



Iron Mill Lane Conservation Area

Area Appraisal and Management Plan

November 2008

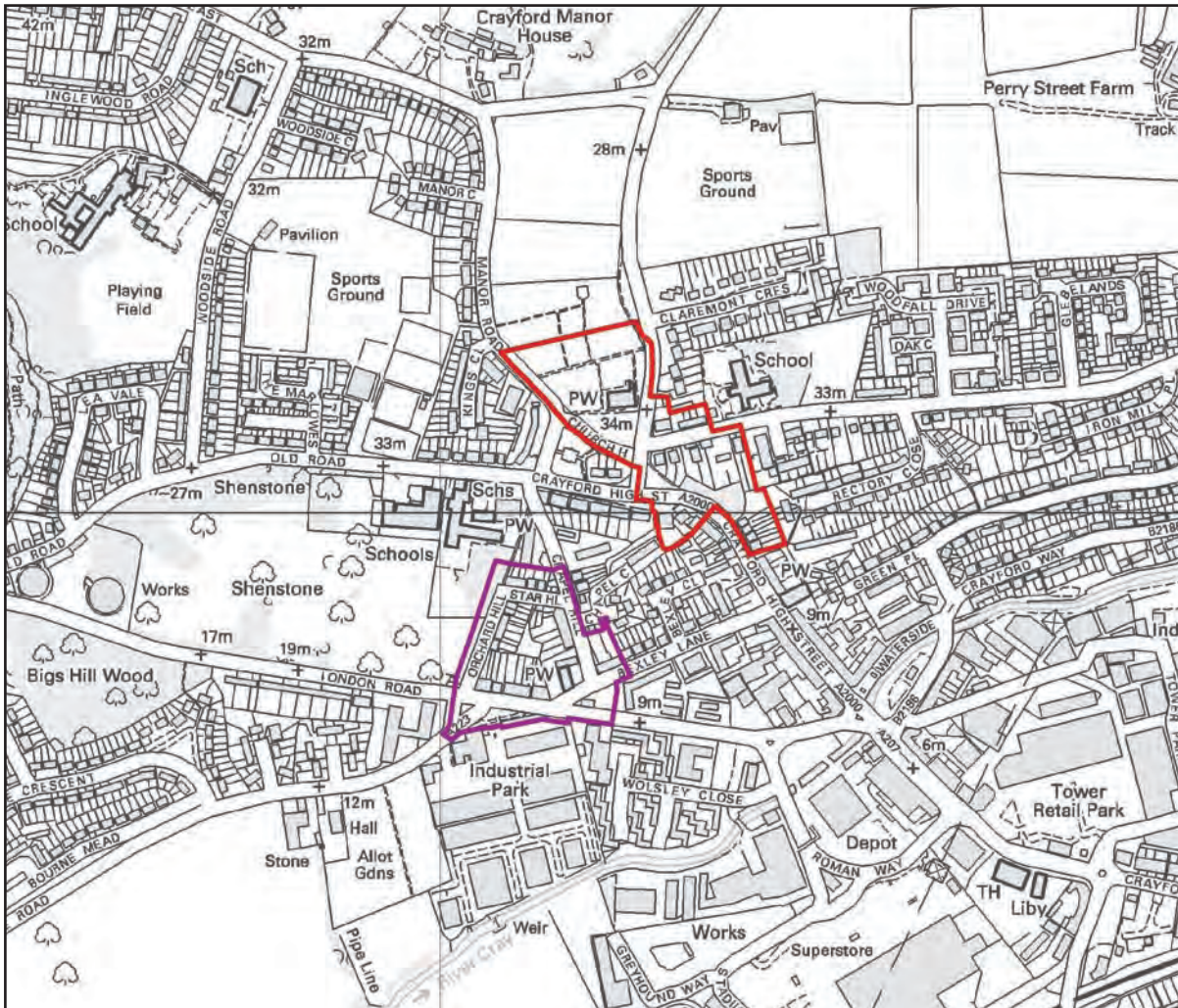
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Location of Conservation Area



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-  Iron Mill Lane Conservation Area
-  Star Hill Conservation Area

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Part 1: Conservation Area Appraisal

1 Introduction

- 1.1 Iron Mill Lane Conservation Area was designated on the 20th February 1985.
- 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 Iron Mill Lane 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 the special character and appearance of the conservation area

- 3.1 The special architectural or historic interest that justifies designation of Iron Mill Lane Conservation Area derives from the following features:
 - The topography of the conservation area on a hill top with commanding views over Crayford and the River Cray floodplain, is of crucial importance to the area’s special character and appearance.
 - Confluence of roads and street layout is of historical significance.
 - St. Paulinus Church is the principal architectural and historic feature of the conservation area. When seen from the north, the open foreground enables its scale and proportions to be easily appreciated in an uncluttered setting.
 - A cluster of well-detailed dwellings and buildings of historical merit set irregularly with respect to the road and which visually enhance the entrance to Iron Mill Lane.
 - Where buildings are set back from the footway edge in Iron Mill Lane or High Street, walls, fences or hedges, many attractive in themselves, define that edge. The only exception to this rule is the forecourt of The One Bell, a public house dating from 18th century with a commanding site overlooking the Old Road/Perry Street junction.
 - The important presence of many trees and greenery, which soften the area.



4 Location, setting and boundary description

Location and context

- 4.1 The Iron Mill Lane Conservation Area is just outside Crayford town centre, which is situated approximately 15 miles south-east of central London.
- 4.2 The area straddles the hill-top above Crayford and lies at the junction of Crayford High Street/Perry Street and Church Hill and Iron Mill Lane/Perry Street.

Street pattern and layout

- 4.3 Iron Mill Lane incorporates the junctions of a number of different roads and is fairly compact. The street pattern is quite diverse and has evolved organically around the Church.

Landscape and setting

- 4.4 There are many splendid trees and hedges all over the Conservation Area and these do add positively to the special qualities of the area. The surroundings also contain significant areas of landscaped open space. Significant trees and open space have been marked on the accompanying Townscape Analysis Map.

Designated conservation area boundary

- 4.5 The northern part of the Conservation Area comprises the churchyard forming the immediate and essential setting of St. Paulinus Church. South eastwards from the church, the boundary has been located to include the Victorian and Edwardian property, the character of which is broadly undiluted by recent intervention. The semi-detached houses with stepped path approaches fronting Crayford High Street and the immediate setting of The One Bell public house are also within this compact conservation area.

- 4.6 Other properties fronting Old Road and Crayford High Street demonstrate little architectural harmony. Buildings to the east side of Perry Street and to the east of the Church or England School in Iron Mill Lane display a suburban style and layout.
- 4.7 The Townscape Analysis Map indicates the designated boundary.

5 Historic development and archaeological potential

5.1 The Conservation Area sits on the hill top above the centre of Crayford where a number of routes converge. St. Paulinus Church (Grade II* Listed), which was constructed from the 12th to 15th Centuries and restored in 1862 under the direction of Joseph Clarke, is the principal architectural and historic feature in the area.

5.2 As is often the case, almshouses were constructed close to the parish church on the south-side of Iron Mill Lane, what is known as Mrs Stables Almshouses, were erected in 1866 and extended in 1909. They are grouped around a square with the former Church Vicarage which also dates from 1866. On the north side at No. 9 to 11 Iron Mill Lane are the more formal row of Pim's Almshouses, these were built in 1910. All these buildings are included on the Council's Local List of Buildings of Architectural or Historic Interest. The locations of all Local List buildings are illustrated on the Townscape Analysis Map.



St Paulinus Church, part 1100, restored 1862

5.3 Much of the other development within the conservation area dates from the 19th Century, including terraces and semi-detached houses set high above brick retaining walls where Crayford High Street is in a cutting.

5.4 Located at the top of Crayford High Street, Nos. 172, 174 and 176 Old Road are Grade II Listed, original building circa C17, now hidden by later render and roughcast walls. These were relatively recently very badly damaged by fire however they have now been restored back to their former character. An adjacent Landmark Building is the One Bell Public House (Grade II Listed) dating from 1770. There is some evidence that there was a public house at least 70 years prior to the building of The Bell Inn, as it was originally known. The Universal British Directory of 1792 noted that the Bell was the principal inn where the horses of the Gravesend Coach were changed. At that time the main Dover Road from London passed over Bexley heath, Watling Street and along Old Road.



172-176 Old Road

5.5 There are no Scheduled Monuments within

the conservation area. Human settlement is thought to pre-date the Middle Ages, 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 When viewed from Crayford High Street St. Paulinus Church crowns the hill top with the square 15th century stone tower contrasting with the rounded natural forms of mature deciduous trees growing from the embankment leading to the curve of the High Street. Yew trees and others are dotted, characteristically, around the churchyard, which rises high above the High Street and Perry Street bounded by interesting brick and stone walls. It is a prominent stone church with twin naves, set in a sizeable churchyard, and as mentioned previously it is Listed Grade II* which reflects the age and quality of the building. The open setting of the Church from the north across the fields and a churchyard give it an important role as a landmark building denoting the entrance to Crayford's historic core. To the southeast the churchyard lies high above the road behind a brick and stone retaining wall.

6.2 Properties on Iron Mill Lane have slated roofs with substantial square chimney stacks emerging from their ridges. This gives an architectural theme to this area. Weathered yellow stock brick work with restraint robust brick detailing to eaves, lintels, string courses and porches add richness to the scenic quality of this domestic group. The newer almshouses the north side of the Lane are finished with red plain tiles and red facing brick work. Windows have a vertical emphasis. Unfortunately those in the almshouses No.7-13 Iron Mill Lane have been replaced with UPVC.

6.3 When trees are not in leaf, the silhouette outline of Nos. 2 to 8 Iron Mill Lane add to the interest and charm of the skyline as seen from the busy Crayford High Street.

6.4 The One Bell Public House has a sweeping rear pitch ending above the first floor and twin canted bays giving stature to its main elevation. This three-storey property and 17th century timber framed older houses (Nos. 172, 174 & 176 Old Road) adjacent to the east are Listed Grade II in recognition of their architectural and historic interest. The roofs of these cottages are of special interest; having an M-shaped roof with a central valley, somewhat concealed by a frontage with



View from below the churchyard wall to Iron Mill Lane



The One Bell (C18)

parapet added in the last century. The alignment of the cottages leads the eye to the broad façade of the public house.

- 6.5 On the north east side of the High Street, the major feature is a high stock brick retaining wall. Land above is partly wooded, but there are also 8 houses. These face onto a high level stepped path and significantly to the streets and the skyline.

Key views and vistas

- 6.6 Good views out of the Conservation Area include looking:

- north along Perry Street;
- north west along Manor Road and southeast along Church Hill;
- east along Old Road towards the top of Crayford High Street; and
- south east along Crayford High Street.



View north

- 6.7 Within the Conservation Area there are many views of importance, including those of individual houses and streets. 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.



View south of High Street

7 Character analysis

Definition of character areas

- 7.1 Iron Mill Lane Conservation Area has a good selection of old buildings contained within a relatively small geographic area, each building or cluster represent the evolution of the area centred around the historic St Paulinus Church. In the main, Sections 5 and 6 above have outlined the character analysis of the area in more detail.

Activity and prevailing or former uses within the conservation area

- 7.2 The conservation area is mainly residential with associated community uses such as the church and public house.

Architectural and historic character

- 7.3 The conservation area has a memorable historic character and appearance deriving from a varied collection of historic buildings built with good quality traditional materials.

Buildings of townscape merit

- 7.4 The Townscape Appraisal Map also identifies many “buildings of townscape merit”. These buildings vary, but are good



Almeshouses, 12-16 Iron Mill Lane

examples of relatively unaltered historic buildings where their style, detailing and building materials provides the streetscape with interest and variety. Most importantly, they make a positive contribution to the special interest of the conservation area.

- 7.5 Statutorily listed, locally listed buildings, and landmark buildings help create the conservation area's distinctive and interesting historic townscape. 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 all of the buildings do.

Trees, greenery and green spaces

- 7.6 Open spaces have been identified on the accompanying Townscape Appraisal Map. It has not been possible to identify every important open area and lack of a specific reference does not imply that an area is not of value.

- 7.7 Crayford Living Churchyard was set up in 2002 upon the closure of the churchyard to secure its continued future as a place of natural beauty that is well cared for. A biological survey was commissioned in 2001 to identify and list trees and wild fauna. The Management Plan was completed in 2005.

- 7.8 There are several specimen trees, or groups of trees, which make a positive contribution to the setting of the conservation area, especially those in the vicinity of St Paulinus Church and those clustered around the One Bell Public House.



- 7.9 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 Iron Mill Lane Conservation Area (positives)

- 7.10 The positive physical assets of Iron Mill Lane Conservation Area are listed below.

- Significant architectural and historic interest of area's buildings.
- St. Paulinus Church, hill top location and panoramic views. Also dominant views of the church from Crayford town centre and the Cray valley.
- High concentration of historic buildings within a small geographic area.
- Many characteristic original architectural features, including splendid chimney stacks.



- Open spaces with large mature trees especially in the grounds of the church and closed graveyard.
- Prominent brick and flint wall, with lych gate, round the Church.
- The buildings within the area generally retain the essential scale and proportions which ensure a continued contribution to the historic character of the area.

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

7.11 The main intrusion or negative features are:

- The spread of uncharacteristic UPVC doors and windows in the area is very unfortunate. These small incremental changes are eroding the special character of the conservation area.
- Bland mixture of road surfaces and clutter of road signs, which can obscure the historic fabric of the conservation area.
- Utilitarian highway style lamp columns which do not reflect the historic architecture of the conservation area.
- Traffic can be visually intrusive and dominate the streetscene especially on Crayford High Street and the intersection with Perry Street.
- The increase in HGV's and the speed of traffic also deteriorates the fabric of the conservation area.



General condition

7.12 Generally the conservation area appears to be in fairly good condition with the obvious caveats mentioned previously.

Opportunities for enhancement

7.13 Opportunities for enhancement are as follows:

- There is potential for further tree planting and soft landscaping particularly in and around the open spaces. Similarly, as any mature trees die they must be replaced with new trees.
- Sign de-cluttering, highway improvements and street furniture design could be enhanced as part of a project to establish and reinforcing the former characteristics and identity of the area. For example, a more appropriate replica lamp column could be introduced.
- Historic building grants should be targeted at householders who are considering reinstating original features.
- Within the public realm, there may be potential to undertake environmental improvements. This might include repaving, installing cast-iron street furniture such as litter bins, bollards and seats and the removal of street clutter, including redundant street furniture, etc.
- Traffic calming measures or enforcement of 30mph speed limit and efforts to re-direct HGV's away from Crayford would greatly enhance the conservation area.

Potential for new development

- 7.14 The architectural qualities of the few buildings included in this area mean that schemes for redevelopment are generally likely to be resisted.
- 7.15 Proposed additional buildings, even if ancillary to existing dwellings, are unlikely to be acceptable on the hill ridge top or within the churchyard.
- 7.16 Any future alterations to buildings will be expected to preserve or enhance the character or appearance of the conservation area in line with Government advice and planning policies. Any plans for alterations or extensions will need to be considered in the context of existing materials, as the external materials of the extension should be in harmony with the materials of the existing building 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;
 - identify distinctive public realm character areas within the conservation area, provide guidance and establish key actions to preserve and enhance the landscape, open spaces and streets;
 - 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 public 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 Where a property lies within a conservation area, planning control is extended so that planning permission and conservation area consent will be required, for example:
- A dwellinghouse enlarged by more than 50 cubic metres or over 10% of the size of the original building, whichever is greater.
 - The construction of a detached building, enclosure or pool of over 10 cubic metres in the grounds of a house.
 - Cladding any part of the exterior of a property in stone, artificial stone, timber, plastic or tiles.
 - Enlargement of a house by additions to or alteration of its roof.
 - The installation of a satellite dish or antenna on a chimney, on a building over 15 metres in height or on a wall or roof slope, which fronts a highway (refer Government publication “A Householder’s Planning Guide for the Installation of Antennas, including Satellite Dishes”).
 - Notification must be given of felling or lopping of trees.
- 2.3 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.
- 2.4 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.
- 2.5 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.
- 2.6 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 Listed buildings, landmark buildings, buildings of local architectural or historic interest and buildings of townscape merit.

- 3.1 Within the Iron Mill Lane Conservation Area there are many fine historic individual buildings of townscape merit, including Listed and Local Listed properties. In addition, all properties collectively form a unique townscape composition and are worthy of conservation area status. The principal buildings are shown on the Townscape Analysis Map.
- 3.2 With all 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.

4 Erosion of character

- 4.1 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 dwelling houses in conservation areas. This includes the erection, alteration, or removal of a chimney; various kinds of development fronting a highway, or open space, such as the enlargement, improvement, or other alteration of a dwelling house; alterations to windows or doors; the construction of an external porch; and the painting of a dwelling house, or of a building or enclosure within its curtilage. It may also be used to withdraw the permitted development rights to demolish a gate, fence, wall or other means of enclosure, if it is within the curtilage of a dwelling house and fronts a highway or open space.
- 4.2 In determining planning applications, the Council will oppose those alterations, which pose a threat to the special character of the conservation area.
- 4.3 In addition, 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.
- 4.4 The Council may assist with the provision of grant aid for projects, which restore or reinstate the original features of a building and will contribute to achieving higher standards of preservation and enhancement.

5 Trees, landscape and space between buildings

- 5.1 On private land 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.
- 5.2 The Council will consider the use of Tree Preservation Orders in appropriate circumstances where a tree has significant amenity value and is considered to be under threat. This will include trees both within and outside the area, where these trees contribute to the setting of the area or views identified in the appraisal. The Council will also seek to maintain the open spaces and views between buildings and breaks in the built environment

6 Setting and views

- 6.1 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. Important views are identified on the Townscape Analysis Map. The Council will seek to ensure that all development serves to respect these important views.

7 The public realm and enhancement

- 7.1 The conservation area has generally been resurfaced using a mixture of paving surfaces. Lighting is provided by late twentieth century, utilitarian columns. A more co-ordinating approach to surfaces together with the installation of

a more appropriate style of lamp column, in keeping with the character of the conservation area could significantly reinforce the identity of the area and the public realm.

- 7.2 In general highway signage, traffic calming measures and other structures can all serve to detract from the quality of the public realm and character of the area, and any redundant modern features should be removed. Resources permitting a critical audit of the public realm should be undertaken to identify redundant features and opportunities for enhancement.
- 7.3 In Iron Mill Lane Conservation Area the high volume of traffic can be very intrusive. Should opportunities arise a critical review should be undertaken to assess alternative traffic management options, which may prove to be less intrusive and enhance the conservation area.
- 7.4 The Council will seek to ensure that any surviving historic streetscape features are retained, and that any future highway works will bring a positive improvement to the character or appearance of the conservation area. All works should accord with the spirit of English Heritage's 'Streets For All' 2004.

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. However, due to the architectural qualities of the few buildings included in this area schemes for redevelopment are generally likely to be resisted.
- 8.2 As with any conservation area, there are key buildings where redevelopment would be resisted. Elsewhere, there may be some potential for limited new development of modern and less sensitive buildings. Schemes within or adjacent to the area will be expected to preserve or positively enhance the character of the area. Government advice and policies within the Local Plan and emerging Local Development Framework expand on these issues.
- 8.3 Some buildings have suffered from unsympathetic alterations which have detracted from their appearance, e.g. changes of windows, doors and roofing materials. There is potential for re-instating original features on some buildings and controlling changes so as to restore a sense of unity, and this may be assisted by grant aid from the Bexley Heritage Fund.
- 8.4 Within the public domain, there may be potential for the Council to undertake further environmental improvements. This might include repaving, installing cast iron street furniture, such as litter bins, bollards and seats and removal of street clutter, including redundant street furniture and unauthorised commercial signs, etc. the opportunity exists for partnership schemes enhance forecourt/frontage areas as part of the regeneration of the area.
- 8.5 The setting of the conservation area is enhanced by the presence of large mature trees. Vegetation including especially trees, adds significantly to the character of the area and any proposals for alterations or enhancement will need to be considered very carefully in terms of local and wider impact.

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 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 and may, when funds are available, carry out enhancement works, ultimately the quality of any place depends on all the people who affect the area. In predominately residential areas such as Iron Mill Lane Conservation Area, the owners of property play a key role in affecting how the area looks. Good communication between local residents and the Council is one way of helping owners and the Council to carry out appropriate works and take informed decisions that are of benefit to the area.
- 12.2 To that end the Council will seek to maintain and promote close collaborative working with the local residents and any associations on issues relevant to the management of the area, including proposals for development and enhancement, within and adjoining the conservation area. It will also improve dialogue with the wider community. This may include the production and distribution of information leaflets subject to resources.
- 12.3 The following actions have been taken to ensure that this appraisal and management proposals are accepted and acted upon by the local community:
- 12.4 Public consultation - The Iron Mill Lane Conservation Area appraisal and management plan were subject to public consultation in July/August 2008. As part of the consultation exercise comments were sought from the Council’s Conservation Advisory Committee, local amenity/history groups, local partnerships, organisations such as English

Heritage, etc., and individual owners/occupiers of all of the properties affected. The document was also placed on the Council's website, in local libraries and contact centre. A letter advising of these arrangements was delivered to all properties in the area. The results of the consultations were considered by the Cabinet Member, the text was revised and adopted. Copies of this document are available both as printed documents and on the Council's website.

- 12.5 The Council will seek to improve communication with local residents and where it can help and encourage local residents to engage and assist with pursuing conservation objectives.

Appendices

1 General guidance to homeowners on repairs to historic buildings in conservation areas

Note: Before starting any work, property owners are advised to contact the Council.

Roofs

The roof is often an important feature of a historic building and the roofscape can often make a significant contribution to the character of the area. The retention of its original structure, shape, materials and features is important. Historic roof materials and features such as chimneystacks, chimney pots, dormers, roof lights, as well as details such as decorative ridge tiles and finials all form an integral part of the character of the building and the area. The loss or inappropriate alteration of historic materials and features is likely to be harmful to the appearance and character of historic buildings and areas.

The Council encourages the retention and reinstatement of traditional roofing materials. When roofing materials are replaced, it is important that as much as possible of the original material is re-used. When practical, original material should be re-used on visible areas, with matching new materials on other parts.

The addition of modern features, such as roof lights, is likely to be harmful to its character and appearance of the building and area, and should be avoided at all times. When replacement of materials and features becomes necessary, the replacement should respect the design and material of the original and the age and character of the building and/ or the area.

Chimneys

Chimneystacks are both decorative and functional features of the roofscape and can be important indicators of the age of a building and its internal planning, and they should normally be retained, even when no longer required. Chimney pots can sometimes be significant decorative features in their own right and can be important as part of the roofscape, which will be damaged if they are removed or replaced with an inappropriate type.

Dormers

Original dormers should be retained and carefully repaired. If beyond repair they should be reconstructed using traditional materials with all historic features reproduced. Enlargement of existing dormers on principle elevations should be avoided. Any new dormers should respect the symmetry of either an individual building or a terrace. Where new dormers would be inappropriate to the type of building or the proposed position, new, recessed 'conservation' roof lights may be acceptable, but not on prominent or generally visible roof slopes.

Fascias

Features such as timber bargeboards and fascias should be preserved and, if replacement becomes necessary, it should wherever possible replicate the design and material of those original to the building. The addition of bargeboards and fascias to buildings that did not

previously have such a feature will normally be resisted, where they would detract from the character of the building or the area.

Walls

Walls are the main structural fabric of any building. Alterations to the wall surfaces will have a significant impact on the overall appearance of a historic building. Every effort should be made to retain or re-use original facing brickwork and stonework. Alterations or repairs to external walls should respect the original material and endeavor to match it in appearance. Particular care should be paid to re-pointing brick or stonework. Methods should be employed to minimize damage to historic building materials: an appropriate lime mortar mix should be used and should match the appearance of the original pointing. Brick or stonework should not normally be rendered unless the surface was rendered originally. It may be necessary to remove more recently applied render if this is damaging the surface beneath.

Painting and stone cleaning

Painting or re-painting involving a change of colour will affect the character of a historic building. Previously unpainted surfaces should not normally be painted over. In many cases, the colour of the paint may be less important than the first application of an unsuitable covering, which could damage the original fabric and be damaging to remove. Cleaning can have a marked effect on the character of historic buildings and affect the historic fabric. The cleaning of an individual building within a terrace would obviously affect the appearance of the terrace as a whole. All cleaning methods can cause damage if carelessly handled. Cleaning with low-pressure water and non-abrasive brushes is often the preferred method. Other methods including abrasive and chemical cleaning can damage wall surfaces and destroy detail and should generally be avoided. Consideration should be given as to whether such cleaning is either necessary or worthwhile to remove corrosive dirt or to achieve a major improvement in appearance.

Windows and doors

Door and window openings establish the character of an elevation; they should not generally be altered in their proportions or details. The depth to which window frames are recessed within a wall is a varying historical feature of importance and greatly affects the character of a building - this too should be respected.

Windows - The size and shape of window openings, window frame details, arrangement and detail of glazing bars, and the method of opening are important characteristics of a historic building or an area. The traditional material used for windows in most historic buildings is timber, although occasionally the original windows are metal. It can often be difficult to introduce new materials without altering the appearance or character of the area.

Wherever possible, original windows should be retained and repaired. Improved heat and sound insulation can be achieved in unobtrusive ways by draft-proofing and soundproofing measures, rather than replacement of the original window. When necessary, replacement or repaired windows should accurately replicate the size and shape of original timber frames and glazing bars in all respects.

Doors - Doorways form an important element of historic buildings and can add to the character of conservation areas. Together with the door surround, fanlight, steps and original door furniture, doors can provide a significant and prominent feature. In recent years there has been a trend towards the replacement of historic timber front doors with modern doors

of inappropriate materials and design. To preserve the character and appearance of historic buildings and areas, it is important to retain the original front door, door surround, fanlight and other features wherever possible. When necessary, replacement or repaired doors should accurately replicate the original design in all respects.

Window and door materials

In most situations timber should be used for the replacement of historic windows and doors; generally UPVC cannot satisfactorily replicate the historic detailing and character of these features. UPVC windows and doors can degrade and discolour; they are not completely maintenance free and can be difficult to repair. Developments in timber preservation, finishing materials and manufacture can produce timber windows and doors with a significantly longer life than UPVC.

Rainwater goods

Original rainwater goods are an integral part of the design and character of an historic building. They will normally be cast iron, which if properly maintained should last many years longer than replacement plastic goods. Cast iron gutters, down pipes and hopper heads etc. should be retained wherever possible. Where rainwater goods are required to be renewed, the replacement should replicate the original in all respects. Suitably profiled cast aluminium may be an acceptable alternative to cast iron in certain situations. However, plastic rainwater goods should be avoided on buildings where cast iron has been previously used. Additional rainwater goods should be kept to a minimum and should not disturb or break through any decorative architectural features.

Boundary walls and railings

Boundary walls and railings are important architectural and streetscape features. The loss or alteration of these features over time has been detrimental to the overall character of the Borough's historic areas and buildings. Distinctive boundary elements include brick and stone walls, gates, cast iron railings, and stone and brick plinths piers. Historic boundaries should be retained, repaired or reinstated as necessary using appropriate techniques and detailed to match the original. Particular care should be taken to repair or reinstate existing walls using appropriate techniques and materials. Stonework if appropriate should be locally sourced. Special care should be taken to use the correct lime mortar mix and method of pointing in brick and stone walls.

Minor additions

Features such as aerials, satellite dishes, burglar alarms, cctv cameras, heating system flues and vents should be kept to a minimum, and where necessary should be installed in locations and in a manner that will not harm the appearance or character of the building or area.

2 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.

Donations to the Fund are welcome.

3 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 / 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

Email: customers@english-heritage.org.uk

For information on Bexley's local history and archives:

Bexley Local Studies and Archive Centre
Townley Road
Bexleyheath
Kent DA6 7HJ

Tel: 020 8836 7369

Email: archives@bexley.gov.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

Email: info@spab.org.u

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:

