

CONSERVATION AREA APPRAISAL LANGTONS

Commissioned by the London Borough of Havering

Produced by [Butler Hegarty Architects](#) 2012



	Page
1.0 Executive Summary	4
2.0 Introduction and Background	
2.1 Introduction: Conservation Area Appraisals	7
2.2 What is a Conservation Area?: The Legislation	7
2.3 Conservation Area Designation	7
2.4 Managing Change: An Approach to Conservation	7
2.5 Conservation Areas in Havering	7
2.6 What is a Conservation Area Appraisal?	9
2.7 Broader role of Conservation Areas	9
2.8 Background to Langtons Conservation Area	10
2.9 Why are we providing this document?	10
3.0 Planning Policy Context	
3.1 National Policy: Overview	11
3.2 Planning Policy Statement 5	11
3.3 Regional Policy: The London Plan	12
3.4 The London Plan Chapter 2	12
3.5 The London Plan Chapter 7	12
3.6 The London Plan Policy 7.8	12
3.7 The London Plan Policy 7.9	12
3.8 Havering: Conservation Policy and Guidance	13
3.9 Havering: Core Policies	13
3.10 Havering: Core Policy CP18	13
3.11 Havering: Development Control Policies DC67-71	13
3.12 Heritage Supplementary Planning Document	14
3.13 Other Relevant Core Policies	14
3.14 The “Green Grid”	14
3.15 Hornchurch Urban Strategy (HUS)	14
3.16 HUS Key Issues	15

	Page
4.0 Summary of Special Interest	
4.1 Designation of the Conservation Area	17
4.2 Character Zones	17
4.3 Sense of Place	17
4.4 Experience of Place	17
4.5 Sensory Experiences	17
4.6 Spatial Analysis	17
4.7 Key Views	19
5.0 Assessment of Special Interest	
5.1 Location and setting	21
5.2 Archaeology	23
5.3 Historical Development	25
5.4 Architectural Qualities and Built Form	39
5.5 Open Spaces, Parks and Gardens, and Trees	39
5.6 Detailed Character Analysis	39
5.7 How the Buildings Contribute to the Character of the Conservation Area	57
6.0 Assessment of condition	
6.1 General Condition of Historic Buildings	58
6.2 General Condition of other Heritage Assets	58
6.3 General Condition of the Public Realm	58
6.4 General Issues	58

7.0 Development Control: Policy and Guidance	
7.1 Development Guidelines	59
7.2 Character Zones	59
7.3 Character Zone 1: The Green	59
7.4 Character Zone 2: Langtons	61
7.5 Character Zone 3: Fielders Sports Ground	61
7.6 Character Zone 4: Interwar Suburban Housing	61
8.0 Management Proposals	66
9.0 Appendices	
Appendix 1: Contact details in the London Borough of Havering	69
Appendix 2: Table of Heritage Assets in Langtons Conservation Area	69
Appendix 3: English Heritage checklist to identify elements in a Conservation Area which contribute to the special interest.	71
Appendix 4: Brief Bibliography	73

1.0 Executive Summary

This Conservation Area Appraisal provides a detailed assessment of the architectural and historic interest of Langtons Conservation Area. It aims to identify the qualities that make the area distinctive, and to provide guidelines for managing adaptation and change in a sensitive way, thereby reinforcing a sense of place.

1.1 This appraisal document is designed as a tool in the approach to conservation issues as required by Planning Policy Statement 5 (2010). PPS5 puts conservation policy in a more rationalized, holistic and simplified framework, and requires Local Authorities to have comprehensive records of their historic assets, and a clearly stated understanding of their significance. In so doing, PPS 5 requires an approach to conservation which is highly specific, accessible and user friendly.

1.2 Langtons House and Gardens are at the core of the Conservation Area. Langtons is a fragment of the former 18th century estate which extended to the High Street. "Objects in a landscape" describes Langtons Gardens, and this description can be extended to the whole Conservation Area, describing the grouping of cultural, ceremonial and recreational buildings in a green setting.

1.3 The 18th century development of Langtons had an important role in defining the character of Hornchurch, which was at that time an established medieval settlement in a landscape dominated by large manor houses. Hornchurch essentially remained a village until the arrival of the railway in the late 19th century, when development accelerated, culminating in the rapid suburban development of the 1930s. In the interwar years, the former larger grounds of Langtons were subsumed in housing.

1.4 In addition to Langtons Gardens, the other open spaces of Langtons Conservation Area have significant historic interest: the Green was previously owned by the Wedlake Iron Foundry and was used as a cricket field; and Fielders Sports Ground, was once part of the Langtons estate, and has a long association with the Hornchurch Cricket Club. The buildings in the Conservation Area are varied: the Grade 2 listed 18th century Fairkytes, Langtons House and the Gazebo, Orangery and Stable block all within Langtons Gardens, are enclosed by a "buffer zone" of 1930s housing. The Queens Theatre as a robust example of 1970s municipal architecture.

1.5 A series of Management Proposals have been derived from this appraisal, and are summarized as follows:

A. The Green - the cultural heart of Hornchurch

In recent years positive improvements have been carried out on the Green. However, this important open historic space remains problematic. In the Management Proposals, two buildings, The Billet and the Queens Theatre, have been identified, which are currently detrimental to the Green.

The Billet

This building has an existing extension, which is extremely detrimental. The building would be greatly improved by the removal of the existing extension and the development of a new high quality extension, which would also greatly enhance the Green.

The Queens Theatre

The theatre has an awkward spatial relationship with the Green. In particular, the Stage Door and its associated skips, paladins and vehicles, creates a degrading clutter. The spatial relationship of the Queens Theatre to the Green should be resolved in a way that enriches both elements.

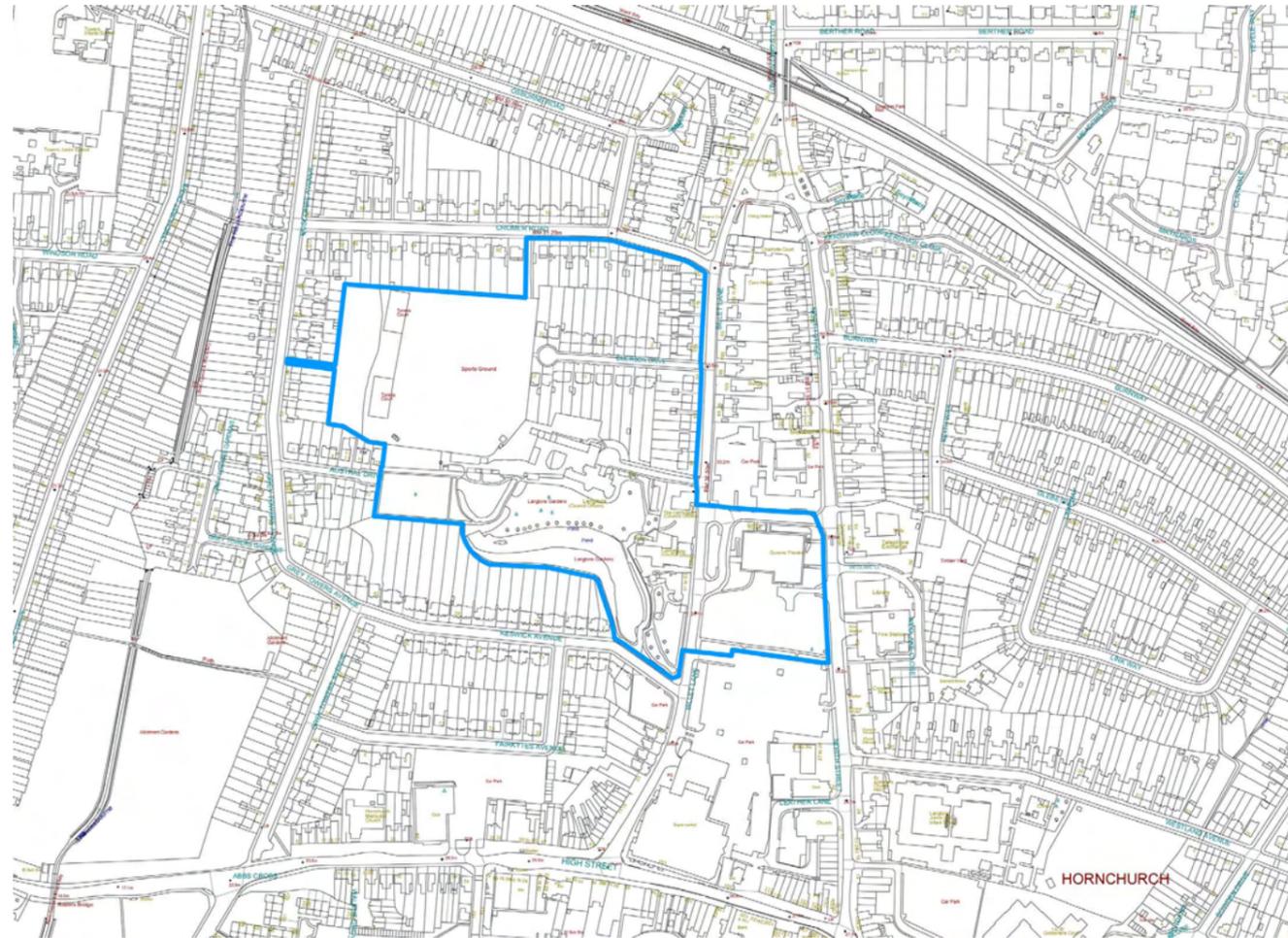
B. Langtons House and Gardens– the historic heart of the Conservation Area

The nature of Langtons Gardens as a fragment of a larger picturesque landscape needs to be reinforced. A Conservation Management Plan for Langtons Gardens should be formally adopted, and entrances to, and boundaries within, Langtons Gardens and Fielders Sports Ground need to be improved.

C. Interwar suburban housing - a buffer zone

The 1930s housing of Billet Lane, Emerson Drive and Cromer Road could be thought of as a "buffer zone" which encloses the higher quality heritage assets within, and defines the edge of the Conservation Area. This area of housing represents an important part of Hornchurch's history, and efforts should be made to protect the good quality buildings and front gardens which remain intact amongst a great deal of unsympathetic and damaging alterations.

Map 1: Langtons Conservation Area



N
HORNCHURCH TOWN CENTRE

2.1 Introduction: Conservation Areas and Appraisals

This document is an appraisal of the Langtons Conservation Area (see Map 1: Langtons Conservation Area). It is an ‘*appraisal document*’ as defined and described in the English Heritage *Guidance Document*¹, Guidance on *Conservation Area Appraisals* (2006), and consultation document, *Understanding Place; Conservation Area Designation, Appraisal and Management* (2011). These documents set out the criteria to be used and the first document states:

“Conservation area appraisals, like conservation plans, depend upon an understanding of the area, which draws upon techniques of conservation-based research and analysis. Conservation area appraisals could also, like conservation plans, include a more specific assessment of significance and some analysis of how that significance is vulnerable as the basis for defining policies for preserving or enhancing their character.”

2.2 What is a Conservation Area?: the Legislation

Conservation Areas were introduced through the Civic Amenities Act of 1967 (this is the Act referred to in this document, except where stated otherwise), and are defined as “*areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*”.² The London Borough of Havering’s Heritage Supplementary Planning Document states that:

*“The purpose of Conservation Areas is to manage change in a sensitive way to ensure that those qualities which warranted designation are sustained and reinforced, rather than eroded, as development occurs. Consideration extends to all areas visible from the public realm, including the setting of the area and views in and out of the area”.*³

¹ English Heritage, Guidance on Conservation Area Appraisals, February 2006
² Planning (Listed Buildings and Conservation Areas Act) 1990, Section 69 (1)(a)
³ London Borough of Havering, Heritage SPD. Adopted March 2011, item 4.3, p22

2.0 INTRODUCTION AND BACKGROUND

2.3 Designation imposes a duty on the Council, in exercising its planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of the area⁴. Under these powers the Council has a duty from time to time to determine whether additional area should be designated or existing areas extended. In fulfilling its duty of protection of the designated Conservation Areas, the Council does not seek to stop all development, but to manage change in a sensitive way. Designation also imposes a duty on the Council to draw up and publish proposals for the preservation and enhancement of its Conservation Areas and to consult the local community about these proposals.⁵

2.4 Managing Change: An Approach to Conservation

This Conservation Area Appraisal proposes that conservation is a process of managing the adaptation and change of historic environments for contemporary heritage and culture, to ensure their revitalisation for contemporary use. This should not be understood as an expression of nostalgia for a bygone age and the primacy of the old over the new; but instead we propose that it facilitates the process of managing the adaptation of historic environments for contemporary heritage and culture, through the revelation of histories and spatial qualities which connect the old and the new, thereby reinforcing a sense of place.

2.5 Conservation Areas in Havering

There are eleven Conservation Areas in Havering, representing a variety of survivals from different periods of its past. Although all are distinctly individual in character, some share common characteristics because of their location or origins. The southern group of Corbets Tey, Rainham, Cranham and North Ockendon, for example, share medieval administrative origins in the Chafford

⁴ Planning (Listed Buildings and Conservation Areas Act) 1990 section 72
⁵ Ibid., section 71

Photograph 1: Hornchurch aerial view c.1938, showing Hornchurch Town Centre. Langtons, the Green and Fielders Sports Ground can be seen to the north west, surrounded by newly built housing (London Borough of Havering Local Studies).



Hundred, and three of these Conservation Areas also maintain their strong focus on the parish church; some retain their manor or manorial farm, which reinforces the surviving village character, even when the modern settlement is partially engulfed by suburbia, or closely pressed by industrial development. Havering-atte-Bower in the north of the borough also strongly retains this impression, with all the above components present.

St Leonards, RAF Hornchurch, and Gidea Park, although totally different from each other, are all survivals of single historical periods and their particular ideas and architectural style. Romford, although originating with its parish church, today represents the evolution of the shopping function - from market to parade to arcade to modern mall - which defines its special interest as much as its medieval core.

Pevsner⁶ remarks of Havering that:

“the character of its buildings is shared equally between the suburbia of its western neighbours and the rural vernacular of the Essex countryside. This mix is unique in East London, comprising still remote medieval parish churches along the Thames marshlands, tiny rural villages, farmhouses set in open fields, a scattering of mansions, leafy Edwardian suburbia, and at its heart the brash commercialism of Romford.”

⁶ Cherry, O'Brien, Pevsner: The Buildings of England: London 5 East (Penguin 2005). Referenced by Ther Paul Dury Partnership, Corbets Tey Conservation Area Appraisal.

2.0 INTRODUCTION AND BACKGROUND

2.6 What is a Conservation Area Appraisal?

Conservation Area Appraisals aim to define the qualities that make an area special, through analysis of its current appearance and character in relation to its history and development. This involves describing significant features in the landscape and identifying important buildings, spaces and visible archaeological evidence, and may also include recording intangible qualities which distinguish the area, such as sights, sounds, smells and historic associations with people and events. An Appraisal is not a complete audit of every building or feature, but rather aims to give an overall impression of the area, and provide a benchmark of understanding against which the effects of proposals for change can be assessed and the future of the area managed. It also identifies potential and existing threats to the character of the area and makes recommendations for action needed to address these issues.

2.7 Havering's programme of Conservation Area Appraisals, of which this forms part, supports the Council's commitment in its Local Development Framework (LDF) policies to preserve and enhance the character and appearance of its Conservation Areas. The assessment in the Appraisals of the contribution made by unlisted buildings to the character of the Conservation Area is based on the criteria suggested in the *English Heritage checklist to identify elements in a Conservation Area which contribute to the special interest* (see Appendix 3).

2.8 Background to Langtons Conservation Area Appraisal

Langtons Conservation Area was designated in 2010. The proposals for the designation of Conservation Areas in Hornchurch have been widely discussed in a series of consultation events over the previous decade. Initially, a Heritage Strategy 2000 identified a larger Hornchurch Conservation Area. In addition, there has been considerable general public consultation and associated educational projects and architectural studies of Hornchurch. The future development of Hornchurch was also discussed in the Hornchurch Action Plan study, and a Conservation Area Appraisal was carried out in 2004. A Hornchurch Urban Strategy (HUS) was developed in 2006, to set out an integrated vision for Hornchurch's development (see 3.15, page 16)

2.9 Why are we providing this document?

The aim of this Conservation Area Appraisal document is to provide clear and accessible information which can be used by both public and professionals, and is consistent with current national current planning policy guidelines (see item 3.2 Planning Policy Statement 5, page 13).

3.1 National Policy: Overview

The legal basis for Conservation Areas is the *Planning (Listed Buildings and Conservation Areas) Act 1990*. National Policy Guidance is provided by *Planning Policy Statement 5: Planning for the Historic Environment* (2010). This is the key government guidance on development affecting historic buildings, Conservation Areas and sites of archaeological interest.⁷

Planning Policy Statement 12: Local Spatial Planning (PPS12, 2008), explains what local spatial planning is, and how it benefits communities. It is to be taken into account by local planning authorities when preparing Local Development Plan documents and other local development documents.

The Draft National Planning Policy Framework for England, which was consulted on until October 2011, sets out nationally important issues for Local Authorities and communities. The draft framework encourages Local Authorities to have up to date evidence about the historic environment, which is used to evaluate the significance of heritage assets.

3.2 Planning Policy Statement 5

PPS 5, published in March 2010, aims to set conservation policy within a more rationalised, holistic and simplified framework, offering new consistency between the formerly divided policy documents for archaeology and buildings which it replaces (Planning Policy Guidance Notes PPG15 (Planning and the Historic Environment (1994) and PPG 16 (Archaeology and Planning (1990)).

PPS 5 is supported by a Practice Guide for Implementation (Guide PPS 5:

⁷ The publication of PPS 5 has cancelled the following: *Planning Policy Guidance Notes: PPG15 – Planning and the Historic Environment* (1994); *PPG 16 – Archaeology and Planning* (1990)

3.0 PLANNING POLICY CONTEXT

Historic Environment Planning Practice Guide) and sets out 12 policies which put new emphasis on certain principles of planning in relation to historic sites. The first (Policy HE1) concerns heritage and climate change, which is brought to the fore as an important issue to be addressed and weighed with corresponding potential change or damage to heritage assets. HE2 notes that it is essential to be properly informed about heritage sites, working from an established bank of past evidence, and corresponds with HE12 which emphasizes the importance of keeping comprehensive records, though these should never be seen as justifying loss or alteration of the historic asset itself.

The majority of the PPS 5 policies concern local authorities' approaches to assessing the suitability of proposed development, including the establishment of locally appropriate principles: *"At a local level, plans should consider the qualities and local distinctiveness of the historic environment."*⁸

Local Authorities must, according to PPS5, take proper control over the protection of their own heritage assets, as well as embracing the potential of these historic sites to regenerate their surroundings, in terms of social, cultural and economic factors. The document generally puts forward the idea that rather than following a rigid and comprehensive conservation strategy, discretion is given to Local Authorities by the separation of the policy and guidance documents, hence:

*"decisions are based on the nature, extent and level of [the heritage asset's] significance, investigated to a degree proportionate to the importance of the heritage asset"*⁹

⁸ PPS5, Published March 2010. P.5, point H.E.3.4
⁹ Ibid., P.2, point 7.

This method should accordingly lead, rather than to outmoded and anti-productive policy-based preservation, to *“intelligently managed change”*¹⁰, implemented through a process which is user-friendly, quicker and streamlined, encouraging strategic thinking at each stage.

3.3 Regional Policy- The London Plan

Havering’s planning policies operate within the broad framework of *The London Plan*, produced by the Mayor of London (published 2011). The broad objectives of the plan are:

- To ensure that London is a city that meets the challenges of economic and population growth.
- To ensure that London becomes a world leader in improving the environment.¹¹

3.4 Chapter 2 of *The London Plan*, ‘*London’s Places*’, sets out specific policies for areas of London which have distinctive parts to play in the capital’s development. Havering is defined as one of the “*Outer London*” sub regions, where:

*“...town centres and neighbourhoods play a vital role in the life and prosperity of the capital”*¹²

Policy 2.6 states that:

*“The significant differences in the nature and quality of outer London’s neighbourhoods must be recognised and improvement initiatives should address these sensitively in light of local circumstances, drawing on strategic support where necessary”*¹³

¹⁰ PPS5, Published March 2010. P.2, point 7.
¹¹ London Plan Chapter 2 Londons Places, item 2.1
¹² Ibid., item 2.24
¹³ Ibid., Policy 2.6 B

3.5 Chapter 7 of *The London Plan*, ‘*London’s Living Places and Spaces*’ explains that places should be both safe and pleasant, and that neighbourhoods should facilitate healthy, community-based lifestyles where nobody is discriminated against. It includes a section entitled ‘*Historic Environment and Landscapes*’ outlining Policies 7.8 (Heritage assets and archaeology) and 7.9 (Heritage-led regeneration).

3.6 Policy 7.8 describes the importance of caring for and highlighting historic assets due to their intrinsic value, and promotes the process of *“identify, record, interpret, protect”*¹⁴ where historic assets are concerned in new development. It notes that, given the enormous cultural benefits the city enjoys from historic buildings, parks and monuments, they should be affected only by the highest quality of sensitive modern architectural interventions, after careful consideration. Likewise, modification of historic buildings due to environmental concerns should not be undertaken without full consideration of potential damage to the historic asset.

3.7 The potential for heritage to be much more than a self-referential object is described, for example *“recognition and enhancement of the multicultural nature of much of London’s heritage can help to promote community cohesion.”*¹⁵ Policy 7.9 focuses on the potential for historic assets to positively affect their surrounding area and act as catalysts for regeneration. It notes that an ideal situation is a building being rehabilitated and conserved as part of being put to use for a viable purpose consistent with *“sustainable communities and economic vitality.”*¹⁶ Identifying and reinforcing the aspects which make the historic asset concerned significant, is described as the key to accessing this regeneration potential.

¹⁴ London Plan Chapter 7, London’s Living Places and Spaces. Policy 7.8B
¹⁵ London Plan Chapter 7, London’s Living Places and Spaces. Point 7.32
¹⁶ Ibid., Policy 7.9 B.

3.8 Havering: Conservation Policy and Guidance

Havering’s Local Development Framework (LDF) comprises a portfolio of documents which collectively guide development in the borough up to 2020. The key documents in the LDF - Core Strategy and Development Control Policies, Site Specific Allocations and Romford Area Action Plan Development Plan Documents (DPDs) - were adopted in 2008. A number of Supplementary Planning Documents (SPDs) which provide further guidance on the implementation of the Development Control Policies have also been adopted, including Heritage (2011), Residential Extensions and Alterations (2011) and Protecting and Enhancing the Borough’s Biodiversity (2009).

3.9 Havering: Core Policies

Havering’s Core Strategy and Development Control Policy Document clearly states a vision for the role of heritage in the Borough:

*“Havering’s heritage will be maintained and enhanced, and will provide a rich context for new development. Therefore, creative and sensitive responses will be demanded which recognize that the buildings and environments created in the future will be tomorrow’s heritage.”*¹⁷

3.10 Havering: Core Policy CP18

Core Policy 18 (CP18) deals with Heritage, and states that wherever sites of historical importance are concerned, new development must *“preserve or enhance their [the historic site’s] character or appearance”*.¹⁸ This may be carried out through design consideration, or indirectly through developer contributions. CP18 proceeds to outline the benefits of valuing historic sites, in terms of social and economic returns. It points out that Havering is rich in protected historic sites

¹⁷ Core Strategy Document (Adopted 2008), Core Strategy Vision, P.56, item 20
¹⁸ Ibid., CP18: Heritage. P.163

3.0 PLANNING POLICY CONTEXT

and buildings, and that archaeological interest is of particular concern, given that around half of the borough comprises Areas of Archaeological Potential.

3.11 Havering: Development Control Policies DC67 – 71

The Development Control (DC) policies (DC67-71) of the Core Strategy Document also deal with Heritage. DC67 notes that the protection of listed buildings takes precedence over other policies:

*“A change of use which is contrary to other Development Control policies may be considered more favourably if it is necessary in the interests of conserving a Listed Building.”*¹⁹

DC68 deals with Conservation Areas and states that only development which *“preserves or enhances the character or appearance of the Conservation Area and is well designed”*²⁰ will be permitted. The loss of buildings or trees which enhance the character of the area will not be allowed. DC 70 and 71 deal with archaeologically important sites and historic landscapes, respectively. The latter includes parks and common land, with valuable scenic views which should be protected.

¹⁹ Ibid., DC 67, P. 273
²⁰ Ibid., DC 68, P. 274

3.12 Heritage Supplementary Planning Document

The *Heritage Supplementary Planning Document* (SPD), adopted April 2011, provides guidance on the implementation of those LDF policies relating to heritage (in particular, Development Control Policies DC67-71 as above), and is focused on the following key issues (identified in the overarching PPS5):

- Buildings of heritage interest, including structures, curtilage buildings and setting and artwork.
- Conservation Areas and other areas of special townscape or landscape character, including their setting and views in and out.
- Archaeology, including sites, ancient monuments, and prehistoric landscapes.
- Historic Landscapes, including historic parks, gardens, cemeteries, and local and distant views.

For each of these categories, the SPD identifies Havering's applicable assets and outlines a best practice model to inform both those planning new development, and the planning decision process.

The document proposes that the conservation and enhancement of historic assets be seen as an intentional and positive part of the design of new buildings. As well as historic buildings themselves, Heritage Assets contributing to the historic environment (including views, landscapes, artworks, ancient routes etc.) are noted as being *“valued by the community for their contribution to the history, appearance, character and cultural role of Havering”*²¹ and though not statutorily protected, should be considered as part of the planning decision process.

3.13 Other Relevant Core Policies

The environmental, leisure and recreation section of the Local Development Framework is contained in the following Core Policies:

- CP5 : Culture
- CP6 : Arts in Hornchurch
- CP7: Recreation and Leisure, and Development Control Policies
- DC18: Protection of Public Open Space, Recreation, Sports & Leisure Facilities
- DC19: Locating Cultural Facilities
- DC20: Access to Recreation and Leisure including Open Space

3.14 The Green Grid

The Local Development Framework identifies a number of Development Control Policies help to reinforce the Green Grid, which is a network of long distance routes using and connecting major areas of open space across the Borough. The Langtons Conservation Area connects with this Green Grid to the Dagenham Corridor and the Ingrebourne Valley, both ultimately connecting Hornchurch to the Havering Ridge Area of Special Character in the north and the river Thames in the south of the Borough.

3.15 Hornchurch Urban Strategy (HUS)

The Hornchurch Urban Strategy sets out a vision for Hornchurch's development, drawing on its heritage and cultural history as a basis for establishing the Town Centre as a thriving commercial and cultural hub, where safe and secure spaces can provide a high quality of life. The Hornchurch Urban Strategy was developed in 2006, alongside the establishment of a Hornchurch Town Centre Partnership, to guide and support its implementation of the strategy.

*“The Urban Strategy sets out detailed proposals designed to guide development in the town and ensure the area is in a position to maximize potential benefits afforded by local developments and wider regeneration initiatives in the Thames Gateway.”*²²

3.16 The following key issues inform the Hornchurch Urban Strategy Proposals:

Urban Design

- Recreating and recovering the ‘village green’ style space on the Green next to the Queen's Theatre.
- Improving connectivity between the Queens Theatre and Langtons area and the High Street.

Transport

- Improving the pedestrian environment through enhancing existing crossings and establishing additional ones

Facilities and Maintenance

- Refurbishment of the buildings surrounding the Green.

Commercial

- The potential to consolidate the cultural area around the Green and Langtons, with a restaurant/café based evening economy.



The historic footpath bordering the south side of the Green, has recently been enhanced.

²¹ Havering Heritage SPD, adopted April 2011. P.12, point 2.20

²² HORNCURCH Town Centre Urban Strategy: A Sustainable Suburbs Project Final Strategy June 2006, Vision page 5

Map 2: Langtons Conservation Area: Key Buildings and Distinctive Spaces



4.1 Designation of the Conservation Area

Langtons Conservation Area was designated in 2010. It is the cultural core of Hornchurch, and its character or “special interest” can be defined as “objects in a landscape”, a grouping of cultural, ceremonial and recreational buildings and spaces in a verdant setting, with large areas of open space. This description in turn refers to the historical picturesque structure of Langtons House and Gardens.

4.2 Character Zones

Langtons Gardens, the Green, and Fielders Sports Ground are the primary public spaces of the Conservation Area. The 1930s suburban block of Cromer Road, Billet Lane and Emerson Drive are fragmented and of poorer quality (with some highlights), and can be thought as acting as a “buffer zone” for the rest of the Conservation Area

4.3 Sense of Place

Today’s Langtons Gardens are a fragment of an 18th century picturesque landscape, and retains a grand, lush and lyrical quality. The Green has been recently upgraded with new paths and planting, and could be understood as a “green plaza”, surrounded by Hornchurch (and Havering’s) cultural jewels – the Queen’s Theatre, Fairkytes Arts Centre, and the new Library. Fielders Sports Ground, while a public space, is a secluded cricket pitch which is a secondary base for the famous Hornchurch Cricket Club. These major spaces are located within the dense textured spaces of long narrow suburban gardens: indeed, the rear gardens to Emerson Drive contribute to the serene and shadowy atmosphere of the entrance road to Langtons House.

4.4 Experience of Place

A sense of the theatrical is intrinsic to the Conservation Area. This can be understood in the vistas and picturesque structure of Langtons, more literally

4.0. SUMMARY OF SPECIAL INTEREST

through the Queens Theatre, and through the possibilities for spectacle and performance and play in the Green and Fielders Sports Ground.

4.5 The daytime sensory experiences of Langtons Conservation Area are gentle and decorous sounds and smells of family and social life; small children in Langtons Gardens, wedding groups posing for photographs, groups arriving at the Queen’s Theatre or Fairkytes. The sense of public and private space being close together is strong, reinforced by the surrounding leafy residential streets.

4.6 Spatial Analysis

Spatially, Langtons Conservation Area has two distinct types of public spaces: the picturesque (Langtons) and the modernist (the Green), with Fielders Sports Ground a hybrid of the two.

The picturesque landscape qualities of Langtons have been described elsewhere (see 5.6.6, page 45), and can be summarised here as the design of landscape as a piece of “natural artifice” which create vistas and controlled views, contrasting and unfolding spaces, to create a heightened experience for the person in the space (between the sublime and the beautiful, or more prosaically, the secluded and the exposed, the shadowy and the sunlit). The picturesque landscape of Langtons allows the visitor to become lost, absorbed and delighted.

In contrast, the Green, described elsewhere as “cultural plaza”, is an open and transparent space with buildings around its edges, and a sense of accessibility and public ownership.

Fielders Sports Ground is more ambiguous in its spatial qualities: it is open and expansive, redolent of sporting spectacle, but has an equally private, hidden quality.



1 View across the Green towards Fairkytes.



2 Long oblique views within Langtons Gardens.



3 Long oblique views within Langtons Gardens.



1 View across the Green.



2 View along Billet Lane. The trees south of Fairkytes and along the southern edge of the Green form a boundary.



3 View into Langtons Gardens showing poor quality railings.



4 View along Billet Lane showing the ad hoc connecting space between the Queen's Theatre and Fairkytes and the Billet.



5 101-103 Billet Lane. This distinctive group focus a robust boundary to the Conservation Area.

4.7 Key Views

Map 3: Langtons Conservation Area : Key Views, identifies three distinct types of important views within and outside the Conservation Area:

- The purple arrows indicate the key views **into** the Conservation Area : across the Green (1), along Billet Lane (2 and 4), and the glimpses into Langtons Gardens from Keswick Avenue (3). View (5) shows 101-103 Billet Lane, where the distinctive rhythm and form of these buildings create a robust boundary to the Conservation Area.
- The red arrows indicate the important views **within** the Conservation Area: view (1) across the Green towards Fairkytes, views (2) and (3) :The long oblique views within Langtons Gardens
- The orange arrow indicates the view south **out** of the Conservation Area along Billet Lane, where the tree cover to the south of Fairkytes frames the views, and reinforces the contrast with the car park beyond. This view reinforces the importance of the boundary between the Green and the supermarket car park, which would benefit from further robust planting.



1 View south out of the Conservation Area showing the weak boundary between the Green and the car park.

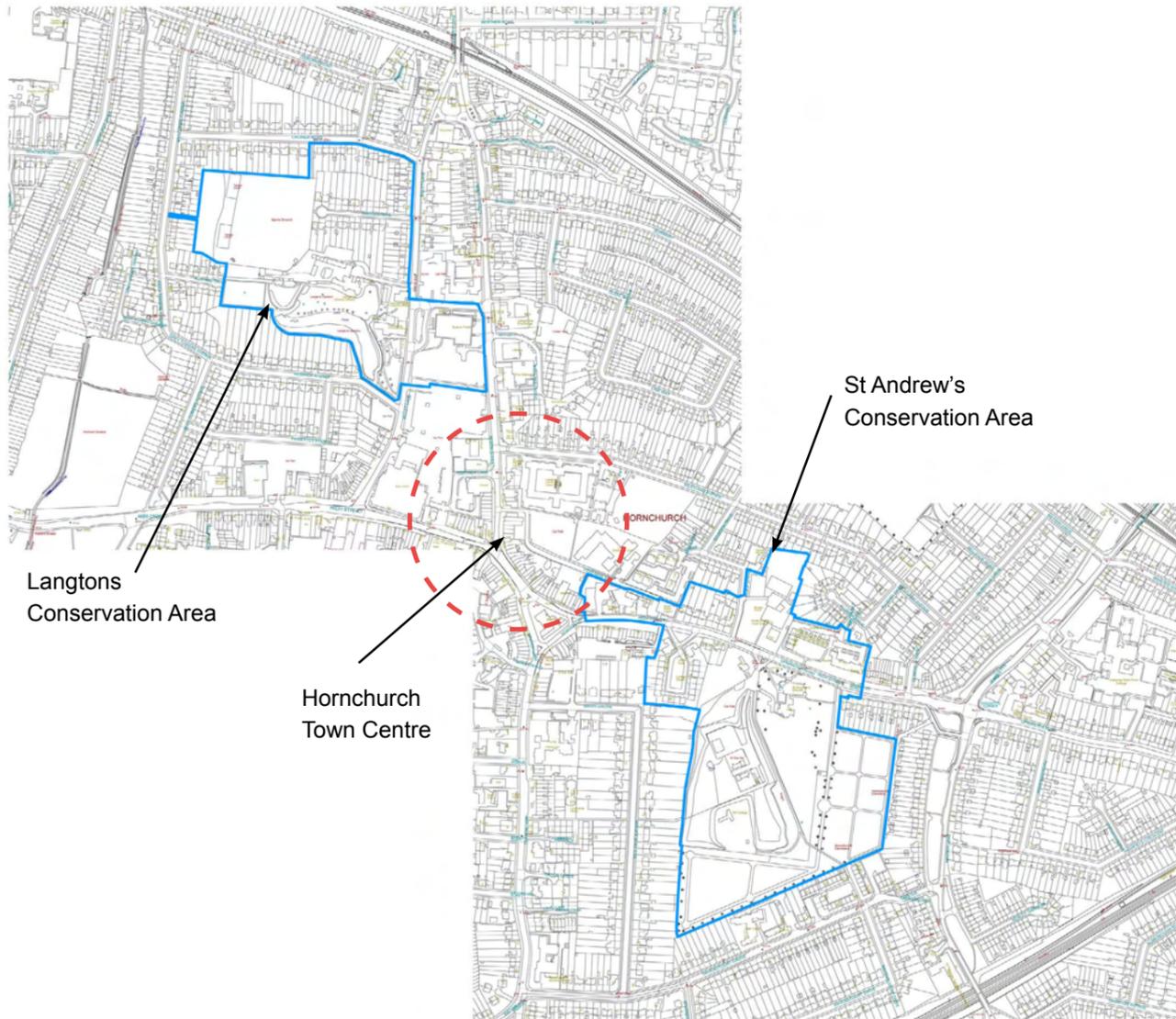
- Key views into CA
- Key views out of CA
- View Point
- Within the Conservation Area

4.0. SUMMARY OF SPECIAL INTEREST



Map 3 : Langtons Conservation Area : Key Views

Map 4: Langtons Conservation Area and St Andrew's Conservation Area showing relationship to town centre



5.1 Location and setting

5.1.1 The London Borough of Havering is the second largest and the most easterly London borough. To the west are the Boroughs of Barking & Dagenham and Redbridge, to the east are Brentwood and Thurrock in Essex, to the north is Epping Forest, and to the south is the River Thames.

5.1.2 Hornchurch is roughly in the centre of Havering. The other six town centres which have been identified and managed by the Local Authority are: Romford, Upminster, Collier Row, Harold Hill, Elm Park, and Rainham.

5.1.3 Hornchurch stands on high ground, at a distance of three and a half miles from the Thames and is situated at approximately twelve miles east north-east of the city of London. Hornchurch is located in gentle rolling chalk downland and gravel beds. It is bounded on two sides by rivers, to the west by the river Rom, which continues as the Beam, and flows south to the Thames, forming Hornchurch's boundary with Romford and Elm Park, and to the east by the river Ingrebourne (also known at different times as the Bourne, Ingerburn or Haveringeseth), also flowing south to the Thames, forming Hornchurch's eastern boundary and dividing Hornchurch from Upminster and Rainham.

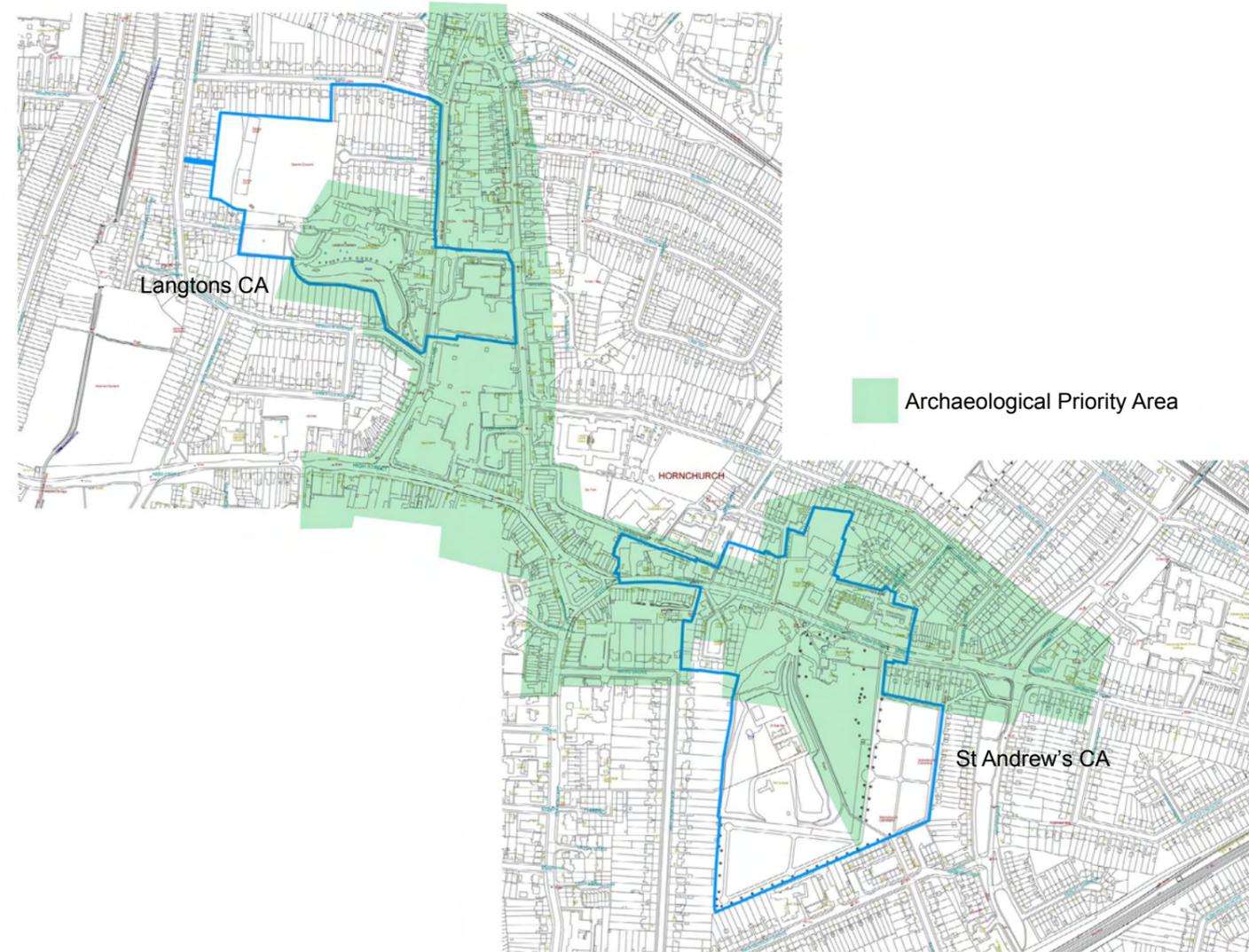
5.1.4 Langtons Conservation Area is located to the north of the High Street, which is the main shopping street in Hornchurch Town Centre. The Conservation Area is detached from the High Street by the expanse of the Sainsbury's car park. Two of the defining routes through Hornchurch, North Street and Billet Lane, define the edge of the Conservation Area. See Map 4, opposite, showing St. Andrew's and Langtons Conservation Areas in relationship to Hornchurch Town Centre.

5.0.ASSESSMENT OF SPECIAL INTEREST

5.1.5 Billet Lane

Only a small section of Billet Lane is within the Conservation Area. Billet Lane is one of the primary routes forming the medieval street pattern connecting Hornchurch to Butts Green and further north. Today it is one of the major traffic arteries through Hornchurch. It is fragmented in its spatial quality and is experienced as a series of diverse buildings and spaces in episodes along its length, with commercial / retail activities at its northern and southern ends, and with domestic and civic buildings in contrasting proximity. The trees, and landscaping along Billet Lane are mature, which break the street up, and exaggerate the episodic quality of the space.

Diagram 1: Archaeological Priority Areas



5.2 Archaeology and Ancient Monuments

Havering's Policy DC70 is concerned with Archaeology and Ancient Monuments, and states that:

*"The Council will ensure that the archaeological significance of sites is taken into account when making planning decisions and will take appropriate measures to safeguard that interest. Planning permission will only be granted where satisfactory provision is made in appropriate cases for preservation and recording of archaeological remains in situ or through excavation. Where nationally important archaeological remains exist there will be a presumption in favour of their physical preservation. Particular care will need to be taken when dealing with applications in archaeological 'hotspots' where there is a greater likelihood of finding remains. Planning permission will not be granted for development which adversely affects the three Ancient Monuments in the Borough or their settings."*²³

5.2.1 Areas where Policy DC70 applies

Policy DC70 applies to:

Designated Assets: Three Scheduled Ancient Monuments in Havering, which are: Upminster Hall Barn (Tithe Barn), Moated Site and Dagnam Park Farm (Cockerills Moat), and a section of Roman Road on Gidea Park Golf Course. These Ancient Monuments stand outside Langtons Conservation Area.

Policy DC70 also applies to:

Non-designated Assets: Archaeological Priority Areas (APAs) and the Archaeological Priority Zones (APZs), as identified by the Greater London

²³ Havering's Heritage SPD, Adopted April 2011, page 33

5.0.ASSESSMENT OF SPECIAL INTEREST

Archaeological Advisory Service (GLAAS) on behalf of English Heritage, in collaboration with the Council.

5.2.2. Archaeological Priority Areas (APAs) and Archaeological Priority Zones (APZs)

Havering's Archaeological Priority Areas (APAs) and Archaeological Priority Zones (APZs) are shown in Diagrams 1 and 2, on pages 22 and 24. These diagrams also indicate the relationship of Hornchurch's Conservation Areas to the APA and APZ. The Heritage SPD states:

*"Archaeological Priority Areas (APAs) are known archaeological sites of importance; Archaeological Priority Zones (APZs) are wider areas of archaeological landscape which may contain specific individual hotspots and are likely to contain other yet unknown sites awaiting future identification, often as a result of the development process over time."*²⁴

5.2.3 Langtons Conservation Area and the APA / APZ

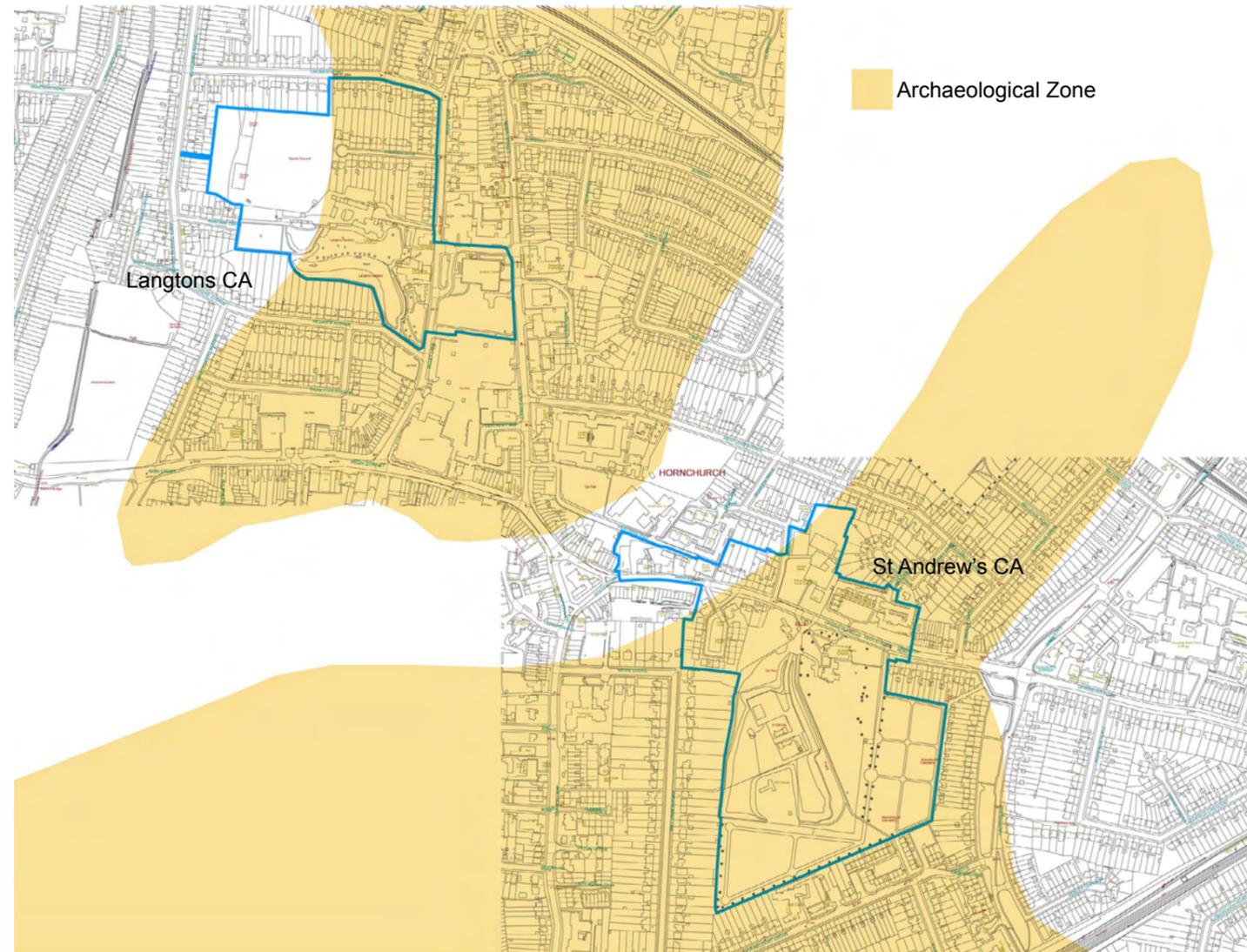
- Diagram 1 shows that the the Green and Langtons Gardens are within the APA.
- Diagram 2 shows that the majority of Langtons Conservation Area is within the APZ.

5.2.4 Development within the APA/APZ

If any development is proposed with the APA or APZ, the following information is required as part of any planning application:

²⁴ Havering's Heritage SPD, Adopted April 2011, page 35

Diagram 2: Archaeological Priority Zones



"1. If the proposed development lies within an APA or APZ, planning applications must be accompanied by a desk based archaeological assessment; the need for an assessment outside an APA or APZ may be identified as necessary during pre-application discussions or the planning process.

2. Applications must include information about the Heritage Asset and its significance, as described in paragraph 2.25, as part of the Design and Access Statement if one is required. Further guidance on this can be found in Appendix 5.

3. Any proposals for development in relation to an archaeological resource must have due regard for its intrinsic interest and the archaeological contribution it makes. It is always preferable to preserve archaeology intact and in situ wherever possible, but if a development is going to damage or destroy a site of archaeological potential then planning conditions or obligations will be used as appropriate to ensure the developer records the significance of the archaeological resources, in line with PPS5.A desk based archaeological."²⁵

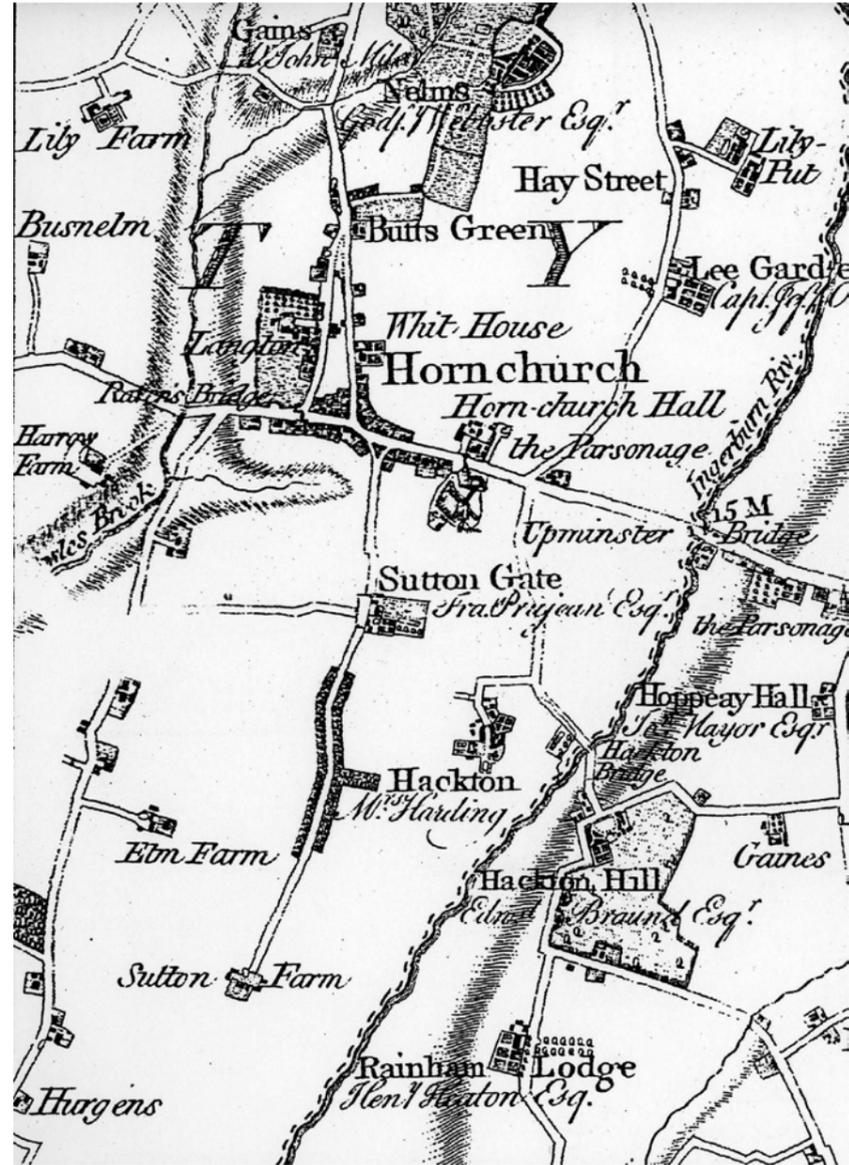
²⁵ Havering's Heritage SPD, Adopted April 2011, page 35

5.0. ASSESSMENT OF SPECIAL INTEREST

5.3 Historical Development

5.3.1 The maps below are included on the following pages.

1777	Chapman and Andre Map
1812	Fragment
1849	Fragment
1860	Ordnance Survey (fragment)
1897/98	Ordnance Survey
1912	Ordnance Survey (fragment)
1921	Ordnance Survey
1938	Provisional Ordnance Survey



Map 5: 1777 Chapman and Andre Map
(London Borough of Havering Local Studies)

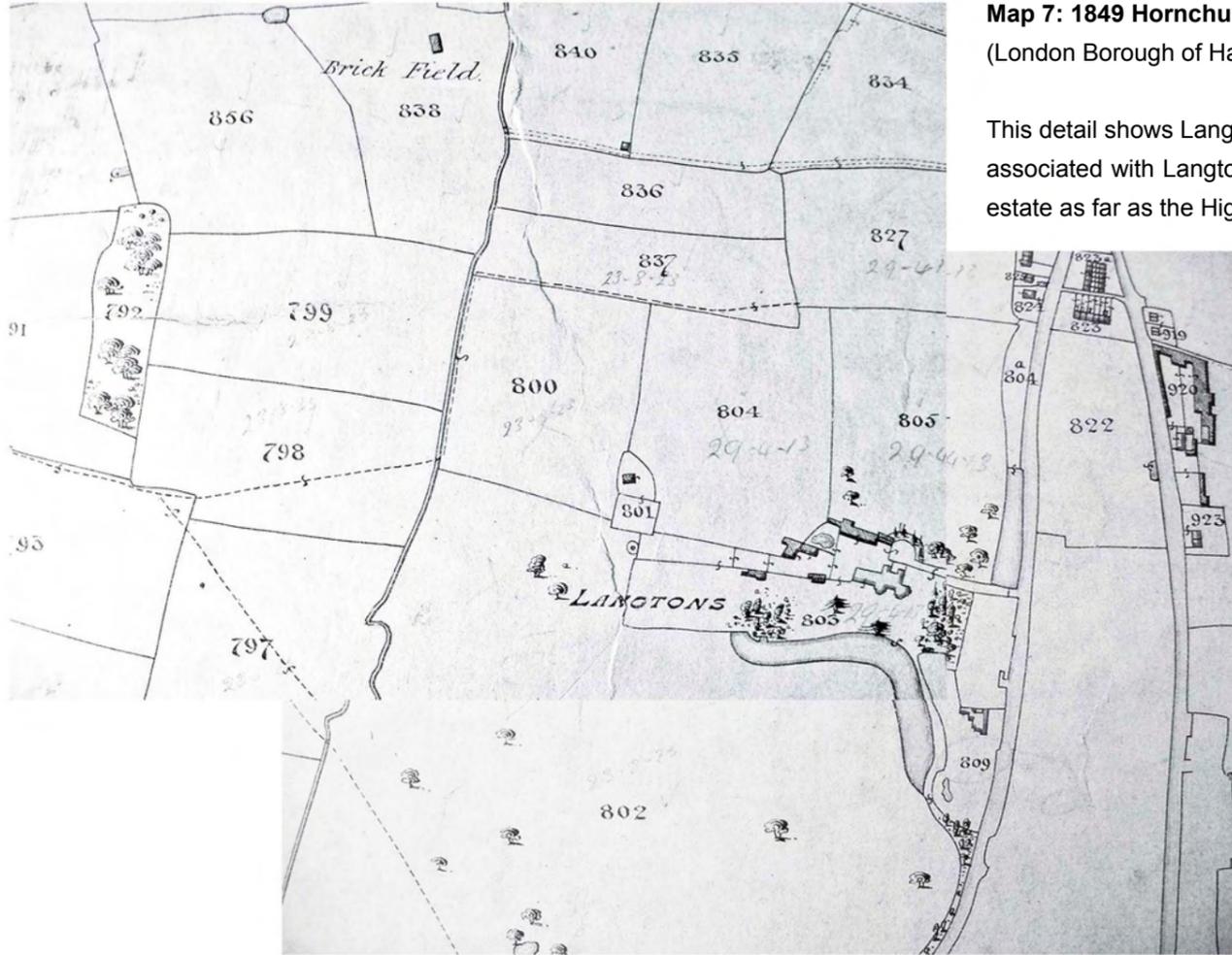
The rural village of Hornchurch is clearly established. The High Street, Upminster Road, North Street and Billet Lane can be seen, as can the Langtons estate. Of broader interest is the sense which this map vividly conveys of a series of large houses and estates spreading across the landscape, with small settlements clustered along the roads.

5.0. ASSESSMENT OF SPECIAL INTEREST

Map 6: 1812 Map
(London Borough of Havering Local Studies)



Langtons Estate can be seen in detail, stretching down to the High Street. The house is entered via the road from Billet Lane, which is today's ceremonial route into Langtons. Fairkytes can be seen, and the open space which later becomes the Green.



Map 7: 1849 Hornchurch Tithe Map
(London Borough of Havering Local Studies)

This detail shows Langtons House and the buildings on the estate. The land associated with Langtons is much reduced, suggesting that the area of the estate as far as the High Street has by this time been sold.

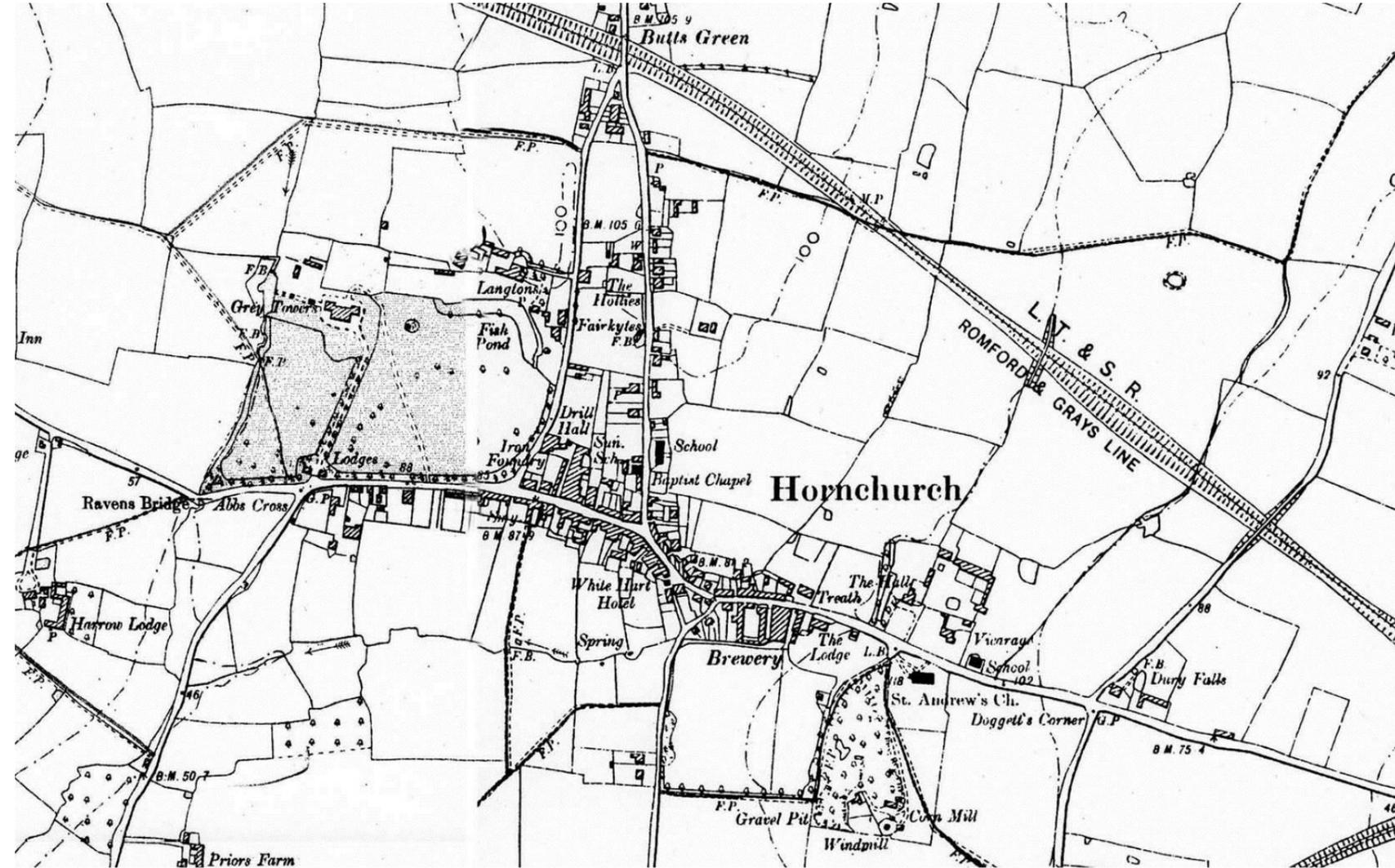


Map 8: 1860s OS Map
(London Borough of Havering Local Studies)

A dramatic avenue of trees forming a carriage driveway, has been laid out from the High Street to Langtons.

Map 9: 1897-1898 Map (London Borough of Havering Local Studies)

Hornchurch is still a rural village, though now enclosed to the north and south by the railway. The High Street is completely lined with buildings, and there is development along Billet Lane and North Street. Grey Towers was built in 1876 in the former grounds of Langtons.

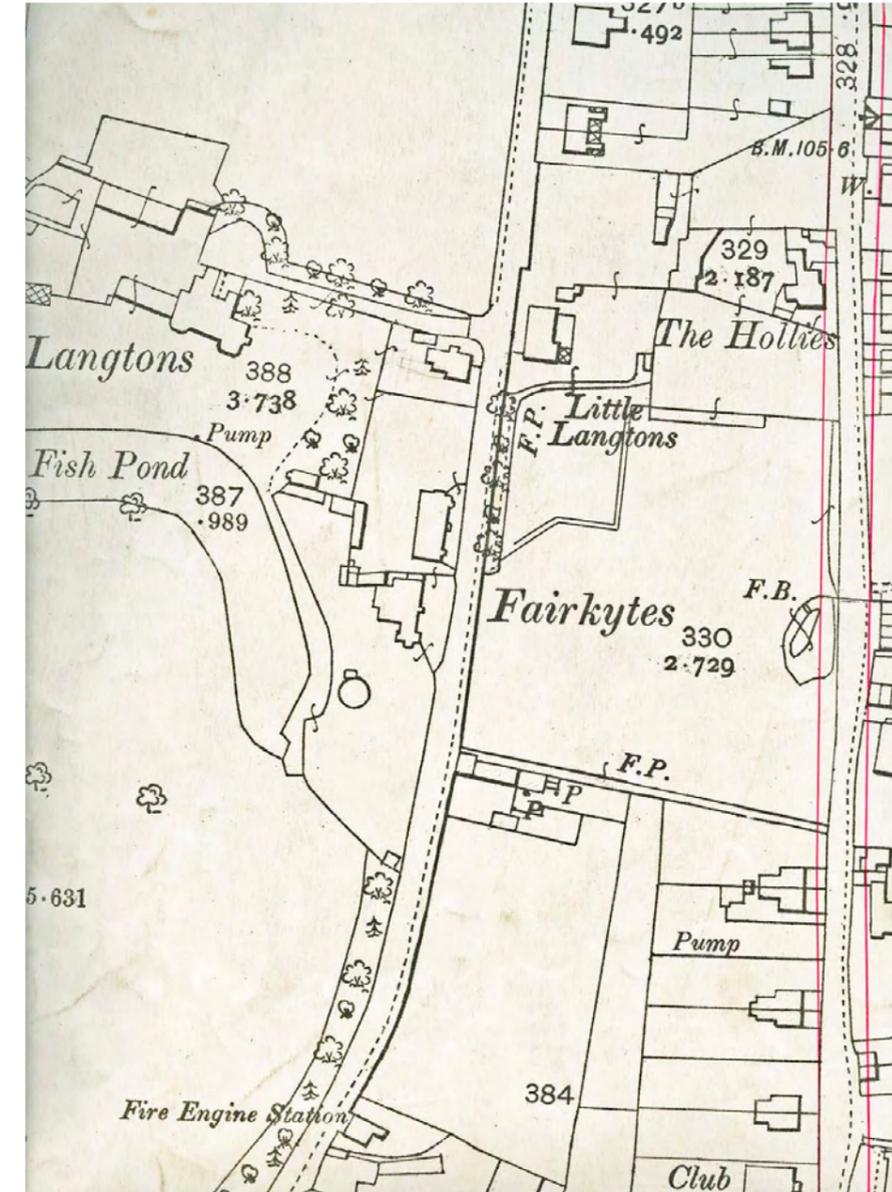


5.0. ASSESSMENT OF SPECIAL INTEREST

Map 10: 1912 OS Map

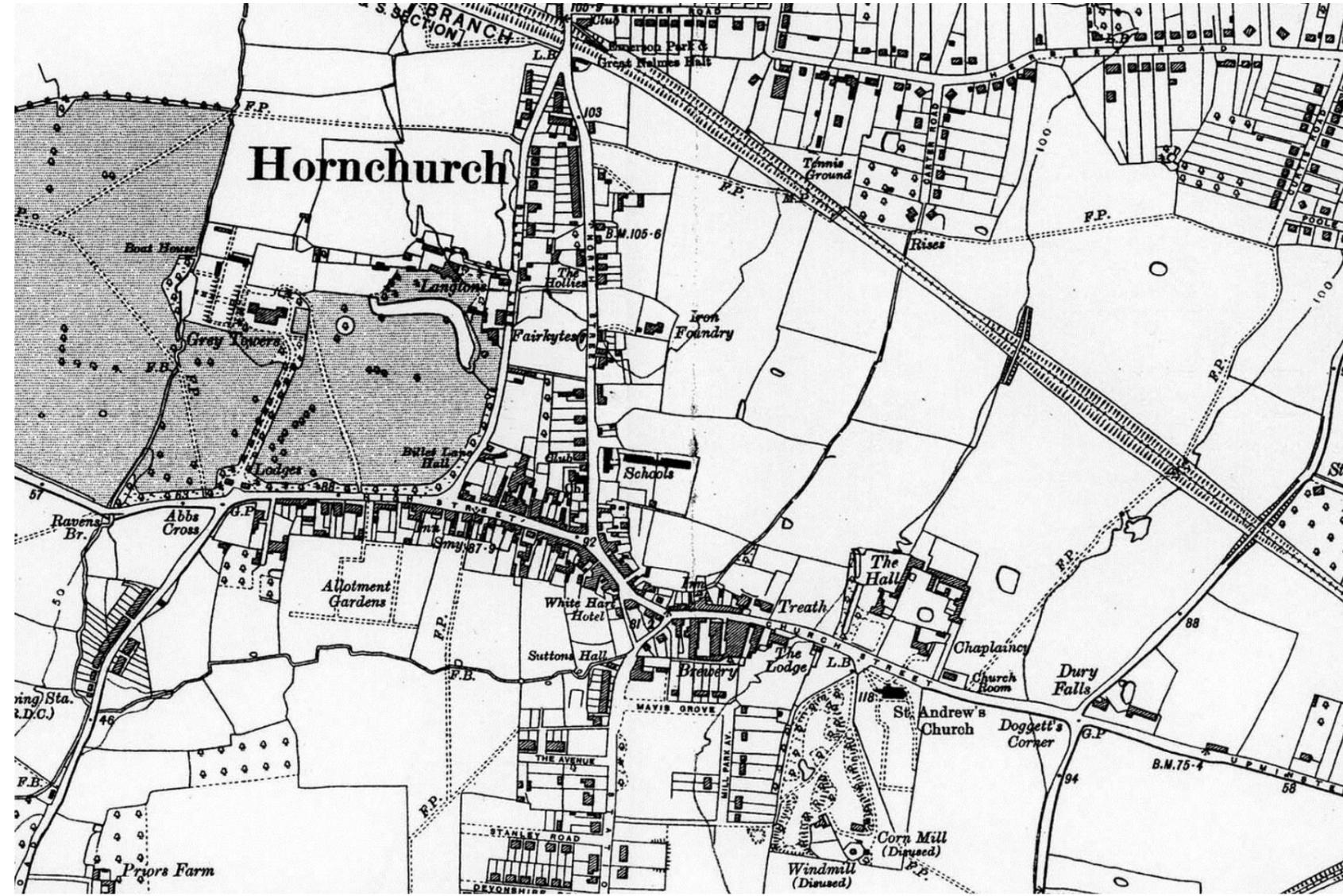
(London Borough of Havering Local Studies)

This detail shows Langtons House and associated buildings, and the buildings on Billet Lane.

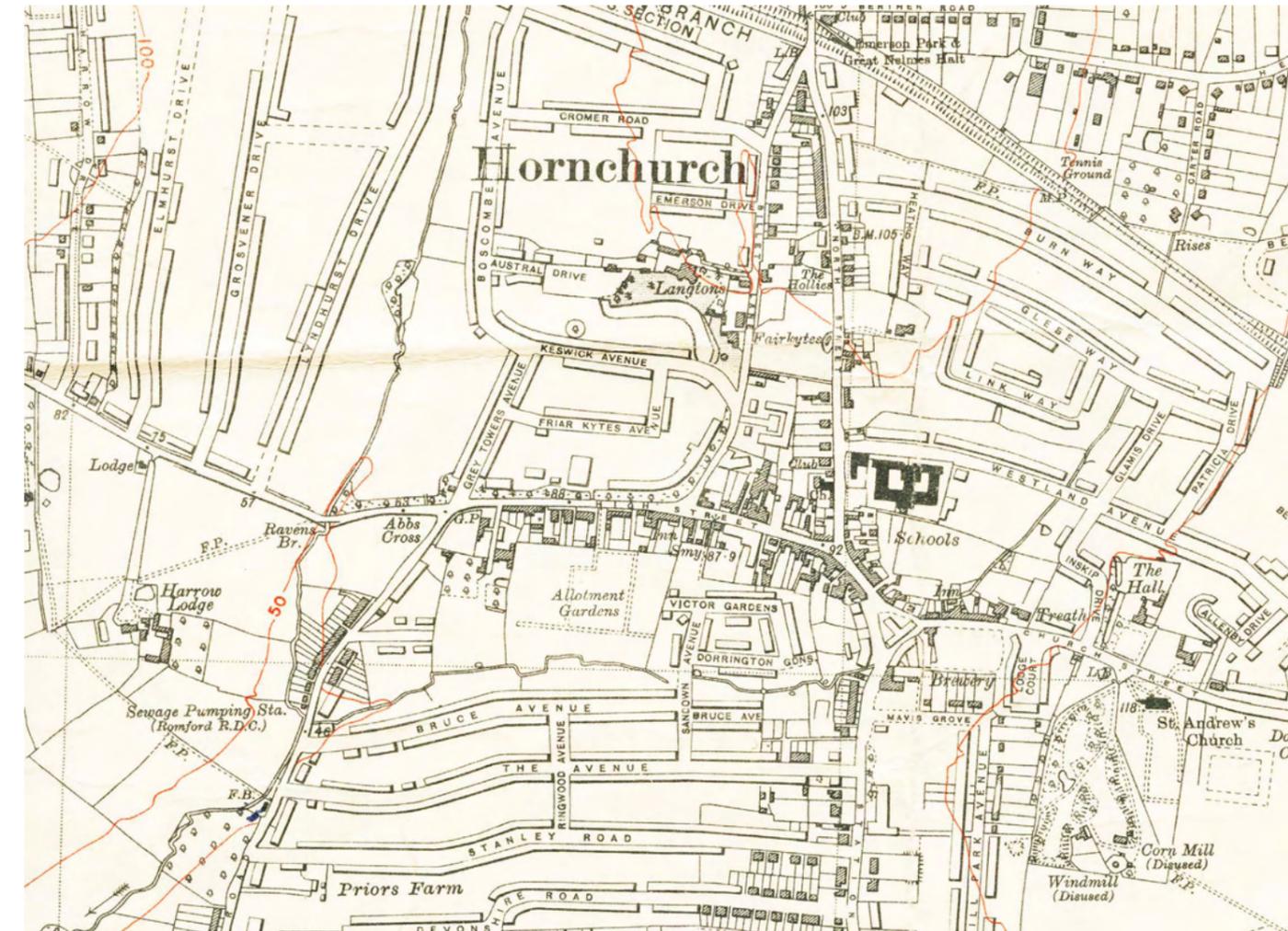


Map 11: 1921 Map (London Borough of Havering Local Studies)

Hornchurch has become a town, and development is encroaching from surrounding areas.



5.0.ASSESSMENT OF SPECIAL INTEREST



Map 12: 1938 OS Map (London Borough of Havering Local Studies)

The planned new street are laid out, illustrating the dramatic changes in Hornchurch's character in the interwar years, as the empty sites surrounding the centre are largely filled with detached or semi detached houses, or short terraces, and Hornchurch is transformed into a suburban settlement.



View of Fairkytes, c.1920 by Bursall Tonge (London Borough of Havering Local Studies)

5.3.2 Much of the character of Hornchurch has developed as a result of its location on the edge of London, counterbalanced by a strong relationship to Essex and its surrounding suburban development and open countryside. The parish of Hornchurch and the Saxon Royal Manor of Havering historically covered the same area, later becoming the Royal Liberty of Havering. This is turn subsequently developed and expanded to form the London Borough of Havering.

5.3.3 Place name

There are various opinions about the origins of the name of Hornchurch (first recorded as a place in the C13th.²⁶); the most authoritative states that the place name developed from the name “*Horned Church*”, possibly from horn-like gables or features resembling horns, with possible associations with the leather industry.²⁷

5.3.4 The Origins of Hornchurch

Hornchurch Village grew up on the gravel terrace below and to the west of the hill top church. This terrace marks the extent of an ice sheet of the last Ice Age; today the Romford / Emerson Park / Upminster push-pull railway line runs through the glacier’s terminal moraine at Hornchurch Cutting, which is now a Site of Special Scientific Interest due to its geological importance.

5.3.5 Hornchurch was possibly a stopping off point along a Bronze Age trade route²⁸. Also an early British (i.e. Celtic or Iron Age) trackway connected pre-Christian centres at Ilford and Barking, Hornchurch, Upminster and beyond.

5.3.6 Historically, the parish of Hornchurch and the Saxon Royal Manor of Havering were the same. When Hornchurch Priory was founded by Henry II in

²⁶ The Place Names of Essex, P. H. Reaney (English Place-Names Society xii, 1935) p. 112

²⁷ Ibid. p. 111-112

²⁸ Archaeology in Essex to AD 1500, C. Couchman, p. 45

5.0.ASSESSMENT OF SPECIAL INTEREST

1159 (the first recordings of Hornchurch²⁹), the “*church of Havering*” was given to the Priory, suggesting that a settlement was already established there, and thus the church at Hornchurch was the church of the manor of Havering. The Priory rebuilt the church in 1222 and exercised control over the chapels of Romford and Havering-atte-Bower.

5.3.7 From Saxon times, Havering has been closely connected with royalty, and the English Kings who owned the Manor of Havering built a hunting lodge, later to become a royal palace, at Havering-atte-Bower. The area was already ancient crown land when it was recorded for William the Conqueror in the Domesday Survey of 1086.

5.3.8 From the 13th century onwards, Hornchurch was a flourishing community, with established manor houses, several other farms and an important leather industry. Tanners, fellmongers, cordwainers, shoemakers and dealers in animal skins worked in the village. Animals, leather goods and hides from Hornchurch were sold at Romford Market, which was set up in 1247; the two communities supported one another through this commercial relationship.

5.3.9 During the middle ages, there were manor houses on 12 sites³⁰ around the village; generally, the boundaries of these manor lands have influenced the pattern of development up to present times. (Hornchurch Hall was in the village. Suttons, Bretons, Dovers, Mardyke, Maylards Green and Wybridge, and Whybridge (Rands) were south of the village; Gubbins, Lee Gardens, Nelmes, and Redden Court north of it. (See: “Liberties of Havering” Map 1618, (ERO D/ DU 162/1).)

²⁹ ‘Hornchurch and Romford’, an extract from vol. vii of the VCH Essex, p. 26, 31

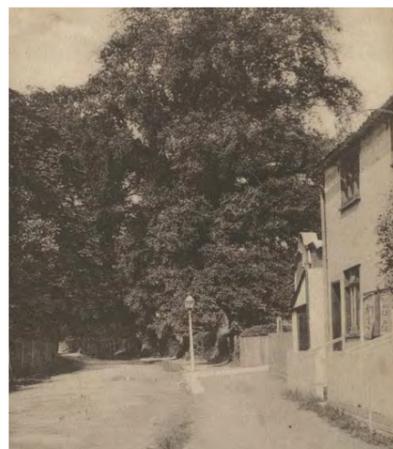
³⁰ VCH Essex, p. 29



Billet Lane and Foundry Cottage
(London Borough of Havering Local Studies)



Fairkytes Hornchurch
(London Borough of Havering Local Studies)



Billet Lane postcard sent 1917
(London Borough of Havering Local Studies)



Engraving of Langtons after Repton, from *The Polite Repository*, 1805
(London Borough of Havering Local Studies)

5.3.10 Rural Village

The basic plan of Hornchurch is strikingly evident in the ribbon development along the east/west route of the High Street, and with the typical medieval plan of divided roads around The Chequers public house, to the east of High Street where it divides to accommodate Station Lane. During the 17th and 18th centuries, most of the houses in the village of Hornchurch were concentrated in the High Street, but there were a few others in Billet Lane, North Street and Suttons Lane (see Chapman Andre map of 1777).

5.3.11 From the 17th to the 19th century, Hornchurch became a residential area for the gentry who built and improved their grand houses. In the map of 1777, Hornchurch Hall, White House, Langtons and Sutton Gate can be seen. In the map of 1897, The Lodge, Dury Falls, The Hollies, Grey Towers and Harrow Lodge have also appeared. In the C19th, the economy of Hornchurch was mainly agricultural with a small amount of rural craft and trades with an emphasis on the leather trade in all its various forms.

5.3.12 Hornchurch Cricket Club was formed in 1783 and was playing successfully in the following year³¹, with matches held in Langtons Park. A new Hornchurch Club, formed in 1889, played in Grey Towers Park up to WW1.³² “The Cricketers” Public House stands on the north side of the High Street, on the site of “The Old Cricketers Inn” which stood closer to the road and was demolished in 1938.

³¹ C. T. Perfect, p. 135
³² VCH Essex, p. 31

5.0.ASSESSMENT OF SPECIAL INTEREST

5.3.13 An Industrial Village

In 1876, Hornchurch was a “large and busy looking industrial village”³³ which, with the arrival of the railway in 1885, had come to within half an hour of London by train. However at this time, Hornchurch still had a small scale, contained village environment, paternalistically controlled by a few prominent families, in contrast to the vigorous commercial life and sprawling expansion of Romford, visible in the OS maps of 1897/98.

By this time, a prosperous agricultural economy had attracted farmers to the area. Most important of the C19th industries linked with farming was Fairkytes Ironworks,³⁴ established in 1784 by brothers Thomas and Robert Wedlake. First located opposite Fairkytes, in Billet Lane, it later evolved into the Hornchurch Ironworks in North Street, on the site of today’s Sainsburys car park. As agricultural prosperity and farm related industry increased, the leather trade in Hornchurch gradually diminished. The last tanner, Bright & Beardwell, closed its premises in the High Street in 1846, and the last fellmonger, James Fry of North Street, closed in 1870.

5.3.14 Twentieth Century Hornchurch

By 1921 (see O.S. map), a small amount of new semi detached housing had been developed to the south of the High Street along Station Lane, but by 1939 (see O.S. map), development had dramatically accelerated, with semi detached houses, or short terraces of 4 - 5 houses along Keswick Avenue, Grey Towers Avenue and Fairkytes Avenue, in the southern part of Langtons grounds, and also to the south of the High Street, along the northern stretches of Billet Lane

³³ VCH Essex, p. 28
³⁴ C. T. Perfect, p. 6

Map 13: : Langtons Conservation Area: Open Spaces, Parks, Gardens, Trees and Hedged Boundaries



and North Street, and along the eastern stretch of the High Street around Doggett's Corner.

5.3.15 Today (2011), the 19th century town centre is still evident, and remains a bustling hub, but has been interrupted by the large supermarket development, which, with its large surface car park, has destroyed much of the distinctive quality of the central part of the High Street.

5.4 Architectural Quality and Built Form

(see Map 2: Langtons Conservation Area: Key Buildings and Distinctive Spaces, page 16). While there is a range of building styles in Langtons Conservation Area, their landscape setting acts as a powerful unifying force. The "prominent buildings" are clear: Langtons House and associated buildings, Fairkytes, the Billet, the Hermitage and the Queens Theatre. The "background buildings" in the Conservation Area are generally the 1930s suburban housing on Cromer Road, Emerson Drive and Billet Lane. 101 – 131 Billet Lane has been identified as a "Distinctive Group". (See also Appendix 2: Langtons Conservation Area Heritage Assets).

5.5 Open Spaces, Parks and Gardens and Trees (See Map 13 opposite)

Over half of the Conservation Area consists of green spaces, which create a setting for the buildings and activities within. The open spaces, and problem of boundaries, have been described in detail elsewhere, and are summarized below:

5.0.ASSESSMENT OF SPECIAL INTEREST

5.5.1 The Green (see Map 15, page 64)

- Would benefit from further upgrading of boundary to Sainsburys car park.
- Problem with back stage of theatre spilling out onto Green. Opportunity for integration of relationship with Queens Theatre through creation of a terrace on the Green adjacent to the theatre.

5.5.2 Langtons Park

- A Conservation Management Plan is necessary.
- Nature of the park as a fragment of a larger picturesque landscape needs to be reinforced.
- Entrance and boundary on Keswick Avenue is crude and inappropriate.
- Boundaries within park are ill defined

5.5.3 Fielders Sports Ground

- Entrance on Cromer Road would benefit from upgrading.
- Unclear boundary with Langtons Park.

5.6 Detailed Character Analysis

In this section, the buildings and spaces in the Langton's Conservation Area are briefly described, and the positive, negative and neural attributes of each building or space are articulated.

Note: these building profile pages have been arranged to cross refer to the Photographic Survey which accompanies this appraisal.



5.6.1 Cromer Road Nos. 1 – 25, odd numbers only (Photographic Survey pages 38 - 40)

The part of Cromer Road which is within the Conservation Area consists of a group of 1930s semi detached houses (with the exception of 25, which is detached, and described overleaf).

Designated Heritage Asset?: No

Overall Rating: Neutral

Positive aspects:

- Pleasant, secluded street on the edge of the Conservation Area.
- This building type is an important part of the late 1930s development of Hornchurch as a suburb.
- This group of buildings does not have a high intrinsic value as a heritage asset, but it has a specific value as a “buffer zone” which reinforces and protects the Conservation Area as a whole.
- The massing and roofline of the houses is consistent, with the exception of number 9, which has a large extension interrupting the roofline.

Negative aspects:

- 8 out of the 13 houses in this group have replaced their front gardens with hard standings, which erodes the streetscape and sense of place.
- Several of the houses have crude replacement uPVC windows, especially to the front bays.
- Some of the houses have porches which cover or fill in a distinctive feature of this housing type, the arched brick opening to the front door.
- The massing and roofline of the houses is consistent, with the exception of number 9, which has a large extension interrupting the roofline.



25

5.0.ASSESSMENT OF SPECIAL INTEREST

5.6.2 25 Cromer Road

This detached house is a good example of 1930s suburban housing. Number 25 is adjacent to the entrance to Fielders Sports Ground, one of the homes of Hornchurch Cricket Club.

Designated Heritage Asset: No

Overall Rating: Positive

Positive aspects:

- Unusually, it has retained its original “Crittall” type windows, which sit within a distinctive curved bay.

Negative aspects:

- Front door and porch unsympathetic.
- Garage and boundary fence with entrance to Fielders are crude and would benefit from upgrading.



**5.6.3 Emerson Drive Nos. 1 – 23 inclusive
(Photographic Survey pages 41 – 46)**

Emerson Drive is a secluded 1930s suburban cul de sac.

Designated Heritage Asset: No

Overall Rating: Neutral

Positive aspects:

- This street, does not have an innate high value as a heritage asset, but functions as a “buffer zone” which reinforces and protects the Conservation Area as a whole.
- Distinctive proximity to the adjacent Fielders Sports Ground, which lies as an expanse of space at the end of the cul de sac.

Negative aspects:

- The majority (19 out of the 23 houses) have replaced their front gardens with hard standings, which has lead to a fragmented and eroded streetscape.

5.0.ASSESSMENT OF SPECIAL INTEREST



**5.6.4 Billet Lane Nos. 81 – 99 odd numbers only
(Photographic Survey pages 47 – 48)**

Nos. 81 – 99 Billet Lane is a group of 5 semi detached 1930s houses.

Designated Heritage Asset: No

Overall Rating: Neutral

Positive aspects:

- This part of Billet Lane, like Cromer Avenue and Emerson Drive, does not have an intrinsic high value as a heritage asset, but functions as a “buffer zone” which reinforces and protects the Conservation Area as a whole.

Negative aspects:

- All of this group have crude replacement windows and most have replaced their front gardens with hard standings, which has lead to a fragmented and eroded streetscape.



**5.6.5 Billet Lane Nos. 101 – 131 odd numbers only
(Photographic Survey pages 49 – 50)**

Nos. 101 – 131 Billet Lane are 1930s two storey flats, designed to look like semi detached houses.

Designated Heritage Asset: No

Overall Rating: Positive

Positive aspects:

- The buildings are distinctive and coherent, built in a hybrid vernacular/1930s architectural style, with large curved windows (see below), brick ground floor (with creasing tile detail above the entrance doors), and rendered first floor with projecting gabled bays.
- The front gardens to these flats are intact, and generally attractively planted, and make a positive contribution to the streetscape.

Negative aspects:

- Windows have generally been replaced with crude uPVC versions.



5.0.ASSESSMENT OF SPECIAL INTEREST

5.6.6 Langtons Gardens

(see Photographic Survey pages 51 – 53)

Langtons Gardens is the remaining central core of a former, much larger picturesque landscape, which, in its original form, extended to High Street in the south, and to Billet Lane in the east. It is probable that Humphrey Repton, the famous and influential landscape gardener, was involved in its design.

Today, Langtons Garden is a mature picturesque landscape, consisting of sequence of distinct spaces. The main public access, from Keswick Avenue, leads to a tree lined path edging around the pond, then opening onto the lawn in front of the house. The path then continues around the lake, or moves through shrubbery and trees, or leading into a large and dramatic walled garden with a centrally planted mature tree and vibrant herbaceous border alongside the box-hedge lined path. The walled garden gives access to the north to Fielders Sports Ground, or the meandering path continues towards the Stable Blocks to the rear of Langtons House.

The picturesque nature of the landscape needs to be reinforced through sensitive planting. This is particularly salient in terms of the open space in front of Langtons House, where the lawn is cluttered with flower beds and trees, and plants to the edge of the pond mean that the water's edge is obscured.

As a consequence, the picturesque devices embedded in the layout of Langtons are blurred (eg. the glimpse of the serpentine form of the water glittering through the trees, the open lawn allowing both the house, and the lake to be seen as a backdrop).

Designated Heritage asset?: Yes. Historic Park

Overall rating: Positive

Positive Aspects:

- Langtons Gardens has a lush and romantic quality, and is an extremely attractive and lyrically complex set of spaces.

Negative aspects:

- Throughout the park, boundaries are generally ill defined and unresolved, and the structure of the former estate is buried or blurred, leading to patches of overgrown vegetation, which have a derelict quality, and a kissing gate, marking the estate edge, to be hidden.
- The main entrance on Keswick Avenue is crude and inappropriate, comprising of metal security fencing, concrete posts, and a replica gate.
- The spatial relationship with Fielders Sports Ground is unclear and unresolved.



5.6.8 Langtons House & Grounds
(see Photographic Survey pages 51-53)

Langtons House is Havering's most popular wedding venue, and a major asset in the borough. The 1760 house was a red brick mansion of three storeys and five bays, and later in the C18th, canted wings of two storeys were added to the sides. Today the house is Grade II listed, and much of its fabric is C20th construction in an C18th style, with interventions dating from when the house was remodelled in the early C20th, when the entrance was rebuilt, part of the ground floor was opened into a staircase hall, and a large billiard room was added to the west and the two wings were raised in height. The interior still has some late C18th features in the ground floor rooms.

The Gazebo and Bathhouse, listed Grade II, was built in the C18th. It is a single storey canted wooden fronted brick building with a round headed entrance and flat headed sash windows in angled faces, and a black glazed pan tiled roof.

The Orangery, listed Grade II, is probably late C18th, and is a glazed timber structure with a rear brick wall. It has a Doric entablature across the whole front, with triglyphs and dentils, and the front elevation is divided into five bays by pilasters, with 3/4 Doric columns to the centre. The fashion for Orangeries came from France and Italy, and they were considered a necessary addition to large houses

Designated Heritage Asset: Yes

Overall Rating: Positive

Positive aspects:

- Distinctive and historically rich public and civic amenity with original features, in an attractive setting.

Negative aspects:

- The main ceremonial entrance to Langtons, via the quiet approach road off Billet Lane, has an ad hoc quality. .



5.0.ASSESSMENT OF SPECIAL INTEREST

5.6.9 Langtons Stable Block
(Photographic Survey pages 54 - 55)

The Stable Block, listed Grade II, was built in the mid C18th. It is a two storey red brick building, with sash windows in cased frames. The door in the centre of the ground floor is in a semi circular headed recess, and the windows, which were originally symmetrically arranged on the façade, are now some blocked or converted into doors. The building has a dentilled wooden eaves cornice. The centre three bays project slightly with a pediment of stock brick with red dressings to the oculus. The tiled roof with modern or restored C18th century octagonal wooden glazed lantern with modillion cornice, shaped lead domed roof with pillar and vane. The building was altered during the early C20th restoration of the site, and further modern modifications have also taken place. There are some good C19th estate railings.

Designated Heritage Asset: Yes, Grade II listed.

Overall Rating: Positive

Positive aspects:

- Distinctive and historically rich building with original features, in an attractive setting.

Negative aspects:

- The open scrubby area behind the stables is unresolved and has a derelict quality.

**5.6.10 Fielders Sports Ground
(not in Photographic Study)**

Fielders Sports ground is one of the bases of the Hornchurch Cricket Club. Its main public entrance is from Cromer Road, and there is a link through to Langtons Park.

Designated Heritage asset: Yes. Historic park

Overall rating: Positive

Positive Aspects:

- Tranquil and spacious sports ground with strong historic associations as the first home of the well known Hornchurch Cricket Club.

Negative aspects:

- The entrance on Cromer Road is very poor quality.
- Fielders Sports Ground has the atmosphere of private space where security is paramount.
- The link from Fielders through to Langtons Gardens is unclear.



**5.6.12 Fairkytes, The Billet, The Hermitage
(Photographic Survey pages 56 - 59)**

Fairkytes, the Billet and the Hermitage form a group of buildings that visually define the western edge of the Green. Fairkytes is the most important building in this group, but there is a coherent sense of context established through the scale of the buildings (two storeys plus attic), the gap between them, and the soft red brick used throughout. The mature trees of Langtons and Fairkytes gardens form a backdrop to this group of buildings. Fairkytes Arts Centre stands on Billet Lane, but is spatially and visually integrated into the Green. Recently, a pedestrian crossing has been added across Billet Lane, connecting the Green to Fairkytes. This could be seen as a first step in integrating and continuing to improve Billet Lane and the Green as a public space. (see Map 15: Strategies for Improving the Green).



5.6.13 The Hermitage
 (see Photographic Survey page 57),

The Hermitage is an early twentieth century building, with distinctive Dutch gables on Billet Lane and to the north elevation, and with a large later extension to the south of the original building.

Designated Heritage Asset: Yes, locally listed

Overall Rating: Positive

Positive aspects:

- The Hermitage contributes to the Green as a public space.
- While the building has been extensively extended, from its original form, the separate elements can be clearly identified.
- Though the later extension is large, its use of red brick and continuation of the roof line of the original building, reinforces the “villa like” quality of this building, especially in relation to Fairkytes.

Negative aspects:

- Large scale and incongruous quality of later extension.



5.0.ASSESSMENT OF SPECIAL INTEREST

5.6.14 The Billet
 (see Photographic Survey page 58)

The Billet is a locally listed, late nineteenth century former public house, which has been extended in recent years, and is in use as Council Offices.

Designated Heritage Asset: Yes, locally listed.

Overall Rating: Positive

Positive aspects:

- The original building has a robust red brick solidity.
- The Billet contributes to the Green as a public space.

Negative aspects:

- The extensions to the Billet are problematic, with a chaotic and poor quality arrangement of lurid colour, windows and unresolved rooflines.



5.6.16 Fairkytes
(Photographic Survey page 59)

Fairkytes, on Billet Lane, is a landmark Grade II listed building which houses a lively programme of activities as Hornchurch's Arts Centre. Currently (2011), a programme of repair and restoration for Fairkytes is nearing completion. Fairkytes was recorded from 1520³⁵, although the present house was built in the early C18th, and it has been considerably extended to the south and to the rear and was refronted in the C19th. By the early 1900s, Fairkytes had reached its present extent, with a further two storey extension to the south, and a small extension to the north³⁶.

Designated Heritage Asset: Yes, Grade II listed

Overall Rating: Positive

Positive aspects:

- Distinctive and historically rich public amenity with original features, in an attractive setting.
- Fairkytes contributes to the Green as a public space

Negative aspects: None

³⁵ VCH Essex, p. 30

³⁶ Ibid.



5.0.ASSESSMENT OF SPECIAL INTEREST

5.6.17 The Queens Theatre
(Photographic Survey pages 60 - 62)

The Queens Theatre is a robust example of 1970s municipal architecture commissioned by the newly created Borough as the "Showplace of Havering". The Queens Theatre is monumental in its form, with the architectural volumes of the flytower, the auditorium and the foyer bluntly expressed. The materials used in the Queens Theatre are generally simply detailed (brick, slate, glass), and used on a giant scale, which now appears dated, but which perhaps help create the building's atmosphere as an accessible and inclusive space. The flytower is visible from the High Street.

The Queens Theatre receives financial support from the Borough of Havering and is extremely well used by the public. Its foyer space is a popular meeting space, and the glass walls give open views onto the Green, thereby making the Green part of the space of the theatre.

Designated Heritage Asset: No

Overall Rating: Positive

Positive aspects:

- The Queens Theatre is a confident landmark building which creates, alongside the other cultural buildings on The Green, a vibrant "cultural plaza".

Negative aspects:

- There is an unresolved relationship between the Queens Theatre and the Green, with the stage door to the theatre spewing out onto the Green, with skips, paladins and vehicles on the adjacent hard standing. (see Map 15: Strategies for Improving the Green).
- The entrance to the Queens Theatre would benefit from a general upgrading.
- Tables and chairs are arranged outside in an ad hoc manner, and the creation of a formal terrace to the south of theatre, on the Green, would resolve this arrangement.



Fairkytes and the Billet, 2011

5.0.ASSESSMENT OF SPECIAL INTEREST

5.6.18 The Green next to the Queen's Theatre

The Green is at the heart of Hornchurch Town Centre, and is a space where the view opens up dramatically to give a panorama of Hornchurch's major arts and cultural buildings: Fairkytes Arts Centre with Langtons Park beyond, The Queens Theatre, and Hornchurch Library.

The Green was previously owned by the Wedlake Iron Foundry and was used as a field for cricket. The footpath running east west, which borders the south side of the Green, was created by the Wedlake family. This footpath has recently been improved, with new surfacing and lighting, and the boundary between the Green and the car park could continue to be improved with further robust planting, with, for example, a linear element such as pleached trees.

Designated Heritage asset?: No

Overall rating: Positive

Positive Aspects:

- The Green has a distinctive quality as a rich "Cultural Plaza" , surrounded by high quality public buildings.
- Recently, also, new planting beds have been created alongside new curved paths, which gives the green a soft picturesque quality.

Negative aspects:

- See comments on Queens Theatre
- Continue to improve the boundary with the supermarket car park.

Table 2: How Buildings Contribute to the Langtons Conservation Area (See map 14)

Building	Heritage Asset?	Rating
Cromer Road		
Nos. 1-23 (Odd nos. Only)	no	Neutral
No. 25	no	Positive
Emerson Drive		
Nos. 1-23 (Odd nos. only)	no	Neutral
Nos. 2-22 (Even nos. only)	no	Neutral
Billet Lane		
no. 81	no	Neutral
no. 83	no	Neutral
no. 85	no	Neutral
no. 87	no	Neutral
no. 89	no	Neutral
no. 91	no	Neutral
no. 92	no	Neutral
no. 93	no	Neutral
no. 95	no	Neutral
no. 97	no	Neutral
no. 99	no	Neutral
no. 101	no	Positive
no. 103	no	Positive
no. 105	no	Positive
no. 107	no	Positive
no. 109	no	Positive
no. 111	no	Positive
no. 113	no	Positive
no. 115	no	Positive
no. 117	no	Positive
no. 119	no	Positive
no. 121	no	Positive
no. 123	no	Positive
no. 125	no	Positive

Building	Heritage Asset?	Rating
Billet Lane cont.		
no. 127	no	Positive
no. 129	no	Positive
no. 131	no	Positive
Langtons House	Grade II listed	Positive
The Orangery	Grade II listed	Positive
The Gazebo and Bathhouse	Grade II listed	Positive
Stable Block	Grade II listed	Positive
Langtons Outbuildings	no	Neutral
The Hermitage	Locally Listed	Positive
The Billet	Locally Listed	Positive
Fairykites	Grade II listed	Positive
The Queen's Theatre	No	Positive



Map 14: How the Buildings Contribute to the Langtons Conservation Area (see Table 2, page 56)

5.0. ASSESSMENT OF SPECIAL INTEREST

5.7 How the Buildings Contribute to the Character of the Conservation Area (See Map 14, page 67)

In the table on the left, are unlisted buildings which are identified as making a positive contribution to the character of the conservation area ; also identified are buildings which clearly detract and could be replaced.

English Heritage have produced a checklist of questions to help with this process of identifying contributors/ detractors³⁷, which is included as Appendix ?. Buildings identified as negative could be replaced.

³⁷ Understanding Place: Conservation Area Designation, Appraisal and Management English Heritage 2011, page 1.

6.0 ASSESSMENT OF CONDITION

6.1 General condition of the historic buildings

The condition of the listed buildings is generally good.

6.2 General Condition of other heritage assets

Langtons Gardens and Fielders Sports Ground are generally in good condition.

Section 5.0, page 47, describes these spaces in more detail.

The Green (see Section 5.0, page 57) is generally in good condition, and recent planting, lighting and paths have improved this space. However this report identifies the problematic relationship between the Green and the stage door of the Queens Theatre. (see Map 15: Langtons Conservation area: Strategies for Improving the Green, page 70).

6.3 General Condition of the public realm

A major cause of damage to the public realm is the removal of front gardens and their replacement with hard standings. This is widespread in Cromer Road, Emerson Drive and Billet Lane. Conservation Area Consent should be refused for the removal of any further front boundary walls.

A further causes of damage is the cluttering of public space with inappropriate signage, for example on the Green, and in the 'connected space' between the Queen's Theatre, and the Billet and Fairkytes.

The access road to Langtons House would benefit from a general upgrading.

6.4 General issues

A generic problem throughout the Conservation Area is one of poorly resolved boundaries, which has a net effect of blurring the hierarchy and relationship of spaces. The problematic boundaries are as follows:

- Inappropriate fencing / gates to Langtons
- Inappropriate fencing/gates to Fielders Sports Ground
- Unclear private/public boundary between Langtons House and Stable Block to rear.
- Stage door of Queens Theatre spilling out onto the Green
- Removal of garden walls to create parking in front gardens



Inappropriate fencing / gates to Langtons

7.0 Urban Design and Development Control Guidelines

7.1 The design guidelines set out below should be taken into account when devising and agreeing proposals for development, redevelopment and proposals in the Langton's Conservation Area.

7.1.1 These guidelines are not an attempt to limit the creativity of architects and designers: to the contrary, Langtons Conservation Area would benefit from high quality and landmark individual buildings of contemporary design and of appropriate form and use, as well as less spectacular but equally well designed modern buildings which respond to their context.

7.1.2 These guidelines generally set out the principles by which the London borough of Havering will assess applications for Planning Permission and Conservation Area Consent.

7.2 Character Zones

In relation to current and potential Development Control issues and pressures, Langtons Conservation Area has four distinct character zones:

1. The Green
2. Langtons Park
3. Fielders Sports Ground
4. Interwar Suburban Housing

7.3 Character Zone 1: The Green

The Green is at the heart of Hornchurch Town Centre, and it is Havering's cultural hub. It is a space where the view opens up dramatically to give a panorama of Hornchurch's major arts and cultural buildings, ranging from the 18th century Fairkytes Arts Centre to the adjacent 19th century former public house, The

7.0 DEVELOPMENT CONTROL

Billet, to the robust modern design of the Queens Theatre, and more recently, the Library (which is outside the Conservation Area). These freestanding buildings of varying merit, scale and form, which gather around the Green to create the cultural hub of Hornchurch.

7.3.1 The character of The Green reflects the identification in the Local Development Framework of Hornchurch as the Borough's cultural amenity centre (see Havering's Core Policy 6: *Arts in Hornchurch*, page 21, 3.11). Generally, all development bearing a direct relationship to the Green should have a public use, contribute to the public realm and its life, and reinforce the "green plaza" quality of the space.

7.3.2 The Green has been improved in recent years. The historic footpath running east west, which borders the south side of the Green, has been enhanced, with new surfacing and lighting. New curved paths have been created, and planted areas laid, which give the Green a soft picturesque quality. The boundary between the Green and the car park to the south should continue to be improved, with further robust planting, using, for example, a strong formal element such as pleached trees.

7.3.3 As described above, the buildings to the west of Billet Lane are an integral part of the character of the Green, and they visually define the western edge of the Green. In this context, the extension to The Billet detracts from this part of the Conservation Area. The Billet is a locally listed, late nineteenth century former public house, which has been extended in recent years, and is in use as Council Offices. While the original building has a robust red brick solidity, the extensions to the Billet are problematic, with a chaotic and poor quality arrangement of lurid colour, windows and unresolved rooflines. The extensions should be demolished, and replaced with a new, high quality contemporary extension.



Character Zone 1: The Green



7.3.4 There is an awkward and unresolved relationship between the Queens Theatre and the Green. The stage door to the theatre spews out onto the Green, and there are skips, paladins and vehicles on the adjacent hard standing. Map 15: Strategies for Improving the Green, (see page 64), proposes strategies for improvement:

- New screen planting to the Stage Door area to the rear of the theatre
- Exploring the possibility of extending the rear of the theatre towards North Street.
- New screen planting to the boundary with the car park.
- The creation of a new terrace connecting the Green to the theatre.
- Removal of the extension to The Billet, and creation of new high quality contemporary extension.

7.3.5 The Green can be characterised as an optimistic modernist space, both in the sense of its openness and transparency, and also in its generous size and proximity to accessible and high quality cultural institutions. It is a generous public space for play, and spectacle, and a range of appropriate and innovative uses should continue to be developed for the Green. In particular, the formal and spatial relationship with the theatre would be greatly improved by the opening up of the terrace onto the Green as referred to above (at present, in summer, tables and chairs are clustered awkwardly to the side of the entrance steps).

7.4 Character Zone 2: Langtons Gardens

Langtons Gardens is a high quality historic asset, and any development in or around Langtons must be based on a thorough understanding of the historic significance of the site, its building, and the relationship between the various surviving structures and spaces.

7.0 DEVELOPMENT CONTROL

7.4.1 Conservation Management Plan for Langtons Gardens

Langtons Park is primarily a designed picturesque landscape, with vistas and composition forming a fundamental part of the structure of the space. The care, maintenance and development of Langtons should be based on a carefully considered Conservation Management Plan. This is to ensure that the historic context and has been carefully analysed, along with a careful assessment of the extant structures. A Conservation Management Plan will identify the characteristics of the site and evaluate any proposals in the broader context of the former grounds of Langtons, and their significance and relationship to the rest of Hornchurch.

7.4.2 The picturesque nature of the landscape of Langtons needs to be reinforced through sensitive planting. This is particularly salient in terms of the open space in front of Langtons House, where the lawn is cluttered with flower beds and trees, and plants to the edge of the pond mean that the water's edge is obscured. As a consequence, the picturesque devices embedded in the layout of Langtons are lost. (e.g. the glimpse of the serpentine form of the water glittering through the trees, the open lawn allowing both the house, and the lake to be seen as a backdrop).

7.4.3 Further consideration could be given to a general upgrading of this road, through improved surface treatment, lighting and signage.

7.4.4 There is a derelict scrubby area behind Langtons Stable Block, which may provide some opportunity for improvement to soft landscaping within this zone. Any such improvements should respond to the Stable Block at Langtons and have a subservient relationship to the main gardens.



Character Zone 2: Langtons Gardens



Character Zone 2: Langtons Gardens



Character Zone 4: Interwar Suburban Housing



Character Zone 4: Interwar Suburban Housing

7.4.5 Walls and Boundaries

Generally there is a problem of poorly resolved walls and boundaries throughout the Conservation Area (see 6.4). This is particularly acute in the Langtons Park Character Zone, where the boundaries are a fundamental part of the history of the site. Boundaries around Langtons and Fielders Sports Ground should be expressed and developed in a coherent formal manner appropriate to the setting, rather than buried or developed in an ad hoc domestic manner.

For example:

- The entrance on Keswick Avenue is crude and inappropriate and should be upgraded.
- The historic walls and boundary between Langtons and Fairkytes should be maintained and conserved.
- The wall along the kitchen garden and between the stable court and the main area of the ground, and running east from the main house, is a significant structure and should be clearly maintained and expressed.
- A kissing gate, marking the estate edge, is hidden, and should be revealed.
- The boundary between Langtons Gardens and Fielders Sports Ground is ambiguous and should be clearly articulated.

Breaches in these extant boundary structures will generally be unacceptable and could only be considered if they form part of a carefully considered proposal, which makes a significant contribution to the surviving landscape.

7.0 DEVELOPMENT CONTROL

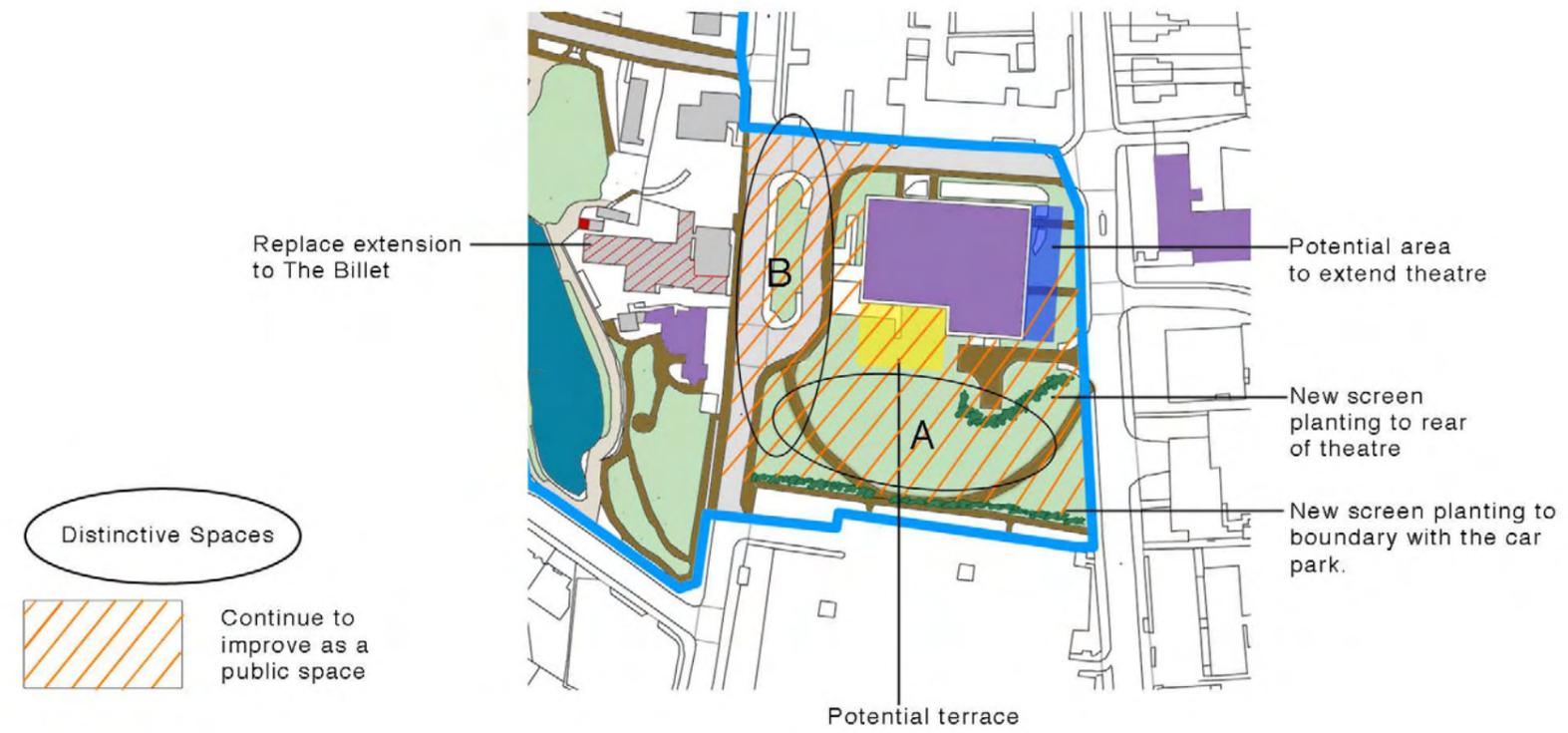
7.5 Character Zone 3: Fielders Sports Ground

Fielders Sports Ground is an idyllic cricket pitch, which, from the late 18th century, has had a connection with Hornchurch Cricket Club. Though an enormous expanse, paradoxically, Fielders has a secret, hidden quality, which is part of its charm, enclosed by 1930s housing to the north and east and Langtons Park to the south. The main public entrance to Fielders, on Cromer Road, is extremely poor quality, and inappropriate to this significant historic space and rich amenity. Similarly, the boundary between Langtons and Fielders is unclear, and should be resolved.

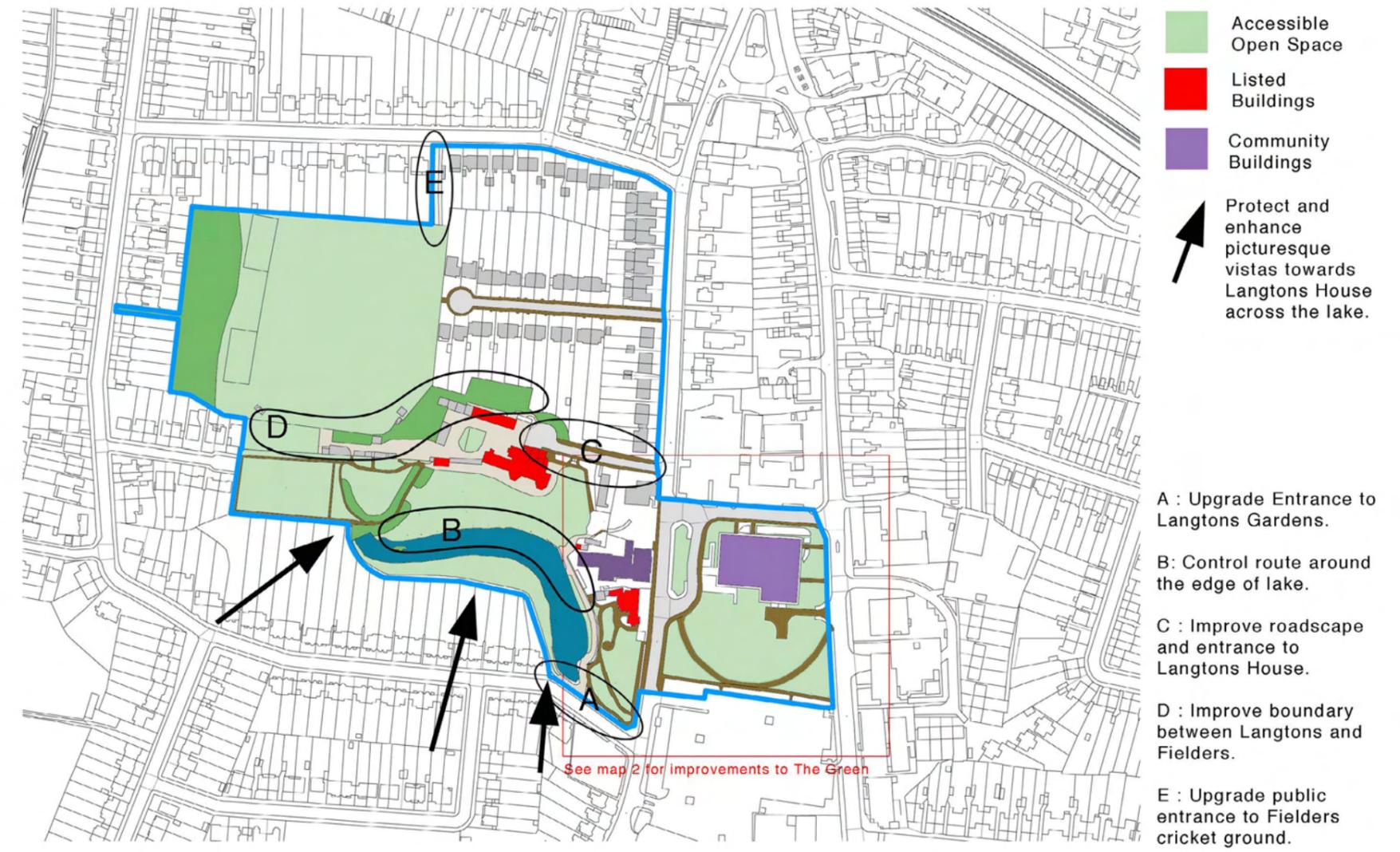
7.6 Character Zone 4: Interwar Suburban Housing

The suburban housing of Billet Lane, Emerson Drive and Cromer Road form a distinct character zone of detached or semi detached houses, of consistent style and date. Although much damage has already been done, ongoing effort should be made, through information and encouragement, to restrict further degradation to the Conservation Area in the form of overscaled extensions, hard surfacing of front gardens and removal of boundary walls, installation of unsuitable windows, doors and porches, and the installation of satellite dishes on elevations visible from the street. Ultimately, Article 4 (2) directions could be considered.

7.6.1 Numbers 101 – 131 Billet Lane (odd numbers only) is a distinctive and coherent group. Although elements of the buildings have been replaced (windows and doors), the roofs are unaltered, and the front gardens are intact. Again, efforts should be made through information and encouragement to protect these buildings. Article 4 (2) directions could ultimately be considered. Their position on the edge of the Conservation Area is significant, and another reason to protect these buildings.



Map 15: Langtons Conservation Area: Strategies for improving the Green



Map 16: Langtons Conservation Area: Strategies for improving Langtons Conservation Area

Table 3: Langtons Conservation Area Management Proposals

Category	Issues Identified in character appraisal	Management proposals	Action by
Opportunity sites Major sites where redevelopment is likely/ desirable; may need development or design brief	The Billet The buildings on Billet Lane are important elements in the cultural heart of Hornchurch around the Green. The extension to The Billet is poor quality and is detrimental to its setting, and the development of a new extension to The Billet is desirable.	Redevelopment of the Billet Short term: produce a development brief for The Billet (see Map 15)	LBH
Improvement Sites Existing buildings/ sites that need repair, enhancement, major intervention	Queens Theatre Stage door opens onto the Green in a detrimental manner due to un-sightly paladins, skips and vehicles on adjacent hard standing.	Short term: new planting to rear of theatre to screen off stage door and associated objects (see Map 15) Long term: investigate the potential of expanding theatre to rear to reconfigure back stage and move stage door (see Map 15)	LBH + Queens Theatre LBH + Queens Theatre
	Queens Theatre has an awkward spatial relationship with the Green	Short term: create new terrace to south side of theatre (see Map 15)	LBH + Queens Theatre
	The Green Despite improvements, southern boundary with car park is still fragile	Short term: further robust planting along southern boundary with, for example, strong formal elements such as pleached trees, (see Map 15).	LBH
	Langtons Gardens The nature of Langtons Gardens as a fragment of a larger picturesque landscape needs to be reinforced.	Short term: Produce and adopt a Conservation Management Plan for Langtons Improve the Keswick Avenue Entrance to Langtons Garden Resolve boundary between Langtons and Fielders	LBH LBH LBH
	Fielders Sports Ground This is part of the former Langtons estate, but at present its boundaries with Langtons Gardens are unclear. The entrance to Fielders Sports Ground from Cromer Road is poor.	Short term: Improve Cromer Road entrance to Fielders	LBH

8.0 MANAGEMENT PROPOSALS

Category	Issues Identified in character appraisal	Management proposals	Action by
Development control and enforcement Need for changed procedures	None		
Public Realm Roads/footways Surfacing signage	Billet Lane/ The Green There is an opportunity to spatially reinforce the importance of Billet Lane as a visual boundary to the Green (see Map 15).	Short term: treat road and pavement surfaces as an integral part of the public space of the Green (see Map 15).	LBH
	Langtons Access Road This main ceremonial entrance road to Langtons House has an ad hoc quality.	Short term: Improve roadscape and entrance to Langtons House.	LBH
	The Green Cluttered signage, especially along Billet Lane	Short term: Rationalise signage around the Green, in particular in front of the Queen's Theatre.	LBH
Planning control/ regulation Article 4(2) direction	Billet Lane (nos. 101-131) This is a high quality, distinctive and coherent group of flats.	Short term: ensure information and encouragement is delivered to inform building owners/tenants about appropriate development especially to prevent the removal of boundary walls, and replacement of front gardens with hard standings. Ultimately, Article 4 (2) directions could be considered.	LBH LBH
	Billet Lane (nos. 81-88) Emerson Drive (nos. 1-22 inclusive) Cromer Road (nos. 1-25 off numbers only) Works to these buildings have created a fragmented and eroded streetscape.	Short term: ensure information and encouragement is delivered to inform building owners/tenants about appropriate development especially to prevent further removal of front garden walls. Ultimately, Article 4 (2) directions could be considered.	
Education/Advice, Planning guidance, generic or site specific Councillor training	Interwar Suburban Housing Unsuitable development should be restricted.	Short term: consider innovative means of encouraging higher awareness of heritage assets, sustainability and the environment. Raise awareness on guidance on appropriate treatment for extensions, windows, porches and front gardens.	LBH

Appendix 1: Contact details

Heritage Officer
 Development and Transport Planning Team
 Regeneration Policy and Planning

Email : DTP@havering.gov.uk

Appendix 2: Table of Heritage Assets

Listed Buildings	
Grade I	None
Grade II	Fairkytes (Havering Arts Centre) Langtons Gazebo at Langtons Orangery at Langtons Stable block at Langtons
Grade II*	None
Buildings of Local Heritage Interest	
Locally Listed buildings	None
Historic Parks and Gardens	
Grade II	None
Historic Parks and Gardens of Local Interest	Langtons gardens, including Fielders Sports Ground
Historic Views	Numerous linear views of St. Andrews Church from all vantage points around Havering

Appendix 3: English Heritage checklist to identify elements in a Conservation Area which contribute to the special interest.

(from Understanding Place: Conservation Area Designation, Appraisal and Management, English Heritage, March 2011)

A positive response to one or more of the following may indicate that a particular element within a Conservation Area makes a positive contribution provided that its historic form and values have not been eroded.

- *Is the building the work of a particular architect or designer of regional or local note?*
- *Does it have landmark quality?*
- *Does it reflect a substantial number of other elements in the Conservation Area in age, style, materials, form or other characteristics?*
- *Does it relate to adjacent designated heritage assets in age, materials, or in any other historically significant way?*
- *Does it contribute positively to the setting of adjacent designated heritage assets?*
- *Does it contribute to the quality of recognizable spaces, including exteriors or open spaces with a complex of public buildings?*
- *Is it associated with a designed landscape eg. a significant wall, terracing or a garden building?*
- *Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?*
- *Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?*
- *Does it have historic associations with local people or past events?*
- *Does it reflect the traditional functional character or former uses in the area?*
- *Does its use contribute to the character or appearance of the area?*

Appendix 4: Brief Bibliography**National Policy**

Planning Policy Statement 5: *Planning for the Historic Environment*,
Department for Communities and Local Government, 2010.

Regional Policy

The London Plan, *Spatial Development Strategy for Greater London*, 2011

Local Policy

London Borough of Havering Local Development Framework:
Core Strategy and Development Control Policies Development Plan Document,
Adopted 2008

London Borough of Havering Supplementary Planning Documents

- *Heritage SPD*, adopted 2011
- *Residential Extensions and Alterations SPD*, adopted 2011
- *Protecting and Enhancing the Borough's Biodiversity SPD*, adopted 2009

English Heritage publications

Understanding Place: Conservation Area Designation, Appraisal, and Management, 2011

Guidance on the Management of Conservation Areas, 2006

Guidance on Conservation Area Appraisals, 2006

Publications

Alvin, K.L. *St. Andrews Churchyard Conservation Area*, 1990

Butler, Anthony D., *The Hornchurch Story*, Swan Libraries, Upminster, Essex.

Couchman, C., *Archaeology in Essex to AD 1500*

Ed. C.R. Elrington, *The Victoria History of the Counties of England, Hornchurch and Romford 1978*, University of London Institute of Historical Research.

Evans, Brian, *Bygone Hornchurch and Upminster*, 1970, Phillimore & Co.

Ed. Green, Georgina and Cowell, Fiona, *Repton in Essex*, Essex Gardens Trust, 200 Greater London Sites and Monuments Record

J.E. Johnson, *The Story of Airfighting*

Mannox, Barbara, *St. Andrews Hornchurch - A Guide*

Perfect, C.T., *Ye Olde Village of Hornchurch, 1917*, Benham & Co. Ltd, Colchester.

Pevsner, N., *The Buildings of England, Essex*, 2nd edition, 1965

Reaney, R.P., *The Place Names of Essex*, English Place Names Society, 1935

Smith, Ken, *Essex Under Arms*

Smith, Eric, *First Things First - RAF Hornchurch and Sutton Farm 1915 - 1962*

Watt, Peter, *Hitler v Havering*

Ed. Westlake, H.F., *Hornchurch Priory: a Kalender of Events*, 1923