

Draft Supplementary Planning Document for

Bromley, Hayes and Keston Commons Conservation Area



1. INTRODUCTION

- 1.1 Conservation areas are a small percentage of our total building stock, and represent the very best of our rich and varied built heritage. Bromley Council is committed to the careful management of these areas to ensure that their unique qualities, historic buildings and spaces can be enjoyed by current and future generations. Bromley Council is grateful to all historic building owners for their dedicated, unpaid, and voluntary custodianship of their particular part of our common built heritage.
- 1.2 This document provides advice and guidance to all those who live and work within the Bromley, Hayes and Keston Commons Conservation Area. It sets out the Council's approach to the management of the area in order to preserve and enhance its character and appearance.
- 1.3 It also provides the policy basis for conservation considerations in the determination of applications for planning permission. Maps (Ref BCA 44) showing the boundaries of the Bromley, Hayes and Keston Commons Conservation Area are held at the London Borough of Bromley Planning Reception, Civic Centre, Stockwell Close, Bromley.
- 1.4 This statement is the product of a detailed consultation process that commenced with an appraisal of the Bromley, Hayes and Keston Commons Conservation Area. A draft copy of this document was circulated to all interested parties and the Advisory Panel for Conservation Areas was consulted. The process included a public meeting and all responses to the draft were encouraged and given careful consideration. This guidance document was revised and refined in light of all these comments.
- 1.5 This statement was adopted by the Council's Development Control Committee on XX of XX, XX.

2. DESCRIPTION

- 2.1 The Bromley, Hayes and Keston Commons form a substantial area of land in the heart of the Borough and lie two miles to the South of Bromley town centre. The common lands covered by the conservation area are: Hayes to the West, Bromley to the East (separated by the river Ravensbourne which rises in the South) and Keston to the South, and comprise a mixture of open scrubland and woodland, traversed by important historic routes including Baston Road, Oakley Road, Gravel Road, Five Elms Road, Barnet Wood Road and West Common Road
- 2.2 The conservation area comprises sixteen individual sub-areas, each linked by common land and identified for its architectural or historic interest and/ or landscape setting. The commons themselves are protected by a number of landscape and habitat designations and for that reason have not been included within the conservation area. The buildings within the conservation area vary greatly in age and style. The vast majority of designated buildings are deemed to contribute to the area's special character, and equal importance is given to its rural character and landscape qualities, the numerous trees also having the protection which designation affords.
- 2.3 The Council's decision to designate followed a request from the Borough's Advisory Panel for Conservation Areas (APCA) in 2000, as they were concerned that important local buildings, many of which are locally listed, were under threat from demolition and re-development. Two such groups were unfortunately demolished before the area could be designated, these were Simpson's Cottages (four locally listed dwellings off Five Elms Lane dating from c1809) and Barnet Wood Cottage, Barnet Wood Road (a Georgian woodsman's cottage).
- 2.4 The conservation area was initially designated on 25 July 2000 with substantial additions on 25 November 2000. Further extensions were included on XX of XX 2005.

3. HISTORICAL DEVELOPMENT

BROMLEY COMMON

- 3.1 Today, Bromley Common is a wedge of land from Masons Hill to Keston Mark but historically it was a much wider area covering three hundred acres on either side of Hastings Road. The Lord of the Manor owns the common although the commoners have certain prescribed rights to use it.
- 3.2 Historically Bromley Common was an over-grown wasteland through which tracks and pathways passed. It was notorious for robbers and highwaymen, the last of whom, it is said, was hanged in 1798.
- 3.3 Some large residences were developed on the edge of the common in the 18th century, The Rookery (now demolished), Oakley House and Elmfield on Hastings Road, being the most substantial.
- 3.4 In 1764 the first significant change came to Bromley Common when an Act of Parliament was passed enclosing some of it. A sum of £40 per year was paid to the churchwardens of Bromley in compensation for loss of rights of the commoners. In 1821 the rest of the common was enclosed, allowing it to be put into productive agricultural use. Enclosure led to the diverting and closing of some tracks and the creation of new roads that in turn attracted a residential population. At that time Oakley Road was known as the Westerham Turnpike Road and Cross Road was known as Workhouse Road. In response to this population expansion Holy Trinity church was erected at the junction of Hastings Road and Oakley Road.

HAYES COMMON

- 3.5 Extending from Hayes village to Keston village, Hayes Common, once heather heath, is now secondary woodland of birch and oak, with some remaining heather areas, now of special interest. As at Bromley it is dotted with historic development.
- 3.6 Hayes is believed to mean village '*near the heath*'. Early settlements are believed to have existed on the commons in pre-roman times, numerous earthworks having been identified in the 19th century. In the year 1200 the lands comprising the Hayes area were part of the Manor of Great Orpington, and it was Godfrey of Bastane who established Baston Manor house in 1270. Hayes Grove was erected about 1730 and another building of local importance, Hayes Court, was built in 1776. It was one of its later occupants, Sir Vicary Gibbs, who enclosed part of the Hayes Commons in 1807 for the construction of The White House, Brackendene and Simpson's Cottages. In 1873 Lord Sackville Cecil erected a new house on Croydon Road, it is now known as Pantiles and The Oast House.
- 3.7 Little changed on the commons over the centuries, making even trivial incidents worthy of inclusion within local histories. Kadwell states:

“An air balloon passed over Hayes Common on the 4th of July 1828 with a car attached to it, in which were two men and a horse, who alighted in safety on Bromley Common... On the 26th May, 1835, Mr Green, the aeronaut, paid a visit to Hayes Common, where he descended in safety from one of his numerous aerostatic excursions.”

- 3.8 Hayes and Keston Commons stayed under the control of the Lord of the Manor, Farnaby Lennard of Wickham Court, long after the 1866 Metropolitan Commons Act established Commons Conservators; this was because he was keen to continue profiting from numerous established gravel pits. Ongoing disputes between Lennard and the conservators came to an end in 1897 when the Parish Council gained responsibility for the commons.
- 3.9 The rapid suburban expansion of West Wickham, Keston and Hayes in the 1920s and 1930s was controversial at the time and was driven by the decline in fortunes of the large historic estates. This coincided with the electrification of the railway through West Wickham to Hayes, which made access to London much easier. This development had little impact on the commons but has heightened the contrast between the wild and wooded character of the commons and the more ordinary suburban character of most adjoining development.

KESTON COMMON

- 3.10 Keston Common has a distinct sub-character to Bromley and Hayes Commons with the defining features being the groupings of lakes within the common landscape. These help to create large open spaces within an otherwise wild and wooded area.
- 3.11 There are remains of prehistoric date scattered across this area with Caesar's Camp at Holwood being the earliest known site. This is a large Iron Age hillfort of an unusual multivallate and univallate design and was classed by Pevsner (1983:188) as: “The best surviving field monument in Greater London”. There is also a large Roman villa complex to the northwest of Keston Court Farm, overlying an earlier late Iron Age farmstead. Lying close to this villa complex are several mausoleum tombs dating from the early 3rd century A.D. There is also a camp on Keston Common, consisting of a series of earthworks, although it has not been dated to a specific period. All of these monuments are scheduled ancient monuments recognised as being of national importance and are protected by law.
- 3.12 The village of Keston is a dispersed settlement with no traditional village core. The church for example is some distance from the main part of the village on Commonsides (the latter being in the Keston Village Conservation Area). Many of Keston's elements are enclaves within the wild character of the common itself. For more information regarding Keston Village see the Keston Village and Nash Conservation Areas Supplementary Planning Guidance.

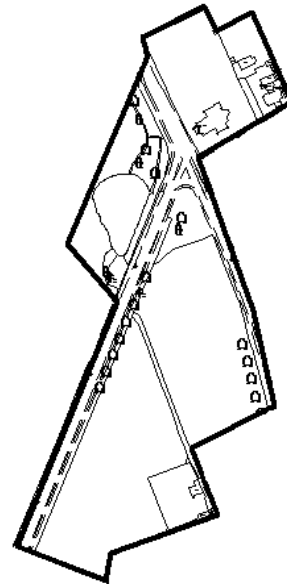
4. STATEMENT OF CHARACTER AND APPEARANCE

- 4.1 The common lands are the unifying feature of this dispersed conservation area. Their wild appearance and long established flora and fauna provide an impressive backdrop to many of the buildings within the conservation area. Many of the buildings are the remnants of grand estates and a long gone rural way of life. The ancient tracks and routes, which link the settlements, carry the historic names of places and otherwise long-forgotten local families and activities. It is this charming mixture of mature landscape and historic settlement that the Council wishes to preserve or enhance through the designation of the conservation area.
- 4.2 Each sub group of buildings within the conservation area has its own unique character and appearance:

MAP BCA 44 (1)

Oakley Farm Group

- 4.3 Holy Trinity Church was erected in the 1840s to serve the growing population of Bromley Common. The church is in a traditional form and built in flint with stone dressings, the tower being its most striking feature. It terminates the view down Oakley Road and a brick and flint wall encloses the attractive churchyard with its mature trees. To the rear, off Church Lane, are picturesque church rooms and a modern vicarage.

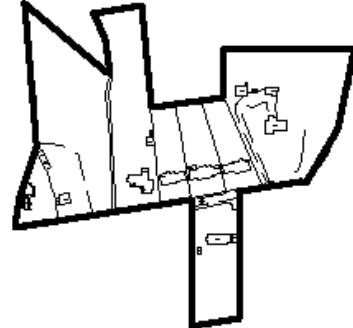


- 4.4 Opposite the church, Oakley Road is tree lined and has a strong rural character. Along the roadside on the junction with Bromley Common is a pond surrounded by an attractive group of trees, and beside the pond a picturesque gate lodge 'South Lodge', formerly with a thatched roof, serves the driveway to Oakley House.
- 4.5 Opposite 'South Lodge' on Oakley Road a gateway serves Oakley Farm, a Victorian building set at the end of the long drive. Whilst its windows have been altered it could be restored and retains much of its historic appearance. The open fields in front of the house, and the rural character are important features in the conservation area.

MAP BCA 44 (2)

Barnet Wood Group – Barnet Wood Road

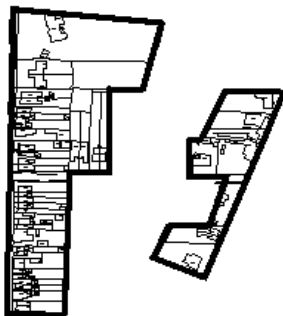
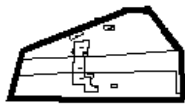
- 4.6 This group consists of a collection of assorted detached houses mostly to the north side of Barnet Wood Road and adjoining the edge of Barnet Wood. The houses sit comfortably in reasonably sized garden plots and the group includes the noteworthy 'Bencewell Orchard', a modestly sized Georgian house with Edwardian additions, 'Barnet Mead' and No.18 which are both late 19th century Arts and Crafts houses. There are also some attractive late 20th century houses in the Neo-Georgian style. The varying sized gardens often have attractive mature trees, and provide an ideal setting for the houses; trimmed hedges in Hawthorne and Beech unify the frontages and maintain the road's semi-rural appearance.



MAP BCA 44 (3)

Oakley Road – The Glebe and North, Middle and South House

- 4.7 On the east side of Oakley Road towards the junction with Bromley Common are some noteworthy buildings. A Georgian house, now divided into three separate units, is North, Middle and South houses. Although in separate units the building retains much of its original character including timber sliding sash windows. Author Richmal Crompton once occupied the building. Further to the South on the same side of the road stands an attractive Neo-Georgian house 'The Glebe' which dates from the 1920s and was once the home of author Enid Blyton. The houses remain little altered, which, along with their large mature front gardens, contribute to the charm of the area.



Oakley Road/ Cross Road

- 4.8 Oakley Road is aligned north-south between Croydon Road and Hastings Road. Its oldest surviving development is concentrated around its junction with Gravel Road and comprises early 19th century two storey artisan cottages in pairs or short terraces. There is a village character with some houses set hard to the footway, or with small front gardens. Many of the houses retain their slate roofs, panelled doors in attractive canopy porches and timber sliding sash windows, others have been altered. Small gardens, low hedges and picket fences create an interesting street scene. Of particular note is the Two Doves Public House, which has been re-fronted to good effect, in the mid-late Victorian period.

Gravel Road/ Cross Road

- 4.9 This area contains a small group with buildings very similar to those on Oakley Road. The early mid 19th century houses here tend to be slightly larger than those on Oakley Road and are mostly detached within more generous gardens; the architectural character is understated and traditional. On the corner of Cross Road and Gravel Road stands the 'Bird in Hand' Public House (illustrated), a handsome building in its own right and a local landmark.



MAP BCA 44 (4)

Keston Mark

- 4.10 The name 'Cystaniga Mearce' was first recorded in A.D. 862, marking the boundary between the lands of Bromley and Keston. The boundary developed as a route for travellers across the commons from The Crays to Croydon, and is crossed by the traditional route from Bromley to Keston. This cross roads has, for many centuries, been known as the 'Keston Mark'.



- 4.11 Given the location at the crossing of two important roads it is not surprising that there has been an inn on the site for centuries. The former Keston Mark Public House at the junction was historically known as the 'Red Cross' but was re-named in the 1930s when the Geneva Conventions Act forbade the use of the term 'Red Cross' for the purposes of trade.



- 4.12 The current building replaced the old inn some time between 1882 and 1897. It sits on the exact location of the inn but road widening has led to the loss of

the original forecourt. The building is rendered and painted with a hipped slated roof and timber sash windows. It remains a well-known local landmark. Along with the pairs of Georgian houses forming Leonard Place and Towerfields House on Westerham Road, it forms a prominent part of an attractive group of 19th century buildings that provide a link back to the times when this hamlet was set in predominantly rural common lands. The inn has now closed and permission was granted in 2003 for its conversion to residential use.

- 4.13 Leonard Place is a row of symmetrical two storey semi-detached houses running along Westerham Road from the Keston Mark junction. They appear to date from the 1820s or 30s and are shown and occupied on the 1841 Keston Tithe. Each house shares a hipped roof with its neighbour and has brick walls with a single sash window on each floor of its front elevation; front doors are on the flank elevations. The majority of the houses retain attractive historic details, providing enough information to guide future restorations.

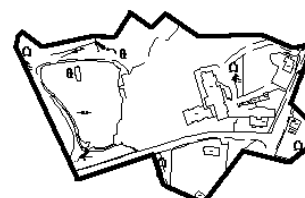
Towerfields

- 4.14 Towerfields is the truncated remnant of a once grand Victorian villa. It is in three parts, each of stock bricks with stuccoed details and hipped natural slate roofs. It retains many original timber windows and other features. It was erected between 1882 and 1897, replacing or enlarging a previous house on the site, which is shown on the 1863 OS map. Following heavy bombing at RAF Biggin Hill, Towerfields was used as the command centre for the south east sector from 1941. Whilst much altered, and minus its tower, it still retains much of its original architectural character and is of some historical interest.

MAP BCA 44 (5)

Fishponds Road

- 4.15 On the periphery of Keston Common, at the junction of Westerham Road and Fishponds Road is an assortment of attractive historic buildings, all in red brick with plain tiled roofs. The numerous mature trees and hedges, the narrow nature of Fishponds Road and unified building materials create a group of character.



- 4.16 The largest is Forest Lodge, a substantial Arts and Crafts house aligned north-south with extensive gardens that sweep down to the Keston Ponds which lie to the West. Its lodge, The Gate House, remains intact. Opposite the

junction of Fishponds Road, on Westerham Road, stands Bowen's Lodge, a very attractive gate lodge to Holwood Mansion in the picturesque style with embellishments in stone.

- 4.17 Lakes Cottage on Fishponds Road, in red brick and flint is a particularly attractive vernacular style property on a raised site with a large garden to the rear.



Ravensbourne

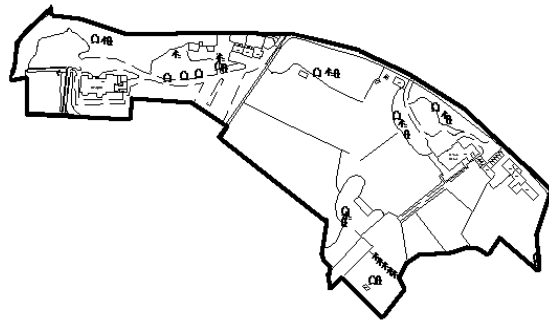
- 4.18 An immense early Victorian mansion in flint and stone. Its once extensive grounds have been much eroded with modern development to the north, east and south. However, its west elevation still commands an attractive view across mature garden, which sweep to an artificial lake, one of the Keston Ponds. The house is extensive, with all manner of Tudor details.



MAP BCA 44 (6)

Baston Manor and Hast Hill

- 4.19 Baston Manor Road and West Common Road come together at Baston Manor. The roads both have a narrow enclosed character due to the dense woodland of the common. As a result only glimpses can be caught of Baston Manor, its coach house, stables and lodge (Manor Cottage), the majority of which are rendered and painted. Baston Manor is a



rambling Georgian House of historical importance, on the site of, and possibly incorporating a much earlier building. Hast Hill is a large late Victorian house of strong character; it too has cottages and a lodge within its mature gardens. Turning from the commons this important group has a commanding hilltop position overlooking open pasture to the south and west.

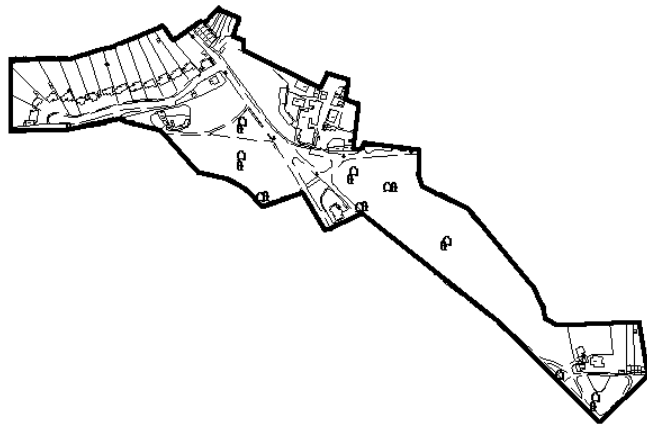
The Oast House Group, Croydon Road

- 4.20 Almost invisible within the wooded commons stand Oast House, Pantiles and The Turtons, Webb's Cottage and the Oast House Cottage. The two main buildings, Oast House and Pantiles were designed as a single dwelling for Lord Sackville Cecil in the 1870s. It is an exceptionally important group, all the buildings being vernacular in style and built in a complementing range of materials.

MA BCA 44 (7)

Baston Road/ Five Elms

- 4.21 Where Baston Road, Five Elms Road and Barnet Wood Road converge there is a clearing in the common, dominated by Baston School, a symmetrical early 19th century stuccoed house overlooking the junction, with an attractive range of red brick outbuildings fronting Barnet Wood Road. Further along Barnet Wood Road is Gorsewood, an attractive Arts and Crafts house with rendered and painted walls which was originally Baston Farm.



- 4.22 Travelling north along Baston Road the grounds of Baston School are enclosed by mature trees and hedges which screen its modern single storey buildings from view. On the opposite (west) side of the road the common woodlands stop and set back in a clearing are two small vernacular cottages: Dreadnought Cottage and Pleasant View. Pantiled roofs, weather boarded walls and little windows give them a strong informal character, enhanced by mature gardens enclosed by picket fences.



- 4.23 Further north along Baston Road stands Ash Lodge, a symmetrical two-storey house which dates from 1776 and was once the home of the Bath family. It is rendered, although it may originally have had a red brick façade, and its box sash windows are fitted flush with the façade suggesting an earlier date. To

the right of the house is a weather- boarded outbuilding and to its left is the entrance to Redgate Drive. Nest Cottage lies to the north of Ash Lodge.

- 4.24 Redgate Drive was developed on the site of The Nest. It is a cul-de-sac of 14 detached inter war houses, mostly on its north side, the south side is made up of mature planting along the common edge. Dominating the whole development is a massive cedar. The houses each have an individual form but are unified by traditional materials and Olde English/ vernacular revival treatment; their front gardens are not enclosed giving a spacious effect, which is deceptive as the houses are relatively tightly placed within their plots.
- 4.25 To the north of Ash Lodge, on the opposite side of the road, are Bath Villas, a small group of cottages with bay windows dating from 1886. These buildings, although altered, effectively mark the start of Hayes village and are an important element in the townscape.

Five Elms Road

- 4.26 In a wedge of land at the junction of Five Elms Road and Baston Road stands Five Elms, a late 19th century building with Arts and Crafts detailing which has been somewhat scarred by a later pebble dash finish but is still of architectural interest. The building is screened from the road by attractive trees and hedges.
- 4.27 Five Elms Road cuts through the commons' dense woodland and has a remote character, having only one small pocket of historic development on its north-east side. Here stands The White House and Brackendene, both dating from the early 19th century, the latter having late 19th century additions. The houses sit in an attractive woodland clearing along with the recent building that replaced Simpson's Cottages. The character is mature and informal with both historic houses remaining substantially unaltered.

MAP BCA 44 (8)

Hayes Court/ West Common Road

- 4.28 The northern parts of West Common Road are partially lined with inter war and post war suburban development. However, the southern reaches are undeveloped common land and between the two lies Hayes Court. Built in the 1760s, enlarged in the 1790s and reduced in size in the mid 20th century, it is a large rendered house with slated roof and timber sliding sash windows. It is Grade II on the Statutory Listed and was the home of the Lord Chief Justice of England, Sir Vicary Gibbs. Modern extensions of indifferent quality abut its east side, although the main elevations of



the house look out into mature landscaped grounds with a sweeping tree-lined drive. To the north of Hayes Court, Hayes Grove Cottage (which is Statutory Listed) and 106 West Common Road ('Redgate Cottage') are included as good examples of local traditional buildings.

Prestons Road, Warren Road and Hillside Lane

- 4.29 Prestons Road was named after the Preston family who lived and owned land in the locality for much of the 19th century. It is almost completely undeveloped, with a wooded and enclosed character. Set on its east side, screened by woodland, is Hayes Grove, a very handsome brick built house of 1703 with lawns to the east. Its old offices and outbuildings continue the frontage to Prestons Road and can be seen from the drive, screening a substantial development of modern buildings behind. It is Statutory Listed.
- 4.30 Running west from West Common Road is Warren Road, partly in wooded ground; it makes a picturesque twist at its junction of Prestons Road and rises to reveal Ivy Cottage. Once a pair of artisan's cottages, the building was refurbished in the 1890s as a dower house to Hayes Place (see Hayes Village Conservation Area). It is an exceptionally beautiful house with red brick, painted render and attractive windows and porch. Its front boundary railings, ball topped gate piers and original timber gates add to its pretty 'chocolate box' looks. Adjoining 20th century development is of a lesser quality.
- 4.31 Opposite Ivy Cottage is a large clearing in the otherwise wooded common, formerly the cricket pitch purportedly used by Hayes Cricket Club from 1828. It is of historic importance, and provides an ideal vantage point from which to appreciate Ivy Cottage.

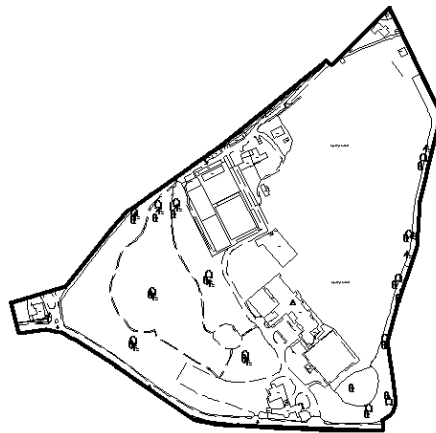
Hillside Lane

- 4.32 On Hillside, a narrow lane leading up to Warren Road, stand 1 and 2 Oak Cottages, a pair of flint and red brick artisans cottages believed to date from the early 19th century. Unusual survivors in these modern suburban environs, they reflect the once open rural character of the area.

MAP BCA 44 (9)

The Warren

- 4.31.1 As Croydon Road meets Coney Hill, just as the road begins to descend, are the gates and lodge to The Warren. Behind the screen of trees and dense scrubs, lie The Warren's extensive grounds, now used as a police sports and recreation ground. A Victorian mansion, The Warren was built by Maximilian de Zoete in 1882 on six acres of land he had recently purchased. In the Dutch Renaissance style, to designs by George Somers Clarke, it has been extended by subsequent occupants. Its landscaped grounds, lodge and



stables are also of importance. For much of its early period, The Warren was the home of Martin Smith, brother-in-law of Sir Evcand Hambro of Hayes Place.

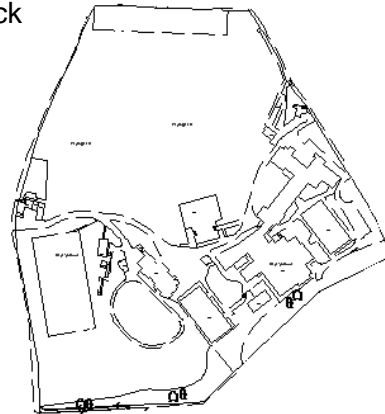
To the north-east of The Warren lies Warren Wood Cottage. The one-time lodge to Warren Wood (since demolished), this cottage is an attractive, late Victorian building which nestles in a secluded belt of trees on Warren Wood Close, a continuation of Warren Road.

- 4.34 Further down Coney Hill is the Lodge to Coney Hall School, an Arts and Crafts building in red brick with tile hanging which effectively terminates the end of the commons, beyond lying inter-war suburban housing estates.

MAP BCA 44 (10)

Gadsden, West Common Road

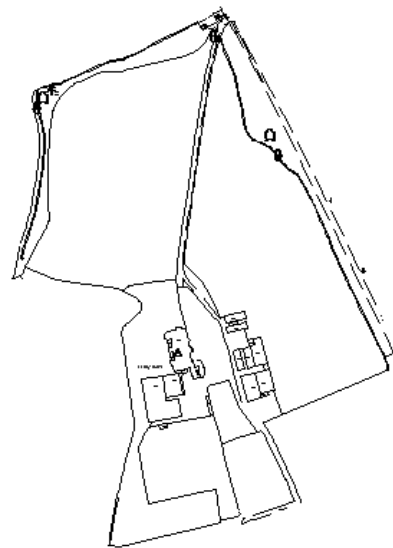
- 4.35 In a large triangular estate between Baston Road and West Common Road is Hayes School. At the heart of the modern school development stands Gadsden, a robust red brick Gothic house of 1875. Although the grounds are much developed, mature trees and shrubs throughout add to its mature character. The house remains substantially intact and has an imposing character whilst its lodges, East Lodge (No. 32) Baston Road, and West Lodge on West Common Road, are both important contributors to the local street scene.



MAP BCA 44 (11)

Oakley House – Bromley Common

- 4.35 Oakley House with its gate lodges to Bromley Common and Oakley Road is one of the most important grand houses to survive in the locality, it was once the property of the affluent Norman family, who were important figures in 18th and 19th century Bromley. Although there has been some unsympathetic development around the mansion it remains intact. It is well screened from Bromley Common but can be glimpsed across the fields from the north end of Oakley Road. The lodges are attractive in their own right, although that to Oakley Road

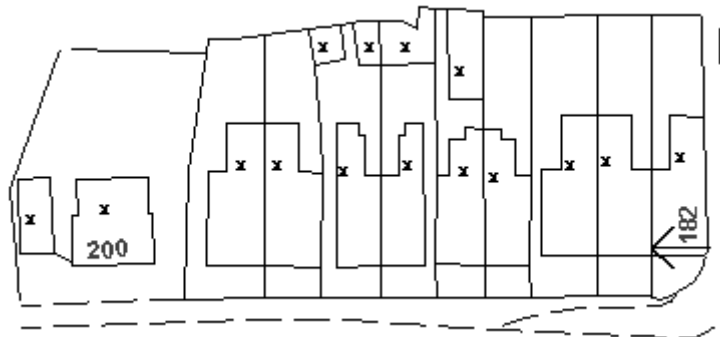


has, unfortunately, lost many of its original features including its thatched roof.

MAP BCA 44 (12)

Croydon Road Group – Hayes Common

- 4.36 The properties 182 – 200 form an isolated group of small vernacular properties on Croydon Road and are located between the two halves of Bromley Common. The properties range in date from early/mid 19th century to properties built in the inter war period. Numbers 182 – 186 were originally late 19th century stock brick and tile hung properties. 188 – 190 are matching mid 19th century properties of stock brick and knapped flint and are followed by no.s 192-194 in the late 19th century and are built in a similar style. No.s 196-198 possibly incorporate an earlier 19th century property. No. 200 is a rendered detached property dating from early-mid 19th century and is a good example of its type.
- 4.37 Taken as a group these properties are an example of the evolution of settlement on the commons and are of local historic and architectural importance. Combine this with their relation to the commons which envelop them and it creates an enclosed semi-wild character to the area which was typical of the commons prior to the suburban expansion into the area.



GUIDANCE STATEMENT

5. INTRODUCTION

- 5.1 The guidance provided is intended to assist property owners, managers and residents to ensure that all works they undertake will conserve and enhance the character and appearance of the conservation area, irrespective of whether or not statutory permission is required.
- 5.2 Conservation areas are: "*...areas of special architectural or historical interest the character and appearance of which it is desirable to preserve or enhance.*" (Section 69 (1), Planning (Listed Building and Conservation Areas) Act 1990)
- 5.3 It is the adopted policy of the Council to preserve and enhance the character and appearance of its conservation areas through the use of its planning powers. Conservation area designation aims to manage necessary change in a positive manner rather than prevent all change. The Council accepts that buildings and places must be allowed to evolve over time if they are to continue to be both attractive and useful. However, change must be managed sensitively and with caution to ensure that the special character of the area is preserved. It should also be accepted that in some instances change may not be considered appropriate if it will harm the character or appearance of the area.

EXISTING BUILDINGS

- 5.4 "*Systematic care based on good maintenance and housekeeping is both cost-efficient and fundamental to good conservation.*"
(British Standard BS7913: 1998)
- 5.5 Much of the responsibility relating to building alterations in conservation areas lies with individual property owners. The best way to avoid unnecessary alterations to buildings is to ensure maintenance and repairs are regularly undertaken; this can thus avoid the need for extensive and expensive major repair works.
- 5.6 Regular housekeeping is mostly common sense:
- replacement of roof tiles or slates as soon as possible after their loss to minimise further damage or leaky roofs;
 - regular clearing and repair of gutters, down pipes and drains, especially after autumn leaf falls;
 - regular repair and painting of external timberwork will ensure its long life;
 - maintenance of pointing and rendering to prevent water ingress;
 - regular checks on the safety of services such as electricity gas and water;

- inspection of all rooms, lofts, stores and voids, and the regular clearing of under floor vents and other natural ventilation.

RETENTION AND RESTORATION OF ORIGINAL FEATURES

- 5.7 Original or special features on a building should be retained wherever possible. This can normally be achieved through good maintenance but may sometimes require specialist help. Where original features have been lost, the Council will normally seek their sensitive reinstatement using authentic traditional materials detailing.

EXTERIOR FEATURES

- 5.8 Generally, when undertaking repairs only the minimum amount of work should be done. For example a historic window should be repaired rather than completely replaced with a new window; in this way historic features are protected. This approach of 'minimum intervention' will prevent the unnecessary loss of historic fabric. The following areas are of particular concern:

Roofs, Chimneys, Dormers and Gutters

- 5.9 Where re-roofing is required the original roof covering should be re-used if possible; often it is only the nails that have failed rather than the slates or tiles and re-use of this nature will keep costs low. If a new roof covering is necessary it should match the original roof covering both in material and appearance. Most roofs in the conservation area are plain clay tiled, clay pantiled or natural slated. The Council will not normally support the use of modern artificial materials such as concrete tiles as they rarely meet the high quality, appearance or longevity of traditional natural materials.
- 5.10 The Council will seek the retention of original features such as chimneys, ridge tiles, bargeboards, roof lights and dormers and metal rainwater goods. These should be retained, repaired, re-used or reinstated where necessary. The Council will also seek the replacement of inappropriate roofing materials with sympathetic materials in order to enhance the conservation area.
- 5.11 Care should be taken with roof vents and other modern roof features to ensure that they do not harm the appearance of the building. Visually obtrusive modern fittings are not normally deemed acceptable. Similarly plastic gutters and rainwater goods are rarely acceptable as they fail to match the robust traditional appearance and longevity of traditional metal fittings in cast iron or lead.
- 5.12 New work to roofs must be carefully considered and in sympathy with the host building. The number, size and bulk of new roof lights and dormers should be kept to a minimum and appropriately detailed and designed. Ideally these features should be limited to rear roof pitches so that their impact on the host building is minimised. Unsympathetic roof features will normally be resisted.

Walls, Masonry and Brickwork

- 5.13 Localised repairs and pointing, undertaken only when necessary, can prevent major deterioration to external walls. When undertaking work, particular attention should be paid to the retention of decorative tiles, stringcourses, plinths and other architectural detailing. The introduction of new renders and/or paint finishes on previously plain masonry surfaces should be avoided.
- 5.14 The use of hard cement mortars or modern mortar detailing and pointing can have a disastrous effect on old buildings often causing more problems than they solve and harming the appearance of the building. Traditional lime mortars and renders, used and detailed in the appropriate manner are normally the most appropriate.
- 5.15 The Council will normally expect traditional or original wall finishes and detailing to be repaired, retained and replicated where necessary.

Windows and Doors

- 5.16 Original window and door openings, proportions, materials and detailing should be retained, as they are integral to the character of most buildings.
- 5.17 Regular maintenance of original doors and windows can ensure their long life. Where repair is necessary, all new work should match the existing windows and doors in materials, scale, form and fine detailing. Regular maintenance is environmentally efficient and will reduce the expense of having all windows replaced. Original windows can be successfully draft proofed and internal secondary glazing can be installed if further energy efficiency is required.
- 5.18 Mass-produced standard window components (particularly those made in uPVC) rarely reflect the carefully considered proportions and detailed mouldings of original doors and windows, and their use is discouraged. The unsympathetic replacement of doors and windows can seriously detract from the character of a building and the wider conservation area. Whilst they claim to be maintenance free and their installation may be cheaper than other alternatives, they are often visually inappropriate, making a building look unattractive and sometimes even detracting from its market value.

Internal Works

- 5.19 Although most internal alterations do not normally require planning permission, they can have an impact on the exterior of the building. For example, the insertion of an additional bathroom could create the need for drainage pipes on the exterior of the building. Every attempt should be made to lessen the external impact of all internal works.

Conversion of Attics into Living Space

- 5.20 Attic conversions often create the need for new roof lights and dormers. Where such roof alterations are deemed appropriate the installation of dormers or roof lights are best kept to less visible roof pitches to minimise their visual impact.

- 5.21 Dormers should be sympathetic in scale and design to the style and form of the host roof and kept as small as possible to avoid an adverse impact on the appearance of the host building and the wider Conservation Area. Large or inappropriately details dormers will be resisted. Dormers should always be set well below the ridgeline of the main roof and set back from the eaves.
- 5.22 Roof lights must be sited sensitively to avoid detracting from important views of the building. They should be traditional in form, as small as possible, and mounted flush with the roofline to minimise their impact.

Telecommunications Equipment

- 5.23 The erection of aerials, satellite dishes and other telecommunications installations should always be given careful consideration. They should be placed on an elevation that is not readily visible or seen from the street or other public spaces and should not be located on prominent gables, chimneys or other prominent roofline locations.

Changes of Use

- 5.24 The Bromley, Hayes and Keston Commons Conservation Area is predominantly of residential character and it is not envisaged that pressure for other uses will be great. Changes to non-residential uses that are likely to harm the character of the area will not normally be permitted.

Trees, Gardens, Hedges

- 5.25 Established trees and mature gardens play a very important contributory role to the character of this conservation area, enforcing the semi-rural setting of the commons and their environs.
- 5.26 In most instances hedges are the most appropriate frontage treatment, reinforcing the semi-rural impression, which is central to the character of the area. Traditional timber gates and fences also reinforce this effect. The numerous private hedges between residential plots contribute to the special character of the area, especially in front gardens. These hedges should be maintained at an appropriate neighbourly height.
- 5.27 Where the opportunity for new boundary treatments arises, the planting of hedges of traditional species should be considered. Where security is a concern, the selection of species such as holly may be consistent with the locality. Low wire mesh or steel fencing set discreetly within or behind the hedge can provide increased security and at the same time be virtually invisible.
- 5.28 Mature trees are particularly important in the Bromley, Hayes and Keston Commons Conservation Area and should be retained wherever possible. Additional indigenous trees may be encouraged where enhancement opportunities are identified.

- 5.29 Important trees may be protected by a Tree Preservation Order (TPO). This is made by a Local Authority and in general makes it an offence to cut down, top, lop, uproot, wilfully damage or wilfully destroy a tree without the planning authority's permission.
- 5.30 However, if a tree is not covered by a Tree Preservation Order (TPO), the Council must be given six weeks written notice of all proposals to carry out work on it. Undertaking tree work without giving notice is a criminal offence. Consent is not needed when cutting down or working on trees less than 7.5 centimetres in diameter (measured 1.5 metres above ground), or 10 centimetres if this is to help the growth of other trees.
- 5.31 The Council can provide, on request, a list of tree surgeons that have undertaken works in some of Bromley's conservation areas.

Ancillary Works

- 5.32 Alterations to, or introduction of, outbuildings, walls, paved areas (such as driveways or hard standings) can all have an adverse impact on the character and appearance of the conservation area. This is particularly true in front and/or side gardens where such works have an impact on their wider setting.

Garages

- 5.33 Any new garages should be constructed in materials and adopting details that are deferential to and compatible with host and adjacent buildings.

Hardstandings and Driveways

- 5.34 Proposals for provision of driveway access and hardstandings for car parking can often be met without detracting from the character and appearance of the Area. This will usually require a combination of restraint and careful design. Hard standings on front gardens can seriously diminish the setting of a building. Hard standings may not be appropriate where the available land area is confined.
- 5.35 Where opportunities do exist, minimising the width of the driveway opening in a front wall and/or hedge may reduce the impact upon the streetscape whilst retaining some screening of the front garden. Surface treatment should be in keeping with the location to ensure that the hardstanding remains as part of the garden. Retention of border planting is recommended.

Fences, Boundary Walls and Gates

- 5.36 The treatment of boundaries around individual properties and plots, particularly those to the street, has a major impact upon the appearance of the conservation area. Boundary fences, walls and hedges should be sympathetic in detailing, form and scale to the adjoining buildings that contribute to the character and appearance of the Conservation Area.
- 5.37 Retention of existing boundary treatments and gates is encouraged wherever practical, along with ongoing maintenance to sustain original elements in

good condition. Reinstatement of known earlier forms is also encouraged, provided attention is given to ensuring that materials and detailing are accurately reinstated. The creation of new or widened openings through existing boundaries can erode the sense of rural enclosure and setting. Such works should only be undertaken where alternatives or more modest arrangements are not available.

- 5.38 Where new or replacement frontage or other boundary treatments are proposed, these should reflect the height, scale, materials and detailing of existing contributory features within the area. Normally the use of iron railings or spikes over a brick plinth, or woven timber fencing, detracts significantly from the character and appearance of the area, and will not be supported.
- 5.39 Where non-contributory buildings are likely to be retained, care should be taken to ensure that the front boundary treatment provides a consistent or sympathetic street frontage or by partly screening or even obscuring views of the non-contributory feature.

Advertising and Signage

- 5.40 It is Council policy that advertisements and signs in residential areas will normally be resisted. In exceptional cases where the necessity of identification is satisfactorily demonstrated to the council this will be required to be in a restrained manner that does not conflict with the residential character of the area. Signs should be understated in size, positioning, finishes and colours. Illumination of signage is unlikely to be justifiable or supportable in residential areas.

6. ALTERATIONS AND EXTENSIONS

POSITIVE CONTRIBUTION

- 6.1 Conservation area designation seeks to protect the uses, buildings, spaces, and trees that contribute to the character and appearance of the area. The character and appearance of a conservation area is frequently embodied in buildings, which are not in themselves exceptional, but still contribute to the area's noteworthiness. Assessment of the contribution a building or space makes to the conservation area will generally follow the guidance provided in the English Heritage publication 'Conservation Area Practice' and other relevant guidance.
- 6.2 The Council will resist the demolition, excessive alteration or the removal of important architectural elevations or features on buildings that are deemed to make a positive contribution to the character and appearance of the conservation area. Similarly, the loss of contributory spaces and places will also be resisted.
- 6.3 The Council will normally support the improvement or replacement of buildings that make a negative contribution to the character and appearance of the conservation area, each case being judged on its merits and in the context of its location within the conservation area.

PLANNING PERMISSION

- 6.4 Work that can be undertaken without Council's consent is called 'permitted development'. Dwelling houses in conservation areas have restricted permitted development. This means that some works will require planning permission. It is therefore sensible to check with the Council before undertaking any alterations in a conservation area.
- 6.5 It should be noted that commercial properties and flats have very few permitted development rights. Therefore, planning permission is required for the replacement of windows and external doors, along with shop fronts and other external features. Again, it is advisable to check with the Council before starting any works.
- 6.6 The Council acknowledges that the conservation area is not a museum, but a living area, which will continue to evolve. Changing lifestyles and expectations will result in the need for minor adjustments to existing buildings and spaces. Such modifications can often be achieved without diminishing the character and appearance of the area, but care is required. Even internal alterations can have an impact on the external character of the building and area.

Location and Form of Extensions

- 6.7 Extensions and additions should reflect the form of the host building, along with the design philosophies underlying its style. The proportions, positioning and integration of an addition relative to the host building are important and deserving of significant design effort to safeguard not only the building's contribution to the conservation area, but also its enduring value to the owner. It should not be so large as to dominate or compete in visual terms with the host building. It should be accepted that some buildings may not be able to accommodate change, either because of they have already been altered or extended to an acceptable size and form or because their form and appearance make any change likely to be damaging. Every case will be dealt with on its merits.

Materials and Methods

- 6.8 Materials, textures and finishes utilised in additions and alterations should match those of the host building. This can be achieved through the re-use of salvaged materials, or by careful matching of new materials. Care should be taken to match brick bonds, and to continue stringcourses or lintels.
- 6.9 Original or special features should be retained wherever possible. Alterations to the exterior form and detailing of a contributory building should respond sensitively to that building. In particular, attention should be paid to protecting and reflecting elements of the original design detailing, such as chimneystacks, ridge tiles, and stringcourses.

New buildings and layout

- 6.10 The Council expects all new development in the Borough to be of a high standard of design and layout, respecting the scale, form and materials of

adjacent buildings and areas and achieving satisfactory relationships with existing buildings, spaces and features. Such design and relationship responses are of particular importance in conservation areas.

Demolition

- 6.11 Apart from some minor exceptions, conservation area consent is required for the total demolition of most structures. Applications for work of this kind must be made to the Council using the appropriate form. As undertaking demolition work without consent is a criminal offence, it is advisable to check with the Council before demolishing any structure in a conservation area.
- 6.13 The Council will not normally support the demolition of buildings that make a positive contribution to the character and appearance of a conservation area and will assess all such applications against the criteria set out in paragraphs 4.27 and 3.16-3.19 of PPG15, Planning and the Historic Environment.
- 6.14 The Council's attitude to demolition for redevelopment depends upon the degree of contribution of the building and/or surrounding to the conservation area. This will normally be assessed on a case-by-case basis in the context of specific circumstances. There are typically three categories of contribution.

Positive Contribution

- 6.15 It is Council policy to oppose the demolition of a building within a conservation area where it makes a positive contribution to the character of the area. Similarly the substantial alteration of such buildings will also be resisted. All buildings in the conservation area constructed prior to 1915 are considered to contribute to its character and appearance, along with many from later periods.
- 6.16 There will generally be a presumption that existing buildings are contributory unless it can be clearly demonstrated to the contrary. It should be noted that non-listing does not imply that a building is non-contributory to the conservation area.

Neutral Contribution

- 6.17 These are buildings, features or spaces that do not positively contribute to, but do not significantly detract from the character and appearance of the conservation area. Proposals involving demolition of or changes to these may be supported where this will result in a substantial net enhancement to the character and appearance of the conservation area. Detailed designs will generally be required prior to consent being granted, with no demolition commencing prior to completion of secure arrangements that ensure the quality and prompt construction of the replacement building.

Negative Contribution

- 6.18 These are buildings, features or spaces that the Council considers detract from the character and appearance of the conservation area. Proposals for demolition or alteration of such buildings will generally be supported. This will

be subject to the Council being satisfied that the design of the replacement will result in enhancement of the character and appearance of the conservation area. Furthermore, the Council will require a secure commitment that the proposed replacement will proceed without undue delay.

- 6.19 To avoid vacant or derelict sites and consequent uncertainty about the future of a site, demolition will not normally be permitted prior to a secure commitment to a specific form of redevelopment. Where appropriate, use of legal or financial securities will be considered to ensure fulfilment of such commitments.

Siting of New Development

- 6.20 Development on a currently vacant site should be mindful of established density and layout in the area, which will generally provide a guide to the appropriate positioning of new development. Care should be taken to reflect established setback distances from plot boundaries, particularly at the front and sides. Insertion of new structures within plots that are already developed will generally require careful positioning to ensure that they do not detract from the established character and appearance of the conservation area.
- 6.21 In the Bromley, Hayes and Keston Commons Conservation Area, open spaces around and between buildings are a very important part of the character and appearance of the area, forming the rural setting of principal contributory buildings. Consequently, where areas or buildings are characterised by open settings, wooded grounds or gardens, the introduction of additional buildings may not be appropriate. In particular, the rural character of the conservation area should be maintained.

Form

- 6.22 The form of new structures must be respectful of the character and appearance of the conservation area. This will require account being taken of the predominant scale, massing, and materials of contributory buildings.

Design of New Buildings

- 6.23 New development should make a positive contribution to the character and appearance of the conservation area, both in its own right and as an element in the streetscape. As well as buildings, this also applies to consequential spaces and to the relationships between buildings, along with treatment of the site and its surroundings.
- 6.25 New buildings should not become dominant elements or overwhelm contributory structures and spaces. It is good practice for new buildings to keep within the typical height of existing buildings. Where appropriate, attention should be paid to the materials, articulation, fenestration and break-up of forms utilised in existing buildings, and the scale at which this occurs, avoiding detailing which is not in keeping with established and contributory elements.

ARCHAEOLOGY

- 6.26 There are several Scheduled Ancient Monuments either within the conservation area or near to its boundaries. These are protected by law, with the majority of works needing 'scheduled monument consent' from the Department of Media, Culture & Sport who take advice from English Heritage. Works that are carried out without scheduled monument consent are considered a criminal act.
- 6.27 Large areas of the conservation area also located within Areas of Archaeological Significance (AAS) and thus may have important archaeological remains surviving. In order to protect archaeology in these areas the preservation or recording of remains will be a material consideration when the Council is determining the application.

7. ACTION BY COUNCIL

- 7.1 The Council has a diverse range of statutory and administrative responsibilities, which can impact in a variety of ways upon the integrity and vitality of the conservation area. Street works, traffic management and placement of infrastructure components will attempt to reconcile conservation area objectives with wider functional objectives. It is part of Council policy for conservation areas that it will, as appropriate, utilise powers under Public Health, Housing and Town and Country Planning Acts to deal with derelict and dilapidated buildings, gardens and sites.

8. ADVISORY PANEL FOR CONSERVATION AREAS

- 8.1 The Advisory Panel for Conservation Areas consists of independent representatives of relevant professions (such as architecture and town planning) and interest groups (such as the Council for the Protection of Rural England and The London Borough of Bromley Residents' Federation). Each conservation area is entitled to an APCA representative, usually nominated by the local residents' association. APCA advises the council on related planning applications and on Conservation Area matters generally.

9. LISTED BUILDINGS

STATUTORY LISTING

- 9.1 Statutory Listing means that the building is protected by law. This protection extends to the inside, back, front, sides and roof of the building. It also extends to any object or structure fixed to the building, as well as to any free-standing objects or structures that lie within the curtilage of the building and which, were erected before 1 July 1948.

- 9.2 The following buildings in the conservation area were on the statutory list at the time this document was adopted:

Building Name	Address	Grade
Oakley House	Bromley Common	II
Webb's Cottage	Croydon Road	II
Oast House and Pantiles	Croydon Road	II
The Warren	Croydon Road	II
76	Gravel Road	II
Hayes Court	West Common Road	II
Hayes Grove Cottage	West Common Road	II
Hayes Grove	West Common Road	II

LOCALLY LISTED BUILDINGS

- 9.3 In addition to the statutory list, Bromley Council has also compiled a list of buildings considered to be of local importance and special to the Borough. There is no categorisation for locally listed buildings and listed building consent is not required to alter them. Normal planning regulations apply. This means that some alterations to houses and most alteration to flats and commercial premises will require planning permission. The Council's Conservation Officers should be informed of any proposed alterations to ensure that materials and techniques used are not harmful to the building's historic fabric.
- 9.4 The following buildings in the conservation area were on the local list at the time this document was adopted:

Name / Number	Road
Ash Lodge	Baston Road
Dreadnought Cottage	Baston Road
East Lodge (Gadsden)	Baston Road
Hast Hill	Baston Manor Road
The Lodge	Baston Manor Road
The Cottage	Baston Manor Road
Holy Trinity Church	Bromley Common
Lodge to Coney Hill School	Croydon Road
The Turtons	Croydon Road
The White House	Five Elms Lane
Brackendene	Five Elms Lane
Forest Lodge	Fishponds Road
The Bird in Hand Public House	Gravel Road
60	Gravel Road
72 and 74	Gravel Road
Flint Cottages	Hillside Lane
15-59 (odds)	Oakley Road
The Glebe	Oakley Road
The Two Doves Public House	Oakley Road
North House	Oakley Road
Middle House	Oakley Road

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Bromley, Hayes and Keston Commons Conservation Area

South House
Ivy Cottage
Ravensbourne
Gadsden
West Lodge (Gadsden)
Redgate Cottage (106)

Oakley Road
Warren Road
Westerham Road
West Common Road
West Common Road
West Common Road

10. FURTHER INFORMATION

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

The Chief Planner
London Borough of Bromley
Civic Centre
Stockwell Close
Bromley
Kent BR1 3UH

Alternatively enquiries can be made by telephone:

For advice or information on building **repair, restoration and listed buildings**:

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

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

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

Tree Officer	020-8313 4516
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For advice on **public realm** and **environmental improvements** issues:

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

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

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

11. OTHER USEFUL CONTACTS

ENGLISH HERITAGE

The Government's adviser on the historic environment

23 Savile Row
London W1S 2ET

Telephone 020-7973 3000

OFFICE OF THE DEPUTY PRIME MINISTER (ODPM)

The Government Department with responsibility for planning

Eland House
Bressendon Place
London
SW1E 5DU

Telephone 020-7944 4400

DEPARTMENT FOR CULTURE, MEDIA AND SPORT

Government Department with responsibility for the historic environment

2-4 Cockspur Street
London
SW1Y 5DH

Telephone 020 7211 6200

SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS

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

37 Spital Square
London
E1 6DY

Telephone 020 7377 1644

Technical Advice Line
(Repairs to old buildings)

Telephone 020 7456 0916
(Weekday mornings 9.30 am - 12.30 am)