

Old Bexley Conservation Area

Area Appraisal and Management Plan

February 2009

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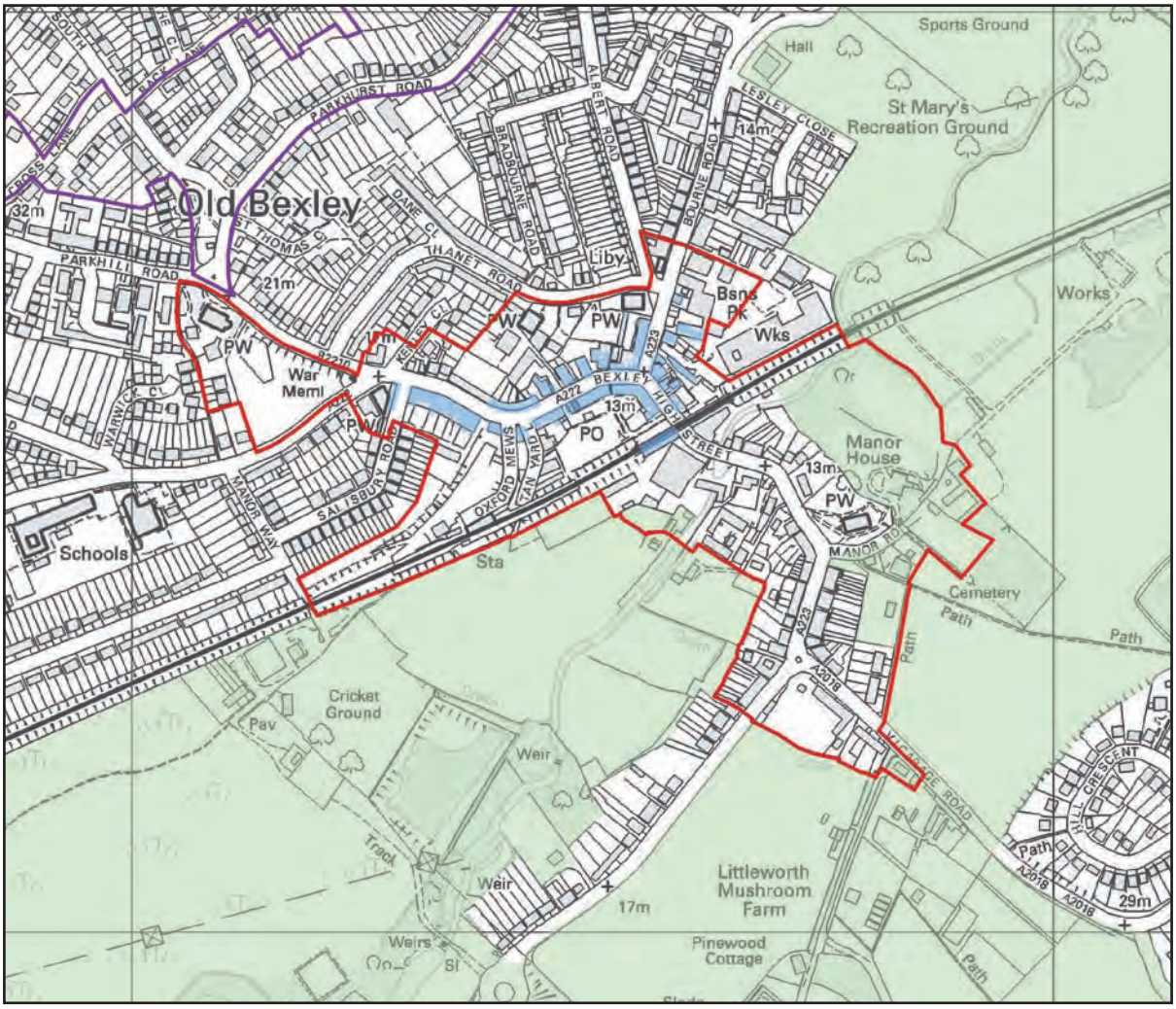
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Location of Conservation Area



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- Old Bexley Conservation Area
- Parkhurst Conservation Area
- Designated Metropolitan Green Belt
- District shopping centre

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Part 1: Conservation Area Appraisal

1 Introduction

1.1 The Old Bexley Conservation Area was designated on 17th February 1971. The area was extended on 11th November 1987

1.2 Under the Planning (Listed Buildings and Conservation Areas) Act 1990, an area designated as a “conservation area” will be an “area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.

1.3 This document defines and records the special architectural and historic interest of the Old Bexley Conservation Area and identifies opportunities for enhancement.

2 Planning and policy context

2.1 Bexley’s Unitary Development Plan (UDP saved policies Sept. 2007) contains the policies and proposals for development, regeneration and land use in the borough. Policies which seek the preservation and enhancement of statutorily listed buildings, locally listed buildings, conservation areas and archaeology are also set out in the UDP and the emerging Local Development Framework (LDF).

2.2 This appraisal should be read in conjunction with national planning policy guidance, particularly Planning Policy 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 Old Bexley Conservation Area derives from the following features:

- The village’s historic street pattern and layout.
- Historic plot sizes and layout that are evidence of the organic growth of the village.
- The setting of the village on the edge of the Metropolitan Green Belt.
- The semi-rural atmosphere around St Mary’s Church and The Manor House.
- The landmark quality of St. John’s Church.
- The architectural and historic interest of the area’s buildings, 18 of which are listed, including both a medieval and Victorian church.
- St Mary’s, St. Johns, United Reform Church, Baptist Chapel and St John Fisher Catholic Church.
- A diverse range of building types, typical of their period, including: churches and chapels; a public library; public hall; brewery; former mill; war memorial; parades of shops; a manor house; almshouses; detached and terraced housing; and a railway station.
- The prevalent use of local building materials, especially brick.
- The picturesque area of the River Cray and the old ford.

- The area's trees, particularly those in St John's and St Mary's churchyards.
- 'Golden Acre', an area of public open space that acts as a village green.
- The looming presence of the elevated railway track that divides the village.
- Local features that give the area a distinctive identity e.g., natural stone kerbs, red telephone kiosks, etc.

4 Location, setting and boundary description

Location and context

4.1 The Old Bexley Conservation Area covers a large part of the suburban "village" of Bexley which is situated 13 miles south-east of central London. To the south and east it abuts the Metropolitan Green Belt.



View west along High Street from Bourne road

Street pattern and layout

4.2 Old Bexley lies at the juncture of two ancient tracks beside a ford on the River Cray. One historic route ran east/west between Eltham and Dartford (along Parkhill Road - Vicarage Road), and the other followed the river north/south from Crayford to Orpington (along Bourne Road - North Cray Road). These routes were well established in the Middle Ages, crossing the River Cray where today's bridge now stands.

4.3 This historic street pattern remains and defines the layout of today's conservation area. Construction of the railway line, opened in 1866, cut the village in two but had little impact on street pattern except for the creation of Station Approach, the access to the new railway station. The elevated brick railway viaduct is a significant feature of the village, its brick arches on either side of the bridge over Bexley High Street are used for shops (Mill Row) and workshops (off Weir Road). Tanyard Lane is a historic lane marked on the 1840 Tithe Map and is bridged by the railway line.

Landscape and setting



4.4 The conservation area is divided into two parts by a railway line. North of the railway line it has a suburban setting, surrounded by development on the fringe of Greater London. To the south of the railway it protrudes into the Metropolitan Green Belt and therefore has a semi-rural setting and, from the edge of the conservation area, there are views over fields and open space.

4.5 Rural views out of the conservation area are limited to sites south of the railway at the extremity of the area in Vicarage Road, Manor Road, North Cray Road and Tanyard Lane footpath, from where open pasture and trees can be seen. Such views to the wider landscape testify to the conservation area's setting on the edge of the Metropolitan Green Belt and make a significant contribution to overall character.

Designated conservation area boundary

4.6 To the west, the edge of the Conservation Area is marked by St. John's Church within its wooded grounds, which also abuts the Parkhurst Conservation Area. The church and the adjacent 'Golden Acre' green, mark the transition to suburban housing.

4.7 On the north side, the boundary includes all sites fronting Bexley High Street. The boundary encompasses the grouping of buildings on Bourne Road, especially around Thanet Road junction, beyond which the character changes noticeably.

4.8 South east of the railway, the boundary is set at the edge of the village envelope where it adjoins the open fields of the Green Belt. In places the Green Belt penetrates the Conservation Area where this covers gardens, such as the grounds of Manor House and Manor Farm House. The railway embankment marks much of the southern edge of the Conservation Area, linking into the boundary at the rear of the High Street and North Cray Road properties. The southern-most boundary, along North Cray Road, marks the edge of the 19th century village development of terraced houses, beyond which are later semi-detached houses.



Edge of Green Belt fronting Pelham Cottages

4.9 See Townscape Analysis Map at the end of this appraisal (Part 1) for boundary.

5 Historic development and archaeological potential

5.1 The earliest written record of settlement in Bexley (Byxlea) was in a charter of 814. It is referred to as 'Bix' in the Domesday Book, by which time it had a church and three mills. The village developed in an area of fertile river-valley farmland, where routes converged to cross the River Cray and later the village grew along these roads. Remains of medieval buildings suggest that the general settlement pattern has remained relatively unaltered. Some particularly old buildings remain, including

St. Mary's Church which dates from the end of the 12th Century and was greatly extended in the 13th Century. Behind the church is the well-concealed 16th Century Manor House, which was built on the site of an earlier house. Fronting the High Street are a number of old buildings including the 16th/17th Century King's Head Public House; the former Work House (1787) at Nos. 34-36 Bexley High Street; No. 79 which is probably medieval timber framed; Nos. 101-105 are timber framed but re-fronted in 18th C; Nos. 111-115 which are a conversion of a 17th C coach house; and other 18th Century houses and cottages.



St. Mary's Church

5.2 By the time of the 1840 Tithe Survey the pattern of the village centre had developed very much into the form to be seen today, stretching from Hurst Road in the west to Vicarage Road in the east, and extending northwards partly along Bourne Road. That area of pre-1840 settlement closely relates to the core of the conservation area.

5.3 The opening of the railway in 1866 encouraged the expansion of the area but created a marked division between two parts of the village, north and south, the northern part taking a far greater proportion of post-railway development. The original timber station building with its spacious forecourt, which allowed horse-drawn carriages to turn, and the approach road remain. The Victorian development spread out along existing roads such as North Cray Road and the High Street, with new roads such as Salisbury Road and Albert Road laid out for smaller houses. The estates of larger houses grew further from the village (as at the Parkhurst Estate, now a conservation area). Commercial activity also grew with new shops (e.g., Oxford Terrace at Nos. 2-28 High Street) and businesses (e.g. Refells Brewery, Bourne Road).



Bexley Railway Station

5.4 As the population grew and development spread the religious needs of the community increased. At the opposite end of the village from the original St. Mary's Church, the new St. John's, Church of England, church was built on Parkhill Road. A chapel was also built at Hurst Road, both buildings being clad in Kentish ragstone. A further chapel was built at Bourne Road early in the 20th Century and St. John Fisher Church, Thanet Road was built in the 1970s, replacing an earlier timber-framed church of 1935, which was on the site. Other community facilities were built, including the imposing Freemantle Hall in the High Street (1894) and a Public Library in Bourne Road (1912).

5.5 With the increased pattern of commuting and the electrification of the railway in 1926 came a boom of suburban house-building. Bexley village marks the edge of the spread of suburbia. Most of the land to the west and north has been developed, but to the east and south the open fields of the Green Belt provide a rural setting to the village.

5.6 There are no Scheduled Monuments within this conservation area. The Proposals Map of the Unitary Development Plan (2004) identifies the conservation area as lying within an “area of archaeological search”, a known important archaeological area where finds are likely to occur.

6 Spatial analysis

Character and interrelationship of spaces

6.1 Development within the conservation area consists of individual properties or, more commonly, short rows and terraces located beside the main thoroughfares. Rear gardens are common but many have been given over to parking or infill development. Three of the largest urban spaces in the village centre are used as car parks. The principal public open space in the conservation area is ‘Golden Acre’, south east of St John’s Church.



View east along High Street

6.2 The relatively narrow winding high street with buildings located abutting the footway create an almost intimate, medieval character, particularly in the vicinity of the High Street/Bourne Road min-roundabout, the taller buildings create a sense of enclosure, forming an urban focus, as the centre of the village. The area has a memorable streetscape character.



View west towards St. John’s Church

Key views and vistas

6.3 Within the conservation area, views are focused on the spire of St John’s and, to a lesser extent, St Mary’s. The tower of Thomas Shearley Court, No. 95 High Street, a 1990s residential development, is also prominent, rising above the elevated railway track. Views from Bexley Station, up platform looking south over the River Cray valley are important. Similarly views into the conservation area are equally significant and should be preserved. Significant views are marked on the Townscape Appraisal map. Because a view is not identified does not mean that it is not important.

6.4 The road’s winding course through the village gives rise to continually changing views but the railway bridge and embankment creates a visual barrier between the divided village.

7 Character analysis

Definition of character areas

7.1 As Bexley Village has developed and changed, particularly since the construction of the railway, it has evolved as a number of areas of different but individually cohesive

character. Four distinctive character areas can be identified (see Townsacpe Analysis Map), two on each side of the railway line:

1 Parkhill Road and ‘Golden Acre’;

2 Commercial centre west of the railway: Bexley High Street and Bourne Road;

3 Residential area east of the railway: Bexley High Street, North Cray Road and Vicarage Road;

4 Manor Road.

Area 1: Parkhill Road and ‘Golden Acre’

7.2 This area has a spacious, open character just before Parkhill Road descends slightly to enter the confined commercial centre of the village and Bexley High Street. It marks the transition between suburban housing and shopping centre. The focus of the area is ‘Golden Acre’, the site of Bexley’s annual fair in the 19th Century and now a public open space with children’s playground.



St. John’s Church and the ‘Golden Acre’

7.3 The area was not developed until after the opening of the railway in 1866 and St John’s Church (1882) and the United Reformed Church (1890) date from this period. Park House has early 19th Century origins with additions to east and west of the late 1890s. Parkhurst Conservation Area, a residential area of post-railway Victorian villas, lies immediately to the north.

7.4 Principal features of Area 1:

- St John’s Church and the United Reform Church are focal buildings;
- Mature evergreen trees and roadside stone wall around St. John’s Church;
- Green open space (‘Golden Acre’), set below the level of surrounding roads, provides a setting for the Victorian church;
- The United Reformed Church and Park House, both locally listed, act as a gateway to the village centre;
- Portland stone War Memorial (1920) holds a prominent corner location in front of a backdrop of Scot’s Pine trees;
- Metal milestone in Hurst Road - 13 miles to London Bridge;
- View to Styleman’s Almshouses (1755);



War Memorial

Area 2: Commercial centre west of the railway: Bexley High Street and Bourne Road

7.5 This area, which contains the village's retail and business areas, includes Bourne Road and all the sites fronting Bexley High Street from Oxford Terrace to the railway bridge. Short lengths of two- and three-storey terrace interspersed with large buildings, set back from the road, are characteristic. Station Approach rises to meet the elevated railway track.



Oxford Mews

7.6 Bexley High Street is the primary shopping area. From a pinch-point at its junction with Bexley High Street, Bourne Road widens at the north end of Bourne Parade and there is a notable collection of buildings around the Thanet Road junction including, a chapel, a library and a former brewery.

7.7 The car park and surroundings by the railway arches are extremely unsightly and the backs of the shop are a clutter. There are lots of air conditioning units that are unsightly. In addition, the recycling bins are unsightly.

7.8 Within the public domain the Council has undertaken a number of environmental improvements, particularly re-paving and installing cast-iron street furniture such as litter bins and seats. Natural stone kerbs are present throughout the area adding to its distinctive local historic character. Raised 'cushions' and pedestrian islands in the road attempt to calm through traffic.

7.9 Principal features of Area 2:

- Sinuous route of Bexley High Street;
- Sense of enclosure at Bexley High Street and Bourne Road intersection;
- Open grain and character of Bourne Road;
- Side streets (south side only) that add to the area's permeability e.g., Oxford Mews, Tanyard Lane, Mill Row;
- Row of four large detached buildings, No. 59, Jackson House, Nos. 61 and 63, former bank, Freemantle Hall and the Kings Head Public House, on north side of High Street;
- The former workhouse building, Nos. 34 & 36 High Street (1787) at the entrance to Station Approach, is a principal feature, especially when viewed from the west, with its bulk and large cat-slide roof;
- Spaces between the large detached properties in the High Street which are part of its distinctive character;



The Kings Head Public House



34 & 36 Bexley High Street

- Large forecourt areas as at No. 34 High Street, No. 59 High Street and grass area and forecourt in front of No. 11 Bourne Road;
- Defined as 'District Shopping Centre' in current Unitary Development Plan;
- Shopping frontage consisting of small individual shop-fronts;
- Short terraces with shops on ground floor, residential above;
- 1960s mixed retail and residential developments, notably Bourne Parade and Nos. 50-68 High Street;
- Contrast between building types e.g. Styleman's Almshouses and Oxford Terrace adds distinctive historic character;
- Bexley railway station, a locally listed building, and its extensive car park;
- Railway bridge and viaduct with shops and businesses in railway arches;
- Weir Road, leading from Bourne Road to employment area; and
- Former brewery buildings, now workshops and small businesses.

Area 3: Residential area east of the railway: Bexley High Street, North Cray Road and Vicarage Road.

7.10 This area is predominantly residential within a rural setting, although this is not apparent from the main thoroughfare, as roadside development blocks views of the surrounding countryside. Houses mainly front onto the High Street and North Cray Road. There are five Statutorily Listed Grade II properties, a variey of 18th Century brick houses and a cluster of 19th Century houses around the junction of North Cray Road and Vicarage Road. There are also a number of 18th and 19th Century two storey brick terraces, the former fronting directly onto the road, whereas the latter have small front gardens. There are two locally listed public houses: the Coach and Horses (mid 18C) on North Cray Road and the the Old Wick (c1890) on Vicarage Road (formerly the Rising Sun).



Contrast of Highstreet House (123 High Street above) and the terraced houses of North Cray Road below



7.11 This residential area shows a unity of scale and character with the consistent use of materials within terraces being important. Some terraces have suffered from insensitive alterations, many carried out as permitted development. It has therefore been necessary to apply Article 4 Directions, as indicated on the Townscape Appraisal map, in order to control future alterations. Important elements of the buildings include the shape and style of window openings, doors and windows, and materials of walls and roofs.

7.12 The road bridge over the River Cray is included in the Council's Local List. The present bridge was built in 1872 replacing an earlier late 18th Century bridge. The rebuilding of the original hump-back bridge required raising the road level, thereby leaving the pavement in front of Nos. 99-115 High Street at a considerably lower level. The bridge is one of the most significant features of the village; the river crossing being the historic origin of Bexley's growth.

7.13 Principal features of Area 3:



Road bridge over the River Cray



Former mill now converted to residential

- River Cray, the road bridge and old ford;
- The Old Mill, a former water mill (reconstructed after a fire in 1966), now converted to residential;
- Willow trees beside the River Cray.
- Large 17th and 18th Century dwellings - Highstreet House (home of John Thorpe, the 18th Century Kent historian and antiquary) and Cray House;
- Two, locally listed public houses - the Coach and Horses and the Old Wick
- Terraced housing pre- and post-railway;
- Two substantial late 20th Century residential developments: Clarendon Mews and Thomas Shearley Court;
- Large vacant site of former modern garage, car sales and workshops. A key site to be redeveloped;
- Views across open landscape particularly from North Cray Road and Pelham Cottages, off Vicarage Road; and
- Vicarage Road begins the rise eastwards to Coldblow on to Dartford Heath.

Area 4: Manor Road

7.14 This area contains a site of a medieval church and a manor house. It includes the eastern boundary of the conservation area which has been drawn widely to include grounds and open space north of Manor House which lies within the Metropolitan Green Belt. Manor Cottage, Manor Lodge and Manor Farm House are also within the Green Belt.

7.15 Away from the noise of traffic on the High Street, the area has a semi-rural appearance, enhanced by the eastward views over green open space, although this can be marred by heavy goods vehicles using Manor Road to access the sand and gravel site, causing considerable detrimental effect. Trees are a significant feature of the townscape and landscape.

7.16 Principal features of Area 4:

- The historic St Mary's Church and Manor House;
- Yew trees in St Mary's churchyard;
- The old boundary wall between St Mary's Churchyard and Highstreet House is one of the oldest in the village, dated pre 1705;
- Well tree'd Victorian cemetery, now a local nature reserve;
- Semi-rural setting of Manor Lodge (c1820) and Manor Cottage (c1870) which are included on the Council's Local List;
- Area of open space north-west of Manor House;
- Edge-of-village location and setting enhanced by trees and open spaces;
- Includes part of Metropolitan Green Belt; and

- Vehicular access to sand and gravel works (not in conservation area).

Activity, prevailing or former uses within the conservation area

7.17 The Old Bexley Conservation Area is primarily a mix of commercial and residential uses. Commercial uses are predominately confined to Bexley High Street and Bourne Road whilst residential uses are prevalent in the north-west and south- east quarters of the area, particularly the latter.

7.18 There are five churches, several community halls and a public library as well as a broad mix of convenience and specialty shops, and several pubs, restaurants and cafes. The village is a busy district shopping centre with two public car parks and a railway station. The timber yard, accessible only from the High Street, makes a distinctive contribution to the commercial character of the area.

7.19 Small workshops and yards operate from isolated backland sites off Oxford Mews, Tanyard Lane and Weir Road. The former Reffell's Brewery site in Bourne Road is now a business park. An important site beside the river bridge, formerly occupied by a garage, used car centre and workshop, is presently vacant.

7.20 The conservation area is blighted by traffic, busiest at rush hour periods and predominantly traveling in a north/south direction. Traffic noise is most noticeable in the High Street especially at its junction with Bourne Road where there is often congestion.

Architectural and historic character

7.21 The conservation area has a memorable historic character and appearance deriving from a varied collection of old buildings built in a mix of domestic architectural styles and local building materials.

7.22 Despite the conservation area's medieval origins and the presence of a number of 17th and 18th Century buildings, it is the post-railway development that dominates the appearance of the area. It would appear that many 18th Century buildings in the centre were re-fronted during the second half of the 19th Century; others were demolished and replaced with buildings on a larger scale. The contrast is well illustrated by two terraces opposing each other across the High Street: Oxford Terrace (1878), fully three-storey, and low-lying Styleman's Almshouses (1755), shown below.



7.23 Detached buildings and terraces are the characteristic building form, the latter being more prevalent from the mid-19th Century. The pattern is one of 19th Century terraces mixed with older detached dwellings. The village centre comprises several three storey 19th Century, and later, terraces (e.g. Oxford Terrace) which directly fronts the highway, mixed with detached 18th Century buildings which are well set back. Some village centre backland sites are in use as workshops or parking but away from the centre, especially south of the railway line, back gardens are common.

7.24 Eighteenth century almshouses, a small-scale Victorian brewery, Edwardian public library and a re-constructed mill add to the conservation area's diverse collection of building types. The conservation area is particularly notable for its historic street pattern, the diversity of plot sizes and building forms, and varied interplay between built form and traffic routes. These are all important evidence of the organic development of the village from its medieval origins to the present day.



Public Library

7.25 Two historic shop fronts are relatively unaltered; No. 36 High Street and No. 17 Bourne Road. Several shop fronts retain elements of a 19th Century design, notably Nos. 70-72 High Street and Nos. 7-9 Bourne Road where decorative pilasters and cornice remain.

7.26 Building materials are predominantly from local sources including red and buff bricks, flint, stone, render, weather-boarding and tile-hanging. The roofscape of the village is diverse with a combination of pitched roofs covered with slates or small clay tiles, and brick chimney stacks with terracotta pots.

7.27 There are numerous statutorily listed buildings in the area and an unusual concentration of 'Buildings of Local Interest' i.e. buildings of local importance which are historic and contribute significantly to the townscape of the borough. These are marked on the attached Townscape Appraisal Map.



Grade II Listed 'Cray House'

Buildings of townscape merit

7.28 The Appraisal map also identifies many "Buildings of Townscape Merit". These buildings will vary, but are generally good examples of relatively unaltered historic buildings where their style, detailing and building materials provides the streetscape with interest and variety. Most importantly, they make a positive contribution to the special interest of the conservation area.

Trees, greenery and green spaces

7.29 There are several specimen trees, or groups of trees, which make a positive contribution to the setting of the conservation area, especially those around St John's and St Mary's Church. The grassy embankment of the railway is lined with trees and there are some tall willows beside the River Cray. A large evergreen Holm Oak outside No. 117 Bexley High Street holds a prominent position on a bend in the High Street.

7.30 Those trees, and groups of trees, which are particularly prominent and make a

contribution to the conservation area are identified on the Townscape Appraisal map. It has not been possible to identify every notable tree and lack of a specific reference does not imply that it is not of value.

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



7.32 There are two significant areas of green open space in the conservation area. Most prominent is the grassed public park south-east of St John's Church which functions as a suburban 'village green'. Known as 'Golden Acre', it contains a children's playground and provides a good open setting for the church.

7.33 North-west of Manor House is a private open area out of sight of the general public but important to the semi-rural setting of the conservation area. South-east of Manor House there is an open space that was formerly a walled orchard.

7.34 There are also three characterless backland car parks: south of Bexley High Street; off Thanet Road; and by the railway station - the latter is part of the former railway siding and coal depot.

Assets of Old Bexley Conservation Area (positives)

7.35 The positive physical assets of Old Bexley Conservation Area are:

- Architectural and historic interest of the area's buildings, collectively and individually;
- Historic street pattern and the road's winding course through the village gives rise to continually changing street views;
- Interesting streetscape with a high concentration of historic buildings;
- Good range of specialist and convenience shopping;
- Ample parking available;
- Historic significance of ford crossing point at the River Cray, by the former Old Mill
- Public open space adjacent to St John's Church;
- Trees, shrubs and hedgerows;
- Proximity to countryside;
- Good public transport connections.

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

7.36 The main intrusion or negative features are:

- The railway line has isolated the medieval church from the heart of the village;
- The vacant garage and used car centre beside the Old Mill is one of a number of uncharacteristic buildings in the conservation area;
- A large number of shop fronts, fascias and projecting signs are out of keeping with

their host building's historic appearance;

- Loss of architectural detail and insensitive alteration of historic buildings detracts from the area's historic interest e.g. changes to windows, doors and roofing materials;
- Loss of unity in rows and terraces;
- Unsightly High Street car park with rear views of High Street propoerties and recycling skips;
- The obtrusive blank side of No. 2 High Street.

Problems and pressures

7.37 The main problems and pressures are:

- The conservation area is blighted by high levels of through traffic;
- Heavy sand and gravel lorries disrupt the ambience of Manor Road;
- Continuing loss of architectural detail and insensitive alteration of historic buildings.



Junction of High Street and Bourne Road

General condition

7.38 In general terms the condition of the area is good although blighted by the following:

- Unkempt appearance of Tanyard Lane and Oxford Mews;
- Litter and neglect in the front of No.11 Bourne Road;
- Poor road surface of Oxford Mews;
- Poor state of repair of some properties; and
- The footway surface in some locations is inappropriate.


Oxford Mews

Opportunities for enhancement

7.39 Opportunities exist for potential enhancement by:

- Redeveloping the important former Mill Garage site;
- Further improving the public realm by footway surfacing and especially, rationalising signing and street furniture;
- Further tree planting and soft landscaping, particularly in the station car park;
- External maintenance of first and second floors of the private residential flats at Nos. 50-68 and Nos. 76-80 High Street (1960s development);
- Encouraging replacement of all inappropriate shopfronts in line with the Council's Shopfront Design Guide;
- Encouraging restoration of architectural details, which are essential to the design and character of key historic buildings;
- Producing design briefs to guide sensitive redevelopment of potential sites; and
- Enhancing the forecourt area in front of No.11 Bourne Road.

Potential for new development

7.40 Any new building contemplated in this established conservation area will need to show particular respect in terms of bulk, siting and external detailing for the adjacent older buildings. In addition, any alterations to existing buildings will be expected to preserve or enhance the character and appearance of the conservation area in line with Government advice and planning policies. Any plans for alterations or extensions will need to be considered in the context of existing materials, as the external materials of the extension should be in character with the materials of the existing building and character of the area.

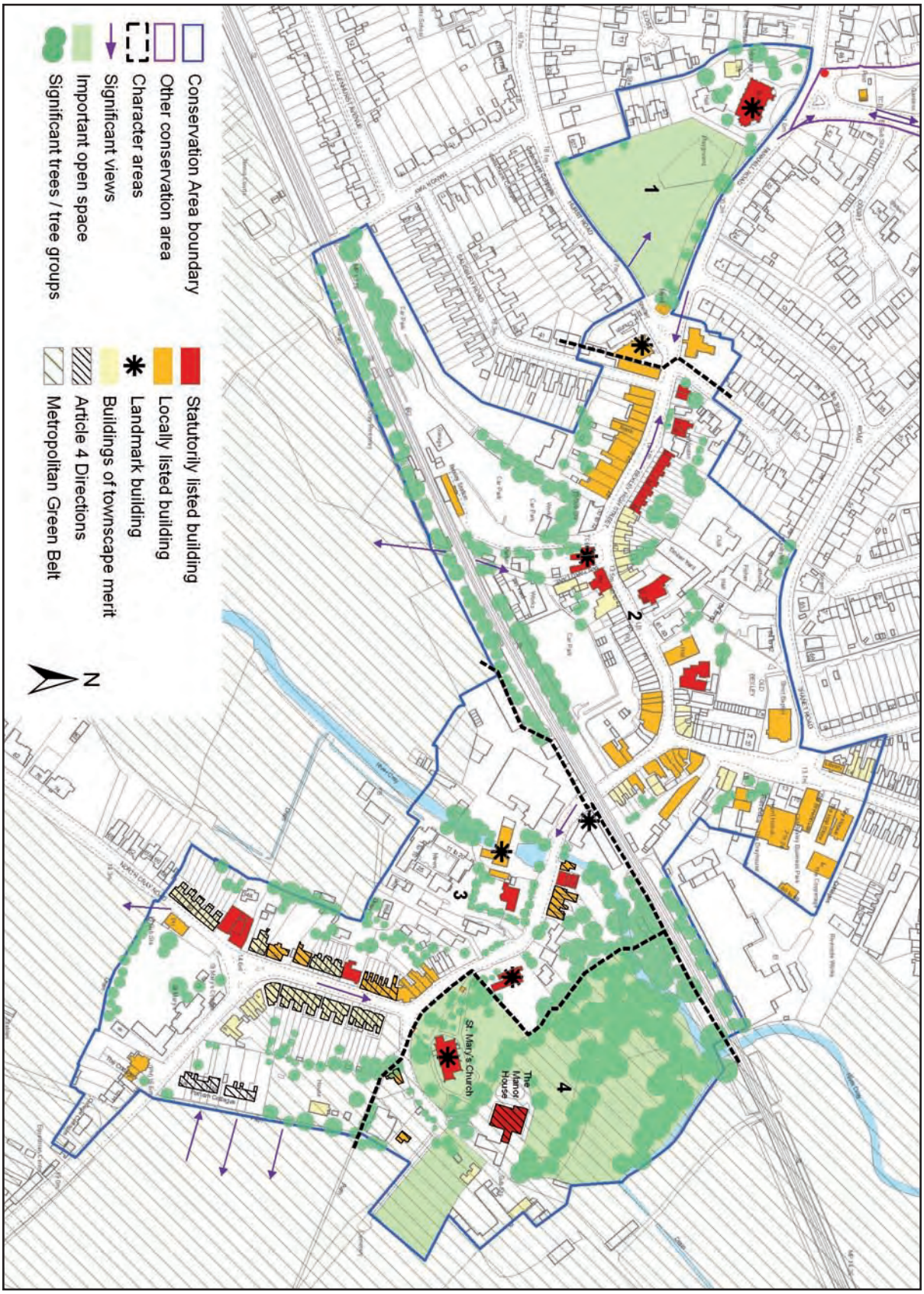
7.41 Like many conservation areas, this area contains a few incongruous buildings built prior to declaration, where redevelopment to provide a building of more suitable character might be appropriate, for example at the former Mill Garage site. Replacements will need to echo the characteristics of the existing buildings and must also respect the general density of development and established building-lines.

7.42 Further sub-division of large plots to provide backland or infill developments would generally be inappropriate, eroding the traditional layout and plot sizes. Many buildings here are outstanding in their own right and redevelopment of those properties would be unlikely to benefit the area. There is a presumption to preserve any original properties which contribute to the character and appearance of the area.

7.43 In determining the impact of any proposal the Council will take into account the overall form, shape and proportions of the extension; massing and day lighting issues, as well as roof type, layout of doors, design and style of windows. The doors and windows of the extension should generally repeat the proportions, design, alignment and materials of the openings in the original dwelling.

7.44 All future proposals for development shall be judged for their effect on the character, appearance and special interest of the conservation area, as defined in this appraisal.

Townscape Analysis Map



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Part 2: Conservation Area Management Plan

1 Legislative background

1.1 The purpose of this Management Plan is to present proposals to achieve the preservation and enhancement of the conservation area's special character. The special qualities of the area have been identified as part of the appraisal process and this guidance draws upon that information. Both the Appraisal and the Management Plan will be subject to monitoring and review.

1.2 The document reflects government guidance as set out in Planning Policy Guidance Note 15 - Planning and the Historic Environment (PPG15) and English Heritage's, "Guidance on the Management of Conservation Areas" (August 2005). It is important that the development control process ensures the preservation of the special character of the conservation area and that opportunities are taken to identify and implement enhancements. The key aims of the Management Plan, supported by the Character Appraisal, are to:

- raise awareness of the importance and value of the local heritage;
- identify distinctive built environment character areas within the conservation area; provide guidance; and set out objectives to preserve and enhance buildings, structures and features;
- identify distinctive public realm character areas within the conservation area, provide guidance and establish key actions to preserve and enhance the landscape, open spaces and streets;
- provide tailored design guidance and set out actions for the enhancement of within the conservation area;
- outline the key statutory requirements in respect of development within the conservation area; provide guidance; and set out actions to secure the proper and effective application of these requirements; and
- propose the implementation of management procedures to co-ordinate the delivery of new works and maintenance of public spaces.

1.3 The Management Plan encourages the Local Authority, developers, development professions (e.g. planners, architects, landscape architects, highway engineers) and the local community to engage in the preservation and enhancement of the local historic environment. This will help secure the long-term viability of the conservation area as an important heritage asset.

2 Planning controls and the Council's Development Plan

2.1 Designation as a conservation area brings a number of specific statutory provisions aimed at assisting the 'preservation and enhancement' of the area. The local plan policies form the basis for making development control decisions with regard to new development and extensions. Also, in accordance with the Planning (Listed Buildings & Conservation Areas) Act 1990 there are a number of extra controls, which apply to existing buildings in conservation areas. Consent is needed for:

- Demolition of a building (apart from some minor exceptions).
- Demolition of walls, gates or fences of over a metre next to a highway or over two metres in other locations.

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

- Where a dwellinghouse is enlarged and would extend beyond a wall forming a side elevation of the original dwelling house or the enlarged part of the dwellinghouse would have more than one storey and extend beyond the rear wall of the original dwellinghouse.
- The construction of a building or enclosure, swimming or other pool, or a container used for domestic heating purposes within the curtilage of a dwellinghouse, if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.
- Cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles.
- Enlargement of a dwellinghouse consisting of an addition to or an alteration to its roof.
- The installation of a satellite dish or antenna on a chimney, on a building over 15 metres in height or on a wall or roof slope, which fronts and is visible from a highway (refer Government publication “A Householder’s Planning Guide for the Installation of Antennas, including Satellite Dishes”).
- Notification must be given of felling or lopping of trees.

2.3 Conservation Area Consent is required for the full or substantial demolition of buildings within the conservation area. In accordance with the Government Guidance in PPG15 there will be a presumption in favour of retaining buildings, which make a positive contribution to the character or appearance of the conservation area.

2.4 Any application for the demolition of a Statutorily Listed, Locally Listed Buidling or Building of Townscape Merit will need to be accompanied by a reasoned justification stating why the building should be demolished. The Council will expect the applicant to demonstrate that:

- the buiding is beyond economic repair;
- the building has been offered on the open market at a relaistic price; and
- if vacant, that alternative uses have been sought.

2.5 Where alterations are proposed, the reinstatement of original detailing and composition will be sought to reinforce the unity and cohesive quality of the townscape. The Council will seek to ensure that new development within the conservation area serves to preserve or enhance the character or appearance of the area in accordance with the adopted planning policies, the emerging Local Development Framework and other published design guidance.

2.6 The Council will expect all applications for extensions and alterations to be particularly carefully considered and only well detailed schemes, using the characteristic and appropriate traditional materials, will be approved.

2.7 Furthermore, there must be satisfactory proposals for the redevelopment of any site before consent will be granted for demolition.

3 Listed buildings, landmark buildings, buildings of local architectural or historic Interest and buildings of townscape merit.

3.1 There are numerous statutorily and locally listed buildings, buildings of townscape merit and landmark buildings in the conservation area. Collectively these buildings together with the other Victorian and period properties form a unique suburban townscape composition and are worthy of conservation area status. The principal buildings are shown on the Townscape Analysis Map.

3.2 With statutorily listed and locally listed buildings, buildings of townscape merit help create the conservation area's distinctive and interesting historic townscape. As recommended in Planning Policy Guidance 15: Planning and the Historic Environment, the general presumption should be in favour of retaining buildings, which make a positive contribution to the character or appearance of a conservation area.

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. The properties involved are identified on the Townscape Appraisal Map. Further details and addresses are given in Appendix 2 at the end of this document.



North Cray Road

4.2 In a similar manner, the context of the original roofscapes is an important feature, which adds rhythm and continuity to the street scene and the conservation area. Roof extensions, dormers or roof lights to the front or side can be particularly disruptive when visible from the street or from public open space. It is critically important to protect and retain the original roofscapes.

4.3 To preserve the character and appearance of the streetscape from harmful advertisements, part of the conservation area is covered by a designation that restricts their display. The "Area of Special Control of Advertisements" is defined due to their scenic, historical, architectural or cultural features being considered so significant by the local planning authority that a stricter degree of advertisement control is justified in order to conserve visual amenity within the defined area. Appendix 3 lists the property addresses covered by the designation.

4.4 In general terms, it was identified that the following alterations pose a threat to the special character of the area

- Loss of architectural detail and insensitive alteration of historic buildings detracts

from the area's historic interest e.g. changes to windows, doors and roofing materials;

- Use of alien roof materials, removal of redundant chimney stacks, pots and roof features;
- Alterations to the roofscape, including the installation of dormers and roof lights;
- A large number of shop fronts, fascias and projecting signs are out of keeping with their host building's historic appearance;
- Loss of unity in rows and terraces;
- Unsightly positioning of recycling skips e.g. High Street car park.

4.5 Such alterations would require planning permission in most cases. In determining planning applications the Council will take the above factors into consideration. The Council will oppose those alterations, which pose a threat to the special character of the area.

4.6 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.

4.7 The Council may assist with the provision of grant aid for projects, which restore or reinstate the original features of the building and will contribute to achieving higher standards of preservation and enhancement.

5 Trees, landscape and space between buildings

5.1 Within the conservation areas, anyone intending to lop or fell a tree greater than 75mm in diameter at 1.5 metres above the ground must give the Council six weeks written notice before starting the work. This provides the Council with an opportunity to assess the tree to see if it makes a positive contribution to the character or appearance of the conservation area, in which case a Tree Preservation Order may be served.



Station Approach

5.2 It is also essential to maintain the juxtaposition of the building types. The space between these building blocks can offer significant views to trees and greenery beyond. It is important to retain this continuity and maintain these open views as breaks in the urban built form. In addition, trees and open space provide a welcome break in the suburban environment and make a significant contribution to the conservation area. The Council will seek to maintain and enhance these natural features.

5.3 The area contains many trees which are at present covered by a Tree Preservation Order and the Council will consider the use of further 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 where they provide breaks in the built environment.

5.4 To the South and East the openness of the Green Belt, which in part encompasses the conservation area, is critical to its village setting, character and appearance. Therefore any proposed change or development which would have an impact on this arrangement will be strongly resisted.

6 Setting and views

6.1 The setting of the conservation area is very important and development that impacts in a detrimental way upon the immediate setting and longer views, into and from the conservation area, will be resisted. The important views are identified on the Townscape Analysis Map in the character appraisal.

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

7 The public realm and enhancement

7.1 The main core of the conservation area has generally been surfaced using clay paviours. However, there are some areas where inappropriate materials such as black-top have been used. Lighting has been improved with replica period columns which enhance and help unify and reinforce the character of the conservation area. In general highway signage and other structures can all serve to detract from the quality of the public realm and character of the area, therefore any redundant modern features should be removed. A critical audit of the public realm should be undertaken to identify redundant features and opportunities for enhancement, subject to resources.



Bexley High Street

7.2 It is recommended that any highway works need to take into account the sensitive location and seek to “preserve and enhance” the character and appearance of the conservation area.

7.3 There is potential for further tree planting and soft landscaping, particularly in public car parks and the station car park. The Council will endeavour to rationalise the view towards the rear of properties from the High Street car park. Should the opportunity and funding arise, then improvements to the appearance of the car park and recycling area will be initiated.

7.4 Where appropriate, as an adjunct to the public realm the Council will encourage property owners to keep their front gardens rather than paving over to provide additional vehicle parking. In addition, there may be merit in managing any further development of front boundary walls, to further enhance appreciation of the area.

7.5 The Council will seek to ensure that any surviving historic streetscape features are retained, and that any future highway works will bring a positive improvement to the character or appearance of the conservation area. All works should accord with the spirit of English Heritage’s ‘Streets For All’ 2004.

8 New buildings and building extensions

8.1 Only developments, which respect the special interrelationship of spaces, built form, detailing and materials of the existing buildings, are likely to be appropriate. Additional developments to the side or at first floor level should not normally be permitted due to closing the space between buildings.

8.2 New developments in conservation areas should aspire to a quality of design and execution, related to its context. This will normally involve respecting values established through assessment of the significance of the area.

8.3 In the Old Bexley Conservation Area the main pressure for future development might generally take the form of extensions, which could have an adverse affect on the harmony of the existing development. Further development might be permissible in some instances, as long as the proposals utilise current enclosed areas at ground floor level to the rear and are designed in a way that is sensitive to scale, detail and materials. Dormers or roof lights would be unacceptable on roof slopes apparent from public viewpoints as they detract from the character and appearance of the conservation area.

8.4 In the shopping area a number of shopfronts would benefit from changes to a more traditional style and colour, and the removal of unsightly and redundant signs. The Council has produced separate guidance on shopfronts, refer to the Shopfront Design Guide.

8.5 Like many conservation areas, this area contains a few incongruous buildings built prior to declaration, where redevelopment to provide a building of more suitable character might be appropriate. Replacements will need to echo the characteristics of the existing buildings and must also respect the general density of development, roof pattern and established building-lines. Many Victorian buildings here are outstanding in their own right and redevelopment of those properties would be unlikely to benefit the area. There is a presumption to preserve any original properties which contribute to the character and appearance of the area.

8.6 Some properties have potential for refurbishment and the reinstatement of original features, for example, timber sashes or consistent roadside boundaries. Where original slates need replacement, roofing materials of similar colour, shape and profile are recommended. Discordant tiling on semi-detached properties is particularly unsightly.

9 Solar panels and wind turbines

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

10 Monitoring change

10.1 It is recommended that the physical environment of the conservation area and key sites adjacent to the conservation area is monitored by carrying out detailed surveys,

including a dated photographic record, on a regular basis, so as to identify any unauthorised work and consider whither enforcement action should be taken.

10.2 Any previously unreported unauthorised development or work identified by the detailed survey would then be considered by the Planning Control Enforcement Team for action, resources permitting.

11 Boundary definition

11.1 Since designation, the boundary has proven to be robust and generally a good reflection of the area of greatest historic significance and special character. The Council will maintain the defined boundary of the designated area and periodically review the boundary of the conservation area as part of future reviews in accordance with best practice and guidance on management of the historic environment.

12 Community engagement

12.1 It is mentioned in recent urban design publications that, “people make places”. Although the Council has planning powers it can exercise over development and may, when funds are available, carry out enhancement works, ultimately the quality of any place depends on all the people who affect the area. In predominately residential areas such as Parkhurst Conservation Area, the owners of property play a key role in affecting how the area looks. Good communication between local residents and the Council is one way of helping owners and the Council carryout appropriate works and take informed decisions that are of benefit to the area.

12.2 To that end the Council will seek to maintain and promote close collaborative working with the local residents and any local associations on issues relevant to the management of the area, including proposals for development and enhancement, within and adjoining the conservation area. It will also improve dialogue with the wider community. This may include the production and distribution of information leaflets, subject to resources.

12.3 The following actions were taken to ensure that this appraisal and management plan proposals is accepted by the local community.

12.4 Public consultation - The Old Bexley Conservation Area Appraisal and draft Management Plan was subject to public consultation over a 6 week period during October/November 2009. Comments were also sought from the Conservation Advisory Committee, local amenity/history groups, local partnerships, organisations such as English Heritage, etc., and individual owners/occupiers of all of the properties affected. Copies were available for reference at: the Contact Centre, Civic Offices and the Central Library at Bexleyheath; in all local libraries; and at Council Offices, Wyncham House, Sidcup and on the Council’s website.

12.5 Comments were assessed and amendments made, where appropriate. These were then considered and approved by the Cabinet Member. This document is available on the Council’s website at bexley.gov.uk

12.6 The Council will seek to improve communication with local residents and, where it can, help and encourage local residents to engage and assist with pursuing conservation objectives.

Appendices

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

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

Roofs

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

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

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

Chimneys

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

Dormers

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

Fascias

Features such as timber bargeboards and fascias should be preserved and, if replacement becomes necessary, it should wherever possible replicate the design and material of those original to the building. The addition of bargeboards and fascias to buildings that did not previously have such a feature will normally be resisted, where they would detract from the character of the building or the area.

Walls

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

Painting and stone cleaning

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

Windows and doors

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

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

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

Doors - Doorways form an important element of historic buildings and can add to the character of conservation areas. Together with the door surround, fanlight, steps and original door furniture, doors can provide a significant and prominent feature. In recent years there has been a trend towards the replacement of historic timber front doors with modern doors of inappropriate materials and design. To preserve the character and appearance of historic buildings and areas, it is important to retain the original front door, door surround, fanlight and other features wherever possible. When necessary, replacement or repaired doors should accurately replicate the original design in all respects.

Window and door materials

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

Rainwater goods

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

Boundary walls and railings

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

Minor additions

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

2 Article 4 (2) Directions

Properties within the Old Bexley Conservation Area covered by these Directions are shown on the Townscape Analysis Map and are as follows:

Numbers 4, 6, 8, 10, 12 and 14 North Cray Road, Bexley
(Numbers 2-14 (even) are all on the local list and No.16 (adjoining) is on the statutory list, Grade II)

Brings within Council control minor alterations including attic rooms, enlargements or improvements to the exterior of a dwelling or within the site, alterations to windows, pebble-dashing or rendering external walls, change of roofing materials, construction of porches and, in front of the properties, the construction of vehicular hard-standings or oil storage tanks.

Number 30 North Cray Road, Bexley (on local list)

Brings within Council control improvements or alterations including attic rooms or involving the painting, pebble-dashing or rendering or affecting windows or roofing materials on the front elevation, the construction of porches or the erection of gates, fences or walls in front of a property.

Numbers 99, 107, 109, 111, 113 and 115 Bexley High Street
(All on the local list and within an area of special advertisement control. Nos. 101, 103 and 105 (adjacent) are statutorily listed, Grade II).

Brings within Council control minor alterations including attic rooms, enlargements or improvements to the exterior of a dwelling or within the site, alterations to windows, pebble-dashing or rendering external walls and change of roofing materials to the fronts of all properties and to the sides of No.99 Bexley High Street.

Numbers 1, 3 - 33 (odd), 18-28 (even), 32, 32A and 32B North Cray Road, Bexley.
(No.32 is on the local list).

Brings within Council control improvements or alterations including attic rooms or involving pebble-dashing or rendering or affecting windows or roofing materials, the construction of porches or the erection of gates, fences or walls or the painting of a front elevation and also to the sides of 1, 32, 32A and 32B North Cray Road.

Numbers 36 – 54 (even) North Cray Road, Bexley

Brings within Council control minor alterations including enlargement or improvements to the front elevation of a dwelling, alterations to windows, pebble-dashing or rendering front walls and change of roofing materials to the fronts of all properties.

Numbers 1, 2, 3, 3A, 4, 5 and 6 Pelham Cottages, Vicarage Road, Bexley and Manor Farm House, Manor Road, Bexley

Brings within Council control works to erect, construct, maintain, improve or alter (including total or partial demolition) any gate, fence, wall or other means of man-made enclosure in an area between public footpath 135 and Vicarage Road to the east of a line running through the eastern elevations of Manor Farm House and Nos. 1 to 6 Pelham Cottages on the eastern edge of the Old Bexley Conservation Area.

Manor Farm House, Manor Lodge and Manor Cottage, Manor Road, Bexley.

Brings within Council control works to erect, construct, maintain, improve or alter (including total or partial demolition) any gate, fence, wall or other means of man-made enclosure in an area including public footpath 130 west of a line running through the eastern elevation of Manor Farm House or, alternatively, in an area alongside the cemetery access mainly within the grounds of Manor Cottage. Both areas are entirely within the Old Bexley Conservation Area.

3 Area of Special Control of Advertisement (ASCA)

Areas of Special Control of Advertisements are defined due to their scenic, historical, architectural or cultural features being considered so significant by the local planning authority that a stricter degree of advertisement control is justified in order to conserve visual amenity within the defined area.

Only three types of advertisement are permitted in such areas: public notices;

advertisements inside a building; and advertisements for which there is deemed consent. The Town and Country Planning (Control of Advertisements) Regulations 1992 provide more details.

Addresses covered by ASCA		Post town	Postcode	Other considerations
1&3	Bexley High Street	Bexley, Kent	DA5 1AB	Listed Grade II
5	Bexley High Street	Bexley, Kent	DA5 1AB	
7&9	Bexley High Street	Bexley, Kent	DA5 1AB	Listed Grade II
11	Bexley High Street	Bexley, Kent	DA5 1AB	
13-35	Bexley High Street	Bexley, Kent	DA5 1AB	Listed Grade II
95	Bexley High Street (Thomas Shearley Court)	Bexley, Kent	DA5 1JT	Northeastern end of building is outside the ASCA
Mill pond	Bexley High Street	Bexley, Kent		Old Mill restaurant and river bridge are locally listed
Forecourt of the Old Mill	Bexley High Street	Bexley, Kent	DA5 1JY	Old Mill is locally listed
96	Bexley High Street (Cray House)	Bexley, Kent	DA5 1JY	Listed Grade II
96b	Bexley High Street	Bexley, Kent	DA5 1JY	
98	Bexley High Street	Bexley, Kent	DA5 1JY	
99	Bexley High Street	Bexley, Kent	DA5 1JX	Locally listed. Elevations to street and river subject to an Article 4 Direction. Part of a “building group of townscape value”.
100	Bexley High Street	Bexley, Kent	DA5 1JY	
101	Bexley High Street	Bexley, Kent	DA5 1JX	Listed Grade II and part of a “building group of townscape value”.
102, 104, 106	Bexley High Street	Bexley, Kent	DA5 1JY	
108	Bexley High Street	Bexley, Kent	DA5 1JY	Part of a “building group of townscape value”
107 & 109	Bexley High Street	Bexley, Kent	DA5 1JX	Locally listed. Elevation to street subject to an Article 4 Direction. Part of a “building group of townscape value”
110 & 112	Bexley High Street	Bexley, Kent	DA5 1JY	Locally listed and part of a “building group of townscape value”
111, 113, 115	Bexley High Street	Bexley, Kent	DA5 1JX	Locally listed. Elevation to street subject to an Article 4 Direction. Part of a “building group of townscape value”
117,119,121	Bexley High Street	Bexley, Kent	DA5 1JX	Listed Grade II and a “key building” that acts as a focal point
123	Bexley High Street (High Street House)	Bexley, Kent	DA5 1JX	
Part of St. Mary’s churchyard flanking Bexley High Street		Bexley, Kent		Within curtilage of Grade II* listed church
2	North Cray Road	Bexley, Kent		Locally listed

4 Bexley Historic Buildings Fund - helping to restore your heritage

The London Borough of Bexley is fortunate in having a fine heritage of notable old buildings and historic areas. These, besides being of importance in their own right, help make the borough a pleasant and attractive place to live and work.

The Bexley Historic Buildings Fund can offer grants to assist with the additional costs associated with restoration works which arise from the need to preserve, enhance or restore the buildings special character.

Grant aided schemes may be for the restoration of complete buildings or alternatively small scale projects to restore original features such as timber sash windows, decorative stonework, etc. Grant aided works should normally be visible to the public. Normal building maintenance, alterations or building new extensions are not eligible.

Any applications for grant aid must be made before work commences. Detailed notes for the guidance of applicants are available on request from:

London Borough of Bexley
The Bexley Historic Buildings Fund
Strategic Planning & Development
Wyncham House
207 Longlands Road
Sidcup
Kent DA15 7JH

Alternatively call 020 8308 7789 or email gordon.fraser@bexley.gov.uk.

Donations to the Fund are welcome.

5 Contacts

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

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

Tel: 020 8303 7777
Email: gordon.fraser@bexley.gov.uk

For further information relating to listed buildings and conservation areas:

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

Tel: 020 7973 3000
www.english-heritage.org.uk

For an excellent range of technical advice leaflets:

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

Tel: 020 7377 1644
www.spab.org.uk

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

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

Tel: 020 8836 7369
www.bexley.gov.uk/archives

If you would like to know more about the services the Council provides, or would like either a translation of this document or the information in a different format, please call our Customer Contact Centre on 020 8303 7777 and press 0, quoting reference:

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