



23rd March 2026

RAF Hornchurch Conservation Area

What we do

Since 1947, we have been leading exemplary **architecture, masterplanning, and heritage consultancy** to protect, enhance, and evolve the **world's most significant historic buildings and places.**

Inspired by a **deep understanding** of context, we craft the identity of the unique places in which we work by **cherishing their heritage.**



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.’

Planning (Listed Buildings and Conservation Areas) Act 1990

RAF Hornchurch Conservation Area



What is a CAAMP?

Councils have a duty to formulate and publish proposals for the preservation and enhancement of conservations areas.

The normal format is a **Conservation Area Appraisal and Management Plan (CAAMP)**.

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What have we done so far?

- Review of the condition of the conservation area
- Research to understand the evolution of the RAF Hornchurch area
- Preparation of a CAAMP including proposed boundary changes and management recommendations

What is next?

- Review of responses following this public consultation
- Update to the CAAMP
- Adoption of the CAAMP by the Council's Cabinet

RAF Hornchurch Conservation Area



RAF Hornchurch Conservation Area

- Designated on 7th June 1989
- Covers an area of approximately 0.9 hectares (2.3 acres)
- Includes a small number of buildings associated with the former RAF Hornchurch - The former Officers' Mess (Astra House), the Officers' Quarters (Astra Courts) and the Warrant Officers' Quarters at Nos.89-99 Wood Lane.

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Special interest

- Historic association with the former RAF Hornchurch (1915-1962)
- Played an important role in the Battle of Britain
- The military origin is still appreciated through the architecture
- Mature trees and vegetation are a key part of character

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Proposed boundary change

Proposed change to include surviving remnants from the RAF base within the conservation area boundary:

- Buildings to the north and south of Kilmartin Way and to the west of South End Road - formerly the non-commissioned officers and airmen quarters
- Havering Asian Social & Welfare Association (HASWA) on Kilmartin Way
- Buildings along the south side of Park Lane - formerly the married officers' quarters

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Park Lane



Nos. 2-24 (even)
Kilmartin Way



HASWA

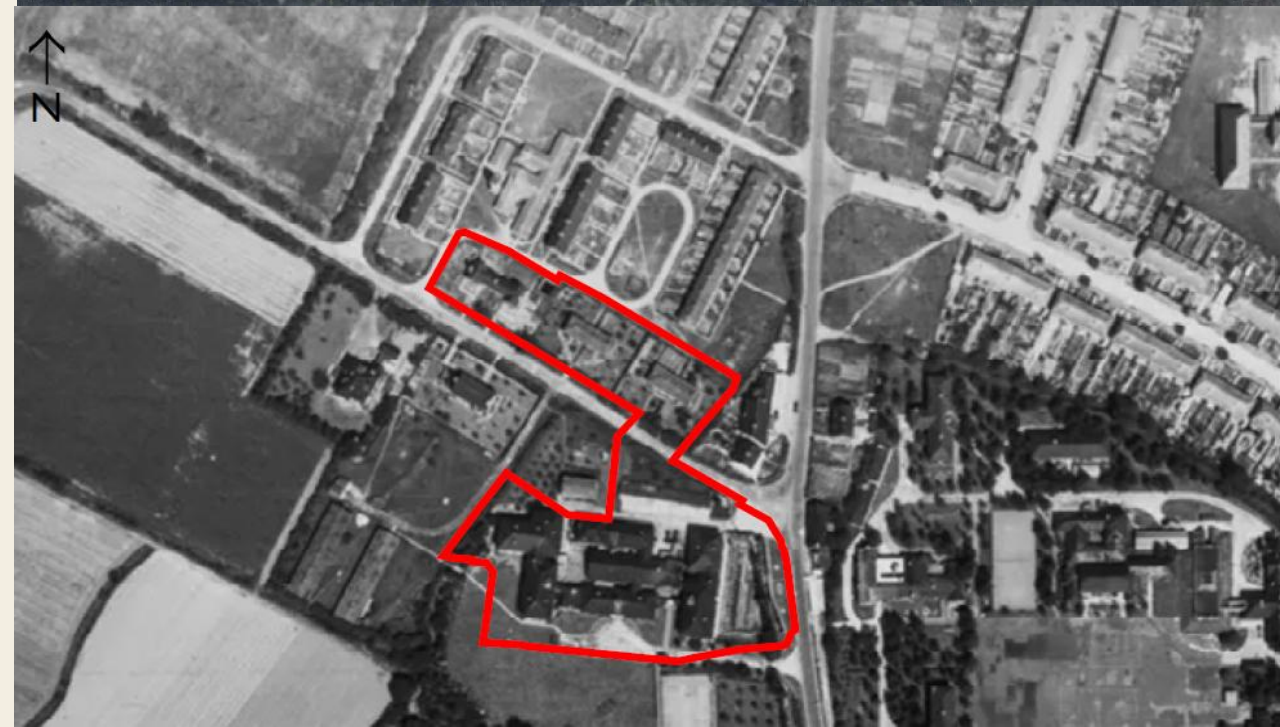


Nos. 393-403
South End Road

Historical development

- 1159 - 1163 - Hornchurch Priory established on land south of Hornchurch village, known as Sutton's Manor.
- 1391 - Suttons Manor estate purchased by the Bishop of Winchester.
- 13th to early 20th centuries: Predominant agricultural use and limited urban development.
- 1915: Sutton's Farm requisitioned for military use as Royal Flying Corps Station Sutton's Farm.
- 1919: Returned to agricultural use.
- 1928: RAF Hornchurch opened on Sutton's Farm and expanded during the 1930s.
- 1940: RAF Hornchurch in the Battle of Britain.
- 1945: Reserve site used by volunteer soldiers for training purposes.
- 1962: RAF Hornchurch closed and land redeveloped

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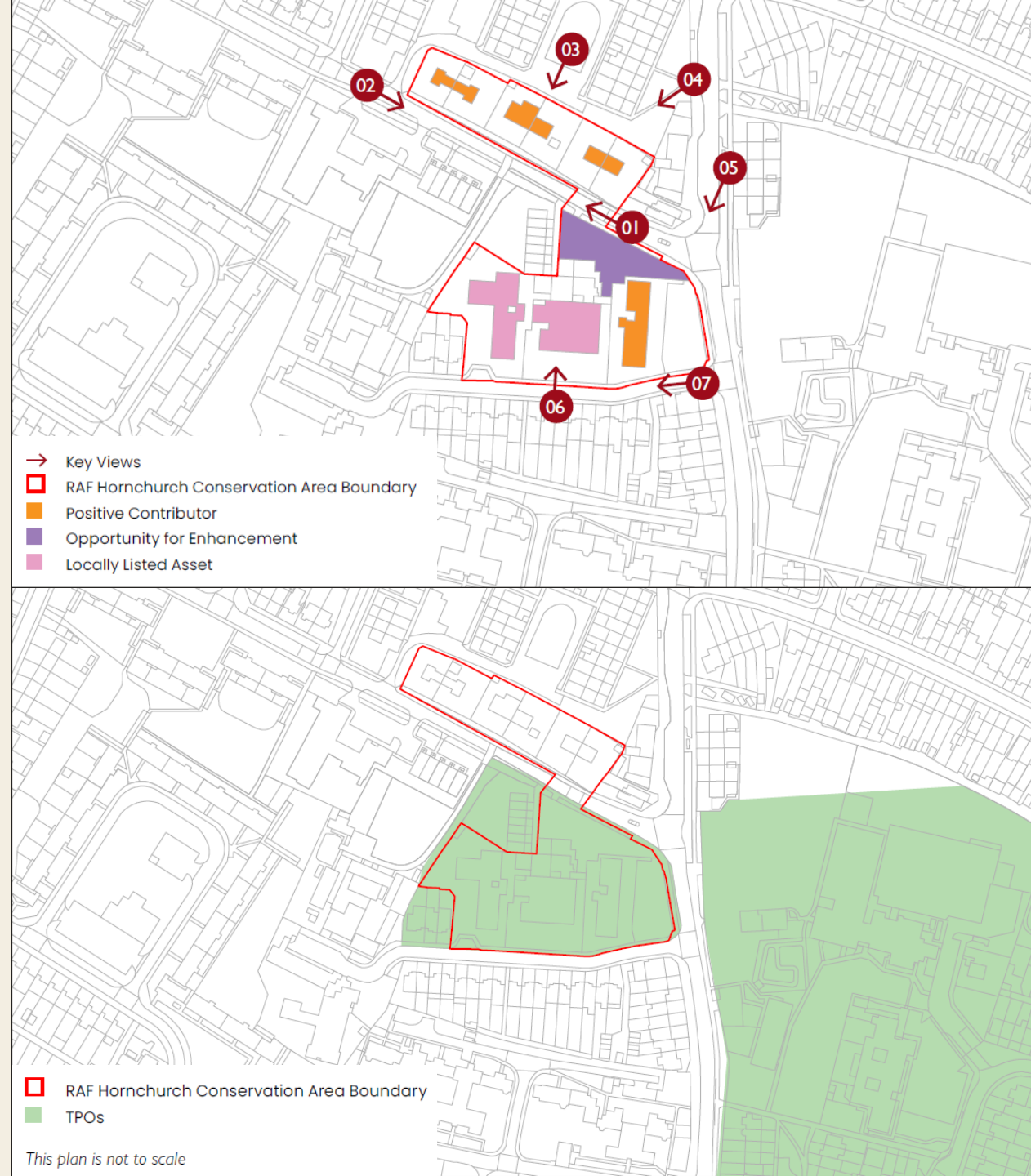
Character assessment

Special character: Legible historic association with the former RAF Hornchurch

Key elements contributing to special character:

- Key buildings and spaces
- Key views - as numbered on the adjacent plan
- Open space and trees
- Building materials
- Architectural types and details

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Issues and opportunities

- **Unsympathetic Additions:** Opportunities to return windows and plastic rain goods to traditional materials and appearance.
- **Detracting elements:** The carpark to the north of Astra House identified for enhancement.
- **Boundary Treatments:** Opportunity to improve the appearance of the carpark with low wooden fencing and additional planting.
- **Public realm:** Opportunities to introduce planters within carparks and provide cycling bays.
- **Interpretation:** Opportunity to increase awareness of the history and special interest of the conservation area through interpretive signage.

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Managing change

- 01 The surviving historic environment of the former RAF Hornchurch, in particular that which contributes to the character and appearance of the conservation area, should be maintained to ensure the area remains a desirable place to live, work and visit.
- 02 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. To achieve this, new development should adopt a sensitive context-led approach, which is vital to celebrate and create a sense of place within the conservation area.
- 03 The design, construction and materials of any new development, extension, alteration or repair should be of the highest quality and respect their local context.
- 04 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.
- 05 Development within the wider setting of the conservation area should ensure that Hornchurch Country Park, which is of importance in providing historic context to the conservation area, is maintained.
- 06 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.
- 07 Enhancement of the public realm is encouraged, including appropriate surface treatments, with potential for integration with heritage interpretation.
- 08 Changes to buildings in response to climate change are encouraged but should take into consideration the character and appearance of the conservation area.
- 09 Careful removal of inappropriate and unsympathetic additions to buildings and the street scene is encouraged.
- 10 Reinstatement of lost historic features, such as windows and rain goods is encouraged, where appropriate.
- 11 The condition of the conservation area should be monitored and reviewed periodically.

We want to hear from you

Thank you for taking the time to come to this presentation

We are happy to take questions

The consultation period is open from 12th March to 22nd April 2026

During this time, the CAAMP document can be found on the Council's website

Please fill out the online survey to let us know your opinions on the new CAAMP, the proposed boundary changes and any other comments you have about the review



PURCELL