



Chislehurst

Conservation Area Appraisal
& Management Plan

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Acknowledgements

Sincerest gratitude and appreciation are given to the individuals and groups whose valuable contributions have made this document possible.

First and foremost, thanks is given to the Chislehurst Society, whose dedication to the area provided the foundation for this report. Their insight and support have been instrumental in shaping the approach of the document and ensuring the ongoing success of the appraisal for local residents.

We would also like to acknowledge the contributions made by former professional colleagues, namely Professor Barry Redding and the late Mary Holt. Their research, analysis and findings have formed the foundation of this document, with their commitment to thoroughness and attention to detail demonstrable in the information presented.

Furthermore, gratitude is given to those who have contributed, providing invaluable insight into their local area and their perceptions of place throughout the process. The willingness to engage and share knowledge has enriched the contents of this report.

Lastly, we express our deep appreciation to all the individuals who provided support in various administrative, logistical, and technical capacities. Their contributions, both big and small, have been essential in the smooth execution of this project.



Prince Imperial Monument

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Consultation

Engagement is a key part of the conservation area appraisal process. Local insight into character and local distinctiveness ensures a robust and well considered assessment of the special character and appearance of the conservation area. As such public consultation was carried out with key stakeholders within the local community during the appraisal process and during the drafting of this appraisal document.

Together with the Chislehurst Society, the first draft of the Conservation Area Appraisal and Management Plan has been shared with the local community, via the Society's website and through engagement with local groups.

The engagement is intended to raise awareness of the recommendations made within the

document, including changes to the Conservation Area boundary, identification of buildings and management proposals. So far consultation has resulted in invaluable local information regarding the area's special interest and on the opportunities for enhancing this special interest.

All consultation responses have been reviewed and where appropriate, incorporated into this document.

Adoption Status

The Chislehurst Conservation Area Appraisal and Management Plan has been commissioned by the Chislehurst Society. The document has been prepared to assess the historical, architectural, or cultural significance of the designated conservation area and its surroundings. The purpose of such appraisals is to inform planning authorities and stakeholders about the importance of preserving and conserving the identified heritage assets.

As the document has not been formally adopted by the Local Planning Authority, Bromley Council, the appraisal, and its recommendations are not officially incorporated into the planning or decision-making process. As such the document does not carry legal weight.

However, the appraisal still holds value as a historic record and appraisal of the area, providing information about the heritage significance of the area. It also provides a management plan which

aims to inform residents of sensitive change and development within the area to provide certainty and clarity.

The document can be cited within planning submissions and awareness to its contents shared.



Introduction

What is a Conservation Area?

Definition

A conservation area is defined as an area of “special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance.”

Designation

The area referred to as the Chislehurst Conservation Area is comprised of the initial Chislehurst Conservation Area designated in February 1972, combined with the additional areas known as Chislehurst East and Chislehurst West which were both designated in March 1982. A small adjustment was made in 1999 to include the Chislehurst Railway Station, which was previously just outside the Conservation Area boundary.

This Appraisal and Management Plan is proposing several minor expansions to the Conservation Area, which will be set out in Sections 3 and 4 of this report.

How Might Living in a Conservation Area affect you?

Conservation areas protect and enhance the appearance and character of identified areas. The statutory controls are intended to prevent any potential negative development and restrict the loss of any structures which have a positive contribution to the special interest of the Conservation Area. In summary:



Prickend Pond

- Most demolition works will require planning permission from the local authority, this includes all substantial structures (i.e., walls, gate piers, and chimneys).
- The extent of permitted development (i.e., changes that are allowed without consent) may be restricted and additional control through Article 4 Directions can specifically remove permitted development rights.
- Higher-level of tree protection, the loss of significant or important trees is restricted and any proposed works to these trees require permission from the local authority by means of planning application. The council can determine whether a Tree Preservation Order (TPO) would be necessary.
- Limitations on the types of advertisements which can be displayed with deemed consent.

How to use this Document:

The Scope of this Conservation Area Appraisal & Management Plan

This Conservation Area Appraisal & Management Plan was commissioned by the Chislehurst Society to update to the existing Conservation Area Statement written in 1992 to reflect the changes in Chislehurst over the past 30 years and to provide a useful guide to those seeking to develop within the Chislehurst Conservation Area. This Appraisal therefore seeks to:

- Offer a description of the Conservation Area and understand its setting within its wider context. This will include the breakdown of the historic development of Chislehurst, including analysis of historic mapping and the evolution of architectural influence within the Conservation Area;

Explain the planning policy context (national and local) and what a conservation area is and how it might affect you;

- Summarise the special character of the area to demonstrate Chislehurst warrants continued designation. This Appraisal will set out distinct character areas within Chislehurst and assess the special character of each area including analysis of urban grain, open space, key views, landmark buildings, and more; and
- Finally, this Appraisal seeks to provide guidance and recommendations for the management and preservation of the Conservation Area and identify areas where enhancement could benefit the character and special interest of Chislehurst.

Planning Policy Framework

The provisions for conservation area designation and management are set out in legislation. Government planning policy (as explained in the National Planning Policy Framework) and Government guidance (as described in the Planning Practice Guidance) provide further context.

The following Planning Policy Framework is summarised in Historic England Advice Note 1: Conservation Area, Appraisal, Designation and Management (2nd Edition; 2019).

Planning (Listed Buildings and Conservation Areas) Act 1990:

- Local planning authorities to determine areas which it is desirable to preserve and enhance, and designate them as conservation areas (section 69 [1])
- Local planning authorities to review their past activities in this area, including existing conservation areas, and to add more conservation areas (section 69 [2])
- Local planning authorities to formulate and publish proposals for the preservation and enhancement of conservation areas and consult the public in the area in question, taking account of views expressed (section 71 [1 and 2])
- In the exercise by local planning authorities of planning functions within the conservation area 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area' (section 72 [1])

Town and Country Planning Act 1990:

- Offence of failing to obtain planning permission for demolition of unlisted, etc., buildings in conservation areas in England (section 196D)

National Planning Policy Framework 2023 ('NPPF'):

- In designating conservation areas, local planning authorities to ensure that an area has sufficient special architectural or historic interest not to devalue the concept of conservation (para. 186)
- Local planning authorities to look for opportunities for new development within conservation areas 'to enhance or better reveal their significance' (para. 200)
- 'Not all elements of a ... Conservation Area ... will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area ... should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the Conservation Area ... as a whole' (para. 201).

Planning Practice Guidance ('PPG'):

- Do local planning authorities need to review conservation areas? (Paragraph: 025 Reference ID: 18a-025-20140306)
- Is an application for planning permission required to carry out works to an unlisted building in a conservation area? (Paragraph: 047 Reference ID: 18a-047-20140306)



- What about harm in relation to conservation areas? (Paragraph: 018 Reference ID: 18a-018-20140306)

London Borough of Bromley Local Plan (2019):

In addition to the legislation and national planning policy, which set out the overarching requirement for local planning authorities to identify and protect areas of special interest. London Borough of Bromley's Local Plan (adopted 2019) sets out the policies which protect and enhance the natural, built and historic environment of the Borough. The full Local Development Plan can be found here: [Local Plan \(bromley.gov.uk\)](https://www.bromley.gov.uk/local-plan/). The policies relevant to conservation areas are summarised below:



- All development proposals are expected to be of a high standard of design which positively contribute to the existing streetscape including designated, and non-designated heritage assets (Policy 37).
- Proposals that effect Statutory Listed Buildings, Locally Listed Buildings, and other Non-Designated Heritage Assets will be assessed against the tests laid out in Paragraph 133 and 135 of the NPPF. Proposals are expected to preserve the character, appearance and special interest of heritage assets (Policies 38, 39 & 40).
- “Proposals for new development, for engineering works, alteration or extension to a building or for change of use of land or buildings within a conservation area will need to preserve and enhance its characteristics and appearance by: Respecting or complementing the layout, scale, form and materials of existing buildings and spaces; Respecting and incorporating in the design existing landscape or other features that contribute to the character, appearance or historic value of the area; and Using high quality materials” (Policy 41).
- “Any developments adjacent to a conservation area will be expected to preserve or enhance its setting and not detract from views into or out of the area” (Policy 42).

- The loss of significant or important trees is restricted within conservation areas and will only be approved if the removal is necessary in the interest of good arboriculture practice, or the benefits of the development outweigh the amenity value of the trees (Policy 43).
- Scheduled monuments and archaeology are protected through Policy 46.

Statement of Special Interest

Chislehurst Conservation Area is an expansive protected space which incorporates a wide variety of built heritage and ample open space. This relationship between architectural history and the Common is key to understanding the heritage value of Chislehurst. Nicholas Pevsner, the celebrated architectural historian best known for his monumental 46-volume series of county-by-county guides ‘The Buildings of England’ (1951–74), remarked of Chislehurst:

“Chislehurst is no ordinary suburb. This is because of its relationship to its Common. Whereas most commons lie to one side of their towns, here the Common is at the very heart of the place. Chislehurst is blessed by arrangement, and even much recent demolition of a big old house to put half-a-dozen in the place of one has not destroyed the leafy spaciousness”

Therefore, the special interest of Chislehurst can be articulated through this relationship with the Common, and the historic development of Chislehurst as the scattered village grew into a leafy London suburb.

To summarise the significance, this appraisal has utilised the methodology set out in Annex 2 of the NPPF and proposes the use of three heritage interests – historical, archaeological, and architectural and artistic – to assess what makes Chislehurst and its wider context special.

The historical value of Chislehurst can be found in the surviving historic layout of the town, especially its symbiotic relationship with the Commons and the ample open green space which contributes to the village feel of the conservation area.

The Conservation Area boasts an impressive collection of surviving Victorian and Edwardian properties, often occupying spacious plots with well-managed grounds. These more curated gardens blend together with the abundant native flora to give an overwhelming sense of “leafy spaciousness”, as described by Pevsner.

The artistic and architectural value arises primarily from the 19th century built heritage of Chislehurst.

After the introduction of the railway, Chislehurst became an incubator of emerging fashions including the philosophies and aesthetic intent of the Arts and Crafts Movement. Large homes were built for wealthy families seeking retreat from the industrialised city. These early local residents often commissioned popular architects of the time such as E. J. May and Ernest Newton to develop spacious parcels of land with continental architectural influences built in an English vernacular materiality.

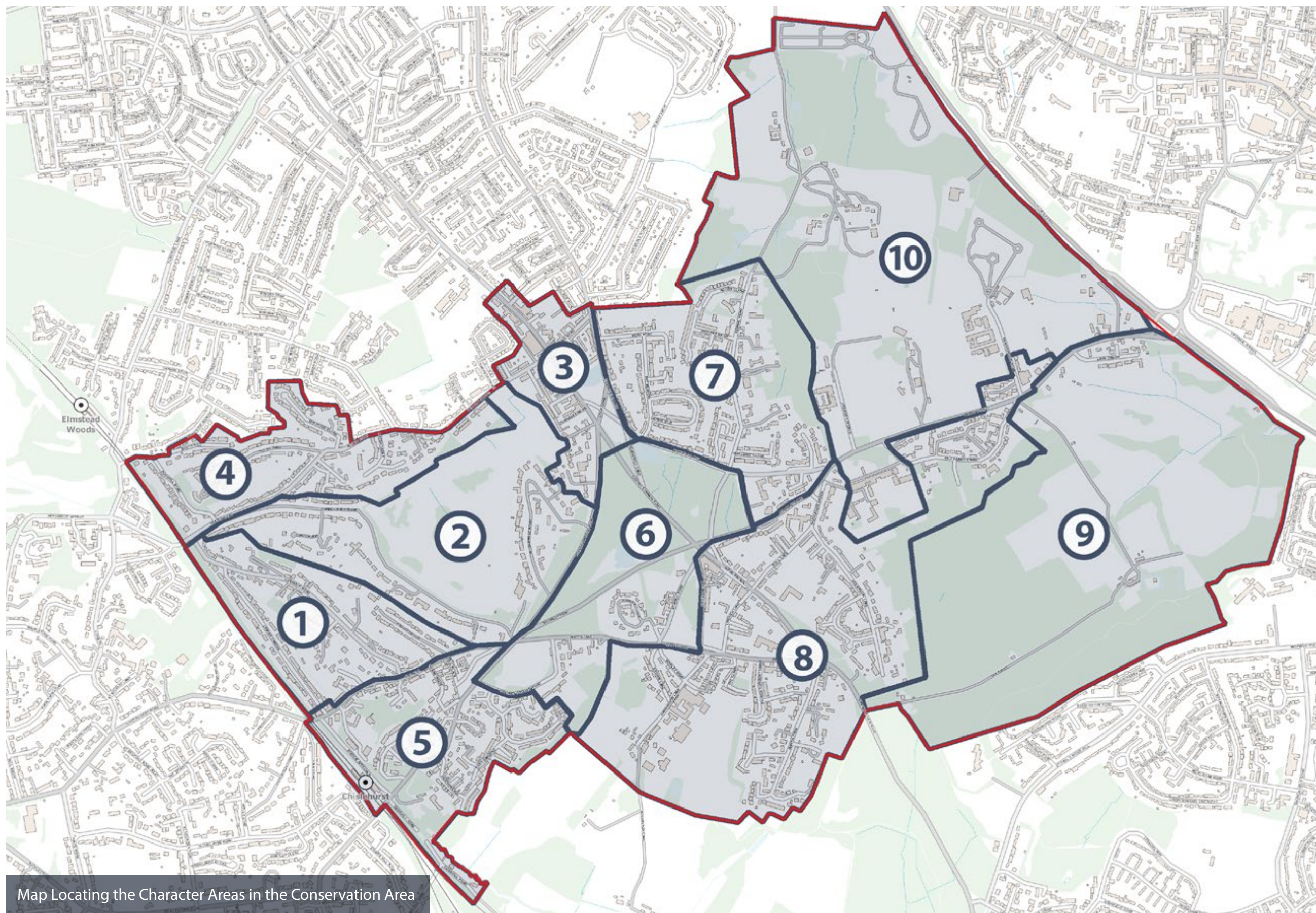
Many of these Arts and Crafts homes are a direct response to their environment; particularly around commons, these properties use the natural topography and greenery to complement and conceal the built form.



The railway's arrival in Chislehurst in 1865 started a building boom, photo showing Railway Tunnel at Chislehurst (n.d.)

A photograph of a duck and two ducklings on a body of water. The duck is on the left, facing right, with its head turned slightly back. It has brown and black mottled feathers. Two ducklings are swimming to the right of the duck. They are smaller, with similar brown and black mottled feathers. The water is dark and has many small ripples. The overall tone of the image is dark and moody.

Assessment of Special Interest



Map Locating the Character Areas in the Conservation Area

Location and Setting

Location

Chislehurst is located within the London Borough of Bromley and is a suburban district of south-east London. Chislehurst borders New Eltham to the north, Sidcup to the northeast and east, St Paul's Cray to the southeast, Petts Wood to the south, Bickley to the southwest, Elmstead Lane to the west, and Mottingham to the northwest.

Setting of the Conservation Area

The Conservation Area is by far the largest in the Borough, extending from Chislehurst Railway Station on the London Bridge - Sevenoaks railway line (about 3km east of the Bromley town centre) to the northeast boundary of the Borough, coinciding with the Sidcup By-pass. It incorporates a large irregular area (roughly 3km by 2km), which comprises predominantly residential development in the west, agricultural and rural land in the east, with the intervening portions incorporating extensive Commons and open space, nodes of retail, service and community facilities, and residential areas.

Historic Development of Chislehurst

Early History

The name "Chislehurst" is derived from the Saxon words *cisel* and *hyrst*. The first element, *Chisel* or *Chesil*, indicates a stony or gravelly place; the second element, *hyrst* or *hurst*, indicates woodland. Therefore, Chislehurst translates to stony or gravelly



Wilderness Road



Chislehurst Common

wood, which is still apparent in many areas of the Conservation Area, particularly the Common. Geologically, the soil in Chislehurst is formed on Blackheath Beds, which are widespread throughout south London and Kent. This sedimentary rock is typically associated with heathlands and acid soils, having formed over 25 million years ago. Historic records of Chislehurst show several early variations in spelling, including Ciselhyrst, Chyslehurst, Chiselhurst, and Chisilhurst.

While the name has Anglo Saxon origins, Bronze Age, Iron Age, and Roman archaeological finds from the Upper Cray Valley suggest the areas around Chislehurst were occupied by ancient settlers. These settlements were primarily located around Orpington (the Orpington and District Archaeological Society published a revised summary of the archaeological history of the Upper Cray Valley in 2021).

Chislehurst does not appear in William of Normandy's Domesday Book in 1086, at this time the area is believed to be included within the Royal Manor of Dartford. St Nicholas Church is first mentioned in 1089 as part of a gift of several churches to the monks at St Andrew's Priory, by which time it is supposed that there was some settlement in the area.

The early history of Scadbury Manor is unclear, however archaeological investigation has shed some light on the 13th century origins. It is believed the original Manor of Scadbury was built



Drawing of Camden Place, with the French flag announcing the exiled Imperial Family



St Nicholas Church, c.1920

by the 'de Scathebury' family, this early settlement was presumably an 'assart' established at the time of population expansion in the area. Deeds relating to nearby Kemnal Manor, between 1257 and 1261, refer to the 'de Scathebury' family. In the 1420s the Walsingham family came into possession of the Manor, they most likely purchased the site though there is some suggestion the Manor was inherited through marriage. The Walsingham family built an impressive brick house on the moated site in the 1450s, the remains of which are visible today. The family played a prominent role in British political history of the Tudor and Elizabethan period. Sir Edmund Walsingham (c1480-1550) became Lieutenant of the Tower of London, where he was responsible for the prisoners of Henry VIII including Sir Thomas More, Thomas Cromwell and Anne Boleyn. With the advent of a resident Lord at Scadbury and Chislehurst's manorial status, it is highly likely Chislehurst experienced significant population growth during the Tudor era.

16th Century – 20th Century

In the early 17th century, English antiquarian and historian William Camden moved to Chislehurst and settled at what is now known as Camden Place. Camden took up residence in 1609 and remained in Chislehurst until his death in 1623, he is celebrated for his work *Britannia* and his *annals of Queen Elizabeth I*. In 1717, Camden Place was rebuilt but the name retained. Throughout the 18th century several extensions were added to the building until 1860, when the property was purchased and largely remodelled by N W J Strobe. The house



was leased to the French Emperor, Napoleon III and the Empress Eugenie in September 1870. The Emperor died here on 9 January 1873. The Empress continued to occupy the house until after the Prince Imperial's death in 1879 but moved to Farnborough in 1883 as soon as the house which she built for herself there was completed.

Until the introduction of the railway in 1865, Chislehurst remained a rural community with clusters of housing scattered amongst the Common. It was an attractive area for wealthy gentlemen who wished to live in the country but were able to travel to London easily if necessary. Once the railway improved the connectivity and routes to London, the suburb expanded with

wealthy families who bought large spacious plots and commissioned fashionable architects to design fine houses.

The inter-war period saw another housing boom in Chislehurst, new houses were built on White Horse Hill and Green Lane and together with the new Mottingham estate created the effect of continuous housing between what had been two isolated villages of Mottingham and Chislehurst. In 1934 Chislehurst became part of the Chislehurst and Sidcup Urban District, which was split in 1965 between the London boroughs of Bromley and Bexley.

Post-WWII, Chislehurst unfortunately saw the demolition of several fine Victorian and Edwardian properties which spurred the adoption of the Chislehurst Conservation Area in 1972.

Chislehurst – 21st Century Onwards

The result of this gradual historic development is the Chislehurst that we see today. The Chislehurst Conservation Area has clusters of development which are primarily residential and typically located on the outer perimeter of the Commons or at the edges of the conservation area boundary. Remnants of rural estates, parklands, open recreation land and the woodlands of Scadbury Park, Petts Wood, and St Paul's Cray Common provide large areas of predominantly open or wooded lands interspersed between the pockets of development.

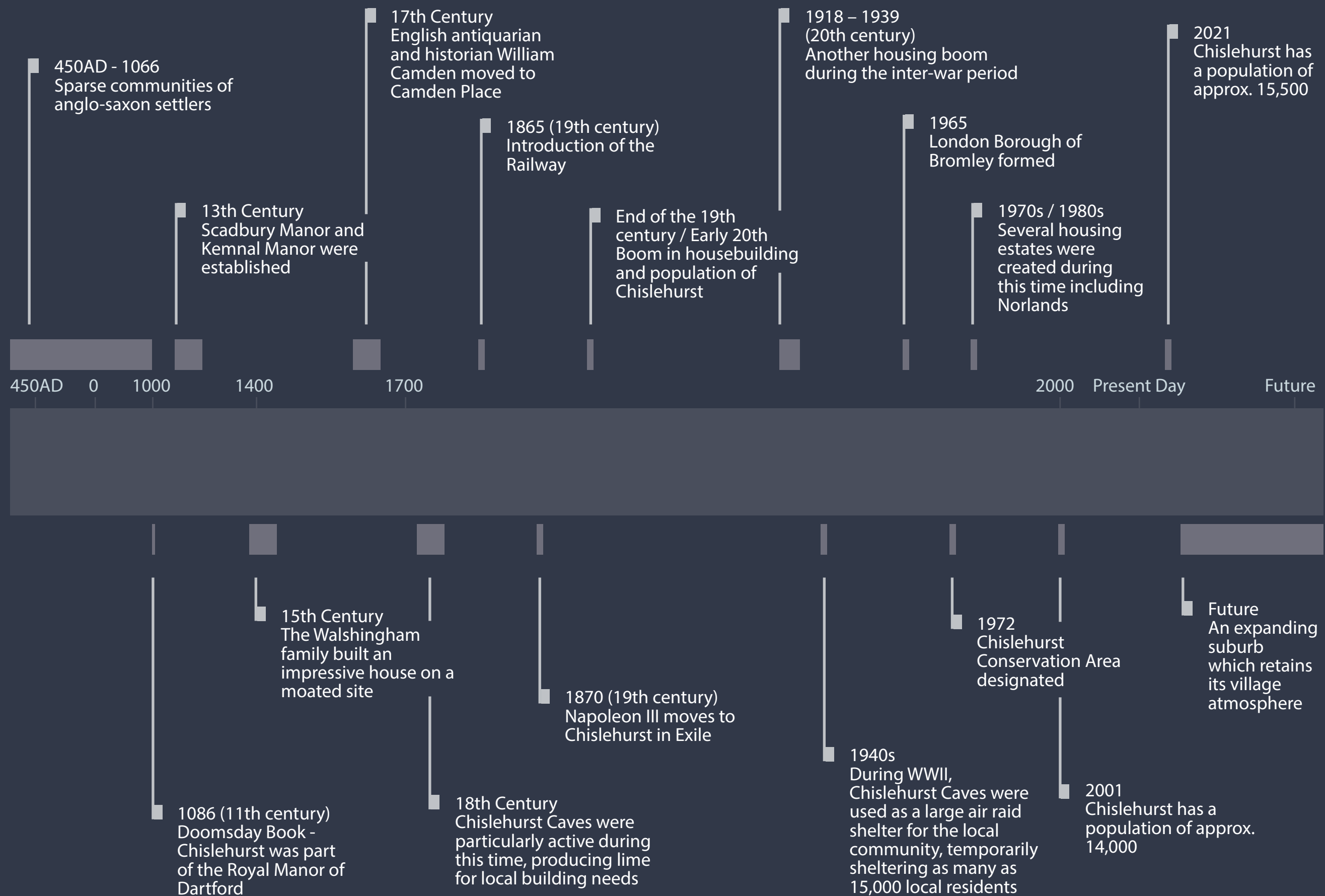
Newer developments in Chislehurst tend to be at either end of a scale; higher density housing developments including flatted blocks or terraced housing estates; or, expansive and luxurious family homes which often seek to include basements, swimming pools, and large outbuildings. The management plan at the end of this appraisal will discuss newer developments and recommend actions to ensure new buildings preserve, and where possible, enhance the existing built heritage of the Chislehurst Conservation Area.



The Cricket Ground, c.1900



Louis-Napoleon Bonaparte with his wife, Eugénie de Montijo and their son in exile in Chislehurst, 1872





Character

Character Area One

Old Hill North

The area north of Old Hill is defined by its residential roads dotted with large Victorian properties nestled in spacious leafy grounds. Lubbock Road is the key route of this character area, boasting examples of the impressive architectural history of Chislehurst. The natural sloping topography of the land creates a quiet suburban atmosphere and high-quality townscape.

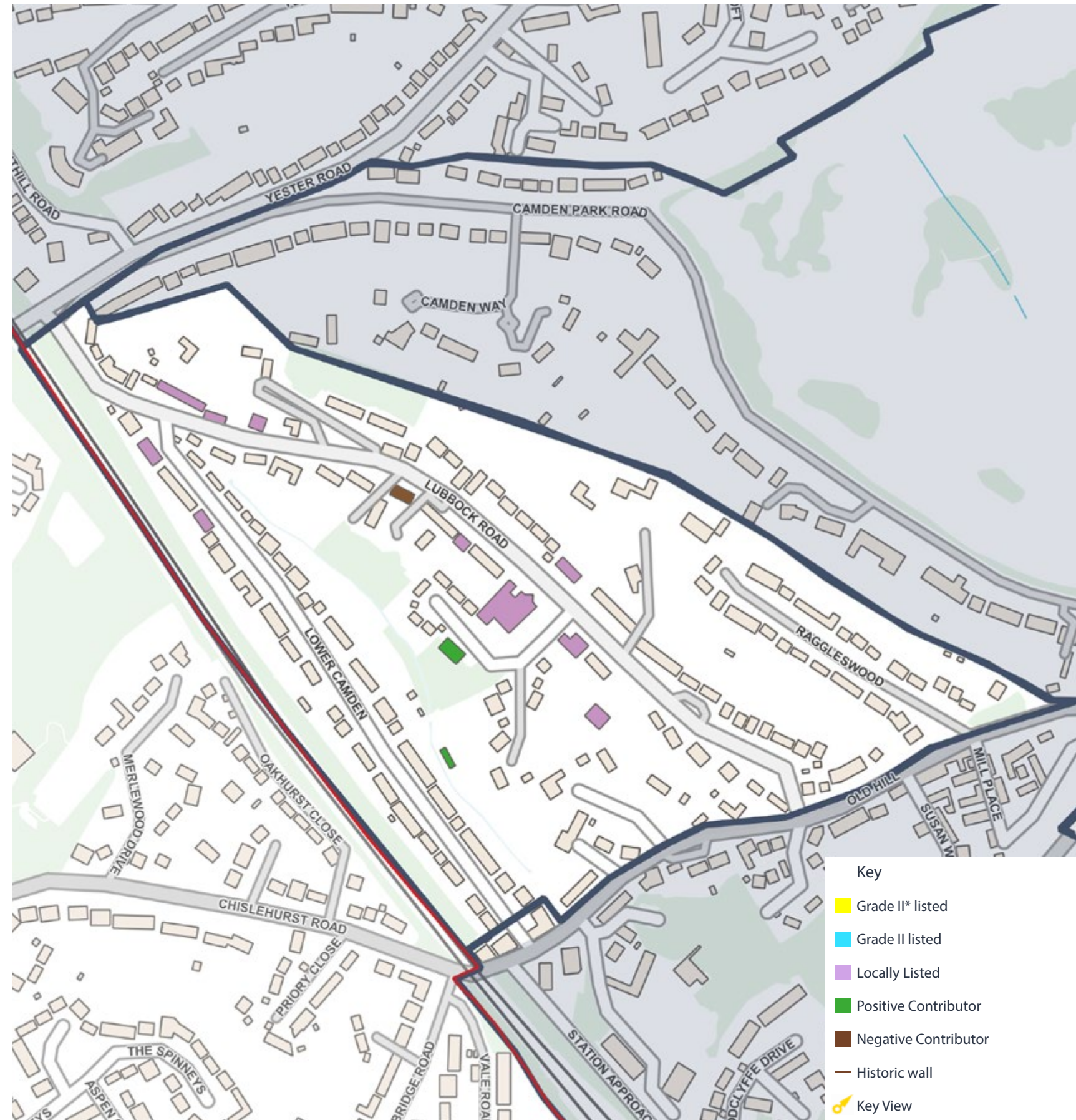
Location & Boundary

Character Area 1 is located to the northwest of the Conservation Area, primarily covering the residential roads north of Old Hill. This includes Lower Camden and Lubbock Road. To the west of the CA1 is the railway line between Chislehurst and Elmstead Woods, to the north is Southill Road and Yester Road in CA4, and to the east is the Chislehurst Golf Course in CA2.

Historic Development

CA1 has mostly Victorian origins, indeed Lubbock Road was one of the first roads to be built in Chislehurst in the Victorian development period. Before 1875 it gave a cul-de-sac access off Old Hill only to five villa residences built in what had been a small wood known as Raggleswood, a name now preserved in a modern development off Old Hill. Lubbock Road took its name from Sir John Lubbock (1834-1913), the founder of 'Bank Holidays' and creator of the first law for the protection of the UK's archaeological and architectural heritage, who lived at Lamas on Lubbock Road for five years.

By the 1898 OS Map, the land in the southern part of the character area including Lubbock Road and Lower Camden had mostly been built upon. However, to the north of CA1, including Yester Road, the area remained largely wooded, with only a few large houses scattered in spacious grounds.



Townscape Character

CA1 has an almost entirely residential townscape character, defined by large houses set in spacious gardens set back from the road. There are good examples of surviving Victorian buildings nestled amongst neutral inter-war and post-war developments. The topography of the land plays an important role in the character of this area, with important views through gaps in streetscape and layers of leafy trees framing the large properties.

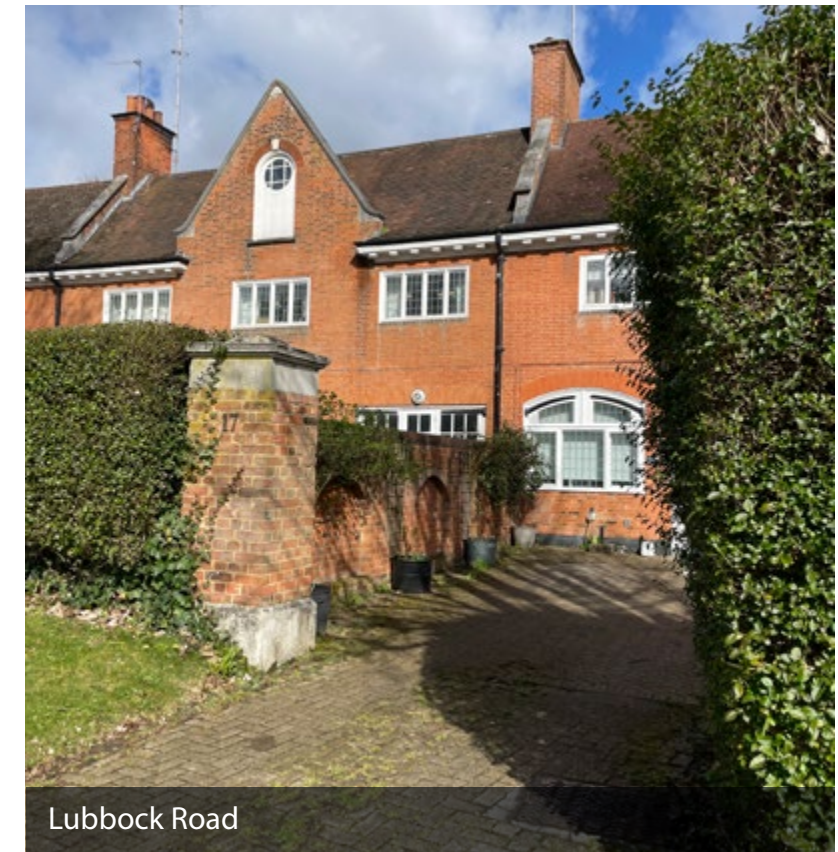
Views & Focal Points

While there are gaps through properties, and areas with a high elevation within this Character Area, these views are fleeting and transitory, and change with the seasons on account of the high level of tree screening. Therefore, there is only one key visual landmark / focal point, which is Christ Church, the spire of which can be seen across the character area and beyond.

- Focal point: Christ Church, Lubbock Road

Open Space

The gaps, and large gardens of the residential properties gives the feeling of open space, despite there not being any parks, playing areas, or public open spaces within this character area. The church grounds of Christ Church on Lubbock Road provide some open space, though it is rather screened by the series of tall mature trees encircling the church.



The western portion of Character Area 1 is recorded as an 'Area Deficient in Local Parks' by the LB Bromley.

Architectural Styles & Details

There are a mix of architectural styles in the Character Area, though the predominant style would be the large, detached inter-war and 20th century houses found along Lower Camden and Yester Road. Amongst these are detached and semi-detached Victorian properties, typically red brick with simple detailing.

There are some good examples of flatted developments and private houses dating from the 1960s and 1970s, with distinctive rooflines and bold forms, this includes several blocks along Lower Camden.

Characteristic Materials

Red and brown brickwork are the predominant materials within this character area, found on both the Victorian properties and 20th century built heritage. The brickwork is often complemented by hung tiles in various patterns and shades.



Lubbock Road

Heritage Assets

Designated Heritage Assets		
Name	Location	Grade
There are no designated heritage assets in CA1.		

Non-Designated Heritage Assets & Positive Contributors		
Name	Location	Grade
Granite Lodge	77 Lubbock Road	Locally Listed
Christ Church	Lubbock Road	Locally Listed
143 - 145 Lower Camden	Lower Camden	Locally Listed
Hatton Cottage	31 Lubbock Road	Locally Listed
23 - 27 Lubbock Road	23 - 27 Lubbock Road	Locally Listed
165 - 169 Lower Camden	Lower Camden	Locally Listed
13 - 19 Lubbock Road /The Coach House	13 - 19 Lubbock Road	Locally Listed
Chislehurst Hall	54 Lubbock Road	Locally Listed
Seven Trees	44 Lubbock Road	Locally Listed
34 Lubbock Road	34 Lubbock Road	Locally Listed
Rosedale Cottage	Lower Camden	Positive Contributor
Stowcroft	Lower Camden	Positive Contributor



Issues and Opportunities

While there are no designated heritage assets within this character area, there are a large number of locally listed buildings and positive contributors. Often locally listed building owners are unaware of the architectural interest in their building and the restrictions this places on them when undertaking changes to the external appearance of their building. Although the management plan aims to partially address this issue.

The provision of a resource for guidance and advice on the suitability of any proposals to support property owners, would help to ensure appropriate heritage and conservation practices are followed, and would help to prevent erosion of conservation area character.

Another opportunity for enhancement is the character and appearance of Raggleswood, which is at risk of being overwhelmed by luxury properties and the erasure of historic character. The appearance of Raggleswood has been substantially altered through the introduction of increased external lighting and large areas of hard standing to cater for multiple vehicles.



Christ Church, Lubbock Road

Character Area Two

Camden Place & Environs

Camden Place is one of the most historically significant buildings in the Conservation Area, boasting a host of famous residents including a celebrated historian and the exiled French imperial family. The surrounding area has retained this character of luxury, privacy, and exclusivity. The large detached houses occupy spacious plots around the edges of Camden Park, now Chislehurst Golf Club.

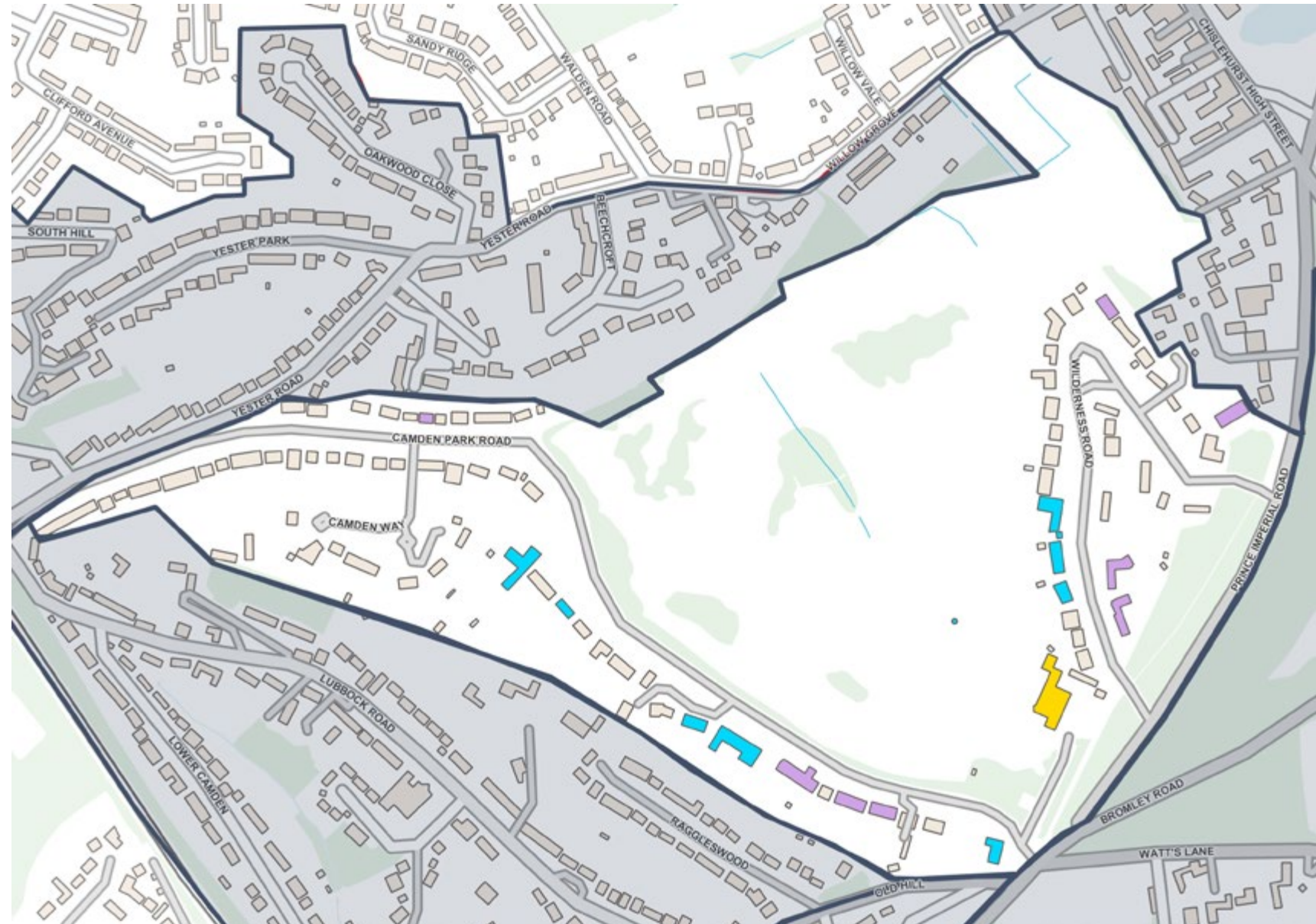
Location & Boundary

Character Area 2 is located to the northwest of the Conservation Area, between the Railway Station along the westernmost border and the High Street to the east. The character area encompasses Chislehurst Golf Club (once Camden Park), Camden Park Road, and Wilderness Road.

Historic Development

Camden Park has a rich history and is located at a key junction between the Commons and the High Street. The first notable resident of what became Camden Place was William Camden, an antiquarian, historian, topographer, and author of Britannia. Camden lived in a 17th century villa with expansive grounds known as Camden Park. The house was largely redeveloped in the 18th century style by N. W. J. Storde in 1860, after which it was leased to the exiled Emperor of France, Napoleon III, and the Empress Eugenie.

The arrival of the exiled French Imperial court at Camden Place in 1870 enhanced the flavour and fashionability of Chislehurst, encouraging the emergence of new fashions and philosophies best characterised by the Arts and Crafts Movement of the late nineteenth and early twentieth century. The arrival of the French Imperial court coincided with the introduction of the railway to Chislehurst in 1865. Thus, the resulting development boom utilised the European fashions of the area, and the large



spacious plots of woodland, to develop a series of impressive residential villas in the areas surrounding the High Street and Camden Place. Fashionable architects, such as Ernest Newton FRIBA and E. J. May, were often individually commissioned to design these large homes by new wealthy residents, resulting in repeated styles and Arts and Crafts features along Camden Park Road and Wilderness Road.

Key

- Grade II* listed
- Grade II listed
- Locally Listed
- Positive Contributor
- Negative Contributor
- Historic wall
- Key View

In recent years, development has increased the density of Camden Park Road and Wilderness Road. However, the retention of Camden Place and Camden Park and a golf course has kept a leafy woodland character to these private winding roads.

Townscape Character

The building heights in Character Area 2 are typically low-rise residential, ranging from 2 to 3 storeys. The buildings have a more horizontal impact, typically extending to most of the width of their plots with narrow gaps between the neighbouring properties, particularly at the western end of the road where the buildings are typically a smaller scale. However, most properties have expansive driveways and gardens to the front and rear. The architectural character of the area is distinctive; typically defined by large Victorian and Edwardian villas. The newer developments, which are found nestled amongst the historic properties, have generally adopted a similar scale and proportion and thus, do not appear out of character in their surroundings.

The typology plays an important role in the townscape character of this area, allowing for winding views towards the expansive open green space at Camden Place, as well as a layered effect of houses rising above roofline as Yester Road rises to the west.



Views & Focal Points

While there are gaps through properties, this character area is at a lower elevation than the surrounding area. Thus, views are generally fleeting and change with the seasons on account of the high level of tree screening. There are several landmark properties, such as Camden Place, though these are not easily viewed from public highways and thus, have not been considered as a focal point.

Open Space

Camden Park is a large area of open space in the character area; it is part of the Green Belt and a Site of Importance for Nature Conservation. As a golf club it is publicly accessible to both residents and visitors to the area, and provides recreational outdoor space.

Architectural Styles & Details

Wilderness Road is notable as a pocket retaining a strong representation of good examples of the Arts and Crafts style constructed in the Edwardian period. It has a very cohesive character, with its unsealed but carefully maintained road, grass verges and large houses sharing stylistic similarities and utilisation of a similar palette of materials. Buildings in Wilderness Road have close association with Camden Park Road, sharing the same developer, along with key architects and builders. Common stylistic details include hung tiles, mock-Tudor timber framing, and elaborate chimney stacks.



Camden Park Corner c.1920s



Camden Park Corner today

Characteristic Materials

Similar to other character areas, red and brown brickwork is the predominant materiality, found on both the Victorian properties and newer developments. The brickwork is often complemented by hung tiles in various patterns and shades, and timber detailing.

Issues and Opportunities

The existing high-quality building stock of large arts and crafts style houses in spacious grounds creates the risk of poor-quality imitations. These similarly large houses lack architectural integrity and harm the character of the Conservation Area. Whilst modern architecture can make a positive contribution when appropriate in design, form and scale, too great a divergence from the character of existing buildings can cause harm.

Owners of historic buildings should be encouraged to engage in the restoration and maintenance of their historic properties within the Conservation Area. This would include preserving architectural features and using traditional building materials and techniques.



Wilderness Road

Heritage Assets

Designated Heritage Assets		
Name	Location	Grade
Camden Place	Camden Park Road	Grade II*
Bonchester	1-5 Bonchester Close	Grade II
Camden Place (folly)	Camden Park Road	Grade II
Fairacre	54 Camden Park Road	Grade II
Elm Bank	60 Camden Park Road	Grade II
Derwent House	68 Camden Park Road	Grade II
The Cedars	82 Camden Park Road	Grade II
Holne Chase	Wilderness Road	Grade II
Copley Dene	Wilderness Road	Grade II
Parkmore	Wilderness Road	Grade II



Non-Designated Heritage Assets & Positive Contributors		
Name	Location	Grade
Mountfield	70 Camden Park Road	Locally Listed
Avonhurst	76 Camden Park Road	Locally Listed
Camden Holt	78 Camden Park Road	Locally Listed
13 Camden Park Road	13 Camden Park Road	Locally Listed
Chevender West	Wilderness Road	Locally Listed
The Brake	Wilderness Road	Locally Listed
Moorcroft	Wilderness Road	Locally Listed
1 -8 Moorlands	Wilderness Road	Locally Listed



Camden Park Road



Camden Park Road



Camden Park Road



Camden Park Road

Character Area Three

The High Street

The High Street is the main hub of activity in the Conservation Area and is lined with restaurants, pubs and shops. While the High Street is not the most historic area of Chislehurst, it reflects the nineteenth century expansion of the area and has a good stock of functional Victorian brick buildings.

Location & Boundary

Character Area 3 is in the northern section of the Conservation Area, to the north of the Commons. It encompasses the High Street, Heathfield Lane, and the northern section of Prince Imperial Road.

Historic Development

Chislehurst High Street commenced its life as the hamlet of Prickend, of which little remains. Prickend Pond, located at the northern end of the Common is the most tangible reminder of the rural past. Created as a result of gravel extraction, this man-made pond has become an important hub for the community and local wildlife. Created as a result of gravel extraction, this man-made pond has become an important hub for the community and local wildlife.

The High Street was substantially redeveloped in the mid to late nineteenth century. Shops and Public Houses were built to cater for the growing population of Chislehurst, of which a few surviving buildings remain. The High Street and its immediate surroundings now illustrate the effect of the late nineteenth century on Chislehurst particularly its growth into a market centre and suburban town.

Townscape Character

The High Street comprises a mix of buildings old and new; along the west side these are shop fronts are predominantly projecting single storey, with the second-floor accommodation being stepped back. A line of mature trees along the western side creates a pleasing vista to the north.



The recent introduction of brick paving raised flowerbeds and new tree planting together with refurbishment of some shop fronts all contribute to the aesthetic quality of the streetscape. The surrounding streets contain largely typical late nineteenth century terraced and villa housing, again of an urban or village character, closely relating to the nearby commons and associated woodland.

Views & Focal Points

Several small passageways break up the run of frontages and allow interesting glimpses of some of the older attractive premises now in commercial use behind the main parade of shops. The crenelated Gothic Revival tower of the Church of the Annunciation is also an important focal point along the High Street, of which views should be preserved. Additionally, views across The Commons and of Prickend Pond add greatly to the semi-rural Victorian atmosphere of the High Street.

Open Space

To the south of the High Street the townscape opens up towards the Commons and Prickend Pond. This high-quality open space is an attractive feature and enhances the character of the High Street. The Church of Annunciation graveyard, which links through to Belmont Parade, also provides open space. The area in front of 85 High Street provides some space, however, there is considerable scope here for improvement as a focal point and meeting place for both shoppers and visitors to the High Street.

Architectural Styles & Details

The predominant architectural style is fairly standard Victorian terrace properties, of two or three storeys, with a ground-floor timber shopfront or modern replacement. There are some buildings which offer greater degree of detailing and architectural quality, The former Post Office, Public Houses and Police Station all feature heavier degree of ornament with stone dressings and more embellished architectural treatment. The shopfronts in the commercial nodes of the Conservation Area have been discussed in detail in section 4 and 5 of this Conservation Area Appraisal and Management Plan.

Characteristic Materials

Red and brown brickwork is the predominant materiality within this character area. The shopfronts consist of a range of materials, though the painted timber shopfronts are the most successful. Roof tiles are typically clay or slate.



The Church of the Annunciation



Chislehurst High Street

Issues and Opportunities

There is the opportunity to enhance the aesthetic quality and character of the High Street through sensitive improvements to the shopfronts and signage. This has been discussed in a section of the following Management Plan and broadly follows the Shopfront SPD (Supplementary Planning Document) adopted by Bromley Council.

There are a number of specific buildings which detract from the quality and rhythm of the street scape, the Sainsbury's supermarket being the most prominent. The building at 77-87 is now empty and appears in poor condition and its corner building is of poor architectural quality which is suitable for enhancement. This goes also for the Locksmith's building on the corner of Willow Grove and the High Street. The forecourt of Majestic Wine on Willow Grove provides poor public realm, as does the former Red Cross Building to the rear of the High Street car park. Sensitive redevelopment of the above should be encouraged.

Further enhancement may include street furniture and lighting such as benches, and public art, that complements the historic character of the High Street.

Well-designed lighting has the potential to improve the architectural features of buildings and creates a safe and inviting atmosphere during the evening hours.

Support for Local Businesses: Independent shops within single units remains a core component of the High Street character. Providing support and incentives for local businesses to occupy and maintain historic buildings will encourage a mix of independent shops, cafés, and cultural venues to assist in preserving a diverse and thriving high street.

Similarly, shop fronts should endeavour to reflect the Victorian character of the High Street through sensitive shop front design, particularly in relation to colour schemes. Bright, modern colours should be avoided in favour of historically appropriate alternatives. Further shop front guidance can be found in the Chislehurst Society's Shop Fronts Design Guide (2014) which has been adopted by Bromley Council.



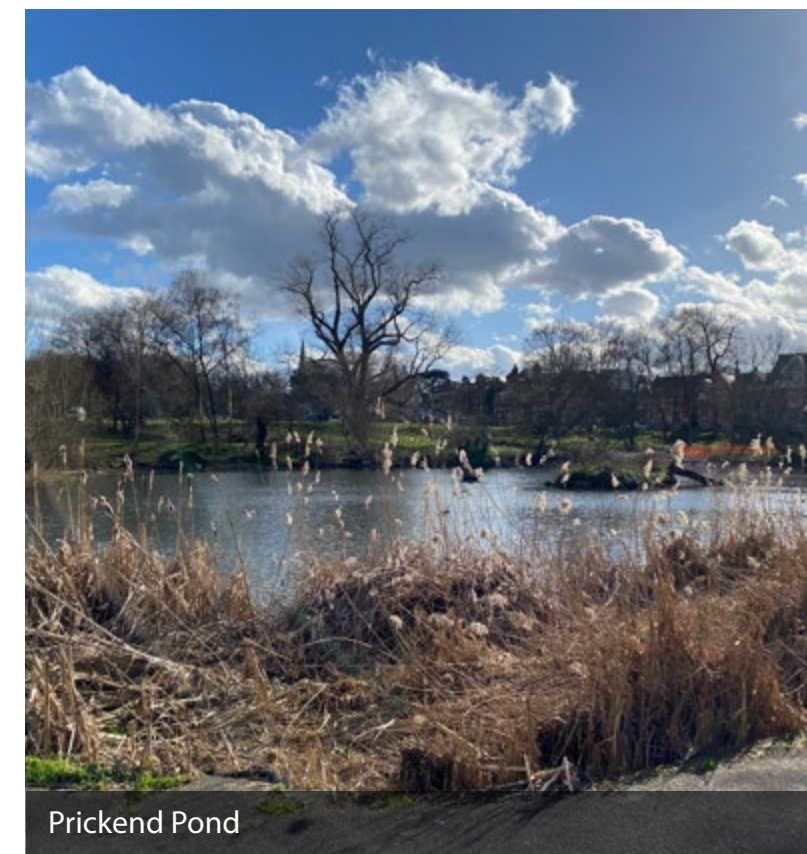
Willow Grove / Nursery Gardens



Sainsburys, Chislehurst High Street

Designated Heritage Assets		
Name	Location	Grade
The Annunciation of Blessed Virgin Mary	High Street	Grade II*
The Hollies	4 Pond Path, Green Lane	Grade II
Manning & Anderdon Almshouses	46 - 54 High Street	Grade II

Non-Designated Heritage Assets & Positive Contributors		
Name	Location	Grade
Royal British Legion Club (Co-Op)	76 Green Lane	Locally Listed
43-47 High Street	43-47 High Street	Locally Listed
35-37 High Street	35-37 High Street	Locally Listed
25-29 High Street	25-29 High Street	Locally Listed
9 High Street	9 High Street	Locally Listed
13-17 High Street	13-17 High Street	Locally Listed
11 High Street	11 High Street	Locally Listed
The Queen's Head	2 High Street	Locally Listed
The Gordon Arms	47 Park Road	Positive Contributor
Terraces Along Park Road	Park Road	Positive Contributor
Lampost at Hollington Court	High Street	Positive Contributor



Character Area Four

South Hill

This small character area in the northern tip of the Conservation Area contains an isolated collection of residential properties ranging from impressive Victorian mansions to brand new, modern flatted developments.



Location & Boundary

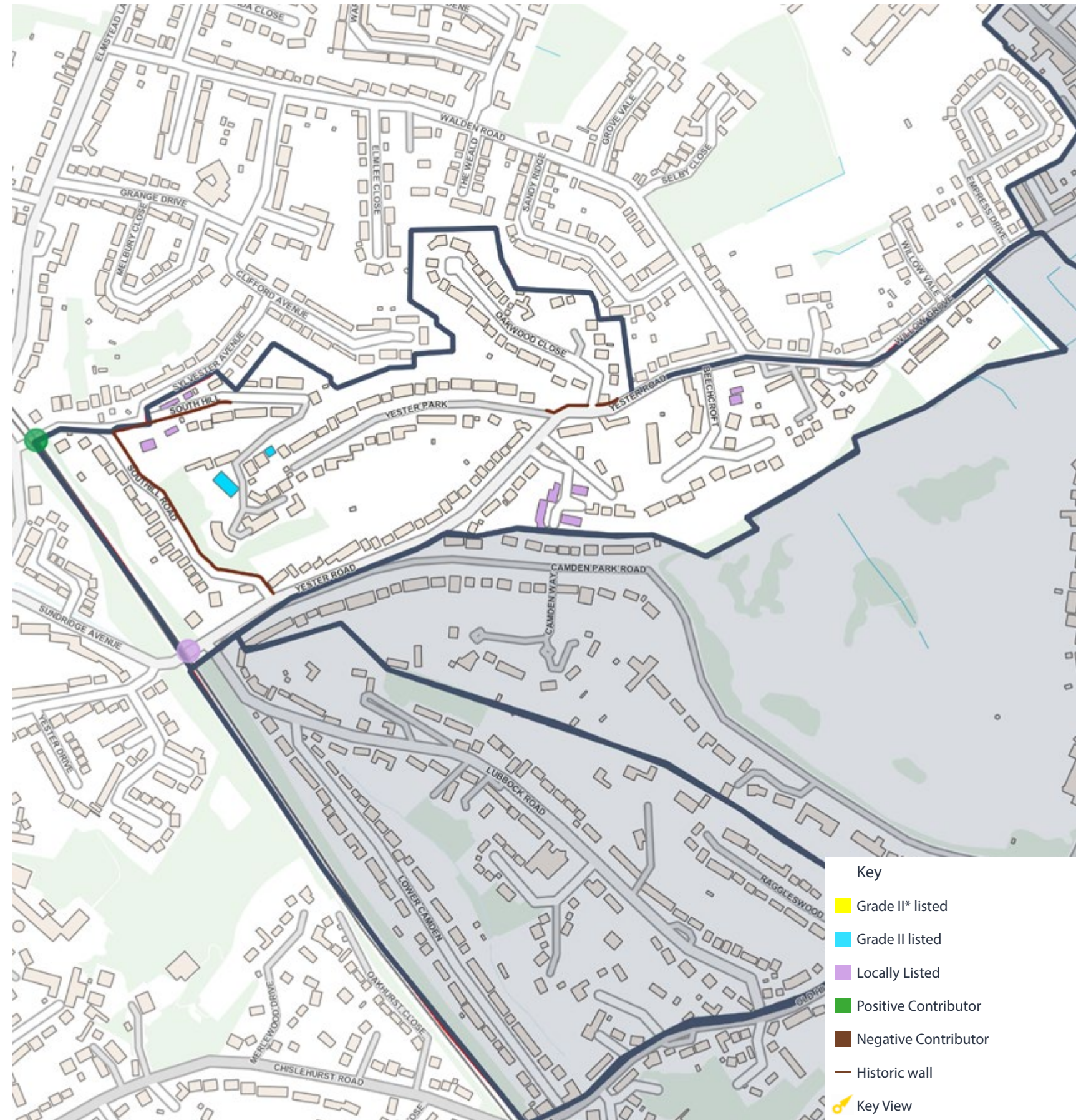
Southill Road runs roughly parallel with the railway line from north to south, links Yester Road to Elmstead Lane. This character area is located at the very northwest of the Conservation Area, with a suggested northwards extension to incorporate Elmstead Woods Station (See Management Plan).

Historic Development

The earliest mapping shows several large houses in spacious plots on South Hill and Yester Road, several with grounds extending back to the railway line. This Character Area, particularly Yester Road, developed as an extension of the early Victorian construction of Lubbock Road. While some of the original houses were lost, a few have survived. The development is now more dense on this western edge, with several post-WWII houses infilling the gaps between the older detached houses.

Southill Road curves round up to South Hill and Newton Park Place where new flatted development and large-scale properties have been constructed. These have been relatively successful at integrating into the setting of the Grade II listed Sira buildings formerly known as Sitka.

Fairview, a large detached Victorian red-brick house with elegant chimney stacks had been converted from flats back to its original form as a family home and restored to a high standard. Similarly Eldridge, which is of the same era, makes a contribution to the Victorian character of Southill Road.



Townscape Character

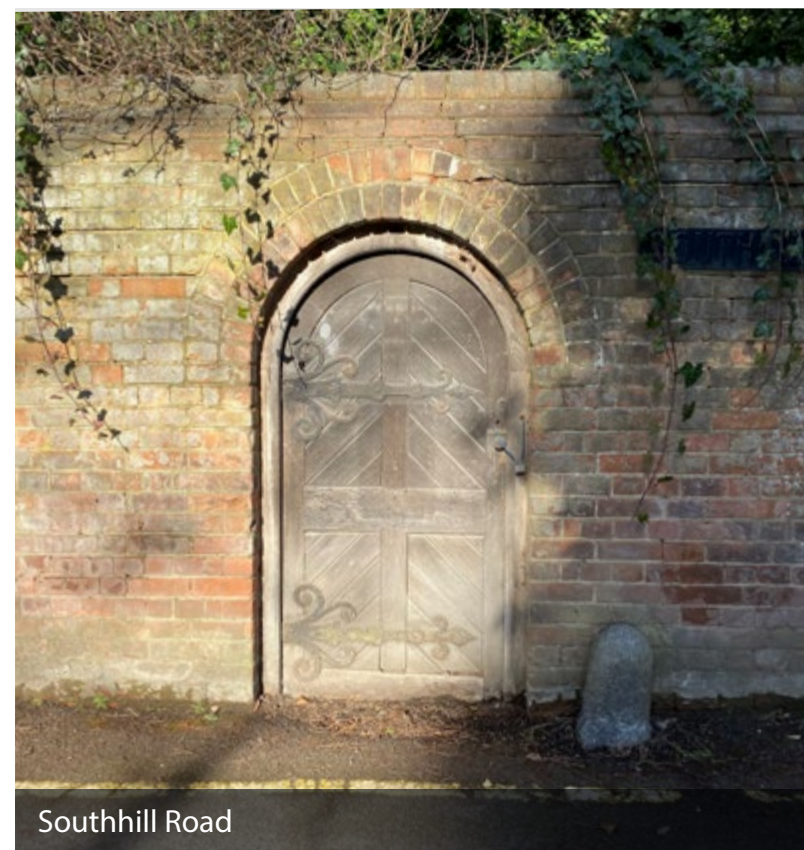
Southill Road slopes steeply down to Yester Road with a mixture of pre-1918 and post WWII housing development. Yester Road climbs towards the centre of the Conservation Area, merging into Yester Park then Willow Grove before terminating at the High Street. The remaining frontage on the eastern side of the road is bordered by an elegant old wall, in deep red brick with decorative coping, around the grounds of Camden Ridge. Yester Road climbs towards the centre of the Conservation Area, merging into Yester Park then Willow Grove before terminating at the High Street. This area has a very residential and suburban character.

Views & Focal Points

On Southill Road and South Hill is the first focal point in this character area. The solidly constructed red brick boundary wall remains and makes a very important contribution to the character of the area, as marked on the Character Area Map. The railway arch at the foot of South Hill should be locally listed, and is considered a focal point within the Conservation Area. It is a characterful feature that exhibits attractive Victorian brickwork and Classical detailing.

Open Space

This small character area does not have any open space, though there is a well-established collection of mature trees creating a boundary between the houses and the railway line.



Architectural Styles & Details

This character area has a varied range of architectural styles and details. As is common in its neighbouring character areas, there are several fine examples of red-brick Victorian houses with Arts and Crafts detailing. However, there are also a considerable number of unremarkable, but inoffensive, late 20th century houses.

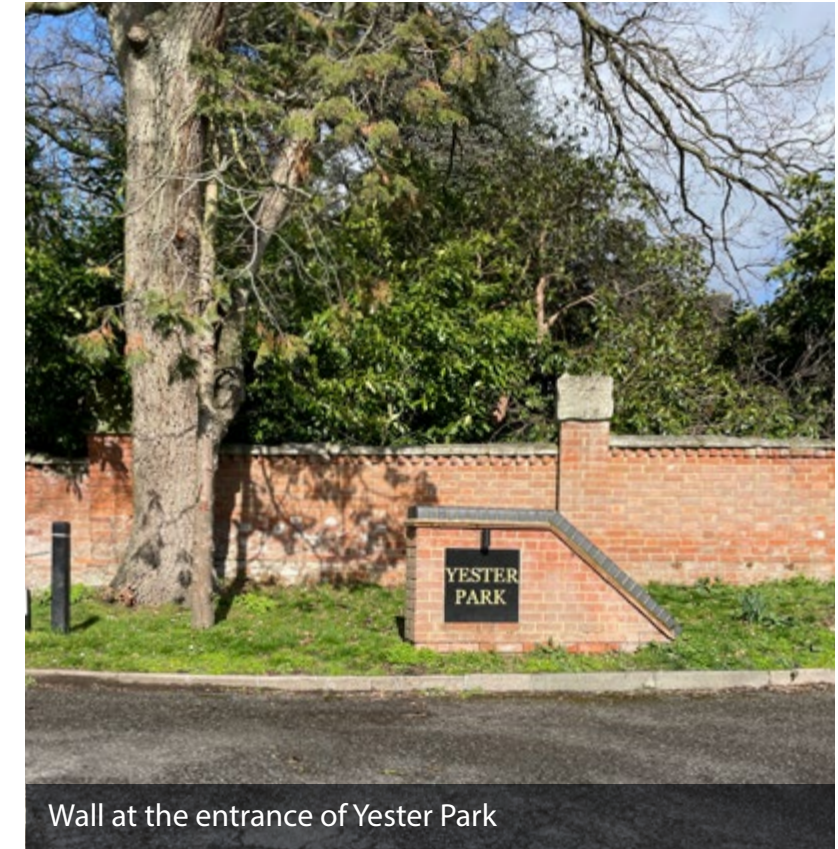
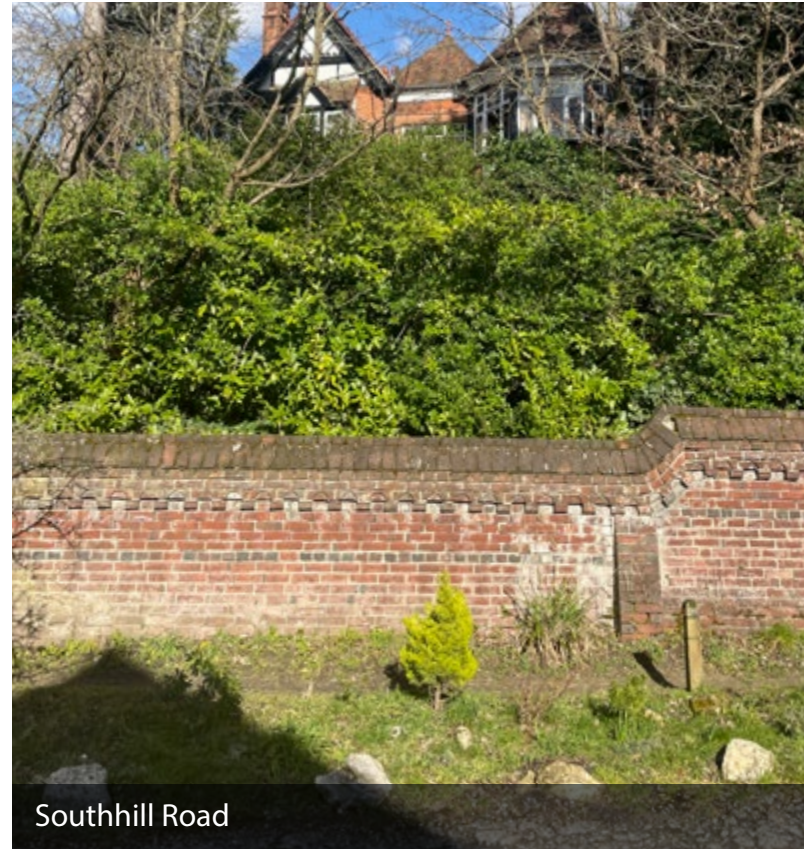
Characteristic Materials

Red and brown brickwork is a common materiality within this character area, often found alongside rendered exteriors painted white.

Issues and Opportunities

The exceptionally poor quality of Southill road detracts from the appearance and aesthetic quality of this character area and its heritage assets. There are opportunities to enhance the boundary treatment of properties and the general landscaping (i.e. garden walls, fences and greenery). There is a small copse at the junction of Southill Road and Southill which adds greatly to the leafy character. Although it is wild, it is an opportunity for improvement that would mark the gateway to the Conservation Area from Elmstead Woods.

CA4 boasts several examples of historic red brick walls. Efforts should be made to preserve and enhance these architectural features that contribute positively to the townscape of the Conservation Area.



Heritage Assets

Designated Heritage Assets		
Name	Location	Grade
Sira Main Building (Originally Called Sitka)	South Hill	Grade II
Terrace Wall, Gazebo and Pergola, Sira	South Hill	Grade II
Former Lodge to Sitka	South Hill	Grade II

Non-Designated Heritage Assets & Positive Contributors		
Name	Location	Grade
Marle Oak	South Hill	Locally Listed
Camden Ridge	Southhill Road	Locally Listed
Marle Lodge	2 Sylvester Avenue	Locally Listed
Camden Ridge Cottage	Southhill Road	Locally Listed
Deanwood	Beechcroft	Locally Listed
Tapiola	Beechcroft	Locally Listed
1-18 Greatwood	Greatwood	Locally Listed
Railway Bridge	Yester Road	Locally Listed
Wall around Camden Ridge	Southhill Road	Positive Contributor
Southhill Road Railway Bridge	Southhill Road / Elmstead Lane	Positive Contributor
Southhill Road Victorian Wall	Southhill Road	Positive Contributor
Eldridge	Southhill Road	Positive Contributor
Fairview	Southhill Road	Positive Contributor
Yester Park / Oakwood Close Wall	Yester Park / Oakwood Close	Positive Contributor



Character Area Five

Old Hill South & Station Surrounds

This Character Area is located to the west of the Conservation Area. It incorporates the train station and includes a characterful array of developments from the 19th through to the 21st century.

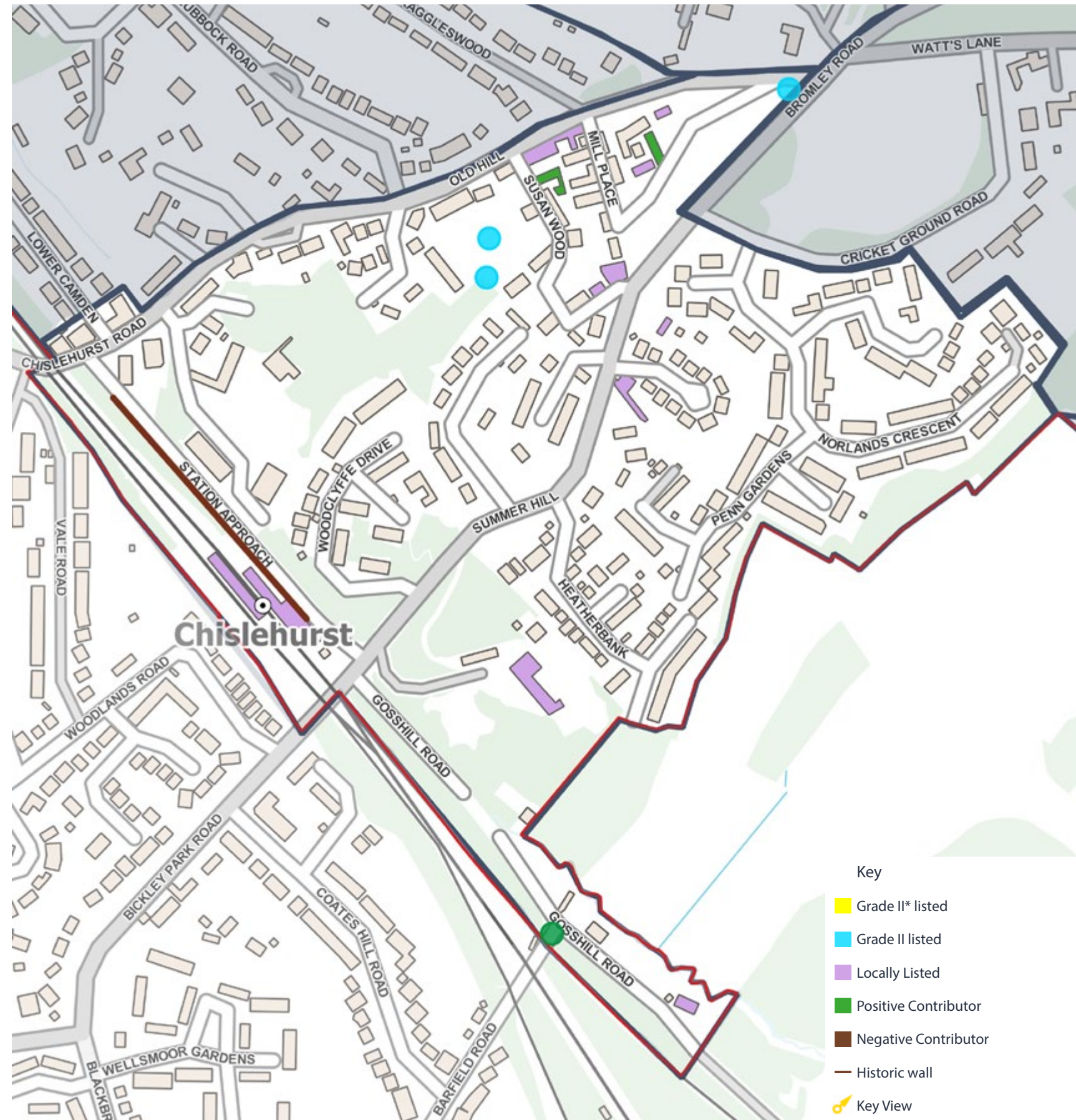
Location & Boundary

Character Area 5 is located in the southwest corner of the Conservation Area and includes the areas south of Old Hill and east of Chislehurst Station. The western boundary is enclosed by the railway line, and the southern boundary follows the extent of the Conservation Area, stopping before the open land of the Petts Wood and Hawkwood Estate, managed by the National Trust.

Historic Development

Before the introduction of Chislehurst Station, this area south of Old Hill (then called Chislehurst Hill) was largely wooded. Several large houses, including Wood Clyffe, Black Mount, and Heatherbank, occupied large swathes of the woodland. To the north of the Station were the Old Chalk Pits, now known as Chislehurst Caves. At the eastern edge of this Character Area, between Susan Wood and Mill Place, there is a small collection of nineteenth century workers cottages and public buildings.

Mill Place opens off Old Hill beside The Imperial Arms; it is a narrow access way bordering the Commons and takes its name from the windmill which had been built nearby in 1796 for the convenience of parishioners but was demolished in 1868 by a local developer. It is a tight knit cluster of buildings on a cottage scale with steeply pitched roofs. At one time this area, together with Susan Wood, was almost a self-contained community.



Located south of Summer Hill and obscured by its wooded bank are a network of new streets including Norlands Crescent, Heatherbank and their subsidiary offshoots. Aside from some remnants of early buildings adjacent to Summer Hill, this area comprises new and recent housing at densities, which do not enable retention or reinstatement of the woodland context characteristic of the Conservation Area.

Townscape Character

The general townscape character of this area can be split into several sub-areas. The first is the extensive modern housing estates south of Summer Hill of limited architectural value. Unlike other pockets of limited architectural and historic character encircled by significant parts of the Conservation Area, these residential estates abut the perimeter of the Conservation Area.

Another distinctive area of townscape character is the middle band of this character area, including Forest Close, Woodclyffe Drive, and Oakleigh Park Avenue. Here there is a mixture of modern housing developments, with different architectural influences and materials, some are more successful than others.

The eastern wedge of this Character Area, containing Mill Place and Susan Wood is a high-quality townscape with historical and architectural value.



The urban landscape of the area is concentrated, with narrow roads and footpaths winding between cottages. The housing around the Cricket Ground is at times characterised by large modern development.

Open Space

There is a small amount of open space to the east of the Character Area, heading towards the Cricket Ground and the Common, opposite the Rambler's Rest. However, the area feels quite private and enclosed, especially along Old Hill.

Architectural Styles & Details

Several of the modern developments in this area have adopted Mock-Georgian and Mock-Tudor detailing, creating a string of varied architectural styles. However, the surviving historic buildings are predominantly Victorian, the larger of which have Arts and Crafts influences.

Characteristic Materials

Red and brown brickwork is a common materiality within this character area, particularly on the historic buildings. Newer developments have introduced yellow and grey toned brickwork to the area.



Issues and Opportunities

In Character Area 5 there is an opportunity to support local businesses, of which there is a thriving community here. Continued encouragement of the establishment of independent shops, cafés, and community spaces would benefit the area. As in all areas within the Conservation Area, there should be a balance between economic vitality with the need for heritage preservation to maintain the area's unique charm.

Improvements may be as small as encouraging sustainable transport or improving the quality and appearance of existing land such as the area currently used for The Imperial PH and residents. The management plan considers in more detail how CA5's attributes are more appropriately managed by other mechanisms.

An opportunity also exists for enhancing the public domain within the vicinity of the local shopping parade on Chislehurst Road. Specifically, attention should be directed towards the area opposite and inclusive of the junction at The Bickley PH/Station approach. It is noted that the pavements and street furniture in this location are currently in a state of considerable disrepair.



Preserving traditional shop and pub frontages are key to the historic character of commercial areas, exemplified here on the Imperial Arms, Old Hill



Susan Wood



Folly, Morland House

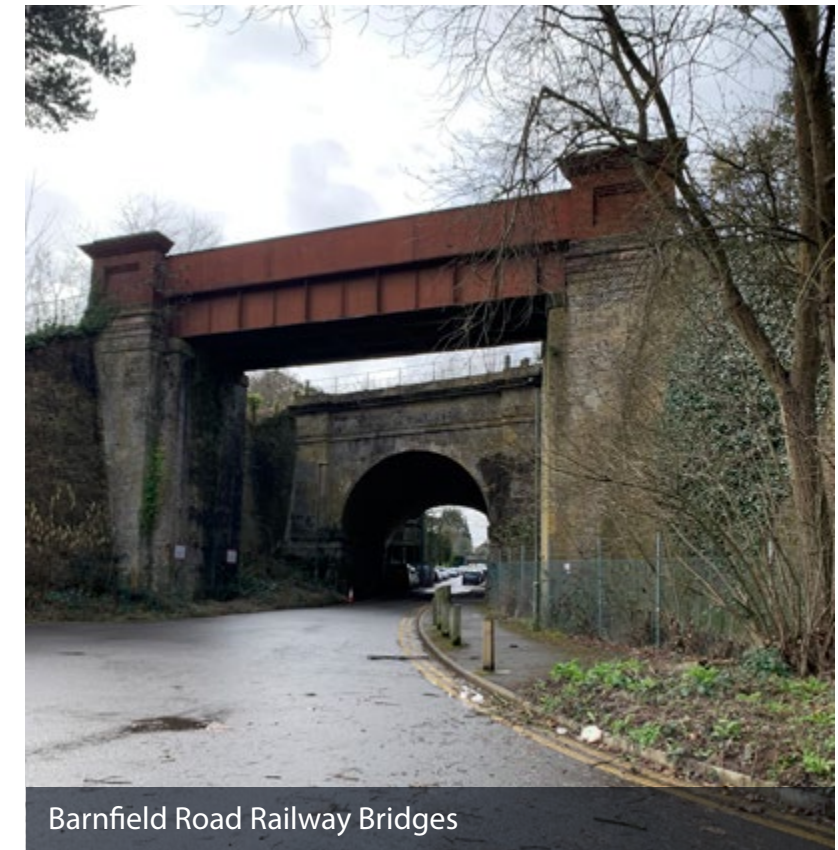


Summer Hill / Susan Wood

Heritage Assets

Designated Heritage Assets		
Name	Location	Grade
Water Trough	Old Hill	Grade II
(West Folly at) Morland House	Susan Wood	Grade II
(North Folly) at Morland House	Susan Wood	Grade II

Non-Designated Heritage Assets & Positive Contributors		
Name	Location	Grade
Chatham House	Gosshill Road	Locally Listed
Rambler's Rest P.H.	Mill Place	Locally Listed
White Cottage	Old Hill	Locally Listed
Imperial Arms P.H.	Old Hill	Locally Listed
The Old Court House	Old Hill	Locally Listed
The Lodge	Ravenshill	Locally Listed
Stable House	Ravenshill	Locally Listed
Avalon House	Summer Hill	Locally Listed
Bank House	Summer Hill	Locally Listed
Chislehurst Station	Station Approach	Locally Listed
Summerhill lodge	Summer Hill	Locally Listed
55 - 60 Mill Place	55-60 Mill Place	Positive Contributor
Barfield Road Railway Bridges	Barfield Road / Gosshill Road	Positive Contributor
Cromwell Mews	Susan Wood	Positive Contributor
Wall along Station Approach	Station Approach	Positive Contributor



Character Area Six

Chislehurst Common

The Common is the strongest and most important aspect of the character and appearance of Chislehurst, and its continued care and protection must be the utmost priority for the preservation and enhancement of the Conservation Area.

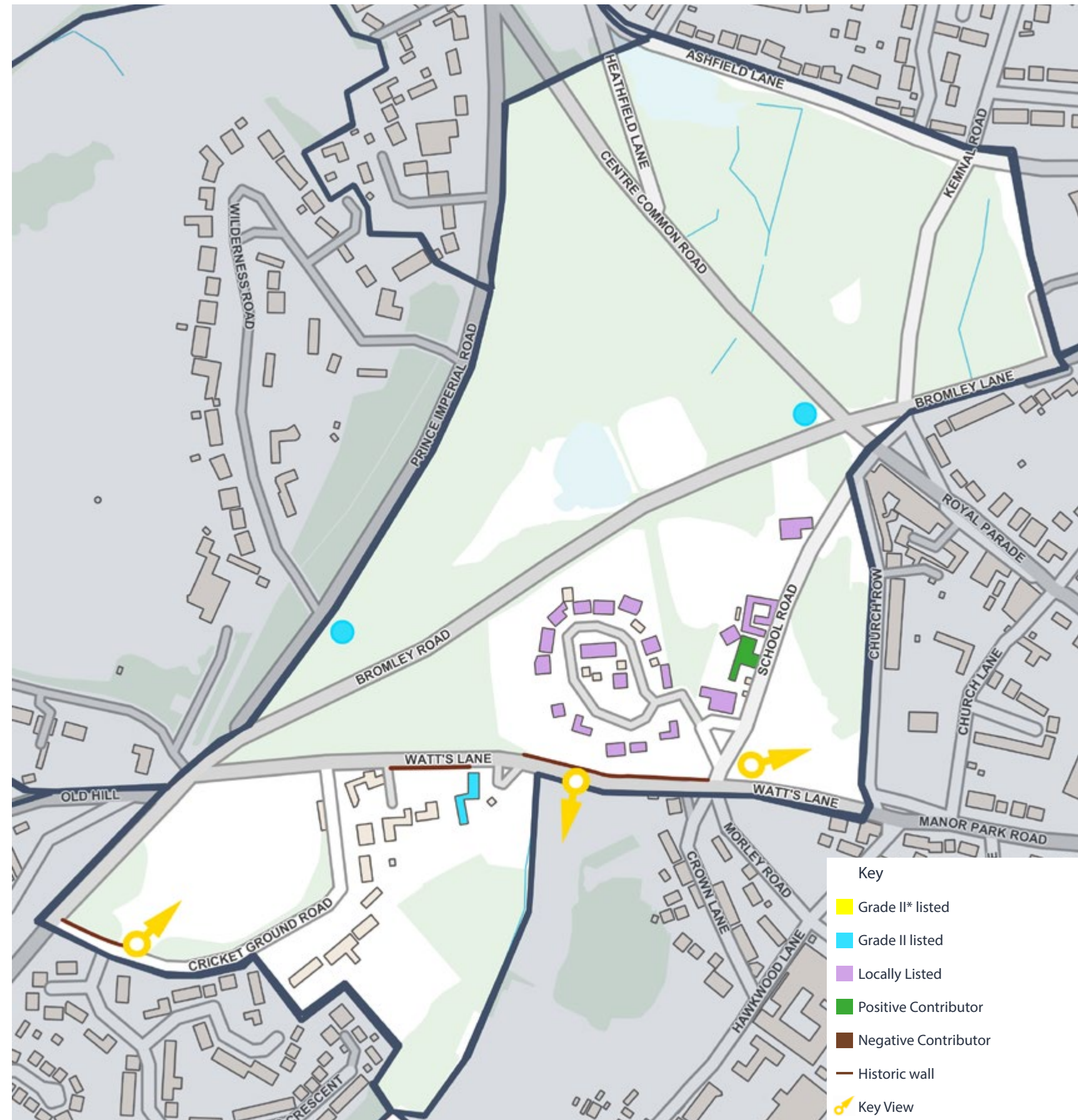
Location & Boundary

Character Area 6 occupies the centre of the Chislehurst Conservation Area, primarily consisting of the Common. It is bounded by Bromley Road and Prince Imperial Road to the west, Ashfield Lane to the east and the roads of Church Row, Watts Lane and Hawkwood Lane to the south.

Historic Development

The Common likely formed the nexus around which the earliest settlement of Chislehurst sprang up. The oldest structure, the church of St Nicholas, is located just adjacent to the character area's southern boundary. Rocque's map of 1746 shows a small scattering of settlement here.

This character area includes the Common, a large area of roughly triangular shape. Unusual to many English village commons, the Common was never a victim to enclosure, remaining accessible to the community. Indeed, in 1785 the parish vestry – an early form of local government – denied a permit to Lord Camden, and in 1888 an Act of Parliament vested the authority of the parishioners over the Commons in the form of the Chislehurst & St Paul's Cray Commons Conservators. Before the 1870s, the Common had deep deposits of peat under furze and heather and was therefore mostly open, as indeed it appears in earlier mapping. After a fire in 1870 destroyed much of the peat, it was rapidly replaced by tree cover, which is how it appears today.



In 1880 the citizens of Chislehurst erected a monument to the Prince Imperial, who had taken up exile in the nearby Camden Place with his father Napoleon III, this exists today to the southwest of the Common.

Historic development within the CA has been restricted to the south around the Cricket Ground and Camden Close. The former forms an important part of the wider use of the Common for recreation and sport and has been present on this spot for centuries. In the late 19th century, large houses were built around it, essentially forming a village green. This occupied large spacious plots but have since been replaced with 1970s and later development in a denser layout.

Camden Close, a private cul-de-sac, occupies the former site of Camden Court belonging to the Labouchere family, which was pulled down around 1927 and replaced with large, detached housing in 1934 by the architects Brian O'Rorke and Hugh Victor. Here the intention was to create high quality design, focussing on the materiality and craft focus of the Arts and Crafts and Garden movement. Part of the stables of the old house were retained and converted into No. 1 and the gates to the estate may be of 19th century origin. To the east stands the 19th-century St. Nicholas Church of England School (1836-1869), possibly designed by Joseph Clarke, the diocesan architect for Canterbury, Rochester, and St. Albans. Adjacent is the former St. Michael's Orphanage, originally built in 1759.



Rush Pond, Ashfield Lane



View of Church Row, c.1900

The structure underwent subsequent additions after 1861, also overseen by Joseph Clarke. Later inclusions were The Crown public house of 1874.

Townscape Character

The area can be considered in two distinct characters – that of the natural environment of the Common and the 19th century suburbanisation of Chislehurst around Royal Parade. Where these meet, there is a distinct village green feel to the character, particularly at the junction of Royal Parade with Bromley Road, where the views open out to allow for appreciation of the 19th century architecture.

The nearby St Nicholas Church, whose spire is visible from a number of places, further contributes to the picturesque village feel as does the collection of housing around the Cricket Ground in the southwest of the character area. Here, too, the centralising effect of the cricket field is reminiscent of a village green, and the mature trees of the surrounding verges and gardens contribute to the sense of enclosure.

Views & Focal Points

Due to the growth of dense tree cover within the Common, views are restricted. These open up around the south along School Road and around the Cricket Ground. However, the extensive buffering of mature trees obstructs expansive views and conceals housing in much of the character area. Key views and focal points include:

- School Road towards the spire of St Nicholas

- Chislehurst Cricket Ground
- Watts Lane looking southwest to Hawkwood

Open Space

The Common provides a large area of natural space for recreation and sport, however, the dense covering of trees makes this a generally enclosed experience, with the exception of pockets of open space and the ornamental lake in the north of the Common (Rush Pond). The Cricket Ground and the old cock fighting pit in the south provide reprieve from the densely wooded areas, as do the generally large gardens that characterise many of the houses in this character area.

Architectural Styles & Details

There is a mixture of architectural styles. Most of the housing development dates from the 20th century, with Arts & Crafts styles around Camden Close, and more mixed later 20th century styles around the Cricket Ground. The Briars, a large 18th century house stands out here, demonstrating polite architecture of symmetry and sash windows, although later extensions have diluted its purity. Pockets of 19th century appear along School Lane in the form of the St Michaels Orphanage and the St Nicholas School which feature a simple neo-Gothic style.



Characteristic Materials

These vary with the styles and periods of development. Red brick with plaster and timber characterises the Arts & Crafts of Camden Close.

The Victorian buildings are generally predominantly brick as in the case of the Orphanage and the School. Around the Cricket Ground the materiality is more mixed owing to the later provenance of the development. The houses on the east side are modern but emulate a neo-Georgian style and are thus generally rendered brick.



Prince Imperial Monument, Centre Common Road



Wooded footpath with Victorian wall



Open views across the Common



Chislehurst War Memorial



Cricket Ground Road

Issues and Opportunities

Character Area Six has fewer listed and locally listed assets when compared to neighbouring character areas within the Conservation Area and, the heritage assets that have been identified are generally well-preserved. Therefore, opportunities arise in the maintenance and upkeep of the green spaces and streetscapes. Materials, designs, and colours should harmonise with the historic context of the area while improving accessibility and safety. For example, there is a popular bench along Watts Lane with long-reaching views to the Hawkwood Estate, this is a beneficial addition to the Conservation Area.

There is some negative impact through the concentration of traffic and parking on the character of the Area. Scope for enhancement could involve the improvement of public footpath availability and cycle routes to minimise dependency on cars. This would have both an environmental benefit as well as contribute to the sense of tranquillity of the open spaces.

Heritage Assets

Designated Heritage Assets		
Name	Location	Grade
Water Trough at Junction	Old Hill	Grade II
The Prince Imperial Monument	Prince Imperial Road	Grade II
The Briars	Watts Lane	Grade II
Chislehurst War Memorial	Bromley Road	Grade II

Non-Designated Heritage Assets		
Name	Location	Grade
1-16 Camden Close	Camden Close	Locally Listed
Camden Gate	Camden Close	Locally Listed
St. Nicholas Primary School	School Road	Locally Listed
Pendine St Nicholas' School House	School Road	Locally Listed
The White House	School Road	Locally Listed
Little House	School Road	Locally Listed
St Michael's	School Road	Locally Listed
Athelney	School Road	Locally Listed
Whinfield	School Road	Locally Listed

Character Area Seven

Kemnal Road and Environs

Character Area Seven is defined by its spacious residential roads, with some good surviving examples of large Victorian houses located amongst quiet 20th century cul-de-sacs. The atmosphere of the area is very much tied to the leafy commons; Kemnal Road and its environs have a gentle suburban feel despite its fairly central location within the Conservation Area.

Location & Boundary

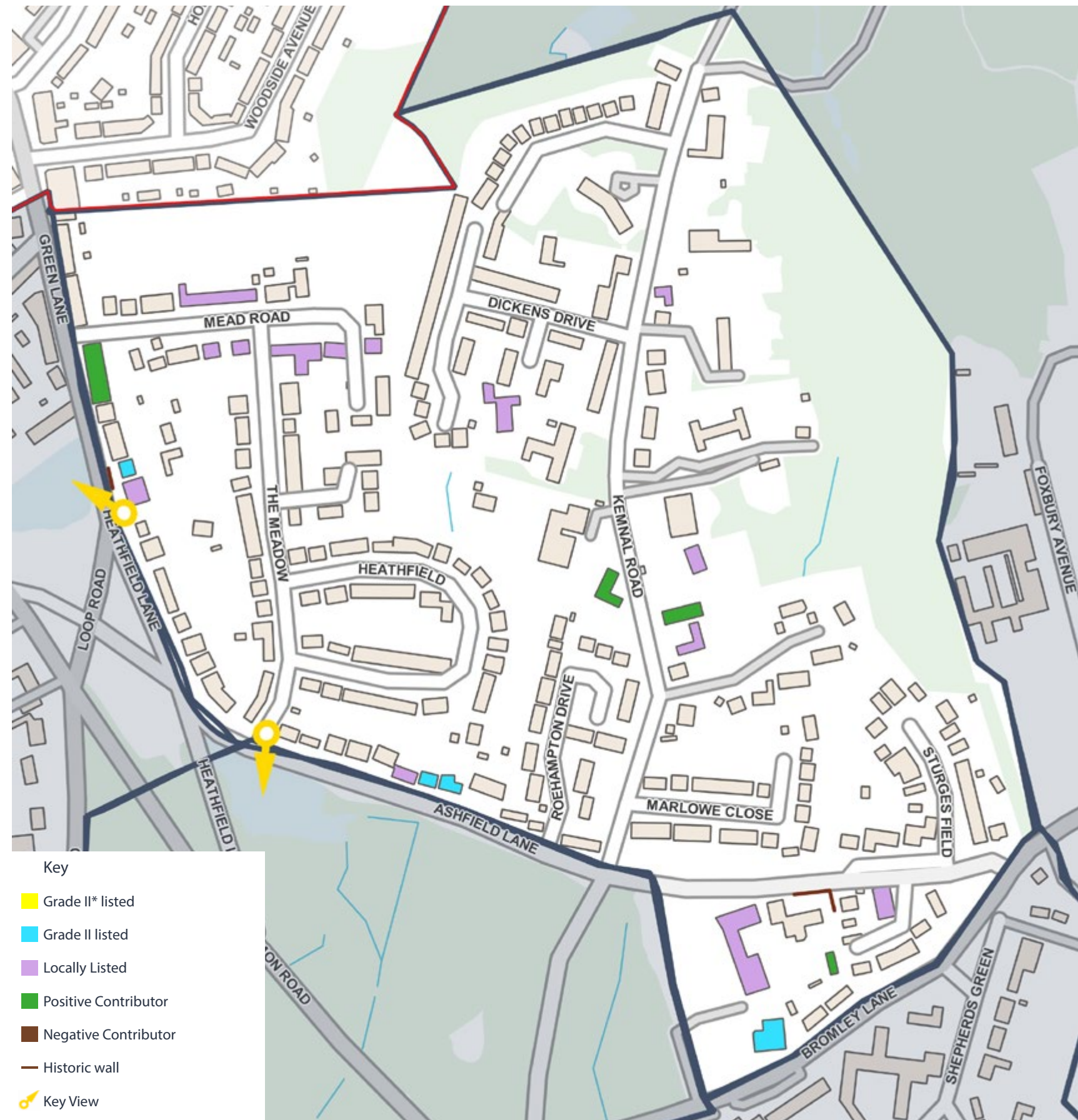
This Character Area is located to the north of Character Area 6 and comprises Kemnal Road, with its remnants of grand 19th century houses, and the surrounding housing estates of the 20th century. It is bounded by Ashfield Lane and the Common, Mead Road and dense woodland on its north and west boundaries.

Historic Development

This area was, up until the late 19th century, an area of rurality characterised by fields and the woodlands of Wood Heath. It is located along the northern boundary of Chislehurst Common and connected the village of Prickend, Chislehurst.

Kemnal Road was built in 1873 over an earlier footpath that connected Kemnal Manor with Chislehurst. Kemnal Manor was sold in 1871, which triggered this rush of development. By the 1890s the road had been constructed through Wood Heath, and several large houses, built in a typically Victorian style and set in spacious gardens were lining the road. Development was driven by the popularity of Chislehurst as a fashionable Victorian suburb.

During the 20th century this character area became denser, as Prickend became Chislehurst West and development spilled over towards Kemnal Road, resulting in the loss of some its large houses around its western, southern and northern reaches.



As a result, development around these areas is generally characterised by more typically suburban housing, such as in the cul-de-sacs of Heathfield and Roehampton Drive. The eastern side remains more open, with a number of the large Victorian houses surviving.

However, later developments around Marlowe Close and Queenborough Gardens dilute this character. The cul-de-sacs of Dickens Drive and Copperfield Way consist of large uniform detached houses with neoclassical mock-Georgian proportions and detailing. This uniformity, that is now found along Kemnal Road and its off-shooting cul-de-sacs, is increasingly common within the Conservation Area and dampens the overall character, which once comprised of unique houses built to individual designs by appreciated domestic architects of the 19th and early 20th centuries. While these uniformed estates are often inoffensive, the individuality of properties in the Conservation Area is a charming result of the 19th century expansion of Chislehurst. As such, care should be taken to ensure this characterful and often playful individuality is not lost to flat, monotonous estates.

Townscape Character

The character of the area is mixed, generally separated between later modern suburban developments and earlier Victorian villas, with early 20th century development to the west of Kemnal Road appearing more inter-war in character, gradually modernising in style towards the east, with blocks of flats to the northeast.



The Victorian character has therefore increasingly given way to a more modern suburban character, so that the more dominant impression is one of cul-de-sacs and denser settlement. Where the larger Victorian houses survive, generally along the eastern side of Kemnal Road, the impression is grander, with impressive Gothic architecture and large mature gardens, complemented by extensive tree cover. Nonetheless, the emphasis on gardens and planting throughout the character area creates an overall pleasant character, which serves to conceal some of the less sympathetic architecture.

Views & Focal Points

Views along Kemnal Road are generally very restrictive owing to the extensive tree cover straddling the road. However, some pleasant views of the Common and its ponds open up along Ashfield Lane. Also with developments of the 20th century, wide avenue like roads provide more expansive views through the settlements, such as along The Meadow and Heathfield roads.

Open Space

There are no parks, but the emphasis on large gardens provides ample open space for residents and contributes positively to the attractive appearance of the character area. Additionally, there is a close relationship between the Common and this character area.



Architectural Styles & Details

The architectural style and detailing vary considerably between the various phases of development within the Conservation Area, so there are sub-areas of style and scale that can be identified within the character area. The earlier 19th century and early 20th century housing along Kemnal Road incorporate both Georgian style as well as mock Tudor, both of which emphasise red brick, with the latter including partial rendering and timber boarding.

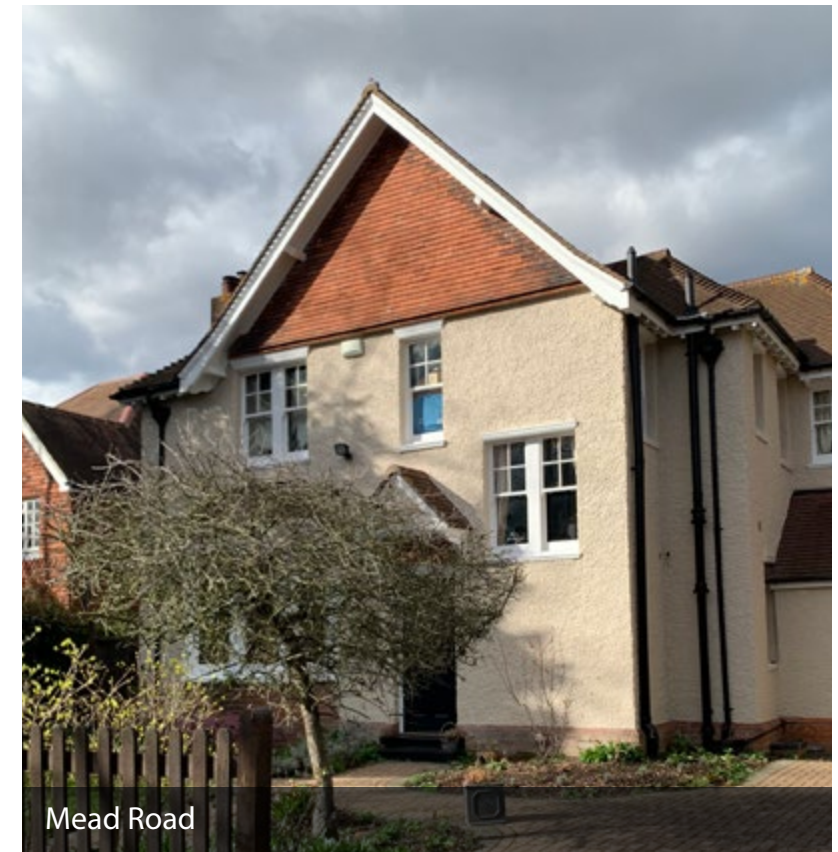
The early suburban developments around the Meadow and Heathfield demonstrate inter-war styles reminiscent of Garden developments, whilst Dickens and Roehampton Drives utilise neo-Georgian styles, with symmetry, brick palettes, and sash windows. Kemnal Warren and Inglewood, with their blocks of flats, feature more utilitarian architecture whilst Sturges Field has typical housing of the 1960s.

Characteristic Materials

A mixture of brick, which varies in predominance. Interwar housing incorporates vernacular materiality such as timber boarding whilst later suburban developments tend to emphasise greater massing of brick, with some hung tiling. The large houses along Kemnal Road similarly reflect this.



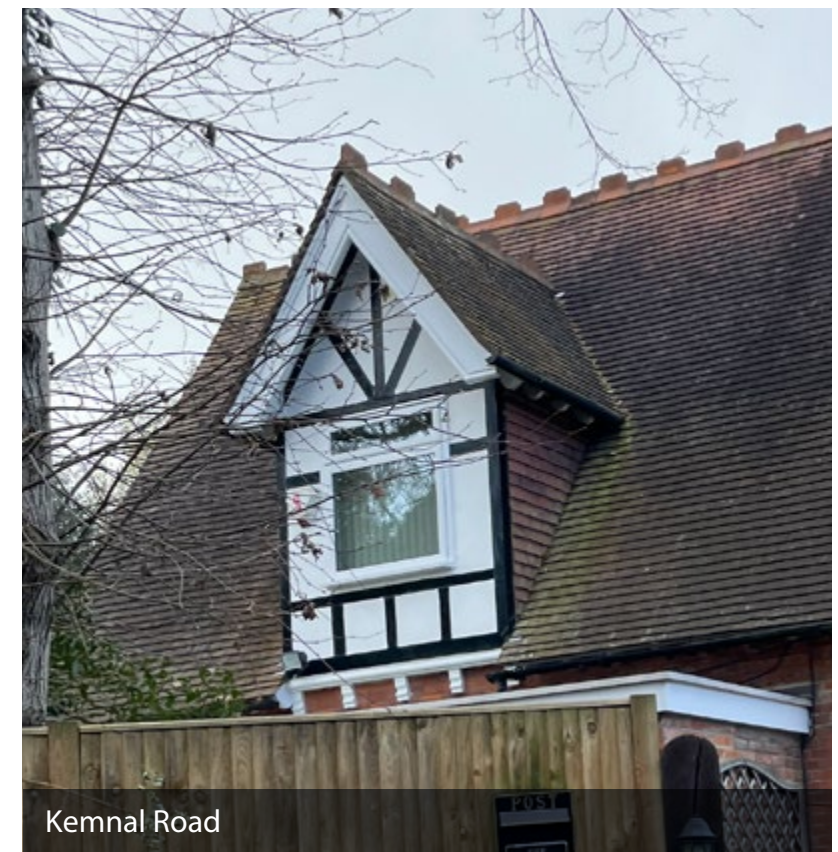
Mead Road



Mead Road



Mead Road

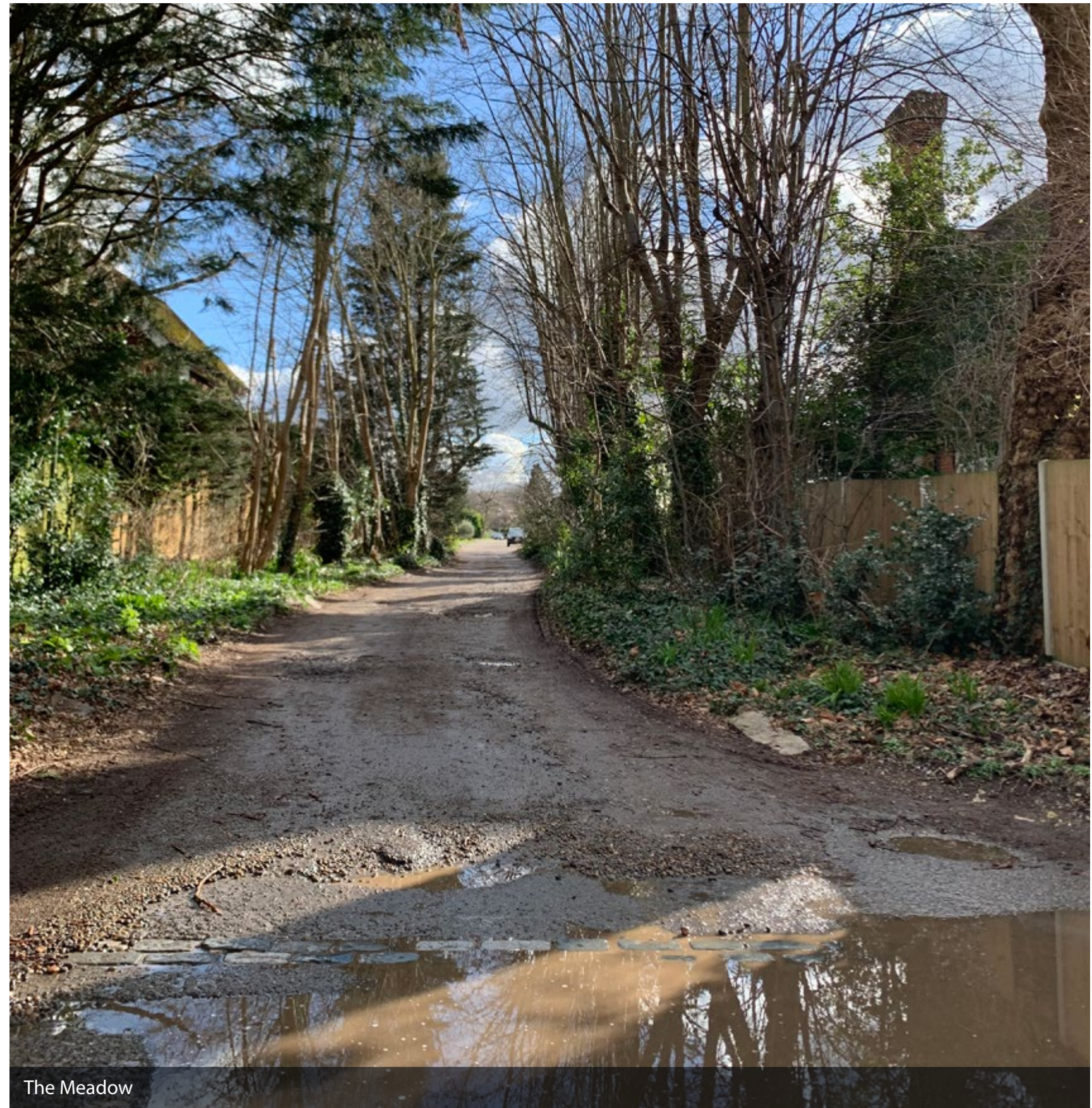


Kemnal Road

Issues and Opportunities

Character Area Seven has a generally suburban character. Many houses, including earlier Victorian properties and the more recent 20th century developments are set back from the road by driveways and ample off-street parking. As a result of the character area's fairly central location and the abundant parking, roads through the character area can become easily congested, particularly Ashfield Lane, Heathfield Lane, and the southern portion of Kemnal Road which detracts from the character of both the Common and the area generally and creates a dangerous environment for pedestrians and cyclists. Therefore, implementing traffic management strategies that prioritise pedestrians and cyclists could ease congestion and enhance the natural appeal of the Conservation Area, as could addressing those roads which are detrimental to both the appearance and the experience of the Common. Traffic calming measures should respect the Chislehurst Conservation Area's historic character.

Examples of appropriate measures include: reducing through-traffic and improving pedestrian crossings. Furthermore, encouragement of sustainable transportation options would reduce reliance on private vehicles.



The Meadow

Heritage Assets

Designated Heritage Assets		
Name	Location	Grade
22 Ashfield Lane	22 Ashfield Lane	Grade II
24 Ashfield Lane	24 Ashfield Lane	Grade II
Sunnymead	1 Bromley Lane	Grade II
Mead House	Heathfield Lane	Grade II

Non-Designated Heritage Assets & Positive Contributors		
Name	Location	Grade
Oak Cottage	26 Ashfield Lane	Locally Listed
Fairlight & Fallowfield	Ashfield Lane	Locally Listed
7-10 Farrington Place	Farrington Place	Locally Listed
Wallings	Heathfield Lane	Locally Listed
Selwood	Kemnal Road	Locally Listed
Hoblands	Kemnal Road	Locally Listed
Walden	Kemnal Road	Locally Listed
Mulbarton Cottage	Kemnal Road	Locally Listed
Nizels	Kemnal Road	Locally Listed
Trees	Kemnal Road	Locally Listed
Golden Mead	Mead Road	Locally Listed
Randalls	Mead Road	Locally Listed



Sweet Meadow	Mead Road	Locally Listed
White Riggs	Mead Road	Locally Listed
Ashton	Mead Road	Locally Listed
Abbeymead	Mead Road	Locally Listed
Mead Road Infants' School	Mead Road	Locally Listed
Whitegates	Mead Road	Locally Listed
6-20 Green Lane	Green Lane	Positive Contributor
Fairlight Lodge	6 Farrington Place	Positive Contributor
Hoblands Cottage	Kemnal Road	Positive Contributor
The Coach House	Kemnal Road	Positive Contributor



Character Area Eight

South of the Common

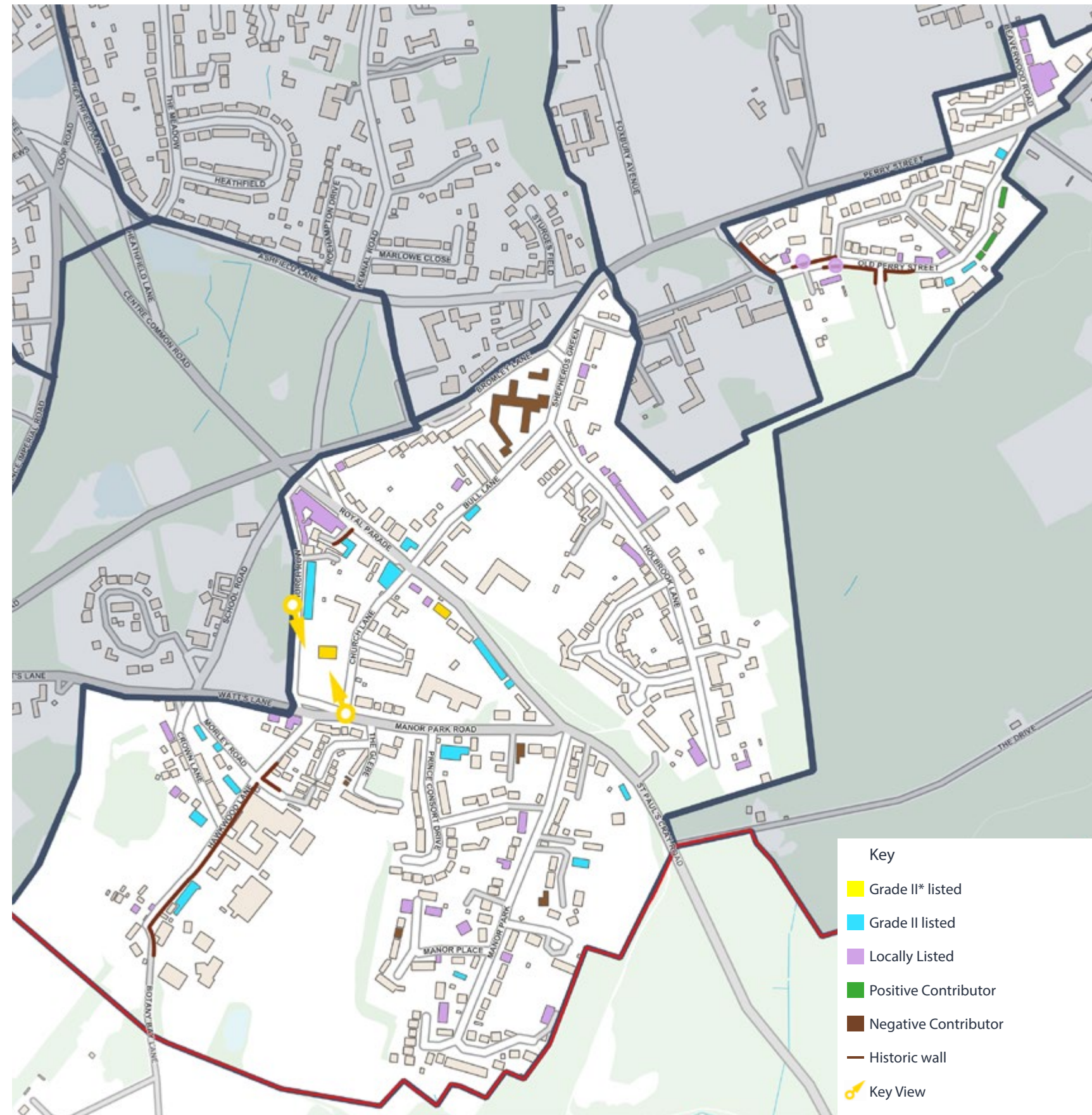
This Character Area incorporates some of the most historic areas of Chislehurst, including the Royal Parade. It is bounded by the Common to its north and leads to St Paul's Cray Common to the south. As such, there is a variety of historical architecture and landscapes that contribute to its attractive character and appearance.

Location & Boundary

This Character Area is located to the southeast of Character Area 6, and comprises of the central urban area of Chislehurst, including, principally, Royal Parade, St Paul's Cray Road, Hawkwood Road, Manor Park and Holbrook Lane. It is bounded by Watts Lane and Bromley Road to the north and St Paul's Cray Common to the south. On its east boundary is Icehouse Wood and, on the west, the Cricket Ground.

Historic Development

The oldest building is St Nicholas Church, dating from the 10th century and around which some of the earliest of the scattered settlements is likely to have developed, although little of this early history survives. Indeed, Rocque's map of 1746 shows only a handful of disparate buildings around what is today Royal Parade. The area was thus largely developed from the 1860s onwards, with the shopping centre of Royal Parade. Royal Parade continues south to St. Paul's Cray which historically led to St Paul's Cray Common and Petts Wood in the south. These areas have changed little and still preserve their natural character, with the exception that, similarly to Chislehurst Common, St Pauls Cray Common has become planted with trees. To the east is Holbrook Wood, which forms a natural boundary for development eastwards from Chislehurst. Holbrook Lane is believed to be the oldest named road in the area, derived from Holbrook House which was demolished in the 1960s for a block of flats.



To the northeast of the character area is the former hamlet of Perry Street Shaw (a shaw being a clump of trees) which was formerly on the estate of Scadbury Park Estate and was bypassed by the A222 in the 1960s. In the late 19th century this comprised of a handful of buildings, including a school and mission house but now much given over to later 20th century development, including low-rise flats.

Townscape Character

Royal Parade is notable for its village look, with attractive 19th century architecture incorporating late Georgian styles with some examples of more vernacular materiality in the form of weatherboarding. This continues to the west along Church Row, where the 19th century terraces are complemented with bow windows. The phased element of the late 19th century building has resulted in islands of development with varying heights and densities, which then contrast with more recent development of the mid to late 20th century. This results in a lack of consistency but a nonetheless attractive suburban character which is supported through extensive planting and garden amenities. The presence of the Church of St Nicholas provides an important reference point to the historic development of the area, with materiality and styles, such as the flint masonry and broach spire roof, indicative of regional ecclesiastical architecture.

Views & Focal Points

The crossroads of Royal Parade with Bromley Road and Centre Common Road create an open area with

a village green character. This additionally provides expansive views south through Royal Parade towards St Pauls Cray Road. As a central focus of this character area views of this area are key to the understanding of the built history of Chislehurst and its primarily 19th century origins. Other key views are those which incorporate the Church of St Nicholas. Looking west along Church Row provides glimpses of the spire, complemented with 19th century development on the left and the Common on the right. Additionally, Watts Lane at the junction of School Road and Church Row provides key views of the church, which is attractively positioned within the setting of mature greenery and open space, providing a somewhat rural and picturesque character.

Open Space

Open spaces are provided throughout the character area. In most cases this is through the low-density nature of the modern housing, which emphasises avenue like roads with large gardens and mature greenery. More expansive open space is restricted more to the southwest of the character area in the form of the playing fields of Coopers School and residual farmland. The mature woods along the eastern boundary of the character area provide a sense of enclosure but also outdoor amenity and recreation through the provision of footpaths.

Architectural Styles & Details

The styles are varied on account of the phased nature of development. A significant portion of the built form in this character area is of the mid to late



20th century and therefore differ considerably in style. The earlier houses of 1900-1930 are typically more vernacular in execution, with many attractive examples along Holbrook Lane of which there are a number of locally listed examples. St Pauls Cray Road hosts several Victorian houses built by the architect George Somers Lee Clarke, who was quite prolific in the Chislehurst area. These date from the 1870s and illustrate the fashionable nature of Chislehurst for wealthy Victorians, several houses of which are also locally listed. Church Row provides more typical late Georgian architecture, with attractive bow windows looking out on the Common which are further elevated by their picturesque setting within view of the Church of St Nicholas.

Characteristic Materials

An emphasis on brick, particularly with Victorian buildings, however, increased use of render and more vernacular materials progressively through the early 20th century. Some use of elaborate hang tiles. The Church of St Nicholas demonstrates flint masonry.

Issues and Opportunities

Character Area 8 is arguably the most sensitive of all the character areas, with the highest number of designated and non-designated heritage assets and many positive townscape attributes.

This includes its historic buildings, attractive street furniture and open green spaces. The Character Area has been improved in recent years through the removal of parking spaces along Royal Parade and the introduction of outdoor dining.

Traffic congestion, particularly along Bull Lane, is detrimental to the otherwise tranquil and attractive area. In addition to this, pedestrian access is poor, with narrow pavements that provide a hostile environment for pedestrians. This is exacerbated by a lack of safe crossings, with local desire for one at the War Memorial junction. As such, improvements to pedestrian access, such as the widening of pavements, the introduction of traffic calming measures and safe crossings, would improve both the overall appearance of the public realm as well as its safety for pedestrians.

There are deteriorating buildings which provide scope for enhancement. Of note is the former Working Mans' Club, Easdens, along Bull Lane. It is currently unoccupied and as such contributes little to the local area. Its attractive form and rear garden provide scope for revitalising the building for communal use, both benefiting the local community as well as the appearance and character of the area.

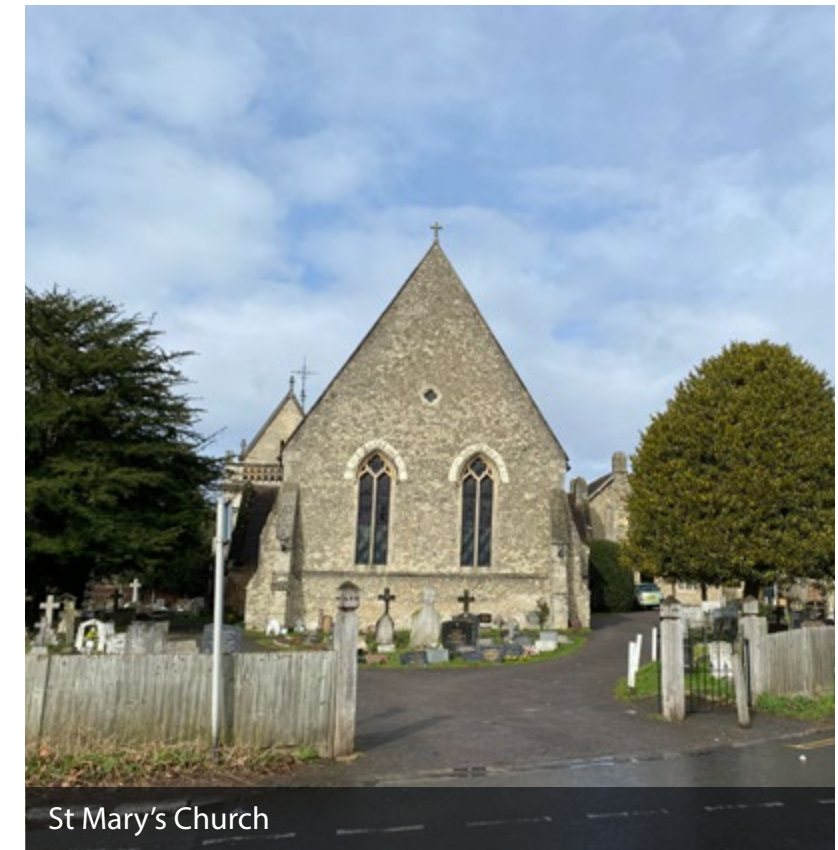


Church Row



Morley Road

Designated Heritage Assets		
Name	Location	Grade
Church of St Nicholas	Church Row	Grade II*
Chesil House	St Paul's Cray Road	Grade II*
Easdens	Bull Lane	Grade II
16-19 Church Row	16-19 Church Row	Grade II
Church of St. Mary (Roman Catholic)	Hawkwood Lane	Grade II
3-5 Rectory Place	Hawkwood Lane	Grade II
Coopers School (Old Building)	Hawkwood Lane	Grade II
Nant Gwyn, Yew Tree Cottage, Holly Cottage & Morely Cottage	Hawkwood Lane	Grade II
Walsingham Cottage and Attached Walls, Gatepiers, Steps & Gates	Manor Park	Grade II
Cookham Dene	Manor Park	Grade II
Manor House (& Nos. 2-3)	Manor Park Road	Grade II
The Ivy House	Morley Road	Grade II
Norman Cottage	Morley Road	Grade II
Waggoners Cottage & Chestnut Cottage	Old Perry Street	Grade II
Rose Cottage	Old Perry Street	Grade II
School House	Old Perry Street	Grade II
Pair of gate piers (opposite School House)	Old Perry Street	Grade II
K6 Telephone Kiosk	Royal Parade	Grade II
The Bull's Head Hotel	Royal Parade	Grade II



Walton Lodge	Royal Parade	Grade II
Ivy Cottage	Royal Parade	Grade II
Abury	Royal Parade	Grade II
Gravetts Cottage	Royal Parade	Grade II
Grange Cottage	St Paul's Cray Road	Grade II
Crayfield, Cleaveland & Warren House	St Paul's Cray Road	Grade II
Saxby's	St Paul's Cray Road	Grade II
Rose Cottage	Watts Lane	Grade II

Non-Designated Heritage Assets & Positive Contributors		
Name	Location	Grade
1- 4 The Gorse	Manor Park	Locally Listed
1 -2 Beaverwood Road	Beaverwood Road	Locally Listed
3-4 Beaverwood Road	Beaverwood Road	Locally Listed
5 Beaverwood Road	Beaverwood Road	Locally Listed
Bull Cottage	Bull Lane	Locally Listed
Corner Cottage	Bull Lane	Locally Listed
Handley Green	Bull Lane	Locally Listed
Barnmead Cottage	26 Crown Lane	Locally Listed
Crown Cottage	Crown Lane	Locally Listed
Crown House	Crown Lane	Locally Listed
The Old Laundry	Hawkwood Lane	Locally Listed
The Old Coach House	Hawkwood Lane	Locally Listed

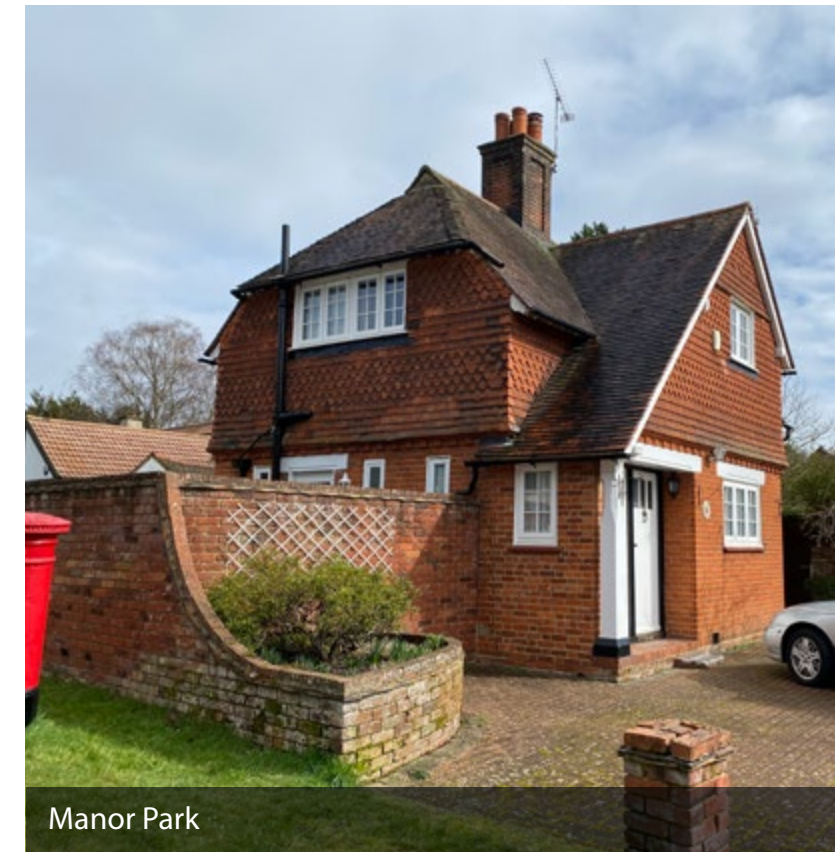


Royal Parade



Bromley Lane

Holbrook End	44 Holbrook Lane	Locally Listed
Oak House	45 Holbrook Lane	Locally Listed
The Homestead	9 Holbrook Lane	Locally Listed
Peasons	53 Holbrook Lane	Locally Listed
19-21 Holbrook Lane	19-21 Holbrook Lane	Locally Listed
Birch Cottage	14 Holbrook Lane	Locally Listed
The Cottage	16 Holbrook Lane	Locally Listed
Thornbridge	15 Holbrook Lane	Locally Listed
Whincot	17 Holbrook Lane	Locally Listed
Walpole	Manor Park	Locally Listed
Harley	Manor Park	Locally Listed
East Pelham	Manor Park	Locally Listed
Upper Pelham	Manor Park	Locally Listed
West Pelham	Manor Park	Locally Listed
Walsingham Tye	Manor Park	Locally Listed
Manor Cottage	Manor Park	Locally Listed
The Coach House	Manor Park	Locally Listed
The Oaks	Manor Park	Locally Listed
The Old House	Manor Place	Locally Listed
Manor Place Lodge	Manor Place	Locally Listed
Homewood Villas	Old Perry Street	Locally Listed
Ivy Cottage	Old Perry Street	Locally Listed
(Gate piers to) West Lodge	Old Perry Street	Locally Listed



Bettrington House	Old Perry Street	Locally Listed
Sydney Arms P.H.	Old Perry Street	Locally Listed
West Lodge	Old Perry Street	Locally Listed
Wall on south side	Old Perry Street	Locally Listed
Whitmores AKA Western Motor Works	Perry Street	Locally Listed
1-18 Royal Parade	Royal Parade	Locally Listed
1-5 Shepherds Green	Shepherds Green	Locally Listed
The Old Rectory	2 St. Paul's Cray Road	Locally Listed
Glebe Cottage	St. Paul's Cray Road	Locally Listed
Oak Lodge	Watts Lane	Locally Listed
Tiger's Head P.H.	Watts Lane	Locally Listed



Character Area Nine

Scadbury Park

This Character Area is dominated by the picturesque and rural appearance of Scadbury Park. There are few modern developments and it is noteworthy for its association with the manor of Scadbury.



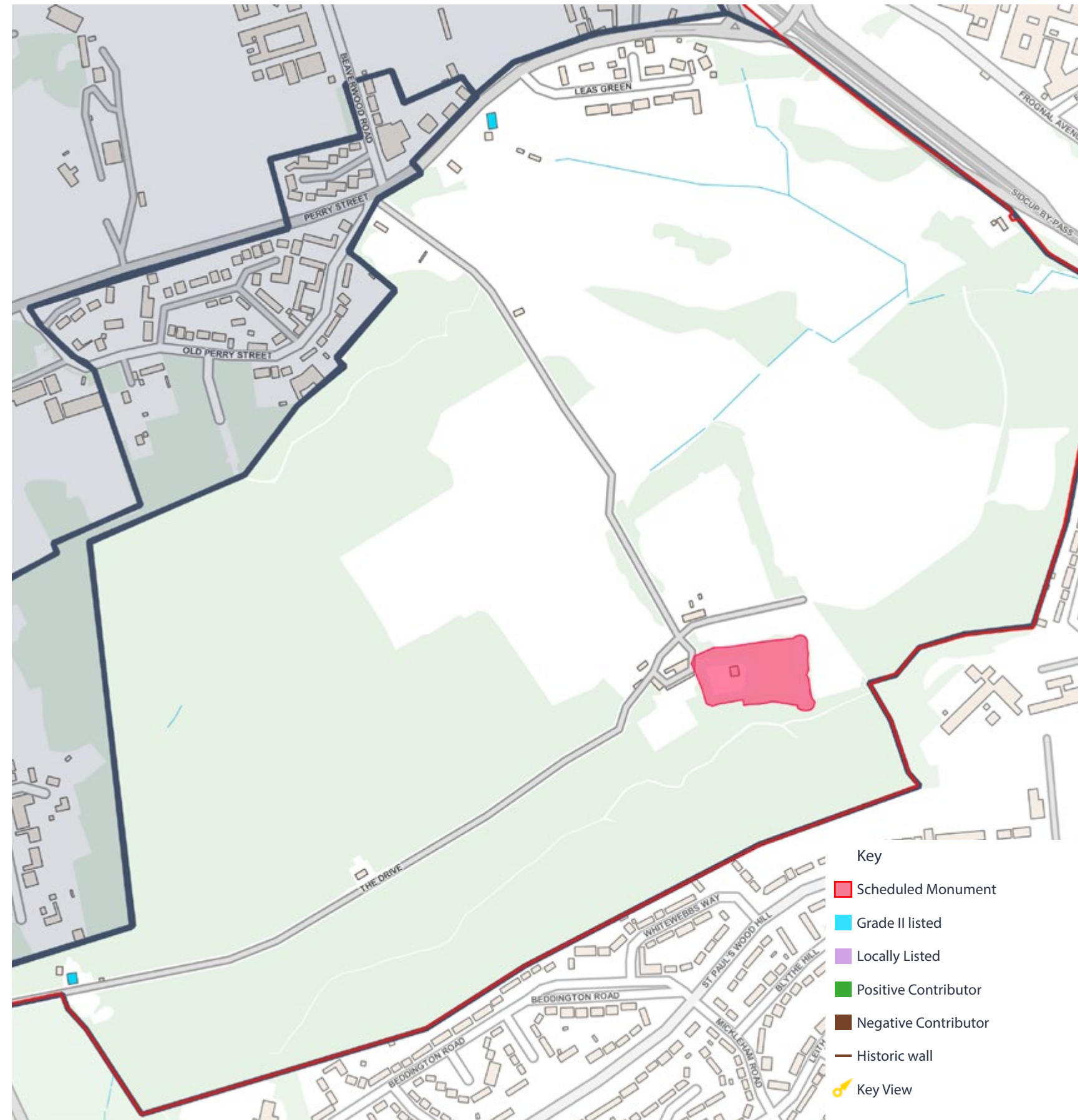
Location & Boundary

This Character Area is located to the southeast of Character Area 8. It comprises of Scadbury Park Nature Reserve, with the historic ruins of Scadbury Manor. It is bounded on its north by the Sidcup Bypass, on the east by the developments around St Paul's Wood Hill and Lullingstone Crescent, on the south by St Paul's Cray Common and on the west by Old Perry Street.

Historic Development

This area, whilst primarily rural in character, is notable for its presence of and association with the medieval moated manor of Scadbury, which is a corruption of de Scathebury who settled here in c.1200. The family constructed a manor house surrounded by a moat, probably first in timber. By 1301, John de Scathebury was the richest man in Chislehurst with his estate comprising of surrounding woodlands and fields, the character of which persists to today. The house went through various ownership, from the Walsingham family in the 15th century, who likely rebuilt the house in brick, to the Bettenson family in 1660. In the 18th century the estate was purchased by John Selwyn and settled upon his son-in-law Thomas Townshend who pulled down the old medieval manor house in 1738, before moving to the nearby Frognaal Manor.

In the early 20th century, large-scale commercial orchards and an apple store were introduced to the estate and in 1936 a medieval manor hall was constructed on the original foundations of the hall using timbers from an old house in St Mary Cray.



Around the northernmost part of the character area a small development of housing rose along Leas Green, introducing a handful of detached houses in large gardens.

The area became increasingly wooded through the latter half of the 20th century, with the western portion of the estate, formerly open parkland, becoming densely wooded. In 1983 Bromley Council bought Scadbury Park to create a local nature reserve and a tenant farmer was employed to keep horses instead of orchards. In 1987 the reconstructed manor hall was dismantled.

Townscape Character

This area is dominated by the natural character of the nature reserve, featuring woods, areas of shrubs, meadow and more managed fields used for grazing livestock.

A small area of housing around Leas Green contributes a limited sense of suburban character, however, the impact of this on the natural landscape is mitigated by the extensive buffering of tree cover within their mature gardens and the generally open views across the area are unaffected by urban ingress.

The presence of the ruins of Scadbury Manor provide visual interest and legibility of the history of the area, as does the presence of an array of agricultural buildings, some of which date back to the 19th century.



Views & Focal Points

Views across the area are generally open owing to the natural character of the environment and the emphasis on open space. Nonetheless, the legacy of field partitions and the resulting build up of mature greenery around these boundaries creates sub-areas across which visibility is concealed by trees. This can be seen as a positive as it helps to create a sense of enclosure within a natural environment. The topography of the area, which is undulating, allows for greater visibility from the southeast of the area, where there is a greater degree of open field and increased height.

Focal points include the ruins of Scadbury Manor (although well concealed amongst tree cover) and the nearby row of cottages which appear elevated within the area.

Open Space

There is considerable open space here, which is the main characteristic of the area. This varies between more traditional pastures with boundaries of mature greenery to wilder areas dispersed with meadow and shrubbery. Footpaths throughout provide public access for recreation.

Architectural Styles & Details

Limited due to the lack of development, however, around Leas Green there is a recognisable element of Arts and Crafts and vernacular from those houses built in the 1920s and 1930s, with examples of horizontal weatherboarding and an emphasis on

gabled roofs. Mock-Tudor is also evident, with projecting upper floors and timber boarding.

The site of Scadbury Manor shows the remnants of Tudor brickwork and perhaps early Renaissance details but this is limited. The nearby cottages are typical 19th century rural forms, built in brick with bay windows.

Characteristic Materials

As above, limited due to the lack of development.

Issues and Opportunities

Scadbury Park was designated as a scheduled monument in 2013 and added to Historic England's Heritage at Risk Register the following year. The monument still features on the most recent Heritage at Risk List (2022), despite receiving a grant for the management and maintenance of the Site in 2021. Therefore, continued restoration and protection of the asset would be a great benefit for the Character Area and boost its positive contribution to the wider Conservation Area.



Scadbury Park



Scadbury Park

Heritage Assets

Designated Heritage Assets		
Name	Location	Grade
Scadbury Manor	Scadbury Park	Scheduled Monument
Cadlands	Perry Street	Grade II
Lodge to Scadbury Park	St Paul's Cray Road	Grade II

Non-Designated Heritage Assets & Positive Contributors		
Name	Location	Grade
There are no NDHAs in CA9.		



Scadbury Park



Scadbury Park



Scadbury Park

Character Area Ten

Foxbury & Environs

This Character Area is notable for its semi-rural character, with generous amounts of open space and attractive mature woodland. It is historically notable for the presence of Foxbury and Kemnal Manors.



Location & Boundary

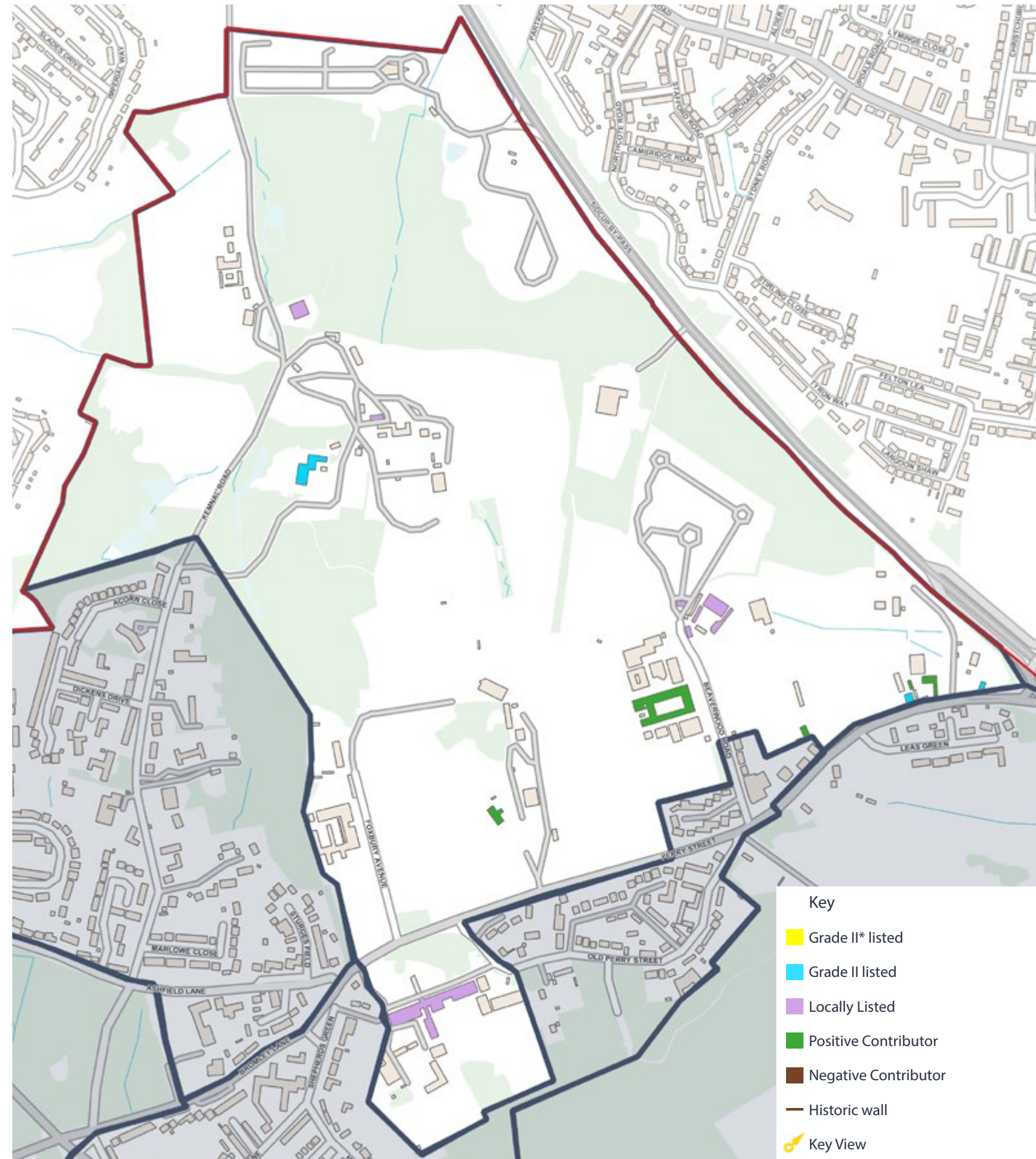
This Character Area is located to the east of Character Area 7. It is a semi-rural area with notable elements including Foxbury Manor and the burial ground of Kemnal Park Cemetery. It is bounded on the north and east sides by the Sidcup Bypass, to the south by Bromley Road and the west by the housing estates around Belmont Lane.

Historic Development

In the 1870s, as indicated by OS mapping, this area was primarily rural, comprising of large areas of woodland dispersed amongst pastures and fields. The most notable feature was Kemnal Manor, an 18th century house rebuilt in 1874 which burned down in 1964 having been the headquarters of the Royal Electrical and Mechanical Engineers.

Much of the land within this character area in the late 19th century was part of the manor's estate, although it was successively sold off throughout the 20th century. By the 1890s the area had begun to transform as a result of the arrival of affluent Victorians. Kemnal Road was widened, leading north from the Common, along which many large houses were constructed.

Of particular note is Foxbury Manor, constructed in the 1870s on land purchased from the Kemnal Estate. It was built by the Tiarks family who were important and active members of the Chislehurst community. It continues today in private ownership.



In 1926 the Sidcup Bypass was opened, which presently forms the western boundary of the character area. This was followed with an intensification of development, particularly around Home Farm to the southeast via the introduction of a school and cemetery along Beaverwood Road. Additionally, a series of neo-Georgian houses were built south of Foxbury Avenue between 1910 and 1925 by Gordon and Gunton. A Romanesque chapel was added in 1935 as well as a large hall in 1989/90.

Prior to the burning down of Kemnal Manor, additional stables and ancillary structures were added to the west side of Kemnal Road which remain as the only survivors of the estate. Several houses have since been built, including one in neo-Georgian style. To the north of the manor a large burial site was constructed in the early 2000s to accommodate the growing demand of London. A sports centre was also introduced to the east of Foxbury Manor, well screened by mature trees.

As much of this area was allocated as Metropolitan Green Belt land, its natural character has been sensitively protected so extensive development has been avoided. Modern developments are generally well screened behind mature greenery and the heavily wooded aspect of the topography has been well maintained

Townscape Character

The character is primarily semi-rural, with Foxbury Manor providing an indication of the association of the area with wealthy Victorians. There is no clearly

surviving parkland which would have formed a part of the Kemnal Manor estate, which is identified on 19th century OS maps. There has therefore been somewhat of a densification of the tree cover in areas that would have been previously sparser. The benefit of this is the effective concealment of some of the later modern additions, such as the leisure centre, which serves to preserve the rurality of the character area. Furthermore, the mature woodland that borders the cemetery makes an important contribution to the rural atmosphere of this part of the Conservation Area, insulating it from the noise and bustle of the Sidcup bypass and the suburbia beyond.

Views & Focal Points

Views along roads are highly restricted due to their serpentine nature and the extensive greenery along their verges. The presence of dense areas of wood also contribute to visual enclosure, preventing permeability through the full breadth of the character area. The presence of fields and pastures, particularly the burial ground to the north of the character area, do provide generous areas of open space. Foxbury Manor, previously more visible in the landscape, would, with its impressive gothic architecture, have served as a focal point. However, subsequent increases in tree cover and presumably the desire for privacy for its owners has considerably reduced its visibility, especially in summer months.

Around the south of the character area, Farringtons School, with its long range of neo-Georgian



buildings and Romanesque chapel, provide an interesting architectural reference for travellers along the A222, however, again, significant tree buffering along road verges limits the opportunities for visual permeability.

Open Space

As a semi-rural area this is generous, but public accessibility may be restricted by private ownership, therefore restricting access to roads. Two sports grounds in the south of the character area provide for recreational enjoyment, as do the cemeteries which are open to the public.

Architectural Styles & Details

Most notable is that of the 19th and early 20th Centuries, such as Foxbury Manor, which is an impressive example of Gothic Revival featuring masonry, mullion windows and Tudor style gables and chimneys. Neo-Georgian is also present, such as west of the former Kemnal Manor, with brick and sash windows, and at Farringtons School – both of these are 20th century buildings.

Of note here also is the Romanesque chapel, which provides an attractive contrast to the otherwise 19th century style of its setting. There are also some striking modern developments, such as the Jannatul Baqi ground in the north of the character area, featuring pale brick with a dramatic sail-like roof.

Characteristic Materials

Mainly red and brown brick, with some stone as seen at Foxbury Manor. Many of the buildings are also rendered, such as at Farringtons School and the modern houses around Kemnal Stables. More recent buildings, such as the Jannatul Baqi burial ground play with more contemporary materials and the brick here is much paler, with greater emphasis on glass and pale tile roofs.

Opportunities for Enhancement

There is an opportunity for CA10, as well as in other character areas, to explore the adaptive reuse of buildings. This would include exploring opportunities for adaptive reuse of historic buildings to accommodate changing needs while preserving their historic value. This can involve converting old buildings into residential units, offices, galleries, or community spaces. Encourage innovative and sensitive design solutions that respect architectural and historic interest.



Heritage Assets

Designated Heritage Assets		
Name	Location	Grade
Foxbury	Kemnal Road	Grade II
Frogpool Manor Farm	Perry Street	Grade II
The Thatch	Perry Street	Grade II

Non-Designated Heritage Assets & Positive Contributors		
Name	Location	Grade
Cemetery Chapel	Beaverwood Road	Locally Listed
Lodge	Beaverwood Road	Locally Listed
Council Depot Building	Beaverwood Road	Locally Listed
The Glass House	Kemnal Road	Locally Listed
Home Farm	Kemnal Road	Locally Listed
Farringtons School	Perry Street	Locally Listed



Early aerial photo of Farringtons School



Foxbury Manor



Chislehurst School for Girls, formerly Beaverwood



Area Wide Features

Shopping Parades

The primary shopping parades are located along the High Street and the Royal Parade. These areas remain distinctive in terms of their architectural treatment, and that they were clearly intended to create a cohesive piece of townscape as a frontage to the network of streets behind, most clearly illustrated along the High Street. This sequence is largely intact despite many individual units being compromised by alterations.

High Street

The shopfronts along the west side form a pattern of single storey projecting shop frontages with accommodation or offices set back, typically at 2-3 storeys. Buildings are broadly mid-late 19th century; however this is less consistent along the east side. All follow similar principles with a clear vertical hierarchy, key design features, scale, design and historic form.

A Shopfront Design Guide for Chislehurst High Street has been produced by the Chislehurst Town Team, supported by the Chislehurst Society. This document was adopted by London Borough of Bromley in 2014 and provides a framework for the sensitive design of shopfronts and signage. It sets out design principles which establish good practice for historic shop fronts in Chislehurst High Street. Elements of the historic shop frontages which contribute to the character of High Street are most readily appreciated through the Fascia or Signboard, Pilasters or Columns, Display Windows, Entrances and Doors.



A number of detracting elements are present, including the 1970s Sainsbury's Supermarket building, AE Locksmith and Majestic Wines. Some shop fronts deviate from the established pattern of design.

The relationship between the High Street and the Commons, remains important. The Common provides a sense of openness towards the southern end, giving an added attraction to visitors and a place to dwell and relax before or after visiting shops.

Materials: Along the northern parts of the High Street, buildings are typically London stock yellow brick, with red brick dressings. Shop fronts are typically timber, towards the south the buildings are predominantly red brick with some timber detailing due to their later date.

Symmetry and Proportions: Many of the shop fronts on the High Street are historic and so adhere to broad principles of shop design as set out in the SPD. The frontages often feature aligned windows and doorways, creating a sense of order and cohesion. This design approach creates a visually pleasing streetscape and contributes to the overall harmony of the area.

Signage and Branding: The signage and branding on the shop fronts are typically integrated into the overall design within the fascia, however there are a number of inappropriate and unsightly signage for some shop fronts. The street features hanging signs

and branded awnings which add to the historic character. Visual clutter from road signage and estate agent boards continues to be a distracting presence.

Commercial Activity: Commercial activity remains an important component of high street character. The High Street has several chain stores – Coffee Shops, Estate Agents and Restaurants with relatively few independent shops. The Sainsbury's supermarket attracts people to the area although is also the cause of much of the High Street's traffic congestion issues. A vibrant commercial scene attracts both residents and visitors to the Conservation Area. This economic vitality can contribute to the ongoing maintenance and preservation of the character of the area, ensuring its long-term sustainability.

Royal Parade

Royal Parade forms part of a historic route into Chislehurst although the street is 19th century in character. 'Abury', a private residence was formerly the village bakery and the prominence of the route as a commercial street has been established since at least the 16th century.

The east side of Royal Parade is an attractive and well maintained grouping of shop fronts which contribute to the overall charm and character of the area. The buildings are Mid-19th century in character, which is reflected in their materials, form and decorative treatment. The earliest buildings date from the 1860s and are of higher quality

with richer detailing and a variety in form and relationship to the plots. Most shop frontages retain a centrally located doorway flanked by two large windows, stall risers, and timber framing. No.1 dates to 1860, with a pastiche central cartouche with crest of Napoleon III and a higher degree of decorative detail. Nos.2 & 3 are later infill but in a broadly comparable style. No.4 dates to c.1860 with a number of decorative features including articulated asymmetrical bay and terracotta course at eaves level. No.5 is 1870's and makes up a single composition, the group, the parade with a main elevation of 7 bays, with outer most bays as entrances stepped headers, and squared at roof level above to add articulation. The ground floor central shop front is asymmetrical with a cut through to the former service yard (now shopping arcade). Nos.7-11 form another single composition of typical mid-19th century shops with living quarters above, each building is two bays and with a dentil cornice detail at parapet level. 'Royal Parade 1870' is painted just below the cornice line. An alley way divides this group from No.12, which is a later 19th century building with less detail and has a corner articulation which terminates the group.

The shop fronts in Royal Parade are typically 2 storeys with shop frontage below with accommodation or offices above. The buildings display a broadly consistent group with similar architectural style, typical for the mid-late 19th century. The façades feature a ornate detailing such as decorative mouldings, cornices, and signage which add further character to the streetscape.

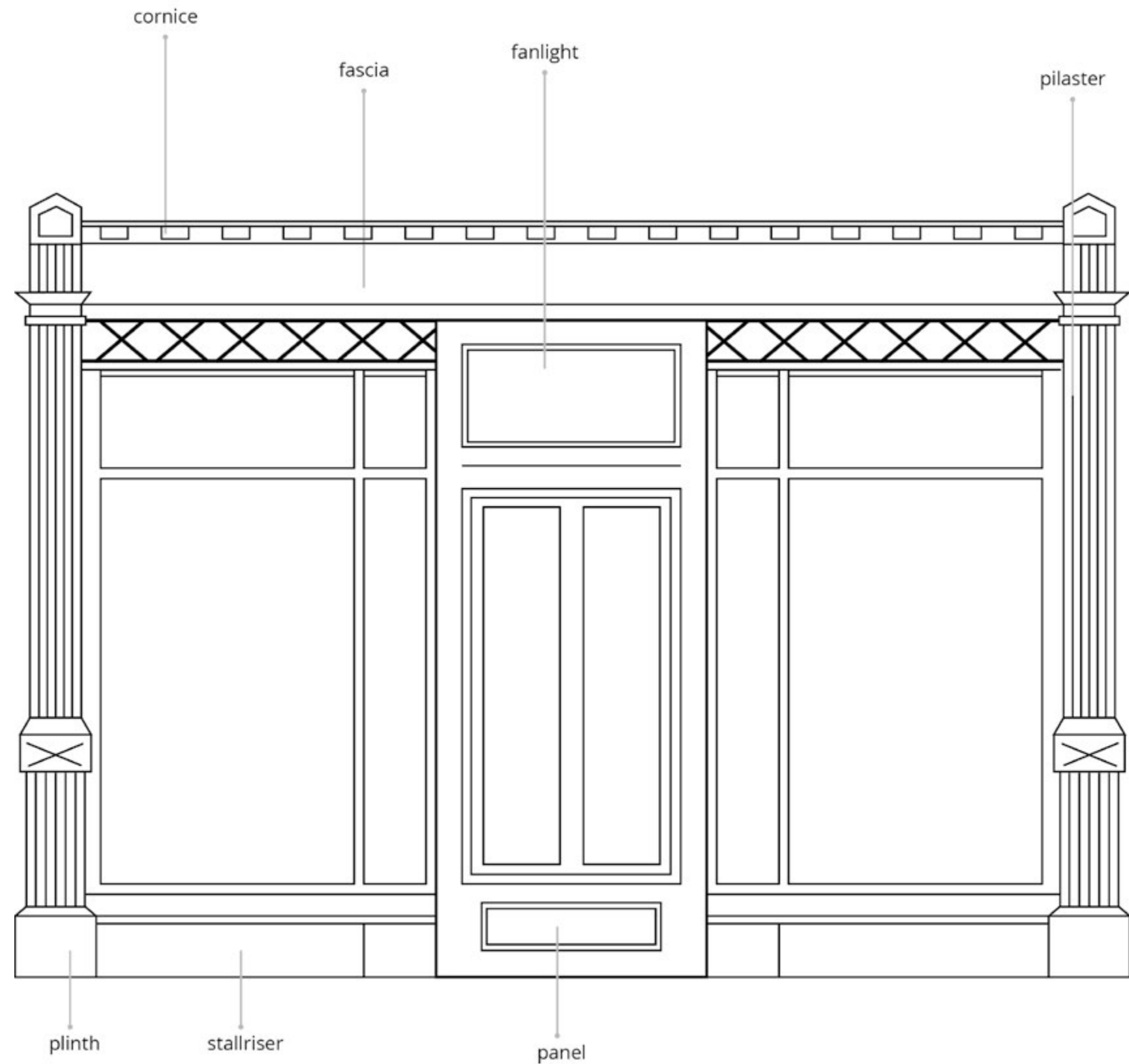
Materials

Symmetry and Proportions: Many of the shop fronts in Royal Parade are historic and so adhere to broad principles of shop design set out in the SPD. The frontages often feature aligned windows and doorways, creating a sense of order and cohesion. This design approach creates a visually pleasing streetscape and contributes to the overall harmony of the area.

Signage and Branding: The signage and branding on the shop fronts are typically tastefully integrated into the overall design. There are hanging signs along Royal Parade although many shops carry evidence of metal sleeves for flag poles, shop names and branding are within the fascia which allows individuality to different shops without detracting from the architectural integrity of the building group.

Commercial Activity: Royal Parade is characterised by commercial activity with shops dedicated to one particular product type, audience or service. The shops attract people to the area which adds to the sense of community character and activity. Shop fronts often feature well-curated and visually appealing window displays. These displays showcase products or services offered by the businesses while adding visual interest to the street.

Overall, Royal Parade remains a well-preserved purpose-built mid-19th century shopping parade, reflective of the historic development of Chislehurst and the prevailing architectural style of the period.



The key components of a shopfront

The quality of detailing, and consistency of the group contributes to the character and appearance of the Conservation Area.

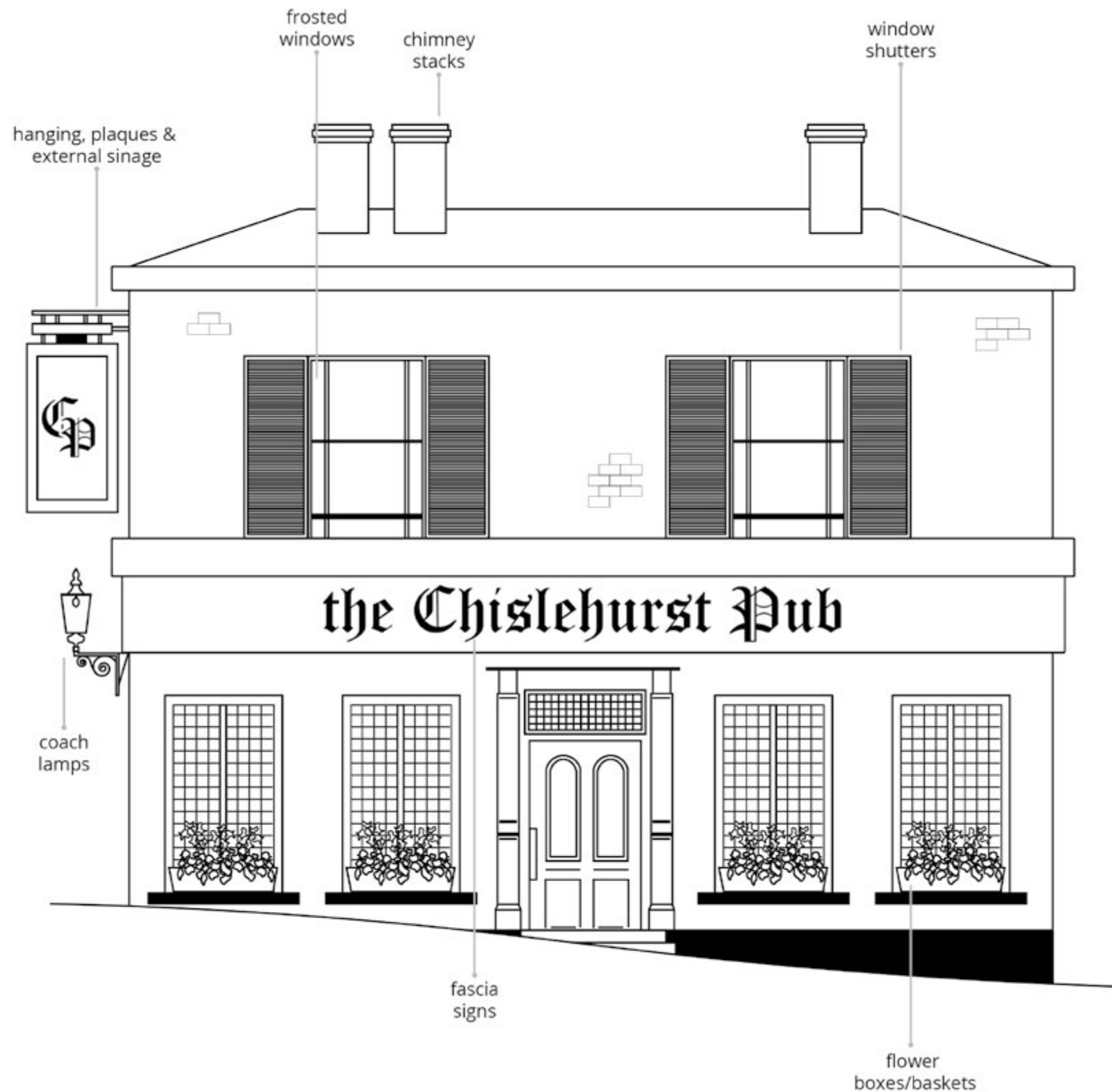
Historic Pubs

The history of pubs in Chislehurst dates back several centuries, with many establishments playing a significant role in the social and cultural fabric of the local community. Public houses are an important feature of the Conservation Area and have often occupied their site for many years. Features that are important to these buildings include their traditional hanging signs, coach lamps, frontages. Public Houses often create focus in the street scene and make a significant contribution to the character of the Conservation Area both in their architecture and in their social role. The public houses within the Conservation Area are generally high quality with a distinctive architectural appearance.

The Bulls Head: The Bulls Head is located on Royal Parade. The building is listed at Grade II. It is referenced as being built in the early 19th century (it appears on the 1844 tithe map) but may have replaced an older coaching inn on the same site. It has later additions.

The Queen's Head: The Queen's Head pub is the only historic pub on the High Street and has an important role in bookending the east side and in opening the view towards the Common.

The Tigers Head: The building dates to the late 18th century but stands on the site of a much older inn,



Typical architectural features of a pub frontage in Chislehurst

owned by the Walsingham family, local wealthy landowners, and owners of nearby Scadbury Manor and dating back to the 15th century. The Tiger's Head is derived from the crest of the Walsinghams.

The Crown: The Crown Inn was constructed in 1874. The building has recently been restored and renamed The Crown, which although not entirely sympathetic to its historic character is generally an improvement from its previous condition.

The Ramblers Rest: The Ramblers Rest was established in the 19th century but the building dates to the 17th. It became a stop off point for and was formerly known as the Millers Arms. The building is weatherboarded in vernacular style and more restrained than other grander public houses which typically have more visual presence.

Imperial Arms: The building, which dates to the 19th century, is richly decorated and has a significant presence as part of the local streetscape.

The Bickley Arms: The site was constructed in 1870, during the expansion of the railways. The building was originally called the "Station Master" and was used as a hotel with accommodation above for travellers. The name changed in 1892 to "The Bickley."

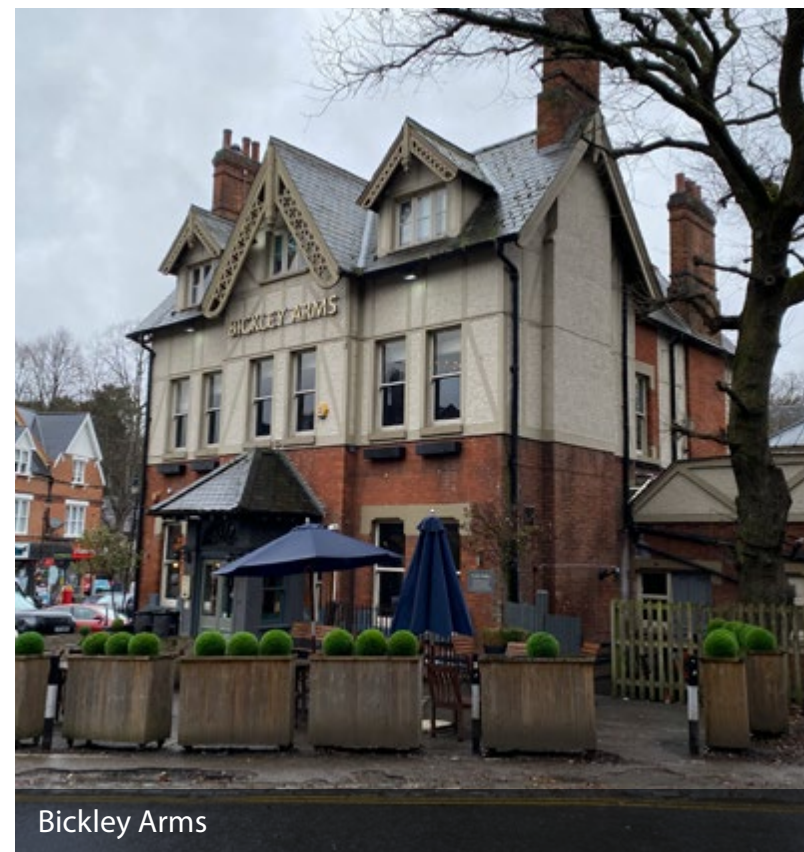
The Sydney Arms: located on Perry Street, this pub was formerly known as "The White Swan," before being renamed in the 1880s. It likely dates from the early 19th century with later Italianate alterations.



Imperial Arms



The Tigers Head



Bickley Arms



Ramblers Rest

Victorian Walls

Victorian red brick walls form a historic and important part of the area's architectural fabric and contribute to its distinctive character. Amongst others they include Yester Road wall, Southill wall and Watts Lane. These walls bound some of the larger detached houses, constructed in the mid-late 19th century, which was a period of significant urban development and expansion in the area. Many of the walls found in Chislehurst are representative of the prevailing architectural style of that time. They serve as a visual reminder of the status of some of the properties, their historic plot boundaries, and how past and the social, economic, and cultural influences that shaped the area during the Victorian period.

The walls have a distinct appearance, characterised by their materials, patina and detailing. These walls were often built by skilled craftsmanship, reflecting the architectural preferences and values of the time. Their presence adds a sense of charm, character, and visual appeal to the Chislehurst Conservation Area.

The red brick walls contribute significantly to the overall heritage value and integrity of the Chislehurst Conservation Area. They act as a link to the past and are considered an important part of the area's cultural heritage. Preserving these walls helps maintain the authenticity and historical continuity of the Conservation Area.

In summary, the Victorian red brick walls in the Chislehurst Conservation Area are representative of an important chapter in the area's history, contributing to its architectural character, and fostering a sense of place.

Street Furniture

Street furniture plays a significant role in contributing to the heritage interest of the Chislehurst Conservation Area.

Phone Boxes: Traditional red telephone boxes, contribute to the heritage interest of Chislehurst conservation area. These phone boxes are recognised as symbols of British cultural identity and can evoke a sense of nostalgia and history. Preserving and maintaining these phone boxes can help retain the area's historic character and serve as visual reminders of the past. There is only one within the Area, which is presently used as an information kiosk / book swap.

Post Boxes: Historic post boxes add to the heritage interest of Chislehurst Conservation Area. These post boxes, typically made of cast iron and displaying the royal insignia, represent a long-standing postal service tradition in the UK. They can be considered architectural features and serve as reminders of the area's history and development.

Signage: Signage within the Conservation Area plays an important role in providing information, wayfinding, and enhancing the historic character of Chislehurst.

There are a number of key signs of prominence including the 'Chislehurst' sign on the Common. Many of the more historic signs have an architectural design quality. Typography used remains an important element which contributes to a cohesive and visually pleasing streetscape. Traditional or bespoke signage remains an important visual element that generally adds to the overall heritage interest of the area.

Boundary Treatments: Boundary treatments, such as walls, fences, or gates, can help define the Conservation Area and contribute to its heritage interest. These features may incorporate traditional materials, designs, or motifs that reflect the area's history, its historic development, rural origins and architectural character.

In areas of historic interest, bollards can contribute to the heritage interest of the Conservation Area. Traditional bollards made of cast iron or other traditional materials can complement the historic character of Chislehurst, especially when designed or restored in a manner that aligns with the area's architectural styles. Bell traffic bollards, introduced around 1986, are common throughout the area. These bollards, although modern add a unique and recognisable element to the streetscape. They serve both as functional traffic control measures and as visual markers that contribute to the visual interest of the Conservation Area.

Trees

Trees and mature vegetation are a vital component to the character and appearance of the Conservation Area and must therefore be protected and conserved. All trees are protected when they are located within a Conservation Area. It is therefore an offence to prune, damage or fell a tree within a conservation area without permission.

In summary, street furniture such as phone boxes (of which there is one, managed by The Chislehurst Society), post boxes, signage, boundary treatments, bollards, and mature greenery all play a role in contributing to the heritage interest of the Chislehurst Conservation Area. They contribute to the legibility of the area's historic development, reflect traditional design elements, and contribute to the overall historic ambiance of the streetscape. Preserving, maintaining, and appropriately integrating these elements can help ensure the Conservation Area's unique character is celebrated and preserved.



A section of Victorian wall along Southhill Road



Scadbury Park

A dark, moody photograph of a duck and two ducklings on water. The duck is on the left, facing right, with its head turned slightly towards the camera. It has brown and black mottled feathers. Two ducklings are swimming to the right of the duck. They are smaller, with similar brown and black mottled feathers. The water is dark and rippled. The overall tone is somber and atmospheric.

Managing Change in Chislehurst (Management Plan)

Introduction to Conservation Strategy

This series of management guidelines provide a framework for development proposals within the proposed Chislehurst Conservation Area and should be read in conjunction with the Character section of this document. Design guidance can be found in Bromley's Urban Design Guide SPD (October 2022) which is currently in draft form.

The Conservation Area will continue to change and adapt, as indeed the area did during the late 19th century and throughout the 20th century, which has resulted in the character it possesses today. Nonetheless, ensuring that change preserves or enhances the character or appearance of an area is the principal purpose of good conservation.

The primary aim of a Conservation Area is to preserve or enhance the buildings, townscape, landscapes, public realm, and other characteristics that contribute to the special architectural or historic interest of the area, whilst simultaneously ensuring that new developments are appropriate to their context.

The following Management Plan will provide practical guidance in relation to ensuring that the materials and features which are characteristic of the Conservation Area are enhanced or preserved.

Materials and Maintenance

Ensuring that characteristic materials and features of the Conservation Area are retained and kept



Aerial Image, 1929



Aerial Image, 2023

in good repair or replaced with like-for-like when there is no suitable alternative.

Characteristic materials vary throughout the Conservation Area due to the diversity of development, however, often include brick, either yellow brown or red; timber boarding, particularly in areas with inter-war and vernacular revival style developments; pitched slate roofs. Features can include timber sash and casement windows, sometimes in bay and oriel forms; ornamental door and window surrounds; porches and fanlights; decorated brickwork; stone dressings and mouldings; slates and hanging tiles.

Shopfronts

The existing shopfronts along high street areas are variable, with many poor examples which do not relate well to the historic character of a 19th century commercial street. Poor quality examples include plastic signs with generic lettering with bright, artificial colours or which are over lit internally and externally. They often appear at odds with the proportions and forms of more traditional signage. Good examples include those with historically sensitive lettering, styles and colour palettes which relate well to neighbouring shop fronts, creating a pleasing and consistent streetscape which evokes the historic character of the road.

Proposals for new shopfronts or alterations to existing shopfronts should seek to preserve or enhance the historic character of the area in order to maintain the form and appearance of

the streetscape. This should be done through employing a high-quality design scheme drawing on materials, lettering and colours which are appropriate to the context. Reinstatement of lost traditional shopfronts should be encouraged, drawing on existing context or relevant 19th century examples. Entirely new shop fronts should also follow this same guidance. The instatement of a new shopfront or the alteration of an existing shopfront, including the installation of security shutters and/or awnings, will require planning permission.

Shopfronts of merit are exemplified in 41 High St, 43-45 High St, 51 High St, 53 High St and 55 High St.

Demolition

Chislehurst has, in the past, suffered from the demolition of historic buildings, such as those along Kemnal Road where only a handful of the former Victorian houses survive. Within the proposed Conservation Area, demolition of a building, whether listed or not, will require planning permission. Buildings which are considered to make a positive contribution to the Area should be retained. Consent for demolition will only be permitted for those buildings which can be shown to detract from the character or appearance of the Area.

Alterations and General Extensions

Extensions to buildings can disturb the historic character of an area by reducing separation between neighbouring properties and the spatial

relationship between the wider landscape (such as gardens).

Extensions to buildings are an expected part of the evolution of an area, but they should be careful to respect the character of the host building and not to dominate it or neighbouring properties. Generally, extensions should be to the rear of a property in order to reduce the public visibility when viewed from the streetscene.

General alterations should ensure that they respect the materiality, style and character of the host building and surrounding area and should not introduce detracting features or dramatically alter the built form of the host building.

Roof extensions

Rooflines and forms, including their materiality, are an important contributor to the character and appearance of an area. Their management must therefore be carefully planned, and alterations will require planning permission. The Conservation Area incorporates a wide variety of roof types, and therefore, they must be treated on an individual basis and in relation to their immediate context. Often, character areas incorporate one or two particular roof styles, and these must be preserved in order to maintain the special interest of the Area. As a result, roof dormers should be resisted in areas where existing precedence cannot be demonstrated. Expansions of roofs which would unduly increase their mass and height in relation to their immediate context should be resisted. This

applies also to roof styles and pitches. Original slates should be maintained or, if required, replaced with like-for-like versions unless the existing material detracts from the character and appearance of the Area.

Trees

Chislehurst Conservation Area is notable for its quantity and quality of mature trees and gardens, a number of which were ornamentally planted during the rapid 19th century development of the area. These are important contributors to the appearance and character of the Conservation Area and represent its historic development as a suburb of London. Loss of trees should be resisted and will require planning permission.

Gardens and Over-development

The generous accommodation of gardens within the Area supports a sense of openness, tranquillity and suburban character and is important to the historic development of the Area and its characterful appearance. Loss of gardens through development should be resisted and will require planning permission. Over-development of plots which dominates the local street scene can often be inappropriate and harmful to the character and appearance of the Area. They should be resisted.

Public Realm

The Area incorporates extensive open space for the amenity and enjoyment of the public. These are often, as in the case of the Scadbury Park Nature Reserve and Chislehurst Common, related to the

pre-19th century rural character of the area and should be enhanced and preserved. Detracting features, such as insensitive railings, bollards or hard landscaping, should be removed and replaced with more appropriate alternatives suitable to the character and appearance of the area.

Security

Security is an understandable and recognisable concern for many members of the public and business owners. Nonetheless, excessive security measures, in the form of CCTV, security railings and security shutters, can be harmful to the character and appearance. Such measures should therefore be sensitive, and should generally be restricted to the interiors of buildings, particularly along commercial roads with characterful shopfronts.

Refuse Storage

Commercial storage should be discrete to avoid clutter and visual degradation of streets and shop fronts. If possible, it should be restricted to the rear of buildings.

Setting of the Conservation Area

Protecting the setting of conservation areas is not a statutory duty within primary legislation. Nonetheless, the NPPF states that the setting of a designated heritage asset can contribute to its significance. Therefore, development outside of the Conservation Area and within its setting can have an impact on its special architectural and historic characteristics and should therefore be considered in order to assess any potential harm.



Sustainability

Renewable energy and energy efficiency schemes should be supported in order to improve the sustainability of the Area. However, introducing alterations to buildings, such as double glazing and external insulation, can alter the character of the Conservation Area. It is therefore important that the Council have appropriate oversight of such proposals in order to ensure the special interest of the Conservation Area is preserved.

Solar Panels

Solar panels can be unsightly and should be restricted to areas where they will not cause visual harm to the appearance or character of the Conservation Area. However, they have Permitted Development rights in most cases. To comply with permitted development conditions, you should place the solar panel, so far as is practicable, to reduce its effect on the external appearance of the building and the amenity of the area. Panels should be removed as soon as they are no longer needed.

Double glazing

Windows are an important contributor to the appearance and character of a building, and thus to the wider Conservation Area as a whole. Introducing double glazing in historic buildings which have existing single glazing (such as in historic sash or casement windows) can harm their character and should be avoided. Alternative schemes can have less impact, such as internal secondary glazing.

When replacing windows which have been damaged, those of a characterful appearance should be replaced like-for-like. These include timber casements and sashes. Replacing windows which are not positive contributors, such as uPVC, should seek to introduce more sensitive forms to enhance the appearance of the Conservation Area.

Doors

High performance doors can, similarly to double glazing, improve the efficiency of a building. However, they can also distinctly alter the appearance of the building, particularly if the building is of historic interest or is considered to be a positive contributor to the Conservation Area. This can cause additional problems for those buildings within an area of consistent built form and/or style, where deviation from uniform features can harm the sense of cohesion within a character area.

Therefore, any such replacement of doors should ensure that they use appropriate style, materiality, and colour to ensure sensitivity to their context. Replacing unsightly high-performance doors, such as uPVC, is encouraged.

Chimney Removal

Chimney removals can have the advantage of reducing air flow, therefore improving thermal efficiency. However, doing so can significantly harm the character and appearance of a building and thus degrade its contribution to the Conservation Area. In order to preserve its special interest, such proposals should be refused unless exceptional

circumstances permit.

Ground and Air Source Heat Pumps

Installation of exterior plant services, whilst a small detail, can incrementally cause harm to the appearance and character of a Conservation Area, especially as they grow in popularity. As a result, they should be installed in inconspicuous areas, such as to the rear of the property, to avoid visibility from within the Conservation Area.

External insulation

External insulation can lead to considerable alteration to the appearance of a building, which can then cause harm to the character of the Conservation Area. This is particularly true if applied to, for example, brick faced buildings where the insulation results in a render which deviates from the existing context of built forms. External insulation can obscure detailing such as decorative masonry, string courses, sills, and lintels. It can also alter the proportions of the building. As a result of this, planning permission will be required to ensure that the Council can ensure potential harm to the Conservation Area is avoided.

Permitted Development

Incremental harm can be caused by the introduction of minor alterations which are normally allowed via Permitted Development. These can include unsympathetic hard landscaping, such as to front gardens for the purposes of parking, small garden buildings, which can detract from the sense of open space, and general erosion of

features which are considered to contribute to the significance of the Conservation Area. In this case, the Council may consider whether an Article 4(1) Direction is therefore desirable. An Article 4(1) Direction removes 'Permitted Development rights' under the Town and Country Planning (General Permitted Development) Order 1995. As a result, residents would be required to make a planning application for certain types of work to their properties. It does not stop residents carrying out minor alterations like installing security lighting, burglar alarms or repainting.

English Heritage defined the usefulness of Article 4 Directions in the Heritage at Risk Report 2009:

'Article 4 directions are well-established tools that enable local planning authorities to manage change in conservation areas that otherwise would be harmful to their special character. They are particularly effective when used as part of a well-considered management plan supported by guidance to local owners. Article 4 directions are justified when there is firm evidence that permitted development is damaging the character or appearance of a conservation area or is likely to.

An Article 4 direction is therefore a targeted response to specific types of alterations and changes that cumulatively can undermine local character. When used in conjunction with design guidance they can provide clarity and certainty for owners when they are considering proposals for change.

Summary of Issues and Opportunities

Character Area 1

There are a large number of locally listed buildings whose significance is not readily recognised by the public. The provision of a resource for guidance and advice on the suitability of any proposals to support property owners, would help to ensure appropriate heritage and conservation practices are followed. The appearance of Raggleswood has been substantially altered through the introduction of large-scale housing developments. Excessive external lighting and hard landscaping should be managed sensitively.

Character Area 2

There is a risk of poor-quality imitations of high quality Arts & Crafts housing. Whilst modern architecture can make a positive contribution when appropriate in design, form and scale, too great a divergence from the character of existing buildings can cause harm. Owners of historic buildings should be encouraged to engage in the restoration and maintenance of their historic properties within the conservation area.

Character Area 3

There is the opportunity to enhance the aesthetic quality and character of the High Street through sensitive improvements to the shopfronts and signage. There are a number of specific buildings which detract from the quality and rhythm of the street scape, and sensitive redevelopment should be encouraged. Further public realm enhancements should be encouraged.

Character Area 4

The poor quality of the Southill Road detracts from the appearance and aesthetic quality of this character area and its heritage assets. Enhancement should be pursued to elevate the appearance of the area.

Character Area 5

The establishment of independent shops, cafés, and community spaces would benefit the area. As in all areas within the Chislehurst Conservation Area, there should be a balance between economic vitality with the need for heritage preservation to maintain the area's unique charm. Public realm improvements would enhance the area further.

Character Area 6

There are opportunities for the maintenance and upkeep of the green spaces and streetscapes. Materials, designs and colours should harmonise with the historic context of the area while improving accessibility and safety.

Character Area 7

As a result of the character area's fairly central location and the abundant parking, roads through the character area can become easily congested, particularly Ashfield Lane, Heathfield Lane, and the southern portion of Kemnal Road which detracts from the character of both the Common and the Area generally and creates a dangerous environment for pedestrians and cyclists. Implementing traffic management strategies that prioritise pedestrians and cyclists could ease congestion and enhance the natural appeal of the Conservation Area.

Character Area 8

Traffic congestion is detrimental to the otherwise tranquil and attractive area. Pedestrian access is poor, with narrow pavements that provide a hostile environment. This is exacerbated by a lack of safe crossings, with local desire for one at the War Memorial junction.

As such, improvements to pedestrian access would improve both the overall appearance of the public realm as well as its safety for pedestrians. Enhancing deteriorating buildings will improve the appearance of the area.

Character Area 9

Scadbury Park is a designated scheduled monument. Despite a recent grant, it is in need of continued restoration which would boost its positive contribution to the Chislehurst Conservation Area.

Character Area 10

There is an opportunity for CA10, as well as in other character areas, to explore the adaptive reuse of buildings. This would include exploring opportunities for adaptive reuse of historic buildings to accommodate changing needs while preserving their historic value through design solutions that respect their special interest.



Chislehurst High Street, 1951

Proposed Extensions

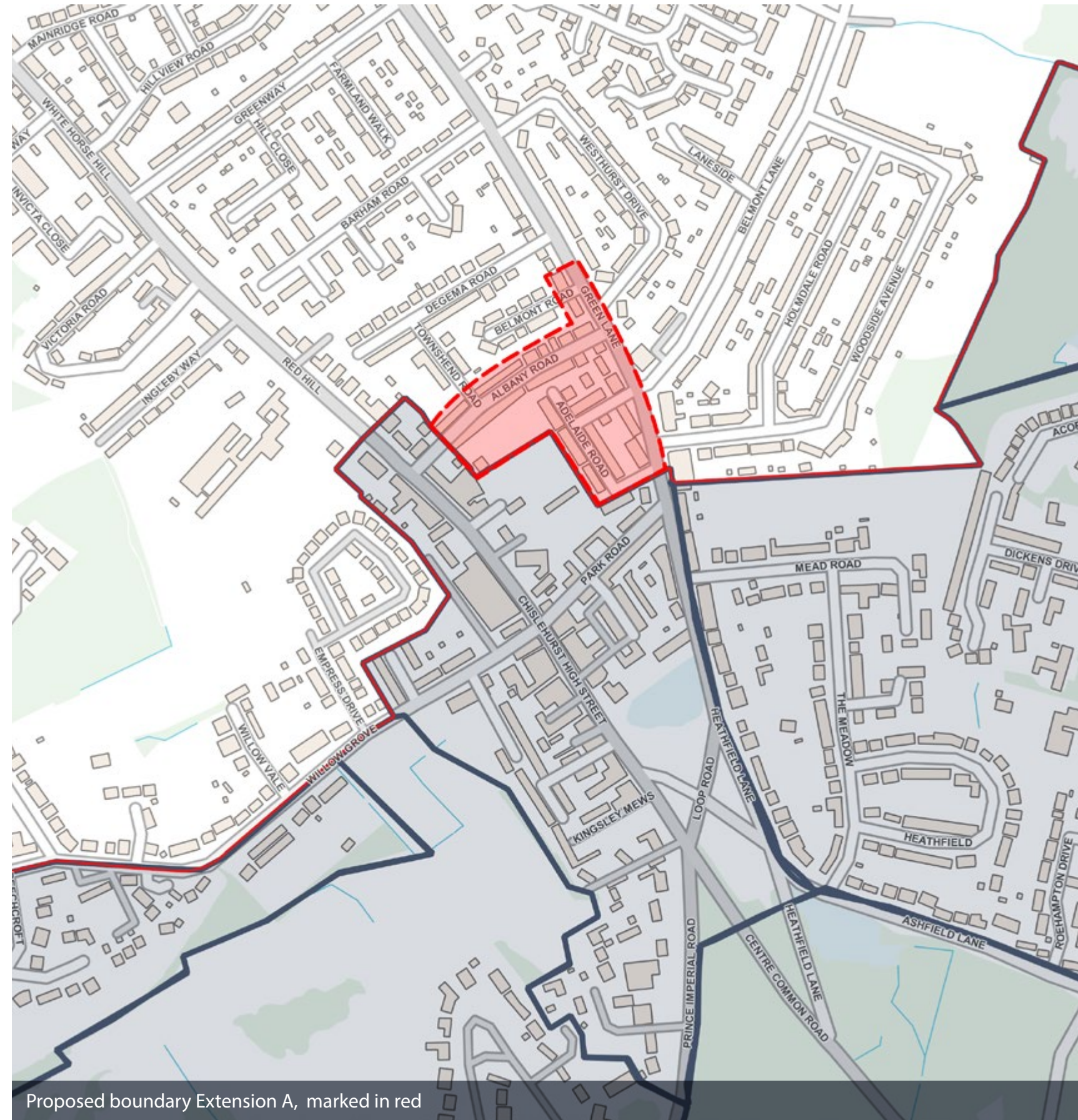
The following has been produced in accordance with the Historic England guidance Conservation Area Appraisal, Designation and Management Historic England Advice Note 1 (Second Edition) (2019).

An initial study of the Chislehurst Conservation Area boundaries has produced two potential areas to extend the Conservation Area. It should be noted, however, that these are suggested changes only, and that this Appraisal and Management Plan does not possess the authority to influence existing boundaries.

The interest in these areas is described in further detail below;

Proposed Extension A – Victorian Terraces Albany Road & Adelaide Road To be included within Character Area 3.

This area consists of two Victorian terraced streets of simple workers cottage type housing and their rear gardens that remain generally well preserved and remain indicative of the expansion of Chislehurst in the late 19th – Early 20th century. The character of the streets remains broadly homogeneous, the buildings are predominantly built in stock yellow brick, mirrored with arched entrances, the buildings feature restrained stock architectural detailing, with red brick banding and detailing, apparent where the frontages remain unrendered,



Proposed boundary Extension A, marked in red

original sash windows have been replaced on most buildings with UPVC double glazing which has lessened the interest and sensitivity of the area. End of terrace buildings feature interesting details including brickwork detailing at the adjacent to Townshend Road. The roofscape is well preserved along Adelaide Road with no apparent roof level extensions. There has been large-scale change to rear elevations along Albany Road with a number of rear extensions which remain subservient to the host buildings and have preserved the overall form of the terrace.

By the end of the 19th century terraces had become very accurate illustrations of the social and economic standing of the areas in which they were found, which adds to their historic interest. The houses are generally evocative of the relatively cheap, standardised 'byelaw' row houses built for workers close to the factories and industry (built to comply with the Public Health Act 1875, which imposed certain standards on quality).

The area directly adjoins the High Street, and has a relationship with this important central component of the Conservation Area. There is a visual relationship with views into and from Albany Road and a historical relationship to the commercial enterprises along this main route through Chislehurst which necessitated the development of housing of this type.

Reasons for inclusion

Historic Interest

The terraces are an uncommon example in Chislehurst and in these reaches of South London. They illustrate the prevailing building typology of the period and the historic development of the area. There is a connection between the High Street and this area of terraced housing, with the housing contributing to an understanding of how the commercial centre of the Chislehurst has changed and developed.

Architectural Interest

The terraces are a clearly distinct pocket of development which have a broad consistency. The buildings typically have simple detailing reflecting the period of their construction and the economic and social status of their first occupants. There are common features throughout including scale, and materiality including use of a contrasted red and stock yellow brick. Although with a degree of architectural variety throughout; some houses feature a canted bay, others have a porch carried across the frontage, Nos 23-24 Albany Road for example are mirrored with arched passage leading to the rear which offers a triple arched entrance way. These features all contribute to a degree of consistency across these roads and lend themselves to a characterful streetscape which is of a type uncommon in the local area.

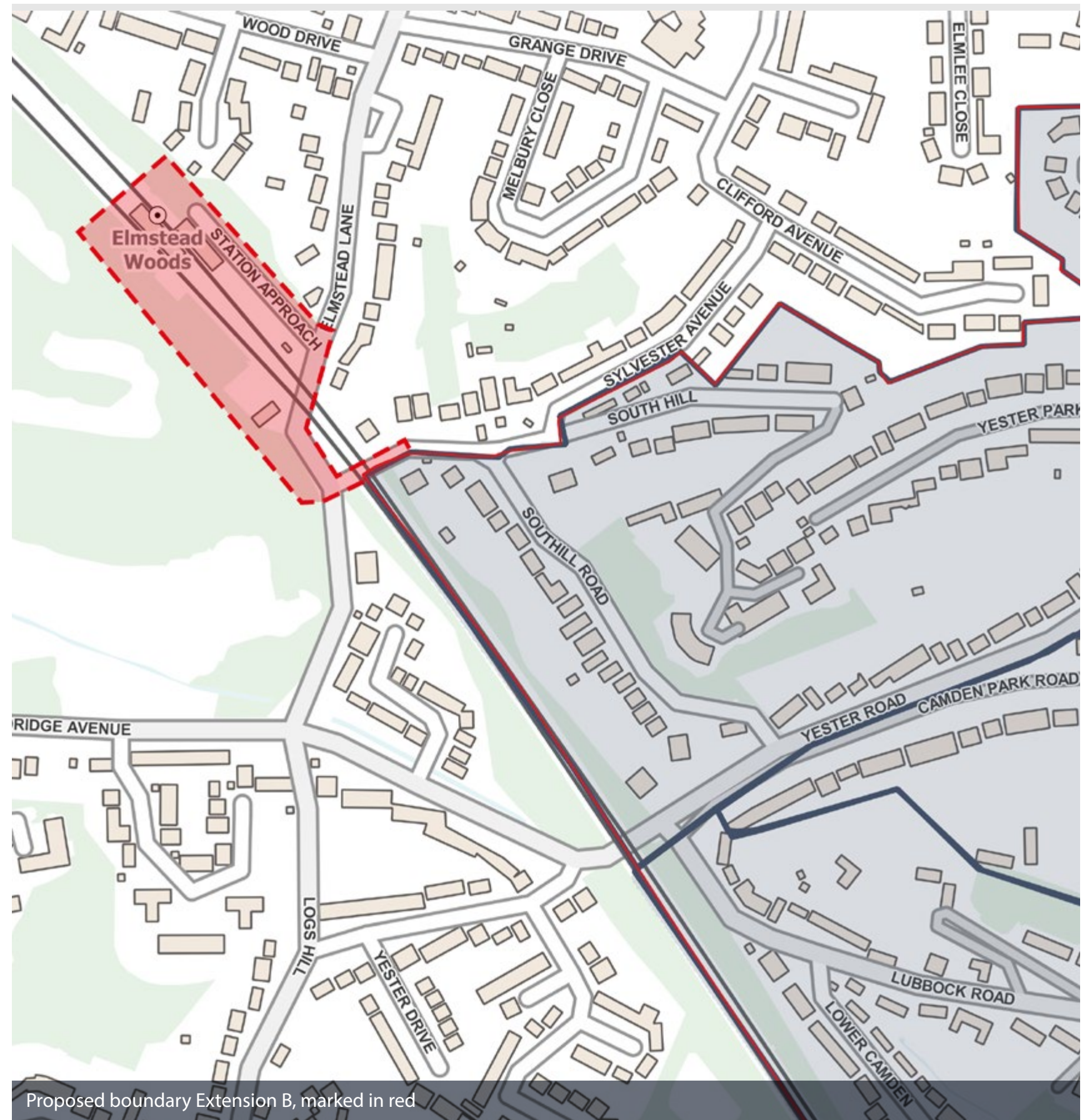
The area has been subject to the 'usual suspects' of late 20th century changes, which has disrupted the consistency of the area, including 1970s external 'crazing paving' render and pebble-dash render, uPVC double glazing casements replacing the traditional sliding sash, remodelled bays, rebuilt front garden walls and converted drives.

Proposed Extension B – Elmstead Woods

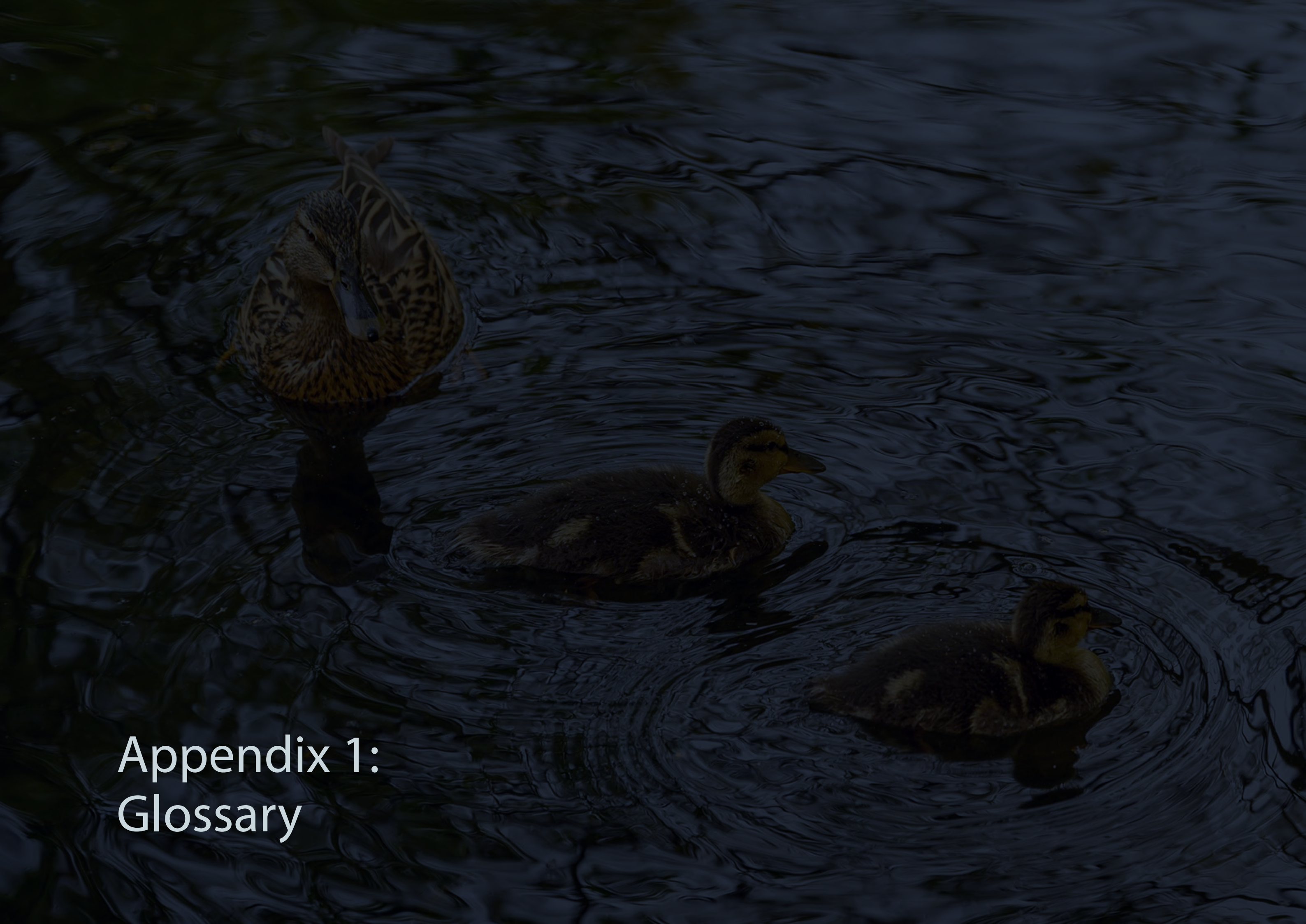
This extension would primarily comprise of the Elmstead Woods railway station and the associated railway bridge at the entrance to South Hill, which contribute to the legibility of the Victorian development of the Conservation Area and contribute a distinct early industrial character to the area. Together with Chislehurst Station and the railway bridges on Yester Road and Barfield Road these assets hold group value.

The station building and the footbridge connecting the platforms are locally listed, in recognition of the station's significance architecturally, and also to community. It would benefit from incorporation into the Chislehurst Conservation Area, along with the railway line and its environs, in order to ensure the appropriate management of the historic environment here. Of note in this proposed extension is the characterful Mock-Tudor house, situated immediately to the west of the railway bridge, which provides further architectural interest and is of typical character to that found in the CA.

The extensive greenery and degree of mature trees softens and adds semi-rural character to the setting of the railway bridge and station. This in itself is a key feature of the history of Chislehurst as a semi-rural Victorian suburb of London. There are, however, a number of existing modern houses and emerging developments which could potential risk harming this character.



Proposed boundary Extension B, marked in red



Appendix 1: Glossary

Arts and Crafts

A design trend frequently inspired by vernacular or local traditions, featuring a focus on practical layouts, authenticity in material usage, and meticulous craftsmanship.

Freestyle

A term applied to structures from the early 20th century that amalgamated various architectural styles, often in an innovative and inventive manner.

Gothic Revival

The revival from the 17th century, and particularly in the 19th century, of earlier Gothic Styles.

Heritage Asset

A "heritage asset" refers to a property, structure, site, or object that holds significant historical, cultural, architectural, or archaeological value, often recognised and protected for its contribution to a community's heritage, identity, or collective memory. These assets are typically preserved and conserved to ensure their continued importance for future generations.

Legibility

"Legibility" in architecture pertains to the clarity and ease with which the various components and features of a built structure or design can be perceived and understood. It involves the degree to which architectural elements are recognizable and contribute to the overall comprehension of the building's form and function.

Modernism

A broad architectural category of the 20th century, frequently distinguished by uncomplicated, unembellished shapes, flat rooflines, and wide, horizontal windows, occasionally influenced by Classical principles of proportion and arrangement.

Neoclassical

An architectural style originating from ancient Greece and Rome, marked by its emphasis on symmetrical and meticulously proportioned design, and incorporating classical orders like Doric, Ionic, and Corinthian columns.

Positive / negative contributors

In the context of townscape and architecture, positive contributors refer to elements, structures, or design features that enhance and enrich the visual and functional qualities of a given area. These elements may include well-designed buildings, public spaces, landscaping, and infrastructure that contribute positively to the overall aesthetics, character, and livability of the town or urban environment. Negative contributors in townscape and architecture represent elements, structures, or design characteristics that detract from the overall quality and appeal of a particular area. These elements could involve poorly maintained buildings, unsightly infrastructure, or design features that disrupt the harmonious and functional aspects of the town or urban landscape.

Post Modernism

A design movement emerging in the later part of the 20th century, characterised by its departure from Modernism, a return to historical architectural styles, occasional utilization of contemporary materials, and deliberate incorporation of ironies or mannerisms, involving the purposeful deviation from established architectural norms.

Queen Anne

Contrary to its title, the Queen Anne Revival style, which flourished in the late 19th century, melded elements from the Queen Anne period with a diverse array of features. These included the use of red brick and terracotta, windows painted white with small panes, prominent gables, at times adorned, and the incorporation of bay and oriel windows.

Significance

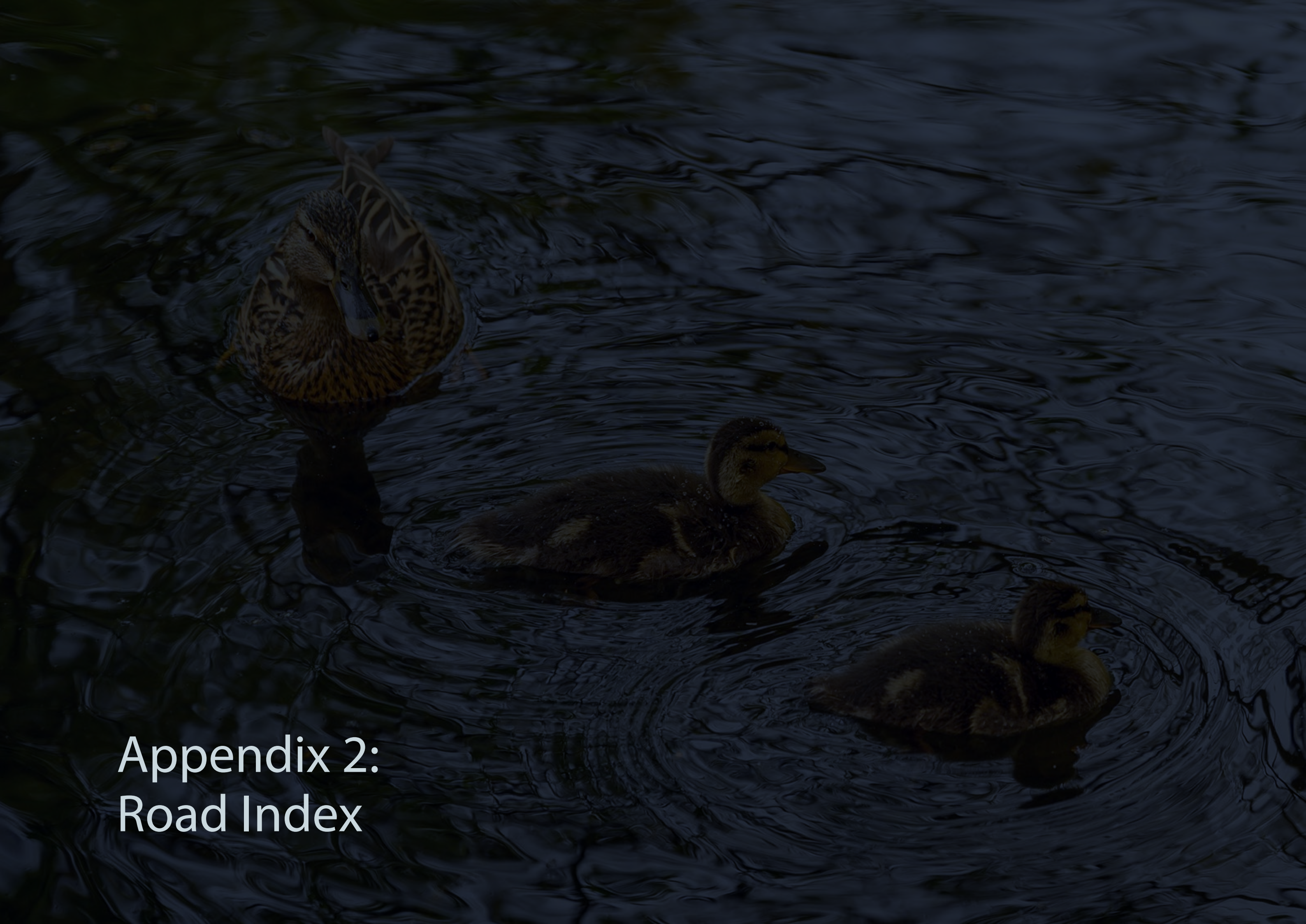
"Significance," in the context of heritage assets, as per the National Planning Policy Framework (NPPF) and Historic England, refers to the cultural, historic, architectural, or archaeological importance of a particular site, building, structure, or object. The significance of a heritage asset is determined by its historical and social value, as well as its aesthetic and architectural qualities, all of which contribute to its special interest. This assessment of significance is crucial in heritage preservation and planning, as it guides decisions regarding conservation, restoration, and development, ensuring that the heritage asset's unique and valued characteristics are protected and celebrated for present and future generations.

Townscape

"Townscape" refers to the overall visual and physical character of a town or urban area, including the arrangement, design, and appearance of its buildings, streets, public spaces, landscaping, and other elements that collectively shape the environment and atmosphere of the locality. Townscape encompasses the unique combination of architectural styles, historical features, and urban planning that defines a town's distinctive identity and visual appeal.

Urban Grain

"Urban grain" refers to the pattern, texture, and arrangement of streets, blocks, buildings, and open spaces within an urban area. It describes the scale and character of development, including factors like the size and shape of city blocks, the distribution of buildings, and the relationship between built-up areas and open spaces. Urban grain is a key element in urban design and planning, influencing the feel, walkability, and overall character of a city or neighbourhood. Typically, areas will have either a fine urban grain, or a coarse urban grain



Appendix 2: Road Index

Name	Road Nr	Character Area
Abbey Gardens		1
Acorn Close		7
Albany Road		3
Ashfield Lane		6 and 7
Barfield Road		5
Barnard Close		8
Beaverwood Road		10
Beech Hurst Close		8
Beechcroft		4
Bickley Park Road	A222	5
Bishops Walk		8
Bonchester Close		2
Botany Bay Lane		8
Brenchley Close		5
Bromley Lane	A222	6, 7 and 8
Bromley Road	A222	6
Bull Lane		8
Camden Close		6
Camden Grove		3
Camden Park Road		2
Camden Way		2
Cardinal Close		8
Caveside Close		5

Name	Road Nr	Character Area
Centre Common Road	A208	6
Chislehurst High Street	A208	3
Chislehurst Road	B264	5
Church Lane		8
Church Row		8
Church Row Mews		8
Coniscliffe Close		1
Cookham Dene Close		8
Copperfield Way		7
Cricket Ground Road		6
Cromlix Close		5
Crown Lane		5
Dickens Drive		7
Dorrit Way		7
Farrington Place		7
Felix Manor		8
Forest Close		5
Foxbury Avenue		10
Foxhome Close		4
Gosshill Road		5

Name	Road Nr	Character Area
Greatwood		4
Green Lane	B263	3
Hawkwood Lane		8
Heatherbank		5
Heathfield		7
Heathfield Lane		7 and 3 and 6
Heathley End		7
Hoblands End		8
Holbrook Lane		8
Hollybrake Close		8
Homewood Crescent		8
Islehurst Close		5
Kemnal Road		7
Kingsley Mews		3
Leas Green		9
Lindenfield		5
Liskeard Close		7
Loop Road	B263	3
Lower Camden		1
Lubbock Road		1
Manor Park		8
Manor Park Road	B264	8
Manor Place		8
Marlowe Close		7
Mead Road		7

Name	Road Nr	Character Area
Mill Place		5
Morley Road		8
Newton Park Place		4
Norlands Crescent		5
Nursery Gardens		3
Oakleigh Park Avenue		5
Oakwood Close		4
Old Hill	B264	1 and 5
Old Perry Street		8
Onslow Crescent		5
Paddock Way		8
Paget Gardens		5
Park Road		3
Parkland Mews		8
Penn Gardens		5
Perry Street	A222	8, 9 and 10
Pickwick Way		7
Porrington Close		1
Poyntell Crescent		8
Prince Consort Drive		8

Name	Road Nr	Character Area
Prince Imperial Road	B263	3
Queens Gate Gardens		8
Queens Passage		3
Queen's Road		3
Radnor Close		8
Raggleswood		1
Ravenshill		5
Red Hill	A208	3
Riverwood Lane		8
Roehampton Drive		7
Rookery Drive		1
Roundwood		5
Royal Parade	A208	8
Royal Parade Mews		8
Rutland Court		5
School Road		6
Shepherds Green		8
Sheridan Crescent		5
South Hill		4
Southill Road		4
St Paul's Cray Road	A208	8

Name	Road Nr	Character Area
St Peters Close		8
Stainmore Close		8
Station Approach		5
Sturges Field		7
Summer Hill	A222	5
Susan Wood		5
The Drive		9
The Glebe		8
The Meadow		7
Thistlemead		5
Timber Close		5
Viscount Mews		3
Walnut Tree Close		8
Walsingham Park		8
Watts Lane	B264	6
Westcott Close	B264	6
Wilderness Road		2
Willow Grove		1
Woodclyffe Drive		5
Yester Park		4
Yester Road		4