

Appendix 17

Areas of Special Residential Character Area Boundaries and Descriptions

The following areas, displayed on **Map 1**, are carried forward from the UDP as designated ASRCs in the Local Plan.

- 1. Park Langley, Shortlands
- 2. Beckenham Place Park, Foxgrove Avenue & Foxgrove Road (part), Copers Cope
- 3. Petts Wood
- 4. Bickley
- 5. Bromley Common
- 6. Warren Wood Estate, Hayes
- 7. Sidney Road/Kendal Road, Beckenham
- 8. Holmwood (Homewood) Cottages, Rushmore Hill, Pratts Bottom
- 9. Orchard Road, Pratts Bottom

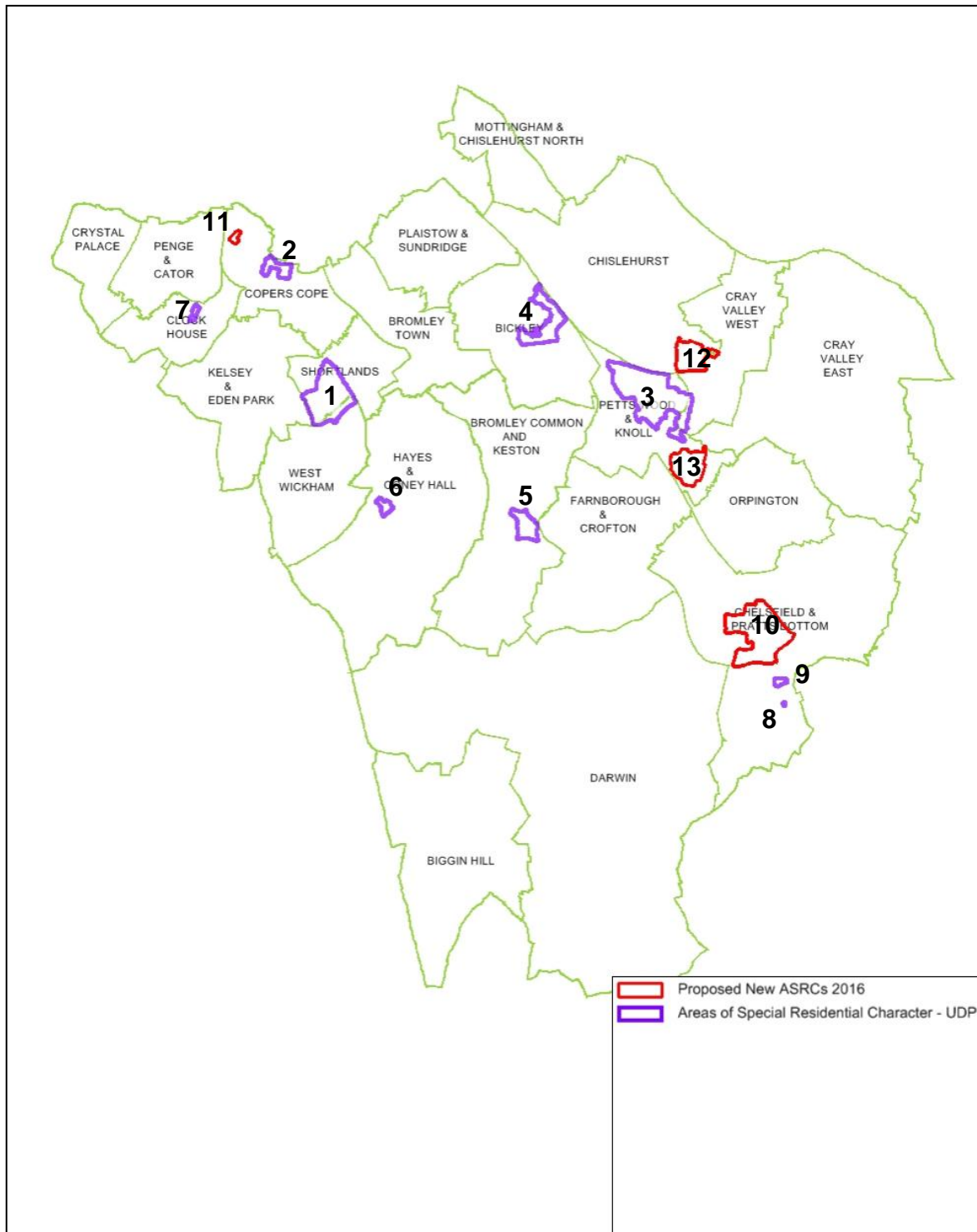
A description of these areas is included in section 1. The description for Petts Wood has been amended from the UDP.

The following areas, also displayed on the map, are proposed to be designated as ASRCs in the Local Plan.

- 10. Chelsfield Park, Chelsfield and Pratts Bottom
- 11. North Copers Cope Road, Copers Cope
- 12. Marlings Park Estate, Chislehurst
- 13. The Knoll, Petts Wood and Knoll

Detailed boundaries and descriptions for these areas are included in section 2.

Map 1. ASRCs carried Forward from the Unitary Development Plan and additional ASRCs proposed for designation in the Local Plan



Section 1. Descriptions of Areas of Special Residential Character carried forward from the UDP

1. Park Langley - The original Edwardian core of the Park Langley "garden suburb" is a Conservation Area. The remainder, built sporadically between the 1920's and 1950's, whilst not of the same exceptional standard, has the character of a garden estate given by the quality and appearance of the hedges, walls, fences, and front gardens. The area, which comprises almost exclusively large detached two storeys family houses on generous plots, is bounded by Wickham Way to the west, by Barnfield Wood Road to the south, and by Hayes Lane to the north and east. It represents a coherent, continuous and easily identifiable area, which has maintained its character and unity intact.

2. Beckenham Place Park, Foxgrove Avenue & Foxgrove Road (part) - Beckenham Place Park is a private road with a mixed character and may be considered to fall into two parts:

(i) The western end, a pleasant residential area comprising some post-war as well as substantial inter-war detached family houses of no particular architectural merit, but in a good setting with the statutorily listed lodges to Beckenham Place Park at the entrance from Southend Road.

(ii) The eastern end, where one of the original large Victorian Houses, St. Margaret's, survives amongst dense tree planting, together with more modern developments.

The adjacent open spaces and fine street trees provide most of the area's character of remoteness. Trees within the grounds of St Margaret's, are covered by a Tree Preservation Order. Two other Victorian houses on the north side of the road are included within the Beckenham Place Park Conservation Area (designated August 1993).

In the case of Foxgrove Avenue and Foxgrove Road, the properties are in the main inter/post-war and present a less expansive impression than other parts of this area. The rear gardens are spacious and in most cases provide an important and attractive backdrop to the surrounding open space.

3. Petts Wood – The area includes 1539 address points within detached and semi-detached properties on 111.6 ha of land. It is bounded by the railway to the north, the boundaries of Chislehurst Road conservation area to the north east, tree preservation orders and the railway to the north west and the west (excluding urban Open Space, properties within Petts Wood Station Square Conservation area and other areas which include retail and carparking uses), part of St John's Road to the south west, the Chenies Conservation Area and residential areas considered to be of distinct character and/or standard to the south and west of Crofton Lane and east of Grosvenor Road.

The original plans for Petts Wood date from the late 1920s and the early 1930s. Whilst there have been some changes post war the prevailing design of the buildings is from the 1930s and remains largely intact. Some of the properties have been built by the distinguished designer Noel Rees who designed all of the building within the neighbouring Chenies Conservation area. Whilst Houses were built over a number of years, in a number of similar though varied styles, the road layout and plot sizes were established in an overall pattern which largely remains intact today. The spaciouly sized plots were originally designed following the garden suburb principle by developer Basil Scruby. The regularity of front building and rear building lines, the consistency in the front roof lines largely untouched by roof extensions or conversions and the symmetry between pairs and neighbouring pairs of houses are of importance in defining the character of the area. The Petts Wood ASRC has an open, suburban and semi-rural feel, predicated by low boundaries and visible front gardens set back from the road as well as the width of the separation between the houses which is of a particularly high standard. This allows many of the trees and greenery which prevail throughout the area to be seen from the street. Large rear gardens also provide the area with a high level of amenity.

4. Bickley - This area stretches from the railway to the south of Bickley Park Road to Chislehurst Road in the north; from Pines Road in the west to Station Approach in the east. It includes the outlier of the enclave around Merlewood Drive. It excludes the 1960s redevelopment of what was formerly Bickley Hall and surrounds the Conservation Area in Woodlands Road. While some later development has taken place, the character of the area is essentially that of spacious inter-war residential development, with large houses in substantial plots adjacent to the Conservation Areas of Chislehurst and Bickley.

5. Bromley Common - This is a pleasant residential area of established detached and primarily semi-detached properties adjacent to the Hollydale Recreation Ground. The area includes properties in Hollydale Drive, Rowan Walk, Lakeside Drive and Beverley Road and the Hollydale Recreation Ground, which is designated Urban Open Space. The area is a link between the residential areas closer to Bromley and the spaciousness of the Farnborough and Keston Park Conservation Areas.

6. Warren Wood Estate, Hayes - This is a cohesive inter-war estate of detached and semi-detached properties on Holland Way, Sandiland Crescent and part of Westland Drive. The houses were built in a similar style by the same developer between 1929 and 1939. Details of the design and layout, such as windows, rooflines, materials and floor layouts were varied to give each property a distinctive character. The topography of the area affects the juxtaposition of some of the properties and also results in relatively small plot sizes. Few of the properties have been altered and, where they have, changes have usually been undertaken in the original style.

7. Sidney Road/Kendal Road, Beckenham - The area comprises substantial early Edwardian, semi-detached houses, some of which have been converted into flats. The properties have considerable character, with features such as decorated facades, bargeboards, and iron balconies and columns typical of the period. The properties have small gardens fronting the street, with a number of trees in both public and private areas.

The style of the houses is essentially uniform and although some houses were destroyed by bombing during the Second World War, they have been replaced by dwellings which are reasonably sympathetic to the character of the original. Numbers 1 and 2 Sydney Road are slightly different in design from the others but both contribute to the road's character. Number 1 is a more substantial dwelling, although it has many features in common with the other houses in the road. Number 2 incorporates an archway leading to a courtyard at the rear. Both individually and together, Sidney Road and Kendal Road have a pleasing unity of appearance.

8. Holmwood (Homewood) Cottages, Rushmore Hill, Pratts Bottom - The properties are located on the eastern side of Rushmore Hill. The area encompasses a limited number of locally listed buildings which are of clapboard construction. They are attractive in appearance and form an area of distinctive character by virtue of the traditional materials used. While some changes have been made to the individual properties, they represent good examples of this form of construction, and the area is easily definable.

9. Orchard Road, Pratts Bottom - The overall impression of this area is one of a pleasant, semi-rural residential area, with individually designed, detached properties in very generous plots. Deep verges, large mature trees and planting contribute greatly to the area's attractive appearance. The area beyond the gardens of the properties is designated as Green Belt.

The houses are mainly inter-war and post-war, and, while varied in style, materials and construction, are all detached. The area has distinctive high spatial characteristics with properties set on large plots well back from the gravel road. The area is relatively small, encompassing only nine properties on the south side of Orchard Road. It is distinguishable from the nearby properties by the large plot sizes.

Section 2: Detailed Boundaries and Descriptions of additional areas proposed for designation as ASRCs in the Local Plan

10. Chelsfield Park, Chelsfield and Pratts Bottom

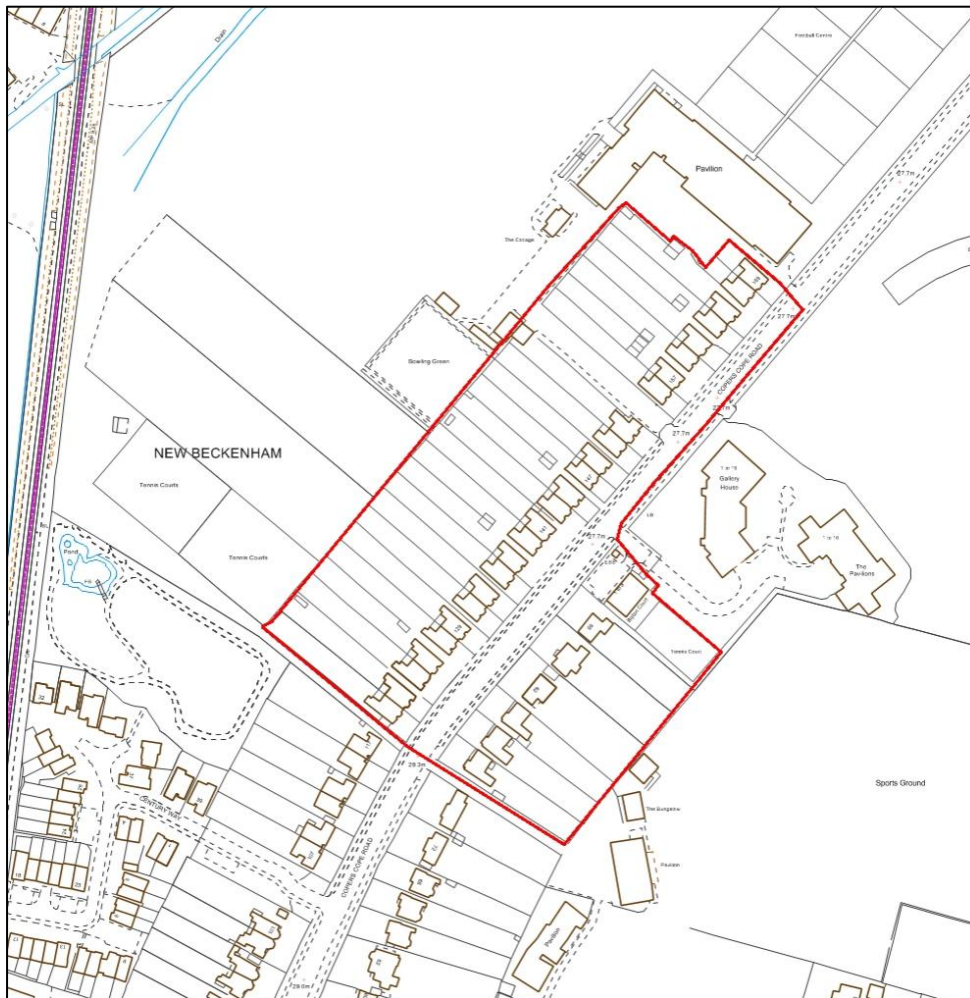


Chelsfield Park ASRC Boundary – Not to Scale

Area Description

Chelsfield Park estate includes about 370 properties on 81 ha of land. The area is bounded by the railway line and the A21 and mostly inset within greenbelt land which provides it with robust and defensible boundaries and with a form of insularity which informs its character. The area was established from the 1930s onwards by Homestead and includes a mix of detached properties, ranging from original Homestead chalet and cottage houses to a majority of large contemporary five to six bedroom family houses built in a variety of styles. Most houses are set within very large plots laid out along long roads, showcasing mostly landscaped front gardens and substantial rear gardens. Trees predominate within the landscape and tend to obscure the building line by virtue of their presence within front and back gardens, in the large gaps between buildings and within the numerous hedges which define property boundaries. The estate comprises areas of greenbelt which include woods and agricultural grazing land. The distinct character of Chelsfield Park results mostly from its spacious sylvan, landscaped and semi-rural setting combined with the wide variety in the styles, sizes and designs of houses.

11. North Copers Cope Road, Copers Cope



North Copers Cope Road ASRC Boundary- Not to scale

Area Description

The area forms a distinctive and coherent mostly Victorian and Edwardian enclave which provides a sense of entry into the residential part of Copers Cope Road. It includes 20 houses on 30 ha. It has a robust and defensible boundary being bounded by Metropolitan Open Land to the east and the west, to the North West, by a 2/3 storeys brick indoor recreational facility to the north east, by contemporary three storeys flatted development with a distinctive character, and to the south by a mix of interwar, post-war and contemporary development interspeded with a few Victorian Villas.

119-169 Copers Cope Road

These are three storeys semi-detached brick Victorian Housing built in the 1900s in what would become known as the Edwardian style, featuring bay windows, ornate pitched wooden porches and decorative brickwork and plasterwork. Properties feature hip roofs with slate tiles and chimneys typical of the era. Some of the facades of properties however have been rendered or pebble dashed.

Buildings are inset within long plots backing Metropolitan Open Land (New Beckenham Recreation Ground). Narrow gaps between buildings are often occupied by garage facilities yet allow glimpses into the vegetation of back gardens.

Properties have front gardens, some open, some bounded by low boundary walls or hedges. A significant proportion of these front gardens have been paved or tarmacked and are being used as parking spaces.

76-80 Copers Cope Road

This is a set of three brick Edwardian Houses built in the 1910s. The houses feature hip roofs with chimneys typical of the era, sculpted wooden porches over ground level balconies; a varied combination of patterned cased multi panelled windows and pitched roof front elevations with apparent decorative wood beams.

Properties are located close to one another with trees and side extensions preventing views into MOL at the back. They are fronted by paved driveways and grassed/green area on raised planters.

82-86 Copers Cope Road

These unremarkable interwar/postwar properties are aligned with the three Edwardian Houses at 76-80 Copers Cope Road and share similar spatial standards in terms of their plot size, front gardens and rear gardens depth. They have been included in the ASRC to create a defensive boundary and encourage future development to reflect and enhance the positive features of nearby and adjacent Victorian and Edwardian properties.

12. Marlings Park Estate, Chislehurst



Marlings Park ASRC Boundary – Not to scale

Area Description

The area comprises a total of 279 residential properties developed from the 1930s to the 1970s. The area is bounded by the A208 and Greenbelt to the West, the railway to the south and by residential areas of a distinct character to the east and the north beyond Leeson Hill which all provide a defensible and robust boundary. It includes a majority of two storey detached properties set within plots regularly laid out onto long roads. Houses include good size back gardens and front gardens most of which remain open and many of which are landscaped with trees, shrubs and flower beds and/or fronted by low boundary walls. Properties on Orpington Road however are an exception as these feature gates, high boundary walls and hedges in keeping with the larger average size and footprint of houses which are set within larger and longer plots than in other parts of the area. Trees to the rear and in gaps between properties are visible from the street. The public realm is of a high quality with pavements featuring grassed verges and trees. Most houses are of a good quality Neo Tudor architectural or Arts and Craft design which gives pride of place to English vernacular features. Properties typically combine the use of materials such as the use of half timbering and weather boarding, hung tiling, plain or ornamental brickwork or render and are topped with various types of often multilevel roofs adding to their character, including mansard, hip, barn hip and gambrel roofs. Most windows are multi-panelled case and bow windows.

13. The Knoll, inc. Dale Wood Road (part), Lynwood Grove, Mayfield Avenue, Brouxbourne Road and the closes off them, Petts Wood and Knoll



The Knoll ASRC Boundary (not to scale)

Area Description

The area brings together four streets (described separately) and the closes off them. The area has a defensible and robust boundary by virtue of the changes in the densities, pattern, and general qualities of the surrounding areas.

Dale Wood Road and Lynwood Grove are residential streets which include a majority of post-war detached (Dale Wood Road) and interwar semi-detached (Lynwood Grove) two storeys properties inset in spacious plots and built with distinctive Arts and Crafts features. Dale Wood Grove comprises a homogeneous stretch of houses mostly rendered in white, featuring pitched roofed front elevations, bow windows at ground floor level and cased panelled windows inset in sizeable plots regularly lined up against the streets. Most properties are joined at the hip by pitch roofed garages. The gaps between buildings over garages allow views into the mature vegetation of rear gardens. Properties feature shared grassed and landscaped front gardens with mature vegetation and bounded by low stone or brick boundary walls, separated

from one another by driveways. The resulting streetscape is enhanced by the rising slope northwards. A line delimited with slabs - sometimes large boulders - marks the beginning of patches of grass in the continuity of front gardens, which sometimes feature mature trees.

Lynwood Grove features a majority of white rendered, quirky and asymmetrically composed houses featuring steep rooflines, arched porches and pitch-roofed front elevations. The design of some of the houses includes unusual features and detailing such as balconies, octagonal, full circle and cased diamond panelled windows with shutters. Properties feature a mix of open plan or landscaped front gardens delimited by low boundary walls or hedges. Creative use is often made of planted boundary walls and hedges to delimitate side boundaries and front gardens, as well as of paving materials for driveways. Variations in the topography of the streets allow for an. Gaps between houses combined with variations in roof shapes and the level of the street allow for interesting streetscape and perspectives as well as glimpses into rear gardens. The street features landscaped sidewalk verges lined up with the properties' front gardens with a variety of trees species, including mature trees. There is a landscaped roundabout at street mid-point.

Mayfield Avenue is a residential street which features typical detached two storeys interwar housing inset within substantial plots, many of which in the neo-Tudor style, featuring hip roofs with front or side pitched roof elevations. The properties are fronted by regularly aligned, often open plan and grassed, sometimes paved and hedged front gardens. The public realm is good quality and features grassed verges aligned with or in the continuity of front gardens, also planted with a variety of tree species, including mature trees). There is an interwar church at the junction of Lynwood Grove, Knoll Rose and Mayfield Avenue flanked by a spacious lawn to the east which opens up the perspective to the north of the street. Regular gaps between buildings enable views into the vegetation of back gardens. To the south of Westholme, houses are mostly fronted by open plan grassed front- gardens. To the north, most properties' front gardens have been tarmacked, in use as parking areas, and are fronted by hedges.

Broxbourne Road is a residential street which includes distinctive examples of interwar brick housing featuring tiled hip roofs, decorative brickwork and decorative design features. The public realm is high quality with grassed verges aligned with front gardens, planted with a variety of tree species. The southern part of Broxbourne Road includes a number of two storeys detached interwar properties typical of the northern section of the street and features the same high quality public realm, the pattern of development however has been disrupted by the intrusion of post-war development of a different scale including bungalows and semi-detached housing. A number of the landscaped front courtyards and gardens which enhance the properties to the north part of the road have been paved over and are losing their openness to high brick boundary wall.