

BARNMEAD (CATOR ESTATE) RESIDENTS LTD

Dear New Resident,

Welcome to Barnmead Road!

Barnmead is an unadopted road and this, together with the Victorian architecture of the houses, may have been two of the things that attracted you to it in the first place.

During the process of moving into the road, you will have been made aware that this is a private street owned and maintained by the shareholding residents of Barnmead (Cator Estate) Residents Ltd. If you are not already a shareholder, you may apply for a share in the street by contacting the Secretary.

By becoming a shareholder and paying the modest annual road charge, you will be entitled to attend the annual general meeting each September to air your views as well as vote on policies to be adopted. It is also a fine way to get to know your neighbours, as the formal meeting is followed by a social event. Each year in July there is also a street party, details of which you will receive in due course.

Residents of Barnmead Road are responsible for most of the maintenance of the road, its footpaths, lighting, trees, weeding, leaf clearance and litter collection. From time to time, you will receive newsletters about the road and invitations to join working parties to undertake some of the work involved. We do hope that you will wish to join in. In particular, we would be very grateful if you would join the litter rota, as the more people are involved, the fewer times other residents have to do their turn.

With this letter of introduction are some other pieces of information which are designed as a guide to what moving into our road means for you. There is a copy of the present Policy Statement prepared by Bromley Council, a brief history of the road and the formation of the present Company, and an information sheet with some useful facts, contact names of the Residents' Committee and important information on Planning and Conservation matters.

If there is anything further that you would like to know, please contact either the Chairperson, the Company Secretary or your nearest Committee Member, and we will do all we can to help you. We hope that you will enjoy living here.

Yours sincerely,

Chair of the Residents Committee

Registered Office: 38 Barnmead Road, Beckenham, Kent BR3 1JE

Registration No. 1828200

BARNMEAD (CATOR ESTATE) RESIDENTS LTD

We thought you might like to have a note on the background and history of Barnmead Road, together with the aims and objectives of the Residents' Committee. The following enclosures set out some of these and some additional background information follows.

Barnmead (Cator Estate) Residents Ltd was formed in 1984 when the road was purchased from the Cator Estate for £1.00. At that time a working capital was established which enabled the residents to adopt and maintain Barnmead Road and Plawsfield Road as far north as the station.

In 1985, the road celebrated its centenary with a street party, an event which has been held every year since then.

During the course of 1985, the company persuaded Bromley Council to adopt the street as a Conservation Area, giving some limited protection from the ravages of the planners and developers. Over the years a number of applications and two appeals, which were deemed to be detrimental to the area, were successfully fought and refused by Bromley Council, on behalf of the residents. The Council has a duty to preserve and enhance our Conservation Area and it is important to note that Bromley Council acted to prevent potential developments, which could prove detrimental to the road.

The large majority of the residents take the view that they wish to live in our road because of its strong Victorian character and this has been reinforced by both Bromley Council and the Department of the Environment, who have applied an Article 4 Directive to the Eastern section of Barnmead Road, i.e. Plawsfield Road, Barnmead Road junction to Beckenham Road. There is only one other Article 4 Directive in the Borough; it is designed to strengthen the existing Conservation planning laws and restricts any changes to the front or side elevations of those houses within its boundary. It also restricts changes to roofs, windows and front doors; satellite dishes mounted within view of the front will not gain approval.

This does not mean that changes cannot be carried out, but it does insist that Planning Permission is required in order to do so. It is expected that the Directive will shortly be extended to the Western section of Barnmead Road. It should be noted however, that any demolition or part demolition of any building anywhere in Barnmead Road will require Listed Building Consent beforehand

If you are considering any alteration, please consult the Environmental Group of Bromley Council Planning Department, who are more than happy to offer advice. Tel: 0208 464 3333.

It is worth noting that Historic Building grants may be available in certain circumstances to those houses under Article 4.

Since 1984, the roadway itself has been maintained within our limited resources and slowly rebuilt after a considerable period of neglect. The rainwater drains and soakaways (not the foul drainage) have been cleared and the road surface and footways refurbished. The road heads and junction with Plawsfield Road have been enhanced and the junction with Kent House Road has been closed to traffic. Current projects include the improvement of the street lighting.

Our road also suffered neglect of its trees and since 1984 there has been systematic replacement of dead, diseased or damaged trees. Another point to note regarding Conservation laws concerns the requirement for Council permission before lopping, cutting or taking down of any tree, no matter what its state of deterioration and in addition, certain sections of the Conservation Area have Tree Preservation Orders. Please contact Ms Coral Gibson at Bromley Council on 0208 464 3333 for advice. Approval to lop, cut or take down a tree can take up to six weeks, but *failure to gain prior consent is now a criminal offence and could result in a heavy fine.*

We seek and encourage active participation in the work being undertaken by the Residents' Committee, from litter clearance, leaf clearance in the autumn and general road maintenance to the street party in the summer. We are happy to say that we have established a high proportion of uptake in the shares of our Company and hope that you will take up your option. Your support and participation will be greatly appreciated.

The company wishes you a very warm welcome to Barnmead Road and hopes that you and your family will be very happy here. If you have any questions on these or any other aspects of our Road, please do not hesitate to contact any of the Committee Members listed at www.barnmead.co.uk/contacts.htm .

Barnmead Road Conservation Area

A Policy Statement by Bromley Council

A Conservation Area has been designated around Barnmead Road in order to preserve and enhance the area's unique Victorian character. The character of this integral nineteenth century railway suburb stems from the largely unspoilt Victorian street scenes and from the retention of original period designs and detailing.

1 Existing legislation and Policy

(a) By virtue of Section 277A of the Town and Country Planning Act 1971, no part of a building within a designated Conservation Area (except as directed by the Secretary of State for the Environment) may be demolished without the prior consent of the Council (or in the case of applications submitted by the Local Planning Authority, the consent of Secretary of State for the Environment).

(b) The character of the area is primarily dependant on the scale, detailed design and repetitive effect of the detached Victorian houses whose retention is therefore important. Other buildings also contribute to the character of the street and while individual buildings will be treated on their merits in the event of an application for their demolition, alteration or redevelopment, the Council will also take into account the cumulative effect of small-scale changes on the character of the area.

(c) The Council will endeavour to ensure that trees important to the area are retained. Section 61A of the Town and Country Planning Act 1971 requires any person wishing to top, lop, cut down or otherwise destroy a tree in a Conservation Area (other than a tree already protected by a Tree Preservation Order) to give the Council six weeks notice of such intention. It is an offence to carry out such works during the period of notice without the specific consent of the council. Where consent is given for the felling of any tree, the Council will normally require replanting.

2. Guide for Development

(a) The Council will expect proposals for alterations and new development to conform with the character of the area, especially in regard to the scale, height, design and materials used. It is hoped that future improvement work will take due account of the character of the buildings and will alter them as little as possible. In particular window openings should wherever possible remain as built, extensions should be as unobtrusive as possible, and re-roofing where necessary should be carried out in materials sympathetic in colour and texture. Original porches, doors and window glazing, are particularly important to the character of the area and should be preserved wherever possible.

(b) Changes of use will only be accepted where, in the Council's opinion, these would have no detrimental effect on the character of the area. Loss of residential units, of which the area is primarily composed, will be resisted.

(c) Any planning permission granted will normally be subject to a landscape condition to allow for the further enhancement of the area.

(d) Advertisements which require consent will be restricted to properties which depend on advertising to carry out their business and advertisements which, in the Council's opinion, would detract from the character of the area will not be permitted.

New signs or new replacement should, however, be designed to make a positive contribution to the area and to relate properly to the buildings on which they are displayed.

(e) Although the Council will not insist on the submission of a full planning application for every proposed development throughout the area, outline applications will need to be supported by sufficiently detailed drawings, as greater emphasis will be placed on design matters than on other planning considerations. The Council has the power under Article 5(2) of the Town and Country Planning General Development Order 1977 to require the submission of detailed plans and drawings (including elevations showing the proposed development in its setting) and intended applicants and their agents are advised to discuss their proposals with the Council at an early stage.

(f) The Council has made directions under Article 4 of the Town and Country General Order 1977 which, subject to approval by the Secretary of State for the Environment, will control development involving minor alterations and additions to buildings which would not normally require an application for planning permission. (Under the terms of the Article 4 Directive, no alterations may be carried out to the roof, front and side elevations and front garden walls, without the prior written consent of Bromley Council. This will include the alteration or addition of porches, any changes to windows or doors, changes or alterations to materials to the roof, brickwork or woodwork. Satellite Dishes are unlikely to receive approval for affixing to the front of any of the buildings.) It should be stressed that it is a criminal offence to carry out any such work without first obtaining the written consent of Bromley Council whose planning officers will be pleased to advise anyone considering such a proposal.

(g) Planning applications in adjoining areas will be considered in the context of the effect they are likely to have on the Conservation Area.

3 Council's Measures

(a) The Council will encourage the rehabilitation and the improvement of existing buildings in appropriate cases. Grants may be available for certain conversions and improvements to residential property.

b) The Council will, if appropriate, use its powers under the Public Health, Housing and Town and Country Planning Acts to deal with derelict and dilapidated buildings, gardens and sites.

c) The Council has set up an Advisory Panel for Conservation Areas to which relevant matters affecting the character of Conservation Areas are referred. It is hoped that residents will be sufficiently encouraged in turn to improve their own properties and to support schemes to enhance the neighbourhood.

A BRIEF HISTORY OF THE CATOR ESTATE IN BECKENHAM WITH PARTICULAR REFERENCE TO BARNMEAD ROAD

ESTATE ORIGINS (1773-1853)

John Cator came to Beckenham in 1773. He purchased the Manor of Beckenham from Lord Bolingbroke, disposed of the old manor house and built Beckenham Place as a new residence. His brother, Joseph, took occupancy of the Clock House and it was Joseph's family who developed the Cator Estate.

At its height, the Estate once covered practically the whole of the land on the North side of the main road from Shortlands to New Beckenham and a considerable part beyond the High Street to Penge.

One corner of the Estate contained the prestigious Kent House, so named because it was the first in the county on leaving London. The Manor was for generations owned by the family Lethieullier, the first of whom was Sir John, a Hamburg merchant who had settled in Beckenham and was, in the early 18th Century, elevated to the office of Sheriff of London. The mansion eventually passed into the hands of the Cators shortly before the turn of the century.

Apart from their position as leading landowners in the area, the Cator family became prominent figures in local affairs and they continued to be active after the death of the brothers, John in 1806 and Joseph in 1818.

As with so many other centres of settlement in the London area, so in Beckenham, the 19th Century was a time of reconstruction and this period saw the transition of Beckenham from a small village to a middle-class residential area. The village had been surrounded by a number of farms, one of which, Elm Farm, contained fields and meadows named Barn Mead, Plaws Field, Reddons and Alders Mead. These are all now remembered in the present roads of these names.

In 1853, a tollgate was erected in the Kent House road, which at that time was simply a rough lane from the County Bridge to Kent House Farm. Thirty years later the then Lord of the Manor, Albermarle Cator, abolished the gate, thus opening the way for future development.

TRANSITION AND DEVELOPMENT (1863-1900)

The most important event of the 19th Century for Beckenham was the coming of the railway, which gave quick and easy access to the City and so encouraged those engaged in business there to buy a house in pleasant rural surroundings. In 1863, the London Chatham & Dover Railway Company extended a track from Herne Hill along the 2,200-yard tunnel through Penge and into Beckenham.

The Cator Estate subsidised the building of the Beckenham Station on the understanding that there would be no goods depot and that no trains would run on Sundays, except early morning and late afternoon. The lines were subject to severe constraints in exchange for the sale of Cator Estate land and it was stipulated that Estate employees would tend the trees and shrubs which had to be planted along the railway embankment as a screen from the "middle class villas".

During the first sixty years of the century the population of Beckenham had doubled to 2,391 and was over the subsequent twenty years, to increase even more rapidly to over 13,000. In order to serve this growth, three new stations were introduced on existing lines in the district and the first of these was Kent House Station in Plawsfield Road, opened in 1884.

It was not by chance that the station's construction coincided with that of the linkways to the Penge-Beckenham Highway, namely Barnmead and Plawsfield Roads.

This small development of 75 detached and semi-detached properties were erected in apparently random clusters over a period of about ten years from 1883. The builders - Syme & Duncan, who still operate in nearby Blakeney Road (Albermarle Cator married Elizabeth Blakeney of Monivea, Ireland in 1834) - worked from a yard on the site of Hall Engineering at No 2 Barnmead Road and the Estate Office was in the station approach at No 70. No houses were built with a frontage onto Plawsfield Road as this was designed to take most of the commuter traffic.

Beckenham flourished and, by 1891, the population had grown to over 20,000. Open spaces were set aside for outdoor activities and, along with the Alexandra and Croydon Road Recreation Grounds, the 17-acre Cator Park was established as a private recreation ground for residents on that Estate.

From 1894 onwards, land was set aside as allotments and the Barnmead Road allotments are still in use today, filling the triangle between three railways at the Clock House end. By the close of the century, Beckenham had become an area of desirable residences only a short journey from "town" but still a pleasant rural environment.

MODERNISATION, PRESENT AND FUTURE (1901-)

The advent of the 20th Century brought many changes including, almost immediately, the introduction of electric street lighting. Sadly, many of the grand mansions of the area disappeared during the first three decades, including the old Clock House whose site was used for the improvement of local amenities, the erection of the swimming baths and adjoining Technical Institute. The historic Kent House, however, was not demolished until 1957, by which time its situation near the junction of Kent House and Lennard Roads had become busy with motor traffic. Thus broken was the final link of over 700 years, as documents accurately trace its origins back to the year 1240, when it was owned by a hospital known as St Catherine's.

The last two decades have seen the demolition of countless mature houses in Beckenham as these have been forced to make way for blocks of 'luxury' flats. Thankfully, the casualty rate is being slowed down due to the efforts of sympathetic councillors, who often resist planning applications which involve the destruction of good houses which are not beyond repair. This viewpoint is apparently now shared by officials at the Department of the Environment who recently considered such a situation in Cator Road and upheld Bromley Council's decision against a developer's appeal to destroy yet another house in this road. Significantly, despite much 20th Century development in Cator Road, the authorities considered that enough was enough and in 1983 designated this a Conservation area, one of only six in the area, the others being: Chancery Lane, St George's Church, Kelsey Square, the Penge Alms Houses and Belvedere Rd near Crystal Palace.

Barnmead Road's history appears to be undistinguished by the residence of anyone famous or by the occurrence of any historically significant event. Its importance and value lies in the fact that it has emerged unscathed through a century during which the ravages of war and the greed of building booms have heavily contributed to the general trend towards anonymity and uniformity, from which the locality has suffered.

It is pleasing to note that the area is currently enjoying a spell of rejuvenation as many young families are favouring these older houses and accordingly expending much effort in both internal and external renovation. The nostalgic restoration of these properties has been supported and encouraged by the local government grant scheme, which has enabled many people to effectively return them once again to their original use as comfortable family homes.

It is indeed rare today to find a road such as Barnmead, which many feel provides a clear glimpse of Victorian suburbia. The houses are a fine example of the architecture of the day and it does not require close inspection to discover that at least ten individual house designs have been utilised.

The road surface remains in its original gravel-like form, as do the footways and, in order to protect these and the general environment, the residents have purchased the road from the now disinterested, agents of the Cator Estate. By consent of Bromley Council - following an official referendum on the road's future - it has been decided that Barnmead Road shall not be adopted and may therefore retain its rural nature.

The residents have organised themselves into a Company (with a share issued to each owner/occupier) whose sole object is to preserve and maintain the road and its character. This Company proudly retains the hereditary link by adoption of the name Barnmead (Cator Estate) Residents Ltd. After successfully fending off an initial application in 1984 by a major development company, who wished to build two blocks of flats on the site of No 24, the residents, through the Company, applied successfully to have Barnmead Road added to the list of Conservation areas, thereby hopefully averting any future unnecessary demolition in this unique road.

Barnmead Road – Original names of houses and occupants in 1894

Name	Occupant
1 Stanhope	Adolph U. Seeley
2 [T W Jones Building Works]	
3 Clovelly	C. Wilson
4 Mayfield	T.W. Jones
5 Farington	Frederic Nash
6 Roseville	S.R. Deacock
7 ?	Vacant
8 Kent house	James Martin Skinner
9 Wykeham	William Clarke
10 Elmhurst	Walter Tarrant
11 Percyvale	H. F. Skeen
12 ?	Ludwig van Gaisberg
13 Firl Dene	J. J. Summers
14 ?	W.H. Stockhall
15 Crosby	G.S. Bigley
16 Datchet	Arthur N. March
17 Fern Lea	H.R.S. Massey
18 Billinghamurst	Alfred Jacobs
19 Rathgar	Miss White
20 Pensile	H. L. Stapleton
21 Grasmere	Chas. Hay-Smith
22 ?	?
23 Tarrawatta	R.A. Smith
24 George's lodge	Philip S. Milford
25 Allandale	Frederick Ingall
26 The cottage	Daniel Pierce
27 The Grange	Joseph Metherell
28 Heathville	F.G. Henson
29 Thorncliffe	F.G. White
30 Puckeridge	Robt. Wm. Green
31 The Chestnuts	Thomas John Phelps, Solicitor
32 Ashdene	W.A. Reed
33 Dalmeny	William Moodie
34 Redleaf	W.J. Reed
35 Myrtles	William Higgens
36 Holmdale	Alfred Glover
37 Calverton	Howard Thirkell
38 Lyndhurst	Fredk. Chas. Barber
39 Felbrigg	Walter Mason
40 Glenhurst	Charles Blake
41 Caswell	George Bentley
42 Malvern	Gustave Scholpp
43 Blackbrook	Herbert J. Blanche
44 Kildare	H.S. Ralph
45 Highclere	Henry V. Ellis
46 Tremadoc	Richard Maddock
47 Tweedsmuir	?
48 Ida villa	E. Naumann
49 Hawthorn	Richard Pentreath
50 Natal	C. Gausden
51 Maythorn	H. Hopkinson
52 Trevone	Sinclair Smith
53 ?	Vacant

54 Shirley	C. May
55 Sudbrook	Thomas Whiffen
56 Edenhurst	Miss Jane Baird
58 Gilford house	T. H. Brooker
60 Springville	R. Naumann
62 Springcroft	W.H. Fryer
64 Branscombe	F.S. Shepperd
66 Ellerslie	Herbert Budd
68 Woodville	John Saw
70 Estate Office & Kent House Station & T.	Challis, nurseryman
72 Ondine	William Monday
74 Exmouth villa	F.D. Gaite
76 Newlands	G. Metherell
78 The Elms	F. Wheeler
80 2 Acacia villas	D.C. Jacob
82 1 Acacia villas	Lewis Butcher
84 Oakside	?
86 Clydesdale	G.N. Pocknall
88 Landrake	?
90 Sylvan villa	F.J. Willis
92 Sunnyside	Peter Fillingham
94 Fairlight	Mrs Amelia King
96 Drysdale	Mrs Northleach
98 Rossmore	James Grange