



Longlands Road Conservation Area

Area Appraisal and Management Plan
February 2008

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and approved by the Cabinet Member on

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Location of Conservation Area



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- Longlands Road Conservation Area
- Other Conservation Areas

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Part 1: Conservation Area Appraisal

1 Introduction

- 1.1 Longlands Road Conservation Area was designated on the 19th February 1993.
- 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 Longlands Road Conservation Area and identifies opportunities for enhancement.

2 Planning and policy context

- 2.1 Bexley’s Unitary Development Plan (UDP), adopted on 28 April 2004, contains the Council’s policies and proposals for development, regeneration and land use in the borough. Policies which seek the preservation and enhancement of staurorily 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 also be read in conjunction with national planning policy guidance, particularly Planning Policy Guidance Note 15 - Planning and the Historic Environment (PPG15). it follows advice contained in “Guidance on Conservation Area Appraisals” and “Guidance on the Management of Conservation Areas”, published by English Heritage and the Planning Advisory Service (August 2005).

3 Summary of the special character and appearance of the conservation area

- 3.1 The special architectural or historic interest that justifies designation of Longlands Road Conservation Area derives from the following features:
 - An interesting and virtually unaltered 1920s residential estate.
 - Semi-detached houses charcterised by steep hipped roofs, tiled canopies, porches and bay windows, typical of the inter-war period.
 - Simplicity in the scale and proportions of architectural detail.



- Careful symmetry between different parts of the buildings and spaces between buildings.
- Elements of the public realm such as grass verges, street trees and broad plots that combine to convey a very spacious character.
- Open front garden areas.
- Strong visual quality of the roofline, uniformity of spaces between buildings, and the rhythmic architectural pattern which provide a homogenous and attractive built environment.
- The attractive relationship of York Avenue and Longlands Road.
- Relationship between the buildings and trees in the foreground.

4 Location, setting and boundary description

Location and context

- 4.1 The Longlands Road Conservation Area is in to the south west of the London Borough of Bexley, to the west of Sidcup Station shopping centre and to the south of King Georges Field public open space.
- 4.2 The northern half of the road is occupied by a group of 19 pairs of matching and uniformly spaced semi detached family houses plus one non-matching pair. On the southern side of the road, to the west, there are a similar but smaller group of 7 pairs of houses. These houses are staggered and set back to reflect the slight curve on the road. They consequently offer a pleasing focus on to the open character of the junction with York Avenue.

Street pattern and layout

- 4.3 The street pattern is of the lineal form, which is typical of suburban housing. Indeed, the layout of Longlands Conservation Area is defined by its regularity and geometricity. The area also includes the junction with York Avenue where the layout opens up to provide a more spacious setting to the houses facing onto the junction.



Landscape and setting

- 4.4 The setting of the houses benefits from the large front gardens that vary from 7.5 to 9.0 metres and give the street a relatively spacious character. With exception to the six plots on the southern side that have reduced rear gardens, the individual pairs of houses stand in generous plots, which are characteristic of the pattern of development of this period.
- 4.5 The relationship between buildings and the spaces between them is an important feature of this group of family houses and makes a significant contribution to the open character and streetscape. Their setting is further enhanced by the tree-lined footways incorporating grass verges. The open plan appearance of many of the properties, particularly at the western end, helps enhance the setting. A number of low front walls

and higher boundary features have been erected on the north side to enhance the owners' privacy.

Designated conservation area boundary

- 4.6 The major focus of the Conservation Area is the residential properties, plots of Nos.117-195 and Nos.16-142 Longlands Road.
- 4.7 On the south side of the eastern end of Longlands Road, it is the open frontage areas rather than the buildings, which contribute to the special character of the area. The boundary runs, therefore, from the front corner of No.195 Longlands Road across to the north-east corner of Aspen House, to the east of Ham Shades Close, then westwards along front building lines to No.144 Longlands Road.
- 4.8 To retain the open appearance of the western end of the area and the junction with York Avenue, part of the garden of No.115 Longlands Road is incorporated, with the boundary then returning along the rear boundary and linking across to the rears of Nos.117 and 119 Longlands Road.
- 4.9 The Townscape Analysis Map indicates the designated boundary.



5 Historic development and archaeological potential

- 5.1 The 1920's and 1930's witnessed the spread of suburban development around London and particularly along the main suburban rail network. This particular section of Longlands Road was developed in the mid to late 1920's by Cory and Cory (Builders) a local building company based in Eltham. The residential development is characterised by one of the finest examples of semi-detached housing of that period in the Borough.
- 5.2 As a result of bombing raids during the Second World War, Nos.161 to 173 (odd) Longlands Road were rebuilt in the late 1940's, but to their original design, and are now almost impossible to distinguish from the original dwellings.
- 5.3 There are no Scheduled Monuments within this conservation area. Whilst this is not a known important archaeological area, it is possible that finds may occur.

6 Spatial analysis

Character and interrelationship of spaces

- 6.1 The interrelationship of spaces is defined by the "Arts and Crafts" semi-detached built form, the uniformity of spaces between the buildings, and the wide-open front gardens juxtaposition with the grass verges and trees. This spacious composition seems to suggest a vision of a rural garden suburb location.

6.2 In similar fashion the rear gardens of the properties are also wide and long and back on to public open space. Viewed from the street the spaces between the buildings become more important as they look out towards non-built form at their rear with the glimpse or view of trees beyond.

6.3 On the south side of the eastern end of Longlands Road, it is the open front areas with trees rather than the buildings, which contribute to the special character of the area.

Key views and vistas

6.4 The relatively open setting and the spaces between and around the buildings allows for strong views to be taken within the Conservation Area. Indeed, strongly profiled front elevations are readily appreciated from the roadside.

6.5 On the north side there are some highly evocative views between houses, sometimes revealing a single or pair of garage roofs, or sometimes of trees and vegetation in the background. Many houses retain the original double wide gates which add to the continuity of character. In the south the outlook is in the main less inspired and the view is only to the houses on the street behind. Only the views at the western end of the southern side of the road (through Nos.116-126) reveal some impressive backdrops of trees.



6.6 There is a group of more modern 1970's buildings on the southern side of the eastern end of the road, that are set back in relation to the open character of the road. Their front gardens, with trees, face the road and contribute to the character of the conservation area in views at the eastern end.

6.7 At the western end of the conservation area the junction of York Avenue with Longlands Road forms a pleasing development in the road and it offers a fulfilling point at which to appreciate the length and breadth of the conservation area. The view taken from this point looking eastwards captures the essence of the area concerned. The only detracting feature in views eastwards is the distant view of the dominating block of Marlow House.

6.7 Significant views are shown on the Townscape Analysis Map.

7 Character analysis

Definition of the character of the area

7.1 The area has a spacious, open character and provides a strong example of semi detached housing in the London suburbs during the inter-war period. The focus of the area is the group of standard semi-detached pairs of homes at Nos.121-195 and Nos.116-142, designed and built by Cory and Cory. The open nature of the junction of Longlands Road and York Avenue makes an important contribution to the character and appearance of the area, echoing the setback and setting of some of the earlier Cory development, but also typical of estate development throughout the interwar period.

7.2 Other principle features of Longlands Road Conservation Area include the road side

verge landscape and trees, the views and regular spaces between the buildings and the stunning symmetry of the roofscapes.

Activity and prevailing or former uses within the conservation area

- 7.3 Longlands Road Conservation Area is an area of housing still occupied solely for residential use. It is largely typified by homogenous building form and grain.

Architectural and historic character

- 7.4 The buildings in the conservation area have a memorable historic character and appearance deriving from suburban “Arts and Crafts” architectural styles and the use of local building materials. The plot widths are very regular and the roofline is uniform. There a number of unifying architectural features in the buildings, such as elegant corner porches, many with arched timber braces, and doors with diamond shaped panes of glass.

- 7.5 The projecting ground floor bays are in a warm red, exposed brick, incorporating five oblong paned windows, with a single paned return to the main line of the house. Windows are distinguished by their oblong leaded lights, white timber frames containing side or top hung metal casements painted in black. This degree of innovation continues to the front doors which feature unusual diamond-shaped lights and black painted, vertical letter boxes and strap hinges.



- 7.6 Most properties also retain their original open porches with timber corner post and graceful curved plain timber brackets. A number of porches have been enclosed by matching the adjacent brickwork and fenestration but in so doing have lost part of the original character.
- 7.7 The fenestration is the same at first floor level, except that the bays are expressed in a semi-circular, flat roofed and tile hung form that subtly blends into the similarly tiled canopy. Walls are rendered in white with the front corners enlivened by an exposed, horizontally laid, tiled quoin feature. There are exceptional instances where the windows at first floor level are still populated by stained glass.
- 7.8 Each pair of houses is neatly capped by a uniformly simple, hipped roof of relatively steep pitch, with smooth-tiles and red half-round ridge tiles. Each pair of houses is also surmounted by a heavy and squat form of brick chimney stack. The hipped sides of the roofs are mirrored by the ground floor canopies, both serving to emphasise the importance of the spaces between the buildings and building further on the explicit symmetry of form on the street.
- 7.9 The roofscape and profiles of these buildings offer a great visual sensation to the streetscape. Their harmony is an important and appreciable aspect of the views, of both front and rear and also from surrounding open spaces and properties.
- 7.10 The spaces, setting, design, homogeneity and condition of this area and buildings all contribute to it being one of the finest remaining examples of inter-war suburban

development in the Borough.

Buildings of townscape merit

- 7.11 These properties are good examples of relatively unaltered historic buildings where the style, detailing and building materials provide the streetscape with interest. The houses on Longlands Road have undergone very little in the way of changes to their facades. Whilst the rears have had modest alterations including single storey extensions and conservatories, they are generally enclosed to a degree.
- 7.12 Whilst clearly it is the group as a whole that contribute to the character of the conservation area, it is worth making reference to the one or two buildings that remain unaltered as good examples of the style (eg Nos.157 and 175).
- 7.13 All buildings in this conservation area contribute to the conservation area's distinctive and interesting historic townscape. As recommended in PPG15: Planning and the Historic Environment, the general presumption should be in favour of retaining buildings that make a positive contribution to the character or appearance of a conservation area.

Trees, greenery and green spaces

- 7.14 The linearity of the building form on Longlands Road has been relieved by the growth of street trees along the road, which make a positive contribution to the setting of the conservation area. At the eastern end, trees in front of the flats to the south of the conservation area contribute to the setting of the area.
- 7.15 Important trees have been identified on the accompanying Townscape Analysis Map. It is not appropriate or practical to identify every important tree that contributes to the character of the area and lack of a specific reference does not imply that a particular tree is not of value.



Assets of Longlands Road Conservation Area (positives)

- 7.16 The positive physical assets of Longlands Road Conservation Area are listed below.
- Architectural and historic interest of each individual building - good example of inter-war suburban housing with bay windows, leaded lights and corner porches.

- Strong unity of composition.
- The set back nature of the houses offers wide open spaces and pavements, which in turn provides an attractive space.
- The streetscene, landscaping and views between buildings are especially important.
- Regular roof shapes and spaces in-between offer a pleasing symmetry in the streetscene.
- The junction with Longlands Road and York Avenue offers interesting long views from outside the conservation area.
- Views from York Avenue in a southerly direction are enclosed by the houses with significant views between to the spaces behind Nos.116-126 Longlands Road.
- Views from the junction facing in an easterly direction offer an elongated vista of the street scene in its entirety.

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

7.17 The main intrusion or negative features are:

- The introduction of front walls at the western end has had a minor impact on the open character.
- The erection of higher boundary features in some front gardens is leading to an erosion of the open character of the frontages.
- Due to alterations to windows or porches some houses have lost their porch brackets and in some cases one half of a pair has been extended, thereby unbalancing the pair. This has led to the erosion of some of the original unity and balance of the houses and the character of the conservation area.
- There is an uncomfortable relationship between the green strip on the south east side of Longlands Road and the adjacent group of three blocks of flats on the outside edge of the conservation area.
- Cars seem to be permanently parked in bays on the south side of Longlands Road, which is visually intrusive and impacts on character of the conservation area. In addition a number of cars are parked on the front verges disrupting the open setting.

Problems and pressures

7.18 The main problem and pressures are as follows:

- There is a high volume of free-moving traffic on the road; the introduction of traffic calming measures such as road bumps or chicanes would detract from the visual pleasure of the conservation area.
- The main pressure for development generally takes the form of residential extensions, roof extensions, garages, infilling the space between buildings or backland development, which could have an adverse affect on the unity and harmony of the existing development.
- A number of rear extensions and conservatories have already been built in the rear gardens with little impact on the character of the area. However, some houses have had side extensions, which tend to detract from the harmony of the street, creating intrusion and clutter.
- Increasing pressure from owners to make changes to the fenestration of their buildings causes a minor yet cumulative impact on the appearance of the

conservation area.

- As well as changes to doors, dormers have been put in the roof of some houses, which severely erodes the clean lines and simplicity of the unified street form.

General condition

7.19 The area is generally well maintained and there are no problems with litter, paving or road surfaces. The brickwork is in good condition and a high standard of joinery is noted.

Opportunities for enhancement

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

7.21 Owners can seek assistance from the Bexley Heritage Fund to support necessary works to restore original features, such as timber porch, brackets, metal casements and strap hinges and ensure companies with necessary restoration skills are engaged. This helps to ensure that materials with the capacity to weather and blend in are chosen to fit the setting.

7.22 The safeguarding, replanting and maintenance of trees and grass verges is an important part of the maintenance programme for the road.

7.23 There needs to be greater consistency in the treatment of front boundary detailing.

Potential for new development

7.24 Uncontrolled new development would harm the traditional form and character and open spaces in the area. No new dormers should be visible from the street either at the front or to the side and careful consideration is required of rear extensions, particularly when they can be seen from King George's Field open space.

7.25 Additional developments to the side or at first floor level should not normally be permitted due to closing the space between building.

7.26 Only developments, which respect the special interrelationship of spaces, built form, detailing and materials of the existing buildings, are likely to be appropriate. It is possible that single storey extensions could be incorporated to the rear of many properties without detriment. Indeed, this could beneficially utilise the existing enclosure to the rear of many properties.

7.27 Landscaping of the boundary of the south east side of Longlands Road could be enhanced to soften the impact of the modern flats adjoining the green area on the roadside.

7.28 Any new development scheme will be expected to preserve or enhance the character or appearance of the conservation area in line with Government advice and policies in the Bexley UDP and the emerging Local Development Framework. Any plans for property extensions will need to be considered in the context of existing materials, as the external materials of any extension should be in harmony with the materials of the existing building and character of the area.

7.29 The design, siting and general appearance of an extension should also respect the style and character of the existing building and adjacent buildings.

Part 2: Conservation Area Management Plan

1 Legislative background

- 1.1 The purpose of this Management Plan is to present proposals to achieve the preservation and enhancement of the conservation area's special character. The special qualities of the area have been identified as part of the appraisal process and this guidance draws upon that information. Both the Appraisal and the Management Plan will be subject to monitoring and review.
- 1.2 The document reflects government guidance as set out in Planning Policy Guidance Note 15 - Planning and the Historic Environment (PPG15) and English Heritage's, "Guidance on the Management of Conservation Areas" (August 2005). It is important that the development control process ensures the preservation of the special character of the conservation area and that opportunities are taken to identify and implement enhancements. The key aims of the Management Plan, supported by the Character Appraisal, are to:
- Raise awareness of the importance and value of the local heritage.
 - Identify distinctive built environment character areas within the conservation area; provide guidance; and set out objectives to preserve and enhance buildings, structures and features.
 - Identify distinctive public realm character areas within the conservation area; provide guidance; and establish key actions to preserve and enhance the landscape, open spaces and streets.
 - Provide tailored design guidance and set out actions for the enhancement of the conservation area.
 - Outline the key statutory requirements in respect of development within the conservation area; provide guidance; and set out actions to secure the proper and effective application of these requirements.
 - 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 Where a property lies within a conservation area, planning control is extended so that planning permission and conservation area consent will be required, for example:
- A dwellinghouse enlarged by more than 50 cubic metres or over 10% of the size of the original building, whichever is greater.
 - The construction of a detached building, enclosure or pool of over 10 cubic metres in the grounds of a house.
 - Cladding any part of the exterior of a property in stone, artificial stone, timber, plastic or tiles.
 - Enlargement of a house by additions to or alteration of its roof.
 - The installation of a satellite dish or antenna on a chimney, on a building over 15 metres in height or on a wall or roof slope, which fronts a highway (refer Government publication “A Householder’s Planning Guide for the Installation of Antennas, including Satellite Dishes”).
 - Notification must be given of felling or lopping of trees.
- 2.3 Conservation Area Consent is required for the full or substantial demolition of buildings within the conservation area. In accordance with the Government Guidance in PPG15 there will be a presumption in favour of retaining buildings, which make a positive contribution to the character or appearance of the conservation area.
- 2.4 Any application for the demolition of a Statutorily Listed, Locally Listed Buildings and/or a 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.
 - If vacant, that alternative uses have been sought.
- 2.5 Where alterations are proposed, the reinstatement of original detailing and composition will be sought to reinforce the unity and cohesive quality of the townscape. The Council will seek to ensure that new development within the conservation area serves to preserve or enhance the character or appearance of the area in accordance with adopted planning policies, the emerging Local Development Framework, and other published design guidance.
- 2.6 Furthermore, the Council will expect all applications for extensions and alterations to be particularly carefully considered and only well detailed schemes, using the characteristic and appropriate traditional materials, will be approved.
- 3 Listed buildings, landmark buildings, buildings of local architectural or historic interest and buildings of townscape merit.**
- 3.1 Within the Longlands Road conservation area there are no individual or groups of buildings that one could describe as of individual townscape merit. However collectively they form a unique townscape composition and are worthy of conservation area status.

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. When considered necessary the Council will investigate making an Article 4 Direction.
- 4.2 In a similar manner, the context of the original roofscape is an important feature, which adds rhythm and continuity to the streetscene and the conservation area. Roof extensions, dormers or rooflights to the front or side can be particularly disruptive where visible from the street and at the rear in views from the public open space to the rear. It is critically important to protect and retain the original roofscapes.
- 4.3 In general terms, it was identified that the following alterations pose a threat to the special character of the area:
- Loss of timber windows and doors
 - Alterations to window/door openings including infilling open porches
 - Removal of redundant chimney stacks, pots and roof features
 - Additions to front boundaries including walls and fences are eroding openness characteristic
 - Alterations to the roofscape, including the installation of dormers
 - Side extensions filling the gap between buildings and closing off the space and views
- 4.4 In determining planning applications the Council will take the above factors into consideration. The Council will oppose those alterations, which pose a threat to the special character of the area.
- 4.5 In addition, as an aid to protecting the character of the area the Council will ensure that unauthorised development is subject to effective enforcement action. This is to protect the special qualities of the area generally and to ensure that detrimental unauthorised alterations throughout the area are rectified where legal powers permit.
- 4.6 Furthermore, the Council will 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 meters 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 semi-detached building types. The space between these building blocks offers significant views to trees and greenery beyond. It is important to retain this continuity and maintain these open views as breaks in the urban built environment. The green verges, open space and trees make a welcome break from the built urban environment and make a significant contribution to the conservation area. The Council will seek to maintain and enhance these natural features.
- 5.3 The Council will consider the use of Tree Preservation Orders in appropriate circumstances where a tree has significant amenity value and is considered to be under threat. This will include trees both within and outside the area, where these contribute to the setting of the area or views identified in the appraisal. The Council will also seek to maintain the open spaces and views between buildings and breaks in the built environment.
- 5.4 To the rear of the properties on the north side of Longlands Road is King George's Field open space, public views from the space need to be taken into account when considering planning applications for development in the conservation area.

6 Setting and views

- 6.1 The setting of the conservation area is very important and development that adversely affects the immediate setting and longer views, into and from the conservation area, will be resisted. Important views are identified on the Townscape Analysis Map. The Council will seek to ensure that all development serves to respect these important views.
- 6.2 Long views from York Avenue looking east along Longlands Road and in reverse from the front of Ham Shades Close offer open vistas of the conservation area. As mentioned at 5.0 above view between buildings are important, similarly from York Avenue over to Nos 116-130 with views to the open space beyond. Parking to the front of the properties on the footways disrupts the view, unity and open setting. Similarly, the car parking in bays on the south side of Longlands Road is particularly disruptive. At peak times there is a high volume of traffic on Longlands Road, which detracts from an appreciation of the view.
- 6.3 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 planning policies and other guidance.

7 The public realm and enhancement

- 7.1 Footways in the conservation area have generally been resurfaced using modern paving materials. Lighting is provided by late twentieth century, utilitarian columns but being slender and dark coloured they are not prominent. In general, highway signage, traffic calming measures and other structures can all serve to detract from the quality of the public realm and character of the area, and redundant modern features should be removed. The reinstatement of traditional pavements and replica lighting could potentially reinforce the identity of the area and the public realm. A critical audit of the

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

- 7.2 To enhance the street's appearance the Council will encourage property owners to retain keep their front gardens rather than paving them over to provide additional vehicle parking. Paved areas for vehicle parking detracts from the character of the area and increases rain-water run-off, whereas gardens are more sustainable and enhance the area. In addition, there may be merit in managing any further development of front boundary walls, to further enhance appreciation of the area.
- 7.3 The Council will investigate an opportunity to enhance the landscape in front of the flats at the south eastern end, as it is currently a weakness of the area in general. Its relationship to the conservation area might be improved by appropriate tree planting
- 7.4 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 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.
- 8.2 In Longlands Road 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. Rooflights and dormer windows to the front roof slope would detract from the character and appearance of the area and fail to preserve or enhance the character and appearance of the conservation area and will generally be unacceptable.

9 Solar panels and wind turbines

- 9.1 In general terms, the installation of solar panels and/or wind turbines within or adjacent to a conservation area would introduce alien features and by their inherent design they will be visually intrusive. In terms of the main conservation principle that any proposed development should preserve or enhance the character or appearance of the conservation area any installations may be problematic. The Council has published guidance, which provides information on the subject. Please refer to "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 appraisal identified that the existing boundary was generally a good reflection of the area of special character and consequently no revisions are suggested to the existing designation.
- 11.2 The Council will maintain the defined boundary of the designated area and periodically review the boundary of the conservation area in accordance with best practice and guidance on management of the historic environment.

12 Community engagement

- 12.1 It is mentioned in recent urban design publications that, “people make places”. Although the Council has planning powers it can exercise over development and may, when funds are available, carry out enhancement works, ultimately the quality of any place depends on all the people who affect the area. In predominately residential areas such as Longlands Road 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 associations on issues relevant to the management of the area, including proposals for development and enhancement, within and adjoining the conservation area. It will also improve dialogue with the wider community. This may include the production and distribution of information leaflets, subject to resources.
- 12.3 The following actions have been taken to ensure that this appraisal and management proposals are accepted and acted upon by the local community.
- 12.4 Public consultation - The Longlands Road Conservation Area Appraisal and Management Proposals were subject to public consultation in 2007. As part of the consultation exercise comments were sought from: the Conservation Advisory Committee; local amenity/history groups; local partnerships (as appropriate); organisations such as English Heritage, etc.; and individual owners/occupiers of all of the properties affected. The document was also placed on the Council’s website, in local libraries and contact centre. A letter advising of these arrangements was delivered to all properties in the area. the results of the consultations were considered by the Cabinet Member, the text was revised and adopted. Copies of this document are available both as printed documents and on the Council’s website.
- 11.6 The Council will seek to improve communication with local residents and where it can help and encourage local residents to engage and assist with pursuing conservation objectives.

Appendices

1 General guidance to homeowners on repairs to historic buildings in conservation areas

Note: Before starting any work, property owners are advised to contact the Council.

Roofs

The roof is often an important feature of a historic building and the roofscape can often make a significant contribution to the character of the area. The retention of its original structure, shape, materials and features is important. Historic roof materials and features such as chimneystacks, chimney pots, dormers, roof lights, as well as details such as decorative ridge tiles and finials all form an integral part of the character of the building and the area. The loss or inappropriate alteration of historic materials and features is likely to be harmful to the appearance and character of historic buildings and areas.

The Council encourages the retention and reinstatement of traditional roofing materials. When roofing materials are replaced, it is important that as much as possible of the original material is re-used. When practical, original material should be re-used on visible areas, with matching new materials on other parts.

The addition of modern features, such as roof lights, is likely to be harmful to its character and appearance of the building and area, and should be avoided at all times. When replacement of materials and features becomes necessary, the replacement should respect the design and material of the original and the age and character of the building and/ or the area.

Chimneys

Chimneystacks are both decorative and functional features of the roofscape and can be important indicators of the age of a building and its internal planning, and they should normally be retained, even when no longer required. Chimney pots can sometimes be significant decorative features in their own right and can be important as part of the roofscape, which will be damaged if they are removed or replaced with an inappropriate type.

Dormers

Original dormers should be retained and carefully repaired. If beyond repair they should be reconstructed using traditional materials with all historic features reproduced. Enlargement of existing dormers on principle elevations should be avoided. Any new dormers should respect the symmetry of either an individual building or a terrace. Where new dormers would be inappropriate to the type of building or the proposed position, new, recessed 'conservation' roof lights may be acceptable, but not on prominent or generally visible roof slopes.

Fascias

Features such as timber bargeboards and fascias should be preserved and, if replacement becomes necessary, it should wherever possible replicate the design and material of those original to the building. The addition of bargeboards and fascias to buildings that did not

previously have such a feature will normally be resisted, where they would detract from the character of the building or the area.

Walls

Walls are the main structural fabric of any building. Alterations to the wall surfaces will have a significant impact on the overall appearance of a historic building. Every effort should be made to retain or re-use original facing brickwork and stonework. Alterations or repairs to external walls should respect the original material and endeavour to match it in appearance. Particular care should be paid to re-pointing brick or stonework. Methods should be employed to minimize damage to historic building materials: an appropriate lime mix mortar should be used and should match the appearance of the original pointing. Brick or stonework should not normally be rendered unless the surface was rendered originally. It may be necessary to remove more recently applied render if this is damaging the surface beneath.

Painting and stone cleaning

Painting or re-painting involving a change of colour will affect the character of a historic building. Previously unpainted surfaces should not normally be painted over. In many cases, the colour of the paint may be less important than the first application of an unsuitable covering, which could damage the original fabric and be damaging to remove. Cleaning can have a marked effect on the character of historic buildings and affect the historic fabric. The cleaning of an individual building within a terrace would obviously affect the appearance of the terrace as a whole. All cleaning methods can cause damage if carelessly handled. Cleaning with low-pressure water and non-abrasive brushes is often the preferred method. Other methods including abrasive and chemical cleaning can damage wall surfaces and destroy detail and should generally be avoided. Consideration should be given as to whether such cleaning is either necessary or worthwhile to remove corrosive dirt or to achieve a major improvement in appearance.

Windows and doors

Door and window openings establish the character of an elevation; they should not generally be altered in their proportions or details. The depth to which window frames are recessed within a wall is a varying historical feature of importance and greatly affects the character of a building - this too should be respected.

Windows - The size and shape of window openings, window frame details, arrangement and detail of glazing bars, and the method of opening are important characteristics of a historic building or an area. The traditional material used for windows in most historic buildings is timber, although occasionally the original windows are metal. It can often be difficult to introduce new materials without altering the appearance or character of the area.

Wherever possible, original windows should be retained and repaired. Improved heat and sound insulation can be achieved in unobtrusive ways by draft-proofing and soundproofing measures, rather than replacement of the original window. When necessary, replacement or repaired windows should accurately replicate the size and shape of original timber frames and glazing bars in all respects.

Doors - Doorways form an important element of historic buildings and can add to the character of conservation areas. Together with the door surround, fanlight, steps and original door furniture, doors can provide a significant and prominent feature. In recent years there has been a trend towards the replacement of historic timber front doors with modern doors

of inappropriate materials and design. To preserve the character and appearance of historic buildings and areas, it is important to retain the original front door, door surround, fanlight and other features wherever possible. When necessary, replacement or repaired doors should accurately replicate the original design in all respects.

Window and door materials

In most situations timber should be used for the replacement of historic windows and doors; generally UPVC cannot satisfactorily replicate the historic detailing and character of these features. UPVC windows and doors can degrade and discolour; they are not completely maintenance free and can be difficult to repair. Developments in timber preservation, finishing materials and manufacture can produce timber windows and doors with a significantly longer life than UPVC.

Rainwater goods

Original rainwater goods are an integral part of the design and character of an historic building. They will normally be cast iron, which if properly maintained should last many years longer than replacement plastic goods. Cast iron gutters, down pipes and hopper heads etc. should be retained wherever possible. Where rainwater goods are required to be renewed, the replacement should replicate the original in all respects. Suitably profiled cast aluminium may be an acceptable alternative to cast iron in certain situations. However, plastic rainwater goods should be avoided on buildings where cast iron has been previously used. Additional rainwater goods should be kept to a minimum and should not disturb or break through any decorative architectural features.

Boundary walls and railings

Boundary walls and railings are important architectural and streetscape features. The loss or alteration of these features over time has been detrimental to the overall character of the Borough's historic areas and buildings. Distinctive boundary elements include brick and stone walls, gates, cast iron railings, and stone and brick plinths piers. Historic boundaries should be retained, repaired or reinstated as necessary using appropriate techniques and detailed to match the original. Particular care should be taken to repair or reinstate existing walls using appropriate techniques and materials. Stonework if appropriate should be locally sourced. Special care should be taken to use the correct lime mortar mix and method of pointing in brick or stone walls.

Minor additions

Features such as aerials, satellite dishes, burglar alarms, cctv cameras, heating system flues and vents should be kept to a minimum, and where necessary should be installed in locations and in a manner that will not harm the appearance or character of the building or area.

2 Contacts

For information on listed buildings and conservation areas in Bexley Borough.

Mr M. Nicholls / Mr G. Fraser
London borough of Bexley
Strategic Planning and Development
Civic Offices, 2 Watling Street,
Bexleyheath, Kent
DA6 7AT

Tel: 020 8303 7777

Email: martyn.nicholls@bexley.gov.uk / gordon.fraser@bexley.gov.uk

For further information relating to listed buildings and conservation areas:

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

Tel: 020 7973 3000

Email: customers@english-heritage.org.uk

For an excellent range of technical advice leaflets:

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

Tel: 020 7377 1644

Email: info@spab.org.uk

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:

