

Supplementary Planning Guidance for

ALEXANDRA COTTAGES CONSERVATION AREA



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1. INTRODUCTION

- 1.1 The Alexandra Cottages Conservation Area was designated by the Council's Development Control Committee on 13 March 1984. The Council has prepared this Supplementary Planning Guidance (SPG) in respect of its statutory duty to formulate and publish proposals for the preservation and enhancement of its conservation areas.
- 1.2 This document describes the character and appearance of the Alexandra Cottages Conservation Area, and provides advice on a range of issues that are key to securing the preservation or enhancement of the character and appearance of the area.
- 1.3 It provides advice and guidance to the occupants of the conservation area and to the Council about the way in which the area and its buildings should best be managed and maintained. Together with general advice and guidance about conservation areas that is available in fact sheet form, this document forms supplementary planning guidance to the Council's Unitary Development Plan.
- 1.4 This SPG is the product of a detailed process that commenced with appraisal of the conservation area undertaken in 2003/04. A draft copy of this document was subject to a public consultation and circulated to all local residents and other interested parties in August 2004. Feedback responses to the draft are encouraged and facilitated, and the views of the Advisory Panel for Conservation Areas and English Heritage were obtained along with those of the Penge and Cator Ward Councillors.
- 1.5 The draft document was altered in the light of these responses and it was endorsed by the Council's Development Control Committee on 31 August 2004 before being reported to the Council's Executive for formal adoption as policy on 11 October 2004. In the light of the consultation and adoption process listed above the adopted document should be given substantial weight when proposals affecting the area are considered.
- 1.6 The London Borough of Bromley provides an Ordnance Survey map entitled '**Alexandra Cottages Conservation Area**' (BCA 2A), under license from the Ordnance Survey in order to fulfil its public function to publicise the boundary of the Alexandra Cottages Conservation Area. Persons viewing the map should contact Ordnance Survey Copyright for advice where they wish to licence Ordnance Survey map data for their own use.
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2. LOCATION

The Alexandra Cottages Conservation Area is located in Penge in the north West of Bromley Borough. The conservation area is a compact estate of mid-late Victorian artisans cottages off Parish Lane. It includes properties in Albert Road, Edward Road, Hardings Lane, Parish Lane, Princes Road, and Victor Road.

2.2 There are approximately 180 properties in the Conservation Area. All the properties, with the exception of 1-24 Princes Road and the maisonettes at 133-138 Victor Road, are on the Council's List of buildings of local architectural or historic interest, which is known as the local List. The Princes Road properties were not part of the original estate and the Victor Road properties are post-war structures.

3. HISTORICAL DEVELOPMENT

- 3.1 This section 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. Greater detail can be found in Neil Coe's *'Alexandra Cottages Architectural Handbook and Conservation Guide Vol. 1'*, published in 2004.
- 3.2 The Alexandra Estate is a group of two storey cottages in Penge. The Estate was construction by the "Metropolitan Association for Improving the Dwellings of the Industrious Classes". Established in 1841, this was the first society founded to provide rented accommodation for labouring men and their families.
- 3.3 The Association and equivalent organisations such as the "Peabody Trust" generally constructed tenements. However, the London branch also turned its attention to the construction of semi-detached cottage properties in their own gardens. This approach to estate layout and building design was unusual when compared to the work of typical housing societies of that period. In the mid 19th century, most workers housing in London was still provided in conventional terraces and tenements, often with widespread multi-occupancy, little daylight, unpleasant shared yards and cess-pools. The construction of "model" estates, such as Alexandra Cottages helped to establish new approaches to social housing that were later adopted widely in the construction of council houses in the 1920s and '30s. Much of the historical interest of the estate is derived from this approach to estate layout and housing design.
- 3.4 The first group of such cottages, with their own gardens, was completed in 1858 in Albert Street, Spitalfields; and the Association then built another terrace for 36 families, known as Victorian Cottages. Whilst these were being constructed the Association made plans for a much more ambitious scheme which became the Alexandra Cottages in Beckenham and the first real suburban venture of a housing society. The site having been known locally as Porcupine Meadow.
- 3.5 The cottages were built in pairs, each pair occupying a generous plot some 12m (40 feet) wide and 27m (90 feet) deep. The first 19 cottages were erected by 1866; two years later some seventy pairs had been completed. Soon after more were built, bringing the total up to 164. Whilst there is a general uniformity in appearance there are in fact five cottage types and a small school was also erected on the corner of Edward Road and Parish Lane. The houses on Princes Road were erected in the 1880s.
- 3.6 The development was named after Princess Alexandra of Denmark who had married Queen Victoria's eldest son Edward in 1863. The street names, Victor, Edward and Albert were a compliment to Edward himself who was later to become King Edward VII.

- 3.7 The Association made it their policy to let to the working classes and artisans from London; and a deal struck with owners of the newly built railway made travel into London affordable for residents.
- 3.8 Other than bomb damage in WW2 little has changed in the estate from its erection. The cottages remained in the ownership and management of “The Association” until the late 1950s. Mostly in private ownership from that time many of the original features of the cottages were unfortunately lost to unsympathetic modernisation and home improvements.



The former school building on Parish Lane.

4. STATEMENT OF CHARACTER AND APPEARANCE

- 4.1 This statement highlights important elements of the character of the area that it is desirable to preserve or enhance.
- 4.2 The character of the estate is one of cohesion derived from the interrelationship between the street layouts and the pairs of similar cottages in their uniform plots. Irrespective of their detailed design, all of the cottages are constructed of yellow-stock brick with red brick banding and cambered jack arches over window and door openings. Roofs are double pitched and Welsh slated with brick chimneys. The original windows are Georgian paned timber double-hung sliding sashes. The overall appearance of the estate is of attractive and practical domesticity. The harmony provided by the estate layout, the form of the cottages, the distinctive detailing and the limited range of materials used in their construction all contribute significantly to the character and appearance of the area.
- 4.3 The form of the estate remains almost entirely unaltered: few cottages have been lost, and generally extensions have not changed the original form of the buildings. However, the character and visual amenity of the estate has been lost in recent years by repairs and alterations that have used materials and methods that erode or harm its character. Many of these alterations are superficial and, with care, can be reversed to re-establish the original detailing of the property. Where cottages do remain substantially unaltered, care will be needed to ensure that their character is retained. Several cottages retain a substantially unaltered external appearance; these are of great value.



Where cottages do remain substantially unaltered, care will be needed to ensure that their character is retained.

5. ARTICLE 4 (2) DIRECTION

- 5.1 In order to manage change in the conservation area the Council has made a Direction under Article 4 (2) of the Town and Country Planning (General Permitted Development) Order 1995, which covers all of the Alexandra Cottages Conservation Area.
- 5.2 The Direction was made on 12 May 2004 and became valid when served on all properties in the conservation area on 14 May 2004 and advertised on page 54 of the Kentish Times Newspaper on 20 May 2004. Following a statutory consultation period when the views of relevant parties were sought, the Council's Development Control Committee considered the direction on 31 August 2004 and [to be completed]
- 5.3 The effect of the Direction is to provide more effective control over development in order to safeguard the special character and appearance of the conservation area. Along with the normal planning controls permission is also required for: -
- 5.3.1 **The erection, alteration or removal of a chimney on a dwelling house or on a building within the curtilage of a dwelling house.**
- 5.3.2 **The enlargement, improvement or other alteration of a dwelling house where any part of the enlargement, improvement or alteration would front a highway, or open space.** This includes alterations to windows, brickwork or other features on the elevation and also covers extensions to the front or side of most houses including porches where they have an elevation fronting a highway or open space such as an alley way. This will not normally include works to the rear or those on the flanks of rear extensions unless the property is on a street corner.
- 5.3.3 **Alteration to a roof slope that fronts a highway or open space.** This includes re-roofing, the installation of roof lights or other such works.
- 5.3.4 **The enlargement, replacement, improvement or other alteration to an external door that fronts a highway or open space.** This includes doors on side porches where they face the highway or open space such as an alleyway.
- 5.3.5 **The provision within the curtilage of a dwelling house of any other building or enclosure, swimming or other pool, required for a purpose incidental to the enjoyment of the dwelling house as such, or the maintenance, improvement or other alteration of such a building or enclosure that in either case fronts a highway or open space.** This includes sheds or outhouses, fences, gates and railings but depends on their location within the curtilage/ garden, typically it relates to front gardens or gardens of properties on corners where their gardens might front a highway or open space such as an alleyway.

- 5.3.6 **The provision, enlargement, improvement or alteration within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house that fronts a highway or open space.** In most instances this would cover paths and driveways in front gardens and down the side of properties.
- 5.3.7 **The installation, alteration or replacement of a satellite antenna (dish) on a part of a dwelling house or on a building within the curtilage of a dwelling house which in either case fronts a highway or open space.** Planning permission is also required, through the normal planning regulations affecting conservation areas, for the erection of such equipment on or above a roof, chimney.
- 5.3.8 **The erection or alteration of a gate, wall or fence within the curtilage of a dwelling house that would front a highway or open space.** This includes side garden walls and fences on corner properties where they front a highway or an alleyway but does not cover boundary enclosures between properties which can be up to 2m in height without the need for planning permission.
- 5.3.9 **The demolition of a gate, wall or fence within the curtilage of a dwelling house that fronts a highway or open space.** This includes side garden walls and fences on corner properties where they front a highway or an alleyway.
- 5.3.10 **The painting of the exterior of any part of a dwelling house or any building or enclosure within the curtilage of a dwelling house that fronts onto a highway, or open space.** This covers the painting of the walls or roof of the house, fences, sheds and garages etc and includes those features on corner sites which might front onto a side street or an alley way. It does not cover the painting of existing external timberwork such as doors, windows, bargeboards and soffits.
- 5.4 Original copies of the Article 4 (2) direction are available on request from the Council's Planning Division.

6. GUIDANCE STATEMENT

This statement gives advice and guidance for those undertaking works and repairs to properties within the conservation area. Generally the Council's aim is to retain and restore historic features to ensure the preservation or enhancement of the character and appearance of the conservation area.

PLANNING PERMISSION

The planning regulations can be complicated and dependable on the extent of development already undertaken such as existing extensions on the property. It is therefore impossible for this document cover every planning scenario. It is advisable to check if planning permission is required several months before you wish to start work. This can be done by providing the details of the proposal, including all relevant metric dimensions, to the Council's Planning Division in a letter. If planning permission is required it should be noted that most planning applications take a period of 8 weeks to determine.

REPAIR BEFORE REPLACEMENT

Repair of original architectural features is preferable to their replacement. If repair is not possible, the original feature should be accurately reproduced using accurate details, correct materials and appropriate finishes. The numerous intact properties in the estate will provide detailing on which to base restoration schemes. The Council will only support restoration proposals that are in keeping with the original design concept and use authentic detailing and materials.

DESIGN AND DETAILING

6.4 The Council will expect all proposals for new development to conform with the character of the conservation area adjacent to the proposal site and with the general character of the area, especially in regard to the scale and height of construction, location within 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 it as little as possible.

CHANGE OF USE

6.5 The estate has a residential character, which reflects its historic and architectural development. Loss of residential character and a reduction in the number of residential units will normally be resisted.

ADVERTISEMENTS & SIGNS

6.6 Advertising is not a feature of the area as there are few commercial uses. Should demand for advertising arise, the Council will resist proposals which are poorly designed, detailed, have alien materials or cause visual intrusion. Advertisements, which require consent, will be restricted to properties that depend on advertising to carry out their business. Advertisements, which, in

the Council's opinion, detract from the character of the area, will be made subject to discontinuance action where necessary.

- 6.7 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 plastic or metal sheet). Illuminated advertising is not felt to be appropriate in this residential area.

ROOFS

- 6.8 The Council will seek the retention or reinstatement of Welsh slate on roof surfaces. Clay tiles, concrete tiles and other artificial products will be resisted, although in some cases reconstituted slate products may be acceptable if their colour, size and texture is a close match to the natural Welsh slate.



Natural Slate is the original roofing material.

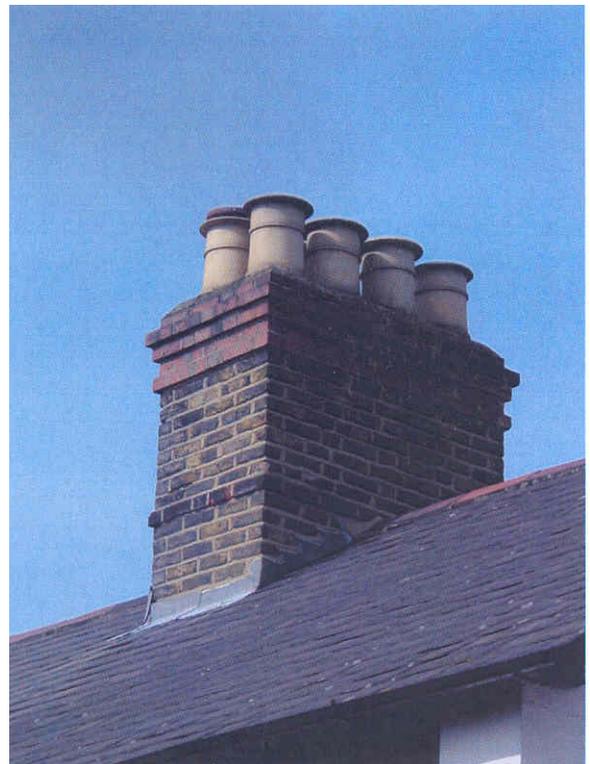
- 6.9 The Council will not normally accept modern roof ventilation products that are visually obtrusive. Ridge and eaves ventilation should be invisible so that the roofs retain their simple uncluttered forms. Ridge tiles should be re-used wherever possible, original roof tiles being the plain clay saddle type. Alternatively a close match with surviving historic ridge tiles will be required. Timber fascias soffits and rafter tails should be repaired, retained and decorated to match the other external joinery. Their replacement in PVCu or other modern materials will be resisted. Roofing works may require planning permission under the Article 4 (2) Direction, see paragraph 5.3.3.

DORMERS AND ROOF LIGHTS

- 6.10 Dormers are considered to be unacceptable given the very uniform appearance of the cottage roofs and the pairs of houses. The Council will normally resist such proposals. Dormers normally require planning permission in conservation areas.
- 6.11 Roof lights are not a traditional feature of the cottages and, like dormers, their introduction is likely to have a detrimental impact on the simple uncluttered appearance of the roofscape. The Council will normally resist such proposals. In circumstances where they are deemed appropriate they should respect the symmetry of the roof, be traditional in appearance and materials and have a glazed area not exceeding 500 mm wide x 600 mm deep. Roof lights should not project above the external surface of the roof. These works may require planning permission under the Article 4 (2) Direction, see paragraph 5.3.3.

CHIMNEYS

- 6.12 The brick chimneys tend to be in yellow brick with stock brick banding. These add rhythm to the roofscape and are attractive features in their own right. The Council will resist their removal and encourages their retention and accurate reintroduction. Cowls should be terracotta and fitted discretely over the chimney pot head. Works to chimneys require planning permission under the Article 4 (2) Direction, see paragraph 5.3.1.



RAINWATER GOODS

- 6.13 For brickwork see below. Half-round cast iron gutters of traditional appearance are a feature of the estate and should be retained. Where these are missing reinstatement should be a priority. A black or dark heritage colour painted finish is preferred. The location of down pipes should not be altered from the original layout without good reason; the reinstatement of original locations is encouraged. In most instances down pipes are located on the side elevation of the house set in from the front corner.

EXTERIOR BRICK WORK

- 6.14 On the cottages Imperial yellow stock bricks in Flemish bond (alternating headers and stretchers) predominate and red bricks are used for stringcourse and opening head details. Garden walls are also in stock brick. Original lime mortar survives in only a small number of places and a sand colour with coarse aggregate is slightly recessed through wear. Care should be taken when repointing to ensure that the mortar mix, colour and pointing finish are

sympathetic to the building. Traditional lime mortar mixes should be used and pointing should be slightly recessed. Hard grey cement mortars and modern weather-struck or strap pointing is not considered appropriate.

- 6.15 Wherever possible, the visual effect of these materials should be retained during alterations or repairs, by reclaiming existing bricks or ensuring that a good match in size, colour and texture, is obtained when using new materials. Care should be taken to ensure that any brickwork is laid in a matching bond, and that lintels and stringcourses are reinstated or continued where appropriate and to a high standard. Cast iron wall ventilators should be retained and reintroduced where necessary. These tend to be the size of a single brick at roof level and the size of two bricks at ground floor level, all with a decorative grille. Works to external walls may require planning permission under the Article 4 (2) Direction, see paragraph 5.3.2.



Traditional brick work with cast iron ventilators

RENDER, CLADDING AND BRICK CLEANING

- 6.16 The Council will resist the rendering, pebbledashing or cladding of existing brickwork; brickwork cleaning should also be avoided. In all the above instances it is felt that such works would harm the mellowed appearance of the cottages, which retain their original brickwork. Furthermore, render can cause problems for historic brickwork, trap moisture and create damp, if painted it also requires regular redecoration which can be costly.

- 6.17 A number of properties have unfortunately been rendered or pebbledashed. This has harmed the over-all architectural unity of the estate. The removal of hard cement render and pebbledash is virtually impossible without seriously damaging the brickwork below and should be avoided. The only remedial option available that the Council is likely to support, is the application of a lined rendered finish with stepped quoins to the same dimensions. Such rendering and quoins exist on some properties and appear to date from c1900. The render face is lined out to resemble blocks of ashlar stone while the quoins tend to be slightly raised and four brick courses in height. The Council will expect all new work to closely replicate these historic details. Works to external walls may require planning permission under the Article 4 (2) Direction, see paragraph 5.3.2.

PAINTING EXTERNAL BRICKWORK

- 6.18 The application of paint to previously unpainted external brickwork should be avoided. Paint can trap moisture in the brickwork and thus cause damp and also requires regular redecoration. Where existing brickwork has been painted the Council will normally encourage paint removal if it can be proven that the technique will not harm the brickwork. Painting external walls may require planning permission under the Article 4 (2) Direction, see paragraph 5.3.10.



External render should be painted a tone colour to match the general appearance of adjoining brickwork to avoid a jarring appearance.

PAINTING OF EXTERNAL RENDER AND PEBBLEDASH

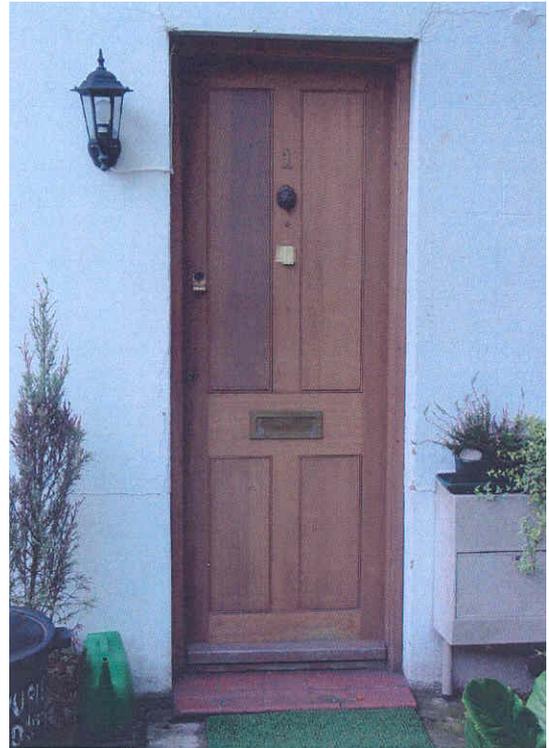
- 6.19 The majority of external rendered surfaces are already painted although many pebbledashed elevations remain undecorated. Where paint has been used it tends to be white or cream, which is visually obtrusive in contrast to the mellowed brick surfaces of the adjoining properties. When redecoration of existing painted surfaces is required the Council will seek the use of slightly

darker paint colours that more adequately match the brickwork such as Bath stone. Paints that claim to be water resistant or water proof should be avoided. They often trap moisture within the wall and thus can create damp problems. Painting external walls may require planning permission under the Article 4 (2) Direction, see paragraph 5.3.10.

FRONT DOORS

- 6.20 Originally the cottages each had a solid four-panelled painted timber door with flush-beaded detailing to the panels. This simple detail is in keeping with all the other understated detailing of the houses and is deemed to contribute to the special character of the conservation area. The Council will resist the removal of original doors for this reason and expect all new front doors to follow the design detailing and materials.

A traditional four panelled door with flush bead mouldings.



- 6.21 Given the general wish to have some light within the halls of the cottages it may be acceptable to glaze the top two panels of new front doors so long as the other detailing remains true to the original. However, the Council will not normally support the introduction of glazing to the remaining original doors, as the loss of such original features would be to the detriment of the conservation area's character. The houses to Princes Road have plain glazed transom lights over their doors. This is an attractive feature that should be retained.
- 6.22 Unpainted timber, aluminium and PVCu doors or those which do not follow the simple design of the historic doors will be resisted: they never match the carefully considered proportions or detailed mouldings of the original doors, often look false and unsympathetic and lack the integrity and durability of traditional painted timber doors.

IRONMONGERY, DOOR STEPS AND BOOT SCRAPERS

- 6.23 Original ironmongery is likely to have been in cast iron or brass. New ironmongery and door furniture should be understated and mid-Victorian in detail. Sandstone slabs measuring 450 mm x 1250 mm and set flush with the ground survive in a number of locations and these should be retained wherever possible. The Council will encourage the reinstatement of such

doorsteps where the opportunity presents itself. Boot scrapers should also be retained wherever possible. Front doors may require planning permission under the Article 4 (2) Direction, see paragraph 5.3.4 depending on their location.

PORCHES

6.24 Some cottages retain attractive traditional painted timber open porches, whilst others have a small open timber canopy with a pitched roof supported by decorative brackets. Canopies and porches are not an original feature of the properties on Princes Road and in order to encourage the return to a uniform appearance for the terrace their replacement or reintroduction will normally be resisted.



A traditional timber porch.

6.25 In recent years the introduction of large enclosed porches or those made of brickwork have had a detrimental impact, making the space between the cottages appear cramped and encroaching into already limited garden space. The erection of such porches will be resisted and the Council will encourage the removal or more sympathetic remodelling of those that remain in order to lessen their adverse impact. Works to porches may require planning permission under the Article 4 (2) Direction, see paragraph 5.3.4 depending on their location.

6.26 When considering proposals for new porches or canopies the Council will expect clear, detailed 1:20 scale drawings showing materials used and accurate construction detailing.

WINDOWS

6.27 Depending on their location works to windows may require planning permission under the Article 4 (2) Direction, see paragraph 5.3.2. The original windows tend to be timber-framed sliding sashes recessed into the wall and finished with paint. Windows are typically 8/8 (eight small window panes on the top sash and eight small panes on the bottom sash) paned although first floor windows tend to be slightly smaller and narrower than those on the ground floor. The smaller flank windows are 2/2 paned although the slightly larger three bedroom houses on Hardings Lane have larger 6/6 paned flank windows at ground floor and first floor. Single glazing secured by putty in the traditional manner is the historical detail. The houses on Princes Road originally had 2/2 paned sliding sashes with vertical glazing bars.

6.28 The sashes tend to have 75 mm tall horns, 20 mm wide glazing bars and 30 mm tall meeting rails. The bottom rail of the bottom sash is typically 70 mm. All these measurements are taken externally.

6.29 Much of the character of the original windows is derived from their proportions, and the attention to detail in their manufacture, including the use of delicate mouldings and architraves. The Council will expect repairs and replacements to accurately replicate such detail.



6.30 The character and appearance of the area will best be preserved by the maintenance of remaining 19th century windows in situ. The Council will encourage the removal of later inappropriate windows that do not make a positive contribution to the character of the area. Any replacements should copy the original designs closely using traditional materials and finishes and should be set back into the brickwork. To ensure accurate historic detailing single glazing will be required on replacement windows. Secondary internal double-glazing may be considered where increased energy efficiency is required. Modern window detailing such as trickle vents will not be acceptable.

6.31 Unpainted hardwood, aluminium and PVCu windows and doors will be resisted: they never match the carefully considered proportions or detailed mouldings of the original windows or doors and often look false and unsympathetic and lack the integrity and durability of traditional painted timber windows. This is particularly important given that the majority of the properties in the conservation area not only contribute positively to it but are also locally listed buildings.

ALTERATION OF WINDOW OPENINGS

6.32 Depending on their location works to windows may require planning permission under the Article 4 (2) Direction, see paragraph 5.3.2. The Council will resist the enlargement or other alteration of historic window openings. Where these have been executed in the past a great deal of harm has been caused to the proportions and symmetry of the elevations involved, to the brickwork around the opening and to the appearance of the wider conservation area.

- 6.33 Where such altered openings exist the Council will seek the reinstatement of the original opening size. If this proves impossible then a modified traditional window detail will be required, perhaps incorporating a central sash window with fixed sidelights to either side. Large openings solely filled with fixed Georgian glazing will be resisted, so too will casement windows; both types are alien to the area.

PAINTING EXTERNAL TIMBER WORK

- 6.34 Painted timber finishes are historic within the area and should be retained. In recent years there has been a tendency to paint all timber white and the predominance of white windows and doors has been further increased by the unfortunate use of PVCu units. The subsequent loss of colour within the area is regrettable and white has proved difficult to keep clean, showing grime and dirt easily.
- 6.35 Although the Article 4 (2) Direction does not control the painting of external timberwork, the Council will encourage the use of traditional paint colours as an alternative to white. Traditionally the exterior timber was painted a dark hardwearing colour; it is also likely that the whole estate had the same uniform paint treatment. Documentary research refers to 'Pea Green' or 'Olive' shades; which would have complemented the foliage of the cottage gardens. A photograph of the cottages dating from round 1910 shows the cills and sash boxes of the windows picked out in a lighter shade than the sliding sashes. The Council has no objection to the reintroduction of such detailing.

WINDOW CILLS

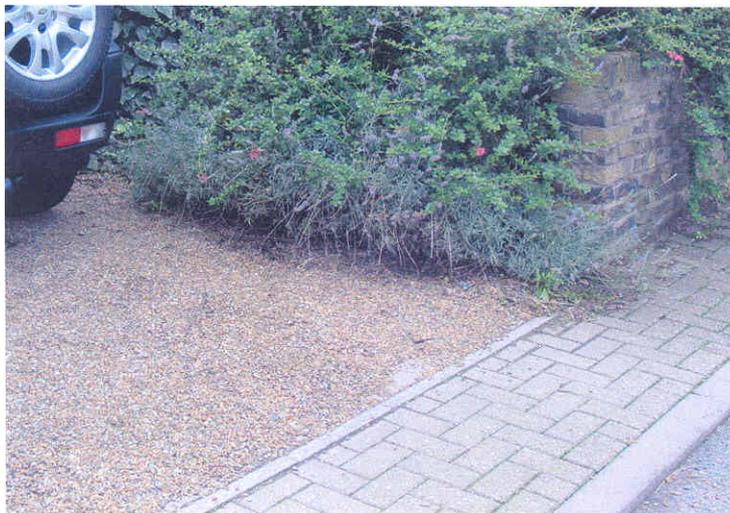
- 6.36 Windows cills tend to be in stone and the same height as a brick, the majority have been subsequently painted. Depending on their location works to window cills may require planning permission under the Article 4 (2) Direction, see paragraph 5.3.2. Cast concrete cills will only be acceptable if they are the same shape and appearance of the originals and painted to conceal their concrete finish.

GARDENS

- 6.37 The cottages tend to have small front gardens, narrow side gardens and modest rear gardens. A number of the gardens have an attractive mature character and are enclosed by neatly clipped hedges; such gardens enhance the setting of the houses and contribute positively to the character and appearance of the conservation area. They are an important feature of the conservation area and every effort must be made to retain garden space and soft landscaping when proposals are being considered. Trees are protected in the conservation area, see paragraph 6.55.

HARDSTANDINGS (INCLUDING PATHS AND OTHER SURFACES)

- 6.38 Originally the pairs of cottages shared a front path between the two gardens. This was the only hardstanding when the cottages were laid out and allowed the rest of the garden to be planted up. The limited availability of on street parking has made vehicle hardstanding a common feature, but one that has led to a loss of garden planting and which generally harms the visual amenity of the estate.
- 6.39 New hardstandings should be limited to the side of the house and adequate space should be left on the boundary and to the flank of the house for soft landscaping; the general aim should be to retain a sense of enclosure and greenery. The Council will resist proposals for excessive areas of hard surfacing to the side of the house and all hardstanding to the front garden. Depending on their location these works may require planning permission under the Article 4 (2) Direction, see paragraph 5.3.6.
- 6.40 Where the area of hardstanding is considered appropriate the Council will expect the materials to reflect the character of the area. Cast in situ concrete, concrete or reconstituted stone slabs, tarmac or proprietary surfaces should be avoided as their colours and textures are rarely consistent with adjoining treatments or with the traditional character of the cottages. The Council's preferred surface treatment is tarmac with natural gravel bound into the surface, although traditional stone cobbles or bricks may also be acceptable; an informal and semi-rural appearance in keeping with the cottages will so sought, thus overly decorative or visually obtrusive paving materials will be resisted.



Bound gravel surfaces are durable and understated.

GARAGES AND CARPORTS

- 6.41 Where garages exist they tend to be located in the rear garden. Whilst this is the ideal location, it leads to a loss of garden and amenity space and, if poorly designed, the garages can detract from the character and appearance of the

area by harming the spatial standards of the area. New garages and carports are likely to require planning permission.

- 6.42 Where such garages are considered acceptable the Council will expect them to be as small as possible, of traditional appearance with pitched roof and preferably in timber so that they appear like garden sheds rather than permanent brick structures.



- 6.43 Carports have been erected to the side of some properties. These are alien features that cause visual blight; their removal is encouraged. The Council will resist proposed new carports for the reasons stated above.

FRONT GARDEN WALLS (AND SIDE WALLS ON STREET CORNERS)

- 6.44 Works to front garden walls require planning permission under the Article 4 (2) Direction, see paragraphs 5.3.8 and 5.3.10. Originally a stock brick wall that gave a strong sense of uniformity and enclosure enclosed all of the front gardens. The walls tend to be between 750 mm and 800 mm in height and are a brick deep. Construction is in stretcher bond with the occasional header course to tie the wall together; copings are typically brick on end although the properties at each end of the street



have saddle coping bricks with small iron spikes set between them to discourage people from sitting on the wall. The Council will seek the retention or reinstatement of all such original features and will resist the use of other boundary treatments.

- 6.45 In circumstances where an inappropriate boundary treatment is to be replaced but the construction of a brick wall is financially prohibitive, a simple planed or dressed timber picket fence is considered the next best option. Each rail should have a 45-degree pointed and a painted finish. Height and detailing should be based on the traditional garden gate within the estate; discordant or elaborate details will be resisted.



- 6.46 Where walls are to be reinstated the Council will seek the use of an appropriate Imperial stock brick. If reclaimed bricks are to be used care should be taken to ensure that bricks are laid in such a way to avoid those with painted or discoloured faces being seen from the street.

FRONT GATES

- 6.47 Works to front garden gates require planning permission under the Article 4 (2) Direction, see paragraphs 5.3.8 and 5.3.10. Traditionally cottages shared painted timber pedestrian gates and there was no vehicular access to the gardens. The opening within the wall tends to be 1m 8cm wide and the gates are hung on 0.9m concrete posts with pointed heads. The timber gate itself is 0.8m wide and 0.75m tall with pointed heads to the slats and a diagonal cross brace. The Council will not support the removal of any surviving gates and will seek the reintroduction of matching timber gates where such opportunities arise. Where gateways have been enlarged for vehicles a similar gate should be used; alternatively plain iron gates with dog bars may be acceptable; those of an ornate or decorative appearance will be resisted.



FENCES BETWEEN GARDENS

- 6.48 Painted timber picket fences or hedges are probably the most appropriate means of enclosure between front gardens and ideally they should be the same height as the front boundary. Simple 2m high close-boarded fences separate rear gardens and provide adequate privacy; any means of enclosure higher will require planning permission and is unlikely to be acceptable. The Council encourages the reinstatement of shared front gardens between cottages, as this is one of the unique historic features of the area.



EXTENSIONS

- 6.49 The unique layout of the estate and the limited garden plots provide no scope for extensions to the front or side. The rear elevation is the preferred location of extensions although these should be limited to single storey, as two storey additions would harm the simplicity of form and unity of appearance that the cottages share.
- 6.50 Rear extensions should not be so big as to cover the entire rear garden and should ideally not project beyond the flank wall of the house or forward of its rear elevation. This is essential to ensure adequate space around and between buildings and to avoid visual terracing or the appearance of cramped development. Remaining garden space should be carefully landscaped to minimise any impact on adjoining neighbours and the wider conservation area. Depending on the size of the proposed rear extension planning permission may be required. All front and side extensions will require planning permission under the Article 4 (2) Direction, see paragraph 5.3.2.
- 6.51 Extensions should reflect the traditional style, proportions, materials and details of the buildings within the conservation area. Where the host building has been inappropriately altered the inappropriate materials and details should not be replicated. Particular care should be taken with roof design to ensure a minimal impact on the wider locality; flat roofs or very shallow roofs are preferred.
- 6.52 The creation and use of rear extension roofs as balconies will be resisted by on the grounds that overlooking from such locations has an adverse impact on the residential amenity of adjoining residents. Balustrades, planters and

furniture on the rooftop can also cause visual blight and draw attention to the rear extension in an inappropriate manner. The use of a flat roof as a terrace or balcony and the erection of balustrades may require planning permission.

NEW DEVELOPMENT

- 6.53 Conservation area consent is required for the demolition of buildings within the conservation area. Whilst none of the buildings within the estate are, at the time of writing statutorily listed, the vast majority of the properties are locally listed, of historic interest and make a positive contribution to the character and appearance of the area. It is important to protect the totality of the original development, and for this reason applications for consent to demolish the existing cottages will be resisted. Opportunities for new development will therefore be restricted.
- 6.54 There are no identifiable locations for new development within the conservation area. The garage court on the side of Nos 77-80 on Edward Road provides essential off-street parking and its redevelopment will be resisted. Given the very limited space to the rear of properties backland development in house gardens will be resisted. Whilst Nos 133-138 on Victor Road were re-built after World War Two in an unobtrusive manner, these buildings are not considered to be a potential redevelopment opportunity.

TREES

- 6.55 Conservation area designation gives the Council additional control over existing 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 raised not objection or six weeks have expired. If a tree is protected by a Tree Preservation Order, consent must always be obtained before works commence.
- 6.56 If tree works are done without the correct notice to or consent from the Council, a criminal offence has been committed for which fines of up to £20,000 can be imposed.
- 6.57 There is scope for some softening by new planting; however, owing to the small scale of the cottages, the forest trees common elsewhere in the borough (such as oak, chestnut or beech) will not generally be appropriate. Consideration should be given to the planting of smaller trees and shrubs or to the reintroduce original species of Laburnum on Victor Road, Almond on Albert Road or Lime on Hardings Lane and Edward Road, may be appropriate in rear gardens if space permits.

SATELLITE DISHES

- 6.58 Cable television provides a less visually obtrusive option than a satellite television service. Satellite dishes may require planning permission if located on roof or on a chimney, or on a location covered by the Article 4 (2) Direction,

see paragraph 3.5.7. Where satellite antennae (dishes) are necessary they are best located below the roof on the rear elevation of properties where they cannot be seen from the road. The Council will resist their erection anywhere else on the buildings.

MISCELLANY

- 6.59 Burglar alarm boxes, gas meter boxes, shutters and other miscellaneous additions may require planning permission under the article 4 (2) Direction, see paragraph 3.5.2. Whilst none are particularly problematic when considered individually, their cumulative effect can be very damaging given the importance of the uniform appearance of the cottages. For that reason these features should be carefully placed away from prominent or visual locations.

INTERIORS

- 6.60 Where properties are locally listed the Council encourages the retention of historic features as they contribute to the special interest and charm of the buildings. The planning regulations do not control works to the interiors of cottages, however building regulation approval may be required for structural alterations. For more information please contact Building Control on 020 8313 4313, 020 8461 7760 or 020 8461 7860.

7. LISTED BUILDINGS

STATUTORY LISTED BUILDINGS

- 7.1 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.
- 7.2 There are currently no statutorily listed buildings in the conservation area.

LOCALLY LISTED BUILDINGS

- 7.3 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 for architectural and historical reasons. 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 materials and techniques used are not harmful to the building's historic fabric.
- 7.4 In recognition of the architectural and historic significance of the housing constructed by the Metropolitan Association, all of the original cottages have been locally listed. These comprise:

1-16 Alexandra Cottages, Hardings Lane
17-58 Alexandra Cottages, Albert Road
59-76 Alexandra Cottages, Edward Road
81-106(a) Alexandra Cottages, Edward Road
57-59 Parish Lane
107-132 Alexandra Cottages, Victor Road
139-164 Alexandra Cottages, Victor Road

PLEASE NOTE

133-138 Alexandra Cottages, Victor Road are **NOT** locally listed.

8. ENHANCEMENT ACTION BY THE COUNCIL

- 8.1 All of the buildings in the current conservation area are private dwelling houses. As such, there is little scope for direct council action to enhance them: their repair and improvement will generally be a matter for their owners.
- 8.2 When existing pavement materials and street furniture need to be replaced, the Council will endeavour to replace them in a manner more in keeping with the original character of the estate. Please see the Council's booklet '*Streets in Your Borough*'.
- 8.3 In conjunction with the Council, and following detailed local consultation the Alexandra Residents' Association has produced an Improvement Plan for the public realm of the estate. The Council will give consideration to its contents when public realm works are considered.

9. 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 Campaign to Protect 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.



10. 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:

Principal 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.

11. OTHER USEFUL CONTACTS

ENGLISH HERITAGE

(The government's adviser on the historic environment)

1 Waterhouse Square, 138 - 142 Holborn
London, EC1 2ST

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

THE VICTORIAN SOCIETY

(A charity promoting the retention and appreciation of Victorian buildings)

1 Priory Gardens
Bedford Park
London
W4 1TT

Telephone 020 8994 1019

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 9.30 am-12.30 am)

ALEXANDRA RESIDENTS' ASSOCIATION

(The local residents' association)

As committee membership of the association changes on a yearly basis local residents can provide contact details for the Association.