

Rectory Field Conservation Area Character Appraisal

March 2010



Reynolds Place - the cool restraint of early Victorian building survives little altered

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Introduction

This Rectory Field Conservation Area Appraisal has been produced by Greenwich Council to provide more guidance on the special character of the area and update the leaflet on the Article 4 Direction. It consists of three parts:

- A **Definition of the Area's Special Historic Interest**,
- An **Explanation** of Conservation Areas, Article 4 Directions and the scope of Planning Policy;
- A **Character Appraisal** identifying the main elements that contribute towards the special architectural or historic interest of the Conservation Area;

There is also a **Rectory Field Conservation Area Management Strategy**. This makes proposals for boundary alterations to the Conservation Area. It gives detailed guidance on repairs and on protecting the character of the estate, focusing on how refurbishment, repair and upgrading of the properties can be achieved whilst minimising losses of the character of the houses. Recommendations are also made on planning requirements and policies for more substantial changes.

I. Executive Summary - Definition of Special Historic Interest

The Rectory Field conservation area comprises a small number of streets running north - south between Charlton and Old Dover Road. The character of the area's townscape is defined by low two-floor construction and 'T' junctions giving quiet low vistas. The buildings are almost all small Victorian terraced houses, mainly yellow or mixed London Stocks under slate roofs. Some houses have red brick dressings and a few are of red brick. There are three character areas each of four streets, corresponding to the three fields on which the area was developed, and the three phases in the history of Victorian development. The three character areas are physically separated and linked only by footpaths. The southern field was developed first before 1867 being architecturally early-Victorian. The northern followed shortly after is mid-Victorian, and the western one is late-Victorian, belonging to the end of the 19th century.

One of the buildings fronting onto Charlton Road predates these development phases: Poplar Cottage, a Listed 17th century weather-boarded vernacular cottage, is a rare survival of rural vernacular architecture in London.

Features common to many houses in all three character-areas are the terraces with front gardens, pitched roofs, yellow stocks, white painted wooden sash windows and arched entrance doorways.

The houses in the early-Victorian southern area are marked by quality of brickwork, architectural restraint, uniformity, simplicity, attention to proportion, arched doorways, designed fenestration pattern and clustered rows of eight chimneys - all recalling the recently departed Georgian era. These features of the small cottages, despite being built for relatively humble artisan occupation, integrate to produce an area with design character. In recognition of this, one of the parades in Lizban Street is Locally Listed. Reynolds Place is perhaps the best street in the Conservation Area and a number of the houses here are worthy of local listing. There are also some good 1840's semi-detached villas, with recessed side entrance lobbies in Old Dover Road. Some houses in this sub-area have a single red brick string-course at half height. The sub-area also includes two local landmarks: a group of Gothic Revival cottages in Reynolds Place – apparently converted from a former church school, and the potentially Listable 1847 landmark British Oak Public House. Most of the houses in this character-area are protected by the Article 4 Direction.

The mid-Victorian northern field echoes the scale and simplicity of the southern field. The houses are smaller but the emergent Victorian style is announced by a widespread use of bay windows and the appearance of small decorative details, such as red brick flat window arches with white keystones. The remains of shop-fronts reveal that corner shops were built on the corners. In this area the originally restrained and simple colours and uniformity of the small cottages scheme has been unfortunately modified by widespread disfiguring personalisation with much use of render and pebble dash to cover the original brick walls and re-fenestration in ugly PVCu and aluminium frames. Nevertheless a sufficient numbers of unspoilt houses survive to reveal the original character and create a contrast to the rendered houses.

The late-Victorian western area has variety both in the different types of houses and their detail design. The houses are typically built with double height bay windows capped by hexagonal turret roofs, and an array of decorative details such as stuccoed windows supported on scroll brackets, red brick dressings, elaborate stone door-cases with leaf capitals and dentilled cornices further ornamented with rosettes and scrolls. Roofs become more of a feature and are ornamented with red clay ridge-tiles with upstanding eyelets. Landmark buildings in this area include the Sunfields Methodist Church and Memorial Church Hall and four curiously tall thin houses constructed in former back gardens on Craigerne Road.

Since the end of the 19th century there has been little development. Older poorer housing out of the conservation area has been redeveloped for uninteresting affordable housing. One or two corners have had individual houses built. A motorway was cut through on the west side. The area within the conservation area boundaries is now effectively fully developed and there appears to be no land available for new development.

2. Explanation of Conservation Areas, Article 4 Directions and the scope of Planning Policy

What is a Conservation Area?

Conservation Areas were first designated in England following the 1967 Civic Amenities Act. Local planning authorities are obliged to designate and review conservation areas under the provisions of the 1990 Planning (Listed Buildings and Conservation Areas) Act. These are defined as 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. There are now about 10,000 throughout England and Greenwich has 20 Conservation Areas. **The Rectory Field Conservation Area** was designated by Greenwich Council in March 1994.

Which properties are in the Rectory Field Conservation Area?

The Conservation Area covers nearly all the traditional pre 1914 buildings on the nine streets between Charlton Road and Old Dover Road. There are a number of small 20th century (mainly post-war) housing estates mainly around Sunfields Place within the geographical area that have been excluded from the Conservation Area. The Conservation Area comprises the following properties:

Banchory Road	1-51 (odd), 2 & 4, Sunfields Methodist Church and Church Hall
Bowater Place	2-38 (even)
Couthurst Road	1-55, 2-58
Charlton Road	38, 80
Craigerne Road	43-67 (odd), 38-60 (even)
Dornberg Road	31 to 37 (odd)
Furzefield Road	1-27 (odd) St Johns House (1-7), 2-48 (even)
Hassendean Road	1-55(odd) 2-28 (even)
Lizban Street	8-36 (consec.)
Lyveden Road	1-33 (consec.)
Old Dover Road	101-109 (odd) including the British Oak PH
Reynolds Place	1-35 (odd), 2a & 2-44 (even) including Boys Brigade Hall

What restrictions are there throughout the Conservation Area?

In all Conservation Areas Planning applications are judged against stricter criteria. Within conservation areas, where all proposals must seek to preserve or enhance the special character or appearance of the area. Conservation Area status will also affect the decisions taken when it is judged expedient to take enforcement action. The following additional controls are automatically applied:

The complete or substantial demolition of any building or free-standing structure over 115 cubic metres in volume requires an application for Conservation Area Consent. Conservation Area Consent is also required for the substantial or complete demolition of a garden wall.

Planning Permission is normally required for all alterations to the external appearance of a building; however in the case of single family occupied houses, there are permitted development rights to make minor changes. The following works require Planning Permission in Conservation Area:

1. The cladding of any part of the exterior of a house with stone, artificial stone, timber, plastic or tiles.
2. The installation of satellite TV antennae on chimneys or front facing walls.
3. An enlargement of the front, rear or side roof slopes, of a house including the installation of dormer windows.
4. The provision of any building, swimming pool or enclosure where the cubic content exceeds 10 cubic metres.
5. Trees are protected by special controls requiring notice of pruning, lopping or felling works to trees within a Conservation Area. The Council's Tree Officer should be contacted for details of these controls.

Proposals for development on land outside but affecting the setting of the Conservation Area will be assessed for their impact on the character and appearance of the Conservation Area and may be refused if this would be judged to be detrimental

Although permission is required to undertake the above works, it should be emphasised that in exercising these controls it is not intended to prevent change. It is rather to ensure that changes are in keeping with the area's established character.

What is an Article 4 Direction?

Planning Permission is normally required for any material alteration to the external appearance of a building. However, the government allows special permission to make minor changes, known as permitted development rights, to single family occupied houses. These rights are explained in the free government (Office of the Deputy Prime Minister - ODPM) leaflet "Planning: A guide for householders". It is emphasised that these permitted development rights do not apply to non-residential buildings or where the house has been converted into flats, or in a part of the Conservation Area where there is an Article 4 direction.

In some situations, for example in the Rectory Field Conservation Area, it is desirable to limit or withdraw these permitted development rights, to enable full control over alterations to the appearance of buildings. To achieve this, the Council, has made an Article 4 Direction, withdrawing these permitted development rights.

The Rectory Field Article 4 Direction (A4).

The Rectory Field Article 4 Direction (A4) only applies to specified parts of the Conservation Area. On these properties planning permission is required for the following building works:

- 1. The installation or alteration of windows or doors.**

2. **The erection of an extension to the side or rear of a property.**
3. **The enlargement or addition to any roof slope including dormer windows, roof lights.**
4. **The re-roofing of properties, even with replica materials.**
5. **The installation or replacement of a satellite TV. Antenna.**

This applies to the following addresses: -

Banchory Road	1 to 21 (odd), 2 & 4 (even)
Bowater Place	2 to 38 (even)
Charlton Road	38
Craigerne Road	43 to 67 (odd), 38 - 60 (even)
Dornberg Road	31 to 37 (odd)
Furzefield Road	2 to 48 (even)
Lizban Street	8 to 36 (consec.)
Lyveden Road	1 to 8 (consec.)
Old Dover Road	101 to 107 (odd)
Reynolds Place	1 to 35 (odd), 2a to 44 (even)

6. The construction of a porch outside any external door of a dwelling house.

This applies to all the properties listed above, except: -

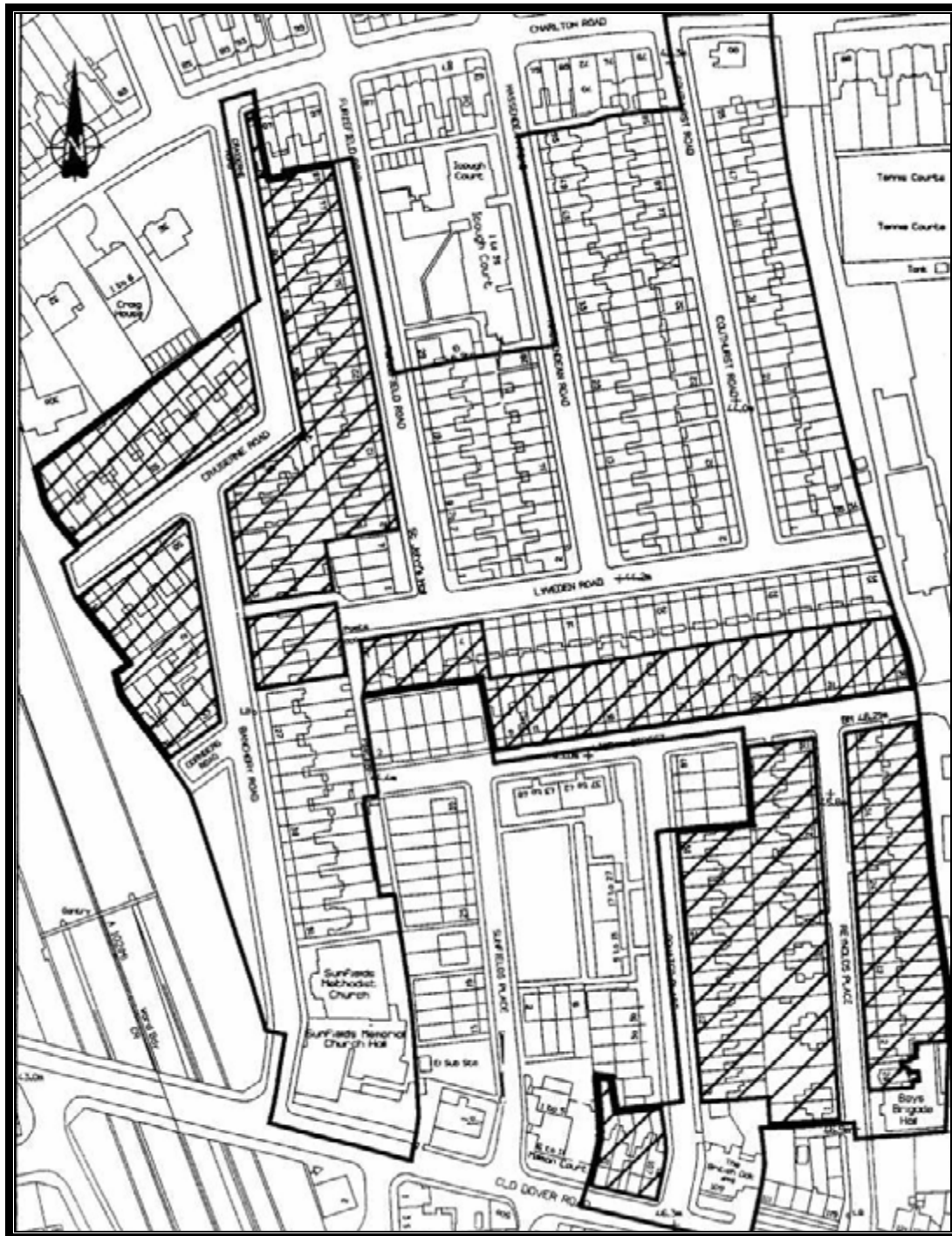
Lizban Street	8 to 36 (consec.)
Reynolds Place	4 to 44 (even)

7. The alteration, or renewal of gates, fences, walls or other means of enclosure.

This applies to all the properties listed above, except: -

Bowater Place	2 to 38 (even)
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A householder wishing to make a change controlled by virtue of the Article 4 Direction (for example, to replace windows) must first make an Application for Planning Permission. There is no fee for this type of application. The **Rectory Field Article 4 Direction** was sought by the Council in November 1994, and subsequently approved by the Department of the Environment on 3rd August 1995.



Map I: Conservation Area boundary - hatched areas mark houses under the Article 4 Direction

A public information leaflet giving design guidance on works under the Article 4 Direction was prepared by the Council in May 1996.

The Planning Policy Context: Planning applications must be decided in accordance with development plan policies unless material considerations indicate other wise. In policy terms, this Conservation Area Character appraisal is a supporting document, relating to, and to be read with, current national and local planning policies. The key planning policy documents are:

The Mayor of London's London Plan. The Mayor undertakes to work with strategic partners to protect and enhance London's historic environment (Policy 4B.10) and expects Boroughs to ensure that the protection and enhancement of historic assets in London are based on their special character (Policy 4B. 11). The London Plan (2004) also contains proposals for protecting and managing strategic views, including those of central London from Greenwich Park and Blackheath Point.

Greenwich Planning policy: The Greenwich Replacement UDP was adopted on 20th July 2006. The more relevant development planning policies in the Replacement UDP are its design policies; in particular: Urban Design (D1 & D2), Trees (D 8), Residential Extensions (D9 & D10), Telecommunications (D11), Satellite Antennae (D12), Street Furniture (D14), Advertisements (D15), Conservation Areas (D16 & D17); Listed Buildings (D18-22); and Buildings on the Local List (D23). These can be found on the Council's website. Greenwich Council has started work on a new type of statutory plan, the Local Development Framework (LDF). This will be a suite of documents that will eventually replace the Greenwich Unitary Development Plan (UDP).

Relevant Supplementary Planning Guidance: In addition to Development Plan policies, decisions on planning applications should take into account relevant Supplementary Planning Guidance (SPG) and any Supplementary Planning Documents (SPD) produced under the new LDF regime. The most relevant are Supplementary Planning Guidance on Residential Extensions, on Shopfronts and on Conversions.

Designation of Conservation Areas: There is a legal duty for all local authorities to keep under review and designate as conservation areas those parts of its area of "special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". Planning Policy Guidance Note PPG 15, Planning and the Historic Environment (1994), sets out current government guidance on Conservation Areas and Listed Buildings. There are currently 20 conservation areas in the London Borough of Greenwich.

Listing: English Heritage lists buildings of special architectural or historic interest on behalf of the Secretary of State for Culture, Media and Sport. The Secretary of State is also responsible for the scheduling of ancient monuments and the registering of historic parks and gardens.

Planning applications should be determined in accordance with the development plan (to be replaced by the 'local development framework'), unless material considerations indicate other wise. The development plan comprises the London Plan, the Greenwich UDP (currently the second deposit draft) and relevant Supplementary Planning Guidance (SPG) and any Supplementary Planning Documents (SPD).

2: Character Appraisal

Planning Policy Guidance Note 15 emphasises the need for local planning authorities to assess the special interest, character and appearance of conservation areas. In order to define these issues it is desirable to prepare an initial appraisal of each conservation area. The following appraisal follows the fourteen criteria recommended in English Heritage's guidance note "Conservation Area Appraisals".



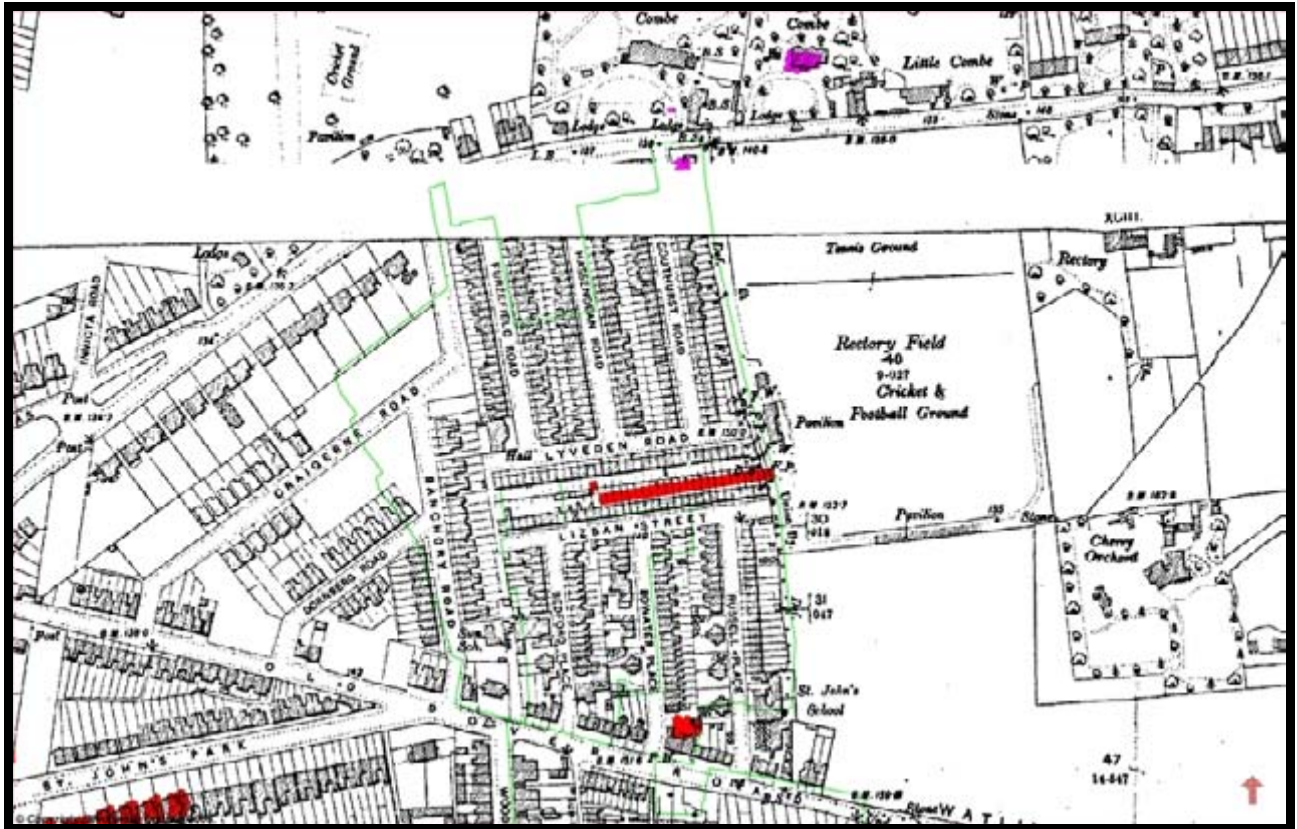
Map

2: Rectory Field Conservation Area: Aerial photograph superimposed on 1890 historic map, CA boundaries in green, Locally Listed buildings in red, Listed Buildings in magenta. The rectory field is the large green square on the right,

I. Location and Setting:

Geographically, the Rectory Field Conservation Area is a small residential area sandwiched between Charlton Road to the north and the Old Dover Road to the south. The eastern boundary of the Conservation Area is the old Greenwich / Woolwich Borough Boundary and the Rectory Field itself (i.e. the present day sports club and rugby pitch) lies to the east of the area. On the west side the area is bounded by the A102 (M) Rochester Relief Road in a cutting that slices through. The Conservation Area abuts on its southern side the Sun-in-the-Sands Conservation area, and to its west on the other side of the A102 (M) Blackwall Tunnel approach road there is the eastern boundary of the Blackheath Conservation Area.

Although the area lies in an elevated position, it does not generally benefit from views out of the area. The A102 (M) motorway is set into a deep cutting as it rises up the hill and is hardly audible in this conservation area.



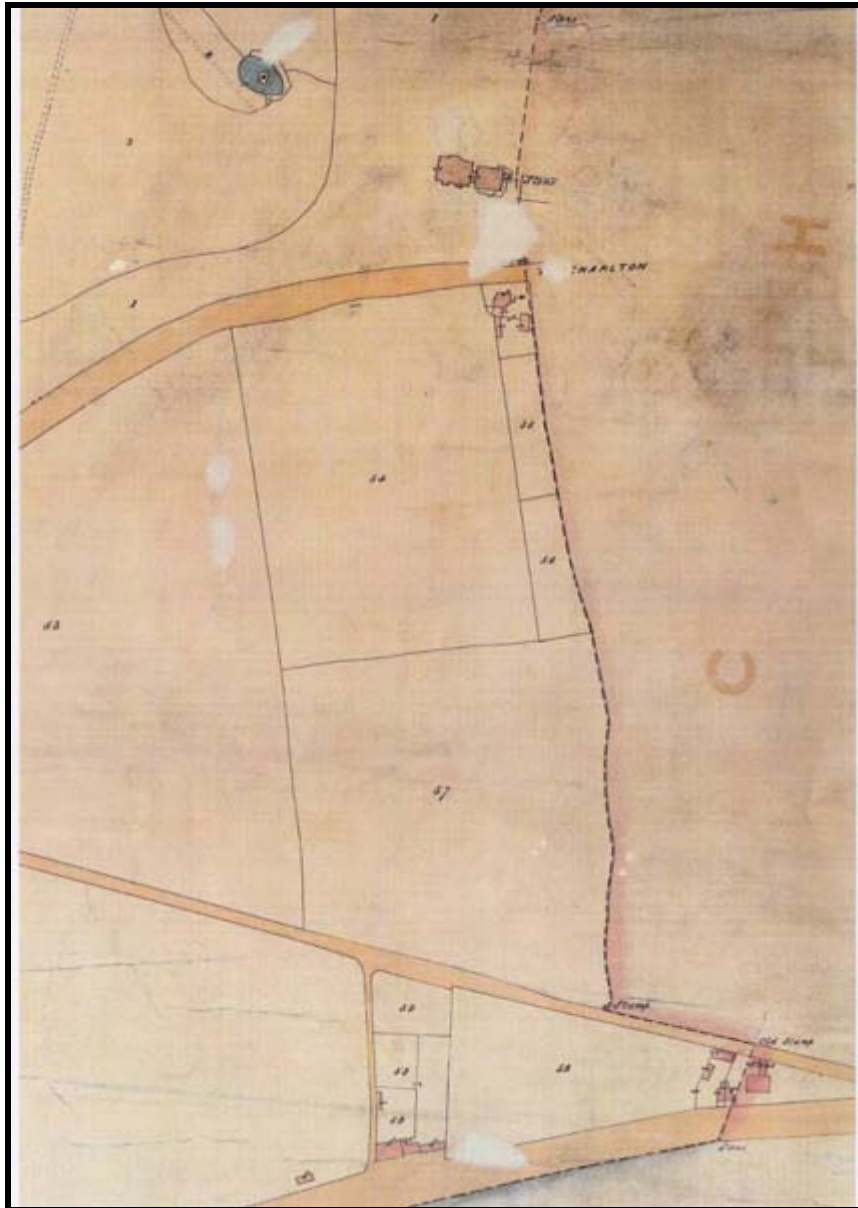
Map 2: Rectory Field Conservation Area, the boundary is in green and superimposed on the 1890 OS Map – pink buildings are Listed, the red ones are on the Local List. Part of the Sun in the Sands Conservation Area can be seen in the lower part of the map extract south of Old Dover Road. The 1890 mapping data appears to be incomplete and the top part of the map appears to be an extract from the 1867 OS map.

2. Origins and historical development.

The development of the Charlton area in which the Rectory Field Conservation Area is located was historically defined by roads, and road construction. The key structure is the former Roman Road from London to Canterbury, which bounds the area to the south and was constructed by Agricola in 76-80 AD. The second defining road is Charlton Road, which was constructed in 1765 and runs west to east from its junction with the Roman Road to reach the small village of Charlton. This junction is currently marked by at the Blackheath Royal Standard Public House. Charlton village, historically, grew around Charlton House providing accommodation and local services in support of the economy of this substantial country house. 19th century development was concentrated on the village fringe and only gradually extended along the roads.

The Sims map (Map 3) shows the situation in 1838. Land that has now been developed as housing and has become the Conservation Area is in the form of three fields a western field, a northern one and a southern one numbered 53, 54 and 57 respectively on the map extract reproduced below. These three fields were developed separately, and became three separate non-interconnecting character areas. The 1838 map shows only one house in the Conservation Area – Poplar Cottage. Two outbuildings are shown behind it, and behind, the cottage's medieval *burgage*-style rear plot is divided into two small strip fields. To the east of Poplar cottage and the strip fields are the Greenwich Borough Boundary and the Borough of

Woolwich beyond. To the north on the site of what became the Fire Station (now converted to flats) is the 18th century Eastcombe House set in wooded and landscaped grounds with a lake. A few other houses existed on Charlton Road well set into its wooded landscape.



Map 3: 1838 Sims map – Conservation area comprises three fields and one house. Charlton Road is in the north with Poplar Cottage, and near the south lies the Old Dover Road.

This was shortly to change. The first development was along Old Dover Road. Two pairs of semi-detached villas with side entrance porches were constructed, probably in the early 1840s and in 1847 the British Oak.

The 1867 OS map (Map 4) shows the western and northern fields surviving undeveloped together with the strip land behind Poplar cottage – but the southern field, fronting onto the Old Dover Road is now developed into four streets. The British Oak Public House appears as the most significant building on the Old Dover Road frontage. Three streets run at right angles north from Old Dover Road: Russell Place (now Reynolds Place), Bowater Place, and Bedford Place (now Sunfields Place). Bowater Terrace (now Lizban Street) runs behind them. A group

of three "St Johns" schools (boys, girls and infants) are shown on the east side of Reynolds Place. These small Gothic Revival church schools survive as cottages.

Undistinguished modern housing excluded from the conservation area now lies on Sunfields Place and the west side of Bowater Place. In 1867 this land consisted of very small workmen's cottages on the west side of Bedford Place (now Sunfields Place) with larger houses on its east side and on the west side of Bowater Place. These were presumably demolished, the former for improvement or 'slum clearance', the latter to enable more intensive development. These houses may have looked rather like the surviving early Victorian parapet fronted small terraced houses which survive on the east side of Bowater Place.

The 1867 map (Map 4) shows a field on the site of what is now the Rectory Field football ground, and east of this is the Rectory is marked.



Map 4: The 1867 OS map with present day conservation area boundaries in green, listed buildings superimposed in magenta, and locally listed buildings in red.

The 1890 OS map (see Map 2 above) shows the complete development of the other two fields in the Conservation Area. On the northern field there is a similar development with three streets at right angles to Charlton Road (Couthurst Road, Hassendean Road, and Furzefield Road) and Lyveden Road at the rear closes the vista and backing onto Lizban Street. There is a 'hall' shown on the site of St Johns Houses in Furzefield Road.

Craigerne and Dornberg Roads, which are now short streets terminating at the top of the motorway cutting, are shown as running through to Old Dover Road. There is a school and associated chapel marked Sun School at the south end of Banchory Road, this survives as Sunfields Methodist Church and Sunfields Memorial Church Hall.

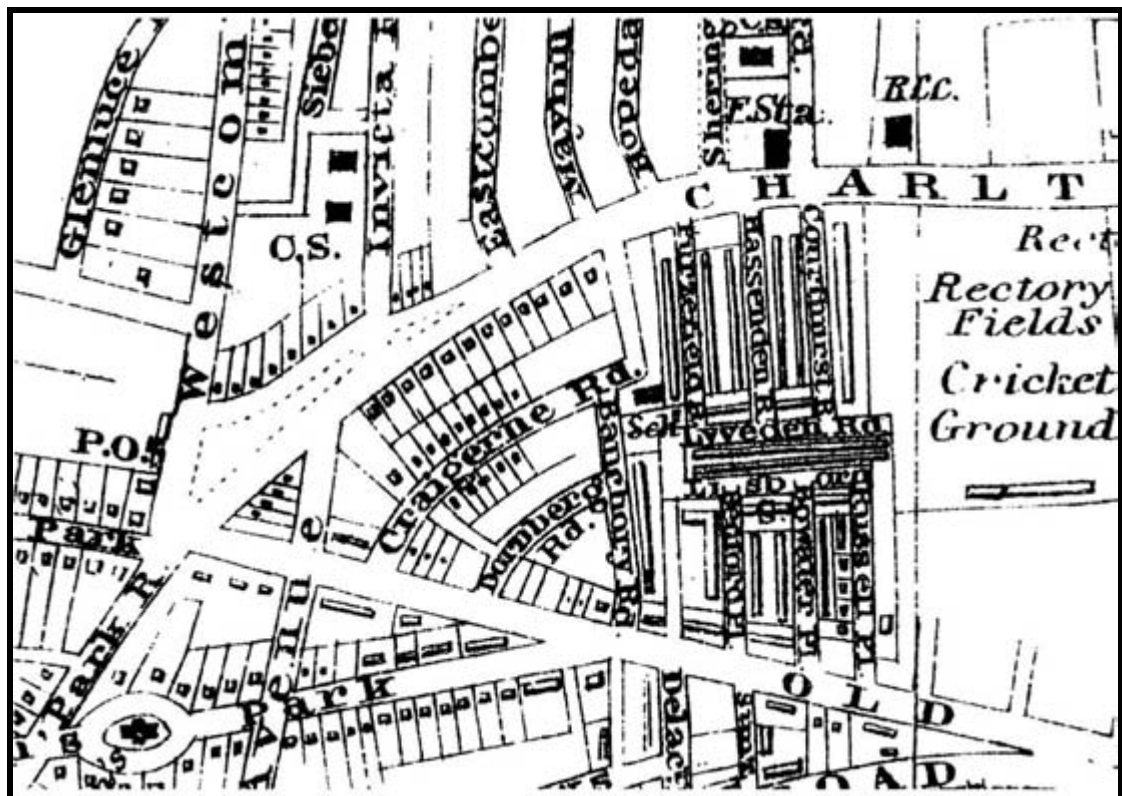
The 1890 map shows and names the 'Rectory Field Cricket and Football ground' with a pavilion backing onto the east end of Lyveden Road. The Rectory Field was even then home to the

Blackheath Rugby Football Club, which is the oldest Rugby Club in the World, founded in or before 1858.



Figure 5: early 20th c picture of Rugby match at Rectory Field
Figure 6: interior of Club House showing Victorian wood work

The 18th and early 19th century history of the area is largely the history of road construction and improvement. Charlton Road dates from 1765. Milestones were introduced in the 18th century. In 1833, Shillibeer introduced the first regular bus service running eight times a day from Woolwich along Charlton Road to Greenwich and London Oxford Street. In 1835 a cheaper steamer service from Woolwich to London led to its demise. Railway construction commenced in 1836, with the Blackheath to Charlton line passing to the west of the Conservation Area in a tunnel under Invicta Road. Charlton Junction was completed in 1840, and services started in 1849. Bus services have changed remarkably little, the 53 Bus service originating in 1913, and the 161 in 1941. This information comes from John G Smith History of Charlton Vol. 2 1975 – which can be consulted in the Greenwich Heritage Centre.



Map 7: Richardson map – probably late 19th century.

The Richardson map is typical of commercially produced late 19th century street-maps. Note the school on the site of St Johns House

Today, the area still retains the mark of the three fields and the associated three phases of development. One result of the phasing of development is the lack of vehicle permeability between the three areas. Thereafter the only significant development was demolition of the western parts of Craigerne and Dornberg Roads to create the cutting of the A102 (M).

3. Archaeological significance

Approximately a third of the Conservation Area overlaps with an Area of Archaeological Interest as defined within the Unitary Development Plan for the Borough. Such areas indicate a level of archaeological awareness that there would be the potential for archaeology to be affected if significant ground disturbance was to occur. Any permission involving such works disturbing the ground should therefore acknowledge archaeological importance by a condition requiring an archaeological assessment.

Greenwich Park to the west includes important archaeological remains including the site of a Roman period shrine that was positioned on high ground and in line with Watling Street, represented along the southern boundary of the Conservation Area by Old Dover Road.

If there was a road passing through the northern area of the park towards the present day buildings of the former Royal Naval College, the main route is likely to have changed direction to cross Blackheath and on towards the ford at Deptford Bridge, on the line of Shooters Hill Road. The area of archaeological interest extends to either side of the line of this ancient road due to the possibility of there being some form of roadside development, particularly if there was a road junction at this point.

4. Character and relationship of spaces

There are no significant private or public open spaces within the area. The Rectory Field to the east is a private sports ground.

5. Townscape features and setting

The layout of the streets area is divided into three zones by the historic ownership of three fields prior to the development process. It is permeable north-south and east-west only on foot. The north – south roads end in ‘T’ junctions with closed vistas. These streets have a low and wide townscape and a restrained simplicity of building characteristic of early- and mid-Victorian suburbs.



Figure 8: Northern field – closed vista



Figure 9: Northern field – St Johns House

The townscape character of the western part of the Conservation Area is typical of late Victorian development – slightly narrower streets flanked by a richer, often red brick houses with complex architectural features.



Figure 10: Western field, Craigerne Road seen from Banchory Road, ornamented late Victorian housing

These different townscapes reflect the three phases of development of the Conservation Area.

Views: Although views out of the area are limited, mention must be made of two fine glimpse views out of the Conservation Area to the north across the River Thames and over north-east London. These look north from the north end of Furzefield Road and from the north end of Couthurst Road.

Townscape characterisation by area

Character Area 1 - southern field – early Victorian: Bowater Place, 2 to 38 (even); Lizban Street 8 to 36 (consec.), Reynolds Place 1-35 (odd), 2a & 2-44 (even) including Boys Brigade Hall, Old Dover Road 101 to 109 odd (including the British Oak PH)

Land Uses: mainly residential.

Building Quality: homogenous good mid 19th century terraced housing retaining much original character.

Listed Buildings: None.

Locally Listed Buildings: The British Oak and 13-36 Lizban Street. Reynolds Place is perhaps the best street in the Conservation Area and a number of the houses here also merit local listing.

Building Materials: yellow and delicate mixed pink/red stock bricks, slate roofs.

Heritage Assets: Fine 1847 Pub, Gothic style former church school, high quality consistent uniform 1850s and 1860s terraces, exemplifies restraint and peaceful nature of area. Mostly controlled by Article 4 Direction.

Local Distinctiveness: landmark character of British Oak PH and its canopied balcony. Gothic Revival cottages in Reynolds Place –converted from a former church school. Parapet fronted old terrace in Bowater Place, Special quality of Reynolds Place and Lizban Street. The houses are marked by quality of brickwork, architectural restraint, uniformity, simplicity, attention to proportion, arched doorways, designed fenestration pattern and clustered rows of eight chimneys - all recalling the recently departed Georgian era. Despite being built for relatively humble artisan occupation, these features integrate producing an area with design character. Some of the houses in the area are semi-detached, with recessed side entrance lobbies. Some have a single red brick string-course at half height.



Figure 11: Reynolds Place



Figure 12: Reynolds Place



Figure 13: Reynolds Place



Figure 14: Old parapet fronted cottages Bowater Place



Figure 15: Rectory Field Conservation Area divided into three character areas



Figure 16: 1840's semi detached villas 101-7 Old Dover Road



Figure 17: Stylish mid-Victorian terraces with exaggerated eaves, yellow stocks, red brick dressed door arches, recessed porches, external entrance stairs picket fences small pane Georgian windows and semi basements



Figure 18: British Oak PH Old Dover Road



Figure 19 & Figure 20: Former St John's Schools - with Gothic detailing



Figure 21 & Figure 22: quality townscape



Figure 23: traditional front garden boundary treatment
Figure 24: Reynolds Place



Figure 25: Reynolds Place



Figure 26: Fencing



Figure 27: Reynolds Place - semi detached houses recommended for Local List



Figure 28: Recessed porches



Figure 29 & Figure 30: Lizban Street



Character Area 2 - northern field – mid Victorian: Couthurst Road 1-55, 2-58; Furzefield Road 2 to 48 (even), Hassendean Road, Lyveden Road 1 to 8 (consec.) Charlton Road 38, 80 Poplar Cottage

Land Uses: residential with a few corner shops

Building Quality: homogenous good mid-Victorian terraced housing from after 1867, some houses retaining much original character

Listed Buildings: Poplar Cottage

Locally Listed Buildings: None

Building Materials: Yellow stock bricks, slate roofs

Heritage Assets: The smaller houses of the mid-Victorian northern field comprise good quality consistent uniform terraces, and echo the scale and simplicity of the southern field. Many of the houses are or were originally fenestrated with small-pane Georgian windows and in Couthurst Road and Lyveden Road a number are in the form of 1840 style semi detached villas. Elsewhere

the emergence of Victorian style is announced by a widespread use of bay windows and the appearance of small decorative details, such as red brick flat window arches with white keystones. It is an unresolved puzzle that the 1867 OS map does not show any of these buildings.

Local distinctiveness: The remains of shop-fronts reveal corner-shops. At the double fronted 36 Couthurst Road the survival of shopfront pilasters is remnant evidence of the former dairy. Pilasters next to a later canopy suggest that another shop building once stood next door at no. 38-40. At no 55, behind Poplar Cottage, the building with a shopfront was formerly a hairdressers. At no 1 Lyveden Road there once lived the last shepherd of Blackheath. At No 33A there is a very narrow house, and opposite a pair of 1840's style semi-detached villas. On the corner of Hassendean Road is a shopfront – the former home of the Holland family - of which Jules Holland is well known. In this area the originally restrained and simple colours and uniformity of the small cottages scheme has been unfortunately modified by widespread disfiguring personalisation with much use of render and pebble dash to cover the original brick walls and re-fenestration in ugly PVCu and aluminium frames. Sufficient numbers of unspoilt houses survive to reveal the original character and create a contrast to the rendered houses. Only the west side of Furzefield Road is under the Article 4 Direction.



Figure 31: and Figure 32: former shops on corner of Hassendean Road



**Figure 33: 36 Hassendean Road – former dairy
Figure 34: 55 Hassendean Road – former hairdresser**



Figure 35 & Figure 36: 38 & 40 Hassenden Road - old shopfront capitals and later canopy



Figure 37: on the left 33A Lyveden Road – a very narrow house bordering Rectory Field – the lintel over the door and bay window suggests it may have once been a shop
 Figure 38: 1840s style cottages – puzzlingly not shown on 1867 OS map



Figure 39: more Georgian style cottages typical of Couthurst Road and Lyveden Road
 Figure 40: Lyveden Road – old and faded painted street sign



Figure 41: No1 Lyveden Road – former home of Blackheath's last shepherd - note Georgian small pane windows

Character Area 3 - western field - late-Victorian: Banchory Road 1-51 (odd), 2 & 4, Sunfields Methodist Church and Memorial Church Hall; Craigerne Road 43 to 67 (odd), 38 - 60 (even) Dornberg Road 31 to 37 (odd).

Land Uses: residential

Building Quality: homogenous good mid 19th century terraced housing retaining much original character

Listed Buildings: None

Locally Listed Buildings: None

Building Materials: some use of yellow stocks, more use of red soft stock bricks, slate roofs, some imitation half timbering

Heritage Assets: The good quality terraces of the late-Victorian western area have variety both in the different types of houses and their detail design. The houses are typically built with double height bay windows capped by hexagonal turret roofs, and an array of decorative details such as stuccoed windows supported on scroll brackets, red brick dressings, elaborate stone door-cases with leaf capitals and dentilled cornices further ornamented with rosettes and scrolls. Roofs become more of a feature and are ornamented with red clay ridge-tiles with upstanding eyelets.

Local Distinctiveness: Landmark buildings in this area include the four curiously tall thin gabled houses constructed in former back gardens on Craigerne Road.



Figure 42: Banchory Road - richness and sophistication in late Victorian design



Figure 43: Banchory Road - the comparatively busy design of the western field

Figure 44: Sunfields Methodist Church – due for demolition



Figure 45: Banchory Road – the thin houses – early back garden development
Figure 46: Sunfields Memorial Church Hall – 20th century - due for demolition

6. Former and current uses

Prior to 19th century development, the area comprised fields in arable and agricultural use. The original development was mainly housing plus several schools, a community hall a public house and two churches. There were also a few small workshops in the southern part of the area. The last hundred years have seen the retention of the residential uses and the loss to residential of some of the other uses. For example, one of the schools has been converted to residential use and the community hall has been redeveloped as flats.

7. Architectural and historic qualities of the buildings

This is a secluded neighbourhood of small brick mainly terraced Victorian houses. There are some slightly larger semi-detached houses in Reynolds Place in the south of the area. Although designated as a Conservation Area, the degree of protection and quality of individual terraces within the area is varied. This section

- identifies landmark buildings in the conservation area
- identifies and appraises the Listed and Locally Listed buildings in the area
- appraises the buildings of the area making a division into three character areas

Landmarks: The following buildings are memorable and may be described as having landmark character

- The red weather-boarded Poplar Cottage
- The British Oak PH
- The four tall thin buildings on Craigerne Road, three of which present a half timbered appearance on the upper floors
- The group of Gothic Cottages at the south end of Reynolds's Place
- The row of old terraced parapet fronted houses on the east side of Bowater Place



Fig 9: Tall thin gabled houses in Craigerne Road (after 1890);

Fig 10: Sunfields Memorial church hall on Banchory Road (due for demolition)



Figure 47: Gothic Revival cottages on Reynolds Place (formerly schools)



Fig 48: Bowater Place – older parapet fronted houses

Listed Buildings: One building in the Conservation Area is Listed, this is the red painted weather-boarded Poplar Cottage at 80 Charlton Road. Although it certainly dates back to the at least the early 18th century, it was much altered and extended in the late 19th century. Its present appearance owes a lot to the Victorians' romantic imagination. It was further restored in the late 20th century at which time its present red colour was added – there is said to be evidence that this colour is similar to that used in the 18th century.

Other Listed buildings within the setting of the Conservation Area: There is one other Listed building within the setting of the Conservation Area. On the other side of

Charlton Road set a few yards back down Wyndcliffe Road a K2 red telephone Box survives. Its position is a reminder that it formerly stood in front of the Georgian country house, Eastcombe House. The K2 type was the second of six models designed by Sir Giles Gilbert Scott, its distinctive canopied roof is homage to the ceilings of Sir John Soane. The K2 was produced in small numbers and has a more Georgian appearance than the commoner K6; it is identifiable by the rows of triple Georgian-style glass panes. The K6 has an art-deco style more horizontal fenestration, with a central rectangular horizontal pane flanked by small margin lights.



Figure 49: Poplar Cottage as it appears today



Figure 50: Poplar cottage as the Victorians saw it - a) c. 1895; b) c 1905

Locally Listed Buildings: There are two entries on the Local List

The 1847 British Oak, 109 Old Dover Road. This is an interesting 1847 public house constructed on 3 storeys of yellow stocks. It has a rendered and painted parapet and a projecting cast iron balcony. The British Oak is designed in restrained classical style with parapet front and sides. Externally it retains much traditional character including a plinth of engineering bricks, original windows, and 19th century possibly original fascia boards. It has delicate chamfered corners and a matching expressed central bay. The main façade has a late 19th century full-width first floor canopied balcony supported on four cast iron simple classical Doric columns.



Figure 51: the British Oak

13-36 Lizban Street: This is a single terrace of two storey buildings with basements, appropriate to their setting, stock brick under slated roofs, and some buildings pebble dashed – early to mid 19th century.

8. Contribution made by key unlisted buildings

The homogenous character of the area is such that nearly all buildings contribute to the area, but are unlisted. The most significant of the unlisted buildings are the locally listed buildings and the landmark buildings. These are described in section 7 above.

9. Local details

A variety of local details contribute character to the area. The following list identifies some particular details but is by no means exhaustive:

- Gothic revival arches and other details on the Reynolds place Gothic cottages
- Surviving arched original doorways and doors,
- Traces of former corner shop shopfronts (on the corners of Hassendean Road and Furzefield Road and Lyvedean Road)
- Semi-basements in southern area
- Fenced front gardens
- Verandahs and ironwork on the British Oak
- Parapet fronts of old terrace in Bowater Place
- Imitation timber framing on the thin houses in Craigerne Road



Figure 52 53 & 54: some local doorways and doors



Figure 55: Georgian small pane windows



Figure 56: front boundary fence



Figure 57: semi detached house with arched doorway, white string course, semi basement, and Georgian style small pane windows



Figure 58: 105-7 Old Dover Road - old side entrances

10. Predominant building materials, features, textures and colours

Materials: The two older (south and north) parts of the area were constructed using, mainly, yellow stock brick. In the west area there is more variety with use of red dressings and some red brick. The roof materials in the area were originally almost entirely slate, but the roofs of many houses have been recovered in various unsympathetic materials including various concrete and other synthetic roof-tiles. The original windows and doors are wooden box sashes and wooden paneled doors.



Figure 59: Characteristic mixed stocks and traditional sash windows

Architectural features divide according to the three character areas, see Section 7 above. The earlier houses generally have lower angled pitches to the roofs. Almost all the houses are built on two floors, some with an additional semi basement.

11. The contribution made by natural features – green spaces, trees, and hedges.

There are no green spaces within this area; nevertheless, it does achieve calm and quiet. This lends additional importance to the low small scale of the buildings, the front gardens, the traditional and original boundary treatments and street trees, all of which play important roles in calming full-coverage development.

12. Extent of loss, intrusion or damage.

The extent to which the houses retain their original character and features varies. There are some houses whose formerly attractive brick fronts have been covered by render or pebble dash, in many cases the original features such as windows, doors and roofs have been changed, and the replacements are out of character with the conservation area. This unevenness already existed when the Council designated the area as a conservation area in March 1994. In order to prevent further erosion of the area's character an Article 4 Direction was applied. In this Conservation Area a decision was made to apply this measure only to the houses that were relatively unaltered.

The parts of the Conservation Area under the Article 4 Direction retain a great deal of their original character. However, elsewhere, visual inspection shows that minor building alterations and unsympathetic rear extensions have harmed the Conservation Area. Many disfiguring changes date from before Conservation Area designation, but some are permitted development under the Planning Acts and are recent. These disfiguring alterations include the following:

- A number of houses with rendered brickwork
- A number of UPVc and aluminum replacement windows
- Concrete roof tiles – loss of original slate roof materials
- Loss of original front doors
- A very small number of buildings with parking in front gardens, for example St Johns House in Furzefield Road (see photo above – Fig 7) and 2a Reynolds Place
- A small number of inappropriately located satellite dishes
- A small number of houses with painted bricks
- The rear elevations of many of the houses have been disfigured by a jumble of rear extensions – often this is mitigated by not being visible except from the back windows of other houses or neighbouring gardens. An exception are rear extensions of houses in Couthurst Road which can be seen from the drive from Charlton Road to Rectory Field



Figure 60: pebble dash and render cladding



Figure 61: Ugly UPVc windows



Figure 62: Disfiguring porches



Figure 63: replacement roofs



Fig 64: jumbled rear extensions behind Couthurst Road – view from Rectory Field sports ground
Fig 65: altered and original sash windows

The loss of original wooden frame windows: Old windows are mainly set into box sash frames. They were designed with attention to detail – for example the precise shape of the glazing bars. Surviving original or old (i.e. pre 1914) wooden windows should be regarded as period items, worthy of retention and conservation. It is tempting to replace windows framed in wood with white UPVC windows – which only roughly conforming to the original fenestration pattern. One problem with these windows is that they are made with thicker ugly frames. Whatever the detailing and construction and whatever the material, all these replacement windows have a manufactured regular square appearance which contrasts poorly with the elegant traditional construction of the original houses. **Conservation** means putting effort into retaining and maintaining surviving period wooden windows. This is both desirable and important.

Front doors: Different houses were designed with different front doors, and groups of similar houses usually shared the original door design. A number of the original front doors have regrettably been replaced. Detailed examination of replacements reveals that the joinery details are usually different and are not good copies.

Satellite dishes: A few are located on the fronts or sides of houses, harming the simple architectural effect of the houses and adding clutter to the street scene;

Boundary walls and fences: In some cases part of the original boundary treatment has gone. The loss of some of the traditional front garden boundary treatment is detrimental to townscape.

Demolitions: Planning permission has been granted for a replacement scheme to the Sunfields Methodist Church and Memorial Church Hall.

13. Neutral parts of the conservation area

Because of the careful way in which the Conservation area's boundaries were drawn, there are few genuinely neutral buildings in the area.

Several 20th century infill housing developments, in the form of small blocks of flats have been excluded from the Conservation Area. An exception is St John's House in Furzefield Road,

which is in the Conservation Area. This design is a pastiche of neo-Georgian, constructed in yellow bricks on three floors, with bow windows. These windows are not in keeping and the three-floor scale of the building is noticeably out of scale in the locality. This building does not contribute to the area and is neutral or detrimental.

All pre-1914 houses in the area have age value making them worthy of preservation and also relevant architectural style, character and standard, and are considered to have group value.

14. Problems, pressures and capacity for change

Potential for works of enhancement: There has for the most part been adequate investment in repair and maintenance. However not all the original features have been well preserved. The new guidance on repairs and minor alterations in the management strategy may help remedy this. When resources permit, the following restoration works are recommended to owners as beneficial in principal:

- **External front walls:** removal of paint or render so far as practical;
- **Front garden Boundary Fences:** Repair and Restoration and where necessary reinstatement to original design;
- **Windows:** Where replacement of original timber windows has resulted in UPVc plastic, or aluminum frames, or loss of internal sub-divisions, or installation of oversize glazing bar widths, it is worthwhile to reinstate window frames in timber, taking care to use original timber profiles;
- **Front doors:** Although many of the original front doors survive, a large number have been replaced. Surviving old doors should be repaired and not replaced. Where the original door is lost reinstatement should closely follow the original design which may usually be ascertained from neighbouring survivors
- **Reinstatement of natural slate roof coverings:** where the originals have been replaced with synthetic slates or tiles this would be welcome
- **Reinstatement of metal rainwater goods.** These were originally in cast iron; some have been changed to PVC – these are not durable. Extruded or cast aluminium products look appropriate and better.

The Article 4 Direction and the Conservation Area boundary are reviewed with recommendations in the separate Rectory Field Conservation Area Management Strategy.

4: Contacts and further advice:

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5. Glossary

Bay and bow windows – these are windows projecting out from the wall. A **bay** window is canted and has an elongated hexagonal plan form.

Casement window – a window that opens on hinges.

Dado – a moulded section, which runs around the wall at approximately waist height.

Dormer – a projecting window inserted vertically into a sloping roof with its own roof and sides, known as cheeks.

English bond – bond refers to the pattern in which the bricks of a wall are laid. English bond is where bricks are laid with alternate rows of headers (where the brick is laid with the short end visible) and rows of stretchers (laid lengthwise).

Flemish bond – the pattern created where a brick wall is laid with alternate headers and stretchers (see above), which are aligned, in each alternate row.

Gable – The end wall of a building where the roof reaches its peak. A pointed gable follows the slope of the roof against it. A Dutch gable is one with curved or scrolled sides.

Glazing bars – a light piece of timber, which divides a sash window into smaller compartments. Glazing bars have different designed profiles according to the curvature – some of the most common being called ovulo, ogee and cyma.

Leaded lights – window where the glass is held in place by strips of lead usually arranged in a grid or diamond pattern.

Organic development – a building or group of buildings whose present appearance is the result of additions to its original form in different periods rather than being built as a designed architectural composition. Examples of organic form include medieval farmhouses or churches with additions built on at various times. An example on a larger scale might be an unplanned village that has grown piecemeal over a long period.

Oversailing brick courses – a decorative technique where each ascending layer of bricks protrudes slightly above the previous layer.

Permitted Development – development that can be undertaken without planning permission as defined in the Town and Country Planning (General Permitted Development) Order 1995.

PVCu – refers to the material which mass produced modern window units are constructed from. The plastic used is subjected to a chemical process, which hardens it to make it rigid. PVC stands for Polyvinylchloride.

Raised and fielded – a timber panel sunk into the body of a door whose raised centre portion is reached by tapered edges.

Roughcast – a render coating containing coarse aggregate.

Rustic brick – facing brick with surfaces improved by a sand covering, or with a scratched texture applied before firing, often with variegated colouring

Soffit – visible underside of an arch, or underside of any architectural element such as a door or window architrave

Spalling – decay process whereby layers of stone flake away from the surface.

Stock brick – the term 'stock' refers to the name of the mould in which these bricks were originally handmade. The term now refers to the traditional bricks made from London clays, which were produced in a range of yellow and brown tones.

Stone dressings – the finishes, mouldings and ornaments that surround door and window openings as well as the ornamentation at the tip of gable roofs.

Timber fillets – in carpentry this term refers to a small piece of timber, which can be pieced into joinery to repair and restore it.

Timber fretwork – regular and repeated decorative timber pattern which often appears on the front of porches.

Vernacular buildings – vernacular buildings used traditional construction techniques, local materials and forms. Vernacular buildings were not designed by architects, and were often built for the owner rather than for sale.

Vousoir – a wedge shaped stone or brick forming part of an arch.