Supplementary Planning Guidance for

CRYSTAL PALACE PARK
CONSERVATION AREA
CONTENTS

1. INTRODUCTION

2. DESCRIPTION
   Historical Development
   Decline and Destruction
   The Post-war Period
   The Character and Appearance of the Park
   The Character and Appearance of the National Sports Centre
   The Character and Appearance of the Crystal Palace Site
   The Character and Appearance of the Park side residences.

3. GUIDANCE STATEMENT FOR THE PARK

4. GUIDANCE STATEMENT FOR THE NATIONAL SPORTS CENTRE

5. GUIDANCE STATEMENT FOR THE CRYSTAL PALACE SITE

6. GUIDANCE STATEMENT FOR THE PARKSIDE RESIDENCES
   New Development
   Change of Use
   Landscape Conditions
   Advertisements
   Materials and Methods
   Exterior Details
   Windows and Doors
   Porches
   Roofs
   Dormers and Roof lights
   Extensions
   Layout and New Development
   Trees
   Fences, hedges and walls
   Hardstandings
   Garages

7. STATUTORY LISTED BUILDINGS

8. LOCALLY LISTED BUILDINGS

9. ENHANCEMENT ACTION BY THE COUNCIL

10. ADVISORY PANEL FOR CONSERVATION AREAS

11. FURTHER INFORMATION

12. OTHER USEFUL CONTACTS
1. **INTRODUCTION**

1.1 This statement provides advice and guidance, both to the owners and occupiers of buildings in the conservation area and to the Council, about the way in which the area should best be managed to preserve and enhance its character. Its main focus is on the preservation and enhancement of the residential and commercial properties immediately adjacent to the Park boundary that fall within the conservation area.

1.2 That being said, the Park itself and the site of the former Crystal Palace are key to the character of the area. Bromley Council is committed to a long-term programme for the preservation and enhancement of the landscapes and buildings within Crystal Palace Park, known as "Restoring the Vision". It pursues the aim of redeveloping the site of the former Crystal Palace. These combined programmes are expected to result in considerably improved facilities, and a number of important enhancement opportunities. When complete, the new work should also make a positive contribution to the character of the Park in its own right.

1.3 It is not possible for this guidance to set the detailed framework for major projects of this sort nor is it necessary for it to record the proposals: matters such as these are the subject to more detailed project plans. Regular liaison on these plans occurs between Council departments and appropriate external advisers such as English Heritage. The public has been consulted and will continue to be consulted on each major proposal.

1.4 The London Borough of Bromley provides the Ordnance Survey map (BCA20A), which accompanies this document, under license from the Ordnance Survey in order to fulfil its public function to publicise the boundary of the Crystal Palace Park Conservation Area. Persons viewing this map should contact Ordnance Survey Copyright for advice where they wish to licence Ordnance Survey map data for their own use.

1.5 Together with general advice and guidance about conservation area law and policy that are available in a separate pamphlet. This document forms supplementary planning guidance to the Bromley Unitary Development Plan.

1.6 This statement is the product of a detailed process that commenced with appraisal of the Conservation Area and circulation of a consultation draft throughout the local community and to a wide range of interest groups and agencies. The consultative process included a public meeting to explain the draft and discuss issues in the Conservation Area. Feedback responses to the draft were encouraged and facilitated, and the views of the Advisory Panel for Conservation Areas obtained. Comments and suggestions have been considered, with the final statement revised and refined in the light of these.

1.7 This statement was adopted by Council’s Development Control Committee on 15 June 1999 and updated, re-paragraphed and illustrated by the Heritage & Urban Design group in January 2002, for more information please call 020 8461 7646.
2. DESCRIPTION

HISTORICAL DEVELOPMENT

2.1 Crystal Palace Park Conservation Area is the product of the architectural innovation and drive of Sir Joseph Paxton. Paxton designed the Crystal Palace, the world’s first large-scale glass building, to provide a venue for the Great Exhibition of 1851, held in Hyde Park. Originally erected as a temporary building, the Palace was due to be demolished after the closure of the exhibition. However, as a highly innovative modular structure was used in its design, the Palace was capable of re-use. It was purchased by Sir Joseph Paxton and a specially formed Crystal Palace Company for re-erection as a permanent centre for education and entertainment.

2.2 The Company identified 200 acres of land between Sydenham and Upper Norwood as the site for an enlarged Palace and petitioned the Privy Council for a special license to compulsorily purchase this land in 1852. The Park was carved out a largely undeveloped area of wood, meadow, parkland and common that formed the setting for the historic mansion of Penge Place, none of which now remains. By August of that year, the massive task of rebuilding and extending the Palace and landscaping the Park had begun.

2.3 On completion in June 1854 the Palace and Park became a world famous tourist attraction drawing an average two million visitors per year until the 1880s to what can only be described as combining the functions of museum, educational establishment, cultural centre and theme park. The main attraction was the new Palace, a complex five storey high glass structure extending to nearly one million square feet and containing tropical palms, plaster replicas of Egyptian, Assyrian, Greek and Arabic architecture and a concert auditorium.
2.4 The Park was equally grandiose; its large scale required the construction of a pneumatic railway, to move visitors to the different attractions. Vast (and never totally functioning) fountains, cascades and lakes were fed by two three hundred foot water towers designed by another great Victorian the engineer Isambard Kingdom Brunel. A marine aquarium, aviaries, animal houses and other attractions were built including a group of life size model dinosaurs. Waterhouse Hawkins constructed these under the expert guidance of Professor R Owen, a leading 19th century authority, on prehistoric life forms. (The dinosaurs are now grade II listed buildings.)

2.5 In response to the high numbers of visitors, two competing railway companies provided separate stations. The Low Level Station was connected to the Palace by a covered glass walkway that was designed to match the Palace. The High Level Station (demolished) was connected under Crystal Palace Road by a Gothic brick vaulted subway that was retained when the station site was redeveloped and is also now listed. This accessibility also made it possible for many families to take up residence in what had previously been the countryside surrounding the Park. From the mid 1850's onwards, many residential roads were laid out, turning "Crystal Palace" into a fashionable new suburb. The conservation area contains good examples of these houses in Thicket Road. Others are to be found in the nearby, Belvedere Road conservation area.

DECLINE & DESTRUCTION

2.6 Despite its use for many exhibitions and attractions, such as firework displays, balloon ascents, major sporting fixtures and one of the world's first public demonstrations of cinema, the popularity of the Palace and Park began to decline in the late 19th century. The private Park Company raised funds by disposing of park frontage land on Crystal Palace Park Road and Thicket Road. The characteristic large villas on the park side of these roads were constructed in the 1880s and sold on 90-year leases. Parades of shops and houses were also built on Anerley Road.

2.7 The income from this second wave of development was insufficient to support major new expenditure. However, and when a section of the Palace was destroyed by fire it was never reinstated. Over the years a backlog of repairs built up and in 1911 the Company was declared bankrupt and the Park passed into the hands of public trustees. After use as a naval depot from 1914-18, it entered the interwar period in a state of relative decay. It served several purposes in the 1920s, and was briefly the location of the Imperial War Museum. Despite the continuing backlog of repair work, concerts firework parties and other public entertainments continued.

2.8 It was during a concert rehearsal in 1936 that a fire started in a service void below a timber floor, a common design feature (and fault) of many of Paxton's buildings. Despite the efforts of the fire brigade, the Palace was totally destroyed. The fury of its burning lit the sky for miles and provided much of London and Kent with a final public spectacle. Remaining large structures, such as Brunel's water towers, were demolished during the Second World War to prevent their use as landmarks by incoming German bombers.
THE POST-WAR PERIOD

2.9 In the post-war period the London County Council held the Park and then by the GLC; unfortunately, plans to construct a replacement for the Palace did not come to fruition at this time. However, a large section of the Park became the site for a major athletics venue and a motor racing circuit designed by, the London County Council Architect's Department and constructed between 1956 and 1964 in a resolutely modern manner. Motor racing no longer takes place but the athletics stadium and arena have hosted a range of national and international sporting events. A large dell in the park has become one of London’s best-known outdoor classical music venues.

2.10 On the expiry of their leases many of the properties constructed on Crystal Palace Park & Thicket Roads fell into the hands of the GLC, which as freeholder to the Park was the successor in title to the original Park Company, which built them. Some were in very poor condition and were demolished, their plots being re-incorporated into the original area of the Park.

2.11 On the winding up of the GLC, the park passed into the ownership of the London Borough of Bromley. The Council retains the ambition to bring about a major leisure development on the site of the former Crystal Palace, a development of a quality that will be sympathetic to Paxton’s original concept and therefore appropriate to the character and appearance of the conservation area. The residential properties, which passed from the GLC to Bromley Council, have now been transferred to Broomleigh Housing Association and still provide housing. Many are now protected on the Council's local list. The main body of the park provides a valuable public amenity for the citizens of Bromley and many other Londoners and is the subject of major proposals to "Restore the Vision" of Joseph Paxton’s original landscape, whilst incorporating high quality contemporary design.

2.12 The conservation area is currently divided into the following broad character areas, the Park, the National Sports Centre, the Palace and the park side residences.

THE CHARACTER AND APPEARANCE OF THE PARK

2.13 The Park is the area of landscaped parkland in the conservation area that retains a mid 19th century character, remaining largely as it was designed and laid out in 1852-3. It contains the remains of the major water features, the listed dinosaurs and much mature landscape and planting. A fine avenue of plane trees marks the lowest section of a formal axis, a grand promenade that linked the central atrium of the Palace with the end of Penge High Street. Elsewhere, planting is less formal, with a wide range of trees including evergreen oaks being disposed in woodlands and clumps in an informal Arcadian landscape. A number of mid-twentieth century amenity buildings have been constructed. Whilst most of these are of no intrinsic merit, their small scale tends to blend them into the landscape.
THE CHARACTER AND APPEARANCE OF THE NATIONAL SPORTS CENTRE

2.14 The National Sports Centre now occupies much of the core of the park largely enclosed by the disused motor racing circuit. The area forms an enclave within which the original landscape character of the Park has been completely transformed: it is now a self-contained post-war development in the modern style. It should be noted that this enclave contains some individual buildings of some architectural merit notably, a reinforced concrete and glass indoor sports arena and swimming pool complex by the LCC Architect’s Department.

The National Sports Centre now occupies much of the core of the park.

2.15 The main stadium and the associated Jubilee stand constructed in 1977 are also of some architectural interest. However, the effect of the construction of the centre has been to impinge upon views within the Park, most particularly from the former Palace site. As the centre and the motor racing circuit overlapped the grand east-west axis of the park, a concrete elevated walkway was constructed to convey pedestrians through the complex, connecting the Palace site with the remaining parkland. Utilitarian in aspect and unloved by many, this walkway is nevertheless an example of modern movement architecture at its most pure and uncompromising: it makes no concessions to its surroundings and few to Paxton’s original landscape plan.

2.16 In contrast to the individual quality of some of the buildings, much of the small-scale detail of the sports centre has no redeeming merit. It does not complement either the 20th century buildings within it or the surrounding 19th century park. The addition of fences, walls, compounds, roads and footways, together with the unresolved nature of the disused motor racing circuit all produce a cluttered
aspect that does not add to the visual amenity or historical or architectural interest of the conservation area as a whole.

THE CHARACTER AND APPEARANCE OF THE FORMER PALACE SITE

2.17 The site and immediate surroundings of Paxton's Crystal Palace has remained undeveloped since the fire in 1936. The only substantial remains are the listed terraces that provided promenades in front of the Crystal Palace itself, found on the western fringe of the Conservation Area.

2.18 The footprint of the Palace is largely derelict land containing little of remaining interest. The Unitary Development Plan contains a proposal for a leisure-based development on this site, much of which is not included within the conservation area. The Council will continue to work to ensure that the new building and its landscape setting will be of an appropriately high quality.

2.19 Close by on Anerley Hill, The Crystal Palace Low Level Station (listed), still remains. Despite the demolition of the covered walkway to the Palace and the large station train shed, the buildings retain considerable architectural and historical interest as one of the most tangible relics of the former Palace complex.

THE CHARACTER AND APPEARANCE OF THE PARKSIDE RESIDENCES

2.20 The Parkside Residences fall into three groups. First come a group of residential and commercial buildings on Anerley Hill, of a mid 19th Century date. Secondly come a set of residences in Thicket Road that are clearly shown on the 1871 Ordnance Survey Map. Thirdly, come the detached dwelling houses constructed by the Park Company on Thicket Road and Crystal Palace Park Road within former parkland as a means of raising finance in the 1880's.

2.21 These second group of houses were constructed on land that was not owned by the Crystal Palace Company, and are typical of the nature and scale of private residential development that was attracted to the surrounding area as a consequence of the development of the Crystal Palace and the railways.
Houses on Thicket Road and Crystal Palace Park Road were erected by the Park Company to raise funds in the 1880's.
3. GUIDANCE STATEMENT FOR THE PARK

3.1 The main conservation area objective for the undeveloped area of the park is the preservation and enhancement of its mid 19th century landscape character, together with those built and landscape features remaining from Paxton's design.

3.2 A wide range of enhancement opportunities are also present, from the co-ordination of street furniture designs to the excavation and interpretation of lost historic features. New structures could also be created which evoke the function and the ambition of the old.

3.3 This parkland is under the direct control of Bromley Council and is defined by the Bromley, UDP as Metropolitan Open Land. The conservation and development of the landscape is governed by a Landscape Plan prepared by the Council’s Leisure & Community Services Department. The preservation and enhancement of the Park will be pursued as part of the implementation of this plan and the day-to-day management of the Park. The plan is regularly reviewed.

3.4 There are a number of largely 20th century buildings in the park held by franchise holders providing services such as cafes and snack bars. Where planning applications are made to replace or extend such buildings a conservation area objective will be to seek design improvements and the adoption of a coherent style for each building.

3.5 In general new buildings should aim to be a subsidiary, element of the landscape. They should normally be single storey isolated pavilions constructed of materials such as timber or glass. They should have an ephemeral appearance allowing vistas of the surrounding landscape to penetrate them, making them semi-transparent from the exterior. They should either avail themselves of shelter from existing planting or be re-integrated into the landscape by a comprehensive
new planting scheme. Extensions to existing buildings should be of a small scale and respect the design of their host in order to ensure that the building stock remains simple in appearance and does not start to become a dominant element in the landscape scene.

3.6 Proposals to upgrade and unify the fencing and walling of areas and compounds within the park that are visible from the public realm would offer great scope for enhancement.

3.7 Any grant of planning permission will normally be subject to a landscape condition, ensuring that the important spatial and landscape characteristics of the area are preserved or, wherever possible, enhanced.
4 GUIDANCE STATEMENT FOR THE NATIONAL SPORTS CENTRE

4.1 The current significance of the National Sports Centre is derived from its modern structures, most notably the indoor arena, and its location in the middle of the historic park, astride the grand east-west axis laid out by Paxton. Four conservation area objectives are key in this area:

- The centre is traversed by an elevated concrete walkway that is on the site of part of Paxton's east-west axis, an important element of the historic landscape. The retention and enhancement of the historic axis as a viewing line and a pedestrian walkway through the park is key - this may suggest the need to reconsider the current structure.

- Some of the major buildings of the centre may be worthy of conservation in their own right.

- Further development within the centre area has the potential to considerably affect the character of large parts of Crystal Palace Park as a whole and care will be required to ensure that proposals do not have an adverse impact upon the mid 19th century landscape character of the wider park, together with those landscape features remaining from Paxton’s design.

- The centre area contains structures that currently detract from the quality and character of the conservation area that could usefully be the target of enhancement action.

4.2 The use of the National Sports Centre as a venue for athletics and equivalent events is likely to give rise to proposals for extensions to existing buildings or new/replacement buildings for sports or ancillary purposes. The sports centre lies in an area defined in the Bromley UDP as Metropolitan Open Land. Whilst extensions and new development will be possible, they should be restricted to the core of the site and should not add significantly to its overall built area. Proposals that are not satisfactorily contained by the surrounding park landscape will not normally be permitted.

4.3 The ridge immediately to the west of the sports centre is an important skyline ridge, visible from much of the Borough. It affords strategically important local views of Bromley, and North Kent. The BBC transmitter on the peak of the ridge is defined as a local landmark. (Bromley UDP, Policy EI L) Proposals for new tall buildings that would break this skyline ridge are unlikely to be successful for this reason.

4.4 The buildings on the sports centre site have continued in the tradition established by Sir Joseph Paxton; they represent innovative design of their period. This is a tradition that should be encouraged. Within the enclosed enclave of the sports centre, it may be possible for freestanding new buildings to experiment with new forms, techniques and materials, subject to the issues identified above. Where current buildings are retained, care should be taken to ensure that any extensions are designed in a manner that respects the host structure, thus maintaining a coherent architectural approach.
4.5 Any planning permission granted will normally be subject to a landscape condition ensuring that important spatial and landscape characteristics of the area are preserved or, wherever possible, enhanced.

4.6 Proposals to upgrade and unify the fencing and walling of areas and compounds within the sports centre site that are visible from the public realm and mark its boundaries with the park would offer great scope for enhancement.

ADVERTISEMENTS

4.7 In general, advertisements on the site should be limited to the purpose designed locations within the stadium and other public facilities. However, ancillary businesses such as teashops or bars may also require advertising. The Council wishes to ensure that businesses in conservation areas are fully able to advertise their goods and services. However, it will also wish to reduce the visual clutter that poorly designed and located advertisements can sometimes cause. Advertisements, which require consent, will be restricted to buildings in which a business is carried out.

4.8 Advertisements, which in the Council’s opinion, detract from the character of the area, will be resisted or made subject to discontinuance action where necessary. New and replacement signs should be designed in a way that minimises their adverse impact: they should not be displayed at first floor level or above, especially on high buildings. Light fittings for illumination should be small and low key. The preparation of an integrated system of information maps, signage and advertisements for the site would be beneficial.

4.9 Areas providing goods or services for sale to the public should make use of window space and window fascias to advertise. A carefully designed fascia, combined with a good window display, is an excellent advertisement for any service and will contribute to the character of the conservation area. Where this opportunity is available, the Council will normally, resist the placing of advertisements (other than direction signage) in other parts of the site.
5 GUIDANCE STATEMENT FOR THE CRYSTAL PALACE SITE

5.1 The Crystal Palace Act 1990 provides parliamentary authority for the redevelopment of the site of the former Crystal Palace. Proposal 8 of the Bromley UDP is for the construction of a hotel, leisure centre and associated facilities on this site, in line with the intentions of the Act. It is a key conservation area objective that:

The construction of such a complex will have a positive impact on the character and appearance of the conservation area and will integrate with the broader approach to be taken within the Park.

5.2 By restoring the derelict land to use, it is hoped to considerably enhance its appearance whilst providing the area with leisure facilities to meet growing demand.

5.3 The appearance of any new building and the relationship between the Park and this site is receiving careful consideration by the Council, advised by bodies such as English Heritage and the Royal Fine Arts Commission as appropriate.

OTHER PROPOSALS

5.4 On completion of the re-development of the former Palace site, careful consideration will be given to the incorporation of the entire new building within the Conservation Area.

By restoring the derelict land to use, it is hoped to considerably enhance its appearance.
6 GUIDANCE STATEMENT FOR THE PARKSIDE RESIDENCES

6.1 The parkside residences are found on two sides of the park, in Thicket Road and Crystal Palace Park Road. Some are also found on Anerley Hill. The houses fall into two groups:

- houses constructed post 1854 in the newly accessible area outside the park boundary; and

- houses constructed by the Crystal Palace Company within the area of the original park.

6.2 The houses constructed outside the park boundary are typical mid 19th century London houses. Those in Thicket Road are the most typical: semi detached houses, each pair of which forms a symmetrical unit. Three storeys high, the houses are entered from a flight of stairs rising to a porch on the outside end of each. Those to Anerley Hill are much less uniform but no less important.

6.3 The houses constructed within the original park boundary are of a different type. Numbers 75-79 Thicket Road and numbers 5-15 (and possibly also 35-49) Crystal Palace Park Road are detached red brick houses with elaborate neo-Gothic detail by John Norton. To the north west end of Crystal Palace Park Road are a number of very fine individual detached dwellings, with large amounts of high quality, early Arts & Crafts detail. As a group they provide a good illustration of the transition from High Victorian neo-Gothic architecture to the neo-vernacular design principles espoused by William Morris & his contemporaries.

6.4 Some of the houses within the former park boundary have been demolished and their sites re-incorporated into the park. Others have undergone considerable alteration or conversion into flats. However, the remaining properties still retain a dominating presence. Wooded garden land and adjacent woodland in the park blend, providing a setting for the houses and minimising their visual impact. Views through undeveloped frontages and gap sites provide interesting openings into the otherwise hidden landscape of the park proper.

NEW DEVELOPMENT

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

CHANGES OF USE

6.6 Changes of use will be acceptable only where, in the opinion of the Council, they would have no detrimental effect on the character of the area. Loss of residential units will be normally be resisted.
LANDSCAPE CONDITIONS

6.7 Any planning permission granted will normally be subject to a landscape condition, ensuring that important spatial and landscape characteristics of the garden land and the boundary with Crystal Palace Park are preserved or, wherever possible enhanced.

ADVERTISEMENTS

6.8 The Council wishes to ensure that businesses in conservation areas are fully able to advertise their goods and services. However, it will also wish to reduce the visual clutter that poorly designed and located advertisements can sometimes cause. Advertisements, which require consent, will be restricted to properties, which depend on advertising to carry out their business.

6.9 Advertisements, which, in the Council’s opinion, detract from the character of the area, will be resisted or made subject to discontinuance action where necessary. New and replacement signs should be designed in a way that minimises their adverse impact they should not be displayed at first floor level or above, especially on exposed flank walls. Traditional forms of signage (painted boards or brass plates) are to be preferred over modern forms (such as Perspex or posters). New illuminated advertisements are not felt to be appropriate in streets with an established residential character.

6.10 Church Road contains a number of commercial and retail premises largely within 19th century buildings. The substitution of traditional shop fronts with aluminium shopfronts has eroded the character of the area. As shopfronts are replaced, particularly in the 19th century buildings, the Council will encourage the
reinstatement of traditional design elements such as stall risers and pilasters of painted timber construction that are more appropriate to the age and form of the host building. Some traditionally constructed first and second floor windows have been replaced in aluminium or uPVC. Such alterations have also been detrimental to the character of the area.

6.11 Retail units will often be able to make use of front window space and window fascias to advertise goods or services. A carefully designed and painted fascia, combined with a good window display is an excellent advertisement for a shop and will contribute to the character of the conservation area. Where this opportunity is available, the Council will normally resist the placing of advertisements in other parts of a building.

MATERIALS & METHODS

6.12 The majority of the park frontage houses in Thicket and Crystal Palace Park Roads share common materials and methods of construction. The body of each house is constructed of a hard red brick. Special bricks are used to produce detail elements such as continuous label mouldings or lintels. Key decorative elements are in stone. The roofs of these houses are constructed of small red ceramic tiles. The older houses in Thicket Road and most of the buildings on Anerley Hill are constructed in yellow stock brick. Painted stucco is a less common exterior finish when applied to a complete facade, more commonly found as applied stucco detail window and door surrounds.

6.13 Whilst paint is an appropriate finish for a stuccoed building, it will seldom be appropriate for brick elevations, where it will tend to stain and deteriorate rapidly. Once a brick wall has been painted, the removal of paint in a manner that leaves the brick undamaged can be very difficult and costly.

6.14 Wherever possible, the visual effect of the existing materials should be retained during alterations or repairs, by reclaiming existing materials or ensuring that a good match is obtained when using new materials. Care should be taken to ensure that stucco mouldings are properly reinstated, that any brickwork is laid in a matching bond and that lintels and stringcourses are reinstated or continued where appropriate. Where planning permission is necessary for repairs or alterations the Council will normally, require the use of compatible materials and construction methods.

6.15 The diversity of exterior materials in the conservation area allows considerable scope in selecting an exterior finish for a completely, new building. A rendered and painted exterior would harmonise well with adjacent stucco facades. Brick elevations would complement other existing buildings: both Yellow stock and red brick could potentially be used depending upon the nature of the nearby building stock.
EXTERIOR DETAILS

6.16 The earlier houses in Thicket Road are relatively simple in appearance. Most detail tends to be in the form of applied stuccowork: mouldings surrounding doors and windows. Stucco details are generally protected from the weather by paint. Care should be taken to ensure that the approach to painting this detail relates well to the colour schemes of adjacent properties, especially where detail is "shared" between semi-detached and terraced properties. For example, a shared architrave or pilaster can lose much of its grace and attractiveness of form if it is divided in half, with each half painted a contrasting colour to emphasise different ownership.

6.17 The later Gothic and Arts & Crafts houses are individual in appearance, but share some common exterior details. Chimneystacks and shafts are often elaborately detailed. Special brick and stucco panels bear relief images typical of the period: sun flowers, lilies or irises, sometimes rising from stylised urns. There are highly detailed (often dentilled and modillioned) timber, brick and stucco cornices. Gables are sometimes marked with a timber frame.

6.18 Such detail is key to the character and appearance of the area. Where repairs are being undertaken, every attempt should be made to keep original detail in-situ, particularly bearing in mind that some of it may be difficult or expensive to replace if lost. Where an application for planning permission is made, the Council will need to consider carefully the impact of the proposal on original detail.

WINDOWS & DOORS

6.19 The area is particularly notable for its fine range of Gothic doors and windows with stone surrounds. These are largely found on houses fronting Crystal Palace Park Road. In several cases they contain fine examples of late 19th century leaded stained glass. Windows in the pre 1871 houses in Thicket Road and on Anerley Hill are generally of simpler construction, consisting primarily of pine vertical sliding sashes finished with paint. Any replacements should copy the original designs using traditional materials and finishes and should be set back into the brickwork. Much of the character of the original windows and doors is derived from their proportions, and the attention to detail in their manufacture, including the use of delicate mouldings in glazing bars and architraves in timber windows. Many original front doors, constructed of pine with glazed upper panels also survive. Wherever possible repairs should conserve such detail. Great care should be taken when repairing or altering stone windows or door surrounds: damage to such detail can be difficult and expensive to repair.
6.20 Unpainted hardwood and uPVC windows and doors should be avoided: they never match the carefully considered proportions or detailed mouldings of the original windows or doors and often look false and unsympathetic. It is very important to retain the original size and proportions of window and door openings as un-considered changes can destroy the design of the whole frontage. As many of the houses in the conservation area have been converted into flats, the insertion of new windows and doors that materially alter the character of the building will require planning permission.

PORCHES

6.21 There are three main porch types in the conservation area. The pre 1871 houses in Thicket Road would originally have had simple flat roofed porches with stucco columns providing shelter for a front door. Many of these have been removed, and considerable emphasis should be placed on the need to retain those that remain. The addition of a further exterior door to enclose such porches will detract considerably from their character and should be avoided. The Arts & Crafts and Gothic influenced houses on Crystal Palace Park Road often have very elaborate timber porches.

6.22 Several of these provide covered walkways from street level to the front door. Some enclose steps and some turn corners. Most are roofed in lead or zinc. Where they remain, the individuality of these porches gives them great interest. Some of these houses also have large red brick porches, often with elaborate Gothic door openings. Every effort should be made to retain all original porches and repair them in-situ.
**ROOFS**

6.23 Most houses have pitched roofs of typical mid to late 19th century construction. Every effort should be made to retain Welsh slate or red clay tiles, the original roofing materials. It should be noted that slate is a relatively light material: its replacement with heavier concrete tiles can give rise to structural damage, or the need to strengthen the roof structure and is thus best avoided for economic as well as visual reasons. In recent years more acceptable substitutes for natural slate have been produced. If it proves necessary to use a synthetic variety rather than natural slate, it will be necessary to ensure that the colour and texture is as close as possible to the original.

**DORMERS AND ROOF LIGHTS**

6.24 Dormers should not generally be built on the front or side roof slopes. Where used, these should be placed away from the eaves, flank, and party walls and below the ridge and designed in a size and style to match the house as a whole, preferably clad in slate or painted boarding, with a pitched roof. Large dormers, those with flat felt roofs and those that break or protrude above the main roof ridge will normally be resisted. Many houses have high gables extending into attic space. The insertion of additional windows to give additional light to the roof space in such locations may be possible providing that this does not result in damage to existing detail and that new windows relate sympathetically in design and location on the facade to existing windows.

6.25 Flush fitting roof lights with glazing bars are now available and these will often be less obtrusive than dormers on the side and rear elevations. On houses with a gable fronting the street. Such roof lights are to be preferred over dormers that may make the roof shape over complicated. Other types of roof light can be unduly prominent. In general they should be kept small and to a minimum. Consideration should be given to their distribution if more than one is to be used. They should be avoided altogether on prominent roof slopes.

**EXTENSIONS**

6.26 Because of the importance of the form and detailing of front elevations to the character of the Conservation Area, extensions to the front of the houses will not normally be permitted. It is also important to the character of the area that spaces between detached and semi-detached buildings are retained. For this reason two storey side extensions or extensions flush with the front elevation that tend to transform such houses into a terrace will normally be resisted. The preferred location for any extensions will be on the rear elevation, although it should also be noted that this may also have a public aspect and demand extra care if the property backs onto the Park itself. Where an extension affects pre-existing detail, such as a timber-framed gable, stringcourses or lintels, the adoption of matching detail in the extension should be considered.
LAYOUT & NEW DEVELOPMENT

6.27 There are few vacant plots available for immediate development in the Conservation Area. The large rear gardens of many houses although not visible from the street, present an approach to layout typical of their period and contribute significantly towards the character of the area. Some are visible from the Park and form part of its setting. For these reasons, and due to the fact that satisfactory access would be difficult to gain, backland development will normally be resisted.

6.28 There are a large number of statutorily and locally listed buildings, all of the mid to late 19th century. It is important that these continue to exist within their context, buildings of an equivalent age and appearance. For this reason most buildings constructed prior to 1900 that survive in a relatively unaltered external condition are considered as being of townscape importance. The area does contain a number of buildings, mostly constructed or significantly altered since 1945 that do not make a particular contribution to its established character. The redevelopment of such buildings would be possible subject to the fulfilment of normal development control criteria and the use of a design that is compatible with the character of the conservation area.

TREES

6.29 Conservation area designation gives the Council special powers over trees. Anyone proposing to do works to a tree must give written notice of their proposal to the Council. They may not go ahead until the Council has given its consent or six weeks have expired. If a tree is protected by a Tree Preservation Order, consent must always be obtained before works commence. There are significant criminal penalties for doing works to a tree without the proper authorisation.

6.30 Mature street and garden trees make an outstanding contribution to the character of the area especially by integrating the gardens surrounding houses with their broader parkland setting. Proposals to do works to or to remove trees will be given very careful consideration.

FENCES, HEDGES & WALLS

6.31 The area has a diversity of boundary walls of red and yellow stock brick. Front boundary walls tend to be low, with the exception of the upper reaches of Crystal Palace Park Road, where changes in ground level are contained by some elaborate high red brick walls. Where additional privacy is required, the planting of a hedge behind the existing boundary wall is greatly to be preferred to its wholesale replacement with a higher wall. Where new boundary walls are to be built, materials matching the host building should normally be used. The use of railings with informal tree and shrub planting or high hedges is appropriate to maintain the privacy of rear gardens. It should be remembered that the rear gardens facing into the Park can also have a public aspect: efforts should be made to provide privacy in a way which blends best into the landscape character of the Park edge.
Mature trees make an outstanding contribution to the character of the area by integrating the gardens with their broader parkland setting.

HARDSTANDINGS

6.32 Parking on hardstandings within front gardens should be kept to a minimum: it results in the loss of much important greenery. If there is no alternative, the general aim should be to retain as much sense of enclosure and greenery as possible. As much of the existing front boundary as possible should be retained. The retention or provision of gates to screen the street and re-establish the boundary should be a high priority. Additional planting to screen cars could also be valuable. Natural surfaces such as gravel, stone or brick should be used in preference to concrete, tarmac or proprietary textured surfaces. If these objectives can be achieved the effect on the character and appearance of the street will be minimised.

GARAGES

6.33 The most desired location for a garage is often on land that separates semi-detached or detached dwellings. It is important to retain the visual separation between such buildings and avoid the coalescence of the road frontages into an unbroken terrace. For this reason, the construction of new garages may not always be possible. Where there is sufficient side space care should be taken to ensure that new garages are recessed behind the line of the main frontages into to emphasise the physical separation of houses. For the same reason tall garage buildings should be avoided.
7. STATUTORILY LISTED BUILDINGS

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

7.2 The following buildings within the Crystal Palace Park Conservation Area are statutory listed:

<table>
<thead>
<tr>
<th>Name</th>
<th>No.</th>
<th>Road</th>
<th>Grade</th>
</tr>
</thead>
<tbody>
<tr>
<td>Harefield</td>
<td>14</td>
<td>Anerley Hill</td>
<td>II</td>
</tr>
<tr>
<td>NSC Main Sports Hall</td>
<td></td>
<td>Crystal Palace Park, Ledrington Road</td>
<td>II</td>
</tr>
<tr>
<td>Bust of Joseph Paxton</td>
<td></td>
<td>Crystal Palace Park, Ledrington Road</td>
<td>II</td>
</tr>
<tr>
<td>27 prehistoric monsters</td>
<td></td>
<td>Crystal Palace Park, Ledrington Road</td>
<td>II</td>
</tr>
<tr>
<td>Upper &amp; Lower Terraces</td>
<td></td>
<td>Crystal Palace Park, Ledrington Road</td>
<td>II</td>
</tr>
<tr>
<td>Gate Piers to Rockhills</td>
<td>81</td>
<td>Crystal Palace Park Road</td>
<td>II</td>
</tr>
<tr>
<td>Railway station</td>
<td></td>
<td>Crystal Palace Station Road</td>
<td>II</td>
</tr>
</tbody>
</table>

The following listed structures lie immediately outside the designated area

<table>
<thead>
<tr>
<th>Name</th>
<th>No.</th>
<th>Road</th>
<th>Grade</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pedestrian subway</td>
<td></td>
<td>Crystal Palace Parade</td>
<td>II</td>
</tr>
</tbody>
</table>

One of the twenty-seven listed monsters.
8. **LOCALLY LISTED BUILDINGS**

8.1 In addition to the statutory list, Bromley Council has also compiled a list of buildings considered to be of local importance and special to the Borough. There is no categorisation for locally listed buildings and listed building consent is not required to alter them. Normal planning regulations apply: this means that some alterations to houses and most alteration to flats and commercial premises will require Planning Permission. The Council’s Conservation Officers should be informed of any proposed alterations to ensure that the materials and techniques used are not harmful to the building’s historic fabric.

8.2 The following buildings in the Crystal Palace Park Conservation Area are locally listed:

<table>
<thead>
<tr>
<th>Name</th>
<th>No.</th>
<th>Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water towers foundations</td>
<td></td>
<td>Anerley Hill</td>
</tr>
<tr>
<td>Gorilla statue</td>
<td></td>
<td>Crystal Palace Park, Ledrington Road</td>
</tr>
<tr>
<td>NSC Jubilee Stadium</td>
<td></td>
<td>Crystal Palace Park, Ledrington Road</td>
</tr>
<tr>
<td>NSC hostel tower</td>
<td></td>
<td>Crystal Palace Park, Ledrington Road</td>
</tr>
<tr>
<td>NSC Staff houses</td>
<td></td>
<td>Crystal Palace Park, Ledrington Road</td>
</tr>
<tr>
<td></td>
<td>3-13</td>
<td>Church Road</td>
</tr>
<tr>
<td></td>
<td>1-15</td>
<td>Crystal Palace Park Road</td>
</tr>
<tr>
<td></td>
<td>29a.</td>
<td>Crystal Palace Park Road</td>
</tr>
<tr>
<td></td>
<td>35-43</td>
<td>Crystal Palace Park Road</td>
</tr>
<tr>
<td></td>
<td>47-49</td>
<td>Crystal Palace Park Road</td>
</tr>
<tr>
<td></td>
<td>53</td>
<td>Crystal Palace Park Road</td>
</tr>
<tr>
<td></td>
<td>57-61</td>
<td>Crystal Palace Park Road</td>
</tr>
<tr>
<td></td>
<td>65-69</td>
<td>Crystal Palace Park Road</td>
</tr>
<tr>
<td>Elmwood Cottage</td>
<td>73a</td>
<td>Crystal Palace Park Road</td>
</tr>
<tr>
<td></td>
<td>77&amp;77</td>
<td>Crystal Palace Park Road</td>
</tr>
<tr>
<td></td>
<td>75-81</td>
<td>Thicket Road</td>
</tr>
</tbody>
</table>
9. ENHANCEMENT ACTION BY THE COUNCIL

9.1 Large areas of land in the conservation area are in Council control and are the subject of extensive enhancement proposals. There is little scope for direct Council action to enhance buildings occupied as private businesses or dwelling houses: their repair and improvement will generally be a matter for their owners.
10. ADVISORY PANEL FOR CONSERVATION AREAS

10.1 The Council will ensure that development control in conservation areas is undertaken having regard to the need to preserve or enhance the character and appearance of the area. It does this by referring applications as appropriate to Conservation and Tree Officers and to the Advisory Panel for Conservation Areas (APCA). The Advisory Panel for Conservation Areas consists of independent representatives of relevant professions (such as architecture & town planning) and interest groups (such as the Council for the Protection of Rural England & The London Borough of Bromley Residents' Federation). Each conservation area is entitled to an APCA representative.
11. FURTHER INFORMATION

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

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

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

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

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

Development Control West          020-8461 7720

For advice on Trees or Landscape in this conservation area:

Tree Officer                     020-8313 5595

For advice on environmental improvements and enhancement projects:

Urban Designer                  020-8313 4573

WHAT TO DO IF THINGS GO WRONG!

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

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

ENGLISH HERITAGE
The government's adviser on the historic environment

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

Telephone 020-7973 3000

OFFICE OF THE DEPUTY PRIME MINISTER
The Government Department with responsibility for planning

Eland House
Bressendon Place
London
SW1E 5DU

Telephone 020-7944 4400

DEPARTMENT FOR CULTURE, MEDIA AND SPORT
Government Department with responsibility for the historic environment

2-4 Cockspur Street
London
SW1Y 5DH

Telephone 020 7211 6200

SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS
(A charity providing advice on the repair and restoration of old buildings)

37 Spital Square
London
E1 6DY

Telephone 020 7377 1644

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