



# *The Hollies Conservation Area*

**Area Appraisal and Management Plan**

May 2011

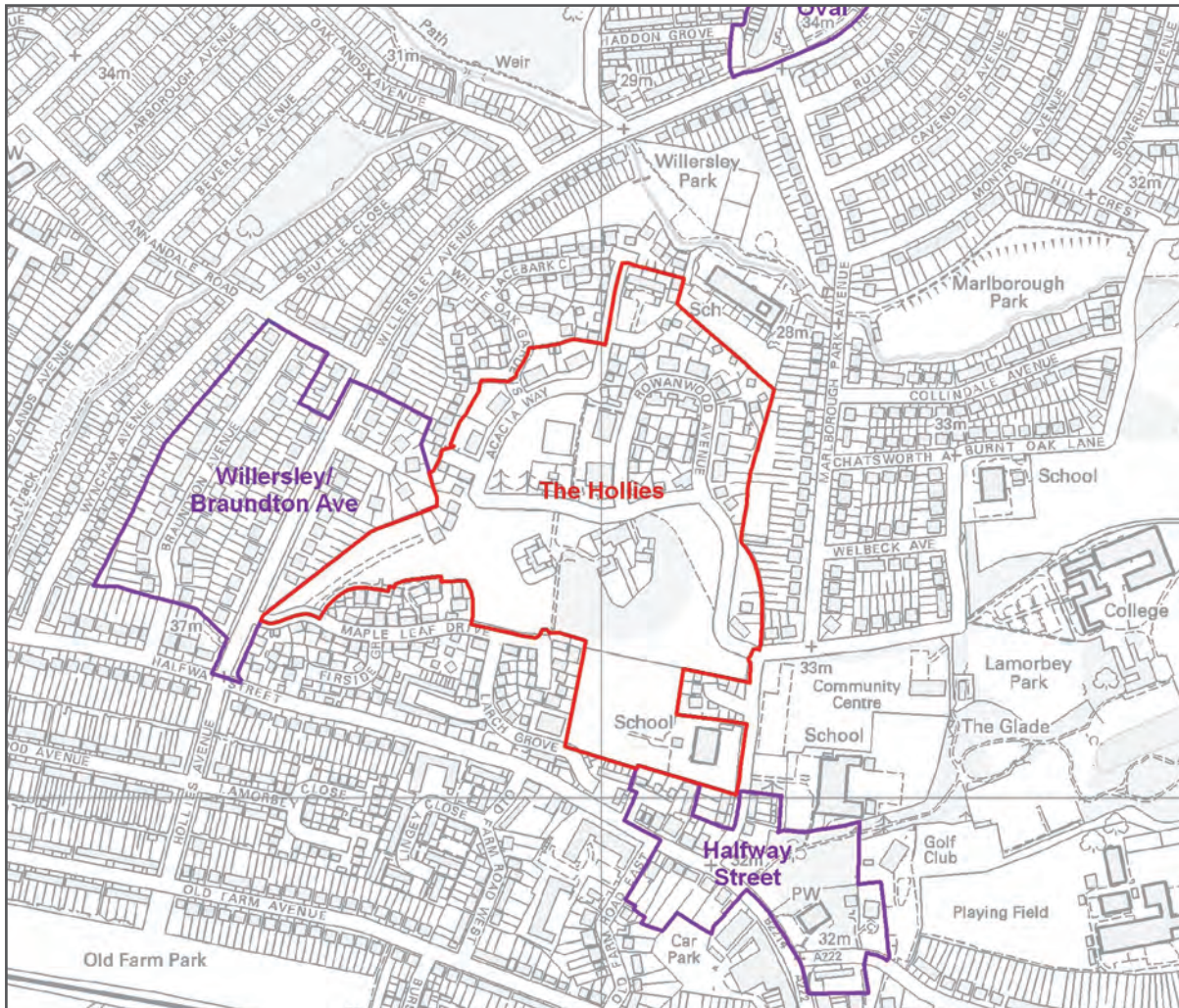
This document was produced by the

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originally printed November 2009 and revised with Cabinet approval 7th May 2011

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

### Location of Conservation Area



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- The Hollies Conservation Area
- Other conservation areas

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# Part 1: Conservation Area Appraisal

## 1 Introduction

- 1.1 The Hollies Conservation Area was first designated on the 1st May 1985 with amendments to the boundary approved May 2011.
- 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 Hollies Conservation Area and identifies opportunities for enhancement.

## 2 Planning and policy context

- 2.1 Bexley’s Unitary Development Plan (UDP), saved policies Sept. 2007, contains the Council’s 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 Statement 5: Planning for the Historic Environment (PPS5) and the accompanying PPS5: Historic Environment Planning Practice Guide (both March 2010). It also 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 Hollies Conservation Area derives from the following features:

- The layout and architectural cohesion of a planned late-Victorian self-contained children’s home, complete with buildings for infirmary, store, laundry, gymnasium, bakery, residential accommodation, school and associated playing field;
- The architectural and historic quality of the area’s buildings which date predominantly from c1902 and include a Victorian house (1854);
- The Hollies (renamed The Manor House) and stable block of 1854, now all converted to multiple residential use are included on Bexley Council’s Local List;
- The clock tower (former water tower), a local landmark, prominent in views within the conservation area, is also locally listed;
- The distinctive gate piers and lodge at the Rowanwood Avenue entrance, and the gate piers and wall at the Maple Leaf Drive entrance;



Rowanwood Avenue entrance

- The large area of open space which retains a well-tree'd parkland character;
- Hedges, evergreen shrubbery and trees.



*The Hollies, built as a Victorian country home in 1854, formed the administrative centre for the Greenwich Poor Law Union's 'model home for orphans', opened in 1902. [Renamed The Manor House when site redeveloped.]*

## **4 Location, setting and boundary description**

### *Location and context*

- 4.1 The Hollies Conservation Area is located in the south-west of the London Borough of Bexley, about 20 km south-east of central London, 2km to the south of the A2, one of the main arterial routes between London and the South East.

### *Street pattern and layout*

- 4.2 The existing street pattern and layout grew and expanded in line with the evolution of the grounds of The Hollies, from being the spacious rural grounds of a large dwelling through its phase as the campus of a Children's Home to today's residential development. In the mid 19th Century The Hollies was reached via a long drive approaching from west and east. At the start of the 20th Century, The Hollies Children's Home was accessed in a similar way and the site was laid out with a central block of communal buildings flanked by two wings of dormitory blocks. Recent residential conversion of the site and adjacent new housing development has imposed itself on the early 20th Century layout but introduced new internal roads (Rowanwood Avenue and Acacia Way) and a new vehicular access to Willersley Avenue (White Oak Gardens). An earlier vehicular route to Halfway Street is now a footpath.

### *Landscape and setting*

- 4.3 The conservation area lies on level ground in a suburban setting where there are no panoramic views. The most significant landmark is the tall clock tower (formerly a water storage tower) in the centre of the site.
- 4.4 Trees in the area contribute a great deal towards the landscape parkland setting. Groups as well as individual specimen trees and landscaped front gardens invariably add to the charm and visual quality of the conservation area and the street scene. The trees in the conservation area are a very important part of its character and many are protected by a range of individual, group and woodland Tree Preservation Orders.
- 4.5 Spaces between properties, with views of greenery and trees beyond, are an important characteristic of the conservation area that contribute significantly to the open character and streetscape.



*The clock tower (former water tower) is a prominent landmark*

### *Designated conservation area boundary*

- 4.6 The boundary of the conservation area encompasses the original Hollies Children's Home buildings and their immediate settings, including parkland and trees and the school, built to educate the children at the homes, now Burnt Oak Lane Junior School, and its playing field. (See Townscape Analysis map at the end of this appraisal.)

## **5 Historic development and archaeological potential**

- 5.1 In the early 19th Century this area was mostly farmland and country estates. A house known as Marrowbon, where a family by the name of Lammen or Lammings is recorded as living in c1720-c1760, is shown as Marrowbone or Bone Hall by 1778. The Lewin family acquired the estate in 1782 from the trustees of Mary, late Viscountess Hinchingbrooke, purchasing 'Lammings House' and other properties and land of some 62 acres. Bone Hall is still shown on a map of 1799, though it may have been derelict and had certainly gone by 1839. The Lewins occupied another nearby house, from at least 1807, called The Holly's.
- 5.2 A new Hollies mansion was built in 1854, together with stables, icehouse and summerhouse. It was leased the following year to a Thomas Brown. The Browns, father and sons, were merchants and warehousemen and continued there until the late 1880s. A Mrs Raymond was then occupier for a few years until it was left unoccupied for a time. The Lewin family sold the estate and surrounding farmland in 1898 to George Woodman.
- 5.3 In 1899, the Board of Guardians of the Greenwich Poor Law Union purchased 62 acres to set up its 'model home for orphans'. The official foundation stone was laid on April 10th 1901 by the Chairman of the Guardians, Mr. John Anderson. The architects were T. Dinwiddy and T. Norman Dinwiddy. The old Hollies mansion became the administration building for the new childrens home, which opened on the 30th October 1902.





Historic maps: 1867 (left) and 1909 (right). The Hollies once stood in a rural setting. Almost all the buildings that formed the children's home are still standing.

- 5.4 Since its inception, the children's home and school had several names including Greenwich & Deptford Children's Home, Sidcup Residential School and Lamorbey Children's Home. It was renamed yet again in 1950 as The Hollies, a name by which it is still widely remembered.
- 5.5 The Hollies was, in its early days, a workhouse environment for over 500 destitute children, housed in 'blocks' or 'cottages'. It became a self-contained village with its own store, laundry, gymnasium, swimming pool, bakery, boot makers and infirmary.
- 5.6 Boys and girls were kept separate. The boys' houses were called: The Beeches; The Firs; The Limes; and The Oaks. These three-storey buildings housed 50 boys each. There were thirteen twinned cottages for girls, also named after trees: Maple; Lilac; Laurel; Laburnam; Hazel; Hawthorne; Elm, Elders; Chestnut; Cedar; Almond; Acacia; Mulberry; Myrtle; Olive; Palm; Pine; Poplar; Rowan and Sycamore. Each cottage had its appropriate tree on the lawn near the cottage. Willow and Walnut Cottage accommodated 12 infant boys.
- 5.7 Boys were trained in boot making, tailoring, gardening, plumbing and bakery whilst girls were trained in laundry-work and needlecraft. The open parkland setting of this children's home was a revolutionary idea in comparison with other contemporary institutions for orphans which were built in the cities.
- 5.8 The board of Governors had a school specially built to educate the children at the homes, which opened on 26th October 1903. This building is still in use as Burnt Oak Junior School.
- 5.9 The London County Council took over management of the home in 1930 and it was passed to Southwark Borough Council in 1965. The declining use of such large



*One of the boys' accommodation blocks (Limes), now private apartments. In its early days, the children's home housed over 500 destitute children and was a self-contained village with its own store, laundry, gymnasium, bakery, bootmakers and infirmary.*

children's homes and its remoteness from Southwark led to closure of The Hollies in the late 1980s - followed by pressure for redevelopment.

- 5.10 The original 62 acre site had already been encroached upon by 1930s development. The Hollies Conservation Area was designated in 1985 in order to protect the core of remaining site and its collection of early 20th Century buildings.
- 5.11 The area has subsequently been partially developed with some infill housing of complementary design, guided by Bexley Council's Planning Brief and Conservation Area Guidelines that were approved in 1985. Large areas of parkland have been retained as open space, the most important original buildings have been refurbished and converted to apartments and new development has been designed to harmonise with the historic environment.
- 5.12 There are no Scheduled Monuments within this conservation area. Whilst this location is not a known important archaeological area, it is possible that finds may occur, particularly in relation to remains of the former Marrowbone Hall, ice house and bath house.

## **6 Spatial analysis**

### *Character and interrelationship of spaces*

- 6.1 The site's original early 20th Century Children's Home layout comprised communal buildings between two 'wings' of children's accommodation blocks (five boys' blocks to the west, ten girls' blocks to the east). The campus was administered from the original 1850s dwelling known as The Hollies (to the south) and an infirmary stood at some distance to the north. Modern housing development has encroached upon the boundaries of the original 62 acre site (first in the 1930s, then in the 1990s) but sufficient well-treed open space remains to reinforce the original concept of a core of



buildings set in a spacious wooded parkland setting.

- 6.2 Development in the north-eastern quarter of the conservation area is denser than in the south-western quarter which has a much more open character, containing a large proportion of communal parkland, well treed around the original 1850s house but more open to the south and west.

*Key views and vistas*

- 6.3 The focal point of the conservation area is the water-tower which is centrally located and is prominent in views from many positions within the area, especially from the west and south. There is a good northward view of the former infirmary from Redwood Close. Open space is vital to the parkland atmosphere of the conservation area and provides a setting for the area's historic buildings.
- 6.4 Views between buildings are a particularly significant attribute of the conservation area, helping to create and enhance the spaciousness and leafy suburban character.
- 6.5 Significant views are numerous and are marked on the Townscape Analysis Map at the end of this appraisal.

## **7 Character analysis**

*Activity and prevailing or former uses within the conservation area*

- 7.1 The conservation area was originally mostly farmland and country estates. From 1902 until the 1980s it was a residential children's home. It is now primarily a residential area with a mix of detached dwellings and apartments located in the former living quarters of the children's home. The swimming pool of the children's' home, now forms part of 'The Hollies Countryside Club' (No.34 Acacia Way). The school, built in 1903 to educate the children at the home, is now Burnt Oak Junior School, which serves the local community. The former open areas of the country estate and later the childrens homes provides recreational space and a parkland setting for the residential area.

*Architectural and historic character*

- 7.2 The distinctive character of the conservation area is defined by the layout, buildings and environs of the large children's home that was built here in the first decade of the 20th Century. Nearly all of the original buildings remain, albeit mostly converted to private residential use. Despite the presence of recent infill housing, these historic buildings still sit in a well-preserved parkland setting and make a vital contribution to the conservation area's distinctive character and appearance.

- 7.3 Buildings of the children's home era are notable for their use of red brick and typical late 19th Century architectural details. Some of these details, including the use of red brick and clay tiles, are replicated by the new houses constructed in the 1990s.

- 7.4 The area is quiet, permeable to pedestrians and has a parkland atmosphere with



little traffic. There is no vehicular route through the site; Mapleleaf Drive, Rowanwood Avenue and White Oak Gardens are stopped-up. There are some parking issues associated with commuter parking and school-run traffic.

- 7.5 The Hollies was a children's home for over 80 years and although the place has no strong historical associations with any single person, the place holds a special importance to the thousands of people who spent their childhoods here.

*Buildings of townscape merit*

- 7.6 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.
- 7.7 All the surviving buildings of the original early 20th Century Children's Home development are included on the Local List of Buildings of Architectural or Historic Interest and make a positive contribution to the special interest of the conservation area. These buildings are identified on the Townscape Analysis map. As recommended in Planning Policy Statement 5: Planning for the Historic Environment, the general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area.

*Trees, greenery and green spaces*

- 7.8 As set out above, greenery and green spaces form a significant feature in the conservation area. In the residential areas this primarily comprises front gardens, with trees and soft landscaping, road side trees and hedgerows, and the space between buildings allowing glimpses through to trees and private open space beyond.



- 7.9 The parkland landscape functions as a green suburban area for informal recreation, relaxation and tranquility. It contains a number of designed paths and footways. The form and variety of trees and vegetation add colour and seasonal interest.

- 7.10 The trees in the conservation area are a very important part of its character and many are protected by a range of individual, group and woodland Tree Preservation Orders. Where trees are an issue any proposals for development, additions or alterations will need to be considered very carefully in terms of the local and wider impact.



*Assets of The Hollies Conservation Area (positives)*

- 7.11 New buildings have been well assimilated into the conservation area and, although density has increased in the north-east part of the conservation area, the general feeling of spaciousness has been retained, particularly in the south-west.

7.12 The historic buildings are in a good condition and contain a mixture of original and restored external architectural details.

7.13 The conservation area is an attractive and spacious residential area with a mix of high quality historic and modern buildings.

7.14 The mature trees and parkland landscape have high amenity value.

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

7.15 Pressure for large house extensions and conservatories, insensitive to their historic location, is threatening the special character and appearance of the conservation area.



*Original (right) and new infill buildings*

7.16 Whilst there is evidently a need for bins for dog faeces, their bright red colour is intrusive and a less strident colour would be more sympathetic to the semi-rural character of this area.

*Problems and pressures*

7.17 The main problems and pressures are as follows:

- The main pressure for development generally takes the form of residential extensions, roof extensions, garages and infill or back-land development, which can have an adverse effect 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.
- There could, in future, be pressure to redevelop sites and insert development into gardens but in most cases such developments are likely to be detrimental to the character of the area, and would be resisted.

*Opportunities for enhancement*

7.18 The Hollies campus is a good and well preserved example of a late Victorian workhouse environment. There is some potential for interpretation of the site by means of, for example, a display board explaining the history of the place with a map showing the location and original use of the historic buildings on site, or a leaflet describing a short trail.

7.19 Consideration should be given to the possibility of an Article 4 Direction to control minor development and protect the conservation area from incremental changes that will spoil the area's notable historic character and appearance.

7.20 The Council will consider producing specific design advice, resources permitting, to guide house extensions and conservatories, particularly with regard to the conservation area's characteristic spacious open character and large gardens.

7.21 Long term tree management and maintenance needs careful consideration. This may include further tree planting to reinforce and supplement established tree growth.



Resources permitting, a tree condition survey should be undertaken as part of preparation of a landscape management plan.

*Potential for new development*

- 7.23 The potential for development within this conservation area was carefully assessed in the preparation of the approved Planning Brief and Conservation Area Guidelines (1985). Recent new development in the area has been carefully controlled through the implementation of these guidelines which suggests that no further development should be allowed.
- 7.24 However, if new development is to be considered, it is essential that it respects the area's historic buildings and their setting together with adjoining parkland and trees.
- 7.25 House extensions and conservatories, especially extensions above ground floor level, must be assessed for their impact on significant open spaces, views and vistas.
- 7.26 All future proposals for development shall be judged for their effect on the character, appearance and special interest of the conservation area, as defined in this appraisal.



# *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 Statement 5: Planning for the Historic Environment (PPS5) and PPS5: Historic Environment Planning Practice Guide (March 2010); and English Heritage guidance titled '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 dwelling-house is enlarged and would extend beyond a wall forming a side elevation of the original dwelling house or the enlarged part of the dwelling-house 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 dwelling-house and the boundary of the curtilage of the dwelling-house.
  - Cladding of any part of the exterior of the dwelling-house with stone, artificial stone, pebble dash, render, timber, plastic or tiles.
  - Enlargement of a dwelling-house 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 PPS5 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 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 There are no statutorily listed buildings in the conservation area. However all the original

childrens home houses are locally listed buildings. These buildings and their parkland setting help create the conservation area's distinctive and interesting historic townscape. As recommended in Planning Policy Statement 5: Planning for the Historic Environment and associated best practice guide, the general presumption should be in favour of retaining buildings, which make a positive contribution to the character or appearance of a conservation area.



*The Clock House*

#### **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.



*Club House and swimming pool building*

- 4.2 In a similar manner, the context of the original roofscapes is an important feature, which adds rhythm and continuity to the street scene 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 addition, as an aid to protecting the character of the area the Council will ensure that unauthorised development is subject to effective enforcement action. This is to protect the special qualities of the area generally and to ensure that detrimental unauthorised alterations throughout the area are rectified where legal powers permit.
- 4.4 The Council may assist with the provision of grant aid for projects, which restore or reinstate the original features of the building and will contribute to achieving higher standards of preservation and enhancement.

## 5 Trees, landscape and space between buildings

5.1 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.

5.2 It is also essential to maintain the juxtaposition of the buildings. The space between the building 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 form. In addition, trees and open space provide a welcome break in the suburban environment and make a significant contribution to the conservation area. The Council will seek to maintain and enhance these natural features.



*Driveway to 1-6 Redwood Close  
(formerly 'Redwood', infirmary to the Childrens Home)*

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.



*View to original 'boys house' across the open space*

## 7 The public realm and enhancement

7.1 The majority of the public realm is landscaped open space which is generally in a good condition. Similarly, roads and footpaths, lighting and other items of street furniture are in a good state of repair. When resources are available and opportunities arise



a landscape management plan for the area should be prepared and additional tree, hedgerow and shrub planting would be complementary.

- 7.2 As an adjunct to the public realm the Council will encourage property owners to keep their front gardens rather than paving over to provide additional vehicle parking.
- 7.3 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 In the Hollies Conservation Area the main pressure for future development might generally take the form of residential 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. Dormers or roof lights would be unacceptable on roof slopes apparent from public viewpoints as they detract from the character and appearance of the conservation area.
- 8.4 There is a presumption to preserve any original properties all which contribute to the character and appearance of the area. Any form of development which erodes the openness of the conservation area and the spaciousness of individual sites will be resisted.

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

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

## 10 Monitoring change

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

## 11 Boundary definition

- 11.1 The Hollies Conservation Area centres around the nucleus of the original Children's Home buildings and its parkland setting. Since the original designation in 1985, the boundary has been reviewed (2011) and is shown on the Townscape Analysis Map.

### *Southern boundary*

- 11.2 From the southern boundary of Burnt Oak School in Burnt Oak Lane, the conservation area boundary follows the perimeter of the school and playing field westwards, where it meets Larch Grove and then northwards to the rear corner of No. 64 Larch Grove. It turns westwards again to follow the boundary of No.66 Larch Grove and then the northern edge of Maple Leaf Drive as far as No.29. The boundary runs along the fence line to the rear of the houses and the edge of the open space. continuing westwards, it then takes a line along the centre of the road until it reaches Willersley Avenue.

### *Western boundary*

- 11.3 From the entrance to Maple Leaf Drive, the western boundary runs northwards, following the rear fence line of properties in Willersley Avenue and Willersley Close, enclosing the open space within the conservation area. The boundary runs along the rear of Nos. 50-53 Acacia Way and then the western edge of No.2 Elder Close, these four properties being within the conservation area. Nos. 3-9 (odd), Elder Close, the access road and all properties in Cypress Tree Close are excluded from the conservation area. The boundary follows the rear perimeters of Nos. 54-73 and 1-12, Acacia Way until it reaches the south-eastern corner of No.13, where it runs in front of this property, following the centre line of the road in a northerly direction.

### *Northern boundary*

- 11.4 On reaching the back of 'The Hollies' (Nos.1-6, Redwood Close), it turns east, following the rear perimeter of this property. No. 27, Acacia Way is included in the conservation area, the boundary forming a straight line to the north-east corner of No.27.

### *Eastern boundary*

- 11.5 The boundary turns southwards again, along the eastern perimeter of No.27, Acacia Way and western edge of Marlborough School and then along the southern perimeter of the school. It then turns due south, following the boundary between the rear of Nos. 2-26, Rowanwood Avenue and properties in Marlborough Park Avenue, joining Burnt Oak Lane at the former entrance to the Childrens Home and present entrance to Rowanwood Avenue. Here it follows the back edge of the pavement in Burnt Oak Lane, excluding all properties in Marrabon Close and enclosing the school to rejoin the boundary at its south-east corner.

11.6 The council will periodically review the boundary of the conservation area in accordance with best practice and guidance on the management of the historic environment.

## **12 Community engagement**

- 12.1 It is mentioned in recent urban design publications that, “people make places”. Although the Council has planning powers it can exercise over development and may, when funds are available, carry out enhancement works, ultimately the quality of any place depends on all the people who affect the area. In predominately residential areas such as the Hollies 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 carryout 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 plan are accepted and acted upon by the local community.
- 12.4 Public consultation - The Hollies Conservation Area Appraisal and Management Plan was subject to 6 weeks public consultation starting in August 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. Similarly, the boundary review was subject to an 8 week period of public consultation during Dec 2010 to February 2011. Documents were available on the Council's website and for reference at: the Contact Centre, Civic Offices and the Central Library at Bexleyheath; in local libraries; and at the Council Offices at Wyncham House, Sidcup. A letter advising of these arrangements was delivered to all properties in the area. Views were also sought from all Council Directorates.
- 12.5 The results of the consultations were considered by the Cabinet Member, required revisions made and the document adopted. Copies of this document are available on the Council's website at [bexley.gov.uk](http://bexley.gov.uk)
- 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

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## 1 General guidance for property owners 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 chimney stacks, chimneypots, 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 the 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

Chimney stacks 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. Chimneypots 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 principal 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.

### Fasciae

Features such as timber bargeboards and fasciae 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 fasciae 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 draught-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.



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## **2 Bexley Historic Buildings 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 Historic Buildings 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 Historic Buildings Fund  
Strategic Planning & Development  
Wyncham House  
207 Longlands Road  
Sidcup  
Kent DA15 7JH

Alternatively call 020 3045 5789 or email [gordon.fraser@bexley.gov.uk](mailto:gordon.fraser@bexley.gov.uk).

Donations to the Fund are welcome.

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### 3 Contacts

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

Mr G Fraser  
London Borough of Bexley,  
Strategic Planning and Transportation Division  
Civic Offices, 2 Watling Street,  
Bexleyheath, Kent  
DA6 7AT.

Tel: 020 8303 7777

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

For further information relating to listed buildings and conservation areas:

English Heritage (London Region)  
3 Bunhill Row  
London EC1 8YZ

Tel: 020 7973 3000

[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

For an excellent range of technical advice leaflets:

The Society for the Protection of Ancient Buildings (SPAB)  
37 Spital Square  
London E1 6DY

Tel: 020 7377 1644

[www.spab.org.uk](http://www.spab.org.uk)

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

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

Tel: 020 3045 3369

<https://www.bexley.gov.uk/archives>

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:

