

 PURCELL

December 2026

The Langtons



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)



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)**.



What Have We Done So Far?

- Undertaken thorough review of the condition of the conservation area
- Developed an understanding of the evolution of the Langtons
- Prepared a CAAMP for the Langtons with management recommendations

Following the public consultation we will review your responses and update the CAAMP as necessary. This will then be adopted by the Council's Cabinet.



The Langtons Conservation Area

- Designated 2010
- Centred on 18th century Langton House
- Very high grade gardens
- Connection to the development of Hornchurch



Historical Development of the Langton's

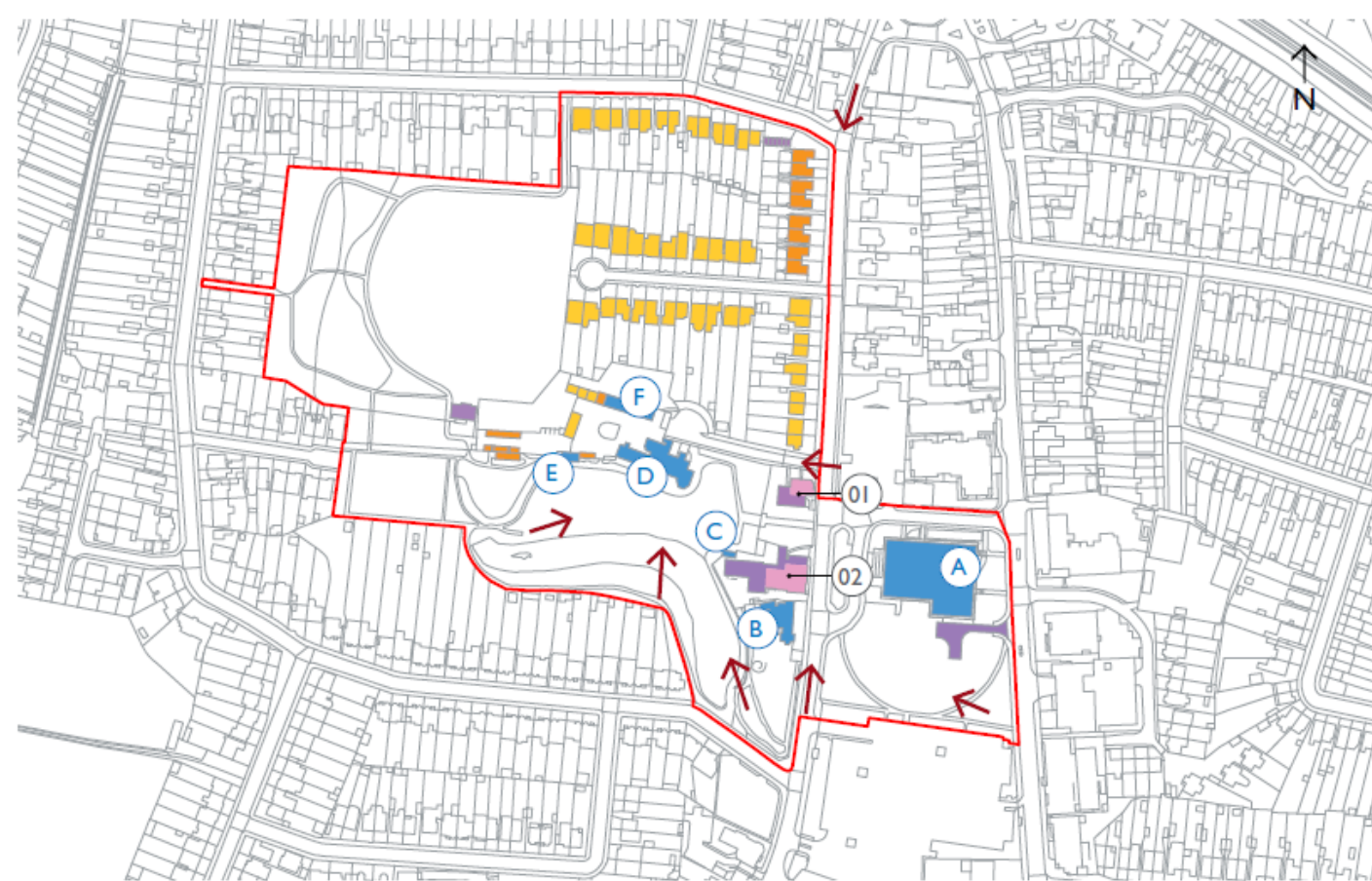
- 1163: Hornchurch Priory established
- 1385: Hornchurch Priory seized by the crown
- 1489: Medieval hall believed to have existed on site
- Mid-18th century: Langtons House built
- 1797: Langtons House sold to John Massu
- 1919: Langtons donated to Hornchurch Council, gardens parcelled off for residential development
- 1930s: Majority of housing built in this decade.



Character Assessment

We have assessed the character of the Langtons using the following elements:

- Location, topography and geology
- Archaeological potential
- Setting and important views
- Key buildings and spaces
- Open space and trees
- Public realm
- Building use
- Boundary treatments
- Scale and mass of buildings
- Building materials
- Architectural types and details



→	Key Views	■	Listed Building	■	Locally Listed Asset
□	Proposed 2025 Boundary	A	Queens Theatre Grade II	01	The Hermitage
■	Positive Contributor	B	Fairykyles (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)		

Issues and Opportunities

- Well-preserved gardens should be retained at current high level
- Opportunity for enhancement of street front, ie decluttering of street furniture and additional soft landscaping
- Higher material consistency could enhance the public realm, ie uPVC replaced with historically appropriate styles



Managing change

- Legislation and policy relating to conservation areas
- Control measures brought about by conservation area designation
- Good practice maintenance and repair of buildings
- Advice on proposing change to buildings
- Advice on new development
- How the public realm should be treated
- Specific recommendations for the Langtons

7.0: Managing Change

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.

We want to hear from you

Thank you for taking the time to come to this presentation and we are happy to take any questions you might have

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

During this time, the CAAP 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 and any other questions you have about the review





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