



The Green Conservation Area

Area Appraisal and Management Plan

March 2009

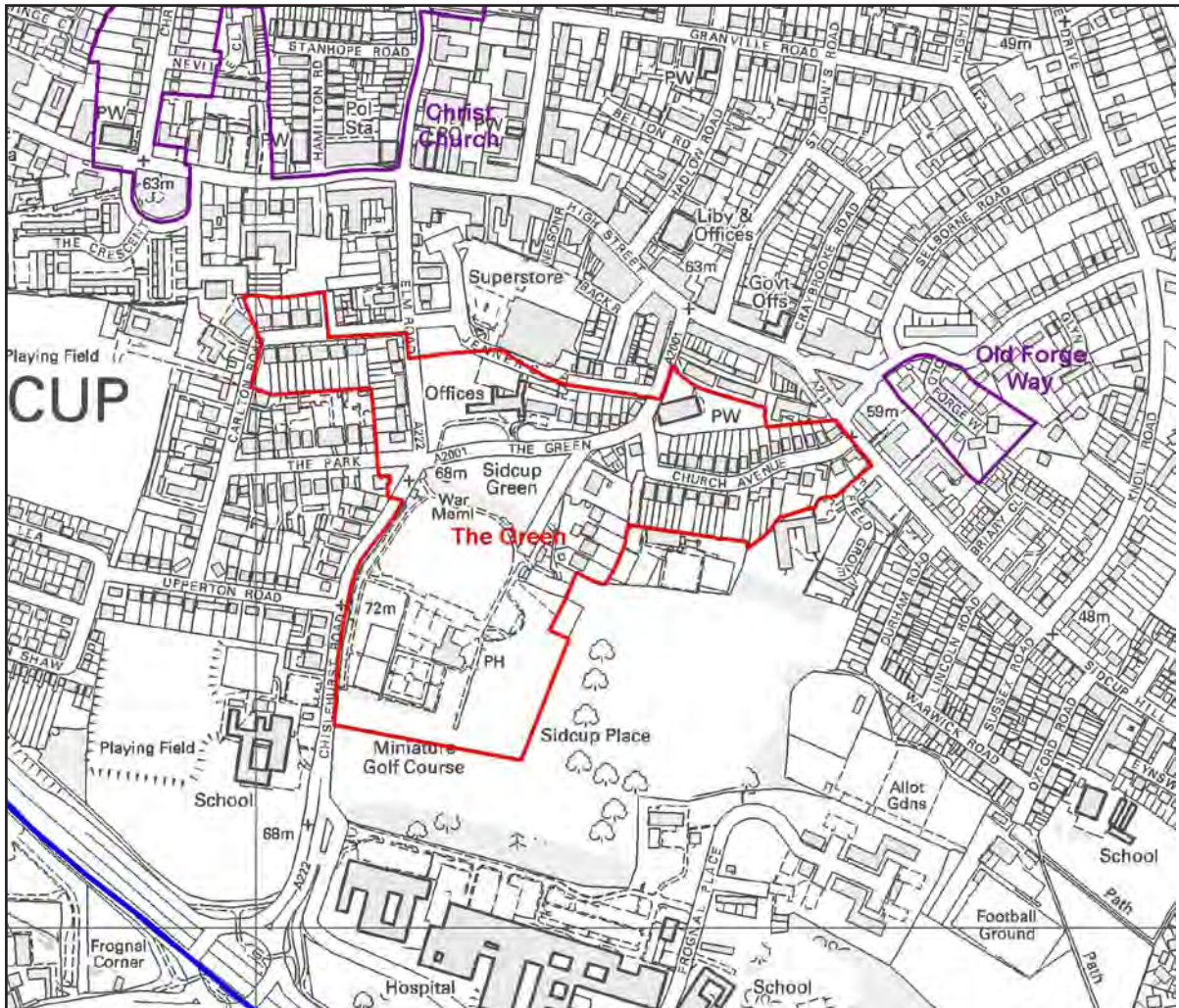
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Location of Conservation Area



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- The Green Conservation Area
- Other conservation areas
- Borough boundary

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Part 1: Conservation Area Appraisal

1 Introduction

- 1.1 The Green Conservation Area was designated on the 19th February 1992.
- 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 The Green 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 set out in the UDP (saved policies) 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 The Green Conservation Area derives from the following features:
 - The Green Conservation Area includes some of Sidcup’s oldest surviving buildings, with 4 statutorily listed buildings, a statutorily listed tombstone, 5 locally listed buildings and a locally listed war memorial.
 - Historic buildings include two former country houses, a church and a timber-framed house. These are important landmarks that can be viewed across the public green open spaces.
 - Open spaces include Sidcup Green, which forms a setting to the country houses and a link towards countryside to the east.
 - Includes a surviving core of Victorian and Edwardian houses that benefit from attractive scale, proportions and architectural detail.
 - Elements of the public realm such as grass verges, front gardens, street trees, broad plots, Sidcup Green and views across the Cray Valley combine to convey a very spacious character.
 - Strong visual quality of the roofline, uniformity of spaces between buildings, and the rhythmic architectural patterns provide an attractive built environment.



Manor House in the setting of Sidcup Green

4 Location, setting and boundary description

Location and context

- 4.1 The Green Conservation Area is in the south west of the London Borough of Bexley, which is situated 13 miles south east of central London. It lies just south of Sidcup High Street and just over half a mile south of Sidcup Station, with residential areas to the north and west and greenbelt to the south and east.

Street pattern and layout

- 4.2 The conservation area has a diverse plan form because the area has developed over time, each phase having a different focus and set of requirements. It focuses upon the openness of The Green, which is surrounded by detached properties and contains two detached former country houses, and the tighter grain and village atmosphere of the area which abuts St John's Church and the timber-framed Place Cottage.
- 4.3 The Green (highway) divides on approaching the open green area from the east, the south side of the road being an original driveway to Sidcup Place that runs along the east side of The Green open space, while the main road forms the through route to Chislehurst Road, fronting Manor House.
- 4.4 Adjoining The Green area is the tree lined, Victorian, Carlton Road to the west of Elm Road and the Edwardian, Church Avenue to the east. Carlton Road was developed at one period with an open, linear, homogenous form, whilst Church Avenue was developed over stages with different building types, a varied road curvature and topography. In the conservation area part of Elm Road there is no consistent pattern of house types or a regular building line.

Landscape and setting

4.5 The Green is an informal open space that forms part of a much larger area of Metropolitan Green Belt that lies between Sidcup and Foots Cray. A large modern hospital and other suburban recreational facilities, together with considerable house building, impact on the landscape, although this part of Sidcup retains its spaciousness. The area retains a tranquil charm that evokes a sense of Bexley prior to interwar suburban development when it was characterised by low hills and river valleys. This important asset is protected by its Metropolitan Green Belt designation.



4.6 Trees contribute a great deal towards the landscape setting, including those in the churchyard, Manor House, Sidcup Place, Freeby and Park House. An avenue of London Planes adds shade and character to the Carlton Road area. Soft landscaping in front gardens enhances the streetscene and is an important characteristic of the area. A number of significant and important tree specimens planted for Sidcup Place are found within its grounds.

4.7 The walled garden at Sidcup Place provides a tranquil, enclosed area that creates a welcome and pleasant contrast to the openness of the other public spaces within the conservation area.

Designated conservation area boundary

4.8 The conservation area has been defined to include the setting of Sidcup Place, while further north, views to Manor House and St. John's Church are important. Buildings fronting the open area and their plots have generally been included as have the more coherent approach routes with historic character. Carlton Road, Elm Road and Church Avenue are included because they form early stages of suburban development within Sidcup and connect with The Green open area to form a harmonious historic townscape that shows Sidcup's development over time. See the Townscape Analysis Map for boundary.

5 Historic development and archaeological potential

5.1 Sidcup Place is one of the oldest surviving buildings in the conservation area, a much modified house dating from 1743. Amongst its interesting features are a grand staircase, arcaded passage, canted bay windows and attractive plain tiling. Its walled garden, now open to the public, remains to the south. The property was owned by the Berens family from 1822 until 1919, although it housed a school from 1907 to 1916 and became Council offices in 1934. The building currently houses a restaurant and bar. Grounds to Sidcup Place were laid out towards the end of the eighteenth Century. The area is now a public recreation space which the then Chislehurst and Sidcup UDC guidebook championed for its natural beauty and the splendid view across the Cray Valley.



Sidcup Place from the walled garden

- 5.2 Charles S. Minshaw, previously Lord of the Manor of Footscray, acquired part of the Froggnal Estate and built a mansion known as “Manor House”, originally called Place Green House, built 1788/89 on the site of Shotts Farm. In 1905, E.J. Elgood purchased the Manor House and sold part of the site for Grassington Road’s development. Since 1951 the building has been in use as local authority accommodation. Since 1993 it has been occupied by the Bexley Registry Office and is a superior and popular wedding venue.
- 5.3 After the opening of the railway in 1866, several small residential estates were developed between 1870 & 1910, by Mr. D.J. Tuhey, who acquired the land from Robert Upperton, a Brighton solicitor. These included Carton Road, The Park and Elm Road. These late Victorian houses were all set in ¼ acre plots and were similar in style. Half were detached and the other half semi-detached. Many of these properties have been redeveloped. Those remaining, in Carlton Road and Elm Road, are included in the conservation area.
- 5.4 Elm Road was built in 1870 following the line of an earlier footpath. The road between Chislehurst and Sidcup had previously crossed the edge of The Green, entering Sidcup High Street opposite the Black Horse Public House.
- 5.5 A church was erected on the site of the present St. John’s Church between 1841 and 1844. The church of 1844 had a new chancel added in 1882. Only this extension and a small bit of walling from the old church was retained when the existing St. John’s Church was built (1899-1901). Designed by prolific church architect George Halford Fellowes Prynne (1853-1927), it contains sets of stacked saints either side of the chancel, a feature of his work (made by H.H.Martyn). He also designed the War Memorial Chapel in 1920. Church Avenue was laid out in 1896 following a sale of part of the Berens’ Estate; a steady development of detached and semi-detached villas followed.

- 5.7 There are no Scheduled Monuments within the conservation area. Whilst this location is not a known important archaeological area, it is possible that finds may occur.

6 Spatial analysis

Character and interrelationship of spaces

- 6.1 The various parts of the conservation area present a contiguous historic townscape and landscape that illustrates how Sidcup developed over time, from the Georgian period, through to Sidcup's first suburban development during the Victorian and Edwardian periods.
- 6.2 The open space of The Green presents a significant historic landscape that provides a suitable setting for the two country houses. It also functions as an informal recreation space, utilised for fetes and fayres. It connects suburban Sidcup with green belt land that slopes up from Foots Cray, recalling the previous rural landscape setting that surrounded Sidcup.
- 6.3 Roads that branch off from The Green and Church Road provide some of Sidcup's earliest surviving phases of Victorian and Edwardian, post railway suburban development, much of which still retains period architectural features. These contribute to the conservation area as a whole expressing Sidcup's early stages of suburban development, in contrast with its earlier rural village form and Georgian country houses.

Key views and vistas

- 6.4 The relatively open setting and the spaces between and around the buildings allow for significant views to be taken within the conservation area.
- 6.5 The Green open space is defined by views across the Cray Valley, views across the open space towards Manor House, Sidcup Place, St John's Church and the residential properties that line The Green (highway).
- 6.6 St John's Church can also be viewed from Elm Road, the former Black Horse public house in Sidcup High Street and from the rear of Manor House. Glimpses of the church can be seen from between, Nos. 38 to 26 Church Avenue.
- 6.7 Within the conservation area there are many views of importance, including those of individual houses, streets and glimpses between buildings to green space and trees beyond. Because a view is not mentioned do not assume it is unimportant. Significant views are marked on the attached Townscape Analysis Map.



St. John's Church, looking eastwards along The Green

7 Character analysis

Definition of character areas

- 7.1 The Green Conservation area has three distinctive character areas. The core includes the open spaces of Sidcup Place and Sidcup Green, commonly referred to as The Green open space, its surrounding buildings and the closely related village atmosphere of the residential area leading to St John's Church. The second area is the Victorian residential character area of Elm Road and Carlton Road and the third is the "Edwardian" residential area of Church Avenue.

The Green Character Area ("A" on Townscape Map)

- 7.2 The Green Character Area consists of the open area around Sidcup Place and Manor House linking along The Green (highway) to Church Road to take in St John the Evangelist Church and churchyard.

Assets of The Green Character Area ('Positives')

- 7.3 Open spaces within the area can be subdivided by early uses. Land to the north of the ridge that runs through Sidcup Green was "common land" and was originally called Place Green, relating closely to Manor House (formerly Place Green House) and the village character of the residential area fronting St. John's Church. The land to the south formed part of the grounds of the former country house, Sidcup Place, with its stately specimen trees and traditional walled garden. Land to the east of Sidcup Place's ha-ha would have been grazed land with picturesque landscaping viewed from Sidcup Place, related to the rural countryside beyond and the River Cray valley.



View from Sidcup Place across the Cray Valley

- 7.4 The open area provides an attractive and appropriately informal setting for Sidcup Place, St. John's Church and the Manor House, all of which are statutorily Listed Grade II and important local landmark buildings. Opposite the church on the corner of The Green and Church Avenue is the eye-catching "Place Cottage", a timber-framed survivor from the late sixteenth or early seventeenth Century, also Grade II Listed. The neighbouring, Thyme, Cluny and Bramble Cottages, which date from 1886, add distinction to The Green with their similar detailing of tall chimneys, fish-scale tiles, diamond leaded-lights and decorative carpentry. Ornate porches protrude from a ground floor faced with knapped flint, the central cottage featuring a jettied gable. Opposite these, the well-detailed sequence of houses, from "St. Denys" to "Glendelough" dates from 1911. The tall house "Freeby" was built in 1896. Between the well-wooded grounds of Freeby and Sidcup Place stands an isolated pair of semi-detached, inter-war homes with a broad Tudor style facade and a plain tiled roof.



Place Cottage

7.5 The majority of the open areas around Manor House and Sidcup Place now benefit from “municipal landscaping” and are managed as public open space for recreational use. Most of the green space within the conservation area is protected as Metropolitan Green Belt. The ha-ha at Sidcup Place and its cast iron benches contribute significantly to the character of the area.

7.6 As briefly described above, the buildings associated with The Green character area are a diverse group of buildings of different periods, each of the individual buildings contribute significantly to the character and appearance of the conservation area. Other principle features include private gardens with landscaping, trees and the views and spaces between these buildings.



The ha-ha at Sidcup Place

The extent of intrusion or damage (“Negatives”)

7.7 The main intrusion or negative features are:

- Nos. 5-8 The Green, built in 1999/2000 on part of the extensive grounds of ‘Freeby’, are set back from the road and do not relate well to the open space or Freeby that form their suburban context. They may originally have been partially screened from the open space by a historic boundary hedge but this has degraded and suffers from inappropriate wire fencing.
- Municipal planting and landscaping could be re-designed to encourage wildlife, reflect the historic uses of the open spaces and reduce the impact of car parking.
- A traffic calming scheme at the entrance to The Green (highway) has been situated within the setting of Place Cottage and St John’s Church and presents a rather cluttered image, harming their setting without defining or benefiting the conservation area.

The Victorian Character Area (“B” on Townscape Map)

7.8 The Victorian Character Area consists of late Victorian, detached and semi-detached, residential properties that front Carlton Road and Elm Road to the west of Manor House. Most of these buildings are of significant townscape importance.

Assets of the Victorian Character Area
(‘Positives’)

7.9 Carlton Road is the most consistent part of the Character Area. It is formed of two similar building types, differentiated by their second floor gables, one is plain and the other is baroque. Both are united by a similar design and semi-detached form, which remains well preserved.



Carlton Road

The buildings benefit from a wealth of features that include high quality materials, decorative brickwork, terracotta detailing, recessed porches and prominent bay windows. Gaps between buildings are crucial to the grain and rhythm of the road and the openness of the street benefits from front gardens and an avenue of mature trees.

7.10 Elm Road provides a variety of building types but present a cohesive period and historic character. Front elevations provide an important part of the setting of Manor House. The rear of Nos 12-22 have significant elevations that are clearly visible from Carlton Road. It therefore provides a legible link between Manor House, The Green and Carlton Road which is a pivotal link within a cohesive historic townscape. This street also provides a variety of period decorative features and design elements. Side elevations and gaps between buildings are particularly important here as a result of a looser and varied grain.

The extent of intrusion or damage ('Negatives')

7.11 The main intrusion or negative features are:

- Some intrusion has occurred over time with loss of features. While some buildings retain exceptional original Victorian plate glass, identified by its crystalline sparkle and many original sash windows remain but some have been replaced with new windows with inappropriate materials and designs.
- Most buildings have been re-roofed, resulting in a loss of original slates, some decorative ridge tiles and gable finials. In some cases, alien features such as roof lights have been installed.
- Some recessed porches have been infilled and original Victorian doors with stained glass windows have been lost, affecting the rhythm and character of the area.
- The unfortunate rendering of some buildings has hidden decorative brickwork and terracotta and could harm these natural materials by introducing impermeable materials.
- The two streets would benefit from coherent front boundaries. The setting of some buildings has been harmed by a loss of front boundary treatments, introduction of hard standing and off-street car parking.
- Garages and hard standing to the rear of, No. 12 Elm Road provide an inappropriate and harsh context to the entrance and setting of Carlton Road.



Elm Road from Manor House



Elm Road

The Edwardian Character Area ("C" on Townscape Map)

7.12 Church Avenue provides various groups of Edwardian period residential properties along with 20th century infill development. Many of the buildings are of townscape importance.

Assets of the Edwardian Character Area
(‘Positives’)

- 7.13 Throughout the area there is a wealth of “Edwardian” architectural features and details and there is considerable intrinsic historic interest in each individual building. These include and extensive range of moulded stone dressings, window dressings, bay windows, finials, leaded lights, sash windows and recessed porches.
- 7.14 The area contains groups of buildings along Church Avenue, constructed at slightly different time periods, however they express a strong unity of composition and a common Edwardian theme almost throughout the entire length of the street. Building Nos. 25 to 35 (odd) form a cohesive group of 2-storey semi-detached properties with red clay bricks and yellow London stock dressings, string coursing side elevations and gabled dormers, with, No. 23 being a larger detached property of a similar, complementary design. Other buildings in the road have an inversed brick pattern with London stock walls and red brick dressings.



Detailing, Church Avenue

- 7.15 Although Nos. 15 to 21 Church Avenue have been heavily altered post-war, they still retain their original Edwardian scale and preserve enough surviving features to be capable of restoration. Nos. 4 & 6 Church Avenue are notable for their Romanesque porch arches.
- 7.16 The Edwardian residential street scene with landscaping and views between buildings is especially important. Similarly regular roof tops and spaces in-between offers a pleasing symmetry in the street scene. Glimpses of St. John’s Church can be seen from between Nos. 38-28 and the side and rear elevation of No. 38 forms an important part of the setting of St. John’s Church.



15 & 17, Church Avenue

The extent of intrusion or damage (‘Negatives’)

- 7.17 The main intrusion or negative features are:
- The lack of a common front boundary treatment for groups of related buildings and the street as a whole detracts from the strong character and appearance of the area, as does the loss of front boundary treatments, installation of hard standing and car parking in front gardens.
 - Rendering and masonry paint, when not original, detracts from the architectural integrity of the building. In some cases decorative brickwork has been obscured on front elevations. Rendering of side elevations also draws emphasis from the front elevation and disrupts the unity between related buildings.
 - Many original windows remain, but a number have been replaced with

inappropriate materials and design, including some that open outwards.

- The entrance road to the sports club to the south of Church Avenue creates a cluttered setting for Church Avenue and Place Cottage.
- The Surgery at No. 2 Church Avenue has been heavily altered with some of its extensions and alterations not being sympathetic to the original building.

Activity and prevailing or former uses within the conservation area

7.18 The Green Conservation Area is primarily residential in character. Manor House and Sidcup Place with its original lodge (Red Lodge), although not now in residential use, were originally residential properties, having been converted over time into various public and commercial uses, resulting in some alterations and additions.

Buildings of townscape merit

7.19 These buildings vary, but are generally good examples of relatively unaltered historic buildings where their style, detailing and building materials provide the streetscape with interest and variety. Most importantly, they make a positive contribution to the special interest of the conservation area.

7.20 The area contains 5 statutorily Listed Grade II buildings/structures, these are Place Cottage; the Sheffield Monument (St John's Churchyard); Manor House; Sidcup Place; and St John's Church, the latter three are considered to be Landmark Buildings within the conservation area. Local List buildings in the area include Red Lodge on Chislehurst Road; the kitchen garden wall to Sidcup Place; 1,2, 3 and Freeby on The Green; and the War Memorial.



The imposing entrance to Sidcup Place

7.21 Statutorily and locally listed 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 that make a positive contribution to the character and appearance of a conservation area.

Trees, greenery and green spaces

7.22 As set out above, green spaces form a significant feature in the conservation area. In the residential areas this primarily comprises front gardens and road side trees. The private garden areas around the junction of The Park and Chislehurst Road have been included in the conservation area as they are contiguous with the larger open green area and contribute significantly to the conservation area and the streetscape setting at this particular location.



1 & 2, The Cottages, The Green

7.23 The trees in the churchyard, together with those in the grounds of Manor House, Sidcup Place, Park House and Freeby, contribute much to the special character and visual quality of the conservation area. They range from colourful flowering cherries through hollies and hazels to spreading horse chestnuts and slender pines. All shades of green are represented and the evergreens enrich the scene all year round. An avenue of London Planes adds shade and character to Carlton Road.

7.24 Trees, in particular, add significantly to the setting and character of the area and any proposals for alterations will need to be considered very carefully in terms of the local and wider impact.

Problems and pressures

7.25 In addition to issues mentioned previously in the character area sections of the document, other problems and pressures are as follows:

- There is a high volume of traffic in and around the conservation area. Highway works or improvements should be designed to reflect the sensitive location and “preserve or enhance” the conservation area. The introduction of traffic calming measures, such as road humps, would detract from the visual quality of the conservation area.
- The main pressure for development generally takes the form of residential extensions, roof extensions, garages and infill or back-land development, which will have an adverse affect on the unity and harmony of the existing development.
- Increasing pressure from owners to make changes to the fenestration of their buildings causes a minor yet cumulative impact on the appearance of the building and the conservation area.

General condition

7.26 The area is generally well maintained. However, some properties are showing signs of neglect and a lack of maintenance, which can lead to a deterioration of architectural detail, visual appearance and, if unattended, eventually cause major structural problems. There is some deterioration of pavements, particularly concrete slabs.

Opportunities for enhancement

7.27 There is an opportunity to encourage the discreet restoration of architectural detail, so that some of the unifying features that have been lost are incorporated back into the street scene.

7.28 The safeguarding, replanting and maintenance of trees is an important part of the maintenance programme.

7.29 There needs to be greater consistency of front boundary detailing, where it should reflect original design.



One of the giant redwood (sequoia) trees at Sidcup Place

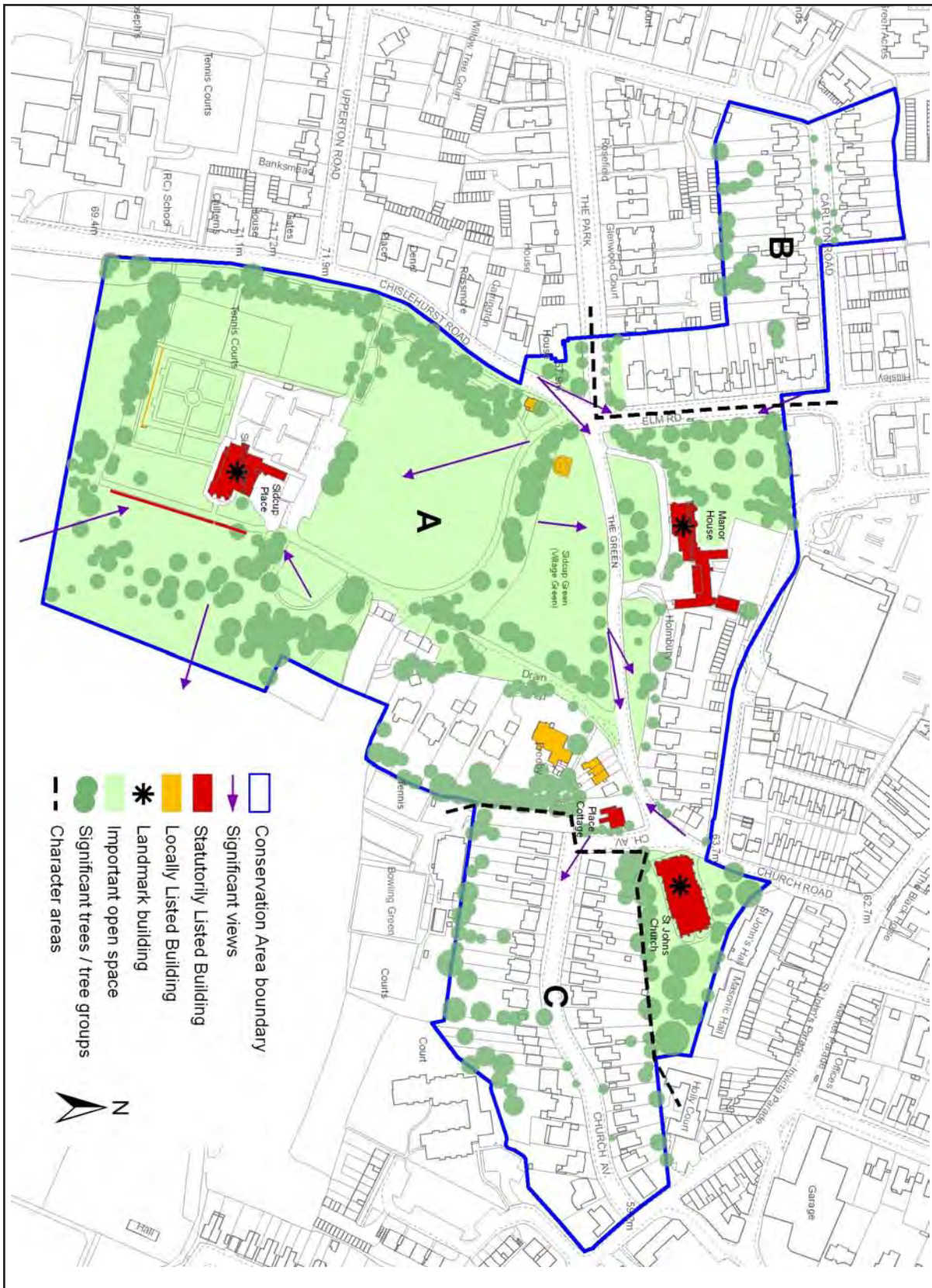
Potential for new development

- 7.30 Scenically the area is of high quality and uncontrolled new development would harm the traditional form and character and open spaces in the area. No new dormers should be visible from the street either at the front or to the side and careful consideration is required for rear extensions.
- 7.31 Any new building contemplated in this fragile area will need to show particular respect in terms of bulk, siting and external detailing of its older buildings. Where buildings will be apparent from The Green (open space), their ridge lines should normally run parallel to the perimeter of this open space. Landscape treatment, including front boundary treatment, must show regard for the general streetscene and areas for parking or refuse storage should, wherever possible, be hidden from public view.
- 7.32 Any alterations to buildings will be expected to preserve or enhance the character and 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.
- 7.33 In determining the impact of any proposal the Council will take into account the overall form, shape and proportions of the extension; massing and day lighting issues, as well as roof type, layout of doors, design and style of windows. The doors and windows of the extension should generally repeat the proportions, design, alignment and materials of the openings in the original dwelling.



The Green, tree-lined access road to Sidcup Place

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.
- 1.3 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 Some works which would not need planning permission outside a Conservation Area, but do require consent when one has been designated are given below.

- Where a dwellinghouse is enlarged and would extend beyond a wall forming a side elevation of the original dwelling house or the enlarged part of the dwellinghouse would have more than one storey and extend beyond the rear wall of the original dwellinghouse.
- The construction of a building or enclosure, swimming or other pool, or a container used for domestic heating purposes within the curtilage of a dwellinghouse, if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.
- Cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles.
- Enlargement of a dwellinghouse consisting of an addition to or an alteration to 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 and is visible from 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 adopted planning policies, the emerging Local Development Framework and other published guidance.

2.6 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 Green 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 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.

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 a similar manner, the context of the original roofscapes is an important feature, which adds rhythm and continuity to the streetscene and the conservation area. Roof extensions, dormers or roof lights, to the front or side, can be particularly disruptive when visible from the street or from public open space. It is critically important to protect and retain the original roofscapes.
- 4.3 In general terms, it was identified that the following alterations pose a threat to the special character of the area:
- Loss of timber windows and doors
 - Alterations to window/door openings including infilling open porches
 - Use of alien roof materials, removal of redundant chimney stacks, pots and roof features
 - Additions to front boundaries including walls and fences
 - Loss of front gardens for hardstanding for car parking
 - Alterations to the roofscape, including the installation of dormers and roof lights
 - Side extensions which fill the gap between buildings, closing off the space and views.
- 4.4 Such alterations would require planning permission in most cases. 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 conservation 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 throughout the area are rectified where legal powers permit.
- 4.6 The Council may assist with the provision of grant aid for projects that 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 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.
- 5.2 It is also essential to maintain the juxtaposition of the detached and semi-detached building types. The space between these building blocks 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. Trees and open space make a welcome break from the suburban environment and a significant contribution to the appearance of the conservation area. The Council will seek to maintain and enhance these natural features.
- 5.3 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.

6 Setting and views

- 6.1 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 in the character appraisal.
- 6.2 The Council will ensure that all development respects the important views within, into and from the conservation area, as identified in the appraisal. The Council will ensure that these remain protected from inappropriate forms of development and that due regard is paid to these views in the formulation of public realm works or enhancement schemes in accordance with Adopted UDP and other guidance.



7 The public realm and enhancement

- 7.1 The conservation area has generally been resurfaced using modern paving materials. Lighting is provided by late twentieth century, utilitarian columns. 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 redundant modern features should be removed. The reinstatement of traditional pavements and replica lighting could significantly reinforce the identity of the area and the public realm. A critical

audit of the public realm should be undertaken to identify redundant features and opportunities for enhancement, subject to resources.

- 7.2 Any highway works need to take into account the sensitive location and seek to “preserve or enhance” the character or appearance of the conservation area.
- 7.3 To enhance the appearance of the street, the Council will encourage property owners to keep their front gardens rather than paving them to provide additional vehicle parking. In addition, there may be merit in managing any further development of front boundary walls, to further enhance appreciation of the area.
- 7.4 The Council will investigate an opportunity to enhance the boundary of the conservation area at the south eastern end, close to Queen Mary’s Hospital. The general area and its relationship to the conservation area might be improved by appropriate tree planting.
- 7.5 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 Only developments, which respect the special interrelationship of spaces, built form, detailing and materials of the existing buildings, are likely to be appropriate. Additional developments to the side or at first floor level should not normally be permitted due to closing the space between buildings.
- 8.2 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.
- 8.3 The main pressure for future development in The Green Conservation Area might generally take the form of extensions, which could have an adverse affect on the harmony of the existing development. Further development might be permissible in some instances, as long as the proposals utilise current enclosed areas at ground floor level to the rear and are designed in a way that is sensitive to scale, detail and materials. Rooflights and dormer windows to the front roof slope detract from the character and appearance of the area and fail to “preserve or enhance” the conservation area and will generally be unacceptable.

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 and 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 definition

- 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 mainly residential areas such as The Green Conservation Area, residents and the owners of property play a key role in affecting how the area looks. Good communication between local people and the Council is one way of helping owners and the Council 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 local 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 Green Conservation Area Appraisal and Management Plan were subject to public consultation from December 2008 to February 2009. As part of the consultation comments were sought from the 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 draft document was also available for reference on the Council's website, in local libraries, the Contact Centre at 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.
- 12.6 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, 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 endeavour 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
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

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

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:

