



Old Forge Way Conservation Area

Area Appraisal and Management Plan

December 2008

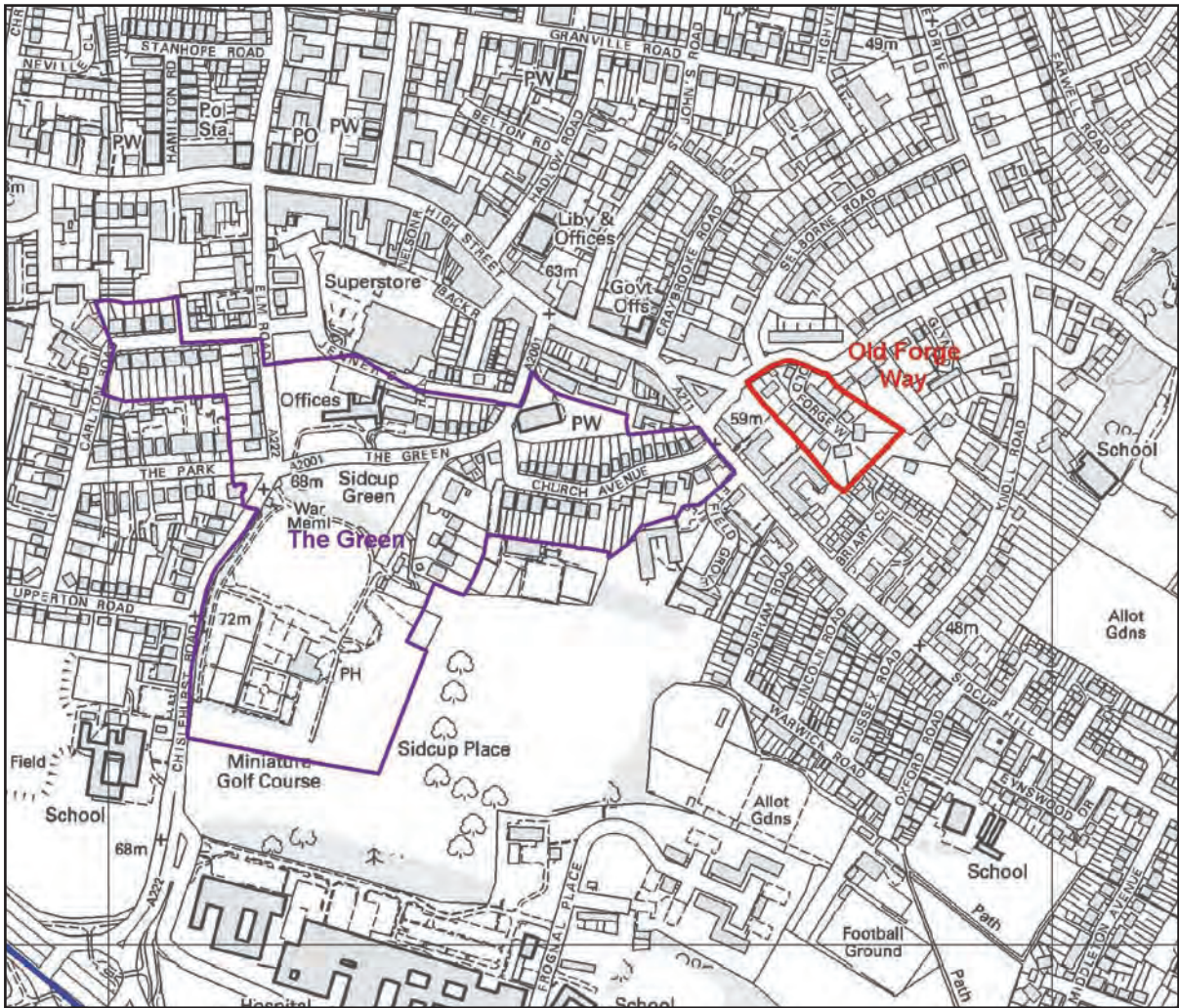
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Location of Conservation Area



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- Old Forge Way Conservation Area
- The Green Conservation Area
- Borough boundary

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Part 1: Conservation Area Appraisal

1 Introduction

- 1.1 Old Forge Way Conservation Area was designated on the on 24th February 1988.
- 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 Old Forge Way 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 Old Forge Way Conservation Area derives from the following features:
 - Old Forge Way was designed and developed by Kenneth Dalgliesh, FRIBA (1887-1964), who was a notable local architect.
 - An exceptional, late example of Arts and Crafts style architecture, which was itself a mid-19th century revival of medieval vernacular and gothic with a focus on the role of craftwork. Its continued importance in Britain during the 20th century, in part, expressed a general resistance to modernist architecture and popularity of traditional details in interwar suburban housing.
 - Kenneth Dalgliesh was an important local architect who tended to focus on the revival of local vernacular, in the style of 17th Century farmhouses and cottages of the Kent and Sussex Weald.
 - The vernacular approach is contained within a recognisable 1930’s suburban form
 - The original concrete road, driveways and soft landscaping survive to provide a simple but spacious open plan arrangement.
 - The buildings are similar enough to provide a strong sense of place, but have enough variety to generate visual interest. Strong visual quality of the roofline, uniformity of spaces between buildings, and the rhythmic architectural pattern, which provide a homogenous and attractive built environment.



- Disciplined range and combination of traditional and contemporary materials and features. The original colour scheme survives.
- Elements of the public realm such as open front gardens, grass verges, street trees and broad plots that combine to convey a very spacious character.
- Careful crafted symmetry between different parts of the buildings and spaces between buildings.

4 Location, setting and boundary description

Location and context

- 4.1 Old Forge Way Conservation Area is in the south of the London Borough of Bexley, which is situated 13 miles south east of central London. It lies just north of Sidcup High Street and Sidcup Hill with an entrance onto Rectory Lane.

Street pattern and layout

- 4.2 The buildings are arranged around a cul-de-sac with open plan front gardens to provide the appearance of a historic village. This creates a secluded inward-looking development with the exception of, number's 16 & 17, which face outwards onto Rectory Lane and can be viewed from as far as Sidcup Hill.
- 4.3 The estate has simple landscaping and a number of significant mature trees. It presents an attractive and unified layout of detached, semi-detached and terraced houses, of considerable group value. This cohesive built form is complemented by careful attention to detail, with traditional high quality materials and features. The design employs a subtle balance of enough variety to provide visual interest and individuality yet enough similarity to provide a shared identity and style. This creates a very strong sense of place.

- 4.4 The two main terraces of cottages are particularly notable. They face one another across narrow grass verges and the roadway, with its original aggregate concrete surface still in place. This provides a spacious setting, uncluttered by fences or hedges.
- 4.5 There are also a number of detached and semi-detached farmhouse style dwellings arranged around the turning head at the end of the road and at the entrance.
- 4.6 Many of the original features and the original materials and colour scheme, survive. These smaller scale details are as important as the larger scale detail of the overall built form, in terms of spaces and building design, due to their quality, consistency and relevance to the overall design.
- 4.7 All of the houses are included in the Council's list of buildings of local architectural or historic importance.

Landscape and setting

- 4.8 The entrance onto Rectory Road and the open plan front gardens provide the main source of landscape setting for Old Forge Way. Mature trees can be viewed between buildings. The road provides an agreeable setting for the village atmosphere of Old Forge Way due to its abundance of trees and the scale, character and grain of its buildings.



Entrance from Rectory Lane

Designated conservation area boundary

- 4.9 The boundary of the Conservation Area is defined by the extent of the original estate as constructed in 1937. Refer Townscape Analysis Map for boundary.

5 Historic development and archaeological potential

- 5.1 This development occupies the grounds and orchard of a former large house known as The Grange, which was adjacent to a forge fronting Rectory Lane. The site's redevelopment was preceded by the construction, in 1924, of Nos. 1, 2 and 3 The Close, designed by Kenneth Dalgliesh, who also occupied No.2. The entrance off Knoll Road was flanked by No.17, St Olaves and No.19, Neals Cottage, both built in 1927 and also designed by Dalgliesh. This earlier group of locally listed buildings borders the Conservation Area directly to the east. Dalgliesh's style flourished with the building of 1-15 Old Forge Way in 1936 and Nos.16 and 17 the following year. The houses were designed to give the appearance of being built/added to over a number of years; he cleverly finished the 4th bedroom of one unit as timber weatherboarded, whereas the rest of the unit is tile hung. Strict restrictive covenants and more recent planning restrictions have ensured the survival of these buildings and their features.
- 5.2 There are no Scheduled Monuments within the conservation area. The area is not included in the UDP within a known Area of Archaeological Search, however finds have been made in the surrounding area therefore there is a likelihood that archaeological finds may occur.

6 Spatial analysis

Character and interrelationship of spaces

- 6.1 The estate is characterised by unfolding views. Open views of, Nos. 16 & 17 Old Forge Way are presented from Sidcup High Street and Cross Road but the entrance from Rectory Lane presents a more dispersed, polite arrangement, where the detached house, No.15 and the outbuildings of No.1, together with the heavy tree coverage, provides the atmosphere of a secluded country lane. It is not until one follows the road around that the two main terraces become apparent. They, therefore, provide a sense of being detached from the continuous spread of development that lies just around the corner, to create a separate village identity and “Wealden” atmosphere.



15 Old Forge Way from Rectory Lane

- 6.2 From the terrace, only, No's 6-9 Old Forge Way are clearly visible at the turning head, with gaps visible to either side where, No's 5 and 10 are set back. This combines with the entrance curve to ensure a hint of something else beyond, thereby moderating the enclosed cul-de-sac arrangement. Once past the terrace, No's 5 & 10 become visible, but within the context of a very spacious turning head with significant gaps between the detached and semi-detached properties.
- 6.3 The enclosed nature of the estate is further moderated by front gardens, which are laid out as part of the public realm without boundary treatments or any form of enclosure.
- 6.4 The estate is therefore particularly sensitive to any changes that would disrupt its subtle interrelationships between buildings and spaces.

Key views and vistas

- 6.5 The main views into the conservation area are towards, No's 15, 16 & 17 Old Forge Way from Rectory Lane. In addition, rear elevations of the main terraces are visible from public viewpoints. The rear elevations of the north terrace (No's 1-4), are visible from Rectory Lane, where the entrance road is also visible. The rear elevations of the south terrace (No's 11-14) are visible from Cross Road, along with a diverse range of mature trees in their rear gardens. Timber clad gables, roofs, chimneystacks and trees contribute significantly to these views. Short views along the cul-de-sac are memorable.
- 6.6 Gaps between the detached and semi-detached properties provide significant views of trees that lie beyond the Conservation Area that help to reinforce the rural, spacious character of Old Forge Way.



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

Activity and prevailing or former uses within the conservation area

- 7.1 Old Forge Way Conservation Area is purely residential.

Architectural and historic character

- 7.2 Each house is two-storeys, unified by the consistent use of clay brick for the ground floor and dark weathered red clay roof tiling. Variations occur on first floors with the introduction of gables in different designs and a range of cladding. The two terraces mirror one another across the road and present a range of the shapes that vary along each terrace. The mirroring of these terraces is not readily perceived because the houses that face each other are clad in different materials. The detached and semi-detached properties follow a more diverse range of design details whilst retaining the shared ground floor and roof materials.



- 7.3 These properties are good examples of relatively unaltered historic buildings where the style, detailing and building materials provide the streetscape with interest. The houses on Old Forge Way have undergone very little in the way of changes to their facades.

Buildings of townscape merit

- 7.4 All the buildings in the conservation area are locally listed buildings, they create the conservation area's distinctive and interesting historic townscape. As recommended in PPG15: Planning and the Historic environment, the general presumption should be in favor of retaining buildings which make a positive contribution to the character or appearance of a conservation area.

Trees, greenery and green spaces

- 7.5 Within the estate, the open green areas between the houses and the roadway provide a spacious setting, uncluttered by fences or hedges, where the terraced houses face across wide paths and grass verges.



- 7.6 Gaps between the detached and semi-detached properties provide significant views of trees that lie beyond the Conservation Area that help to reinforce the rural, spacious character of Old Forge Way.

Assets of Old Forge Way Conservation Area (positives)

- 7.7 The positive physical assets of Old Forge Way Conservation Area are listed below:

- All buildings share the same brick finish at ground floor level, whilst upper floors have gables faced with weatherboarding, half-timbering or tile hanging. These variations follow a common theme and match one another to form an overall pattern, therefore any alteration, either in design or materials could significantly disrupt the group. Exposed brickwork contributes to the character of the estate with the texture and pattern of the bricks, helping to bind the estate together.
- The windows are timber framed with metal opening casements and leaded lights. These are consistent throughout the estate and therefore changes from this, for example to aluminium or plastic construction frames, will not be acceptable.
- The large clay tiled roofs of these houses are very prominent and the consistent use of the same plain red clay tiles and lack of roof lights is crucial to the character of the estate. Chimneystacks contribute significantly to the character of the buildings. They are capped with slabs above brick piers.
- The majority of houses retain their original style of planked front doors with outside hinges, vertical letterboxes and horseshoe doorknockers, which reinforce the cottage style of the houses. The unity of the estate is greatly helped by such details and any replacement doors should be in the same style with metal features re-used. The houses have a simple, flat canopy above the front door.
- The group is unified by a shared colour scheme set at the time of construction, with paint type and tone remaining important:

Buckingham Green: Doors, door canopies, garage doors, side gates, window frames and water butts.

Black: Gutters and down-pipes, inner frames of windows. Timbers on timber and plaster sections of walling.

White: weatherboarding and plaster

- The garages are in matching styles, at a scale that reflects the size of cars of that period, and they are sympathetic to the overall composition and setting. Alterations to the garages that affect their exterior appearance could have as much impact as altering the houses and will therefore be resisted.
- Rainwater butts are a feature of the cottages and are traditional timber barrels. These contribute to the rural character of the area.
- The setting of these houses around the cul-de-sac depends significantly on the open nature of the front gardens, with clear grass stretching from the paths to the roadway.



- The roadway itself, with its original 1930s concrete finish and slate kerb edges, reinforces the careful detailing of the whole estate. The paved surfaces of the estate add to its character, notably the brick paths and stone kerbs. The concrete road has mellowed as the aggregate has become exposed and is part of the character of the estate. The importance of the road is acknowledged by the Article 4 Direction, which requires permission to be sought for any works or alterations.

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

7.8 The main intrusion or negative features is illustrated by:

- The introduction of front walls at the western end has had a minor impact on the open character.
- There is evidence of ageing that could require maintenance or replacement at some stage, including some of the hanging tiles. The main roof tiles will require renewal at some point in the future. There is evidence on at least one property of patched tiles that have not toned down to match originals and do not provide the same quality or texture.
- A number of chimneys have been altered, including infilling of the gaps between brick piers.
- The buildings remain remarkably unaltered but one side roof extension was permitted some time ago. Its impact shows that further front or side roof extensions would be prominent and cause harm to the conservation area.
- UPVC was used to clad one property prior to the conservation area being designated and the Article 4 Direction. This particular example has a flat profile that contrasts with the tiled profile of traditional weatherboarding, UPVC materials cannot replicate the rustic texture of painted timber. It demonstrates that further alterations of this type could cause significant cumulative harm the appearance of the Conservation Area as a result of the central role of weatherboarding in designs and its particular relevant to local vernacular architecture.
- Replacement of metal guttering with plastic.
- There is some evidence of lack of maintenance, such as paint peeling from weatherboarding on some properties and some of the timber frame staining is fading. Timber finishings must be maintained to exclude moisture and avoid rot.
- Only one original timber waterbutt remains. Other properties have plastic replacements or no waterbutt and this has eroded part of the character of the area.
- Tall close-boarded fencing has reduced the openness of the estate at its entrance and the boundary with Rectory Lane.
- Tall forest type trees and fast growth trees overwhelm and obscure the architecture facing Rectory Road, as does a tall evergreen tree within Old Forge Way. These gardens are best suited to small to medium sized native or specimen plants.
- Evergreen Yew trees at the entrance of Old Forge Way have grown large and may require tree surgery and verges and footpaths at the entrance require attention.
- Views between No's 9, 10 and 11 Old Forge Way have been degraded by development and the loss of trees at Glenrose Court. It would be beneficial to plant trees where they would be visible from Old Forge Way and screen unsympathetic development.

Problems and pressures

7.9 The main problem and pressures are as follows:

- Pressure to develop and personalise the buildings. In particular, garages, lofts and spaces in-between buildings. However there may be limited potential for small, single-storey extensions to the buildings, primarily at the rear where they are not visible from public viewpoints.
- Ongoing utilities activities, such as replacement of mains and introduction of new services means that there may be pressure to cut into the original road surfacing. This has been resisted in the past and utilities have been located under verges and the gap between drives and the roadway.

General condition

7.10 Old Forge Way is generally in an exceptional and original condition, but the character of the area could be at risk from minor alterations that could, over time, degrade its special interest. The original builder anticipated this risk by imposing restrictive covenants to prevent alterations, and this is now backed up by an Article 4 Direction to bring such changes within planning control.

Opportunities for enhancement

7.11 There is an opportunity to encourage the discreet restoration of architectural detail, so that some of the unifying features, which have been lost to past development, are incorporated back into the shape of the street.



Maintenance is important

7.12 Boundary treatments onto Rectory Lane and at the entrance of the estate could be softened without reducing privacy for occupiers.

Potential for new development

7.13 To successfully complement the character and scale of this unique development, carefully designed and detailed dormer windows have been accommodated at the rear of some properties. Dormer windows or roof lights to the main/front elevations would adversely alter the character of the principal elevations, which would not be acceptable.

7.14 Because of the importance of each building in the overall scene, the removal of any building or garage will not be granted conservation area consent by the local planning authority.

7.15 Development or 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 All buildings within the Old Forge Way Conservation Area are on the local authorities list of buildings of local architectural or historic interest. Collectively, they form a unique townscape composition and are worthy of conservation area status.
- 3.2 In considering planning applications for 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 Old Forge Way Conservation Area was considered to be particularly sensitive to change. An Article 4 Directions, refer Appendix I, was therefore approved on the 2nd of August 1988 mainly to protect those parts of the buildings that are visible from public areas and to protect the original 1930's concrete road surface. Their effects are that planning permission is required for most classes of alteration, including external repainting, which could otherwise have been carried out as permitted development.

4.3 The Article 4 direction means that the following works will require planning permission:

- Replacement or alteration of doors, windows, wall cladding or roofing
- Painting or rendering of the exteriors of the buildings, (permission is not required to repaint in the same colour)
- Erection of porches or extensions
- Erection or alteration of garages and other outbuildings, fences, walls, gates or other means of enclosure
- Erection of satellite dish aerials
- Repairs and resurfacing of the paths and roadway

4.4 There is however no planning application fee for planning applications that would not otherwise be required. The estate is also affected by restrictive covenants. These controls aim to ensure that any changes permitted serve to preserve or enhance the character and appearance of the area.

4.5 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 are rectified where legal powers permit.

4.6 The Council may assist with the provision of grant aid for projects, which restore or reinstate the original features of the building and will contribute to achieving higher standards of preservation and enhancement.



5 Article 4 Direction and Detailed Design Guidance

5.1 If you are considering carrying out alterations to your property and applying for planning permission for the type of works specified in the Article 4 Direction, the following notes should give you an indication of what the Council would wish to see.

5.2 Doors - The majority of houses retain their original style of planked front doors with outside hinges, vertical letter boxes and horseshoe door knockers, which reinforce the cottage style of the houses. The unity of the estate is greatly helped by such details and any replacements doors should be in the same style. The houses have a simple, flat canopy above the front door and any replacement should be in that style. Front porch extensions would not be appropriate in this style of estate.

5.3 Roofs and chimneys - The large tiled roofs of these houses are very prominent. The Council would not wish to see a change of material from the plain tiles currently used. Likewise the brick chimney stacks should be retained. Loft extensions would look incongruous and would be visible from roadways. Any roof extension should be confined to the rear of the property and should be in the form of a dormer window.

5.4 Windows - The existing timber framed casement windows with leaded lights are the most appropriate for the estate and therefore changes from this, for example, to aluminium or plastic construction frames, would not normally be acceptable.



5.5 Exterior walls - The ground floor walls of all these houses are of red brick. They should not be painted or surfaced over in any way. The upper floors vary and some houses exhibit a variety of materials on the one house but all match one another as part of the overall pattern. The Council would not wish to see a change of materials on any of these walls, since it could break up the pattern of the estate. Existing timber weatherboarding should be retained where possible. The Council may be prepared to consider the use of an alternative material, provided that the profile and colour remains the same. Owners should try to carry out any repairs in matching materials.

5.6 Fences and walls - The setting of these houses around the cul-de-sac depends significantly on the open nature of the front gardens, with clear grass stretching from the paths to the roadway. Any fencing or walls here could spoil the open setting and should be avoided. Where fences exist, they are mostly of rustic character. Any proposals to replace existing fences should retain that character.

5.7 Colour scheme - This estate's colour scheme reinforces the unity of the area. The Council would wish to see this retained where present and restored on those houses which have broken away from the original colour scheme. The preferred colour scheme is:

Buckingham Green: Doors, door canopies, garage doors, side gates, window frames and water butts.

Black: Gutters and down-pipes, inner frames of windows. timbers on timber and plaster sections of walling.

White: Weatherboarding and plaster.

5.8 Paving - The paved surfaces of the estate add to its character, notably the brick paths and stone kerbs. the concrete road represents the typical 1930's material. It has mellowed and is part of the character of the estate. Resurfacing or patching in other materials would be undesirable.

5.9 Water butts - Rainwater butts are a feature of the cottages and if these have to be replaced the new ones should be wooden to match those remaining and not plastic.

5.10 The above advice aims to protect the character of the area and to retain its unity for the benefit of all the residents.



6 Trees, landscape and space between buildings

6.1 Within the conservation areas, 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 It is also essential to maintain the juxtaposition of the detached and semi-detached building types. The space between these buildings offers significant views to trees and greenery beyond. It is important to retain this continuity and maintain these open views as breaks in the urban built environment. The green verges, trees and open spaces make a welcome break from the urban environment and make a significant contribution to the conservation area. The Council will seek to maintain and enhance these natural features.

6.3 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 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.

7 Setting and views

7.1 The setting of the conservation area is very important and development that impacts in a detrimental way upon 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 The public realm and enhancement

8.1 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.

9 New buildings and building extensions

- 9.1 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.

10 Solar panels and wind turbines

- 10.1 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).

11 Monitoring change

- 11.1 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.
- 11.2 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.

12 Boundary definition

- 12.1 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.

13 Community engagement

- 13.1 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 Old Forge Way 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.

- 13.2 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.
- 13.3 The following actions have been taken to ensure that this appraisal and management proposals are accepted and acted upon by the local community.
- 13.4 Public consultation – Old Forge Way Conservation Area Appraisal and Management Plan were subject to public consultation during August to September 2008. As part of the consultation exercise comments were sought from the Conservation Advisory Committee, local amenity/history groups, local partnerships (as appropriate), organisations such as English Heritage, etc., and individual owners/occupiers of all of the properties affected. The document was also made available: on the Council's website; in local libraries; at the Contact Centre in Bexleyheath and at Wyncham House in Sidcup. 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 the document adopted. Copies of this document are available both as printed documents and on the Council's website.
- 13.5 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.

1 Article 4(2) Direction

The area this covers is defined on the conservation Townscape Analysis Map. Properties within that area include:

Nos. 1, 15 and 16 Old Forge Way, Sidcup

Brings within Council control minor alterations, including attic rooms, enlargements or improvements to the exterior of a dwelling or garage, or anywhere within the site, alterations to windows, pebble-dashing or rendering external walls, change of roofing materials and installation of a satellite dish.

Nos. 2, 3, 12 and 13 Old Forge Way, Sidcup

Brings within Council control minor alterations, including attic rooms, enlargements or improvements to the exterior of a dwelling, or affecting windows, the construction of porches, the installation of a satellite dish or the erection of gates, fences or walls or the pebble-dashing, rendering or painting of a front elevation. External alterations affecting any part of the roof are also brought under control.

Nos. 4, 5, 6, 7, 8, 9, 10, 11, 14 and 17 Old Forge Way, Sidcup

Brings within Council control minor alterations, including attic rooms, enlargements or improvements to the exterior of a dwelling or garage or affecting windows, the construction of porches, the installation of a satellite dish or the erection of gates fences or walls anywhere in front of the properties, or to their sides forward of their original rear wall, or the pebble-dashing, rendering or painting of a front or side elevation. External alterations affecting any part of the roof are also brought under control.

The carriageway and adjacent footways serving Nos. 1-15 (consecutive) Old Forge Way, Sidcup.

Brings within Council control. works to maintain or improve this un-adopted street or private way.

More detailed guidance is available from Bexley Council (see Appendix 3, Contacts)

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 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.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

Email: archives@bexley.gov.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:

