



# Information Pack

A guide to community life in the Alexandra Cottages' Conservation Area by its residents' association



Also check out [www.alexandracottages.co.uk](http://www.alexandracottages.co.uk)

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# ALEXANDRA RESIDENTS' ASSOCIATION

## Chair's Introduction –



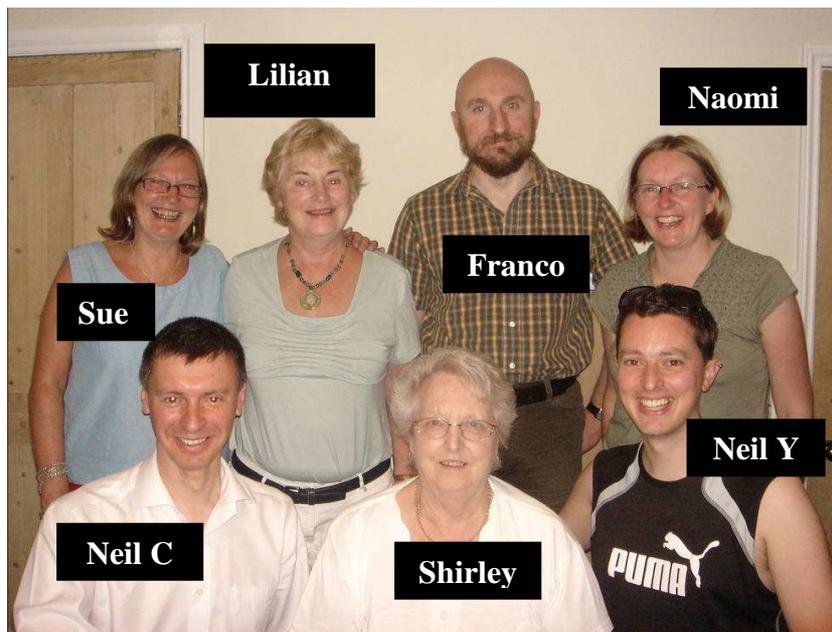
Dear neighbour

This year has been a busy and successful one for the association. We have held fantastic social events, monthly meetings for our older residents, developed a great new web site and continued *The Porcupine Post* estate magazine twice a year. This new information pack about estate life gives you access to practical information about our association, event photographs, local services, recommended trades people, what you can hire from the shed, conservation guidance and much more. I hope you find it useful and please pass on if you do move away.

All the best – Neil - PS If you have not joined yet a membership form is attached!

### Our 2008/09 residents' association committee

The committee was re-elected at June's Annual General Meeting with the addition of Neil Ridley from Albert Road.



Neil Y, 17 Albert Road (Chair/Road Rep) 07940 112142  
 Neil C, 90 Edward Road (Vice-chair/Road rep)  
 Shirley, 131 Victor Road (Treasurer/Secretary) 020 8778 9422  
 Brian, 143 Victor Road (Shed/Road rep)  
 Sue, 6 Hardings Lane (Social Events/Road rep)  
 Naomi, 112 Victor Road (Social Events/Road rep)  
 Diana, 13 Hardings Lane (Road rep)  
 Lilian, 4 Princes Road (Road rep)  
 Neil R, 42 Albert Road (Road rep)  
 Lynne, 48 Albert Road (Web site/Neighbourhood Watch)  
 Franco, 108 Victor Road (Web site/Neighbourhood Watch)  
 Bob Mills (Editor, Porcupine Post)  
 Natasha Witts (Design, Porcupine Post)

Email [alexandradesidents@googlemail.com](mailto:alexandradesidents@googlemail.com)  
 Web site [www.alexandracottages.co.uk](http://www.alexandracottages.co.uk)

### So, what do we do then...?

Our annual membership fee is presently £4 per household and £2 for concessions. For this you get:

- a) Us (left). A committee of residents who help run the association with an annual AGM
- b) Two editions of our Porcupine Post magazine, written by and for residents, and regular newsletters
- c) A list of trades-people recommended by other residents – our “Yellow Pages”
- d) A variety of social events
- e) The use of equipment from the communal shed on Victor Road at bargain basement prices!
- f) Active Neighbourhood Watch Co-ordinators
- g) A new website, packed full with information about what we are up to [www.alexandracottages.co.uk](http://www.alexandracottages.co.uk)
- h) A residents' representative on the Advisory Panel for Conservation Areas, to collate and comment on local planning and conservation matters
- i) This bumper introductory pack for every household on the estate.
- j) Bi-annual ‘open gardens’ when we open up our gardens to each other, plus entry into Penge, Bromley and London in Bloom competitions.

## Social events

The association is known for organising fun, social events. In the past year we have held well-attended get-togethers at Easter, Halloween (including a fancy dress competition, children's treasure hunt and silly games) and Christmas (with unforgettable late-night karaoke). In the past two years we also held a summer BBQ on one of the roads – last year it was Albert Road and this year Victor Road. As many of you will know, several years ago we also held a huge street party to celebrate the Queen's Golden Jubilee. People came in 1950s costume and vehicles and even the 'Queen' herself turned up! We try hard to ensure that the events are open to everyone and are always looking out for people who want to help out or have ideas. Get in touch if you want to get more involved.

## Keeping our estate beautiful!

The Alexandra Residents' Association is committed to the protection, conservation and enhancement of our conservation area but we appreciate that planning policies and controls can seem complicated and confusing.

We strongly recommend that the latest advice be sought from the Council or a specialist surveyor or architect before commencing any changes to your house and garden.

Where planning permission is necessary, the requirements and policies set out in detail in the Article 4(2) Directive and the Supplementary Planning Guidance for Alexandra Cottages Conservation Area (included in your pack) is generally followed in deciding applications.

Neil Coe (90 Edward Road) is our planning and conservation representative and happy to talk about your plans whether it is repainting the outside of your house, changing windows or a full-blown revamp.

Robert Buckley (Conservation Planner at Bromley Council) is also happy to discuss plans. Call him on 020 8461 7532 or email [robert.buckley@bromley.gov.uk](mailto:robert.buckley@bromley.gov.uk)



## Web site

The information in this pack- and much more – can also be found on our fabulous new web site. The site also includes event and pet photographs, recycling corner, community news, estate history, neighbourhood watch details and a what's on section for all events coming up. Check it out!

[www.alexandracottages.co.uk](http://www.alexandracottages.co.uk)

## Recycling

As an association we encourage people to use the council recycling box scheme and reduce waste.

In your **black box** you can put clean newspapers, magazines, catalogues, phone books, flattened cardboard, pizza boxes, cards, toilet rolls, cereal boxes, detergent and washing powder boxes, egg cartons, envelopes and junk mail, paper bags, kitchen roll, unsoiled paper plates and shredded paper.

In your **green box** you can have rinsed milk, drink and detergent bottles, drink cans, food tins, aerosol cans, glass bottles and jars (of all colours) and plastic bottles.

For full information check out:

[www.bromley.gov.uk/environment/recycling/](http://www.bromley.gov.uk/environment/recycling/)

## What not to put down your toilet!

Our Victorian sewage system is antiquated and easily blocked (see map – page 12). Please do not flush tampons, nappies, cotton buds etc down the toilet. All drains flow into each other towards Parish Lane so any blockage affects the whole road. Drains beyond your manhole were installed pre-1937 and are Thames Water's responsibility: call them on 0845 9200 800 if you have problems.

## And finally... happy fiftieth birthday to us!

2009 will be the fiftieth anniversary of the formation of the Alexandra Residents' Association and you are all invited to the party! We are planning a summer fete on the estate with as many residents – old and new – joining together to run stalls and activities.

So, get your thinking hats on now All ideas and energy is welcomed – the fete will only be as good as our imaginations allow it to be! More details in early 2009.



**KEY**

 Conservation Area Boundary

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**TOWN PLANNING**

**ALEXANDRA COTTAGES  
CONSERVATION AREA**



BOB MCQUILLAN  
ACTING CHIEF PLANNER,  
CIVIC CENTRE,  
STOCKWELL CLOSE,  
BROMLEY, KENT, BR1 3UH.  
Tel: 020 8464 3333

Scale 1:1,250



12/08/08

Plan No. **BCA 2A**



# ALEXANDRA RESIDENTS' ASSOCIATION



The association has a large range of DIY, decorating and gardening equipment that can be borrowed at low-cost from our shed at the end of Victor Road. The current equipment and price list is below. To hire any equipment please contact **Brian Braddon (above right) at 143 Victor Road.** If you have any gardening equipment you would like to donate please let Brian know.

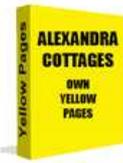
<u>ITEM</u>	<b>ADMINISTRATION FEE</b> Per week/part of a week
Car ramps.....	£1.00
Car roof rack.....	£1.00
Decorating kits (including pasting table).....	£2.00
Dust Sheets.....	£0.10
Garden roller (water filled).....	£1.00
Heat Gun Paint Stripper.....	£2.50
Hedge Trimmer and Extension Lead.....	£2.00
Ladder (step) Limit 15st.....	£0.50
Ladder (double).....	£1.75
Ladder (triple).....	£2.00
Ladder (roof).....	£1.75
Ladder (single Ali ladder).....	£1.25
Ladder (multi-function foldable).....	£1.75
Lawnraker and Extension Lead.....	£2.00
Metal Bath.....	£0.40
Mower.....	£1.00
Paste Table.....	£1.00
Paint roller.....	£1.00
Removal Trolley.....	£1.00
Saw Horse.....	£0.50
Scaffold Boards.....	£0.50
Scaffold Tower System (Bantam).....	£3.00
Shovel.....	£1.00
Slate Ripper.....	£0.50
Step Ladder (small).....	£0.75
Step Ladder (large).....	£1.00
Wallpaper Stripper.....	£2.50
Wheelbarrow.....	£0.75
Wood Chopper.....	£0.50
<b>ITEMS FOR SALE</b>	
Slates.....	£0.50



**ALEXANDRA  
COTTAGES**



**YELLOW PAGES**



We all know people who have had problems getting good trades people, been ripped off or had poor quality work done. The Alexandra Residents' Association Yellow Pages is a shared listing of folk in the trade who we have positive experiences of and are happy to recommend to others.

The Yellow Pages includes:

- Bathrooms & Tiling
- Builders & Decorators
- Car Body Repairs
- Carpet Fitting/Flooring
- Chimney Sweeps
- Computer Engineers
- Decorating
- Driveways, Fencing & Paths
- Electricians
- Fashion stylists

- Florists
- Heating Services
- Insurance
- Locksmiths
- Plasterers
- Plumbers
- Reinstating Sash Windows
- Roofing, Building & Gutters
- Washing machine repairs

### **BATHROOMS & TILING**

- **Paul Gibson 07950 539144** Recommended by Tim (Albert Road) in 2007

### **BUILDERS & DECORATORS**

- **Paul Eva, Hardings Lane;** 020 8778 6404 Recommended by Anthony, Victor Road in 2008: "Reasonably priced, honest, thorough, local, and completely punctual"
- **H Stevenson & Sons, Marlow Road Anerley SE20 7XR & 020 8778 2026** Recommended by Shirley (Victor Road) since 1998: "Efficient, family firm"

### **CAR BODY REPAIRS**

- **Garry 07970 354929** Recommended by Brian (Victor Road) in 2007

### **CARPET FITTING/FLOORING**

- **Steven Knowles 07931869624** Recommended by Shirley (Victor Road) in 2008: "He has laid carpet for several people on the estate".

### **CHIMNEY SWEEPS**

- **Pearce & Grandson 020 8777 7721, 07956 344830 & [www.pearcechimneysweep.co.uk](http://www.pearcechimneysweep.co.uk)** Recommended by Tim (Albert Road) since 2001: “Clean and efficient”
- **Alan, 123 Chimney Sweeps 33a Streatham Common North, London SW16 3HP & 020 8668 9914** Recommended by Lynne (Albert Road) in 2008: “very kind, helpful and professional family run, fifth generation”

### **COMPUTER ENGINEERS**

- **Chris Williams 020 8325 1427, 07968 779503 & [info@pheadache.co.uk](mailto:info@pheadache.co.uk)** Recommended by Andy (Victor Road) in 2007

### **DECORATING**

- **Danny Richards 01689 608042 & 07963 447107** Recommended by Ann (Hardings Lane) in 2007. He also does carpentry, gardening and odd jobs.
- **D Hood 07950 963521** Recommended by Lillian (Princes Road) in 2007: “Speedy and clean”

### **DRIVEWAYS, FENCING & PATHS**

- **Rosedene Landscapes, Firmingers Road Orpington, BR6 7QG & 01959 534761** Recommended by Brian (Victor Road) since 1989
- **Sallows Fencing, 67 Hawes Lane, West Wickham BR4 0DA & 020 8777 7476** Recommended by the Residents Association: “Reliable, good work”

### **ELECTRICIANS**

- **Jeff McCloud, Mr Electric – Ground floor, Unit 4 Metro Business Centre Sydenham SE26 5BW, 020 8659 9350, [londons@mail.mrelectric.com](mailto:londons@mail.mrelectric.com) & [www.mr-electric.co.uk](http://www.mr-electric.co.uk)** Recommended by Neil & Bobby (Albert Road) 2008: “Good quality work”

### **FASHION STYLIST**

- **Tina Hawkrige, 07875 279823, [hawkrige@myway.com](mailto:hawkrige@myway.com)** Recommended by Tim and Jojo (Albert Road) 2008

### **FLORISTS**

- **Rose’s, 41 High Street Penge, 020 8778 2819** Recommended by Rita (Victor Road) since 2002

### **HEATING SERVICES**

- **Eddie Carey 82 Blendon Road Bexley, Kent DA5 1BS & 020 8301 2744** Recommended by Andy (Victor Road) 2003: “used several times”
- **LMS Gas Services – Mel – 50 Tice Hill Road Forest Hill London SE23 2TJ, 020 8699 0665 & [lmsgasservices@btinternet.com](mailto:lmsgasservices@btinternet.com)** Recommended by Neil & Bobby (Albert Road) in 2008: “Thorough, good quality work”

- **Progas 176 Sydenham Road SE26 5JZ, 020 8676 0101 & 020 8265 2320**  
Recommended by Shirley (Victor Road) in 2007: “Very efficient” (Combi boilers servicing fee is £60+ VAT. No call out)

### INSURANCE

- **Brownhills 2nd Floor, Kent House, 41 East Street, Bromley, Kent, BR1 1QQ, 020 8658 4334, [info@brownhills.org](mailto:info@brownhills.org) & [www.brownhills.org](http://www.brownhills.org)**  
Recommended by Shirley (Victor Road) 2007: “special rates for Neighbourhood Watch”

### LOCKSMITHS

- **Amalgamated Security – Joe Hatcher, 60 Beckenham Road Beckenham Kent BR3 4LS, 020 8289 3100, 07836 232399 & [www.locksmith.gbr.fm](http://www.locksmith.gbr.fm)** Recommended by Shirley (Victor Road) in 2004: “quick, efficient service”

### PLASTERERS

- **Tony Foster 01689 832072** Recommended by Matt (Princes Road) in 2005

### PLUMBERS

- **Tony Byles 020 8658 2794** Recommended by Rita & Shirley (Victor Road): “Not CORGI registered but has been used by many people on the estate. Reasonably priced”

### REINSTATING SASH WINDOWS

- **Dennet & Son Ltd, 28 Green Lane Penge SE20 7JX & 020 8778 8721**  
Recommended by Brian (Victor Road) in 2007

### ROOFING, BUILDING & GUTTERS

- **D Edgington 020 8699 2866** Recommended by Lillian (Princes Road) in 2007
- **David Fuller 19 Albert Road & 020 8778 9698** Recommended by Tim (Albert Road) 2000: “Very helpful”
- **Neil 07949688098** Recommended by Shirley (Victor Road) in 2008

### WASHING MACHINE REPAIR

- **Richard Hall 020 8778 5835** Recommended by Rita (117 Victor Road) in 2007: “Excellent service”

Please let us have any other recommendations and share your experiences of these listed services - positive and negative - so we can make sure the Yellow Pages are as up-to-date and accurate as possible. Just let one of the committee know or email [alexandradesidents@googlemail.com](mailto:alexandradesidents@googlemail.com) and we will put this right – thanks.



# ALEXANDRA RESIDENTS' ASSOCIATION



## Useful Services List

The Useful Services List includes contact details for local, London-wide and national services for a range of social, support and practical services including:

- Advice – Debt Management, Benefits etc
- Animal Welfare
- Bromley Council
- Emergencies
- Entertainment
- Health
- Hobbies, Interests & Social Groups

- Hospitals
- Libraries
- Penge & Cator Ward Councillors
- Police
- Support Groups
- Transport for London
- Utilities

### **ADVICE – DEBT MANAGEMENT/BENEFITS ETC**

- Citizens Advice Bureau – Penge & Beckenham 020 8778 0921  
[www.citizensadvice.org.uk](http://www.citizensadvice.org.uk)
- Citizens Advice Bureau Bromley 020 8315 1940

### **ANIMAL WELFARE**

- RSPCA National Cruelty Line 0870 55 55 999 [www.rspca.org.uk](http://www.rspca.org.uk)
- Cat Protection League – Bromley Branch 020 8402 8860  
[www.bromleycatsprotection.org.uk](http://www.bromleycatsprotection.org.uk)

### **BROMLEY COUNCIL**

- **Main desk & switchboard 9am-5pm 020 8464 3333**  
[www.bromley.gov.uk](http://www.bromley.gov.uk)
- Antisocial Behaviour Unit 020 8461 7907
- Bromley Building Control 020 8313 4313
- Bromley Registration Service births, deaths etc 020 8313 4666  
[registrars@bromley.gov.uk](mailto:registrars@bromley.gov.uk)
- Conservation officers 020 8461 7532 [conservation@bromley.gov.uk](mailto:conservation@bromley.gov.uk)
- Consumer Direct 08454 040 506
- Dog Fouling 020 8313 4557
- Dumped rubbish/cars 020 8313 4557 [csc@bromley.gov.uk](mailto:csc@bromley.gov.uk)
- Emergency [out of hours] 020 8464 4848

- Graffiti removal/environmental crime 020 8313 4557 [csc@bromley.gov.uk](mailto:csc@bromley.gov.uk)
- Homeless persons unit 020 8313 4098
- Nuisance Vehicles 020 8313 4557
- Pavement problems/overhanging vegetation 020 8313 4545
- Refuse/recycling collection/dumped rubbish 020 8313 4557  
[csc@bromley.gov.uk](mailto:csc@bromley.gov.uk)
- Roads or pavements/potholes 020 8313 4545
- Rogue Traders Hotline 020 8464 4830
- Social Services Direct Bromley 8.30-5.30 020 8461 7777
- Social Services Penge Office 020 8659 2131
- Street lighting faults [Free number] 0800 3281 904  
[bromleystreetlighting@maygurney.co.uk](mailto:bromleystreetlighting@maygurney.co.uk)
- Street Services, flooding on roads, 020 8313 4621  
[street.services@bromley.gov.uk](mailto:street.services@bromley.gov.uk)
- Trading Standards Rapid response 07903 852 090
- Tree officer 020 8313 4516
- Urban Landscape & design 020 8313 4573

### **EMERGENCIES**

- Fire, Ambulance, Police 999
- Europe 112

### **ENTERTAINMENT**

- Odeon Cinema Beckenham 0871 22 44 007 [www.odeon.co.uk](http://www.odeon.co.uk)
- The Churchill Theatre - ticket sales 0870 060 6620  
[www.theambassadors.com/churchill](http://www.theambassadors.com/churchill)
- Fairfield Halls – Croydon Box office 020 8688 9291 [www.fairfield.co.uk](http://www.fairfield.co.uk)

### **HEALTH**

- Beckenham Hospital - The Beacon 01689 863000  
[www.bromleyhospitals.nhs.uk](http://www.bromleyhospitals.nhs.uk)
- NHS Direct 0845 4647 [www.nhsdirect.nhs.uk](http://www.nhsdirect.nhs.uk)
- Penge Clinic - Health Visitors 020 8778 8511
- Red Cross Beckenham - Medical Loans 0845 054 7012  
[london\\_ML@redcross.org.uk](mailto:london_ML@redcross.org.uk)

### **HOBBIES, INTERESTS & SOCIAL GROUPS**

- Information Bromley [www.infobromley.org](http://www.infobromley.org)

### **HOSPITALS**

- King's College Hospital - new London exchange 020 3299 9000  
[www.kch.nhs.uk](http://www.kch.nhs.uk)
- Lewisham University Hospital 020 8333 3000 [www.lewisham.nhs.uk](http://www.lewisham.nhs.uk)
- Mayday Hospital 020 8401 3000 & [www.maydayhospital.org.uk](http://www.maydayhospital.org.uk)

- Princess Royal University Hospital 01689 863000 & [www.bromleyhospitals.nhs.uk](http://www.bromleyhospitals.nhs.uk)

### **LIBRARIES**

- Central Library Bromley 020 8460 9955 [central.library@bromley.gov.uk](mailto:central.library@bromley.gov.uk)
- Penge Library, Maple Road 020 8778 3026 [penge.library@bromley.gov.uk](mailto:penge.library@bromley.gov.uk)

### **PENGE & CATOR WARD COUNCILLORS**

- Cllr. John Getgood [Labour] 020 8659 1277 [john.getgood@bromley.gov.uk](mailto:john.getgood@bromley.gov.uk)
- Cllr. Peter Fookes [Labour] 020 8650 6032 [peter.fookes@bromley.gov.uk](mailto:peter.fookes@bromley.gov.uk)

### **POLICE**

- Bromley Neighbourhood Watch 020 8721 4511
- Bromley Police Community Safety Unit 020 8284 8760
- Crimestoppers 0800 555 111
- Penge/Bromley Central Police Stations 01689 891212
- Safer Neighbourhoods Team 020 8649 3541 & [penge.cator.snt@met.police.uk](mailto:penge.cator.snt@met.police.uk)

### **SUPPORT GROUPS**

- Age Concern [Day Centre] Melvin Road 020 8778 2800
- Age Concern Bromley Community House, South St 020 8315 1878 & [www.acbromley.org.uk](http://www.acbromley.org.uk)
- Alzheimers Society 020 8249 1494 & [care@asbromley.fsnet.co.uk](mailto:care@asbromley.fsnet.co.uk)
- Bromley Alcohol Advice Service 020 8663 6883
- Bromley Community Drug Project 020 8289 1999
- Bromley Domestic Abuse - Textline 07963 479 602
- Bromley Racial Equality Council 020 8776 8838 & [www.bromleyrec.org.uk](http://www.bromleyrec.org.uk)
- Bromley Relate (Relationships Counselling) 020 8315 1999 & [www.relate-bromley.org](http://www.relate-bromley.org)
- Bromley Welcare (Families in Need) 020 8466 0399 & [www.bromleywelcare.org.uk](http://www.bromleywelcare.org.uk)
- Bromley Women's Aid (Domestic violence) 020 8313 9303 & [www.bwaid.com](http://www.bwaid.com)
- Carers Bromley 0800 0157700 & [www.carersbromley.org.uk](http://www.carersbromley.org.uk)
- GALOP anti-homophobic and transphobic violence 020 7704 2040 & [www.galop.org.uk](http://www.galop.org.uk)
- Parkinson Disease Society Helpline 0808 800 0303 & [liz\\_stanton@btinternet.com](mailto:liz_stanton@btinternet.com)
- Samaritans 01689 833000 & [www.samaritans.org](http://www.samaritans.org)
- Terrence Higgins Trust (Sexual health/HIV/AIDS) 0845 1221 200 & [www.tht.org.uk](http://www.tht.org.uk)

- Victim Support 020 8776 7071 & [www.victimsupport.org.uk](http://www.victimsupport.org.uk)

### **TRANSPORT FOR LONDON**

- London Buses 0845 300 7000 [customerservices@tflbuses.co.uk](mailto:customerservices@tflbuses.co.uk)
- National Rail 0845 48 49 4950 [www.nationalrail.co.uk](http://www.nationalrail.co.uk)
- London Underground 0845 330 9880 [www.tfl.gov.uk/tube/](http://www.tfl.gov.uk/tube/)
- Oyster cards 0845 330 9876 [www.oystercard.com](http://www.oystercard.com)

### **UTILITIES**

- Gas emergencies 0800 111 999 [www.britishgas.co.uk](http://www.britishgas.co.uk)
- EDF Energy (was London Electricity) 24hrs 0800 028 0247  
[www.edfenergy.com](http://www.edfenergy.com)
- Thames Water 0845 9200 800 [www.thames-water.com](http://www.thames-water.com)

Thanks to everyone on the estate who has contributed to this list. If you want to add or update a listing please let one of the committee know or email us [alexandradesidents@googlemail.com](mailto:alexandradesidents@googlemail.com) and we will put this right.

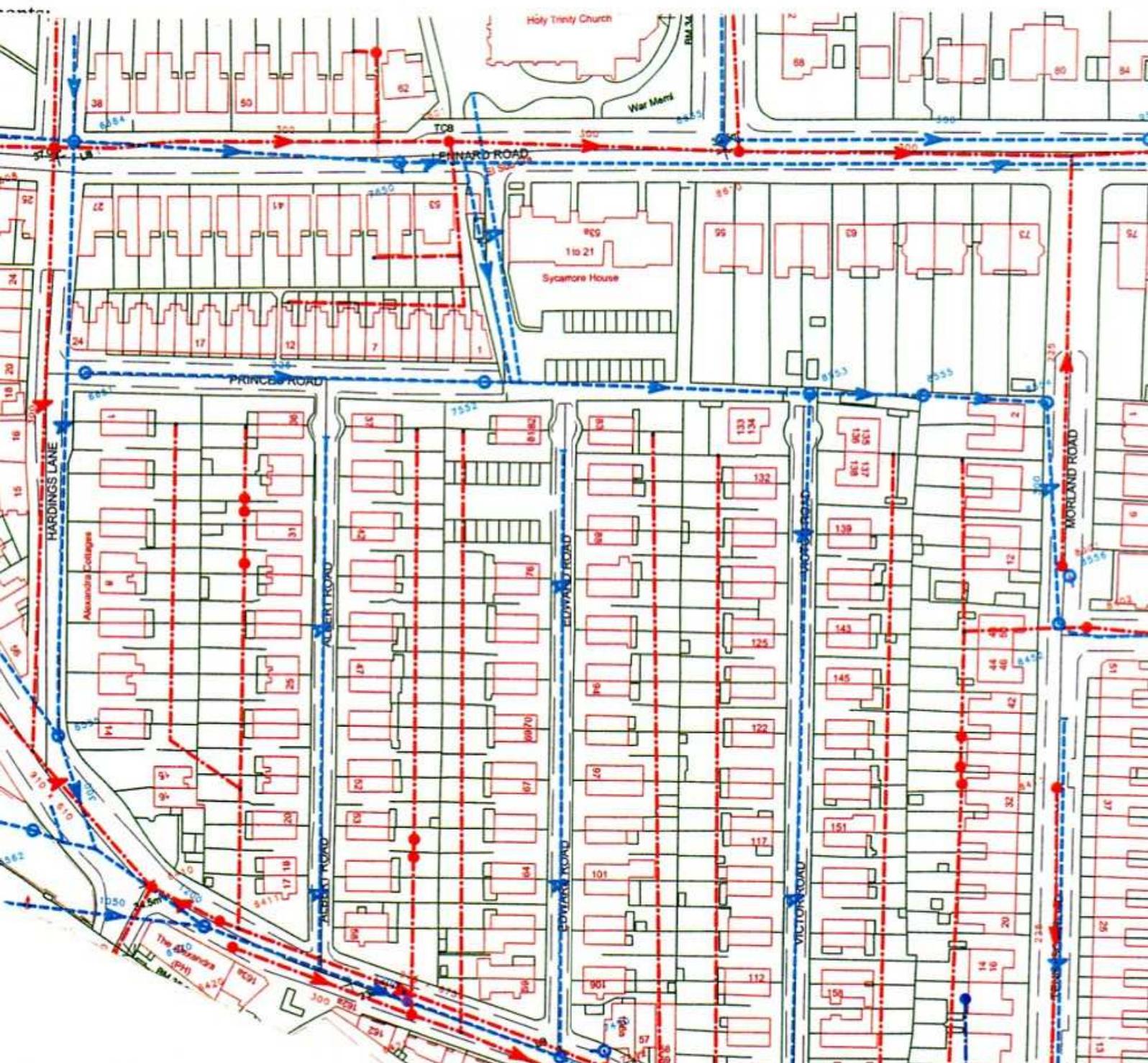
### **Disclaimer**

Although it has done its best to ensure the validity of all material contained within this Introduction Pack neither the Alexandra Residents' Association nor its committee take responsibility for it. This includes the listings of support groups, organisations and services. Inclusion within this pack or on our web site [www.alexandracottages.co.uk](http://www.alexandracottages.co.uk) does not imply affiliation or an endorsement by the Alexandra Residents' Association.

The information provided in this Introductory Pack and our associated web site is provided for guidance only. No responsibility is accepted for any errors, omissions or inaccuracies in the content. Although the Yellow Pages section lists individual resident recommendations, reference to any organisation or person in this web site, or any site that it is linked to, does not indicate any form of endorsement by the Alexandra Residents' Association. Alexandra Residents' Association does not take any responsibility or accept liability for any loss or damage resulting from using web sites or any site that it is linked to listed in our Introductory Pack or associated web site.

External links to other websites from our Introductory Pack or our web site are provided to allow visitors ready access to further information that may be of relevance. The inclusion of a link should not be interpreted as endorsement.

The Alexandra Residents' Association cannot take responsibility and will not accept liability for the content provided on any sites that its Introductory Pack or website is linked to. Visitors to linked sites must judge for themselves the accuracy and quality of the information provided, and take responsibility for the appropriateness of acting on such information.



# Water Map Key

## Common public sewers

- 
**Foul:**  
 A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
- 
**Surface Water:**  
 A sewer used to convey surface water (eg: rain water from roofs, yards and car parks) to watercourses or rivers.
- 
**Combined:**  
 Both surface water and foul sewage flow in the same pipe.





## ALEXANDRA RESIDENTS' ASSOCIATION

### A history of the estate

The Alexandra Cottages were constructed by the “Metropolitan Association for Improving the Dwellings of the Industrious Classes”, which had been founded twenty-five years earlier to provide housing for labouring men and their families. The benevolent association having come into existence at a public meeting held on 15<sup>th</sup> September 1841 where it had been resolved:

*“That an association be formed for the purpose of providing the labouring man with an increase in comforts and conveniences of life, with the full compensation to the capitalist.*

*That the first object of the association to be to erect, rent or purchase suitable buildings, to be let in compartments, at a moderate weekly rate.*

*That the second objective of the association to be to erect, rent or purchase dormitories for the reception of nightly lodgers.*

*That the third objective of the association to be to erect, rent, or purchase small tenements for families, to be let at moderate weekly rent”*

The Metropolitan Association for Improving the Dwellings of the Industrious Classes (*hereafter referred*

*to as the “Metropolitan Association”*) was the earliest society to be formed but remained inactive for the first four years whilst the capital of £20,000 was raised. It obtained a royal charter in 1845, which was an expensive but necessary business, since it was then the only means of limiting the liability of the shareholders in proportion to their investment. The charter fixed a maximum rate of interest at 5 per cent and provided that any surplus should first go towards the provision of a guarantee fund of £15,000, and afterwards to the furtherance of the society’s objectives.

The ambitious first scheme comprised a large block of family dwellings on a site opposite the church in Old Pancras Road, Somers Town, with twenty-one tenements of two rooms and ninety of three, each with a sink, a supply of water and refuse chute. The architect was W.B. Moffat, who was one time partner of Gilbert Scott, and the new building was completed in 1848. However, extracts from John Hollingshead’s “Ragged London in 1861” make illuminating reading: -

*“The tenure is leasehold; the building apparently made to last for ages; and the net dividend to the society from all their model houses is only about two per cent. The inference is, that too much money has been expended in building for*

*posterity. The rents are grumbled at by many of the tenants, although they are under the market price of the neighbourhood, and too low to meet the expenses of the building, and make a fair return upon the capital sunk, according to the average yield of London house property. The winding well staircases, running up perhaps about sixty feet, with no protection at the sides or landings but an iron rail, reaching no higher than the waist of a man, are sad mistakes of the architect and builder. These staircases, at any hour of the day, are like Jacob's ladder swarming with children, and many accidents and deaths have occurred, so I was told, in the house, in consequence of these deep pits not being closed in. The necessary rail-guards should be fixed at once; such traps for careless, unwatched children, in a philanthropic building, are a disgrace that ought to be got rid of without an appeal to law”.*

*“The occupants are chiefly the higher class of labourers and artisans, and the regular payment of the different rents would show this, even if the friends of the association had not stated it in their reports”.*

The pioneering block dwellings, putting aside the doubts on the staircase design, acted as a model for future developments. The visitors book records important dignitaries of the time as having toured the Metropolitan

Buildings, Old Pancras Road, and the likes of Prince Albert, Lord Shaftesbury, Mr. Gladstone, Charles Kingsley, and the King of the Hawaiian Islands, no less, all visited.

The second scheme by the Metropolitan Association was adjacent Spicer Street, Spitalfields, and unusually for the date of 1848 was the result of a competition among architects to come up with proposals to accommodate 300 men and dwellings for 40 families. The successful architect's scheme was submitted by William Beck despite it only accommodating 234 men and was named the Artisan's Home. The lodging house was quickly completed in 1849 and included communal rooms, kitchens, a library, a coffee room, and a reading room, living accommodation for a superintendent and the cook, and various offices. The dormitories were arranged on long wings and connected by a central link block housing the lavatories and washing facilities.

The family flats to the north of the Artisan's Home were begun in the same year on an L-shaped plan and comprised five stories over a basement. The building was advanced in design for the period with fireproof construction and an elaborate system of ventilation and drainage, although rather plain in appearance.

The Metropolitan Association had up to this date continued to provide enclosed staircases, whereas their contemporary the “Society for Improving the Condition of the Labouring Classes”, preferred the design of galleries or external staircases. The Metropolitan Association was also obliged to pay

window tax until 1867 when it obtained special exemption.

The Metropolitan Association acquired further property in Mile End New Town, where it converted and repaired two cottage schemes, both small in scale. The cottages in Pelham Street housing twelve families and those in Pleasant Street nine families. In addition, a lodging house at (34 Old) Compton Street, for one hundred and twenty eight single men was taken over from the vicar of St Annes, Soho, according to a later article from the *Builder* in 1852.

The writer, John Hollingshead, also mentions in 1861 about the similar accommodation still being provided at the Artisan's Home that: -

*“At the chambers for single men in Albert Street, Mile End, I found a large coffee-room, well lighted, well warmed and fitted up with due regard to cleanliness and comfort”*

The success or failure of the schemes already built was becoming apparent by 1852, with lodging houses not as remunerative as family dwellings and the annual meeting of the same year decided to confine future work to the construction of tenements.

The management of the Metropolitan Association had also proved successful and soon after 1850 there were affiliated associations founded in Brighton, Newcastle-upon-Tyne, Dudley, Southampton and Torquay. However, there was concern that the returns of 2% were not likely to encourage investment and the public meeting in 1854 reaffirmed the aims of the Metropolitan

Association and the pressing need to continue their work to improve the conditions of the dwellings for the industrious classes. The outcome of the meeting reported reasonable prosperity and expectancy, and a further £15,275 was raised in capital to continue their aims.

The monies helped towards the acquisition of two sets of properties belonging to the “General Society for Improving the Dwellings of the Working Classes”, which had been founded in 1852.

The Metropolitan Association taking over an uncompleted block at New Street, Golden Square in Soho to house sixty families, later to be referred to as “Ingestre Buildings”, and an already constructed scheme of five double cottages in Queens Place, Fashion Street, Dockhead. In 1855 the Metropolitan Association went on to purchase Albion Buildings, Bartholomew Close, close to Aldersgate Street and also a new building in Nelson Square, (formerly Guy Street) Bermondsey, designed by Charles Lee, who was described as the association's architect.

The Metropolitan Association then took the enlightened decision to construct cottages with their own gardens which was almost unheard of in the mid 19<sup>th</sup> century, as most workers were living in multi-occupation terraces and tenements with limited daylight, cramped shared yards and cess pools.



Victoria Cottages, London, E1  
(formerly Albert Street, Mile End  
New Town)

The first scheme of cottages was in Albert Street; Spitalfields and these were completed in 1858. The cottage flats had more in common with those built in the North of England and were two storeys in height, in two parallel rows, with small pedestrian walkways and little gardens. The thirty-three flats had their own individual front door and comprised two rooms and a large scullery. The Albert Cottages were presumably popular with the tenants as another terrace was constructed six years later to house a further thirty-six families. These were called Victoria Cottages and included eight larger flats, which had an extra room.

The Metropolitan Association soon went on to develop a more ambitious scheme in the suburbs, to include a school and an Estates Office with a rent collector on site, which later became known as the Alexandra Cottages. The initial inspiration for this new departure can be traced back to the minutes of the

Metropolitan Association's Annual General Meeting of 23<sup>rd</sup> June 1864, where it is recorded that: -

*“In 1859 the Directors had under consideration the erection of cottages at short distances from London on the different lines of railway, trusting that they might be able to arrange with the railway authorities for the conveyance of the occupants of such cottages to and from their work at fitting times and charges; but, as they were not able to effect this they were obliged to give up the scheme. It now however comes again before them under altered circumstances.*

*In recent Acts obtained by the Metropolitan Railway Company and it is believed by the London Chatham and Dover clauses have been inserted requiring those companies to run trains for the working classes at suitable hours at a rate of a penny each journey. The interference of the legislation and the success which has attended the experiment of carrying the working classes at low rates lately tried by the Metropolitan Railway Company will no doubt lead to the provision of the desired accommodation upon other lines.*

*It has also been represented to the Directors that a very considerable number of working men are prepared to pay down a*

*deposit of £10 and enter into the necessary arrangements for securing the absolute ownership of a cottage and garden at the end of 12 or 13 years by paying a weekly sum which would cover all expenses and yield a liberal rate of interest for the investment in the meantime.*

*Your Directors therefore have the subject again under their consideration and they hope shortly to be able to call upon the shareholders and their friends for their support to enable them to build cottages in the suburbs.”*

It has been stated that The Duke of Westminster was sympathetic towards the scheme and made the venture possible by offered about eight acres of land that he owned in Beckenham, called Porcupine Meadow, to the society for the sum of £2,840. However, the deeds indicate that the land belonged to the Webb family, who was the executors of William Booth. The first sixteen cottages were completed in 1866, however, other sources have thought there were originally nineteen cottages by this date. The number grew over the next two years to about seventy pairs of cottages before reaching a total of one hundred and sixty four by around 1870. The Alexandra Cottages Estate therefore became the first suburban venture by any housing society in Victorian London and was subsequently to be become part of Penge.

The Annual General Meeting of 1867 also records the progress on the completion of the Alexandra Cottages and the influence of the railways and

recent legislation, where the Directors stated that: -

*“Since the last Report 10 more pairs of the Cottages at Penge have been completed making a total of 36 cottages these which are all occupied and with a piece of garden ground attached to each are much appreciated by the tenants who are engaged at their work in London during the day. Arrangements have been made with the Directors of the London Chatham and Dover Railway to convey them at the rate of 2/- a week each.*

*To enable the Directors to proceed with the erection of similar cottages, they have in conformity with the resolution of the meeting held on the 12<sup>th</sup> April last applied under the “Labouring Classes Dwelling Houses Act 1866” to the Public Loan Commissioners for an advance of £18,000 which has been accorded to them, and the necessary arrangements are now being carried out.”*

The Metropolitan Association had also at this date completed a scheme of small flats and single rooms, called Gatliff Dwellings, Commercial Road, Pimlico, under an arrangement with the Marquis of Westminster. The Marquis having advanced the necessary funds and reserving the right to set the rents at a low rate, thus enabling the Metropolitan Association to accommodate a poorer class of Tenants.

The road has subsequently been renamed Ebury Bridge Road, and the large block

dwelling were possibly extended and renamed “Gatliff Close” in 1870. The Artisan’s Home in the area of Spitalfields known as Mile End New Town was also converted into family dwellings and renamed Howard Buildings in the preceding year.

The famous writer, Charles Dickens (Jr) was later to write an essay on Model Lodging Houses in 1879 largely praising the attention of practical philanthropists and several associations, and said of one of the three best known: -

*“THE METROPOLITAN ASSOCIATION FOR IMPROVING THE DWELLINGS OF THE INDUSTRIOUS CLASSES had, at the date of its last report, 13 buildings, accommodating 1,120 families, in such diverse regions of the town as Mile End, Penge, Mayfair, Pimlico, Bermondsey, Old Pancras-rd & c, and it is stated that in every instance the operations of the association have produced general improvement in the neighbourhood. Wisely recognising the undesirability of any stigma of charitable relief applying to their houses, the association goes on the principle of dividing among its shareholders a fair interest on the capital invested. This may be stated at about 5 per cent. The balance of profit over 5 per cent, is carried to a guarantee fund.*

*The tenants of the association are of a most miscellaneous kind, and there is no doubt that, to a very large extent, its benefits are really available for the classes whom it is intended to serve. The average rate of mortality in the buildings of the association has been 3 per 1,000 less than that of the whole of the metropolis – a sufficient testimony of itself to the character of the buildings”.*



Albert Road, c. 1910

The return on the development of the Alexandra Cottages was a handsome rate of 7% interest but the association returned to the provision of block dwellings in later years. The group of cottages in Penge was therefore an interesting experiment by what was otherwise very much a central London society.

The boundary plate to the Old School House on the corner of Edward Road and Parish Lane reads “Hamlet of Penge 1875” and gives an insight into the still partly rural nature of Penge at this time.

The map of the Cator Estate in 1864 shows predominately fields with the

exception of notable buildings such as the (Royal) Watermens' and Lightermens' Almshouses, Queen Adelaide Asylum, St John's Church, Kent House and the fountains to the Crystal Palace. The newly constructed railway lines that bisect the plan were to bring rapid development and by 1894 the landscape was predominately urban in character.

The Alexandra Cottages were built in pairs and occupied a generous plot of 40ft x 90ft which was lavish for the standards of the day. The cottages provided either two or three bedroom accommodation and each had their own front and back garden with a shared gate and path.

The cottages were named after Princess Alexandra of Denmark who had married Queen Victoria's eldest son, Edward, in 1863. The road names of Victor, Edward and Albert were a compliment to Edward himself, whereas Hardings Lane is believed to have been named after a local landowner. James Harding, having been described in the 1851 census as the 'proprietor of a private road', and his son John Harding as the 'Toll Collector'. John Harding inherited the parts of his father's estate in 1854 that included the tollgate and tenements and land adjoining the private road from Sydenham to Penge, and is later referred to as the 'Toll Proprietor'. However, an unconfirmed source has also stated the lane was named after the architect of the cottages.

The Estate House was located at 16 Hardings Lane with an adjoining workshop facing on to Parish Lane, but is shown with the original name of 16 Alexandra Cottages, Old Penge Lane on

the census of 1871. The first known superintendent for the cottages being Joseph Patten who lived there with his wife, three children and his widowed mother.

In later years, the rent collector and caretakers continued to live on the Estate and carried out repairs and redecoration for the tenants. This included redecoration of the downstairs every two years and to the remainder every four years, as recalled by Winnie, who moved into 127 Victor Road in 1902. She also remembered the men bringing in a choice of toilet paper for the tenants to choose.

The level of service and community spirit was clearly higher than we normally hear of today. The majority of the cottages have entrances to the side which allows the maximum of room for living accommodation and the gable fronted "chalet-style" to each pair give the cottages a distinctive and simple charm.

The history of the Old School House at the corner of Edward Road and Parish Lane is less well documented and was in use as a school for a relatively short period of time. This being before it was sub-divided into the four properties of 106a Edward Road and 57, 58 and 59 Parish Lane, as they are known today. The census of 1871 unfortunately does not throw much light on the use of the building at the time, except that a schoolmistress was living in the cottage next door and the profession of her husband is unknown as he is recorded as "In Scotland". However, there is evidence that evening classes and popular music recitals were held in the 1870's.

The terraced houses in Princes Road are believed to have been built in 1884, approximately 18 years later than the first of the Alexandra Cottages, and apparently on the edge of TollGate field. The houses may have been built by the same builder or influenced by the architectural design of the cottages, as many of the features are the same. However, the terraced layout with small back addition is considerably more traditional and according to one resident was built to house the Peek Freans Biscuit Factory workers. The houses are also surprisingly spacious inside and belie their small frontages. The former shops at 23 and 24 Princes Road are believed to have been a grocer's shop and a shoe repairer up until at least the 1950's.

The cottages suffered some bomb damage in WWII with numbers 77-80 Edward Road and 137-138 Victor Road being demolished and replaced subsequently with a row of garages and more modern houses. The fronts of 63, 64, 97 and 98 Edward Road had to be rebuilt and 107-110 and 158-164 Victor Road were also badly damaged on the 20<sup>th</sup> September 1940. Further major bomb damage was incurred to adjacent properties, including 17-21 Hardings Lane and 13-14 Parish Lane.

The area around the Alexandra Cottages has changed quite considerably in the last 140 years. This being especially true of Parish Lane, which would have been a hive of activity with the "Beckenham Mission House, Coffee Shop, Institute and Public Baths" occupying a large site in Alexandra Terrace. The row of buildings was built between 1875 and 1879, which together with the adjacent

shops in Parish Lane suffered from bomb damage during WWII and subsequently were replaced by modern housing in 1953 and 1955.

The Mission is believed to have lived through a fairly checkered financial history and the business of The Alexandra Provident Fund and Savings' Bank was one of the many uses of the Mission House back in the late 1870's, which included a popular Sunday School and the Alexandra District Penny Readings.

The *Beckenham Journal* of 1880 records that a room in the Mission House was "placed at the disposal of the Committee, two of whom attend every Saturday evening between 7 and 8 o'clock to receive and pay away money". It is highly probable that many of the tenants of the Alexandra Cottages used this facility to pay in their wages and withdraw the weekly rent money to be taken to the Association's Estates Office.

The public baths adjoining the cottages were also no doubt popular with nearby residents, as washing facilities were fairly basic in the average house at the time with only a small scullery to the rear and no separate bathroom facilities. I can just imagine reluctant children being sent, maybe bribed, to go for a weekly wash at the local baths, where two children under 8 years of age could take a bath for 6d. The adults had to part with 6d for a hot bath but only 3d for those brave souls who could endure the cold.

The local landmark of the Porcupine Inn was apparently an ancient inn or may have in fact been Porcupine Farm that perhaps sold ale. The buildings are

believed to have been demolished to clear the site for the Alexandra Cottages and their location may be shown on the deeds to 63 Edward Road.

The nearest public house to the Alexandra Cottages is the Alexandra Public House on Parish Lane, and it is believed to have been built a few years after the cottages were themselves erected, although we can be fairly certain that it was well before 1894.

The railway arch and lock up shop adjacent the corner of Parish Lane and Bycroft Street, were previously a rag and bone yard and second hand clothes shop. I have been told that the old lady who ran it used to push a pram with logs for sale around the Estate and apparently also had a horse and cart, which were kept in nearby Southey Street. However, it has been said that horses were housed in the railway arches as well.

The blocking off of Bycroft Street and Hardings Lane to vehicular traffic and continuation of the paved areas was part of the works carried out after the district had been declared a General Improvement Area in 1974. The small block paving bricks to the pavements were introduced into the streets of the Conservation Area shortly thereafter.

The number of shops on Parish Lane in Victorian times was considerably more than can be found today and included shops on the opposite corner to the Beckenham Mission House, Coffee House, Institute and Public Baths, and to the southern end at the corner with Thesiger Road. There were also workshops or shops on the northern side of Hardings Lane, which served as printing works at one time.

The schools in the area included the Alexandra Infants School in Kent House Road, which, according to the 1861-71 map of Beckenham was originally called Kent House Lane. The old school house in Edward Road is understood to pre-date the Alexandra Infants School by about 60 years but was only in use for a short period.

The Alexandra School in Parish Lane, towards the corner with Kent House Road was apparently rather forbidding in physical appearance and I understand had a reputation of stern discipline whilst being run by the Church. The building was demolished some time after 1969 and the site is now occupied by the large sheltered housing development. However, it is still possible to see the original piers and side boundary wall to the former school to the southern end of the present gardens.

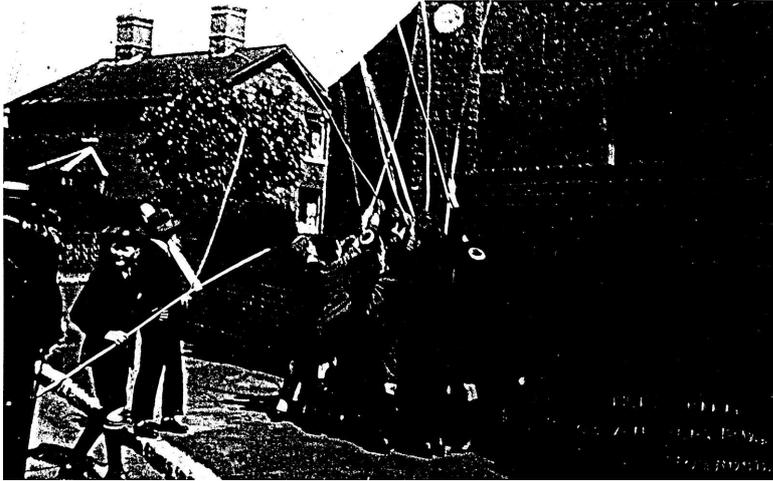
Parish Lane and Kent House Lane are early roads through the area that formed important boundaries, with the centre of Parish Lane marking the line between the parish and county boundaries, although the history of the boundary changes was extremely fluid over the years.

The Alexandra Cottages were therefore originally in Beckenham when the Metropolitan Association for Improving the Dwelling of the Industrious Classes first bought Porcupine meadow and it was not until many years later that the boundaries changed and the cottages eventually became part of the postal district of Penge.

The old custom of “beating the boundary” included a stop at the Alexandra Cottages to beat the boundary

plate affixed to the side of the old school house onto Parish Lane.

The first temporary police station in the area opened in 1870 following public demand for a police presence in the hamlet. The present building having been built about two years later and is interesting in that it is the oldest of the operational Metropolitan police stations.



#### Beating the Boundary, Parish Lane

The area had a number of tollgates including one at the junction of Newlands Park and Tannsfield Road, which existed in the 1870's and was kept by Mr Harding. Mr Harding lived in Vine Cottage in Hardings Lane, which was probably named after him, and a local Historian has previously said that this small Lane, linking Lennard Road to Parish Lane, might have had a tollgate that he also kept. The third toll gate in the locality being at the junction of Lennard Road and Kent House Road.

The census of 1871 lists John Harding, aged 58, residing at Vine Cottage, Old Penge Lane in the Civil Parish of Beckenham and Ecclesiastical District of St Georges. His occupation was recorded as "Toll Proprietor" living with his wife, brother, nephew and a young

female servant. The census of 1881 lists John Harding, aged 68, residing at Harding Lane with his wife aged 64 and in the intervening years his "Rank, Profession or OCCUPATION" had been elevated to "Gentleman".

The main route through to Penge referred to as "Penge Lane" has alternated over the years between the currently named Hardings Lane, St. John's Road, Newlands Park and the present Penge Lane. The original route through to Penge was therefore via Hardings Lane for some time, which would lend weight to the existence of a tollgate in this location.

The map of 1894 also shows a small rectangular enclosure in the centre of the road at the junction with Princes Road that could possibly denote the former tollgate position.

The census records from 1871 and 1881 together with the essay "GATLIFF – On Improving Dwellings and their Beneficial Effect on Health and Morals" in 1875 provide a helpful insight into the typical occupations and sizes of families living in the locality.

The head of the family frequently working as an artisan, tradesman, gardener or messenger and the family size was generally about four to five per household, which would be fairly cramped by today's standards considering the modest size of these dwellings.

The Alexandra Cottages had their own local luminary, Mr Malyon who founded the long established *Beckenham Journal* in 1876 and lived at 126 Alexandra Cottages in Victor Road.

The cottages remained in the ownership of the Metropolitan Property Association, *who were the successor to the Metropolitan Association for Improving the Dwellings of the Industrious Classes*, until towards the end of the 1950's and the dwellings and gardens had remained uniform and largely unaltered.

The cottages were gradually sold off to the existing tenants and private owners and much of the original historical character of the Estate has been sadly lost through largely unintentional and insensitive alterations over the years. These included enlarged window openings, the application of pebbledash to elevations and the loss of the original trees and boundary walls and gates to form driveways.

The change of ownership prompted the founding of the Alexandra Residents' Association at a meeting held on the 26<sup>th</sup> May 1959, and this body has been serving and representing the interests of the local residents ever since. The Association being largely instrumental in promoting the special nature of the Estate and working closely with the Council on a number of important and even contentious issues over the years.

The area forming the Alexandra Cottages and including the terraced properties in Princes Road was declared a "General Improvement Area" in 1974 and was designated as a Conservation Area in 1982 by the London Borough of Bromley. This was to acknowledge the historic and architectural importance of the Alexandra Cottages not only to the local area of Penge but also within the London Borough of Bromley and to London as a whole.

The cottages may also be unique in that they would appear to be one of very few surviving examples of the philanthropic buildings constructed in the capital by the Metropolitan Association, and the first and only venture of semi detached cottages in the suburbs.



# ALEXANDRA RESIDENTS' ASSOCIATION

## Mini Planning Guide

The ARA is committed to the protection, conservation and enhancement of our conservation area but we appreciate that planning policies and controls are complex with varying requirements applying to the front, side and rear of the properties and according to the orientation towards the road or alleyway.

We have therefore produced this very brief guide to hopefully give an initial insight into the main planning issues that residents should consider when proposing any alterations, extensions, improvements or maintenance to their property. The guide is deliberately limited in scope as the planning policies and guidelines can be very complicated and subject to change. We would therefore strongly recommend that the latest advice be sought from the Council or a specialist surveyor or architect before commencing any changes to your house and garden.

### **Article 4(2) Direction**

Planning permission is required for practically all changes and replacements to the front of properties where they face onto the road or alleyway (*coloured grey on the map and typical house types shown overleaf*).

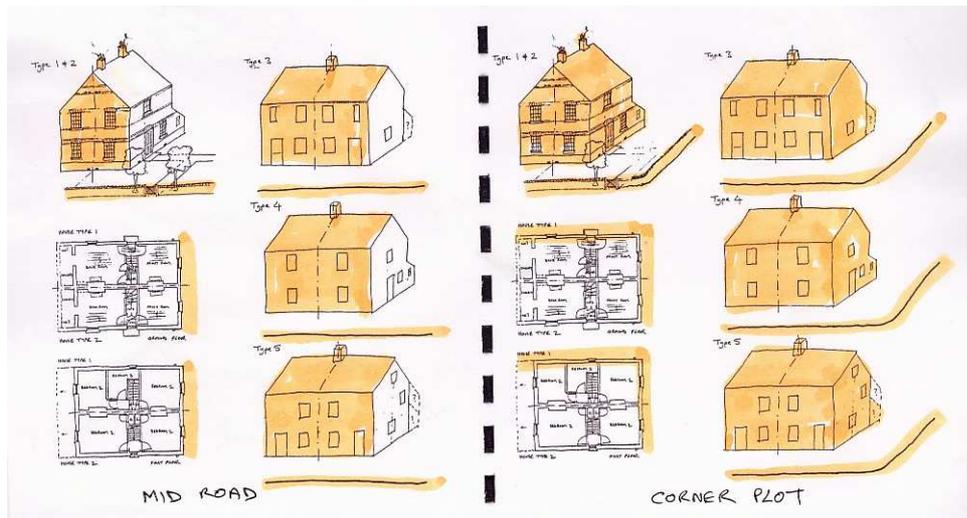
Article 4 (2) does not apply to the side of properties (except corner plots) and does not apply to the rear of all properties, unless extensions and/or projections out from the side and rear of the properties

would partly front onto the road or alleyway.

No fee is charged where planning permission is required as a consequence of Article 4 (2) designation and the applications should be processed within 8 weeks.

The main items requiring planning permission include works to chimney stacks, roofs, extensions, porches, walls, window openings, window replacements, doors, rendering, vehicular access, hard standings, satellite antenna, gates, boundary walls or fences, and painting brick, render or pebble-dash walls, where they would front onto the road or alleyway. Other items that may require planning permission include garages and sheds within gardens where part of the structure would face onto the road or alleyway.

Where planning permission is necessary the policies set out in detail in the *Supplementary Planning Guidance for Alexandra Cottages Conservation Area* are generally followed in deciding applications.



## *Alexandra Residents' Association* **Mini Planning Guide**

### **Permitted Development Rights**

Planning permission is not required for various minor alterations to the rear of the properties and to the side of properties (except for additions and those on corner plots).

### **Site Notices**

A site notice must be prominently displayed on the property for all planning applications to locally listed buildings and those within the conservation area, stating the type of development and final date for submission of comments or objections.

### **Conservation Area Status**

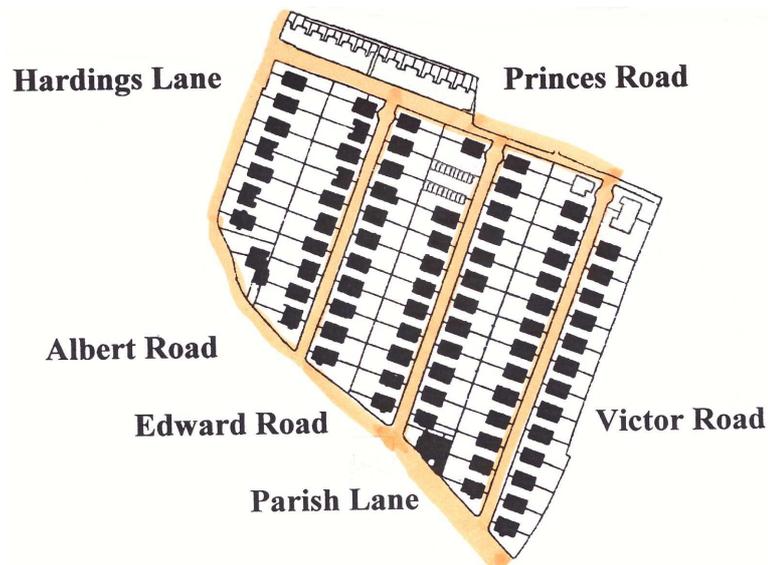
The whole of the area shown below is within the Alexandra Cottages Conservation Area, which provides limited additional planning policies to help protect, conserve and enhance the character and historical importance of the designated area. (Refer to Supplementary Planning Guidance and the Council's UDP). Conservation Area Consent is required for demolition.

Notification is required to the Council for work to any tree within the Conservation Area, including felling and pruning.

The majority of planning applications within the Conservation Area are referred to an independent body called the Advisory Panel for Conservation Areas, who make recommendations to the Council. All conservation areas within the London Borough of Bromley are entitled to an area representative to pass on the views of local residents to the panel.

### Locally Listed Buildings

*The majority of properties within the Alexandra Cottages Conservation Area are locally listed to acknowledge the architectural and historic importance to the Borough (coloured black on the map overleaf). The effect of local listing is less than conservation area status but planning permission is additionally required for rendering, pebbledash, stone cladding and painting of brick walls to the buildings.*



Supplementary Planning Guidance for

# ALEXANDRA COTTAGES CONSERVATION AREA

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## **1. INTRODUCTION**

- 1.1 The Alexandra Cottages Conservation Area was designated by the Council's Development Control Committee on 13 March 1984. The Council has prepared this Supplementary Planning Guidance (SPG) in respect of its statutory duty to formulate and publish proposals for the preservation and enhancement of its conservation areas.
- 1.2 This document describes the character and appearance of the Alexandra Cottages Conservation Area, and provides advice on a range of issues that are key to securing the preservation or enhancement of the character and appearance of the area.
- 1.3 It provides advice and guidance to the occupants of the conservation area and to the Council about the way in which the area and its buildings should best be managed and maintained. Together with general advice and guidance about conservation areas that is available in fact sheet form, this document forms supplementary planning guidance to the Council's Unitary Development Plan.
- 1.4 This SPG is the product of a detailed process that commenced with appraisal of the conservation area undertaken in 2003/04. A draft copy of this document was subject to a public consultation and circulated to all local residents and other interested parties in August 2004. Feedback responses to the draft are encouraged and facilitated, and the views of the Advisory Panel for Conservation Areas and English Heritage were obtained along with those of the Penge and Cator Ward Councillors.
- 1.5 The draft document was altered in the light of these responses and it was endorsed by the Council's Development Control Committee on 31 August 2004 before being reported to the Council's Executive for formal adoption as policy on 11 October 2004. In the light of the consultation and adoption process listed above the adopted document should be given substantial weight when proposals affecting the area are considered.
- 1.6 The London Borough of Bromley provides an Ordnance Survey map entitled '*Alexandra Cottages Conservation Area*' (BCA 2A), 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 the map should contact Ordnance Survey Copyright for advice where they wish to licence Ordnance Survey map data for their own use.
- 1.7 Any maps included within this document are reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes upon Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Bromley Lic. No. 100017661 2004.

## **2. LOCATION**

- 2.1 The Alexandra Cottages Conservation Area is located in Penge in the north West of Bromley Borough. The conservation area is a compact estate of mid-late Victorian artisans cottages off Parish Lane. It includes properties in Albert Road, Edward Road, Hardings Lane, Parish Lane, Princes Road, and Victor Road.
- 2.2 There are approximately 180 properties in the Conservation Area. All the properties, with the exception of 1-24 Princes Road and the maisonettes at 133-138 Victor Road, are on the Council's List of buildings of local architectural or historic interest, which is known as the local List. The Princes Road properties were not part of the original estate and the Victor Road properties are post-war structures.

### 3. HISTORICAL DEVELOPMENT

- 3.1 This section sets out the nature of the architectural and historical interest of the conservation area, showing how it has developed over time to form the current character of the area. Greater detail can be found in Neil Coe's *'Alexandra Cottages Architectural Handbook and Conservation Guide Vol. 1'*, published in 2004.
- 3.2 The Alexandra Estate is a group of two storey cottages in Penge. The Estate was construction by the "Metropolitan Association for Improving the Dwellings of the Industrious Classes". Established in 1841, this was the first society founded to provide rented accommodation for labouring men and their families.
- 3.3 The Association and equivalent organisations such as the "Peabody Trust" generally constructed tenements. However, the London branch also turned its attention to the construction of semi-detached cottage properties in their own gardens. This approach to estate layout and building design was unusual when compared to the work of typical housing societies of that period. In the mid 19th century, most workers housing in London was still provided in conventional terraces and tenements, often with widespread multi-occupancy, little daylight, unpleasant shared yards and cess-pools. The construction of "model" estates, such as Alexandra Cottages helped to establish new approaches to social housing that were later adopted widely in the construction of council houses in the 1920s and '30s. Much of the historical interest of the estate is derived from this approach to estate layout and housing design.
- 3.4 The first group of such cottages, with their own gardens, was completed in 1858 in Albert Street, Spitalfields; and the Association then built another terrace for 36 families, known as Victorian Cottages. Whilst these were being constructed the Association made plans for a much more ambitious scheme which became the Alexandra Cottages in Beckenham and the first real suburban venture of a housing society. The site having been known locally as Porcupine Meadow.
- 3.5 The cottages were built in pairs, each pair occupying a generous plot some 12m (40 feet) wide and 27m (90 feet) deep. The first 19 cottages were erected by 1866; two years later some seventy pairs had been completed. Soon after more were built, bringing the total up to 164. Whilst there is a general uniformity in appearance there are in fact five cottage types and a small school was also erected on the corner of Edward Road and Parish Lane. The houses on Princes Road were erected in the 1880s.
- 3.6 The development was named after Princess Alexandra of Denmark who had married Queen Victoria's eldest son Edward in 1863. The street names, Victor, Edward and Albert were a compliment to Edward himself who was later to become King Edward VII.

- 3.7 The Association made it their policy to let to the working classes and artisans from London; and a deal struck with owners of the newly built railway made travel into London affordable for residents.
- 3.8 Other than bomb damage in WW2 little has changed in the estate from its erection. The cottages remained in the ownership and management of “The Association” until the late 1950s. Mostly in private ownership from that time many of the original features of the cottages were unfortunately lost to unsympathetic modernisation and home improvements.



**The former school building on Parish Lane.**

#### 4. STATEMENT OF CHARACTER AND APPEARANCE

- 4.1 This statement highlights important elements of the character of the area that it is desirable to preserve or enhance.
- 4.2 The character of the estate is one of cohesion derived from the interrelationship between the street layouts and the pairs of similar cottages in their uniform plots. Irrespective of their detailed design, all of the cottages are constructed of yellow-stock brick with red brick banding and cambered jack arches over window and door openings. Roofs are double pitched and Welsh slated with brick chimneys. The original windows are Georgian paned timber double-hung sliding sashes. The overall appearance of the estate is of attractive and practical domesticity. The harmony provided by the estate layout, the form of the cottages, the distinctive detailing and the limited range of materials used in their construction all contribute significantly to the character and appearance of the area.
- 4.3 The form of the estate remains almost entirely unaltered: few cottages have been lost, and generally extensions have not changed the original form of the buildings. However, the character and visual amenity of the estate has been lost in recent years by repairs and alterations that have used materials and methods that erode or harm its character. Many of these alterations are superficial and, with care, can be reversed to re-establish the original detailing of the property. Where cottages do remain substantially unaltered, care will be needed to ensure that their character is retained. Several cottages retain a substantially unaltered external appearance; these are of great value.



Where cottages do remain substantially unaltered, care will be needed to ensure that their character is retained.

## 5. ARTICLE 4 (2) DIRECTION

- 5.1 In order to manage change in the conservation area the Council has made a Direction under Article 4 (2) of the Town and Country Planning (General Permitted Development) Order 1995, which covers all of the Alexandra Cottages Conservation Area.
- 5.2 The Direction was made on 12 May 2004 and became valid when served on all properties in the conservation area on 14 May 2004 and advertised on page 54 of the Kentish Times Newspaper on 20 May 2004. Following a statutory consultation period when the views of relevant parties were sought, the Council's Development Control Committee considered the direction on 31 August 2004 and [to be completed]
- 5.3 The effect of the Direction is to provide more effective control over development in order to safeguard the special character and appearance of the conservation area. Along with the normal planning controls permission is also required for: -
- 5.3.1 **The erection, alteration or removal of a chimney on a dwelling house or on a building within the curtilage of a dwelling house.**
- 5.3.2 **The enlargement, improvement or other alteration of a dwelling house where any part of the enlargement, improvement or alteration would front a highway, or open space.** This includes alterations to windows, brickwork or other features on the elevation and also covers extensions to the front or side of most houses including porches where they have an elevation fronting a highway or open space such as an alley way. This will not normally include works to the rear or those on the flanks of rear extensions unless the property is on a street corner.
- 5.3.3 **Alteration to a roof slope that fronts a highway or open space.** This includes re-roofing, the installation of roof lights or other such works.
- 5.3.4 **The enlargement, replacement, improvement or other alteration to an external door that fronts a highway or open space.** This includes doors on side porches where they face the highway or open space such as an alleyway.
- 5.3.5 **The provision within the curtilage of a dwelling house of any other building or enclosure, swimming or other pool, required for a purpose incidental to the enjoyment of the dwelling house as such, or the maintenance, improvement or other alteration of such a building or enclosure that in either case fronts a highway or open space.** This includes sheds or outhouses, fences, gates and railings but depends on their location within the curtilage/ garden, typically it relates to front gardens or gardens of properties on corners where their gardens might front a highway or open space such as an alleyway.

- 5.3.6 **The provision, enlargement, improvement or alteration within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house that fronts a highway or open space.** In most instances this would cover paths and driveways in front gardens and down the side of properties.
- 5.3.7 **The installation, alteration or replacement of a satellite antenna (dish) on a part of a dwelling house or on a building within the curtilage of a dwelling house which in either case fronts a highway or open space.** Planning permission is also required, through the normal planning regulations affecting conservation areas, for the erection of such equipment on or above a roof, chimney.
- 5.3.8 **The erection or alteration of a gate, wall or fence within the curtilage of a dwelling house that would front a highway or open space.** This includes side garden walls and fences on corner properties where they front a highway or an alleyway but does not cover boundary enclosures between properties which can be up to 2m in height without the need for planning permission.
- 5.3.9 **The demolition of a gate, wall or fence within the curtilage of a dwelling house that fronts a highway or open space.** This includes side garden walls and fences on corner properties where they front a highway or an alleyway.
- 5.3.10 **The painting of the exterior of any part of a dwelling house or any building or enclosure within the curtilage of a dwelling house that fronts onto a highway, or open space.** This covers the painting of the walls or roof of the house, fences, sheds and garages etc and includes those features on corner sites which might front onto a side street or an alley way. It does not cover the painting of existing external timberwork such as doors, windows, bargeboards and soffits.

5.4 Original copies of the Article 4 (2) direction are available on request from the Council's Planning Division.

## **6. GUIDANCE STATEMENT**

- 6.1 This statement gives advice and guidance for those undertaking works and repairs to properties within the conservation area. Generally the Council's aim is to retain and restore historic features to ensure the preservation or enhancement of the character and appearance of the conservation area.

### **PLANNING PERMISSION**

- 6.2 The planning regulations can be complicated and dependable on the extent of development already undertaken such as existing extensions on the property. It is therefore impossible for this document cover every planning scenario. It is advisable to check if planning permission is required several months before you wish to start work. This can be done by providing the details of the proposal, including all relevant metric dimensions, to the Council's Planning Division in a letter. If planning permission is required it should be noted that most planning applications take a period of 8 weeks to determine.

### **REPAIR BEFORE REPLACEMENT**

- 6.3 Repair of original architectural features is preferable to their replacement. If repair is not possible, the original feature should be accurately reproduced using accurate details, correct materials and appropriate finishes. The numerous intact properties in the estate will provide detailing on which to base restoration schemes. The Council will only support restoration proposals that are in keeping with the original design concept and use authentic detailing and materials.

### **DESIGN AND DETAILING**

- 6.4 The Council will expect all proposals for new development to conform with the character of the conservation area adjacent to the proposal site and with the general character of the area, especially in regard to the scale and height of construction, location within a plot (where material), design and materials used. It is hoped that all improvement works will take account of the character of the buildings and alter it as little as possible.

### **CHANGE OF USE**

- 6.5 The estate has a residential character, which reflects its historic and architectural development. Loss of residential character and a reduction in the number of residential units will normally be resisted.

### **ADVERTISEMENTS & SIGNS**

- 6.6 Advertising is not a feature of the area as there are few commercial uses. Should demand for advertising arise, the Council will resist proposals which are poorly designed, detailed, have alien materials or cause visual intrusion. Advertisements, which require consent, will be restricted to properties that

depend on advertising to carry out their business. Advertisements, which, in the Council's opinion, detract from the character of the area, will be made subject to discontinuance action where necessary.

- 6.7 New and replacement signs should be designed in a way that minimises their adverse impact: they should be as small as possible and should not be displayed at first floor level or above, especially on exposed flank walls. Traditional forms of signage (painted boards or brass plates) are to be preferred over modern forms (such as plastic or metal sheet). Illuminated advertising is not felt to be appropriate in this residential area.

## ROOFS

- 6.8 The Council will seek the retention or reinstatement of Welsh slate on roof surfaces. Clay tiles, concrete tiles and other artificial products will be resisted, although in some cases reconstituted slate products may be acceptable if their colour, size and texture is a close match to the natural Welsh slate.



**Natural Slate is the original roofing material.**

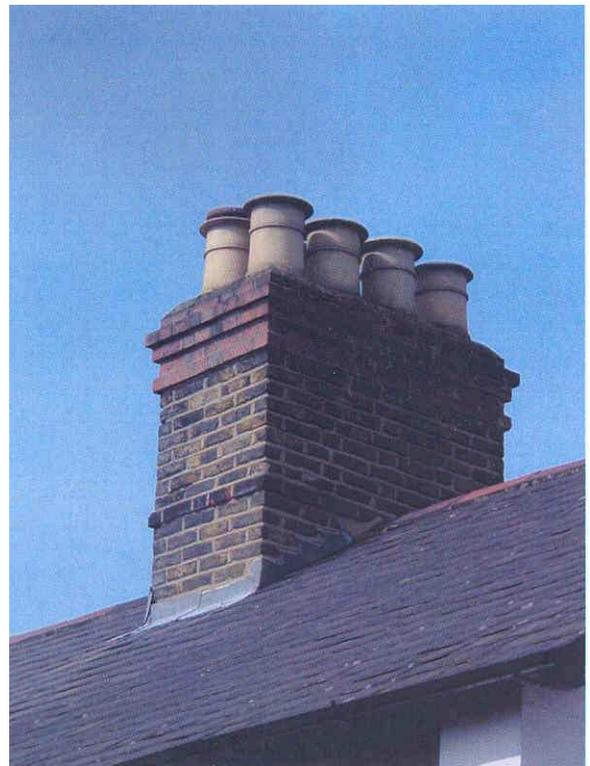
- 6.9 The Council will not normally accept modern roof ventilation products that are visually obtrusive. Ridge and eaves ventilation should be invisible so that the roofs retain their simple uncluttered forms. Ridge tiles should be re-used wherever possible, original roof tiles being the plain clay saddle type. Alternatively a close match with surviving historic ridge tiles will be required. Timber fascias soffits and rafter tails should be repaired, retained and decorated to match the other external joinery. Their replacement in PVCu or other modern materials will be resisted. Roofing works may require planning permission under the Article 4 (2) Direction, see paragraph 5.3.3.

## DORMERS AND ROOF LIGHTS

- 6.10 Dormers are considered to be unacceptable given the very uniform appearance of the cottage roofs and the pairs of houses. The Council will normally resist such proposals. Dormers normally require planning permission in conservation areas.
- 6.11 Roof lights are not a traditional feature of the cottages and, like dormers, their introduction is likely to have a detrimental impact on the simple uncluttered appearance of the roofscape. The Council will normally resist such proposals. In circumstances where they are deemed appropriate they should respect the symmetry of the roof, be traditional in appearance and materials and have a glazed area not exceeding 500 mm wide x 600 mm deep. Roof lights should not project above the external surface of the roof. These works may require planning permission under the Article 4 (2) Direction, see paragraph 5.3.3.

## CHIMNEYS

- 6.12 The brick chimneys tend to be in yellow brick with stock brick banding. These add rhythm to the roofscape and are attractive features in their own right. The Council will resist their removal and encourages their retention and accurate reintroduction. Cowls should be terracotta and fitted discretely over the chimney pot head. Works to chimneys require planning permission under the Article 4 (2) Direction, see paragraph 5.3.1.



## RAINWATER GOODS

- 6.13 For brickwork see below. Half-round cast iron gutters of traditional appearance are a feature of the estate and should be retained. Where these are missing reinstatement should be a priority. A black or dark heritage colour painted finish is preferred. The location of down pipes should not be altered from the original layout without good reason; the reinstatement of original locations is encouraged. In most instances down pipes are located on the side elevation of the house set in from the front corner.

## EXTERIOR BRICK WORK

- 6.14 On the cottages Imperial yellow stock bricks in Flemish bond (alternating headers and stretchers) predominate and red bricks are used for stringcourse and opening head details. Garden walls are also in stock brick. Original lime mortar survives in only a small number of places and a sand colour with

coarse aggregate is slightly recessed through wear. Care should be taken when repointing to ensure that the mortar mix, colour and pointing finish are sympathetic to the building. Traditional lime mortar mixes should be used and pointing should be slightly recessed. Hard grey cement mortars and modern weather-struck or strap pointing is not considered appropriate.

- 6.15 Wherever possible, the visual effect of these materials should be retained during alterations or repairs, by reclaiming existing bricks or ensuring that a good match in size, colour and texture, is obtained when using new materials. Care should be taken to ensure that any brickwork is laid in a matching bond, and that lintels and stringcourses are reinstated or continued where appropriate and to a high standard. Cast iron wall ventilators should be retained and reintroduced where necessary. These tend to be the size of a single brick at roof level and the size of two bricks at ground floor level, all with a decorative grille. Works to external walls may require planning permission under the Article 4 (2) Direction, see paragraph 5.3.2.



**Traditional brick work with cast iron ventilators**

#### RENDER, CLADDING AND BRICK CLEANING

- 6.16 The Council will resist the rendering, pebbledashing or cladding of existing brickwork; brickwork cleaning should also be avoided. In all the above instances it is felt that such works would harm the mellowed appearance of the cottages, which retain their original brickwork. Furthermore, render can cause problems for historic brickwork, trap moisture and create damp, if painted it also requires regular redecoration which can be costly.

- 6.17 A number of properties have unfortunately been rendered or pebbledashed. This has harmed the over-all architectural unity of the estate. The removal of hard cement render and pebbledash is virtually impossible without seriously damaging the brickwork below and should be avoided. The only remedial option available that the Council is likely to support, is the application of a lined rendered finish with stepped quoins to the same dimensions. Such rendering and quoins exist on some properties and appear to date from c1900. The render face is lined out to resemble blocks of ashlar stone while the quoins tend to be slightly raised and four brick courses in height. The Council will expect all new work to closely replicate these historic details. Works to external walls may require planning permission under the Article 4 (2) Direction, see paragraph 5.3.2.

#### PAINTING EXTERNAL BRICKWORK

- 6.18 The application of paint to previously unpainted external brickwork should be avoided. Paint can trap moisture in the brickwork and thus cause damp and also requires regular redecoration. Where existing brickwork has been painted the Council will normally encourage paint removal if it can be proven that the technique will not harm the brickwork. Painting external walls may require planning permission under the Article 4 (2) Direction, see paragraph 5.3.10.



**External render should be painted a tone colour to match the general appearance of adjoining brickwork to avoid a jarring appearance.**

#### PAINTING OF EXTERNAL RENDER AND PEBBLEDASH

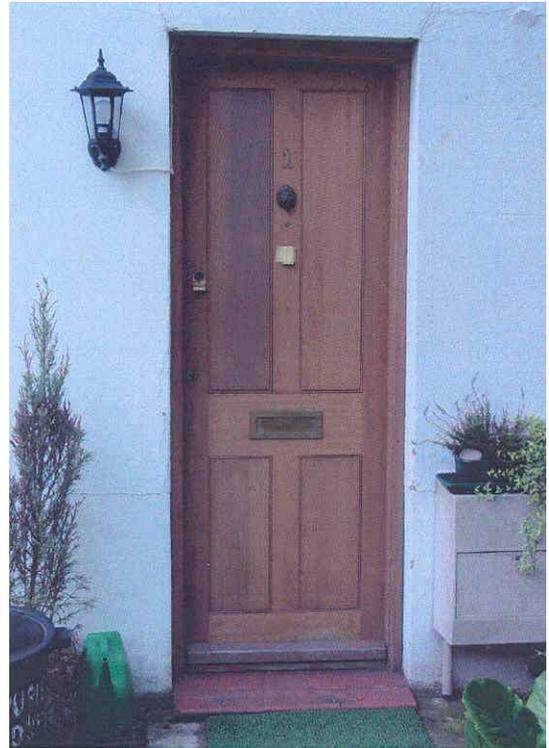
- 6.19 The majority of external rendered surfaces are already painted although many pebbledashed elevations remain undecorated. Where paint has been used it tends to be white or cream, which is visually obtrusive in contrast to the mellowed brick surfaces of the adjoining properties. When redecoration of

existing painted surfaces is required the Council will seek the use of slightly darker paint colours that more adequately match the brickwork such as Bath stone. Paints that claim to be water resistant or water proof should be avoided. They often trap moisture within the wall and thus can create damp problems. Painting external walls may require planning permission under the Article 4 (2) Direction, see paragraph 5.3.10.

## FRONT DOORS

- 6.20 Originally the cottages each had a solid four-panelled painted timber door with flush-beaded detailing to the panels. This simple detail is in keeping with all the other understated detailing of the houses and is deemed to contribute to the special character of the conservation area. The Council will resist the removal of original doors for this reason and expect all new front doors to follow the design detailing and materials.

**A traditional four panelled door with flush bead mouldings.**



- 6.21 Given the general wish to have some light within the halls of the cottages it may be acceptable to glaze the top two panels of new front doors so long as the other detailing remains true to the original. However, the Council will not normally support the introduction of glazing to the remaining original doors, as the loss of such original features would be to the detriment of the conservation area's character. The houses to Princes Road have plain glazed transom lights over their doors. This is an attractive feature that should be retained.
- 6.22 Unpainted timber, aluminium and PVCu doors or those which do not follow the simple design of the historic doors will be resisted: they never match the carefully considered proportions or detailed mouldings of the original doors, often look false and unsympathetic and lack the integrity and durability of traditional painted timber doors.

## IRONMONGERY, DOOR STEPS AND BOOT SCRAPERS

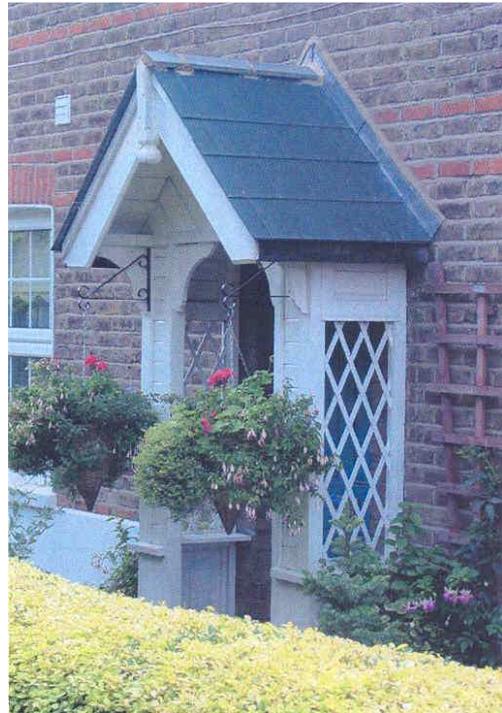
- 6.23 Original ironmongery is likely to have been in cast iron or brass. New ironmongery and door furniture should be understated and mid-Victorian in detail. Sandstone slabs measuring 450 mm x 1250 mm and set flush with the

ground survive in a number of locations and these should be retained wherever possible. The Council will encourage the reinstatement of such doorsteps where the opportunity presents itself. Boot scrapers should also be retained wherever possible. Front doors may require planning permission under the Article 4 (2) Direction, see paragraph 5.3.4 depending on their location.

## PORCHES

6.24 Some cottages retain attractive traditional painted timber open porches, whilst others have a small open timber canopy with a pitched roof supported by decorative brackets. Canopies and porches are not an original feature of the properties on Princes Road and in order to encourage the return to a uniform appearance for the terrace their replacement or reintroduction will normally be resisted.

6.25 In recent years the introduction of large enclosed porches or those made of brickwork have had a detrimental impact, making the space between the cottages appear cramped and encroaching into already limited garden space. The erection of such porches will be resisted and the Council will encourage the removal or more sympathetic remodelling



**A traditional timber porch.**

of those that remain in order to lessen their adverse impact. Works to porches may require planning permission under the Article 4 (2) Direction, see paragraph 5.3.4 depending on their location.

6.26 When considering proposals for new porches or canopies the Council will expect clear, detailed 1:20 scale drawings showing materials used and accurate construction detailing.

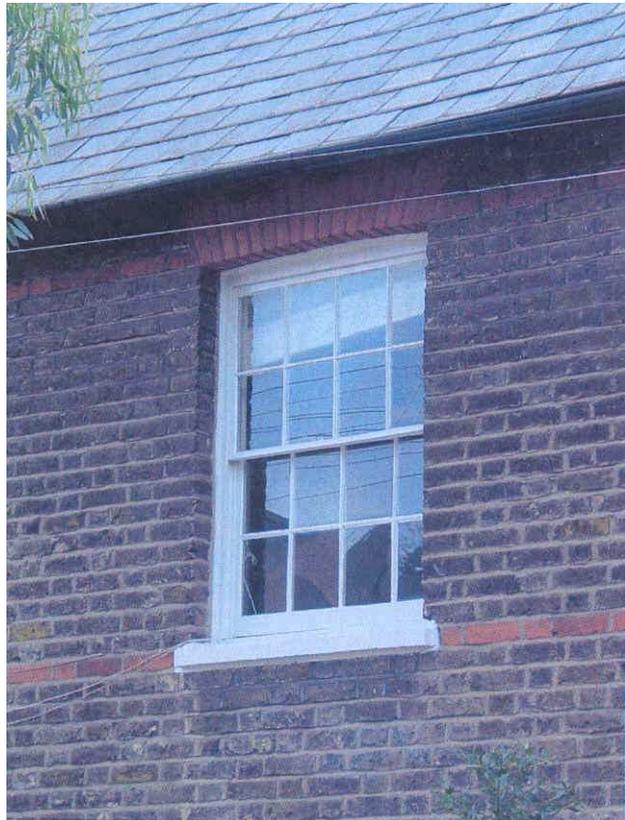
## WINDOWS

6.27 Depending on their location works to windows may require planning permission under the Article 4 (2) Direction, see paragraph 5.3.2. The original windows tend to be timber-framed sliding sashes recessed into the wall and finished with paint. Windows are typically 8/8 (eight small window panes on the top sash and eight small panes on the bottom sash) paned although first floor windows tend to be slightly smaller and narrower than those on the ground floor. The smaller flank windows are 2/2 paned although the slightly larger three bedroom houses on Hardings Lane have larger 6/6 paned flank windows at ground floor and first floor. Single glazing secured by putty in the

traditional manner is the historical detail. The houses on Princes Road originally had 2/2 paned sliding sashes with vertical glazing bars.

6.28 The sashes tend to have 75 mm tall horns, 20 mm wide glazing bars and 30 mm tall meeting rails. The bottom rail of the bottom sash is typically 70 mm. All these measurements are taken externally.

6.29 Much of the character of the original windows is derived from their proportions, and the attention to detail in their manufacture, including the use of delicate mouldings and architraves. The Council will expect repairs and replacements to accurately replicate such detail.



6.30 The character and appearance of the area will best be preserved by the maintenance of remaining 19th century windows in situ. The Council will encourage the removal of later inappropriate windows that do not make a positive contribution to the character of the area. Any replacements should copy the original designs closely using traditional materials and finishes

and should be set back into the brickwork. To ensure accurate historic detailing single glazing will be required on replacement windows. Secondary internal double-glazing may be considered where increased energy efficiency is required. Modern window detailing such as trickle vents will not be acceptable.

6.31 Unpainted hardwood, aluminium and PVCu windows and doors will be resisted: they never match the carefully considered proportions or detailed mouldings of the original windows or doors and often look false and unsympathetic and lack the integrity and durability of traditional painted timber windows. This is particularly important given that the majority of the properties in the conservation area not only contribute positively to it but are also locally listed buildings.

#### ALTERATION OF WINDOW OPENINGS

6.32 Depending on their location works to windows may require planning permission under the Article 4 (2) Direction, see paragraph 5.3.2. The Council will resist the enlargement or other alteration of historic window openings. Where these have been executed in the past a great deal of harm

has been caused to the proportions and symmetry of the elevations involved, to the brickwork around the opening and to the appearance of the wider conservation area.

- 6.33 Where such altered openings exist the Council will seek the reinstatement of the original opening size. If this proves impossible then a modified traditional window detail will be required, perhaps incorporating a central sash window with fixed sidelights to either side. Large openings solely filled with fixed Georgian glazing will be resisted, so too will casement windows; both types are alien to the area.

#### PAINTING EXTERNAL TIMBER WORK

- 6.34 Painted timber finishes are historic within the area and should be retained. In recent years there has been a tendency to paint all timber white and the predominance of white windows and doors has been further increased by the unfortunate use of PVCu units. The subsequent loss of colour within the area is regrettable and white has proved difficult to keep clean, showing grime and dirt easily.
- 6.35 Although the Article 4 (2) Direction does not control the painting of external timberwork, the Council will encourage the use of traditional paint colours as an alternative to white. Traditionally the exterior timber was painted a dark hardwearing colour; it is also likely that the whole estate had the same uniform paint treatment. Documentary research refers to 'Pea Green' or 'Olive' shades; which would have complemented the foliage of the cottage gardens. A photograph of the cottages dating from round 1910 shows the cills and sash boxes of the windows picked out in a lighter shade than the sliding sashes. The Council has no objection to the reintroduction of such detailing.

#### WINDOW CILLS

- 6.36 Windows cills tend to be in stone and the same height as a brick, the majority have been subsequently painted. Depending on their location works to window cills may require planning permission under the Article 4 (2) Direction, see paragraph 5.3.2. Cast concrete cills will only be acceptable if they are the same shape and appearance of the originals and painted to conceal their concrete finish.

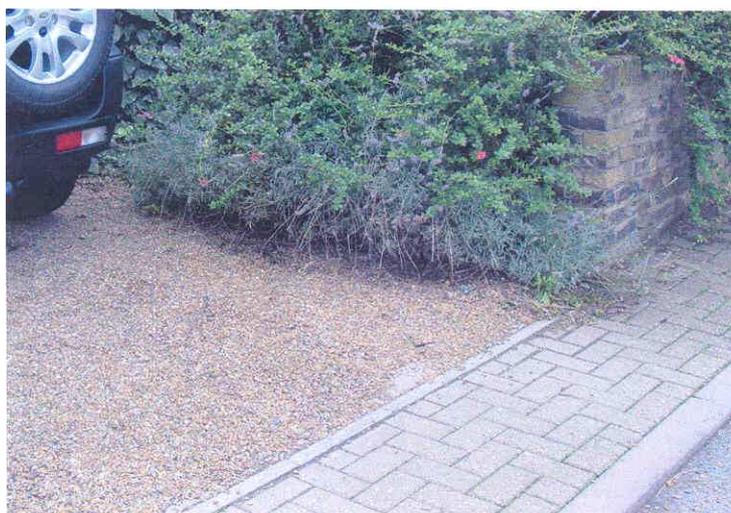
#### GARDENS

- 6.37 The cottages tend to have small front gardens, narrow side gardens and modest rear gardens. A number of the gardens have an attractive mature character and are enclosed by neatly clipped hedges; such gardens enhance the setting of the houses and contribute positively to the character and appearance of the conservation area. They are an important feature of the conservation area and every effort must be made to retain garden space and

soft landscaping when proposals are being considered. Trees are protected in the conservation area, see paragraph 6.55.

#### HARDSTANDINGS (INCLUDING PATHS AND OTHER SURFACES)

- 6.38 Originally the pairs of cottages shared a front path between the two gardens. This was the only hardstanding when the cottages were laid out and allowed the rest of the garden to be planted up. The limited availability of on street parking has made vehicle hardstanding a common feature, but one that has led to a loss of garden planting and which generally harms the visual amenity of the estate.
- 6.39 New hardstandings should be limited to the side of the house and adequate space should be left on the boundary and to the flank of the house for soft landscaping; the general aim should be to retain a sense of enclosure and greenery. The Council will resist proposals for excessive areas of hard surfacing to the side of the house and all hardstanding to the front garden. Depending on their location these works may require planning permission under the Article 4 (2) Direction, see paragraph 5.3.6.
- 6.40 Where the area of hardstanding is considered appropriate the Council will expect the materials to reflect the character of the area. Cast in situ concrete, concrete or reconstituted stone slabs, tarmac or proprietary surfaces should be avoided as their colours and textures are rarely consistent with adjoining treatments or with the traditional character of the cottages. The Council's preferred surface treatment is tarmac with natural gravel bound into the surface, although traditional stone cobbles or bricks may also be acceptable; an informal and semi-rural appearance in keeping with the cottages will so sought, thus overly decorative or visually obtrusive paving materials will be resisted.



**Bound gravel surfaces are durable and understated.**

## GARAGES AND CARPORTS

6.41 Where garages exist they tend to be located in the rear garden. Whilst this is the ideal location, it leads to a loss of garden and amenity space and, if poorly designed, the garages can detract from the character and appearance of the area by harming the spatial standards of the area. New garages and carports are likely to require planning permission.

6.42 Where such garages are considered acceptable the Council will expect them to be as small as possible, of traditional appearance with pitched roof and preferably in timber so that they appear like garden sheds rather than permanent brick structures.



6.43 Carports have been erected to the side of some properties. These are alien features that cause visual blight; their removal is encouraged. The Council will resist proposed new carports for the reasons stated above.

## FRONT GARDEN WALLS (AND SIDE WALLS ON STREET CORNERS)

6.44 Works to front garden walls require planning permission under the Article 4 (2) Direction, see paragraphs 5.3.8 and 5.3.10. Originally a stock brick wall that gave a strong sense of uniformity and enclosure enclosed all of the front gardens. The walls tend to be between 750 mm and 800 mm in height and are a brick deep. Construction is in stretcher bond with the occasional header course to tie the wall together; copings are typically brick on end although the properties at each end of the street have saddle coping bricks with small iron spikes set between them to discourage people from sitting on the wall. The Council will seek the retention or reinstatement of all such original features and will resist the use of other boundary treatments.



- 6.45 In circumstances where an inappropriate boundary treatment is to be replaced but the construction of a brick wall is financially prohibitive, a simple planed or dressed timber picket fence is considered the next best option. Each rail should have a 45-degree pointed and a painted finish. Height and detailing should be based on the traditional garden gate within the estate; discordant or elaborate details will be resisted.



- 6.46 Where walls are to be reinstated the Council will seek the use of an appropriate Imperial stock brick. If reclaimed bricks are to be used care should be taken to ensure that bricks are laid in such a way to avoid those with painted or discoloured faces being seen from the street.

#### FRONT GATES

- 6.47 Works to front garden gates require planning permission under the Article 4 (2) Direction, see paragraphs 5.3.8 and 5.3.10. Traditionally cottages shared painted timber pedestrian gates and there was no vehicular access to the gardens. The opening within the wall tends to be 1m 8cm wide and the gates are hung on 0.9m concrete posts with pointed heads. The timber gate itself is 0.8m wide and 0.75m tall with pointed heads to the slats and a diagonal cross brace. The Council will not support the removal of any surviving gates and will seek the reintroduction of matching timber gates where such opportunities arise. Where gateways have been enlarged for vehicles a similar gate should be used; alternatively plain iron gates with dog bars may be acceptable; those of an ornate or decorative appearance will be resisted.



## FENCES BETWEEN GARDENS

- 6.48 Painted timber picket fences or hedges are probably the most appropriate means of enclosure between front gardens and ideally they should be the same height as the front boundary. Simple 2m high close-boarded fences separate rear gardens and provide adequate privacy; any means of enclosure higher will require planning permission and is unlikely to be acceptable. The Council encourages the reinstatement of shared front gardens between cottages, as this is one of the unique historic features of the area.



## EXTENSIONS

- 6.49 The unique layout of the estate and the limited garden plots provide no scope for extensions to the front or side. The rear elevation is the preferred location of extensions although these should be limited to single storey, as two storey additions would harm the simplicity of form and unity of appearance that the cottages share.
- 6.50 Rear extensions should not be so big as to cover the entire rear garden and should ideally not project beyond the flank wall of the house or forward of its rear elevation. This is essential to ensure adequate space around and between buildings and to avoid visual terracing or the appearance of cramped development. Remaining garden space should be carefully landscaped to minimise any impact on adjoining neighbours and the wider conservation area. Depending on the size of the proposed rear extension planning permission may be required. All front and side extensions will require planning permission under the Article 4 (2) Direction, see paragraph 5.3.2.
- 6.51 Extensions should reflect the traditional style, proportions, materials and details of the buildings within the conservation area. Where the host building has been inappropriately altered the inappropriate materials and details should not be replicated. Particular care should be taken with roof design to ensure a minimal impact on the wider locality; flat roofs or very shallow roofs are preferred.
- 6.52 The creation and use of rear extension roofs as balconies will be resisted by on the grounds that overlooking from such locations has an adverse impact on the residential amenity of adjoining residents. Balustrades, planters and

furniture on the rooftop can also cause visual blight and draw attention to the rear extension in an inappropriate manner. The use of a flat roof as a terrace or balcony and the erection of balustrades may require planning permission.

## NEW DEVELOPMENT

- 6.53 Conservation area consent is required for the demolition of buildings within the conservation area. Whilst none of the buildings within the estate are, at the time of writing statutorily listed, the vast majority of the properties are locally listed, of historic interest and make a positive contribution to the character and appearance of the area. It is important to protect the totality of the original development, and for this reason applications for consent to demolish the existing cottages will be resisted. Opportunities for new development will therefore be restricted.
- 6.54 There are no identifiable locations for new development within the conservation area. The garage court on the side of Nos 77-80 on Edward Road provides essential off-street parking and its redevelopment will be resisted. Given the very limited space to the rear of properties backland development in house gardens will be resisted. Whilst Nos 133-138 on Victor Road were re-built after World War Two in an unobtrusive manner, these buildings are not considered to be a potential redevelopment opportunity.

## TREES

- 6.55 Conservation area designation gives the Council additional control over existing trees. Anyone proposing to do works to a tree must give written notice of their proposal to the Council. They may not go ahead until the Council has raised not objection or six weeks have expired. If a tree is protected by a Tree Preservation Order, consent must always be obtained before works commence.
- 6.56 If tree works are done without the correct notice to or consent from the Council, a criminal offence has been committed for which fines of up to £20,000 can be imposed.
- 6.57 There is scope for some softening by new planting; however, owing to the small scale of the cottages, the forest trees common elsewhere in the borough (such as oak, chestnut or beech) will not generally be appropriate. Consideration should be given to the planting of smaller trees and shrubs or to the reintroduce original species of Laburnum on Victor Road, Almond on Albert Road or Lime on Hardings Lane and Edward Road, may be appropriate in rear gardens if space permits.

## SATELLITE DISHES

- 6.58 Cable television provides a less visually obtrusive option than a satellite television service. Satellite dishes may require planning permission if located

on roof or on a chimney, or on a location covered by the Article 4 (2) Direction, see paragraph 3.5.7. Where satellite antennae (dishes) are necessary they are best located below the roof on the rear elevation of properties where they cannot be seen from the road. The Council will resist their erection anywhere else on the buildings.

#### MISCELLANY

- 6.59 Burglar alarm boxes, gas meter boxes, shutters and other miscellaneous additions may require planning permission under the article 4 (2) Direction, see paragraph 3.5.2. Whilst none are particularly problematic when considered individually, their cumulative effect can be very damaging given the importance of the uniform appearance of the cottages. For that reason these features should be carefully placed away from prominent or visual locations.

#### INTERIORS

- 6.60 Where properties are locally listed the Council encourages the retention of historic features as they contribute to the special interest and charm of the buildings. The planning regulations do not control works to the interiors of cottages, however building regulation approval may be required for structural alterations. For more information please contact Building Control on 020 8313 4313, 020 8461 7760 or 020 8461 7860.

## 7. LISTED BUILDINGS

### STATUTORY 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.**

**7.2 There are currently no statutorily listed buildings in the conservation area.**

### LOCALLY LISTED BUILDINGS

7.3 In addition to the statutory list, Bromley Council has also compiled a list of buildings considered to be of local importance and special to the Borough for architectural and historical reasons. 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 In recognition of the architectural and historic significance of the housing constructed by the Metropolitan Association, all of the original cottages have been locally listed. These comprise:

1-16 Alexandra Cottages, Hardings Lane  
17-58 Alexandra Cottages, Albert Road  
59-76 Alexandra Cottages, Edward Road  
81-106(a) Alexandra Cottages, Edward Road  
57-59 Parish Lane  
107-132 Alexandra Cottages, Victor Road  
139-164 Alexandra Cottages, Victor Road

### PLEASE NOTE

133-138 Alexandra Cottages, Victor Road are **NOT** locally listed.

## **8. ENHANCEMENT ACTION BY THE COUNCIL**

- 8.1 All of the buildings in the current conservation area are private dwelling houses. As such, there is little scope for direct council action to enhance them: their repair and improvement will generally be a matter for their owners.
- 8.2 When existing pavement materials and street furniture need to be replaced, the Council will endeavour to replace them in a manner more in keeping with the original character of the estate. Please see the Council's booklet '*Streets in Your Borough*'.
- 8.3 In conjunction with the Council, and following detailed local consultation the Alexandra Residents' Association has produced an Improvement Plan for the public realm of the estate. The Council will give consideration to its contents when public realm works are considered.

## **9.**

## ADVISORY PANEL FOR CONSERVATION AREAS

- 9.1 The Council will ensure that development control in conservation areas is undertaken with the aim of preserving and enhancing the character and appearance of the area. It does this by undertaking appropriate consultations and referring applications to Advisory Panel for Conservation Areas (APCA).
- 9.2 The Advisory Panel for Conservation Areas consists of independent representatives of relevant professions (such as architecture & town planning) and interest groups (such as the Campaign to Protect 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.



## 10. FURTHER INFORMATION

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

Environmental Services Department  
London Borough of Bromley  
Civic Centre  
Stockwell Close  
Bromley  
Kent BR1 3UH

For advice or information on **repairs, contractors, restoration and listed buildings:**

Principal Conservation Officer	020 8461 7532
Conservation Officer	020 8313 4664

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

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

Principal 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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## WHAT TO DO IF THINGS GO WRONG!

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

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

## 11. OTHER USEFUL CONTACTS

## ENGLISH HERITAGE

(The government's adviser on the historic environment)

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

Telephone 020 7973 3000

## OFFICE OF THE DEPUTY PRIME MINISTER (ODPM)

(The Government Department with responsibility for planning)

Eland House  
Bressendon Place  
London  
SW1E 5DU

Telephone 020 7944 4400

## THE VICTORIAN SOCIETY

(A charity promoting the retention and appreciation of Victorian buildings)

1 Priory Gardens  
Bedford Park  
London  
W4 1TT

Telephone 020 8994 1019

## 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 9.30 am-12.30 am)

## ALEXANDRA RESIDENTS' ASSOCIATION

(The local residents' association)

As committee membership of the association changes on a yearly basis local residents can provide contact details for the Association.

LONDON BOROUGH OF BROMLEY

**ALEXANDRA COTTAGES CONSERVATION AREA**

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 DIRECTION MADE UNDER ARTICLE 4 (2)

**WHEREAS** the Council of the London Borough of Bromley being the appropriate local planning authority within the meaning of article 4(6) of the Town and Country Planning (General Permitted Development) Order 1995, are satisfied that it is expedient that development of the descriptions set out in the Schedule below should not be carried out on the land shown edged red on the attached plan, unless permission is granted on an application made under Part III of the Town and Country Planning Act 1990,

**NOW THEREFORE** the said Council in pursuance of the power conferred on them by article 4(2) of the Town and Country Planning (General Permitted Development) Order 1995 hereby direct that the permission granted by article 3 of the said Order shall not apply to development on the said land of the descriptions set out in the Schedule below.

**SCHEDULE TO ARTICLE 4(2) UNDER THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 RELATING TO ALEXANDRA COTTAGES**

The following development being within Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995

**The erection, alteration or removal of a chimney on a dwelling house or on a building within the curtilage of a dwelling house.**

The following development being within Schedule 2, Part 1, Class A to that Order

**The enlargement, improvement or other alteration of a dwelling house where any part of the enlargement, improvement or alteration would front a relevant location.**

The following developments being within Schedule 2, Part 1, Class C to that Order

**Alteration to a roof slope that fronts a relevant location**

The following development being within Schedule 2, Part 1, Class D to that Order

**The enlargement improvement or other alteration to an external door that fronts a relevant location.**

The following development being within Schedule 2, Part 1, Class E to that Order

**The provision within the curtilage of a dwelling house of any other building or enclosure, swimming or other pool, required for a purpose incidental to the enjoyment of the dwelling house as such, or the maintenance, improvement or other alteration of such a building or enclosure that in either case fronts a relevant location.**

The following development being within Schedule 2, Part 1, Class F to that Order

**The provision, enlargement, improvement or alteration within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house that fronts onto a relevant location.**

The following development being within Schedule 2, Part 1, Class H to that Order

**The installation, alteration or replacement of a satellite antenna on a part of a dwelling house or on a building within the curtilage of a dwelling house which in either case fronts a relevant location.**

The following development being within Schedule 2, Part 2, Class A to that Order

**The erection or alteration of a gate, wall or fence within the curtilage of a dwelling house that would front a relevant location.**

The following development being within Schedule 2, Part 31, Class B to that Order

**The demolition of a gate, wall or fence within the curtilage of a dwelling house that fronts a relevant location.**

The following development being within Schedule 2, Part 2, Class C to that Order

**The painting of the exterior of any part of a dwelling house or any building or enclosure within the curtilage of a dwelling house that fronts onto a relevant location.**

A 'relevant location' means a highway, waterway or open space

In **WITNESS** whereof the Council has executed this order as a Deed

**GIVEN UNDER THE COMMON SEAL  
of THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF  
BROMLEY**

This 12th day of May 2004

The Common Seal of the Council was affixed to this Direction in the presence of



# ALEXANDRA RESIDENTS' ASSOCIATION

## Membership Form 2008/2009

*All information you give is optional and will be kept in strict confidence. This data will help us provide relevant*

**PLEASE WRITE CLEARLY IN BLOCK CAPITALS**

NAMES OF PEOPLE LIVING AT THIS ADDRESS	DATE OF BIRTH	GENDER (M/F)	DISABILITY or any support needed	OCCUPATION, RETIRED, UNEMPLOYED, STUDENT etc	DATE MOVED IN

**EMAIL ADDRESS(ES)**

**PHONE NUMBER(S)**

**TYPE OF MEMBERSHIP**

Full membership (£4/household)       Discounted membership (£2/household)   
*This membership is open to anyone over 60 and people claiming benefits*

**INVOLVEMENT**

Are you interested in volunteering your time/skills to support the Association?

Help organise events       Porcupine Post   
 Resident's Association newsletter       Web site   
 Other ideas/skills you have to offer (please write overleaf)

**ANYTHING ELSE?**

If you have something you want to get off your chest or share with us about anything to do with the resident's association please feel free to write it on the back of this sheet or email us [alexandradesidents@googlemail.com](mailto:alexandradesidents@googlemail.com)



**Alexandra Residents' Association**  
Neil Young (Chair)  
c/o 17 Albert Road  
London SE20 7JW  
**[alexandradesidents@googlemail.com](mailto:alexandradesidents@googlemail.com)**  
**[www.alexandracottages.co.uk](http://www.alexandracottages.co.uk)**