



# *Crossness Conservation Area*

**Area Appraisal and Management Plan**  
February 2009

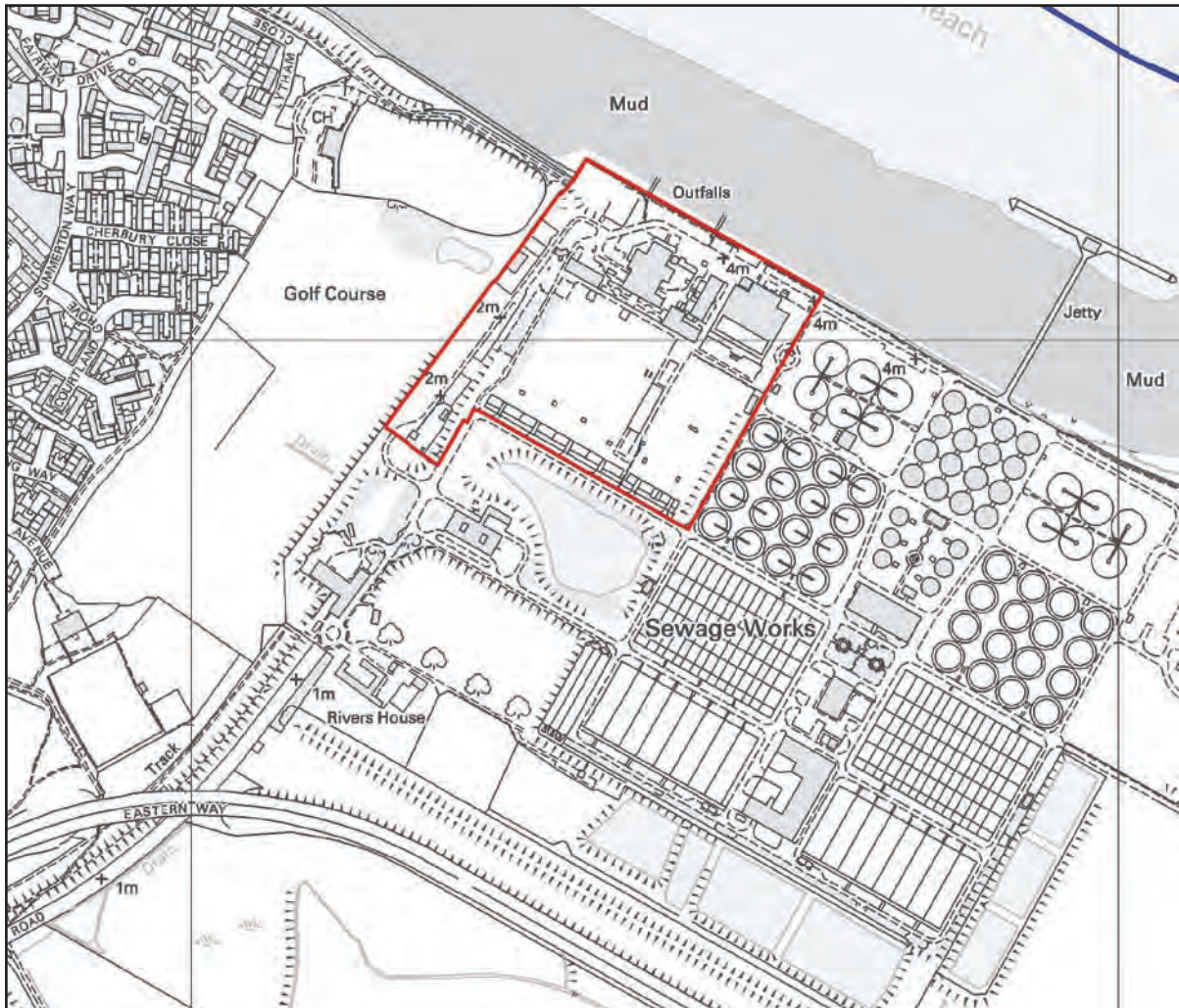
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A downloadable pdf version is available on the Council's website at [bexley.gov.uk](http://bexley.gov.uk)

### Location of Conservation Area



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 Crossness Conservation Area

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# *Part 1: Conservation Area Appraisal*

## **1 Introduction**

- 1.1 The Crossness Conservation Area was designated on the 26th February 1997.
- 1.2 Under the Planning (Listed Buildings and Conservation Areas) Act 1990, an area designated as a “conservation area” will be an “area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.
- 1.3 This document defines and records the special architectural and historic interest of the Crossness Conservation Area and identifies opportunities for enhancement.

## **2 Planning and policy context**

- 2.1 Bexley’s Unitary Development Plan (UDP) 2004 contains the policies and proposals for development, regeneration and land use in the borough. Policies which seek the preservation and enhancement of statutorily listed buildings, locally listed buildings, conservation areas and archaeology are also set out in the UDP and the emerging Local Development Framework (LDF).
- 2.2 This appraisal should be read in conjunction with national planning policy guidance, particularly Planning Policy Guidance Note 15 - Planning and the Historic Environment (PPG15). It follows advice contained in “Guidance on Conservation Area Appraisals” and “Guidance on the Management of Conservation Areas”, published by English Heritage and the Planning Advisory Service (August 2005).

## **3 Summary of special character and appearance of the conservation area**

- 3.1 The special architectural or historic interest that justifies designation of Crossness Conservation Area derives from the following features.
  - This mid-Victorian example of public health engineering is a unique industrial complex set within a landscape/location selected by the then level of engineering technology. It is South East London’s most important site for industrial archaeology.
  - The key elements that characterise the Conservation Area are: the Grade I Listed Crossness Pumping Station comprising the Beam Engine House, Boiler House and Triple Expansion House; the Grade II Listed workshops; and brick vaulted subterranean reservoir.
  - Other significant buildings include the storm water pumping station/centrifugal engine house and the precipitation engine house/boiler house group.
  - Use of the complex for over 140 years has resulted in layers of industrial development that represent the evolution of the site.
  - The buildings present important engineering development, in terms of landmark building design and surviving machinery.
  - Spaces within the site, including the River Thames location and the surrounding remnants of the original rural landscape recall the importance of the location.
  - The site includes open spaces that have remained undisturbed for long periods, including mature trees, which contribute towards the biodiversity of the area.



## 4 Location, setting and boundary description

### Location and context

- 4.1 The Crossness Conservation Area is located in the north west of the London Borough of Bexley, which is situated 13 miles south east of central London. It is set within what was previously part of the Erith Marshes on the south bank of the River Thames at Halfway Reach. This remote site was chosen to take the sewage from densely populated areas to a location on the River Thames where sewage could be released into the river immediately after high tide to be carried downstream and out to sea.

### Development pattern and layout

- 4.2 Site development focused around the Beam Engine House and underground reservoir. The development exhibits a functional layout within a large 37 acre site, represented by significant spaces around buildings, the green space of the grass covered reservoir, a spacious entrance drive, a number of areas that were never developed and others where earlier buildings were demolished. The site displays evidence of change over time with various layers of operational development.

### Landscape and setting

- 4.3 The historical river landscape topography of the site suggests that relatively little has changed in terms of land levels, particularly south of the buildings complex and along the western boundary. Open ditches survive, which could have formed part of a medieval field drainage system, which has characterised the marsh area since the embankment of the River Thames, probably during the 13th Century. Prior to which, the site consisted of tidal marshes.
- 4.4 The level top of the underground reservoir provides an important open aspect and setting for the buildings and a location for grasses which may contain relics of species which have been relatively undisturbed since the building of the works complex 143

years ago. Due to the open nature of the site, its relative remoteness from areas of population and its proximity to the River Thames, the site supports an interesting and undisturbed variety of flora and fauna as well as many intentionally planted trees, all of which continue to contribute to the character of the complex. There are some significant trees, particularly on the western part of the site, which contribute greatly to the character of the area.

- 4.5 The neighbouring modern office building and its lake provide landscape merit and form views from the conservation area.
- 4.6 The adjacent River Thames is now partially obscured by high flood defence levies but it remains crucial to understanding the historical site location and form.

#### Designated conservation area boundary

- 4.7 The focus of the conservation area is the complex of fine buildings dating from the second half of the 19th and early 20th Century together with the related engineering works and the surrounding spaces echoing the original rural setting.
- 4.8 To the north, the boundary is defined by the flood defence measures alongside the River Thames, which includes a riverside path and cycleway.
- 4.9 The western boundary is defined by the existing boundary treatment and is set to enclose the remains of the early field drainage system and the original tree-lined drive over the Southern Outfall sewer.
- 4.10 The eastern boundary is set to enclose the remains of the historic complex and runs along the western edge of the internal roadway which divides the complex from the 1960's works.
- 4.11 The southern boundary of the conservation area encloses the original and later reservoir and their 20th Century access ramps; the boundary runs along the northern edge of the adjacent roadway. At the south-west corner the area has been extended to incorporate the southern part of the original drive. The boundary excludes the modern office building and the neighbouring lake which, although of landscape interest, does not relate to the architectural and historic interest of the conservation area.
- 4.12 The Townscape Analysis Map illustrates the designated boundary.



## 5 Historic development and archaeological potential

- 5.1 In London during the early 19th Century rapid population growth led to the River Thames and its tributaries becoming increasingly polluted by human sewage. London subsequently suffered a series of typhoid and cholera epidemics between the 1830s and 1850s as a result of contaminated drinking water.
- 5.2 It was not until during the 1840's that polluted drinking water was identified as the main source of infection, this was eventually confirmed by the President of the Board of Health in 1855. In 1856 the Metropolitan Board of Works was established. It was

tasked to design and implement a sewage system that would prevent sewage being disposed of into the Thames near the areas where the city was densely populated. Joseph Bazalgette was appointed Chief Engineer and was later to be knighted in 1874.

- 5.3 The Crossness Works were designed by Joseph Bazalgette and his engineers. The site totalled 37 acres, and included the Beam Engine House, workshops and outbuildings, dwelling houses for 50 workmen, and a well for fresh drinking water which was sunk to a depth of 1,061 feet. A tall square chimney stack, resembling a separate campanile, stood by the eastern side of the boiler house and rose to 207ft. the stack was demolished in the mid 1950s. The 11 feet 6 inch diameter Southern Outfall sewer fed into a 6.5 acre reservoir to the south of the main buildings. This was covered by a brick vaulted roof on 644 solid brick piers, which acted as a balancing tank for over 17 million gallons of sewage which was then discharged into the ebbing tide.



- 5.4 A summary of key dates from the period are as follows:

- 1858 Act of parliament enabled the new Metropolitan Board of Works to raise a loan of £3 million to cover the construction cost of the sewer system.
- 1859 Works began on the main intercepting sewers.
- 1860-2 Southern outfall sewer constructed from Deptford to Crossness.
- 1865 HRH Prince Albert Edward, Prince of Wales officially opened the works on 4th April 1865.
- 1892 Completion of the Precipitation Works Complex
- 1898 The Triple Expansion Engine House was added to the front of the Beam House.

- 5.5 Several other buildings were added to the Crossness complex over time by the London County Council which were constructed in a similar architectural building style. These additional buildings were to house new centrifugal pumps and for additional storage. The original covered reservoir was also extended to hold 25 million gallons.



*Beam Engine House and Triple Expansion Engine House*

- 5.6 There are no Scheduled Monuments within the conservation area. Human activity along the River Thames and its foreshore is thought to pre-date Roman Britain. Therefore, the area is included in the UDP within a known Area of Archaeological Search. It is an important location where there is a high likelihood that archaeological finds may occur.

## 6 Spatial analysis

Character and interrelationship of spaces

- 6.1 In the mid-19th Century the choice of location for the outfall works, on a rural site remote from large areas of population and adjacent to the River Thames, was critical for reasons of public health and sewage disposal. The adjacent River Thames is still an important feature and one which still demonstrates the locational requirements of the sewage treatment works.
- 6.2 In visual terms the link between the buildings and the river has been partially severed by the construction of the rather brutal, exposed concrete flood defence wall. Although the riverside path/cycleway mitigates this to some extent.
- 6.3 Flat grass areas above the reservoir, trees lining the entrance road and open areas around the Beam Engine House combine to produce a green and open setting for the buildings.
- 6.4 The formal layout of the Beam Engine House and Triple Expansion Engine House together with the additional buildings to the east, including the late Victorian precipitation works, present a clear indication of how the use of the site evolved.

Key views and vistas

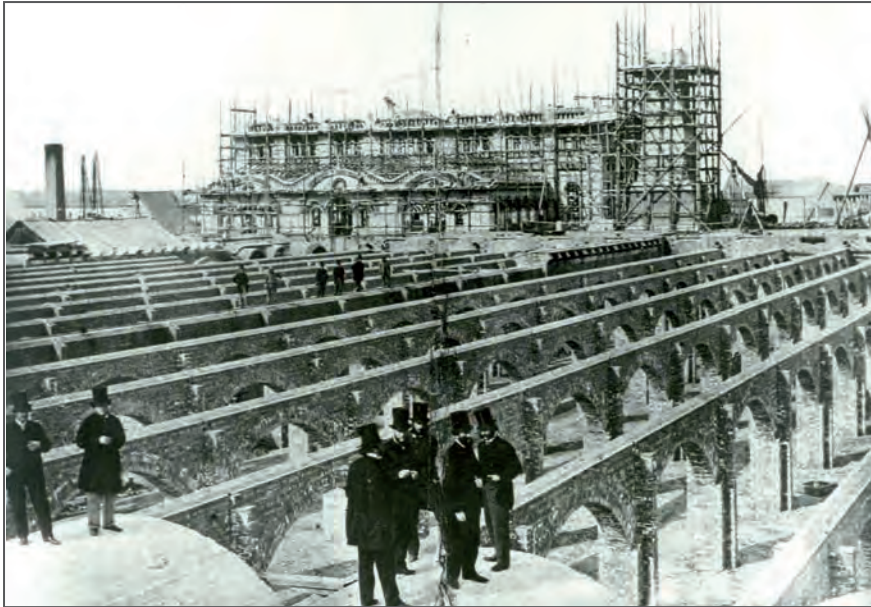
- 6.5 Within the Conservation Area there are significant views, including those of the Beam Engine House and other individual buildings. The river flood defence wall is 2.5-3m above land levels at this point and obscures views of the river from ground level at the Beam Engine House and partially obscures the views from the river, although there are good views of the buildings from the public footpath/cycleway running along the top of the wall. Because a view is not mentioned it is not because it is unimportant but rather that there are so many different views. Some significant views are marked on the attached Townscape Analysis Map.

## 7 Character analysis

Architectural and historic character

- 7.1 The site is defined by its individual buildings, their identity as a functional group, spaces between them and the site's historical/functional relationship with the River Thames. It is not just the impressive scale of the buildings, but also the intricate architectural qualities of their detailing, that combine to create a development of exceptional quality.
- 7.2 The key elements which characterise the Conservation Area are the:
  - Grade II listed Crossness Pumping Station comprising the Beam Engine House, Boiler House, and Triple Expansion Engine House;
  - Grade II listed workshops;
  - Precipitation Works (1892);
  - Centrifugal Engine House (1914);
  - the vaulted subterranean reservoir;
  - Thames river-side location; and
  - the surrounding remnants of the original rural location.
- 7.3 The 1860s layout of the works complex centres around the Beam Engine House which





*Underground brick reservoir and Beam Engine House under construction*

contains the four largest surviving rotative beam engines in the country built by James Watt and Company and later altered by Benjamin Goodfellow. The building design was in the then popular Victorian Romanesque style, with Byzantine and Norman elements, with a mansard roof with small lucarnes on both frontages. The northern frontage of the original building contains a magnificent central doorway in a Norman style above which was a large turreted gable with a clock facing the river. The interior of the Beam Engine House was also highly ornamental incorporating, in the centre, an octagonal framework supported on cast iron pillars with foliated capitals.

7.4 Since 1865 some of the main architectural features of the Beam Engine House complex have been altered or removed. For example, in 1927 the mansard roof of the Beam Engine House was replaced by a flat concrete roof and the tall chimney stack to the east was demolished in the 1950s. The addition of the Triple Expansion Engine House to the river frontage side of the main building obscured the original central doorway, but it survives within the expanded building. Despite such changes, the Beam Engine House, outbuildings and curtilage are still of the highest architectural quality and form the prime industrial heritage site in South East London.



*Side entrance to Beam Engine House*

7.5 To the south of the Boiler House are two matching buildings, which are both listed Grade II and are united by the remains of the Garden Terrace. Beyond the palisade fence of the garden, to the south can be seen the field which overlies the brick vaulted covered reservoir which now serves to hold storm water. There were once 20 houses for workers, in terraces and semidetached pairs, on each side of the reservoir with the superintendent's house at the far end. All these buildings have been demolished, the last being demolished in the 1960s.



*Garden terrace with workshop at far end*



Activity and prevailing or former uses within the conservation area

- 7.6 The industrial works focus on engineering requirements for the sewage processing function and safeguarding space for future expansion. Originally the site also accommodated housing for key workers and their families. Early Ordnance Survey maps also indicate that there was a school and working men's club. These have all been demolished and the area is now primarily industrial. The Beam Engine House and adjacent buildings currently accommodate a museum.

Buildings of architectural and historic merit

- 7.7 The Townscape Analysis Map and paragraph 7.2 above identify the key buildings of architectural merit. These buildings vary but are good examples of relatively unaltered historic buildings, their style, detailing and building materials providing the area with interest and variety. Most importantly, they make a positive contribution to the special interest of the conservation area.
- 7.8 Statutorily listed, locally listed buildings, and landmark buildings help to create the conservation area's distinctive and interesting historic setting. As recommended in Planning Policy Guidance Note 15: Planning and the Historic Environment, the general presumption should be in favour of retaining buildings which make a positive contribution to the character and appearance of a conservation area, which the majority of the buildings do.

Trees, greenery and green spaces

- 7.9 Due to the open nature of the site, its relative remoteness from areas of population and its proximity to the River Thames, the site supports an interesting and undisturbed variety of flora and fauna as well as many intentionally planted trees, all of which continue to contribute to the character of the complex. There are some significant trees, particularly on the western part of the site, which contribute greatly to the character of the area.



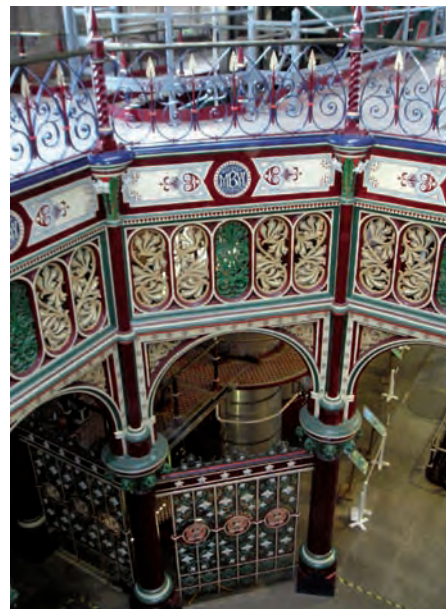
*Driveway to Beam Engine House - view south*

7.10 Important trees have been identified on the accompanying Townscape Analysis Map. It is not appropriate or practical to identify every important tree that contributes to the character of the area and lack of a specific reference does not imply that a particular tree is not of value.

#### Assets of Crossness Conservation Area (positives)

7.11 The positive physical assets of Crossness Conservation Area are listed below.

- A mid-Victorian example of public health engineering which is a unique industrial complex.
- An original industrial complex, characterised by: the Grade I Listed Beam Engine House, Boiler House and Triple Expansion Engine House; the Grade II Listed workshops and the subterranean, brick vaulted, reservoir.
- Use of the industrial complex for over 140 years has resulted in layers of industrial development that represent the evolution of the site.
- The buildings present important engineering development, in terms of landmark building design and surviving machinery.



*Restored interior of the Beam Engine House*

#### The extent of intrusion or damage to the conservation area (negatives)

7.12 The main intrusion or negative features are as follows.

- Some of the main architectural features of the Beam Engine House complex have been altered or demolished. Despite such changes, the existing buildings and curtilage still have the highest architectural quality.
- In visual terms the link between the buildings and the river has been partially severed by the construction of the concrete flood defence wall, although this is mitigated by the riverside path/cycleway running along the top of the wall.
- Some of the original Garden Terrace and other planting schemes have been lost.
- The site includes a number of elements that detract from the overall quality of the area. This includes the modern palisade perimeter fencing, which is a compromise and demonstrates the need to balance security concerns with visual amenity.

#### Problems and pressures

7.13 In Crossness Conservation Area the main pressures are from operational development and from abandonment caused by the lack of a sustainable use for obsolete buildings and machinery.

#### General condition

7.14 The buildings have suffered over time from minimum maintenance due to operational redundancy and limited financial resources. However, grants for restoration works are now becoming available and the complex of heritage buildings are being sympathetically restored to accommodate a new future as a heritage attraction and museum.

#### Opportunities for enhancement

- 7.15 The restoration or replication of the original architectural ironmongery and other original features will be encouraged if supported by well researched evidence of original features. Any new signs and fittings should be sensitively designed to respect the relevant buildings and traditional designs and materials will be encouraged in preference to more modern materials and designs.
- 7.16 The restoration of the garden terrace and other original planting schemes, such as the tree lined drive, should be encouraged.
- 7.17 It is expected that the Crossness Engines Trust's site will become more active through its plans to provide educational and a museums function. There will be a need to adapt to accommodate new demands and uses, including a new access route and car parking. Increased public access may also raise operational and health and safety issues which have physical and environmental manifestations. It is also the intention to bring the disused 19th Century Precipitation Engine and Boiler House complex back into beneficial use.

#### Potential for new development

- 7.18 Parts of the area are still operational within the sewage treatment works, dealing primarily with storm water surges. Thames Water's need to meet health and safety standards and effective operations of their functions is recognised, and efforts will be made to achieve any necessary development works in a manner sympathetic to their setting. Inappropriate new development could harm the traditional form and character and open spaces in the area.
- 7.19 Any proposed development schemes will be expected to preserve or enhance the character or appearance of the conservation area in line with Government advice and policies in the Bexley UDP and the emerging Local Development Framework. External materials for any new development should be in harmony or be sympathetic to the materials of the existing buildings and character of the area.

# Townscape Analysis Map



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# *Part 2: Conservation Area Management Plan*

## **1 Legislative background**

- 1.1 The purpose of this Management Plan is to present proposals to achieve the preservation and enhancement of the conservation area's special character. The special qualities of the area have been identified as part of the appraisal process and this guidance draws upon that information. Both the Appraisal and the Management Plan will be subject to monitoring and review.
- 1.2 The document reflects government guidance as set out in Planning Policy Guidance Note 15 - Planning and the Historic Environment (PPG15) and English Heritage's, "Guidance on the Management of Conservation Areas" (August 2005). It is important that the development control process ensures the preservation of the special character of the conservation area and that opportunities are taken to identify and implement enhancements. The key aims of the Management Plan, supported by the Character Appraisal, are to:
- raise awareness of the importance and value of the local heritage;
  - identify distinctive built environment character areas within the conservation area; provide guidance; and set out objectives to preserve and enhance buildings, structures and features;
  - provide tailored design guidance and set out actions for the enhancement of the conservation area;
  - outline the key statutory requirements in respect of development within the conservation area; provide guidance; and set out actions to secure the proper and effective application of these requirements; and
  - propose the implementation of management procedures to co-ordinate the delivery of new works and maintenance of open spaces.
- 1.4 The Management Plan encourages the Local Authority, developers, development professions (e.g. planners, architects, landscape architects, highway engineers) and the local community to engage in the preservation and enhancement of the local historic environment. This will help secure the long-term viability of the conservation area as an important heritage asset.

## **2 Planning controls and the Council's Development Plan**

- 2.1 Designation as a conservation area brings a number of specific statutory provisions aimed at assisting the 'preservation and enhancement' of the area. The local plan policies form the basis for making development control decisions with regard to new development and extensions. Also, in accordance with the Planning (Listed Buildings & Conservation Areas) Act 1990 there are a number of extra controls, which apply to existing buildings in conservation areas. Consent is needed for:
- Demolition of a building (apart from some minor exceptions).
  - Demolition of walls, gates or fences of over a metre next to a highway or over two metres in other locations.
- 2.2 Conservation Area Consent is required for the full or substantial demolition of buildings within the conservation area. In accordance with the Government Guidance in PPG15

there will be a presumption in favour of retaining buildings, which make a positive contribution to the character or appearance of the conservation area.

- 2.3 Any application for the demolition of a Statutorily Listed, Locally Listed Building or Building of Townscape Merit will need to be accompanied by a reasoned justification stating why the building should be demolished. The Council will expect the applicant to demonstrate that:
- the building is beyond economic repair;
  - the building has been offered on the open market at a realistic price; and
  - if vacant, that alternative uses have been sought.
- 2.4 Where alterations are proposed, the reinstatement of original detailing and composition will be sought to reinforce the unity and cohesive quality of the townscape. The Council will seek to ensure that new development within the conservation area serves to preserve or enhance the character or appearance of the area in accordance with the adopted planning policies, the emerging Local Development Framework and other published design guidance.
- 2.5 Furthermore, the Council will expect all applications for extensions and alterations to be particularly carefully considered and only well detailed schemes, using the characteristic and appropriate traditional materials, will be approved.

### **3 Statutory Undertaker and permitted development rights.**

- 3.1 Parts of the area are still operational within the sewage treatment works, dealing primarily with storm water surges. Thames Water's need to meet health and safety standards and effective operations of their functions is recognised, and efforts will be made to achieve any necessary works in a manner sympathetic to their setting. This is already the case as most of the designated area is currently within the curtilage of the Grade I Listed Beam Engine House.
- 3.2 Thames Water is a statutory undertaker with permitted development rights, provided by Part 16, Class A of the Town and Country Planning (General Permitted Development Order) 1995. This allows certain types of development, in given circumstances, to be undertaken without the need to apply for planning permission. They include the following:
- Development not above ground level in connection with the provision, improvement, maintenance or repair of a sewer, outfall pipe, sludge main or associated apparatus.
  - The provision of a building plant, machinery or apparatus in, on, over or under land for the purpose of survey or investigation.
  - The maintenance, improvement or repair of works for measuring the flow in any watercourse or channel.
  - Any works authorised by or required in connection with any order made under section 73 of the Water Resources Act 1991 (power to make ordinary and emergency drought orders).
  - Any other development in, on, over or under their operational land, other than the provision of a building but including the extension or alteration of a building.
- 3.3 These permitted development rights do not exclude any need for listed building consent and are moderated by certain types of development that cannot be carried out.

#### **4 Listed buildings, landmark buildings, buildings of local architectural or historic interest and buildings of townscape merit.**

- 4.1 Within the Crossness Conservation Area there are fine historic individual buildings of exceptional merit, including the statutorily Listed Grade I Beam Engine House and Grade II Workshops, the locally listed Storm Water Pump House and other buildings that comprise the Precipitation Works. All buildings collectively form a unique industrial composition and are worthy of conservation area status. The principal buildings are shown on the Townscape Analysis Map.
- 4.2 In considering planning applications for Statutorily Listed, Local List, buildings of townscape merit and local landmark buildings it is important that any alterations or extensions should be of matching scale, design and/or materials.

#### **5 Erosion of character**

- 5.1 Where the quality of an area is being eroded by alterations the Council may make use of what is termed an Article 4 Direction. This may be used to withdraw permitted development rights for a prescribed range of development, which materially affect aspects of the external appearance of buildings in conservation areas. When considered necessary the Council will investigate making an Article 4 Direction.
- 5.2 The focus of the Conservation Area is the original 19th century historic complex but it also incorporates 20th century buildings and structures, including the concrete reservoir access ramps and the river defence works. The complex reflects the organic development of public health engineering and any proposals to demolish or slavishly restore the complex to any one period would not be encouraged. The spaces between and around the buildings, and especially the large open grassed area above the reservoir, still reflect the original open setting and the quality applied to early major public works, and these aspects will be protected from intrusive or enclosing development. As a result any development will be required to preserve or enhance the character and appearance of the Conservation Area.
- 5.3 It is expected that the Crossness Engines Trust's site will become more active and there will be a need to adapt to accommodate new demands and uses. Any new demands should be sympathetically accommodated within the range of existing structures. The high quality of the materials and detailing of the buildings require that any repairs or alterations will need to be treated in a very sympathetic manner, normally matching the original. Care will also be needed in the choice of materials and design for hard and soft landscaping, paths, roads, parking areas, etc., to ensure that these do not detract from the setting of the buildings or the character of the area.
- 5.4 Similarly it is acknowledged that there will be increased demand for interpretative features and facilities. However, it will still be important for the related necessary adaptation to be handled in a sympathetic manner if the character and quality of the area are to be restored. Modern palisade fencing should be replaced with a more appropriate treatment, as has been done on the northern boundary along the riverside path/cycleway. The removal of alien and inappropriate buildings, features and fittings will also be encouraged.
- 5.5 In determining planning applications the Council will take the above factors into consideration. The Council will oppose those alterations, which pose a threat to the special character of the area.



- 5.6 As an aid to protecting the character of the area the Council will ensure that unauthorised development is subject to effective enforcement action. This is to protect the special qualities of the area generally and to ensure that detrimental unauthorised alterations throughout the area are rectified where legal powers permit.
- 5.7 The Council may assist with the provision of grant aid for projects, which retain or reinstate the original features of the building and will contribute to achieving higher standards of preservation and enhancement.

## **6 Trees, landscape and space between buildings**

- 6.1 Within the conservation area, anyone intending to lop or fell a tree greater than 75mm in diameter at 1.5 metres above the ground must give the Council six weeks written notice before starting the work. This provides the Council with an opportunity to assess the tree to see if it makes a positive contribution to the character or appearance of the conservation area, in which case a Tree Preservation Order may be served.
- 6.2 The Council will consider the use of Tree Preservation Orders in appropriate circumstances where a tree has significant amenity value or is considered to be under threat. This will include trees both within and outside the area, where these contribute to the setting of the area or views identified in the appraisal. The Council will also seek to maintain the open “rural” space which enhances the setting of the historic industrial complex of buildings.
- 6.3 The restoration of the former garden terrace and other original planting schemes, such as the tree-lined drive, will also be encouraged.

## **7 Setting and views**

- 7.1 The setting of the conservation area is very important and development that adversely affects the immediate setting and longer views, into and from the conservation area, will be resisted. The important views are identified on the Townscape Analysis Map. The Council will seek to ensure that all development serves to respect these important views.

## **8 New buildings and building extensions**

- 8.1 New developments in conservation areas should aspire to a quality of design and execution, related to its context. This will normally involve respecting values established through assessment of the significance of the area. In addition, any development which has the potential to erode the openness of the conservation area will be resisted. Appropriate new uses for existing buildings will be encouraged.

## **9 Solar panels and wind turbines**

- 9.1 In general terms, the installation of solar panels and/or wind turbines within or adjacent to a conservation area would introduce alien features and by their inherent design they will be visually intrusive. In terms of the main conservation principle that any proposed development should “preserve or enhance” the character or appearance of the conservation area any installations may be problematic. The Council has published guidance, which provides information on the subject. Please refer “Solar Panels and Wind Turbines: A Householder Guide on the Need for Planning Permission and Building Regulations approval” (Jan. 2007).

## **10 Monitoring change**

- 10.1 It is recommended that the physical environment of the conservation area and key sites adjacent to the conservation area is monitored by carrying out detailed surveys, including a dated photographic record, on a regular basis, so as to identify any unauthorised work and consider whether enforcement action should be taken.
- 10.2 Any previously unreported unauthorised development or work identified by the detailed survey would then be considered by the Planning Control Enforcement Team for action, resources permitting.

## **11 Boundary review**

- 11.1 Since designation, the boundary has proven to be robust and generally a good reflection of the area of greatest historic significance and special character. The Council will maintain the defined boundary of the designated area and periodically review the boundary of the conservation area as part of future reviews in accordance with best practice and guidance on management of the historic environment.

## **12 Community engagement**

- 12.1 It is mentioned in recent urban design publications that, "people make places". Although the Council has planning powers it can exercise over development, ultimately the quality of any place depends on all the stakeholders who affect the area. In an area such as Crossness, the owner Thames Water and the Crossness Engines Trust play a key role in affecting how the area looks. Good communication between these stakeholders and the Council is one way of helping owners carry out appropriate works and take informed decisions that are of general benefit to the area.
- 12.2 To that end the Council will seek to maintain and promote close collaborative working with Thames Water and the Trust on issues relevant to the management of the area, including proposals for development and enhancement, within and adjoining the conservation area. The Council will also aim to improve dialogue with the wider community.
- 12.3 The following actions have been taken to ensure that this appraisal and management proposals are accepted and acted upon by the stakeholders and local community.
- 12.4 Public consultation - The Crossness Conservation Area Appraisal and Management Plan were subject to public consultation from October to December 2008. As part of the consultation exercise comments were sought from the Conservation Advisory Committee, local amenity/history groups, organisations such as English Heritage, Thames Water and the Crossness Engines Trust. The draft document was also available for reference on the Council's website, in local libraries, at the Council's Contact Centre in Bexleyheath and at Council Offices in Sidcup. The results of consultations were considered by the Cabinet Member, the text revised and adopted. Copies of this document are available on the Council's website and as printed copies.
- 12.5 The Council will seek to improve communication with stakeholders where it can help and encourage stakeholders to engage and assist with pursuing conservation objectives.

# *Appendices*

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## **1 Bexley Heritage Fund - helping to restore your heritage**

The London Borough of Bexley is fortunate in having a fine heritage of notable old buildings and historic areas. These, besides being of importance in their own right, help make the borough a pleasant and attractive place to live and work.

The Bexley Heritage Fund can offer grants to assist with the additional costs associated with restoration works which arise from the need to preserve, enhance or restore the buildings special character.

Grant aided schemes may be for the restoration of complete buildings or alternatively small scale projects to restore original features such as timber sash windows, decorative stonework, etc. Grant aided works should normally be visible to the public. Normal building maintenance, alterations or building new extensions are not eligible.

Any applications for grant aid must be made before work commences. Detailed notes for the guidance of applicants are available on request from:

London Borough of Bexley  
The Bexley Heritage Fund  
Strategic Planning & Development  
Wyncham House  
207 Longlands Road  
Sidcup  
Kent DA15 7JH

Alternatively call 020 8308 7789 or email [gordon.fraser@bexley.gov.uk](mailto:gordon.fraser@bexley.gov.uk).

Donations to the Fund are welcome.

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## 2 Contacts

For information on listed buildings and conservation areas in the London Borough of Bexley.

Mr M Nicholls / Mr G Fraser

London Borough of Bexley,  
Strategic Planning and Development  
Civic Offices, 2 Watling Street,  
Bexleyheath, Kent  
DA6 7AT

Tel: 020 8303 7777

Email: [martyn.nicholls@bexley.gov.uk](mailto:martyn.nicholls@bexley.gov.uk) / [gordon.fraser@bexley.gov.uk](mailto:gordon.fraser@bexley.gov.uk)

For further information relating to listed buildings and conservation areas:

English Heritage (London Region)  
3 Bunhill Row  
London EC1 8YZ  
Tel: 020 7973 3000  
[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

For an excellent range of technical advice leaflets:

The Society for the Protection of Ancient Buildings (SPAB)  
37 Spital Square  
London E1 6DY  
Tel: 020 7377 1644  
[www.spab.org.uk](http://www.spab.org.uk)

For more information on Bexley's local history and archives:

Bexley Local Studies and Archive Centre  
Townley Road  
Bexleyheath  
Kent DA6 7JH  
Tel: 020 8836 7369

For more information on the Beam Engine House and the Trust or to visit the site:

The Crossness Engines Trust  
The Secretary  
c/o 8 Yorkland Avenue,  
Welling, Kent  
DA16 2LF  
Tel. 020 8311 3711  
[www.crossness.org.uk](http://www.crossness.org.uk)

If you would like to know more about the services the Council provides, or would like either a translation of this document or the information in a different format, please call our Customer Contact Centre on 020 8303 7777 and press 0, quoting reference:

