

Supplementary Planning Guidance for

CHISLEHURST CONSERVATION AREA



Supplementary Planning Guidance, Chislehurst Conservation Area

1. INTRODUCTION

- 1.1 This statement provides advice and guidance, both to the owners and occupiers of buildings in the Conservation Area and to the Council, about the way in which the area should best be managed to preserve and enhance its character and appearance. It begins with a statement summarising the character and appearance of the Conservation Area and its component elements, then provides detailed guidance in response to this.
- 1.2 The London Borough of Bromley provides the Ordnance Survey map (BCA 18A), which accompanies this document, under license from the Ordnance Survey in order to fulfil its public function to publicise the boundary of the Alexandra Cottages Conservation Area. Persons viewing this map should contact Ordnance Survey Copyright for advice where they wish to licence Ordnance Survey map data for their own use.
- 1.3 Together with general advice and guidance about conservation area law and policy (referred to as Part I and Part II respectively), it forms supplementary planning guidance to the Bromley Unitary Development Plan. As such, it will provide the policy basis for conservation considerations in the determination of applications for planning permission.
- 1.4 This statement is the product of a detailed process that commenced with appraisal of the Conservation Area and circulation of a consultation draft throughout the local community and to a wide range of interest groups and agencies. The consultative process included a public meeting to explain the draft and discuss issues in the Conservation Area. Feedback responses to the draft were encouraged and facilitated, and the views of the Advisory Panel for Conservation Areas obtained. Comments and suggestions have been considered, with the final statement revised and refined in the light of these.
- 1.5 As outlined below, Chislehurst is unusual as a Conservation Area, partly due to the extensive area it covers. To be practical in its objectives, this document addresses the area through identifying and addressing a number of components "character sub-units" from which the full Conservation Area is comprised.
- 1.6 This statement was adopted by Council's Development Control Committee on 15 June 1999 and re-paragraphed and illustrated by the Heritage and Urban Group in December 2001. For further information please call 020 8461 7646.

Acknowledgements

- 1.7 The Council is grateful to the Chislehurst Society and particularly Mrs M S Holt for the provision of much architectural and historical information that has been used in the drafting of this statement. A general acknowledgement is due to Mr Roderick Gradidge and The Victorian Society. Acknowledgement must also be made of the valuable help and assistance given by Mr Tony Turner and, in respect of town centre issues, Mr Vincent Dunleavy. The National Trust has also provided historical material regarding Camden Close. The preparation of this document was assisted by access to the Chislehurst Conservation Area Study compiled for The Chislehurst Society by Mary S Holt, dated August 1992. This comprehensive exploration of Chislehurst's buildings, streets and issues is a valuable street-by-street resource that justifies publication to widen its availability.

2. DESCRIPTION

- 2.1 The area generally referred to as the Chislehurst Conservation Area is comprised of the initial Chislehurst Conservation Area designated on 4 February 1972, combined with additional areas known as Chislehurst East and Chislehurst West which were both designated on 18 March 1982. A small adjustment was made with the adoption of this statement on 30 March 1999 to incorporate portion of the Chislehurst Railway Station previously not within the Conservation Area.
- 2.2 This Conservation Area is by far the largest in the Borough, extending from Chislehurst Railway Station on the London Bridge - Sevenoaks railway line (about 3 kilometres east of the Bromley town centre) to the northeast boundary of the Borough, coinciding with the Sidcup By-pass. It incorporates a large irregular area (roughly 3 kilometres by 2 kilometres), which comprises predominantly residential development in the west, agricultural and rural land in the east, with the intervening portions incorporating extensive Commons and open space, nodes of retail, service and community facilities, and residential areas.

3. STATEMENT OF CHARACTER AND APPEARANCE

- 3.1 This statement outlines the aspects of the Chislehurst Conservation Area, which justify its designation as an area of "special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance". This Statement aims to encapsulate this character and appearance, providing the basis for policies, guidance and action aimed at ensuring its preservation and enhancement.
- 3.2 An outline of the historical development of the Conservation Area and some of its component elements is provided in the supportive information included toward the end of this document. The following statements draw upon this material.

CHISLEHURST CONSERVATION AREA GENERALLY

Overview

- 3.3 Chislehurst Conservation Area covers an extensive area, and incorporates a diversity of forms of development and open space. The various component parts of the Area are explored in further detail below, but the whole area should not be considered merely an amalgam of its component parts. Although quite complex in its composition, the Chislehurst Conservation Area is characterised by some strong, consistent themes. The diversity with which these are expressed adds a depth of interest, which strengthens the character, and appearance of the Area.
- 3.4 Chislehurst's present form is derived from a number of physical and historical forces. Its topography is of long valleys and steep banks with a raised plateau at its centre. Upon this plateau are the commons around which scattered village settlement developed, surrounded for most of its history by large country estates and densely wooded valleys. A network of settlements and open areas recognisable today formed around Chislehurst Common and the various routes crossing it.
- 3.5 With the arrival of the railway in 1865 a new set of forces was unleashed as the area became accessible and fashionable with London businessmen as a sylvan residential retreat from the perceived evils of the industrialised city. The arrival of the French Imperial court in exile at Camden Place in 1870 enhanced the flavour and fashionability of this lifestyle. The area was a perfect incubator for the emergence of the fashions; philosophies and aesthetic best characterised by the Arts and Crafts Movement of the late nineteenth and early twentieth century, servicing a craving for a pre-industrial rural Arcadia. This saw large homes utilising forms and materials drawn from the English vernacular developed on spacious parcels of land within established woodland, accessed by winding rural lanes.
- 3.6 These homes were sometimes individually commissioned, but increasingly were

part of speculative development in the parcelling of land formerly part of large rural estates, and in some cases comprehensive development of planned estates with carefully laid out streets and layout of homes, which usually reflected neo-vernacular forms, materials and fashions, complementing the imagery.



Camden Place became the home of the French Imperial Court in 1870.

- 3.7 Similar aspirations throughout the twentieth century have maintained pressure for residences associated with images of the rural, wooded or village atmosphere available in Chislehurst. The degree to which successive phases of development have complemented or eroded earlier phases is variable, but a strong overall consistency of character has been sustained.
- 3.8 The net effect of these various forces has resulted in the Chislehurst of the present. The Chislehurst Conservation Area is a cluster of developed areas (predominant residential) either on the perimeter of the central common, or slightly beyond it. These clusters of development are largely encircled in a manner, which separates them from other parts of the metropolitan urban area. Remnants of rural estates, parklands, open recreation land and the woodlands of Scadbury Park, Petts Wood and St Paul's Cray Common provide large areas of predominantly open or wooded lands to its east and south. The heavily wooded railway embankment and consequently constrained road network form a visual and perceptual separation from urban areas to the west. Linkages with the urban area abutting the northern edge of the Conservation Area are restricted by the road network, which channels activity via Red Hill or Green Lane into the Chislehurst High Street town centre, a focal point for areas both within and beyond the Conservation Area.

- 3.9 As such the Conservation Area has distinctiveness from the areas surrounding it. It also has some distinctive and recurring characteristics, which unify the diversity within it.

CHARACTER AND APPEARANCE

- 3.10 The Chislehurst Conservation Area has a wooded, semi-rural character with extensive coverage by mature trees; woodland and open grassed areas. This extends into those parts of the Area, which are closely developed with buildings, where the presence of trees and gardens and the placement of open spaces maintain the impression of nature playing a major role. Dense woodland along the railway line and beside many of the major routes into Chislehurst emphasises this aspect of its character.
- 3.11 Extensive tracts of rural land, particularly in the east of the Conservation Area, and views beyond the Area to the south, provide a close link with the countryside. This is reinforced by the unique presence of extensive Commons located central to residential areas and business nodes. Parklands, school fields and the golf course further support the sense of a green, open context.
- 3.12 Residential development in Chislehurst is characterised by spacious suburban development derived from early examples of this lifestyle popularised in the late nineteenth century, when rail transport enabled those of means to escape the perceived evils of the industrial city to a sylvan retreat with rural atmosphere, whilst still being convenient to the business and cultural facilities of central London. The ideals of the Garden Suburb, the aesthetic of the Arts and Crafts movement, and the inexorable pressures of real estate speculation all contributed to the character and form of Chislehurst into the twentieth century. Architectural styles, which have been utilised and refined in Chislehurst particularly, include the Arts and Crafts Movements and derivatives drawing on vernacular forms and materials. The layout of streets and plots and the siting of buildings reinforce this character, such as the use of curving tree-lined streets reflective of rural lanes. Subsequent residential development has generally reflected aspects of this established character, with contemporary development predominantly at low-density amongst established mature trees or new plantings.
- 3.13 Chislehurst also contains some intensive pockets of development, which provide focal points for the community. The settlement between Old Hill and Summer Hill on the steep slope rising from the railway station and roads from Bromley has a strong village character and contains a dense cluster of mainly nineteenth century buildings.
- 3.14 On the plateau beyond is Chislehurst's most distinctive characteristic - the commons around which the town has developed, and upon which it still centres. It is Chislehurst's relationship with its common lands, which give it a particular

distinctiveness. Activity nodes at High Street and Royal Parade are separated by a large tract of common, as is the historical node on the route along Manor Park Road, between St Nicholas' Church, the Tiger's Head public house and the cockpit. The central common provides the key to understanding the complex form of development, which has occurred around (and periodically within) it, and the confusing network of roads, which have developed from paths crossing it.



Residential development in Chislehurst is characterised by spacious suburban houses.

- 3.15 Rather than the usual situation of a town having a common beside - or around - it, Chislehurst is the town around the common. It is apparent that the vigilance of the Conservators (and their predecessors) has achieved retention of these extensive tracts of open space and woodlands in the face of intense pressures for their alienation. Some pockets of development amongst the various parts of the common add a complexity to the suburb, most notably Camden Close.
- 3.16 Retail and service nodes exist at High Street and Royal Parade, providing a strong range of facilities whilst still retaining the atmosphere and character of a traditional village or small market town, enhanced by elegant street trees and the visual immediacy of the commons.

Character Sub-units

- 3.17 Recognising the variety, which is present within the overall environment of the Chislehurst Conservation Area, described above, a more detailed statement of character and appearance is provided for the following components, termed Character Sub-units for the purposes of this document. These provide a basis for more detailed or specific policy and guidance to supplement the general policy and guidance applicable across the whole Conservation Area. Inevitably in a complex area such as this some of the divisions drawn between areas may be somewhat arbitrary, whilst considerable variety usually occurs within each. As such, these statements must be treated as generalised reflections of character and appearance which, taken in composite, reflect both the general and disparate attributes of the Conservation Area.
- 3.18 To provide a framework to assist analysis of this complex Area, the Character Sub-units are grouped under broad headings reflecting the predominant types of development in the Conservation Area. These are as follows:

Commons and their Perimeters

- 3.19 The commons around which Chislehurst has developed, along with pockets of development which are surrounded by common lands (such as Camden Close and School Road) and properties which front or are close to the commons and as such contribute to, and benefit from, its character and appearance.

Town Nodes

- 3.20 The commercial, civic and residential components in and around the nodes at Chislehurst High Street and Royal Parade. The notable group of Arts and Crafts houses in Mead Road is included in the High Street sub-unit.

Older Residential Areas and Estates

- 3.21 Residential areas developed on former country estates during the nineteenth and early twentieth centuries, particularly examples which are of historical and/or architectural note (such as Camden Park Road). Some pockets of residential areas evolved more organically (such as Old Hill) or are based on earlier hamlets (such as Old Perry Street).

Newer Residential Areas

- 3.22 Subsequent residential development during the mid to late twentieth century occurred largely in areas not directly visible from the commons or major routes through the Area. In some cases this involved infilling amongst earlier residences with spacious grounds.

Rural and Open Lands

- 3.23 The eastern third of the Conservation Area is predominantly open and wooded land in a variety of uses and tenures. A smaller area at the south of the Conservation Area is also of this character, enhanced by distant rural views beyond. Within these areas are a number of schools and institutions, usually with spacious grounds or extensive open spaces.

A. COMMONS AND THEIR PERIMETERS

Sub-unit 1. Central Commons

- 3.24 In his series of books "The Buildings of England" Nikolaus Pevsner remarked:

"Chislehurst is no ordinary suburb. This is because of its relationship to its Common. Whereas most Commons lie to one side of their towns, here the Common is the very heart of the place."

Cherry, B and N. Pevsner: The Buildings of England, London 2: South (1983), Page 178.

- 3.25 Chislehurst grew up as a scattered village on edges of its various commons, surrounded by large country estates, and did not outgrow its hilltop site until Victorian times. Today it is above all characterised by large areas of open and wooded land that form the heart of the Conservation Area: Chislehurst Common, the Cricket Ground and the Green. The central commons provide the setting for a diverse scattering of houses, cottages and community buildings, in general the oldest and most architecturally interesting in Chislehurst.
- 3.26 The commons are the strongest and most important aspect of the character and appearance of Chislehurst, and their continued care and protection must be the utmost priority for the preservation and enhancement of the Conservation Area.



St. Nicholas Church, Church Row.

Sub-unit 2. Around and Close to the Commons

- 3.27 The development fronting and close to the commons inevitably impact upon them as they are of particular importance to the character and appearance of the Conservation Area.
- 3.28 St Nicholas Church in its graveyard is a prominent central feature at the central high point of the Chislehurst plateau, and is one of the area's oldest buildings. The Tigers Head public house opposite is also from an early date, whilst the wide roadway between them suggests an early meeting place along this route. With the nearby cockpit, a strong sense of centrality emerges from today's somewhat confusing complex of roadways, spaces and clusters of buildings.
- 3.29 All properties fronting the commons and adjacent main routes are very important to the character and appearance of Chislehurst. The buildings are generally positive contributors to these qualities, whilst the generosity of trees, hedges and gardens strongly reinforces the sense that a wooded environment with scattered housing lies beyond the commons.
- 3.30 Camden Close (see below) and several other clusters of development are contained within or encircled by common lands, such as the group of buildings on School Road. Such buildings and their settings project a positive contribution to the commons, being highly visible from many other parts of central Chislehurst.

- 3.31 Close to the commons are pockets of development along streets or lanes, which lead off it. Typical is Crown Lane, where the dense clustering of modest houses is reminiscent of a rural village, including a church.
- 3.32 Continuation of past achievements in successfully managing the sensitive relationship between properties with frontages to the common, along those in nearby streets and lanes, is essential for the health of the Conservation Area as a whole.

Sub-unit 3. Camden Close

- 3.33 Amongst the development close to the commons, one pocket stands out, and justifies individual attention. Almost encircled by common, but turning inward away from it is the enclave of Camden Close. This is a private estate of sixteen detached dwellings built as a group in 1934 within the walled gardens of a nineteenth century house, and retaining some remnants of the earlier complex. A remarkably picturesque ensemble unified by their use of "olde worlde" architectural details such as steeply pitched roofs, tall gables and chimneys, tile hanging and weatherboards.
- 3.34 The layout and siting of the houses is notable, arranged irregularly around a circular sweep of road with communal and private gardens successfully blurring boundaries between individual properties. The retention of established trees at the time of development, along with the maturing of subsequent planting and gardens complements the effectiveness of the setting.



Camden Close is a remarkably picturesque ensemble of houses unified by the use of "olde worlde" architectural details.

- 3.35 This development is something of an eccentricity, pursuing a romanticised image

of a group of sixteenth or seventeenth century cottages clustered about a village green. Ironically, by turning inward as a walled enclave it separates itself from the historic common, which surrounds it. However the external wall and adjacent vegetation softens this effect and blends the estate into its surroundings. This estate has been immaculately maintained and not only retains intact most of the original fabric and components, but has matured over the half century since its establishment, and is now a noteworthy late example of the quest to create a rural idyll on the metropolitan fringe.

- 3.36 Having been conceptualised and constructed as an entity, the character and appearance of the estate is thus very strongly tied to the comprehensive concept encompassing building styles, materials and methods, layout of roads and plots, siting of individual residences, retention of trees, landscaping and the relationship between buildings spaces and plantings. Camden Close has a highly cohesive character derived from common design themes and from the limited range of materials used in the development. Individuality and interest are introduced by the careful location of the houses within their plots and the gentle curve of the road, achieving an informal effect. Variations in timber frame details, roof construction, doors and windows and those items listed in the preceding paragraphs all add to this atmosphere. It is this atmosphere and the details that contribute to it that the Council seeks to preserve or enhance. All houses in Camden Close are on the local list.

B. TOWN NODES

Sub-unit 4. Chislehurst High Street (including Mead Road)

- 3.37 At the northern extremity of the commons is the community node centred on High Street. This is the functional town centre of Chislehurst (and of suburban development to its north), which still exudes the sense of a village High Street, assisted by its proximity to open lands and the pond.
- 3.38 Chislehurst High Street commenced its life as the hamlet of Prickend, of which little remains. The Prickend Pond, located at the northern end of the Common is the most tangible reminder of the rural past. Substantially redeveloped in the mid to late nineteenth century, High Street and its immediate surroundings now illustrate the effect of the late nineteenth century on Chislehurst particularly its growth into a market and service centre for the surrounding population.
- 3.39 The surrounding streets contain largely typical late nineteenth century terraced and villa housing, again of an urban or village character, closely relating to the adjacent commons and woods.
- 3.40 One residential street, which stands out, in particular is Mead Road, developed on land which was in the ownership of the Scadbury estate until 1881, when it was sold by Rt. Hon John Robert Earl Sydney to William Campbell-Russell. It

underwent a very similar period of development in the late 19th and early 20th centuries to the Camden estate (which is outlined below), and has similarities of character with Camden Park Road and Wilderness Road, containing a number of locally listed properties by Arts and Crafts architects.

- 3.41 Development appears to have commenced with the construction of Golden Mead (by Ernest George, 1881). Ernest Newton was also active; Randall's and Ashton being illustrated in his 1890 book of houses, suggesting that they were constructed prior to his involvement at the Camden Estate. White Riggs and Sweet Meadow are two notable later houses by E J May (1910) of a style close to that of Voysey.
- 3.42 A section of Common front on Heathfield Lane contains the statutorily listed Mead House, an early 19th century building. Perhaps more notably and emphasising the significance of Chislehurst for students of the Arts & Crafts Movement, the Wallings, former home of the architect E J May is also here.

Sub-unit 5. Royal Parade

- 3.43 Separated from the High Street by section of the Chislehurst Common, Royal Parade consists of a group of shops and houses dating largely from the last decades of the nineteenth century. Its name commemorates the association of Chislehurst with the French Imperial Family. Although a retail area, the character of Royal Parade is distinct from that of the High Street: it has become an area of specialist shops - antiques, fashions and small restaurants. Businesses such as architects and accountants offices are also found here.
- 3.44 Like the High Street, the dominant elements of Royal Parade are terraced shop/houses, providing it with a substantially different character from most other parts of Chislehurst. The parade setting is greatly enhanced by the tongue of green (being the former village pound), which extends open space from the Common into the active core. The appearance of the street is further enhanced



Royal Parade consists of a group of shops and houses dating largely from the last decades of the nineteenth century.

by the condition of the buildings: original shop windows, fittings and signage remain in place in some cases. The diverse and specialist nature of the retailing on the Parade contributes greatly to its character. The use of each shopfront by a separate business reinforces the 'village shopping' effect of multiple small traders. Retention of this format is encouraged.

- 3.45 It provides the setting for a number of listed buildings, most importantly The Bulls Head, an ancient inn, substantially reconstructed in the early 19th century, and "Abury", a former village bakery dating from c.1520.
- 3.46 The surrounding cluster of housing and other development is included in the Royal Parade character sub-unit. This contains a mixture of predominantly residential properties, including a strong proportion of buildings from the nineteenth century. The houses along Church Row are a particularly delightful complement to the common they front, and the characteristics relevant to Character Sub-unit 2 (above) also apply to it.

C. OLDER RESIDENTIAL AREAS AND ESTATES

Sub-unit 6. Old Hill to Railway Station

- 3.47 Between the plateau of the commons and the railway station, built in the valley of Kyd Brook, is a steep slope accessed by two alternative roads, Old Hill and Summer Hill, which form a triangle with the railway line under which each pass, leading to Bromley and other suburbs to the west. Within this area is a diverse area of development and a mixture of uses.
- 3.48 Old Hill itself rises from a railway underpass through a small commercial area (the most prominent premises being the Bickley Arms public house – recently, and somewhat unfortunately, re-named 'Ye Olde Station Master') and three-storey gabled red brick Victorian houses. Partway up the hill is a dense cluster of development close to the roadside. This is predominantly residences of Victorian origins, but includes the Imperial Arms public house, which owes its name to the proximity of the French court at Camden Place. Another public house, the Ramblers Rest, is picturesquely sited on the fringe of the common. Between them, in dip between the two roads, is a dense pocket of residential development and buildings including a former school and former police station.
- 3.49 Within this area, near the lowest point of Old Hill is the entrance to the famous Chislehurst Caves. These are an extensive labyrinth of tunnels in the chalk created by human endeavour, and the subject to considerable legend and debate. They appear to have been created through the extraction of chalk, and may date from Roman or pre-Roman periods with subsequent usage. Utilisation as shelters from air raids during the Second World War has added further to their historical interest.

- 3.50 The strong characteristic of this Character Sub-unit is the generally 'organic' nature of its development and consequent form relative to the careful planning and layouts, and innovative architecture being utilised in other parts of the Conservation Area. The area contains a cohesive but diverse mixture of building styles with a complex and stimulating layout. Despite the intensity of settlement, extensive woodland still remains in this pocket (such as in private gardens) providing a sylvan atmosphere and green setting, which should be maintained with any future development.
- 3.51 The irregular frontage of development to common land dropping from the plateau provides a particularly attractive character, highlighted by a tantalising view of the Ramblers Rest, with no apparent route for reaching it.

Sub-unit 7. Old Perry Street and Leas Green

- 3.52 Another pocket of 'organic' early development is found in Old Perry Street. This area is understood to have originated with a hamlet initially formed of the houses of workers from Scadbury Manor along the winding road toward Sidcup. Scadbury Park still borders the properties on the south of Old Perry Street. The street contains a mixture of contributory buildings, many of Victorian and Edwardian origins, with aspects of the character of a Kentish village, including strong use of vernacular styles and materials such as soft red brick and hung tiles. This extends to some of the twentieth century additions, which are consequently compatible with earlier buildings.
- 3.53 Notable buildings include the Sydney Arms public house (formerly The Swan) understood to have eighteenth century origins, the Old School House in which Lady Sydney established a school in the mid-nineteenth century, and the adjacent 1891 school building with terracotta mouldings and details.
- 3.54 This is an interesting pocket of development from a range of eras and economic strata, which contributes positively to the overall character of the Conservation Area. The retention of mature trees, the adjacency of the Scadbury parkland and well-established gardens combine to form an important aspect of the character of the area. This is particularly important given the location of this pocket of settlement between largely open tracts of land, which surround it to the north and south.
- 3.55 Leas Green is similarly a section of the ancient winding route which modern Perry Street replaced, and also retains some of the character of a Kentish village through examples typical of regional building styles and materials.

Sub-unit 8. The Camden Estate

- 3.56 This Character Sub-unit includes three distinct components which are dealt with together in recognition of their inter-related origins: the Camden estate proper

(8A), Chislehurst Golf Club featuring the Camden Place chateau (8B), and the Wilderness Road enclave (8C). Central to the development of this area was the property developer William Willett the younger, who had been active in Chelsea and Hampstead prior to purchasing Camden Place in 1890 when he began developing high-class residential areas in its grounds.

- 3.57 Predominant is the residential estate incorporating Camden Park Road, Lubbock Road and Lower Camden, which cascades down the slope from the Chislehurst plateau to the railway line. The size plots and grandeur of residences generally increase with altitude, some of the most architecturally noteworthy houses being toward the upper end of Camden Park Road, which ultimately terminates at the most prominent, The Cedars, constructed by the promoter of the estate, William Willett, as his own residence. He commissioned the notable Arts and Crafts architect Ernest Newton, who was already established as a local resident.
- 3.58 Across Camden Park Road is the Chislehurst Golf Club, with its course extending open land westward from the adjacent common, and its dense wooded fringe providing an important component of the setting for the upper section of Camden Park Road. The highlight is the clubhouse, Camden Place, most famous as the residence of the French Imperial family in exile, and suitably remodelled in the style of a French chateau.
- 3.59 The essential character of the Camden Estate is derived from the approach taken to the development of the area by Willet and the Arts & Crafts architects. The atmosphere is one of Arcadia: the estate represents the move of English architecture and town planning away from the urban values of the renaissance and towards the creation of a simpler "civilised countryside". The ideas of the Arts and Crafts Movement suggested that houses should be built with care and craft skill, leading in turn to the re-adoption of vernacular themes and materials, such as timber framing or the use of small red clay tiles for roofing. The retention of large numbers of mature trees and the creation of wide grass verges and spacious gardens added to the rural effect that was sought after by the designers. Most of the original Arts and Crafts houses here were constructed on a grand scale.



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- 3.60 Since the cessation of the first phase of development, the large plots and extensive landscaping have enabled some later development to occur, some on the sites of former large houses and some in the grounds. In general, the newer development is less visually striking, plainer and smaller in scale than the Arts & Crafts houses, leaving the original development and the well established planting to continue to define the character of the area, in which a typical view is still of large timber framed or red tile hung gables, finely detailed red brick chimney shafts and garden walls, often emerging from a riot of shrubbery, topped with deciduous trees and the occasional pine.
- 3.61 Large plots are particularly important: they establish the spacious nature of the area and provide sufficient space for forest trees and large-scale shrubberies to grow to maturity, maintaining a sylvan atmosphere. As such, future development of additional dwellings or enlargements to existing residences should avoid eroding the generous setting of larger buildings, or compromising the relationships between buildings and plots which characterise this area.
- 3.62 Beyond is the Wilderness Road estate, self-contained and concealed behind the wooded fringe of the common, but also part of Willet's development initiatives, with development commencing in 1893. Wilderness Road is notable as a pocket retaining a strong representation of good examples of the Arts and Crafts style constructed in the Edwardian period. It has a very cohesive character, with its unsealed but carefully maintained road, grass verges and large houses sharing

stylistic similarities and utilisation of a similar palette of materials. Buildings in Wilderness Road have close association with Camden Park Road, sharing the same developer, along with key architects and builders.

Sub-unit 9. Yester Park

- 3.63 Yester Park began its development in the same manner as much of Chislehurst: the development of detached houses in large grounds was followed by comprehensive infilling to a higher density. Although largely invisible from beyond its site, the Park still plays host at its core to a fine house, once known as Sitka and now the SIRA Institute. Constructed in large grounds by Ernest Newton (1886), this Arts and Crafts house predates Newton's commissions by Willett in the Camden Estate and provides further evidence of his established local practice. Sitka was at the heart of a small estate, approached by drives with entrances marked by formal lodges.
- 3.64 The Park cannot now be said to have an Arts & Crafts character. Much of the open land and setting of Sitka was developed in the inter-war period (1918 to 1939), although the 19th century entrance lodges do remain and the former drives have been retained as private roads. Along these, suburban development has occurred in a manner more typical of American suburban development than English suburbs of a similar age. The buildings have a consistency of scale and style, with faint echoes of the neo-vernacular, and elements of the rustic with its un-kerbed street and timber lampposts.
- 3.65 Leading off the south side of Yester Road is Greatwood, an award winning 192 development of three-storey townhouses designed by Norman Starratt, constructed of dark brick. Numbers 1 to 8 Greatwood are locally listed.
- 3.66 On Southill Road and South Hill, a solidly constructed red brick boundary walls remain and make a very important contribution to the character of the area. The railway arch at the foot of Southill Road, which forms a gateway to this corner of the area, is locally listed.

Sub-unit 10. Kemnal Road

- 3.67 Kemnal Road retains the character of a rural lane through dense woodland, with large individually developed residences on generous plots scattered sparingly amongst the trees, often not visible from the road, and occasional driveways or lodges hinting at spacious houses and estates beyond. This effect is heightened by the road not providing through access to vehicles, resulting in quiet traffic. Whilst this character is essentially intact on the eastern side of the road, some of the development on its western side (on sites created by bombing in World War II) has more in common with the type of development, which has occurred, in more intensive residential estates to its east.

- 3.68 Kemnal Road has a distinctive character as a spacious wooded pocket of residences, which forms a gentle transition between the denser urban forms to its west and the rural lands to its east. It characterises the unplanned evolution of a pocket of semi-rural housing, in contrast to the comprehensive effect of promoted estates. Retention of this character would make an important contribution to the Conservation Area, illustrating a remnant of a form of development which was previously found along other roads leading into woodland around the Conservation Area, but which has largely been eclipsed elsewhere by intensification of settlement.

D. NEWER RESIDENTIAL AREAS

Sub-unit 11. Holbrook Lane and subsidiary streets

- 3.69 This street, and the various branches leading from it, is characterised by large contemporary houses on spacious plots set amongst mature trees. Some earlier buildings are retained amongst the later development, and provide important reminders of the earlier forms of settlement.
- 3.70 Given that these streets are not through routes and are not visible from the key parts of the Conservation Area, the retention of its wooded setting provides a supportive backdrop, which performs a useful subsidiary role within the Conservation Area.
- 3.71 The protection of mature trees and remnant early buildings and their settings are encouraged, along with ongoing establishment of trees, with preference for broad-leaved species, to enhance the wooded setting.

Sub-unit 12. Manor Park, Prince Consort Drive and subsidiary streets

- 3.72 These streets, and those branching from them, are characterised by large contemporary houses on spacious plots set amongst mature trees. Some earlier buildings are retained amongst the later development (such as The Old House off Manor Place, along with a lodge house and gates), providing important reminders of the earlier forms of settlement.
- 3.73 Given that these streets are not through routes and are not visible from the key parts of the Conservation Area, the retention of its wooded setting provides a supportive backdrop, which performs a useful subsidiary role within the Conservation Area.
- 3.74 The protection of mature trees and remnant early buildings and their settings are encouraged, along with ongoing establishment of trees, with preference for broad-leaved species, to enhance the wooded setting.

Sub-unit 13. The Meadow / Heathfield

- 3.75 These streets are located close to Chislehurst Common and the facilities in High Street, but lie behind the properties fronting Heathfield Lane and Ashfield Lane, which overlook the Common. The northern (unpaved) section of The Meadow contains a number of houses constructed between 1910 and the late 1920's that are clearly influenced by Arts & Crafts design. Otherwise, the sub-area is predominantly comprised of contemporary houses and gardens, which do not contribute significantly to the character and appearance of the Conservation Area. However, given their discreet location, they do not detract from the Area.
- 3.76 The protection of mature trees and remnant early buildings and their settings are encouraged, along with ongoing establishment of trees, with preference for broad-leafed species, to enhance the wooded setting.

Sub-unit 14. Norlands Crescent / Heatherbank area

- 3.77 Located south of Summer Hill and obscured by its wooded bank are a network of streets including Norlands Crescent, Heatherbank and their subsidiary offshoots, and Ravenshill. Aside from some remnants of early buildings adjacent to Summer Hill (within character sub-unit 6), this area comprises new and relatively recent housing at densities, which do not enable retention or reinstatement of the woodland context characteristic of the remainder of the Conservation Area.
- 3.78 Fortunately some individual mature trees from preceding settlement have been retained within these estates. This has been complemented by street tree planting, which softens the built forms, but this combination is unlikely to achieve the effect of dwellings scattered amongst woodland. Whilst this part of the Area does not contribute substantially to the character and appearance of the Conservation Area, its discreet setting avoids any adverse impact upon important components such as Summer Hill and the Cricket Ground.
- 3.79 Bansome Wood, on the perimeter of development, is ancient woodland of note, which also provides a screen between these estates and rural land beyond. This wood relates primarily to adjacent rural areas extending beyond the Conservation Area, including the National Trust-owned Hawkwood Estate and Petts Wood.
- 3.80 Unlike other pockets of limited architectural and historic character encircled by significant parts of the Conservation Area, these residential estates abut the perimeter of the Conservation Area. As such, continued inclusion of this sub-unit has been recommended for review to consider whether its attributes are more appropriately managed by other mechanisms, such as Tree Preservation Orders and/or designation as an Area of Special Residential Character. However, prior to the establishment of adequate alternative mechanisms the area remains within the designated Conservation Area.

E. RURAL AND OPEN LANDS

Sub-unit 15. Kemnal Manor, Foxbury and surrounds

- 3.81 The eastern third of the Conservation Area is predominantly rural land in a diversity of tenures and activities. The part north of Perry Street includes the remnants of the former estate of Kemnal Manor, subsequent rural estates established by nineteenth century industrialists, and more recently a variety of institutional and other uses. The land remains predominantly open, providing a largely rural atmosphere along the eastern boundary of the Conservation Area.
- 3.82 This provides an important buffer along the eastern part of the Conservation Area, and makes an important contribution to the context and setting for the remainder of the Conservation Area. The presence of rural activities and agriculture greatly enhances the sense of adjacency to the countryside, which is present throughout the Conservation Area. Whilst rural uses have been displaced in places by institutions and non-rural uses, the retention of large areas of open space around institutions (such as school playing fields) and predominantly open land nature of some other uses (such as the cemetery) provide a subsidiary form of open character, reflecting something of the open character beyond.

Sub-unit 16. Scadbury Park

- 3.83 Scadbury Park was formerly the heart of the estate of Scadbury Manor, a historically important rural estate, particularly during Elizabethan times. It is now owned by Council and designated as a Local Nature Reserve, with the site of the former moated manor being of considerable archaeological interest.
- 3.84 Unlike the estates of other gentry' houses in Chislehurst, the Scadbury estate has remained undeveloped. Following the fire, which destroyed the nineteenth century house, the 300-acre park and farm, was purchased by the Council. Characterised by dense woodland to the north and rolling meadowland to the south, much of the area is now protected by the Council as a Local Nature Reserve to which the public have access. Never having been intensively managed, it retains a diverse and interesting flora and fauna. Oak trees dating from the 17th Century still survive. Footpaths provide public access to the surrounding farmland.
- 3.85 Scadbury Park forms the southern component of the rural lands in the east of the Conservation Area, and is the least intensively developed or managed part of the Conservation Area, providing an important setting for the central part of the Area, and extending the characteristic open grassland and woodland context established by the commons.

Sub-unit 17. Southern rural edge and outlook

- 3.86 At the southern edge of the Conservation Area is a small pocket of rural land, supplemented by the grounds and playing fields of Coopers School. This area's significance is magnified beyond its modest area by the breathtaking view across it to the south from Watts Lane. The combination of open fields, adjacent allotments and views framed by woodland in the middle distance of the Kentish countryside beyond provides a glimpse of the rural idyll which is being pursued by those coming to Chislehurst over the past century and a half. That this view can still be obtained from near the heart of the Conservation Area is a remarkable achievement, emphasising the onerous responsibility of those committed to the Area's future.
- 3.87 This small tract of open land is immensely important to the character and appearance of the Conservation Area for both the immediacy of this rural pocket to the heart of the Area and the link (both physical and visual) it provides to the wider countryside beyond. Similarly, retention of the view presently seen across this land is of great importance to the value of the Conservation Area.

An overview of the historical development of the Chislehurst area as it has influenced the locality's form and significance is included as Appendix 1 to this document, and should be read in conjunction with the above Statement of Character and Appearance.

4. POLICY and GUIDANCE

- 4.1 The above Statement defines that character and appearance, whilst the following policies and guidance provide more details as to how this may be achieved.
- 4.2 The following policies will assist the consideration of any applications required for planning permission or consent, which may impact upon the Conservation Area. They also provide guidance to property owners and others in encouraging approaches and methods, which will assist the conservation and enhancement of the character and appearance of the Conservation Area, whether or not statutory permission is required. The policies are supplementary to the more generalised heritage conservation objectives and policies detailed in the Borough's Unitary Development Plan.

PRESERVATION AND ENHANCEMENT

- 4.3 The primary purpose of designation of a Conservation Area is to identify "areas of special architectural or historical interest the character and appearance of which it is desirable to preserve or enhance" under the powers and obligations of Section 69(1) of the **Planning (Listed Building and Conservation Areas) Act 1990**.
- 4.4 It is adopted policy of the Council "to preserve and enhance the character and appearance of conservation areas..." through a variety of actions, including retention of buildings which "make a positive contribution to the character of an area" (Unitary Development Plan; Policy E.7). This demonstrates a strong commitment to the conservation and enhancement of designated conservation areas.

DEMOLITION

- 4.5 Council's attitude to demolition for redevelopment hinges on the degree of contribution of the existing building and/or surrounding spaces, both in its own right and as a component element of the Conservation Area. This will normally be assessed on a case-by-case basis in the context of specific circumstances.
- 4.6 Some buildings and structures are individually designated through statutory or local listing, and these are generally also contributory to the character and appearance of the Conservation Area. However, non-listing by no means implies that a building is non-contributory, and there should be no presumption of this. The character and appearance of a Conservation Area is frequently embodied in buildings, which are not in themselves exceptional, but are contributors 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'.

- 4.7 To avoid vacant or derelict sites and consequent uncertainty about the future of a site, demolition will not normally be permitted prior to 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.

Contributory Elements

- 4.8 Council will resist the loss of buildings; spaces, trees and features, which it considers, are contributory to the character and appearance of the Conservation Area. It is Council policy to "oppose the demolition of any part of a building or building within conservation areas where these make a positive contribution to the character of an area". [UDP Policy E.7 (i)]
- 4.9 Proposals for demolition of contributory buildings will be considered by the same criteria applicable to Listed buildings, which are detailed in Paragraph 3.19 of **Planning Policy Guidance: Planning and the Historic Environment** (PPG 15).

Neutral Elements

- 4.10 Proposals involving demolition of buildings or changes to other features or spaces which Council considers are neutral to the character and appearance of the Conservation Area (i.e. elements which do not positively contribute to, but do not significantly detract from, the Area) 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 replacement building will proceed promptly. Designs for replacement buildings must achieve the objectives of policy 3 below to a very high standard.

Non-contributory Elements

- 4.11 Proposals for demolition of buildings or changes to features or spaces which Council considers detract from the character and appearance of the Conservation Area will generally be supported subject to the Council being satisfied that the design of the replacement building, feature or space will result in enhancement of the character and appearance of the Conservation Area in a manner consistent with achievement of policy 3 below, and a secure commitment to proceed with the replacement proposed without undue delay.

NEW BUILDINGS AND LAYOUT

Siting of New Development

- 4.12 New buildings will usually be located in one of the following three situations:
- on a site created through demolition of an existing building;
 - a currently vacant plot; or
 - additional building on a plot presently accommodating a building (where appropriate opportunities can be identified).
- 4.13 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 scale and positioning of new development. Insertion of new structures within plots, which are already developed, will generally require constraint in scale and careful positioning to ensure that they do not detract from the established character and appearance.

Layout

- 4.14 The siting and layout of new structures must be respectful of the character and appearance of the Conservation Area. This will require recognition of, and response to, the predominant scale, form and detailing of contributory buildings, and reflecting the bulk and spatial composition of structures and intervening spaces.
- 4.15 Spaces around and between buildings are often an important part of the character and appearance of an area, and the setting of principal contributory buildings. Consequently, where areas or buildings are characterized by open settings, wooded grounds or large gardens, the introduction of additional substantial buildings may not be appropriate. Some large or irregular sites may provide opportunities for careful siting and design to introduce new structures in a manner, which enables this character to be retained.

Design of New Buildings

- 4.16 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. (UDP Policy E.1) Such design and relationship responses are of particular importance in conservation areas.
- 4.17 Where new buildings are proposed, attention is required to ensure their compatibility with the character and appearance of the Conservation Area. New development should result in a positive contribution to the Area, both in its own right, and as an element in the urban form. 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.

- 4.18 In particular, new buildings should not become dominant elements or overwhelm contributory structures and spaces. It is usually good practice for new buildings to keep within the typical height of existing buildings, preferably remaining slightly lower than adjacent contributory buildings. Building frontages and bulk should be addressed similarly, with care taken to reflect established setback distances from plot boundaries, particularly at the front and sides. Attention should also be paid to the articulation, fenestration and break-up of forms utilised in existing buildings, and the scale at which this occurs, avoiding visual massing, which is out-of-scale with established and contributory elements.
- 4.19 The adoption of scale, forms and materials characteristic of the Conservation Area is usually appropriate. (The underlying principles are similar to those relevant to alterations and additions, which are detailed in section 4 below.)
- 4.20 Caution should be exercised regarding imitation of buildings from earlier eras, avoiding "mock historic" architecture, which lacks authenticity and distracts from genuine examples, diluting the Area's significance and confusing interpretation of historical development. In exceptional cases, the reinstatement of a building to match a known earlier structure may be able to be justified, provided there are adequate detailed records, such as the reinstatement of a missing element to repair a jarring gap. In such cases clues may be provided to enable recognition of its more recent origins, such as restrained detailing or a subtle subservience from the authentic elements.
- 4.21 Where a suitable siting opportunity exists in a Conservation Area, the introduction of a building, which is recognisably and unashamedly new, might provide vitality to the Area, adding an additional dimension of interest. However, ensuring that this newcomer is also respectful of, and complementary to, the Area's character and appearance is a particularly demanding design challenge, which justifies involvement of talented and experienced design specialists. To receive Council support, a very high standard of achievement of these objectives will be required.

ALTERATIONS AND EXTENSIONS

- 4.22 The Conservation Area is not a museum, but a living area. Changing lifestyles and expectations will result in pressure for adjustments to existing buildings to respond to this. Such needs can frequently be met without diminishing the character and appearance of the Area, but care and thoughtfulness is required. Even internal alterations can have an impact on the external character of the building and Area, such as by resulting in installation of external plumbing fixtures or ventilation stacks.
- 4.23 Annex C to **Planning Policy Guidance (PPG) 15: Planning and the Historic Environment** provides guidance on the alteration of Listed Buildings. The

principles and guidance detailed in this document are generally also applicable to any building that is contributory to a Conservation Area. The advice in Annex C of PPG15 will be utilised when considering proposals to alter a building considered to contribute to the Conservation Area, along with the following guidance.

Location and Form of Extensions

- 4.24 Any extensions or additions should reflect the forms, materials, textures and finishes of the host building, along with the design philosophies underlying its style. These vary between individual buildings in this Conservation Area, and will need to respond to the specific building. 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 public realm, but its enduring value to the owner. It should not be so large as to dominate or compete in visual terms with the host building.

Materials and Methods

- 4.25 Materials utilised in additions and alterations should match those of the host building, such as through the re-use of reclaimed materials where possible, or by careful matching of new materials. Care should be taken with details such as the matching of bonds and continuation of stringcourses or lintels.

Exterior Details

- 4.26 Details characteristic of the building type and era should be retained wherever possible. Alterations to the exterior form and detailing of a contributory building should respond sensitively to the significant elements of the building. In particular attention should be paid to protecting and reflecting element of the original design detailing, such as chimneystacks, ridge tiles, lintels, and stringcourses. Every effort should be made to retain and repair such original details, which can be costly and difficult to repair later.



Original window and door proportions, materials and detailing should be retained.

Windows and Doors

- 4.27 Original window and door proportions, materials and detailing should be retained.
- 4.28 Repair of original joinery is desirable where practical, with any necessary new work matching in materials and detailing. Insensitive replacement doors and windows can seriously detract from the character of a building and, in turn, the conservation area. Mass produced standard components (particularly those made in uPVC) can rarely reflect the carefully considered proportions and detailed mouldings of original doors and windows, and their use is discouraged. Whilst their installation may be cheaper, they are visibly inappropriate to a period building, and can seriously detract from the value of a property.

Dormers and Roof lights

- 4.29 Efforts to increase useable areas in a dwelling often lead to consideration of conversion of attic and roof spaces into rooms. This results in consideration of potential means of natural lighting where none, or insufficient, is available at present. The most common responses are to insert dormer windows into the roofline, or to install roof lights. The appropriateness of either approach will depend upon the individual circumstances of each building, and should not begin with a presumption that either approach will necessarily be compatible to a particular case. However, installation on the front of rooflines or other locations visible from public spaces is not usually considered appropriate.

- 4.30 Dormer windows are a component part of some architectural styles. However, in other cases the introduction of dormers will be inappropriate, particularly on prominent front or side rooflines. Close attention to the style of the host building can indicate whether appropriate opportunities exist. Where an opportunity is identified, the scale of a dormer should respond to traditional styles, usually requiring some restraint of the urge to maximise internal spaces to avoid adversely impacting upon the appearance of the building and Conservation Area. If installation of dormers is appropriate, they should be set below the ridgeline of the host building.
- 4.31 Roof lights must be sited sensitively to avoid detracting from important views of the building. Where roof lights can be demonstrated to be compatible, they should be mounted flush with the roofline rather than in a raised box, which emphasises their presence.

Shopfronts and Fascias

- 4.32 Original shopfronts and business premises are very important to the character of the commercial nodes in High Street; Royal Parade and small pockets such as near the railway arch at the foot of Old Hill. Retention and reinstatement of original shop frontages and/or details is strongly encouraged. As shopfronts are replaced, particularly in 19th century buildings, the Council will encourage the reinstatement of traditional



Retention and reinstatement of original shop frontages and/or details is strongly encouraged.

design elements such as stall risers and pilasters of painted timber construction that are more appropriate to the age and form of the host building.

- 4.33 A booklet providing guidance on sensitively dealing with shopfronts and fascias is published by and available from the Council. The advice included in that publication is expected to be heeded for all proposals within the Conservation Area. More general design guidance regarding shopfronts is provided in Appendix III (section III.7) of the UDP.
- 4.34 The installation of security grilles or shutters can similarly erode the visual character of a retail area, making it unattractive outside trading hours, and potentially undermining security in the area through lack of vitality and observation. Laminated glass or internal lattice grilles are preferred by Council. Alarms can also be a visual intrusion, and should be located discreetly. Siting of alarm on the front face of a shop or other building is strongly discouraged.

Ancillary Works

- 4.35 Alterations to, or introduction of, outbuildings, walls, paved areas (such as driveways or hard standings) can all impact on the character and appearance of the Conservation Area. This is particularly so in spaces between the street and principal building and often at the side of buildings where they are visually prominent from the street.

Hardstandings and Driveways

- 4.36 Proposals for provision of driveway access and hardstandings are usually generated by the desire to accommodate motor vehicles on the plot, or to increase the capacity for this use. In some parts of the Conservation Area these desires may be able to be met without detracting from the values of an Area. This will usually require a combination of restraint and careful design. Hard standings on the front of plots can seriously diminish the setting of a building. Where the available area is confined, it may not be appropriate.
- 4.37 Where opportunities do exist, minimisation of the width of the opening in a front wall and/or hedging may reduce the impact upon the streetscape whilst retaining some screening of the front garden or mature trees. Paving may be addressed as a component part of a comprehensive design treatment, so visually remains part of the garden, rather than appearing as an area deducted from it. Retention of border planting can avoid a starkness within the plot, and maintain the continuity of vegetation, which is a feature of the Conservation Area.

Garages

- 4.38 Within the Conservation Area a number of houses have garages, which were an integral element of the frontage design. Other houses have purpose-built

detached garages, usually recessed behind the general building line, in turn preserving the sense of separation between the detached houses. Where new garages are proposed, similar recessing should be employed. Any new garages should be constructed in materials and adopting details that are compatible with host and adjacent buildings.

Fences, Boundary Walls, Gates and Front Hedges

- 4.39 The treatment of boundaries or individual properties and plots, particularly frontages to the street, has a major impact upon the appearance of the Conservation Area, which is largely appreciated from the public realm. Boundary and frontage fences, walls and other treatments (such as hedges) should draw on the treatments, which were usually utilised contemporary with the era of predominant contributory buildings.
- 4.40 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.
- 4.41 The creation of new or widened openings through existing boundary structures or plantings can erode the streetscape, and should only be undertaken where this does not result in substantial discontinuity along the street frontage, and where alternatives or more modest arrangements are not available.
- 4.42 Where new or replacement frontage (or other boundary) treatments are proposed, these should reflect the height, scale, materials and detailing (such as structural or decorative pillars, capping and gates) evident in extant examples in the locality for predominant building type(s). The planting of hedges of traditional species may be an option, with or without a low wall component or internal supportive frame. Where security is a concern, the selection of species such as holly may be consistent with the locality, and can be reinforced with wire mesh or steel fencing set discreetly within the hedge.
- 4.43 Where non-contributory buildings are likely to be retained for the foreseeable future, the treatment of the frontage boundary (and front garden) can soften impact upon the Conservation Area, through providing a consistent or sympathetic street frontage or by softening or even obscuring views of the non-contributory structure.

Trees, gardens, hedges

- 4.44 Established trees and gardens play an important contributory role to the character of almost all parts of this Conservation Area, extending its rural parkland character into and through residential areas, and being an important

element in the ethos of development in the Chislehurst area. In particular mature trees are important to this character. Existing established trees should be retained wherever possible, with additional ones established where opportunities are identified, ensuring sustainable replenishment.

- 4.45 The numerous private hedges in the Area also contribute to this character, particularly along frontage lines and to a lesser degree where they mark side boundaries forward of the primary buildings. These should be maintained, but within the domestic scale of the Area utilising traditional hedge species with preference for broad-leaved trees.

Changes of Use

- 4.46 Occasionally the viability of a significant building's retention can be assisted through finding a new use which might return it to an economic function which can support maintenance, repair and conservation works. This must be balanced with other considerations, including the potentially reduced significance of a building, which no longer performs the role for which it was established. However, consideration also needs to be given to consequential pressures, which may flow from a change of use. Frequently this will include the potential of increased demand for car parking, either on site or in the locality. On site parking can impact adversely upon open spaces which are contributory to the character and appearance of the Area, such as through the loss of garden settings. Where parking is on street, the cumulative presence of many cars for much of the time can detract seriously from the appearance of an Area.
- 4.47 In those parts of the conservation area, which are of predominantly residential character, it is not envisaged that changes away from residential usage will generally be likely or appropriate. Changes to from residential to non-residential uses are unlikely to preserve or enhance the character of the Area and will generally be resisted.

Advertising and Signage

- 4.48 It is Council policy that advertisements and signs should have regard to the character of the surrounding area and kept in scale, form and character with the building upon which they are placed. Advertisements and signs in residential areas and in the Green Belt will normally be resisted. (UDP Policies E.12 and E.13)
- 4.49 In residential areas there is limited justification for signage or advertising. Where an exceptional case is demonstrated that identification is necessary, this should be achieved in a restrained manner, which does not conflict with the residential character of the Area. Signs should be restrained in size, positioning, finishes and colours. Illumination of signage is unlikely to be justifiable or supported in residential areas.

- 4.50 In commercial nodes (such as High Street, Royal Parade and some other small pockets) some signage and advertising is necessary to identify businesses and services provided. These must be respectful of the significance of the conservation area's character and appearance, and relate to the scale and style of the building and its surroundings. A sign, which is carefully designed and located to respond to the facade of commercial premises, can be compatible with it in a manner, which utilises surrounding parts of the facade to enhance its message. Recognising Chislehurst's close relationship with its commons, care must be exercised to ensure that signage does not impact inappropriately upon areas beyond commercial nodes, particularly open spaces.

5. ENHANCEMENT ACTION BY COUNCIL

- 5.1 Council's Unitary Development Plan (UDP) contains strong general policies supporting conservation of heritage and natural assets, in particular policies BE11, BE15 and BE16.
- 5.2 Council has a diverse variety 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 & Country Planning Acts to deal with derelict and dilapidated buildings, gardens and sites. Council policies across a range of related fields also provide complementary support for the assets of Conservation Areas (such as the Bromley Bio-diversity Action Plan support for bat roosts and feeding areas).
- 5.3 Council owns or manages a number of properties within the conservation area, and as a responsible landowner and manager will attempt to pursue the objectives for the conservation area outlined in this document as part of its responsibilities.

6. ADVISORY PANEL FOR CONSERVATION AREAS

- 6.1 The Council will ensure that development control in conservation areas is undertaken with care and sensitivity to the character and appearance of the area. This is achieved by referring applications to the Council's Conservation Officer, Tree Officers as appropriate and the Advisory Panel for Conservation Areas (APCA). The Advisory Panel for Conservation Areas consists of independent representatives of relevant professions (such as architecture & town planning) and interest groups (such as the Council for the Protection of Rural England & The London Borough of Bromley Residents' Federation). Each conservation area is entitled to an APCA representative, usually nominated by the local residents' association.

7. LISTED BUILDINGS

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

The following buildings within the conservation area are statutorily listed:

Name	No.	Road	Grade
Websters Cottage	22&24	Ashfield Lane	II
Easdens		Bull Lane	II
Camden Place		Camden Park Road	II*
Camden Place Folly		Camden Park Road	II
Fairacre	54	Camden Park Road	II
Elmbank	61	Camden Park Road	II
Bonchester		Camden Park Road	II
Derwent	68	Camden Park Road	II
The Cedars	80	Camden Park Road	II
Church of St Nicholas		Church Row	B
	16	Church Row	II
	17	Church Row	II
	18	Church Row	II
	19	Church Row	II
	3	Hawkwood Lane	II
	4	Hawkwood Lane	II
	5	Hawkwood Lane	II
St Mary's RC Church		Hawkwood Lane	II
Coopers		Hawkwood Lane	II
Hawkwood Farmhouse		Hawkwood Lane / Botany Bay Lane	II
Mead House		Heathfield Lane	II
Church of the Annunciation		High Street	B
Almshouses	46	High Street	II
	48	High Street	II
	50	High Street	II
	52	High Street	II
	54	High Street	II
	56	High Street	II
	58	High Street	II
Foxbury		Kemnal Road	II
Cookham Dene		Manor Park	II
The Manor House		Manor Park Road	II

Supplementary Planning Guidance, Chislehurst Conservation Area

Name	No.	Road	Grade
2 Manor House		Manor Park Road	II
3 Manor House		Manor Park Road	II
Nimrod		Manor Park Road	II
The Ivy House		Morley Road	II
Norman Cottage		Morley Road	II
Yew Tree Cottage		Morley Road	II
Whin Cottage		Morley Road	II
Morley Cottage		Morley Road	II
Nant Gwyn		Morley Road	II
Rose Cottage		Old Perry Street	II
School House		Old Perry Street	II
Chestnut & Cottage		Old Perry Street	II
Waggoners Cottage		Old Perry Street	II
Gate Piers		Old Perry Street	II
The Thatch		Perry Street	II
Frogpool Manor Farm		Perry Street	II
Cadlands		Perry Street	II
Prince Imperial Monument		Prince Imperial Road	II
The Bull's Head Hotel		Royal Parade	II
K6 telephone Kiosk		Royal Parade	II
Walton Lodge		Royal Parade	II
Gravetts		Royal Parade	II
Ivy Cottage		Royal Parade	II
Abury		Royal Parade	II
Chesil House		St Pauls Cray Road	II*
Crayfield		St Pauls Cray Road	II
Grange Cottage		St Pauls Cray Road	II
Cleveland		St Pauls Cray Road	II
Warren House		St Pauls Cray Road	II
Saxby's		St Pauls Cray Road	II
Lodge to Scadbury		St Pauls Cray Road	II
Follies at Morland House		Susan Wood	II
The Briars		Watts Lane	II
Holne Chase		Wilderness Road	II
Copley Dene		Wilderness Road	II
Parkmore		Wilderness Road	II

LOCALLY LISTED BUILDINGS

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.

7.4 The following buildings within the conservation area are locally listed:

Name	No.	Road
Fallowfield		Ashfield Lane
Oak Cottage	26	Ashfield Lane
Tapiola		Beechcroft
Deanwood		Beechcroft
Stairfield Cottages	1-5	Beaverwood Road
Council Depot		Beaverwood Road
Former Depot Lodge		Beaverwood Road
Cemetary Chapel		Beaverwood Road
Walled Garden		Botany Bay Lane
Fairlight		Bromley Lane
War Memorial		Bromley Lane
	1&2	Bull Lane
Camden Gate		Camden Close
	1-16	Camden Close
	13	Camden Park Road
Mountfield	70	Camden Park Road
	76	Camden Park Road
	78	Camden Park Road
Crown House		Crown Lane
	26	Crown Lane
Elmstead Glade Lodge		Elmstead Glade
	1-10	Farrington Place
	1-18	Greatwood
Wallings		Heathfield Lane
Queen' Head Pub	2	High Street
National Westminster Bank	11	High Street
	1-17	High Street
	25-29	High Street
	35-37	High Street
	43	High Street

Supplementary Planning Guidance, Chislehurst Conservation Area

Local List cont.

Name	No.	Road
Former Police Station	47	High Street
	9	Holbrook Lane
Thornbridge	15&17	Holbrook Lane
The Cottage	16	Holbrook Lane
	19&21	Holbrook Lane
Holbrook End	44	Holbrook Lane
Oak House	45	Holbrook Lane
Peasons	53	Holbrook Lane
Mulbarton Cottage		Kemnal Road
Hoblends		Kemnal Road
Selwood		Kemnal Road
Home Farm		Kemnal Road
Nizels		Kemnal Road
Trees		Kemnal Road
	165-169	Lower Camden
	13-19	Lubbock Road
Abbey Lodge		Lubbock Road
Christ Church		Lubbock Road
Seven Trees	44	Lubbock Road
Hatton Cottage		Lubbock Road
	25 & 27	Lubbock Road
Harley		Manor Park
The Coach House		Manor Park
The Gorse		Manor Park
Old House		Manor Park
Upper Pelham		Manor Park
Walsingham		Manor Park
Walsingham Lodge		Manor Park
Walpole		Manor Park
West Pelham		Manor Park
Abbeymead		Mead Road
Ashton		Mead Road
Golden Mead		Mead Road
Mead Road Infants School		Mead Road
Randalls		Mead Road
Sweet Meadow		Mead Road
White Gates		Mead Road
White Riggs		Mead Road
Ramblers Rest Pub		Mill Place
White Lodge		Old Hill
Old Court House		Old Hill

Supplementary Planning Guidance, Chislehurst Conservation Area

Imperial Arms Pub		Old Hill
Local List cont.		
Name	No.	Road
Betterington House		Old Perry Street
Brick Wall on South side		Old Perry Street
Homewood Villas		Old Perry Street
Ivy Cottage		Old Perry Street
Sydney Arms Pub		Old Perry Street
West Lodge & gate piers		Old Perry Street
Farringdons School		Perry Street
Western Motor Works		Perry Street
Chevender		Prince Imperial Road
Chevender West		Prince Imperial Road
	1-18	Royal Parade
Althelney		School Road
Little House		School Road
Pendine		School Road
St Michaels		School Road
St Nicholas School		School Road
White House		School Road
	1-5	Shepherds Green
Marle Oak		South Hill
Sira Institute		South Hill
Avalon House		Summer Hill
Bank House		Summer Hill
Ravenshill Lodge		Summer Hill
Ravenshill Stables		Summer Hill
Glebe Cottage		St Pauls Cray Road
Old Rectory	2	St Pauls Cray Road
Moated Ruins at		St Pauls Cray Road
Scadbury		
Marle Lodge		Sylvester Avenue
Oak Cottage		Watts Lane
Tigers Head Pub		Watts Lane
The Brake		Wilderness Road
Moorlands		Wilderness Road
Moorcroft		Wilderness Road
Railway Bridge		Yester Road

8. FURTHER INFORMATION

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

Environment & Leisure Services Department
London Borough of Bromley
Civic Centre
Stockwell Close
Bromley
BR1 3UH

For advice or information on **Building Repairs or Extensions** in conservation areas:

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

For advice on **Trees or Landscape** in conservation areas:

Tree Officer	020-8313 4516
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For advice on **environmental improvements** and **enhancement projects**:

Urban Designer	020-8313 4573
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To request advice on **planning applications**:

Development Control Central	020-8313 4712
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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.

OTHER USEFUL CONTACTS

English Heritage

The government's adviser on the historic environment

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

Telephone 020 7973 3000

Office of the Deputy Prime Minister

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

Grove House
Orange Street
London
SW1

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	Telephone 020 7456 0916
(Repairs to old buildings)	(Weekday mornings 9.30am-12.30am)

APPENDIX 1

An OVERVIEW of aspects of HISTORICAL DEVELOPMENT as they influence the present form and significance of the Conservation Area

(Note that this is a summary overview drawn from multiple sources for the purpose of setting a context for this SPG. It should not be relied upon as a definitive source. A list of references at the end of the document provides a variety of more carefully researched sources.)

Central Commons

At one time, many English villages would have had unenclosed commons. These were used by the entire parish, most intensively by parishioners with little land of their own. Activities such as grazing, turf digging or woodcutting on a common could often provide the livelihood for a household with no other means of support. In most villages, schemes of enclosure were promoted, under which unenclosed common land was fenced and distributed to the landowners in shares that related proportionally to the size of their landholdings. This could occur because the landless cottagers using the common were often unable to demonstrate any legal rights over land that would have entitled them to a share of the common. This process never occurred in Chislehurst however. There, the parishioners (including the landless, and people making recreational use of the commons as well as the large farmers who would have benefited from enclosure) had acquired customary powers to control enclosures themselves. The parish was protective of its rights and the consent of the parishioners to an enclosure was often difficult to obtain.

In 1785, the parish vestry refused to permit Lord Camden, then Lord Chancellor of England, to enclose land in front of Camden Place, despite the fact that he had offered to compensate the parish with either money or an equivalent amount of land. The highest legal officer of the land had to acknowledge the power of the parish vestry (an early form of local government) to "prevent any encroachment on their common".

In 1888, an Act of Parliament vested the authority of the parishioners over the Commons in the Chislehurst & St Paul's Cray Commons Conservators, a body that exists to this day and retains substantial management powers, preserving and enhancing the common land. Despite the diligent use of these powers, the appearance of the common has gone through a cycle of change. Before 1870, Chislehurst common had deep deposits of peat, covered over with furze and heather. Early photographs illustrate this open aspect. After a fire in that year destroyed much of the peat, a rapid succession of birch trees followed and the common became quite heavily wooded. In 1987, a hurricane thinned the trees: the common is now (and no doubt temporarily) much closer to its appearance as first photographed.

It is highly likely that the village of Chislehurst commenced its existence as a settlement around the fringes of the common. Certainly, the oldest known structure is here, the flint

church of St Nicholas, the west wall of which is thought to contain Saxon work dating from c.900 AD. The Tigers Head Inn on the opposite side of the road has occupied its site since the 15th Century, (although the current building is of the 18th and 19th Centuries). The current pattern of lanes (probably once little more than tracks crossing the Common) is very well established. They are shown on a map of "Chesilherst Heath" of c.1680, held by the British Museum. Even then, the lanes were lined with scattered cottages, most probably the dwellings of parishioners who relied on the common land for grazing or fuel, since before that time. The ad hoc extension, replacement and aggrandisement of these cottages has created the mix of common side houses that are seen today. Many of the current cottages date from the 18th century, including those in Church Row and School Lane. Fine red bricks of local manufacture were used. A number of houses on Morley Road and Crown Lane have been altered or rebuilt, as a result of bomb damage during World War II.

Whilst the primary purpose of the commons was to provide food and fuel, the use of the open land for recreation commenced relatively early; the map of c.1680 shows an enclosed "Bowling Greene" and pavilion on the Village Green. As fashions changed, a Cock Pit was constructed, where fighting cocks would have fought to the death in front of an audience, with large stakes being placed on the outcome. The sport of Cock Fighting was banned by Parliament in 1834. The green was also the site of a customary annual fair. Fairs were a common part of the life of most rural communities. Cattle and horses were traded; servants paraded for hire and large quantities of ale were drunk. The rowdiness of the fair was a considerable disturbance to the polite society of the late 19th century in many rural communities. In common with many like events, the Chislehurst fair was abolished in 1862 as a nuisance.

Assembly for sport and recreation continues to this day on the cricket field, which is part of the common. Widespread informal public use of the open land for walking and riding, together with the views to the surrounding cottages, ensure that all of it contributes significantly towards the character of Chislehurst.

What are now Royal Parade, St. Paul's Cray Road, Bull Lane and Holbrook Lane would probably have also formed part of the scattered village settlement between St Paul's Cray & Chislehurst Commons.

The Camden Estate

The Camden Estate was formed around the house (now demolished) of William Camden. A noted 17th Century writer, antiquarian and scholar, he came to Chislehurst in 1609 to escape an outbreak of bubonic plague in London. In 1717, Robert Weston, who named it Camden Place, in honour of the writer, built a new house on the site. He also created the Park, encroaching lands from the common in the process. In 1760, the house was purchased by a successful barrister, Charles Pratt, who became Lord Chief Justice and then Lord Chancellor of England in the 1780's and was created first Baron and then Earl Camden of Camden Place. This same Camden was responsible for the establishment of Camden Town, now at the heart of a London Borough that still carries

his name. When the Earl attempted to enclose further common land into the Park, he encountered the powerful resistance of the parishioners of Chislehurst.

Camden Place has been substantially re-modelled several times since then, notably by George Dance. It was associated with the former French Imperial Family for many years. In the late 1830's it was the home of Emily Rowles, fiancée of Prince Louis Napoleon, then living in England as an exile from the Second Republic. It was later purchased by Nathaniel Strode, trustee to Elizabeth Howard. Another Englishwoman, Howard was also romantically attached to the Prince and became a financial underwriter of his attempts to regain the French throne as Emperor Napoleon III. The previously simple house was altered to resemble a French Château. The Prince was restored to his throne. However, his reign was not destined to be easy. The Franco- Prussian War culminated in a German invasion of France, during which the monarchy was again removed. The deposed Emperor returned to Camden Place. From 1870 to 1881, it was the home of the Emperor and Empress Eugénie, an association which gives rise to several surrounding street names; Royal Parade and Prince Imperial Road which was named after their son, Prince Napoleon Eugene Louis Jean Joseph, killed whilst fighting for Britain in Zululand in 1879.

The use of Camden Place as the Imperial residence brought Chislehurst to wide public attention and not a little fashionability. The most notable visitor was Queen Victoria: a link railway (now closed) allowed her to depart from Windsor in the Royal Train, and arrive at Chislehurst station, which was constructed in a suitably grand manner. After the death of the Emperor and the departure of Empress Eugénie, Strode capitalised on the Royal connection and the new railway by developing the estate, building some very large individual residences in what became Yester and Walden Roads. In 1890, the estate was purchased by William Willet, a notable Victorian polymath, the promoter of daylight saving time and a property developer who had championed the "Pont Street Dutch" style of construction in Kensington. In association with the architects Ernest Newton and Amos Faulkner, Willet commenced the wholesale development of the Estate. Camden Park, Lubbock, and Wilderness Roads were laid out. Plots were extremely spacious and incorporated pre-existing planting, providing the estate with a sylvan atmosphere.

Most of the houses constructed prior to 1914 are large, detached, individually designed dwellings in the Arts & Crafts style. The prime example is "The Cedars", Camden Park Road. Constructed for Willet himself by Newton in 1893, the house is wide and low. It is constructed of red brick with the upper floor hung in red tiles. The surrounding houses employ typical Arts & Crafts motifs such as elaborate external chimneybreasts and chimney shafts, arched door hoods, neo-vernacular windows and large red brick garden walls with moulded capstones. Wilderness Road best retains the atmosphere of the Willet development. Large Arts & Crafts houses face onto a private road lined with carefully mown un-kerbed verges. The gravelled roadway and gravel drives add to the rural appearance of the development. The whole road is enclosed within the boundaries of a wood that shelter it from the adjacent public highway. By exercising strict control over the commons and regulating the formation of new access points across it, the

Commons Conservators acted very much as the planning authority of their time, stipulating that no shops should be constructed and restricting Willet's ambition to build a row of houses facing Prince Imperial Road.

Following the development, the house at Camden Place remained in its reduced but still substantial grounds, an area, which was purchased by a consortium of residents and turned into a golf course. The mansion is now the clubhouse. Camden Place and its parkland, sloping down towards the Kydd Brook, provides important open views in this otherwise well wooded landscape. Considerable amounts of subsequent development on Lubbock Road, Lower Camden and the northern end of Camden Park Road have raised the density of development in this area, but in general have not detracted from its spacious and wooded aspect.

Mead Road

Mead Road lies across the Common to the east of the Camden Estate. Whilst it was not historically associated with that estate (having been in the ownership of the Scadbury estate until 1881, when it was sold by Rt. Hon John Robert Earl Sydney to William Campbell-Russell), it underwent a very similar period of development to Camden Park in the late 19th and early 20th centuries. Similarities of character between Mead Road and Camden Park Road or Wilderness Road are clear, and it is no surprise that the Road contains a number of locally listed properties by Arts and Crafts architects.

Development appears to have commenced with the construction of Golden Mead (by Ernest George, 1881). Ernest Newton was also active; Randall's and Ashton being illustrated in his 1890 book of houses, suggesting that they were constructed prior to his involvement at the Camden Estate. White Riggs and Sweet Meadow are two notable later houses by E J May (1910) of a style close to that of Voysey.

Camden Close

Camden Close, a small but select private estate of sixteen houses, was built in 1934 by the development company Camden Close Ltd. to the designs of the architects Brian O'Rorke and Hugh Victor. The houses were erected in the walled gardens of a large 19th century house, Camden Court (also known as Cannister House), which was demolished around 1927. Part of the stables of the old house were retained and converted into what is now No. 1. The gate piers to the estate, although much rebuilt, also appear to be partly of early 19th century date and may remain from this earlier stage of development.

The estate that replaced Camden Court was designed to provide single detached dwellings of the highest quality and paid close reference to the revival of vernacular design, materials and craft skills that accompanied the Arts and Crafts and Garden City movements. The houses were of a much smaller scale than those constructed by Willett and Newton in the nearby Camden Estate: to a large extent the character of the close is reminiscent of the products of the Garden City movement. A close analogy can

be drawn with areas of Garden Suburb elsewhere in Bromley, most particularly with The Chenies conservation area in Petts Wood.

It should be noted that Camden Close represented a considerable departure of style for Brian O'Rorke. He was more widely known as a modernist and undertook interior design work for ships, trains and aeroplanes. Unlike his modern and interior design work, which is well, recorded, his neo-vernacular house designs for Camden Close remained largely unpublicised.

Scadbury

The Scadbury area largely comprises the former estate of Scadbury Manor. It is thought that a grand house occupied this site from the 12th Century onwards. The ruined Manor that is currently visible is likely to date from the 15th Century. Constructed of soft, locally manufactured red brick, the manor is surrounded by a moat. It was the home of the Walsingham family and was also visited by other notable 16th century figures, from Queen Elizabeth I to Marlowe (a suggested alternative author for some of Shakespeare's works). In the early 18th Century, the estate passed into the hands of The Hon. Thomas Townshend. The great medieval moated house was largely demolished by Townshend c.1752, but its remains are still of great archaeological and historical interest, being both scheduled as an ancient monument and statutorily listed. Much information about the house is still retained in a written schedule of 1727. Townshend's son served as Home Secretary (a post that included responsibility for the colonies) and was created Baron Sydney of Chislehurst in 1783 and a Viscount in 1789. The Cities of Sydney in New South Wales (Australia) and Nova Scotia (Canada) were named in his honour.

In the 18th Century, Scadbury ceased to be a principle residence. The Sydney family purchased Froggnal Manor in nearby Sidcup (then East Chislehurst) and plans for the erection of a new mansion at Scadbury fell into abeyance. In 1870, a new house was constructed, carefully set apart from the moated site that was now recognised as being of considerable interest. The 1870 house remained on the site alongside the ruins until it was destroyed by fire in 1976. A medieval timber framed building from the site has since been re-erected at the Weald and Downland Museum, which holds a collection of local vernacular buildings.

Unlike the estates of other gentry' houses in Chislehurst, the Scadbury estate has remained undeveloped. Following the 1976 fire, the 300-acre park and farm was purchased by the Council. Characterised by dense woodland to the north and rolling meadowland to the south, much of the area is now protected by the Council as a Local Nature Reserve to which the public have access. Never having been intensively managed, it retains a diverse and interesting flora and fauna. Oak trees dating from the 17th Century still survive.

Kemnal and Beaverwood

Whilst Scadbury Park has remained as truly open countryside, Kemnal and Beaverwood is a partially open area that illustrates the process of Chislehurst's change from rural to urban. Change often commenced with the construction of a few very large houses in their own extensive grounds, some of which still remain in this area. As time passed, and land values increased, pressure to replace low-density development resulted in the construction of new estates, sometimes within the framework of the plot of a large old house and thus expressing historic patterns of land ownership. The nature of this process, which over time has affected most of the outlying areas of Chislehurst from Camden Park to Yester Park, is most apparent here, where the designation of the Green Belt and the conservation area arrested it before a complete transformation had occurred.

Kemnal is itself one of the historic Lordships of Chislehurst. Most of the land in this area was held by William Wykeham, Bishop of Winchester. Wykeham endowed New College, Oxford in 1392; his gift included the manor of Kemnal. The rental income and manorial dues of the estate provided the college with an income for nearly 500 years. Sold in 1872, the estate was split and developed, resulting in the construction of the first large houses, country "manors" for the industrialists and financiers of Victorian London, people whose growing wealth and rapidly ascending social status impelled them to construct houses which mirrored in both scale and ornament the historic manors of the aristocracy. These houses differed from historic manors in one significant respect: drawing their income from commerce, they were often located on relatively small estates that served as extended domestic gardens and generated no rental income. However, it should be noted that small is a relative term here, referring still to areas of several acres.

Despite its name, Kemnal Manor is not the historic manor house: indeed, there is no evidence that New College ever had a single "manor" on its estate. Of late 19th century origin and post dating the subdivision of the original Kemnal estate, Kemnal Manor is an industrialist's manor which has appropriated the name of the entire demesne to itself. The archetypal industrialist's manor remaining from this period is Foxbury, a large mansion constructed by Henry Tiarks, a local gentleman. This combines a neo-Jacobean atmosphere with selected references to the style of a French Château. It now functions as a conference centre, an appropriate use that has allowed it to remain in a single ownership and standing in its own grounds.

Various other large detached and semi-detached houses with less extensive grounds were constructed in the late 19th century. Several have survived: notable examples include Selwood (1878) and the large house now subdivided as Nizels, Walden & Trees. Extensive development continued into the early twentieth century, as is demonstrated by Hoblands, a red brick neo Georgian property of 1925. However, by this date, the heyday of the industrialists' mansions had passed. The remaining open land in the area became devoted to a number of extensive public land uses, most notably Beaverwood

School, a number of athletic grounds and a cemetery.

Of more recent interest is the large concrete blockhouse on Kemnal Lane, established as a regional HQ during World War II. During this time, gates that had retained the privacy and exclusivity of the Kemnal estate were removed. A number of large houses became vacant or were bombed, beginning a process that has led to the partial infilling of their plots with post-war development. Some ancillary buildings such as stables, lodges or coach-houses remain and have been converted for residential use and are an important link with the historical development of the area.

Although some post war development has occurred, the general character of the area is still formed by the large areas of open and wooded land that form the grounds of the largest houses, sports grounds and the cemetery. Kemnal still has a quiet and isolated atmosphere and Kemnal Road the aspect of a country lane; much assisted by the fact that it does not provide a through route to the Sidcup bypass.

APPENDIX 2

REFERENCES AND FURTHER READING:

The following materials have been drawn upon in the preparation of this draft Supplementary Planning Guidance and its appendices (particularly the Overview of Historical Development). They provide a range of useful resources for this wishing to explore further the evolution of the Chislehurst area and its components.

- Bushell, Pat, Chislehurst in Camera (1987)
Bushell, T. A., Imperial Chislehurst (1974)
Department of Environment & Department of National Heritage, Planning Policy Guidance: 15: Planning and the Historic Environment (199)
Cherry, B, and N. Pevsner, The Buildings of England; London 2: South (1983)
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London Borough of Bromley, Unitary Development Plan (March 1994)
London Borough of Bromley, Appraisal Area Report: Chislehurst (1980)
McCall, D., Patchwork of the History of Chislehurst (1963)
Searle, Muriel, Chislehurst in Old Picture Postcards (1989)
Sennett, Alice, Walks in Chislehurst
The Victorian Society, Daylight Saving in the Suburbs: A Tour of Chislehurst (undated)
Webb, E. A., G. W. Miller and J. Beckwith, The History of Chislehurst, Its Church, Manors and Parish (1899)
Webb, E.A., A Guide to the Churches of Chislehurst (1901)
Webb-Lotimer, J., The Chislehurst Connection: Camden Place & Camden Town (1991)

- End of document -