

Supplementary Planning Guidance for

**BARNMEAD ROAD
CONSERVATION AREA**

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1. INTRODUCTION

This statement provides advice and guidance, both to the owners and occupiers of buildings in the conservation area and to Bromley Council, about the way in which the area should best be managed to preserve and enhance its character. It contains the Council's proposals for enhancement action in the conservation area over the next few years.

The map (BCA 3A) that accompanies this document shows the boundaries of the conservation area and the extent of the Article 4 designations. The London Borough of Bromley provides the Ordnance Survey map under license from the Ordnance Survey in order to fulfil its public function to publicise the boundary of the Barnmead Road Conservation Area. Persons viewing this map should contact Ordnance Survey Copyright for advice where they wish to licence Ordnance Survey map data for their own use.

- 1.3 It has been prepared to discharge the Council's duty under section 7.1 of the Planning (Listed Buildings and Conservation Areas Act) 1990 and following advice in Planning Policy Guidance Note 15 (about conservation area statements and their relationship with development plans) and Planning Policy Guidance Note 1.2 (about the relationship of supplementary planning guidance to the development plan). Together with general advice and guidance about conservation area law and policy that is available in separate pamphlets, it forms supplementary planning guidance to the Bromley Unitary Development Plan (UDP).
- 1.4 This statement was the subject of a public consultation exercise, held between 28 February and 11 April 1997. A draft was published and placed on deposit at Bromley Civic Centre and Beckenham Public Library. A press notice was placed in the Kentish Times and 25,000 handbills circulated in the Beckenham edition of the News Shopper to invite public comment. Copies of the draft were sent to interested individuals and bodies including the Beckenham Civic Society, local Residents' Associations, the Beckenham Traders Group, English Heritage and the local utility companies. It was considered by Bromley's Advisory Panel for Conservation Areas on 11 March and by a public meeting on 21 March 1997. This statement was adopted as supplementary planning guidance by Bromley Council's Development Control Committee on 8 February 2000. It was updated, re-paragraphed and illustrated by the Heritage and Urban Design group in August 2001. For more information please call 020 8461 7646.
- 1.5 The Council is grateful for the help of Barnmead Road (Cator Estates) Ltd. and Mr Tony Fox for providing historical information that has assisted in the drafting of this statement.

2. HISTORICAL DEVELOPMENT

2.1 This description sets out the nature of the architectural and historical interest of the conservation area, showing how it has developed over time to form the current character of the area.

Barnmead Road conservation area comprises detached and semi-detached Victorian villas built around Kent House Station in Beckenham. Barnmead Road derives its name from "Barn Mead" - one of the fields on which the houses were built. It was built in the late 19th century and marks a stage in the growth of Beckenham from a village to a suburb, linked by development to London.

Kent House station, c1900.

2.3 Following the opening of the first station in Beckenham in 1858, "Barn Mead" was severed from the surrounding agricultural land by the new railway. The population of the area increased rapidly, creating the need for further stations and fuelling new development. In 1884 the first of three new stations on the existing London, Chatham and Dover Railway was opened, using an access through "Barn Mead". Known as Kent House after a former mansion nearby, the new station assisted the development of Barnmead Road, now in a highly accessible location.

2.4 A local firm of builders, Syme and Duncan began construction in 1883, and the final houses were completed about ten years later. Their yard at number 2 Barnmead Road lay behind the development and the estate office was built in the station approach at number 70. The houses that were constructed were generally semi-detached, interspersed with a few detached properties. They were oriented towards middle class occupants.

3. CHARACTER AND APPEARANCE STATEMENT

- 3.1 Barnmead Road has a cohesive character, derived from the limited range of plan forms and materials used in the development. The basic plan of the semi-detached houses is almost identical, employing a yellow stock brick shell marked with simple red stringcourses. However, variation, individuality and interest were introduced by the use of differing roof structures and a wide range of bay window types. The basic houses have a relatively shallow pitched hipped roof with the ridge running parallel to the frontage. More complex: houses have gables at each flank wall, and sometimes a gable on the main elevation. The simplest bay windows are square yellow stock brick ground floor bays. The most complex is a two-storey "threepenny bit" red brick bay; crowned with a conical slate roof, employing special brick details, stone lintels, sills and corbels.
- 3.2 Other original elements include slate roofs, timber sash windows and yellow stock brick boundary walls. Of great importance to the character of the road are the ornate porches, made of both cast iron and timber with zinc and slate roofs. On the semi-detached houses, these elaborate structures bridge between pairs of bay windows on the front elevations and add greatly to the visual interest of their host dwellings. Many of these porches are of the highest quality and provide fine examples of Victorian workmanship. They merit the greatest efforts in their retention.
- 3.3 An important element of the character of the area is the unmetalled condition of the street surfaces. The carriageways are "Macadamised" in the original meaning of the term, made up of rolled crushed rock without any tar to bind it. The footways are surfaced in pea gravel and divided from the carriageway with thin York stone curbs. Some 19th century street furniture also remains, enabling the road to present an excellent understanding of the appearance of many residential areas in the era of horse transport. The council will promote the retention of the original street surfacing and furniture in the conservation area.
- 3.4 Mature street and garden trees and the wooded former railway embankment on the eastern boundary add significantly to the quality of both public and private space in the conservation area.

Many of the houses constructed by Syme and Duncan are in an excellent state of preservation, retaining superb examples of Victorian detailing. Relatively few detrimental alterations have occurred to the form of the houses. Unfortunately, some have lost important details such as porches, windows or garden walls to unsympathetic replacements, but these losses have not yet started to impinge greatly upon the area's overall interest. The Council sees the minimisation and reversal of such losses as being a very high priority in Barnmead Road and an Article 4 Direction has been imposed on part of the area for this reason. Wherever possible, the development control process will be used to ensure that detail is either retained or appropriately replaced.

3.6 Barnmead Road Conservation Area was designated in 1985.

4. GUIDANCE STATEMENT

- 4.1 This guidance statement highlights important elements of the character of the area that it is desirable to preserve or enhance and proposes ways in which the Council will achieve this objective. Individual paragraphs provide guidance on specific issues; for example, the building materials or construction methods that are typical of the area.

DESIGN AND DETAILING

- 4.2 The Council will expect all proposals for new development to conform with the character of that section of the conservation area surrounding the proposal site and with the general character of the area, especially in regard to the scale and height of construction, location with a plot (where material), design and materials used. It is hoped that all improvement works will take account of the character of the buildings and alter them as little as possible.

CHANGES OF USE

- 4.3 Changes of use will be acceptable only where, in the opinion of the Council, they would have no detrimental effect on the character of the area. Loss of residential units will be resisted.

LANDSCAPING CONDITIONS

- 4.4 Where appropriate, landscape conditions will be imposed on planning permissions to preserve or enhance the contribution made to the character of the area by front and rear gardens.

Where appropriate, landscape conditions will be imposed.

ADVERTISEMENTS AND SIGNS

- 4.5 The Council wishes to ensure that businesses in conservation areas are fully able to advertise their goods and services. However, it will also wish to reduce the visual clutter that poorly designed and located advertisements can sometimes cause. Advertisements, which require consent, will be restricted to properties, which depend on advertising to carry out their business. Advertisements, which, in the Council's opinion, detract from the character of the area, will be resisted or made subject to discontinuance action where necessary. New and replacement signs should be designed in a way that minimises their adverse impact: they should be as small as possible and should not be displayed at first floor level or above, especially on exposed flank walls. Traditional forms of signage (painted boards or brass plates) are to be preferred over modern forms (such as perspex or posters). Illuminated advertisements are not felt to be appropriate within this predominantly residential area.

Traditional forms of signage (painted boards or brass plates) are to be preferred.

ARTICLE 4 (1) DIRECTION

4.6 The Council has made a Direction under Article 4 of the General Development Order 1988 (now Article 4(1) of the General Permitted Development Order 1995), *which* covers numbers 1-31 (odds) and 4-68 (evens). The direction has been confirmed by the Secretary of State. The effect of the direction is to impose tighter control over types of development that do not require planning permission elsewhere, in order to safeguard the character of the area. These provisions took effect on 23 December 1992. Planning permission is required for:

- (i) Replacement windows and alterations to windows or window openings in the front and flank elevations;
- (ii) Re-roofing;
- (iii) Exterior painting of any front or flank elevations (but windows can be repainted without consent);
- (iv) Making a hard surface (such as a drive or path) within any part of a curtilage;
- (v) Building a porch outside any external door on any front elevation; and

The effect of the direction is to impose tighter control over types of development that do not require planning permission elsewhere.

- (vi) Installing, altering or replacing a satellite dish.

ARTICLE 4 (2) DESIGNATION

- 4.7 The Council has also made a Direction under Article 4(2) of the General Permitted Development Order 1995, which covers numbers 33-55 (odds), 72-98 (evens) and the modern house in the former rear garden of no.98. The effect of the direction is to impose tighter control over types of development that do not require planning permission elsewhere, in order to safeguard the character of the area. These provisions took effect on 29 May 2000. Planning permission is required for:
- (1) The replacement of windows or doors and alterations to windows or doors or door openings in front or flank elevations;
 - (2) the re-roofing of a property where any part of the enlargement, improvement or alteration fronts a highway or open space;
 - (3) exterior painting of any front or flank elevations (not including windows) which fronts a highway or open space of: (a) a dwellinghouse, and (b) any building or enclosure within the curtilage of a dwellinghouse;
 - (4) the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such, where the hard surface would front a highway or open space;
 - (5) the erection or construction of a porch outside any external door of a dwellinghouse on any front elevation of that dwellinghouse, where the external door in question fronts a highway or open space;
 - (6) the installation, alteration or replacement of a satellite antenna on a dwellinghouse or within the curtilage of a dwellinghouse, where part of the building or other structure on which the satellite antenna is to be installed, altered or replaced fronts a highway or open space; and
 - (7) the alteration or removal of a chimney on a dwellinghouse or on a building within the curtilage of a dwellinghouse.

MATERIALS & METHODS

- 4.8 The houses constructed by Syme and Duncan share common materials and methods of construction. The houses employ a limited but pleasing range of materials: red and yellow stock bricks are used in the construction of elevations, some blue engineering bricks in decoration. Timber windows, slate roofs and cast iron or timber porches are typical.
- 4.9 When repairs or alterations are being undertaken, original material should be retained for re-use, or matching materials used. Where new construction is undertaken, the materials chosen should fit within the context established by the existing materials. New construction methods (such as brick bonds and stringcourses) should match those on the host building.

EXTERIOR DETAILS

- 4.10 Original design features such as chimney stack heads and pots, moulded special bricks employed in string courses and window bays, elaborate timber and cast iron porches, window and door mouldings, corbels, barge boards and roof finials are the most attractive and distinctive elements of the properties in the conservation area. Stringcourses in red brick or blue brick specials mark horizontal bands on the yellow stock façades. Preserving the pattern and continuity of these during repairs and alterations will be of great importance.
- 4.11 Particular mention should be made of the characteristic stone corbels that are found supporting window sills and at eaves level on several houses. Great care should be taken with stone detail: if damaged, it is often impossible to replace.
- 4.12 Details characteristic of the area should be retained and repaired wherever possible. When planning permission is necessary, the conservation of such details and their appropriate application in new work will be required.

WINDOWS & DOORS

- 4.13 The windows in the conservation area consist primarily of pine vertical sliding sashes recessed into the wall. The sash frames are simple, each enclosing a single piece of glass. The original size and proportions of window and door openings should be retained: un-considered changes can destroy the design of the whole frontage and damage important detail.
- 4.14 Much joinery of the late 19th century was constructed with the highest standards of materials and workmanship. As such, simple repairs will often be sufficient to prolong its life. Regular inspection and repainting where necessary will help to prolong the life of the original windows and doors.
- 4.15 Window replacements should relate carefully to the original designs, should use

traditional materials and finishes and be set back into the brickwork. Unpainted hardwood, aluminium and uPVC windows and doors should be avoided: they will generally fail to replicate the appearance of the original windows and will not preserve or enhance the character of the conservation area.

- 4.16 Within the area covered by the Article 4 Direction, all window alterations and replacements must be the subject of a planning application.

Original windows, doors and porches add character and charm to the houses.

PORCHES

- 4.17 Fine cast iron and timber porches are a distinguishing feature of the area. Generally, they span the recess between the bay windows of adjacent semi-detached houses. They range in structure from simple timber lattices with slate roofs, to highly elaborate cast iron filigree pillars, supporting zinc roofs. Every attempt should be made to retain the original porches. The careful and sympathetic repair or reinstatement of damaged timber or ironwork should be given high priority. The bricking in or glazing of a recessed porch should be avoided, as this will damage the appearance of both houses in a semi-detached unit. The Article 4 Direction makes planning permission necessary before any new porches can be constructed.

ROOFS

- 4.18 Despite the basic unity of house designs in Barnmead Road, there are several different variations in the style of roofs employed. The simplest houses have hipped roofs. More elaborate ones are gabled, some to the side elevation, but the larger ones also have secondary gables to the front. Variation is also added by the various approaches taken to roofing bay windows.
- 4.19 Originally, all roofs in the conservation area were in Welsh slate. A mixture of both red and blue ceramic ridge tiles appear to have been used. More delicate roof pitches (Such as dormers or bay windows) had lead ridges. Gables to front elevations are often marked with elaborate timber bargeboards and turned ridge end finials. Every effort should be made to retain such interesting detail. One of the most significant impacts on the character of the conservation area in recent years has been the replacement of Welsh slate by a variety of designs and colours of profiled concrete tiles. The harmony of matching slate roofs is gradually giving way to visual confusion. For this reason, slate, or a high quality slate substitute are the preferred materials for repairs.

- 4.20 Planning permission is required for most alterations to the structure and pitch of roofs in the conservation area. In the area covered by the Article 4 Direction, planning permission is also required for any re-roofing work. There, the Council will not permit the use of roof coverings that do not relate well to the visual qualities of slate.

DORMERS AND ROOF LIGHTS

Modern box dormers are not normally acceptable in conservation areas.

- 4.21 Many of the houses in Barnmead Road contain roofspace that already provides accommodation, or is capable of doing so. For houses that lack existing light into the roofspace, the best solution is likely to be the insertion of small pitched roof dormers on the rear facing roof slope. They should be contained within the roof slope: they should not break the ridge line and should be clad in a material to match the roof. On houses with hipped roofs, roof lights (divided with glazing bars and fitted flush with the roof surface) could possibly be installed on the hip, but should not normally be installed on the front roof slope. Dormers on the hip should be avoided: they will extend the form of the house as seen from the road and decrease the visual distance between adjacent houses.
- 4.22 Where a house is either detached, or does not form part of a strictly symmetrical pair, the installation of a dormer to the front elevation may be possible without having an adverse affect on the appearance of the property. Careful reference should be made to original dormers in the road, which provide a guide to the appropriate form and detailing. However, many semi-detached houses are symmetrical, part of an equal pair: the addition of a dormer to the front elevation of one in a pair could place the original design out of balance and should be avoided.
- 4.23 Wherever located, new dormers should normally be small and have a pitched roof. Large flat roofed dormers can detrimentally alter the appearance of a roof and are not normally considered to be acceptable.

EXTENSIONS

- 4.24 Because of the importance of the form and detailing of front elevations to the character of the conservation area, extensions to the front of the houses will not normally be permitted. It is also important to the character of the road that the houses retain a semi-detached appearance. For this reason, two storey extensions, or extensions flush with the front elevation that tend to transform the houses into a terrace will be resisted. The preferred location for any extensions will be on the rear elevation. Where an extension affects pre-existing detail, such as stringcourses or lintels, the adoption of matching detail in the extension should be carefully considered.

LAYOUT & NEW DEVELOPMENT

- 4.25 The area's layout and spatial characteristics are a very important part of its character and in considering any proposals special attention will be paid to plot widths, scale and bulk of buildings and the relationship with adjacent buildings. Backland development in garden land will also be resisted.
- 4.26 Whilst none of the dwelling houses within the area are statutorily listed, the great majority make a positive contribution towards the character and appearance of the area because they illustrate the original form of the 19th century development. The Council wishes to protect the totality of the original development, and for this reason the general presumption will be to resist applications for consent to demolish any of the 19th century buildings. Opportunities for new development will be restricted.

TREES

- 4.27 Conservation area designation gives the Council special powers over trees. Anyone proposing to do works to a tree must give written notice of their proposal to the Council. They may not go ahead until the Council has given its consent, or six weeks have expired. If a tree is protected by a Tree Preservation Order, consent must always be obtained before works commence.
- 4.28 The many mature street and garden trees make an important contribution to the character of the area. Loss will be resisted except in cases where a tree can be established as the source of structural defects, or is badly diseased or damaged. On the eastern boundary of the area, a former railway embankment provides the houses with a pleasing backdrop of trees. The Council will wish to encourage the retention and management of this area as woodland.

FENCES, HEDGES & WALLS

- 4.29 When first built, the front gardens were enclosed with low yellow stock brick walls. Although originally these may have been topped with iron railings, many have been replaced with hedges that contribute greatly to the character of the area. Side plots were commonly enclosed with high, timber close-boarded fences, again often now backed with a hedge. The hedges, fences and walls formed a co-ordinated design giving a strong sense of identity and enclosure. In recent years this has been eroded with the loss of boundary walls and the use of unsympathetic materials in new construction. More elaborate contemporary enclosures have not improved the pleasant domestic setting of the conservation area. The removal of original walls and fences should in general be avoided. Where new walls are constructed, it is important that the designs and materials used are sympathetic to the remaining originals and respect the materials used in the construction of the houses: yellow stock brick will normally be most

appropriate. Front walls should be low: preferably below 1 meter in height. Where extra privacy is required, the planting of a hedge should be preferred to the construction of higher walls. New gates or ironwork should reflect the Victorian and urban character of the road.

The hedges, fences and walls formed a co-ordinated design giving a strong sense of identity and enclosure. In recent years this has been eroded with the loss of boundary walls.

HARDSTANDINGS

- 4.30 Parking on hardstandings within front gardens should be kept to an absolute minimum: it results in the loss of much important greenery. If there is no alternative, the general aim should be to retain as much sense of enclosure and greenery as possible. As much of the existing front boundary as possible should be retained. The retention or provision of gates to screen the street and re-establish the boundary should be a high priority. Additional planting to screen cars could also be valuable. Natural surfaces such as gravel, stone or brick should be used in preference to concrete, tarmac or proprietary textured surfaces. If these objectives can be achieved, the effect on the character and appearance of the street will be minimised.

In the area covered by the Article 4 Direction, planning permission is required for the installation of drives, paths and hardstandings.

GARAGES

- 4.31 A number of garages have already been provided in the gaps between semi-detached houses. This is the only feasible location for such buildings. However, care should be taken to ensure that new garages are recessed behind the line of the main frontages into to emphasise the physical separation of houses. For the same reason, tall garage buildings should be avoided.

Parking on hardstandings within front gardens should be kept to an absolute minimum.

LISTED BUILDINGS

STATUTORILY LISTED BUILDINGS

- 5.1 Statutory Listing means that the building is protected by law. This protection extends to the inside, back, front, sides and roof of the building. It also extends to any object or structure fixed to the building as well as to any free-standing objects or structures, which lie within the curtilage of the building and which, were erected before 1 July 1948.
- 5.2 Barnmead Road conservation area has no statutorily listed buildings.

LOCALLY LISTED BUILDINGS

In addition to the statutory list, Bromley Council has also compiled a list of buildings considered to be of local importance and special to the Borough. There is no categorisation for locally listed buildings and listed building consent is not required to alter them. Normal planning regulations apply: this means that some alterations to houses and most alteration to flats and commercial premises will require Planning Permission. The Council's Conservation Officers should be informed of any proposed alterations to ensure that the materials and techniques used are not harmful to the building's historic fabric.

- 5.4 At present there are no locally listed buildings in the conservation area.

6 ENHANCEMENT ACTION BY THE COUNCIL

- 6.1 Most of the buildings in the conservation area are private dwelling houses and the road is also private. As such, there is little scope for direct council action to enhance either: their repair and improvement will generally be a matter for their owners.
- 6.2 The area currently attracts parking generated by Kent House Station. The council will explore ways of reducing this impact, in direct consultation with residents, Railtrack Plc and the rail service franchise holders.
- 6.3 Kent House Station is important to the appearance of the conservation area, terminating the main vista into the area from Plawsfield Road. The Council will maintain contact with Railtrack Plc about alterations and maintenance to the station, with a view to enhancing its appearance.
- 6.4 The current closure of the entrance of Barnmead Road into Kent House Road is not of a high visual quality. The Council will investigate its replacement with a closure that is more in keeping with the character of the road.
- 6.5 Losses of street trees have left opportunities for new street planting.
- 6.6 Although Barnmead Road is a highway, it is maintained at the residents' expense. The original York Stone kerbs are fragile and the residents have a rolling programme of replacement using reclaimed granite kerbs, which have greater durability whilst still being appropriate to its Victorian character. Opportunities to replace and add to the lighting columns are also taken, using original Victorian columns as available. Again, this programme is seen both preserving and enhancing the character of the road.

Losses of street trees have left opportunities for new street planting.

ADVISORY PANEL FOR CONSERVATION AREAS

The Council will ensure that development control in conservation areas is undertaken with the aim of preserving and enhancing the character and appearance of the area. It does this by undertaking appropriate consultations and referring applications to Advisory Panel for Conservation Areas (APCA). The Advisory Panel for Conservation Areas consists of independent representatives of relevant professions (such as architecture & town planning) and interest groups (such as the Council for the Protection of Rural England & The London Borough of Bromley Residents' Federation). Each conservation area is entitled to an APCA representative, usually nominated by the local residents' association.

8. FURTHER INFORMATION

If you have a conservation area question or wish to make a development proposal in a conservation area, the Council will be happy to advise you on an individual basis. For further assistance, please contact:

Environmental Services Department
London Borough of Bromley
Civic Centre
Stockwell Close
Bromley
Kent BR1 3UH

For advice or information on **repairs, contractors, restoration and listed buildings**:

Principal Conservation Officer	020-8461 7532
Conservation Officer	020-8313 4664

For advice or information on **planning applications and policy** in this conservation area:

Development Control West	020-8461 7720
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For advice on **trees or landscape** in this conservation area:

Tree Officer	020-8313 4516
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For advice on **environmental improvements** and **enhancement projects**:

Urban Designer	020-8313 4573
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WHAT TO DO IF THINGS GO WRONG!

If you have a wider planning or conservation problem or you need help or advice, let us know. We will try to resolve problems as quickly as possible.

There is further advice about what to do if you have a problem or a complaint in the leaflet "**Getting it Right**" which is available at the Planning and Engineering Reception in Bromley Civic Centre; Telephone 020 8313 4595.

9. OTHER USEFUL CONTACTS

ENGLISH HERITAGE

(The government's adviser on the historic environment)

23 Savile Row
London W1S 2ET

Telephone 020 7973 3000

OFFICE OF THE DEPUTY PRIME MINISTER (ODPM)

(The Government Department with responsibility for planning)

Eland House
Bressendon Place
London
SW1E 5DU

Telephone 020 7944 4400

DEPARTMENT FOR CULTURE, MEDIA AND SPORT

(The Government Department with responsibility for the historic environment)

2-4 Cockspur Street
London
SW1Y 5DH

Telephone 020 7211 6200

SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS

(A charity providing advice on the repair and restoration of old buildings)

37 Spital Square
London
E1 6DY

Telephone 020 7377 1644

Technical Advice Line

Telephone 020 7456 0916

(Repairs to old buildings) (Weekday mornings 9.30am-12.30am)

Supplementary Guidance For Barnmead Road