravel footpath with decorative barley twist edges in Langtons House



Raised timber walkway in Langtons House

## 4.0 Character Assessment

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### 4.9 Building uses

The conservation area reflects a historic rural cluster of buildings that has been engulfed by interwar suburban expansion. Most buildings within the conservation area are residential in use taking the form of semi-detached interwar houses, historic buildings which would have originally been residential which are now community buildings or historic ancillary structures associated with Langtons House. One major exception is the Queen's Theatre, a large civic arts building which host productions of plays and musicals.

#### Commercial and Civic Buildings

The conservation area has a largely suburban character and lacks commercial buildings, with one exception located within the Langtons House courtyard. However, several civic and cultural buildings are housed within historic properties throughout the area.

A cluster of civic art buildings are on Billet Lane; the Georgian Fairkytes, the Victorian Billet building, and the 1970s modernist Queen's Theatre.

The only commercial space in the conservation area is a tearoom located within the Langtons House courtyard. Housed in a twentieth-century outbuilding, possibly converted from garages, the tea rooms are visually unobtrusive and has minimal visual impact to the courtyard. Its outdoor seating and signage cause no visual intrusion and remain appropriate for its function.

### 4.10 Signage

Fairkytes is a distinctive asymmetric Georgian property. The signage is sensitively placed within the pedimented porch and along a section of the unadorned southernmost wall. The font style and location are both appropriate and unobtrusive, clearly indicating the building's cultural and civic function without detracting from its attractive appearance.

The Billet is housed in a nineteenth century building with numerous extensions dating from the nineteenth and twentieth centuries. While its main signage is modern and non-traditional in material, it retains a certain charm through the lettering and clearly communicates its civic function through its restrained design and noticeboard.

The Queen's Theatre features bold, large orange font and advertising on its facade and along Billet Lane. Despite its striking style, the signage is fitting for the building's purpose as an arts centre and does not detract from the structure or degrade the historic experience of the conservation area.

Langtons House also serves as a registry office and wedding venue. Its signage is subtle and sensitive, limited to simple painted text on a rear entrance and a vintage style A-frame board. This approach is thoughtfully designed and highly appropriate for the setting.

### 4.11 Boundary Treatment

Boundary treatments throughout the conservation area vary, and in some areas, they have been removed—particularly along the residential streets. Historic boundary treatments within the grounds of Langtons House remain in place and make a considerable positive contribution to the setting of the house and gardens.

Langtons House features multiple attractive brick walls of varying ages that delineate different sections of the property. These walls bear the marks of patchwork repairs and subtle irregularities, adding to their character. Along the boundaries of the garden sections, well-maintained timber and concrete fencing from residential properties behind them can be seen, though in some places, these boundary treatments are of a lower quality. The variation in fencing colour and condition has a slight negative impact on the character of the space, although this is only noticeable in a handful of locations.

The southern section of Billet Lane, encompassing the Queen's Theatre and Fairkytes, lacks boundary walls and presents a more open space with permeable boundaries. While this increases the visibility of these attractive structures, it also reduces their separation from the visual pollution of the busy road.

The southeastern, western, and northern entrances to Langtons House gardens are well-presented with metal fencing that is clearly signposted and maintained. They offer an orderly, civic, and welcoming appearance to visitors and are of notable quality.

## 4.0 Character Assessment

While the houses along Cromer Road, Billet Lane, and Emerson Drive have largely lost their front boundaries, they mostly retain their low boundary walls between each property, some of which are original. However, some houses have removed these side walls or replaced them with insensitive modern versions, which somewhat detract from the visual experience. The row of 1930s houses along the northern end of Billet Lane retains their low brick, rendered, and tiled decorative boundary walls. Although these walls have degraded over time, they maintain their historic form and complement the historic structures behind them.



Historic low boundary walls on Billet Lane

### 4.12 Scale and massing

Buildings within the conservation area are typically two storeys in height, with exceptions being Langtons House (three storeys) and the Queen's Theatre (a considerably sized mid-rise theatre). Roofs are mostly hipped, with notable exceptions including the flat-roofed Queen's Theatre and the clustered pitched and gabled roofs of Fairkytes. The main body of Langtons House features a parapet pitched roof, while its east and west wings have butterfly roofs.



Historic boundary wall and gates at Langtons House



Inconsistent boundary treatment along Emerson Drive

## 4.0 Character Assessment

### 4.13 Materials

The conservation area has a relatively constrained material palette, primarily reflecting its historic building materials during the 18th century and the interwar period. The materials used are highly evocative of the eras in which the structures were built.

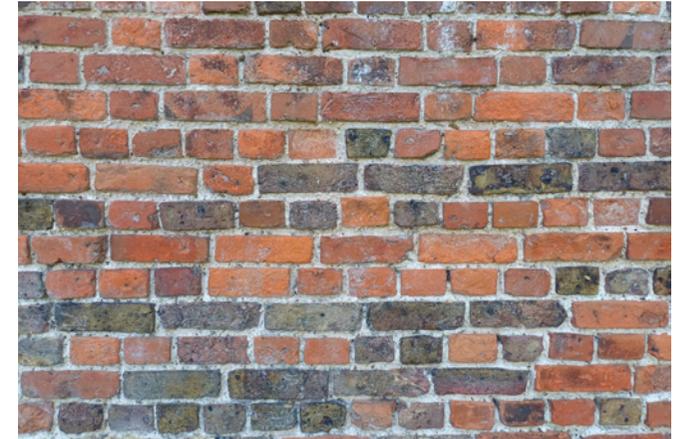
#### Brick

Red brick is by far the most common building material throughout the conservation area. While some variations exist such as the garden wall of Langtons House that includes up to four different types of brick in parts. The east and west wings of Langtons House feature grey brick and red rubbed brick lintels. Some interwar housing displays terracotta tiled decoration along cills, lintels and doorframes, a common decorative feature of the period. The Queen's Theatre has blackened bricks.

Many of the interwar houses along Emerson Drive and Cromer Road are rendered and painted in neutral colours or clad in roughcast or pebble dash. The tone of colour palette varies significantly, ranging from bright white to yellows and greys. Some houses feature applied half-timbering for aesthetic effect, though this inconsistently survives.



Mixed brick types in Garden Wall



Red and blackened brick of Langtons House



Interwar housing with red brick and cream rendering

## 4.0 Character Assessment

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### Masonry

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Masonry is absent from the conservation area, except for the ornamental bridge on the serpentine lake.

### Wood

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The gardens of Langtons House include two wooden and glazed garden buildings painted white: the orangery and the gazebo. A single lean to shed along the listed stables was weatherboarded and painted white. Additionally, a substantial, well-maintained timber playground is located in the woodland area of Fielders Field.



Timber Orangerie in gardens



Damaged masonry of bridge

## 4.0 Character Assessment

### Other materials

The Queen's Theatre stands out in the conservation area due to its modern construction materials, including concrete, sheet glass, and steel. The Billet has some post-war prefabricated structures to the rear.

The greenhouse in the gardens of Langtons House are made of steel and glass. The Hornchurch Cricket Club clubhouse is another anomaly, featuring a corrugated steel roof. Throughout the conservation area few buildings retain their original windows. Most have been replaced with uPVC windows, although listed buildings retain their historic windows.



Corrugated roof of cricket clubhouse



Steel and glass greenhouse



Steel, concrete and brick construction of Queen's Theatre



Historic sash window on Langtons House



uPVC windows



Modern uPVC windows

## 4.0 Character Assessment

### Roofs

Roof materials vary within the conservation area. Older structures along the west side of Billet Lane have slate roofs, as do the butterfly roofs of Langtons House and a single interwar semi-detached house along Cromer Road. Some garden structures in the gardens of Langtons House also have slate roofs. The historic sections of Langtons House and the listed stables feature plain clay tiles. Interwar houses have either plain clay or concrete tiles in a range of colours and conditions. One house along Billet Lane was noted for its unusual stylistic choice of plain tiles painted red.

### 4.14 Architectural types

The conservation area is predominantly interwar in style, utilising an eclectic mix of Art Deco, Tudor Revival, and Neo-Gothic elements, typical of private housebuilding during that period. Within Langtons House and its gardens, most structures are Georgian in style, or—such as the garden buildings—reflect Victorian garden design. Two major stylistic outliers include the Modernist Queen's Theatre, a strong example of 1970s civic design, and a Victorian Flemish inspired building along Billet Lane, which has been severely degraded by unsympathetic twentieth-century extensions.

### 4.15 Architectural details

The conservation area features a mixture of 18th to twentieth century decorative details, primarily along the principal facades. Langtons House, the listed stables, and Fairkytes are noted to be of especially high architectural quality. These structures showcase many characteristic 18th-century details, such as classical cornices and rubbed brick lintels.

The interwar housing in the area displays an eclectic mix of styles, including Art Deco, Neo-Gothic, and Tudor Revival, with occasional decorative flourishes. These details can include tiled decorative work, faux half-timbering, and curved bay windows, although it is important to note that almost all of the historic windows have been removed.



Ornamental bridge



Asymmetric front of Fairkytes Art Centre



Charming oriel window on Fairkytes Art Centre



Elliptical window on Langtons House and unsympathetic chimney alteration

## 4.0 Character Assessment



Evidence of building phases along northeast of Langtons House



Classical rear entrance of Langtons House



Row of art deco inspired interwar semidetached house along Billet Lane



False window on listed Stables



Timber framed rear section of Fairkytes Art Centre



Queens Theatre present an attractive and distinctive 1970s character

## 5.0 Character Areas

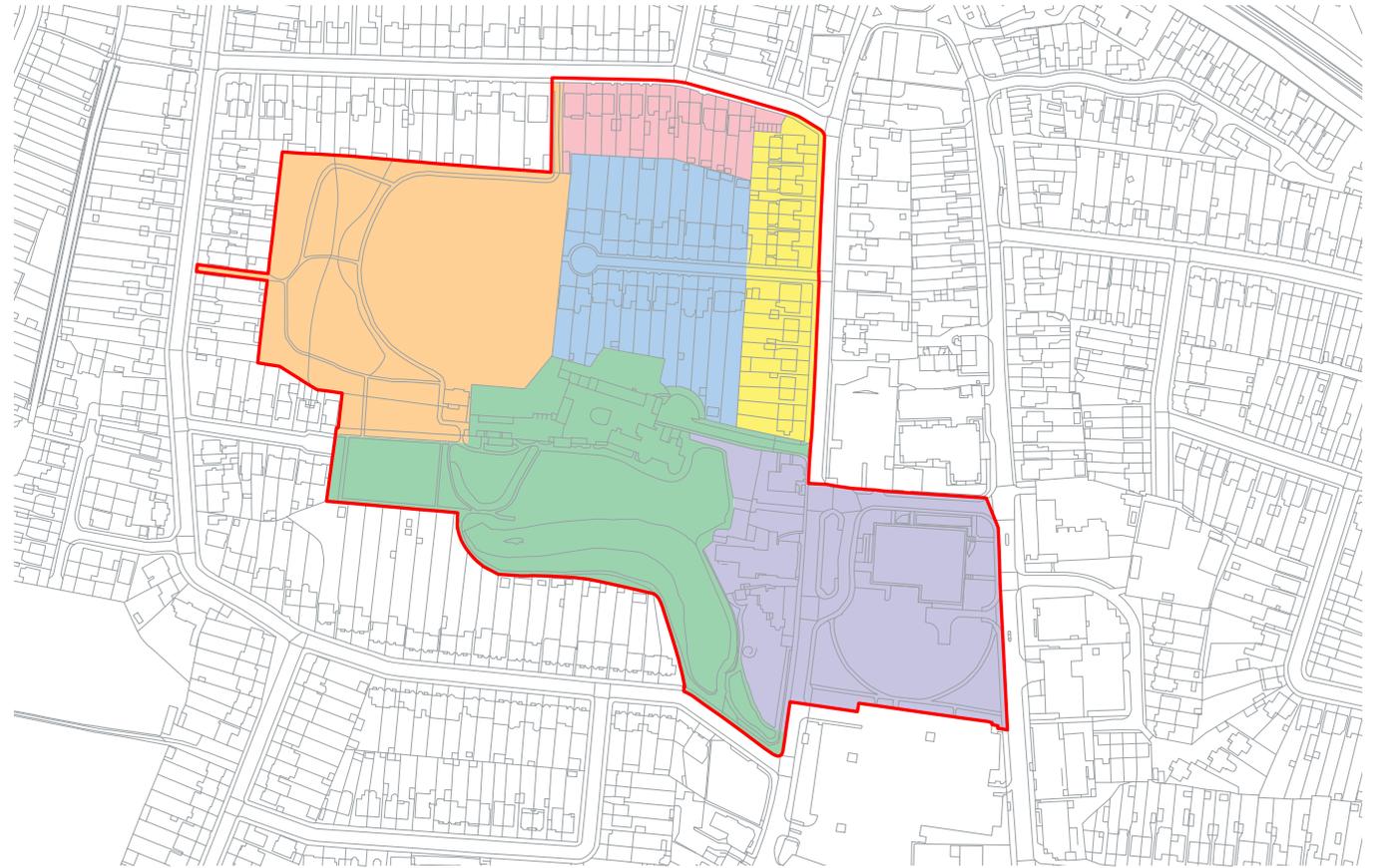
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## 5.0 Character Areas

### 5.1 Introduction

Through on-site assessment, six distinct character areas were determined to be present within the conservation area, roughly correlating with both historic and architectural characteristics. These character areas share similar building typologies and townscape experiences, although along their boundaries there is bound to be some crossover, especially given the smaller scale of the Conservation Area.



- Existing Conservation Area Boundary
- Character Area 1: Langtons House and Gardens
- Character Area 2: Fielder's Field
- Character Area 3: Cromer Road

- Character Area 4: Emerson Drive
- Character Area 5: Upper Billet Lane
- Character Area 6: Lower Billet Lane

*This plan is not to scale*

## 5.0 Character Areas

### 5.2 Character Area 1: Langtons House and Gardens

This character area consists of the preserved historic core of the conservation area surrounding Langtons House. Bounded to the north by its open courtyard, to the east with the driveway onto Billet Lane, to the south along the artificial lake, and to the west along the formal lawns of the house. This area has a transformative impact on the visitor as one walk through the picturesque, planted gardens of the 18th and nineteenth centuries.

This space is kept in exemplary condition, although some deterioration was noted on the gazebo. The landscape with its artificial lake and bridge has been sensitively designed to create multiple attractive vistas through which glimpses of well-designed architectural features can be seen. Although the southern boundary has been degraded somewhat by interwar housing being constructed quite close to the gardens, somewhat breaking the otherwise pristine historic experience.



Views along artificial lake of Langton House

The courtyard, in its working state, furthers this historic connection as an operational centre for the maintenance of the grounds and beyond. Its size is a reminder of an estate once much larger than the boundary of the current gardens. Areas of modern intervention have been undertaken with commendable sensitivity, such as the raised walkway over the wildflower area, running along a historic garden wall. The contrast of historic and modern here has been combined to great effect. The lawns and planting of the space, including the west lawn, are well-maintained and presented, with clearly defined walkways edged with barley twist edges.

The Grade II listed stable block presents an attractive historic form, with its distinctive cupola and features indicative of its age, such as the painted on faux-sash windows. With strong proportions and generally well-maintained appearance, its presence is highly complementary to the courtyard. The courtyard itself is laid out with square tiles, a distinctive design choice that adds a level of detail. A small patch of planting in the centre helps tie the courtyard together. Working structures in the courtyard, such as the tearoom and the groundskeeper's workshops, are all sensitively designed and small in scale, either being unintrusive or blending harmoniously within the working environment and being entirely appropriate for their setting.



Faux painted window on listed stable block



Sensitivity designed working spaces within courtyard

## 5.0 Character Areas

Langtons House is a highly attractive building presenting all the finest features of Georgian architecture. It presents a Georgian front with oversized bay window side extensions highly typical of its period. With graceful proportions expressed through its attractive timber sash windows, the house presents a highly attractive front, which is only amplified by its visibility throughout the grounds, especially along the artificial lake. The age of the structure has visibly led to some movement and uneven lines, which lends an air of graceful aging.

Surrounding Langtons House are a collection of attractive historic and sensitively designed buildings. The gazebo and bathhouse are noted for their glazed pantiles and attractive bay windows. Although it was noted that the windows had a small level of decay. Its attractive form is indicative of Victorian garden design and is complementary to the gardens both aesthetically and historically. A long garden wall runs west of the house along which multiple patch repairs from across the centuries are visible. The patchwork repairs speak to the age of the structures and do not present an unattractive face but instead add historic charm. Along this wall are a greenhouse and an orangery. The steel and glass greenhouse is an attractive building well-populated with exotic plants and entirely appropriate for its setting. The Grade II listed orangery is of high aesthetic value, being well-designed in a classical style. These together greatly enhance the experience of the grounds and the house.



Historic sash window Langton House



Principal façade of Langtons House



Orangery

## 5.0 Character Areas

### 5.3 Character Area 2: Fielder's Field

Fielders Field to the northwest of the conservation area includes the large cricket pitch and woods. These are all well-kept and present an attractive and high-quality open space for locals and visitors. The woods are well-maintained with high quality playground equipment sensitively designed in timber. Throughout the woods are meandering walking trails that are kept free of overgrowth. The cricket clubhouse is of lower quality design and could be enhanced. The pitch has historic connections to the house, and its presence is of benefit to the local community. The boundary treatments along this area could be enhanced as many have clashing materiality, form, and colour.



Open green on Fielder's Field



Maintained woodland trails

## 5.0 Character Areas

### 5.4 Character Area 3: Cromer Road

Cromer Road is the northernmost area of the conservation area, with only its southern side included in the boundary. This street of interwar housing terminates at the junction with Billet Lane where a row of garages stands. On the second site visit (October 2025), it was noted that these garages had been demolished. The 1930s houses of Cromer Road are semi-detached, apart from one large, detached house adjacent to

the footpath leading north out of Fielder's Field. This house has been greatly altered with all of its historic fixtures lost, rendered and painted white, and a large hardstanding front drive replacing the front garden. Other houses along Cromer Road display more typical 1930s architecture with some original fittings remaining such as porches and faux half-timbering, although many porches have been altered and replaced with modern, unsympathetic designs. Significantly,

almost all of the front gardens have been removed and replaced with hardstanding or had their front boundaries altered and/or removed. This creates a consistent sense of the loss of the intermediary space between public and private which front gardens typically provide. It also leads to a harsher appearance due to the lack of planting. The windows of many houses have been replaced with uPVC units which dilutes the architectural integrity of the houses and overall streetscape, with few examples of retained appropriate fenestration.



Few houses along Cromer Road are not heavily altered



Suburban streetscape of Cromer Road

## 5.0 Character Areas

### 5.5 Character Area 4: Emerson Drive

Emerson Drive is a cul-de-sac located west of Billet Lane and features interwar housing of varying quality. Within this street, there is a great diversity of treatment to the front gardens, almost all of which have been removed, and boundary treatments, many of which are of poor quality. The houses within this cul-de-sac have limited heritage value due to

their many alterations which have led to the loss of historic details and fabric, although they do sit within the historic grounds of the Langtons. Notably, Emerson Drive has some historic lampposts of higher quality design which are not seen elsewhere in the conservation area. These provide a link to the imagined historic appearance of the street and as such contribute to the character of the street and the wider

conservation area. This street presents a highly suburban character and has minimal contribution to the conservation area.



All front gardens replaced with hardstanding along Emerson Drive



Mixed boundary treatments along Emerson Drive

## 5.0 Character Areas

### 5.6 Character Area : Upper Billet Lane

Along Upper Billet Lane are two rows of interwar 1930s semi-detached houses. Numbers 101 to 131 are noted to be of higher historic interest as they retain more original 1930s fittings. These are semi-detached maisonette flats arranged broadly in a U shape courtesy of their large projecting gables within which are double height curved bay windows sitting under bracket details, incorporating some Art Deco inspired details. Unfortunately, aside from number 101, all of the original windows have been replaced with uPVC units which do not replicate the character or appearance of the original Crittall windows. It was also noted that all original doors have been lost. Nevertheless, due to the strength of the consistent rhythm of the facades, they represent a cohesive interwar frontage and are much less altered than the other interwar housing in the conservation area. The retention of certain detailing such as tiled window cills and the front gardens with their original boundary walls are an attractive feature that softens the streetscape and contributes positively to the character of this group and wider conservation area.

The lower row of 1930s housing, numbers 99 to 81, are of a more typical interwar housing design with rounded bay windows, brick faced ground floor elevations with roughcast render to the first floors. Numbers 97 and 99 retain the unpainted roughcast render and brick and several retain the curved brick arch over the shallow porch. The historic fenestration has been lost in all cases, and some modern porches have been added, unbalancing the pairs. Additionally, the front gardens of all except 99 have all been removed and replaced with hardstanding. Number 99 is a good example of combining some parking provision with the preservation of a boundary wall and greenery. This expanse of hard landscaping results in a harsh streetscape within the conservation area with limited separation from the busy road onto which this group fronts.



1930s flats retain historic boundary treatment and front gardens



Mixed boundary treatment and range of alterations to housing along Billet Lane



Deterioration noted along flats on Billet Lane

## 5.0 Character Areas

### 5.7 Character Area 6: Lower Billet Lane

Lower Billet Lane includes a cluster of listed and locally listed 18th and nineteenth century structures and, across the road to the east, the very stylistically different 1970s Queen's Theatre. The character of the streetscape is somewhat impacted by the busy road and traffic islands along Billet Lane all of which make it more difficult to appreciate the historic buildings in a context which would enable one to imagine their previous settings. This is a centre of creative and cultural activities within the conservation area, with the theatre and arts centres at Fairkytes and the Billet being great community assets.

A locally listed property named 'The Hermitage' has some charm with its nineteenth century Dutch gables, but its form is affected by its insensitive twentieth century extensions, heavily obscuring the distinctive silhouette it once possessed.

Fairkytes, with its asymmetrical Georgian front, is highly attractive and displays multiple phases of evolution in its layout and appearance. The asymmetry of its principal façade has considerable architectural charm along with its fine proportions.



Much altered silhouette of the Hermitage



Fairkytes



Decay of cornice along Fairkytes

## 5.0 Character Areas

Locally listed property named 'The Billet' is, at its centre, an attractive red brick Victorian 3 bay house, although later single storey side extensions reduce its prominence and make its proportions more difficult to appreciate. Furthermore, rear extensions of prefabricated structures have been insensitively constructed. However, these have little to no impact on how the building is perceived from the street.

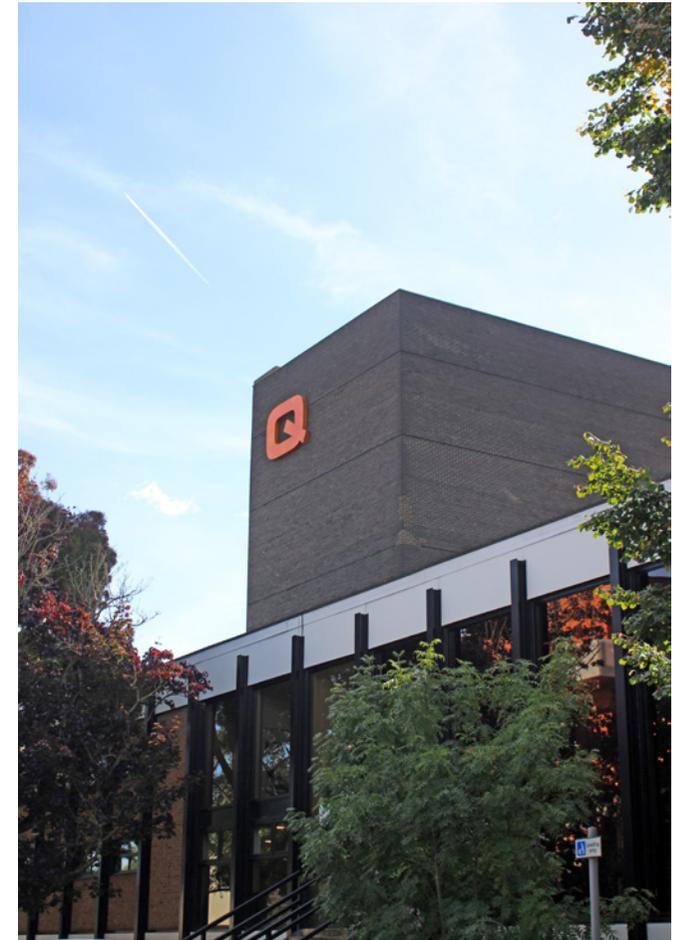
The road traffic centric streetscape of this area reduces the ability to appreciate these unique buildings and hampers the experience of the conservation area. This is especially so for the Queen's Theatre, which feels excluded from the conservation area. It sits surrounded by car parking and a green space to the south. Although the green space is well kept with wildflower corners, a parking and utility space just south of the structure is of detrimental impact to its appearance.



Billet Lane largely cuts off the Queens Theatre from the rest of the Conservation Area



Utility space intruding into green space south of Queen's Theatre



Distinctive black brick tower of Queens Theatre

## 6.0 Issues and Opportunities

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## 6.0 Issues and Opportunities

### 6.1 Introduction

This section of the Conservation Area Appraisal and Management Plan provides analysis of the current issues and opportunities facing the Langtons Conservation Area and reflects the findings of a detailed site survey and initial stakeholder consultation. It will be reviewed and updated following public consultation to ensure holistic coverage.

The analysis is set out around the below themes:

6.2 Development Opportunity

6.3 Detracting Buildings, Elements and Additions

6.4 Shopfronts and Advertising

6.5 Maintenance and Repair of Buildings

6.6 Public Realm

6.7 Sustainable Development and Climate Change

6.8 Interpretation and Raising Awareness

### 6.2 Development Opportunity

The Langtons presents very few opportunities for additional development. This is due to the lack of adequately sized sites for new construction, as the area was extensively infilled in the twentieth century. A handful of open sites or car parks could potentially yield additional housing. Otherwise, any new structures would have to be built over green space, which is an undesirable option.

### 6.3 Detracting Buildings, Elements and Additions

The Conservation Area suffers from internal inconsistency in character and quality, with a substantial drop in quality from the historic core around Langtons House to the surrounding residential streets. Historic assets within the bounds of the gardens are uniformly maintained in exemplary condition.

In general, the historic buildings along Billet Lane including Fairkytes and the Billet are in overall good condition, though a few detracting elements exist such as prefabricated extensions. However, the interwar housing elsewhere in the conservation area varies widely in quality, with many alterations that have diluted and eroded their character. The removal of historic windows and doors is particularly detrimental to the conservation area, as almost none of the interwar houses have retained their original fenestration.

The replacement of planted front gardens with hard landscaping has also significantly affected the appearance and character of these properties.



The Hermitage serves as an example of insensitive extension to a historic property.



Insensitive extensions to the rear of The Billet

## 6.0 Issues and Opportunities

### 6.3.1 Unsympathetic Additions and Accretions

Modern accretions to historic building exteriors across the conservation area are largely unsympathetic. These elements, and particularly the cumulative impact of incremental additions, can detract from the appearance of historic elevations, make the architectural merit of the buildings more difficult to discern and, as a result, have a negative impact on the character of the conservation area. These include:

- Surface-mounted services such as cables, conduit and security systems.

There is opportunity to reduce visual clutter across frontages by removing or rationalising these elements, or by relocating them to more discreet locations. It is recommended that installation of any new external devices or technology be limited to rear or other secondary, less visible elevations or rerouted internally so that they remain concealed from the public realm. Opportunities should also be taken to remove redundant wiring.

- Television aerials and satellite dishes are modern and highly conspicuous elements which are visually intrusive within historic streetscapes. They also detract from architectural harmony on elevations, cluttering the appearance of many front facades.

These are found throughout the conservation area atop roofs and fixed to frontages. Often dishes and aerials remain fixed to buildings after they become redundant. There is therefore opportunity to remove the redundant examples and ensure that any new devices are located along rear elevations, concealed from the public realm.

### 6.3.2 Windows, Doors and Rain Goods

Few historic windows remain in the conservation area outside the boundaries of Langtons House. In the conservation area there are many highly visible examples of insensitive window replacements using uPVC, particularly along Billet Lane, where historic curved windows have been replaced with uPVC units that do not align with the original curved bays. Within the boundaries of Langtons House, however, a good number of historic windows remain in place and are in notably good condition.

uPVC windows in particular negatively affect the appearance of buildings, but all plastic features are modern, alien additions to the historic environment and have a detrimental impact on the character and appearance of the conservation area. Their installation often constitutes the loss of the original or historic features and profiles, which incrementally reduces the special interest of the area. In addition, the use of plastic windows and doors reduces the breathability of traditionally constructed buildings, by preventing moisture from egressing the building; this can cause wider damage to building fabric. There are opportunities to return windows to traditional materials and appearance where they have been altered.

The widespread loss of the original roof tiles and their replacement with concrete tiles as opposed to new, traditional plain clay tiles also negatively impacts the character and appearance of individual houses, semidetached pairs, overall streetscapes and the conservation area as a whole. Inconsistent tiling across semidetached pairs presents a discordant, unbalanced appearance which is at odds with the original design.

There is also a lack of consistency among the interwar houses in the treatment of doors and doorways, resulting in a mixed and disjointed appearance. The colour palette is inconsistent, and the style of doors are often non-historic and of unsympathetic style. This is especially evident where two entrance doors on semi-detached houses are next to each other and mismatched.

### 6.4 Boundary Treatments

Boundary treatments within the conservation area are generally historic or of an acceptable profile and materiality. Within the grounds of Langtons House, there are particularly attractive boundary treatments, most notably the historic garden and boundary walls. The entrances into the conservation area along Cromer Lane are also of notable quality, featuring well-designed and maintained painted metal gates. It was noted that some of the boundaries along the gardens exhibit great varieties in colour were of a lesser quality of condition. Additionally, a gap in the hedgerow in the southern section of the garden was observed.

Some sections of the conservation area suffer from poor boundary treatments, most notably along Emerson Drive, Cromer Road and part of Billet Lane. In these areas, boundary walls have been removed or altered with inconsistent treatments, materials, and heights, creating a disjointed appearance.

There is an opportunity to replace unattractive boundary treatments, such as modern metal fencing, with traditional designs which would complement and enhance the character conservation area by restoring a more cohesive experience.

## 6.0 Issues and Opportunities

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Break in hedged boundary of Langtons House Gardens with metal fencing



Entrance into Langtons Gardens from Cromer Road



Historically inappropriate black metal fencing in Emerson Drive. Lean to garage of appropriate style and materiality

## 6.0 Issues and Opportunities

### 6.5 Maintenance and Repair of Buildings

Buildings in the area are generally in good repair and lack clear visible issues. Historic properties were noted to be in general good condition. Additionally, some deterioration was noted in Fairkytes and the Gazebo within the gardens of Langtons House.

Houses within Emerson Drive were observed to be uniformly in acceptable condition, as were those along Cromer Road. The Queen's Theatre was also noted to be in good condition with no signs of deterioration. An exception within the conservation area was the interwar housing along the north of Billet Lane, where many flats were found to be in poor condition, showing visible staining, water ingress, and peeling paint.

As well as having an impact on physical building fabric, these maintenance and repair issues harm the appearance of both individual buildings and the wider conservation area. There is guidance on good practice maintenance and repair methods in Section 6.4 and additional sources of guidance in Further Information and Resources.



Peeling paint on Billet Lane

## 6.0 Issues and Opportunities

### 6.6 Public Realm

Some of the public realm within the conservation area is of exemplary quality, particularly within Langtons House, where a mix of leisure activities is seamlessly integrated into the well-preserved historic environment. The main challenge associated with the management of the public realm within the conservation area is to continue upholding this well-kept space while making a few minor enhancements.

Some minor issues were noted within Langtons House, such as the cricket clubhouse which is of lesser architectural quality when compared to the other structures within its vicinity. Additionally, certain boundary areas were observed to lack hedge cover, and a more consistent treatment of boundaries along the south, west, and north of the gardens could be implemented.

Further issues with the public realm were identified in the wider conservation area, which could be enhanced to provide better spaces for both visitors and residents. Queen's Theatre Green was noted to lack effective boundaries, particularly along the southern perimeter adjacent to the Sainsbury's car park. There is also a sense of disconnection between this green space and the rest of the conservation area, exacerbated by the isolating effect of traffic on Billet Lane. Additional planting along the roads could help mitigate traffic noise and visual disturbances, creating a more attractive green space.

The small service/utility section and car park that encroach into the northern part of the green do not contribute positively to it and better use of this space could be considered.



Cricket clubhouse offers an opportunity for enhancement



Intruding service hardstanding onto Queen's Theatre green

## 6.0 Issues and Opportunities

### 6.7 Sustainable Development and Climate Change

The London Borough of Havering intends to be carbon neutral by 2040, and in March 2023 declared a climate and ecological emergency recognising the threats of climate change to the borough. This issue interacts with the conservation area in a number of ways, including changes to buildings and the way people move around the area.

Havering Council have embedded climate change mitigation and minimising carbon emissions throughout the Local Plan, including within its Strategic Objectives and in Policy 12, Healthy communities and Policy 36, Low carbon design and renewable energy.

#### 6.7.1 Energy Efficiency Upgrades

Whilst the maintenance and continued use of historic buildings is inherently sustainable, there is likely to be both a desire amongst residents and tenants and pressure from government over coming decades to improve the energy efficiency and reduce the carbon footprint of the Langtons historic building stock. Reducing heating requirements combined with using more sustainable sources of heat and power are the two main aspects to consider.

There are many opportunities to improve the energy efficiency and reduce the carbon footprint of historic buildings which will have no impact on the character and appearance of the conservation area. These include improving the thermal performance of the building stock through insulating roofs and suspended ground floors, draught exclusion and introducing secondary glazing. Historic and traditionally constructed buildings were designed to be breathable, allowing moisture to naturally exit building fabric. Care needs to be taken to make sure buildings of this type remain breathable, rather than air-tight, through choosing appropriate materials as retaining moisture will harm the fabric of the building.

Care also needs to be taken if external changes are proposed, to ensure they remain sensitive to their historic context. This could include the addition of solar photovoltaic panels on south or east/west facing roofs as an additional heating or hot water source. However, these must not detract from the historic character of the building and are likely to be only acceptable when positioned on rear roof slopes not visible from the public realm. Where solar panels would be on a wall or roof slopes facing the public highway, or on a flat roof, planning permission is required.

#### 6.7.2 Upgrades within the Public Realm

Reducing petrol and diesel car use is critical to reducing carbon emissions and there is government commitment to phasing out their sale over the next decade. Petrol and diesel car use will be replaced by a combination of electric (or other carbon-free) vehicles and active, car less travel. Both will require infrastructure changes that will need to be considered in the context of the special interest of the conservation area to ensure they are implemented appropriately.

Electric vehicles require charging points which can be installed within existing car parks and adjacent to street parking bays. Although these are relatively unobtrusive, they are likely to increase visual street clutter to a degree and should therefore be considered alongside other reductions in street furniture clutter. However, lamppost charging points and wireless charging may become viable in the future which are likely to be compatible with a conservation area environment.

Encouraging active travel, cycling and walking is also key to reducing carbon emissions. Reducing vehicle movement in the conservation area will improve air quality and make active travel more pleasant and safer. Improved signposting for cycling and walking routes could be introduced whilst taking care not to add to visual clutter through excessive increased signage.

#### 6.7.3 Trees and Open Spaces

The open space and tree provision within the grounds of Langtons House and gardens is exemplary. Well-maintained and with clear divisions of space for different activities, such as leisurely strolls, observing waterfowl, sports, and spaces designated for formal and informal play. There is little space for improvement within this area, and the primary issue would be maintaining the high degree provided.

Elsewhere in the conservation area, open space is limited and the found only in a smaller lawned area to the south of the Queen's Theatre. This green space, although well-kept and divided into lawn and wildflower areas, could be enhanced. The break between the green space and Billet Lane, and the large unsightly car park to the south, could be improved with better division. This might be enhanced with more tree cover which would create a better sense of seclusion.

Additionally, the service space south of the Queen's Theatre is visually and physically intrusive into this open space and could benefit from rationalisation. The hardstanding and bins are an unattractive addition to the green space.

There are few street trees provided in the conservation area. The introduction of appropriately located street trees could help soften the streetscape as well as provide additional environmental benefits and visual enhancement through greening.

## 6.0 Issues and Opportunities

### 6.8 Interpretation and Raising Awareness

Langtons House is well signposted and provided with ample interpretation boards. These are well-researched, displayed, and maintained. It would be greatly beneficial for the conservation area if these interpretation boards are maintained and kept in good order to ensure they continue to inform visitors. A minor improvement could be enhancing the materiality of some of the signs. Some are printed on weather-resistant boards, while others are printed on paper and posted within signboards, which are more susceptible to weathering and decay.

#### 5.8.1 Character area specific issues and opportunities

##### Fielders Field

Fielders Field was noted to be in commendable condition overall, with only minor opportunities for enhancement observed. It was recognised that the cricket clubhouse is of lower architectural quality when compared to its surrounding structures.

Additionally, some of the boundary treatments along private properties to the west and north of the area could be enhanced with a more consistent colour palette and material finishes.

##### Langtons House and Gardens

Langtons House and gardens were, on the whole, in exemplary condition and were noted to have only very minor issues that could be mitigated. It was noted that some of the boundaries along the southern edge which were shared with housing backing onto the grounds had degraded sections and were unsympathetically covered over with metal fencing. This could be removed to ensure a more cohesive visual character. Additionally, there was some minor material decay noted the gazebo. Although these issues were not at an extensively problematic stage, their repair would prevent further deterioration and would help maintain the otherwise high-quality historic character of the area.

##### Lower Billet Lane

The character of Lower Billet Lane has suffered somewhat from the traffic along Billet Lane. This impact could be softened the introduction of street trees, to help enhance the streetscape.

The separate nature of the Queen's Theatre could be improved through the addition of more formalised pedestrian crossings or other softening interventions along this part of Billet Lane.

Some buildings along this road, notably Fairkytes, were noted to require some repair work to historic fabric. This decay should be remedied to help arrest further visual decline and preserve the valuable historic spaces within the conservation area.

There is an opportunity to enhance the green space south of the Queen's Theatre through additional sound buffering from Billet Lane and the removal or reduction of the service space south of the theatre. Currently, this valuable open space is afflicted by noise pollution. These alterations would enhance the character of these spaces and provide a higher quality area of public realm for the local community.

##### Upper Billet Lane

The well-retained historic features of numbers 101 to 131 are impacted by some material decline. The otherwise retained features of these houses could be better appreciated as a result of repair and maintenance.

Numbers 81 to 99 on Billet Lane feature an inconsistency in materials and have been much altered. Many of these alterations have had a detrimental impact on legibility of the architectural and historic interest of the buildings and the character of the overall streetscape. There is an opportunity to guide any future alterations to align more closely with historic designs, materials and colour palettes.

There is a lack of street trees along this road, and in many places, the front gardens have been removed and replaced with hardstanding resulting in the loss of historic boundary treatments. This loss of planting and separation from the road leads to a somewhat harsh streetscape which could be greatly enhanced through a more materially cohesive boundary treatment system and the encouragement of the return of front gardens or soft landscaping.

##### Emerson Drive

Emerson Drive has experienced several inconsistent alterations, which have led to a general lack of cohesive appearance within the streetscape. Many houses have lost or replaced their boundary treatments and front gardens with hard landscaping for car parking.

Extensive on-street parking leads to difficulty in appreciating the houses from the street. There is an opportunity to enhance the streetscape of this area by introducing new street trees, which may help soften the overall appearance.

##### Cromer Road

There is a lack of material consistency along Cromer Road, in addition to a significant number of front gardens that have been removed and replaced with hardstanding. This creates a visually inconsistent, inharmonious streetscape which makes its overall character difficult to understand and appreciate. A more sympathetic, consistent approach to the alteration of properties along this area would be of great benefit to its appearance.

In addition, the garages on the corner present an opportunity to enhance the streetscape through the introduction of sensitively designed new buildings that complement the conservation area through sensitive design.

## 7.0 Managing Change

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## 7.0: Managing Change

### 7.1 Introduction

Section 7 provides a framework to guide change within the Langtons Conservation Area, based on the understanding of its special interest set out in earlier sections of this document. The overarching ambition for the conservation area is to preserve and enhance what is special about it, and thus this is the statutory duty of the Council. This is achieved by ensuring that change and development take place in a considered and sympathetic way, and by raising awareness of and promoting shared responsibility for looking after the conservation area.

The long-term objectives of conservation area management are to phase out past ill-considered changes and additions, and to ensure that new development is of high quality and responds to the conservation area's special character. This applies to very small changes, such as reinstating lost historic features, to proposals for new development both within the conservation area and its setting. In addition, the regular maintenance of buildings is a vital part of preserving both their special interest and physical fabric. Repairs can often be necessary; ensuring that these are undertaken sensitively is an important part of looking after historic buildings and the conservation area as a whole.

The following sections set out how and why change within the conservation area is controlled, good practice advice on maintenance and repair and specific guidance on alterations, extension and new development. Specific recommendations can be found in Section 6.8.

### 7.2 Planning Legislation, Policy and Guidance

Planning legislation, policy and guidance is utilised when determining applications for development or other changes within the conservation area. This is to ensure that proposals seek to preserve or enhance the area's special interest including the contribution made by its setting.

The primary legislation governing conservation areas is the *Planning (Listed Buildings and Conservation Areas) Act 1990*. This sets out statutory duties for local planning authorities in managing change within conservation areas. Regional and local planning policy reflect this legislation in the protection and enhancement of conservation areas. See the London Borough of Havering's website for details regarding current national policy regarding the historic environment and the relevant policies set out within the Havering Local Plan.

In addition to legislative and policy requirements there is a wealth of best practice guidance and advice available from Historic England and other heritage organisations. When changes are being considered to buildings within and in the setting of the conservation area, it is often helpful to first seek pre-application advice from the Council to gain early guidance on proposals and discuss any constraints or opportunities; details for this can be found on the London Borough of Havering's website.

Links and details of all the relevant policy, guidance and advice can be found in Further Information and Resources.

### 7.3 Control Measures Brought about by Conservation Area Designation

#### 7.3.1 Restrictions on Permitted Development

In order to protect and enhance the Langtons Conservation Area, any changes that take place must preserve, respect or contribute to the character and appearance which makes the conservation area of special interest. Permitted Development Rights, as defined by The Town and Country Planning (General Permitted Development) (England) Order 2015, are works which can be undertaken without the need to gain planning permission. Permitted Development Rights are different in a conservation area, meaning that planning permission is needed for works which materially affect the external appearance of a building.

This includes, but is not restricted to:

- The total or substantial demolition of buildings or structures (including walls of over 1 metre in height, gate piers and chimneys);
- Other partial demolition including new openings in external elevations;
- Works to trees with a diameter of 75 mm or greater, measured at 1.5 metres from soil level;

For further information and advice about when planning permission is required within a conservation area, see the guidance on the Government's Planning Portal or contact the London Borough of Havering Planning Department. It should be noted that proposals which impact listed buildings, including changes to their setting, may also require listed building consent.

#### 7.3.2 Article 4 Directions

The Council can develop bespoke controls to ensure that specific elements of a conservation area are protected from harmful change. This is done through the application of an Article 4 Direction. These provide additional control by specifically revoking certain permitted development rights, meaning that planning permission needs to be sought before work can be undertaken.

Should the Council wish to do so, the process of implementing any new Article 4 Directions will be undertaken at a future date, separate from the adoption of this CAAMP.

## 7.0: Managing Change

### 7.4 Conservation and the Repair of Buildings

All buildings require maintenance and repair regardless of their age, designation (or lack thereof) or significance. In conservation areas, it is important that such works are carried out sensitively to protect the historic fabric of buildings and preserve the established character of the wider area. The following sections provide a summary of best practice advice on maintenance and repair. Historic England and other heritage bodies, including the Society for the Protection of Ancient Buildings (SPAB), provide a wide range of advice and guidance on how to care for and protect historic places, including advice on their maintenance and repair. See Further Information and Resources for information.

#### 7.4.1 Maintenance

Maintenance is defined as routine work necessary to keep the fabric of a place in good order. It differs from repair in that it is a pre-planned, regular activity intended to reduce the instances where remedial or unforeseen work is needed. Regular maintenance ensures that small problems do not escalate into larger issues, lessening the need for repairs, and is therefore cost effective in the long-term. In general maintenance work does not require consent from the Council, however some maintenance works may require consent.

Regular inspection of building fabric and services will help identify specific maintenance tasks relevant to each building. These could include but are not limited to:

- Regularly clearing gutters and drain grilles of debris, particularly leaves;
- Clearing any blockages in downpipes;
- Sweeping of chimneys;
- Removal of vegetation growth on or abutting a building; and
- Repainting or treating timber or metal windows and other external timberwork.

#### 7.4.2 Repair

Repair is defined as work that is beyond the scope of maintenance undertaken to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving alteration or restoration. Identification of repairs may arise during regular inspection of buildings or following extreme weather events and could include repairing damage to roof coverings, repointing of brickwork or repairs to windows.

It is important to understand the cause of any damage or defects both to ensure that the repair is successful and to minimise the work that is required. It is also important to understand the significance of the built fabric affected in order to minimise harm when enacting a repair. As with maintenance, consent may be required for some types of repair work; it is advisable to discuss with the Council before any work is undertaken.

The following should be considered when planning repair works:

- Repairs should always be considered on a case-by-case basis. A method of repair which is suitable for one building may not be suitable for another.
- Only undertaking the minimum intervention required for any given repair.
- Use materials and construction techniques which match the existing fabric to maintain the appearance and character of the building. The exception to this is when existing materials or techniques are detrimental to the built fabric – for example, cement pointing on a historic brick building.
- Repair is always preferable over the wholesale replacement of a historic feature.

- If replacement of a historic feature is required – for example, if it has degraded beyond repair – the replacement should be carried out on a like-for-like basis using the same materials and construction techniques. The replaced element should be the same as the original in terms of material, dimensions, method of construction and finish (condition notwithstanding) in order to be classed as like-for-like.
- Like-for-like replacement should not be applied in cases where a historic feature has previously been repaired using inappropriate materials or techniques. When seeking to improve failing modern features or past unsuitable repairs, a traditionally-designed alternative using appropriate materials is preferable, such as breathable, lime-based renders and paints. In such cases planning permission, and in the case of a listed building, listed building consent, may be required.
- Repairs should, where possible, be reversible, as better alternatives may become available in the future.
- Repointing should always be carried out using a lime-based mortar. Within historic and traditionally constructed buildings, cement-based pointing is damaging to brickwork and stonework as it is an impermeable material. Periodic renewal of pointing will extend the lifetime of building fabric.

## 7.0: Managing Change

### 7.5 Proposing Change to Buildings

#### 7.5.1 Alteration, Extension and Demolition

The appropriateness of demolition, alteration or extension will be considered on a case-by-case basis, as what is appropriate in one location will not necessarily be acceptable in another. In all cases it is vital to consider the impact of the proposed change on the special interest of the conservation area ensuring that this is preserved or enhanced.

Demolition of buildings that detract from the character and appearance of the conservation area may be beneficial. However, gap sites can also detract from the character of the conservation area, and therefore demolition of whole buildings may only be permitted in instances when rebuilding is proposed, when the site was historically open and this remains appropriate, or when an alternative suitable future use for the site is planned.

Alterations should preserve or enhance the character of the conservation area, and changes should be sensitive to its prevailing architectural and visual character. Alterations may comprise of the removal of detracting features such as uPVC windows, and where appropriate, their replacement with more historically appropriate versions. Alterations should therefore use appropriate materials for their context, and ideally those that are typically found within the conservation area. This may include timber for windows and doors and brickwork for structural elements. New materials may be appropriate as long as they are complementary to the appearance of the area.

Extensions should be subordinate to the existing buildings in their scale, massing and design, and should ensure that any existing historic features remain legible. Extension to the side and front of buildings is unlikely to be appropriate as this would change the visual appearance of the streetscape, whereas extension to the rear, where space allows, is likely to be more acceptable. All extensions should be of high quality design and construction. Whilst the design may use materials

and finishes which are characteristic to the conservation area, there may be scope for use of a wider, less traditional material palette where these are part of a high quality, sensitively-designed extension that complements or enhances the appearance of the original building and the conservation area setting.

#### 7.5.2 Alterations Proposed in Response to Climate Change

There are many opportunities to make changes to historic buildings in the conservation area which will assist in improving their thermal performance and, as a result, tackle climate change. Internal works in unlisted buildings will not require planning permission; however, for any works which affect the exterior of a building it will be required. Any works to listed buildings, both internal and external, will require listed building consent and those to the exterior will also require planning permission.

Internally, adding insulation to roofs or lofts and below suspended ground floors will improve thermal efficiency, and draft exclusion around windows, doors and vents will also be beneficial. Installing secondary glazing will also improve thermal performance, though it is noted that double or triple glazing may be considered appropriate in some conservation area buildings, pending impacts to the character of the building and wider setting. Care should be taken to ensure that traditionally constructed buildings remain sufficiently breathable to avoid causing harm to the fabric of the building.

Externally, solar panels could be installed on rear roof slopes not visible from the public realm. Where solar panels are proposed to be installed to listed buildings, even on rear roof slopes, listed building consent will be required. Other renewable energy sources could be considered, such as ground, air or water-sourced heat pumps, so long as they do not detract from the character or appearance of the conservation area.

When planning the installation of electric vehicle charging points (EVCPs) care should be taken when installing any outlets, conduit, etc. in historic building fabric to avoid unnecessary fabric loss and minimise the visual impact of the EVCP in views from the street. EVCPs often require vehicles to be parked at close range; the impact of this on the character and appearance of the street and wider conservation area should be carefully considered. The installation of an EVCP does not require planning permission, the areas in question must be lawfully used for off street parking.

#### 7.5.3 Modern Additions to Historic Buildings

Proposed modern additions to buildings should be carefully considered to ensure they are both necessary and appropriate to the character and appearance of the conservation area. The removal of unsympathetic features such as redundant external wiring, satellite dishes and television aerials should be undertaken proactively, as this will remove visual clutter and thus enhance the appearance of the conservation area. The installation of new television aerials and satellite dishes on a wall, chimney or roof slope that faces onto and is visible from the conservation area public realm (generally to front and side elevations) requires planning permission and is discouraged. The visibility of such features detracts from the appearance of the conservation area; therefore care should be taken to locate these items discreetly, ideally to the rear of buildings.

#### 7.5.4 Windows, Doors and Drainage Goods

There have been instances in which uPVC units have been used to replace historic windows. uPVC doors and plastic gutters and drainpipes also found on historic buildings in places throughout the conservation area. Plastic or uPVC elements are not in keeping with the appearance or character of a historic building, and thus detract from the special interest of the conservation area. Therefore, replacement of historic or traditional windows, doors and drainage goods is discouraged unless they are damaged beyond repair. Where such replacement is necessary this should be in materials

## 7.0: Managing Change

and styles appropriate to the building. Where inappropriate replacement has already been undertaken, returning these features back to their traditional appearance is encouraged. The proportions and type of window will be dependent upon the age and style of an individual building.

Doors and window frames should be painted in appropriate colours. Changes in colour beyond a shade lighter or darker of the existing colours will likely require planning permission, with decisions based on surrounding context and appropriate historic precedent. Drainage goods would have historically been painted cast iron or lead; however other metals may be appropriate subject to their detailed design.

### 7.6 New Development

#### 7.6.1 New Development within the Conservation Area

There are few opportunities for new development within the conservation area. However, some sites comprise detracting buildings or vacant areas, the sensitive replacement or redevelopment of which could enhance the conservation area's appearance.

Any new development needs to take account of, and remain sensitive to, the following:

- The significance of any building proposed for demolition;
- The significance of the relationship between any building to be removed and adjacent structures and spaces;
- The potential to draw inspiration from the historic use and character of a site;
- The significance or contribution of any gap site; is it a historic gap within the street frontage or does it detract?;
- The potential impact of proposals on known or potential archaeological remains;

- The potential impact of proposals on the setting of any neighbouring listed buildings;
- The materials and architectural detailing characteristic of the area - these should be a key point of reference in the choice of materials and detailing for proposed new development;
- The scale and grain of the surrounding area, including historic plot boundaries;
- The proposed height of new development in relation to neighbouring buildings and the surrounding context; and
- The potential impact of proposals on important views and the prominence of landmark buildings within the conservation area.

The above list is not exhaustive; each location will present its own unique requirements for sensitive and appropriate proposed development. In all cases, new development must be of high quality design, construction and detailing. The principal aim of new development should be to preserve or enhance the character of its immediate setting and the conservation area as a whole.

#### 7.6.2 New Development in the Setting of the Conservation Area

The setting of the conservation area contributes considerably to its special interest, and there are likely opportunities for new development within this setting. New development should remain sensitive to its location within the setting of the designated heritage asset and enhance or preserve, rather than harm, its special interest. Proposed new development should be of the highest quality design and execution, regardless of scale, in order to achieve this and, where relevant, help phase out ill-considered and unsympathetic interventions from the past.

### 7.7 Public Realm

The public realm, namely publicly accessible streets and open spaces, is the area from which the majority of people will experience the conservation area. Preserving and enhancing its character and appearance is therefore of considerable importance for maintaining the special interest of the area. The public realm consists not only of street surfaces, but the street furniture, street signs and interpretation.

A sensitive and holistic approach to change and improvement to the public realm within an overarching strategy is needed, including changes to road infrastructure to encourage cycling and walking. Any additions or amendments to the public realm will also need to take account of highways and other relevant regulations.

Care should be taken to ensure future public realm works are considered for the longer term and materials both for street furniture and surface treatments are durable and of high quality, and remain sensitive to the character of the conservation area.

In addition to street furniture, road signage, freestanding shop signage, broadband cabinets, and elements such as inappropriately located café seating can collectively cause excessive clutter within the public realm and detract physically and visually from the pedestrian experience of the conservation area. Applications associated with features within the public realm should be carefully considered to make certain that public streets remain pleasant and attractive places to be whilst ensuring that commercial activities can continue successfully.

Installation of vehicle e-charging points are likely to become a feature of the street scene in the near future. Although these are relatively unobtrusive, they are likely to increase visual street clutter to a degree and should therefore be considered alongside other elements of street furniture.

## 7.0: Managing Change

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### 7.8 Specific recommendations

The following recommendations have been developed in response to the issues and opportunities within the conservation area identified in Section 5, and in light of the guidance on managing change provided in Section 6 over previous pages. These recommendations are designed to ensure the preservation and enhancement of the special interest of The Langtons Conservation Area.

- The historic environment of Langtons House and its gardens are of exemplary condition; it is recommended that they continue to be maintained to this standard as they are the primary provider of the conservation area's historic character. This should be maintained to ensure the area remains a desirable place to live, work and visit.
- Proposals for extension, alteration and new development should preserve or enhance the special interest of the conservation area, or where the public benefits would outweigh any harm. New development should integrate contextual design and prioritise the preservation and enhancement of the area's distinctive character. Special care should be employed to ensure new development does not degrade the experience within Langton's House and its gardens.
- The design, construction and materials of any new development, extension, alteration or repair should be of the highest quality and respect their local context.
- Development within the setting of the conservation area should be sympathetic to its special interest in terms of its scale, massing, proportions, materials and detailing. Applicants proposing new development in the setting of the conservation area should assess and describe the likely impact of their proposals on the significance and character of the Conservation Area and its setting.
- Trees contribute to the character of the conservation area and should be retained wherever possible. If trees are lost, they should be replaced with trees that will maintain or enhance the character of the conservation area.
- Changes to buildings in response to climate change are encouraged but should take into consideration the character and appearance of the conservation area.
- Careful removal of inappropriate and unsympathetic additions to buildings and the street scene is encouraged.
- Reinstatement of lost historic features, such as front doors, timber or metal windows within historic frontages is encouraged, where appropriate.
- Collectively, these measures should ensure that the existing heritage character of the conservation area actively informs and celebrates high-quality, contextual change.
- The condition of the conservation area should be monitored and reviewed periodically.

# Further Information and Resources

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## Further Information and Resources

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### Consulted archives

- Havering Library and Local Studies
- Historic England Archive
- London Picture Archive

### Further Sources of Information

For further study, the following archives hold material that may be of relevance to the history and significance of The Langtons:

- Havering Library and Local Studies
- London Metropolitan Archive
- Essex Record Office
- The National Archives
- Historic England Archive

### Legislation, Policy and Guidance

#### Legislation, Planning Policy and Best Practice Guidance

The following legislation, policy documents and guidance have been utilised in undertaking the conservation area review and preparing this report.

- a Planning (Listed Buildings and Conservation Areas) Act 1990
- b Ministry of Housing, Communities and Local Government, National Planning Policy Framework (2025) (specifically Section 16: Conserving and Enhancing the Historic Environment)
- c London Borough of Havering, Havering Local Plan (2016-2031)
- d London Borough of Havering, Havering Character Study (August 2024)
- e London Borough of Havering Archaeological Priority Area Appraisal (May 2024)
- f Ministry of Housing, Communities and Local Government, Planning Practice Guidance
- g Historic England, Conservation Area Appraisal, Designation and Management: Advice Note 1 (Second Edition, 2019)
- h Historic England, Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (2008)
- i Historic England, Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second Edition, 2017)
- j Historic England Advice Note 18. Adapting Historic Buildings for Energy Carbon Efficiency (July 2024)

## Further Information and Resources

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

Listed buildings and conservation areas are designated under the Planning (Listed Buildings and Conservation Areas) Act 1990 for their special architectural or historic interest. Designation gives conservation areas protection as alterations, additions or demolitions are controlled by the need for planning permission, which is required by local planning authorities when change is proposed. Section 69 of the Act details the protection of conservation areas and is reproduced below, of specific reference is section (1):

'Section 69 Designation of Conservation Areas

(1) Every local planning authority:

- a shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and
- b shall designate those areas as Conservation Areas.

(2) It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as Conservation Areas; and, if they so determine, they shall designate those parts accordingly.

(3) The Secretary of State may from time to time determine that any part of a local planning authority's area which is not for the time being designated as a Conservation Area is an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance; and, if he so determines, he may designate that part as a Conservation Area.

(4) The designation of any area as a Conservation Area shall be a local land charge.

### National Planning Policy Framework

The National Planning Policy Framework (NPPF), published in March 2012 and most recently revised in February 2025, sets out the government's planning policies for new development within England and how these should be applied. The NPPF is a material consideration for local planning authorities in determining planning and listed building consent applications.

Section 16 considers conserving and enhancing the historic environment. The policies emphasise the need for assessing the significance of heritage assets and their setting in order to fully understand the historic environment and to inform suitable proposals for change. The following paragraphs are of relevance:

#### Section 16 - Conserving and Enhancing the Historic Environment

*Paragraph 202 - 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 Value. 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 generations.*

*Paragraph 203 - 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:*

*d) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*

*e) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*

*f) the desirability of new development making a positive contribution to local character and distinctiveness; and*

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

*Paragraph 204 - 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.*

*Paragraph 206 - Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible*

*Paragraph 219 - 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.*

*Paragraph 220 - 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 214 or less than substantial harm under paragraph 215, 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.*

## Further Information and Resources

### Planning Practice Guidance

In 2014 the government launched the Planning Practice Guidance website (<https://www.gov.uk/government/collections/planning-practice-guidance>). The guidance is a live document intended to provide further detailed information with regard to the implementation of the NPPF. It includes the section 'Historic environment', which advises on enhancing and conserving the historic environment.

### Conservation Area Designation, Appraisal and Management Historic England Advice Note 1 (Second Edition)

This Historic England advice note, published in 2019, supports the management of change in a way that conserves and enhances the character and appearance of historic areas through conservation area appraisal, designation and management. Of great relevance to the review of The Langtons Conservation Area are the following paragraphs:

'10 Conservation area designation is undertaken to recognise the historic character of an area and/or in answer to the impact of development, neglect and other threats, on areas which are considered to have special architectural or historic interest. The appraisal is the vehicle for understanding both the significance of an area and the effect of those impacts bearing negatively on its significance. It will form part of the local planning authority's Historic Environment Record and will be part of the evidence base for the local plan and a material consideration in planning decisions.'

'77 Under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 local planning authorities have a statutory duty to draw up and publish proposals for the preservation and enhancement of Conservation Areas in their districts from time to time. Regularly reviewed appraisals, or shorter condition surveys, identifying threats and opportunities can be developed into a management plan that is specific to the area's needs. In turn, this can channel development

to conserve the Conservation Area's special qualities. Both areas in relative economic decline and those under pressure for development can benefit from management proposals that promote positive change.'

### Conservation Principles, Policies and Guidance

Conservation Principles was published by English Heritage (now Historic England) in 2008. It provides a comprehensive framework for the sustainable management of the historic environment, wherein 'Conservation is defined as the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations'. The guidance also provides a set of four heritage values, which are used to assess significance. The values are evidential, historical, aesthetic and communal.

### Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second Edition)

The significance of a heritage asset is not only derived from its physical presence but also from its setting and the surroundings in which it is experienced. The Setting of Heritage Assets (2nd Edition) published in 2017 by Historic England provides guidance on managing change within the setting of a heritage asset. It recommends the following staged approach to the assessment of proposals during design evolution under Part 2: Setting and Views:

Step 1: Identify which heritage assets and their settings are affected.

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.

Step 4: Explore ways to maximise enhancement and avoid or minimise harm.

Step 5: Make and document the decision and monitor outcomes.

### Contact Details

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## Further Information and Resources

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### Locally Listed Buildings in the Langtons Conservation Area

Asset Name	Reference	Age	Description	Address
The Billet	SAN1	1840-1913	Late nineteenth century red brick building with shallow hipped slate roof and single chimney stack. Three bay symmetrical front façade with large rear extensions. Rear extensions show a range of twentieth century pre-fabricated construction deemed to be of detriment to the building.	59 Billet Lane, Hornchurch
The Hermitage	SAN2	Earl twentieth century	Early twentieth century Dutch villa style building. Red brick building with interesting Dutch gables. Very large unsympathetic extension of great detriment to the structure.	Billet Lane, Hornchurch

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