

Photographic survey

A photographic survey of Blackheath Conservation Area was carried out during September 2006. The following pages show the front elevations from the principal streets in the conservation area. The accompanying text summarises the main qualities and features in each street.

Schedule of streets

p18	Vanbrugh Park
p23	Vanbrugh Park Road West
p25	Wycherley Close
p26	Combe Avenue
p35	Vanbrugh Park Road (east side)
p36	Beaconsfield Road (southern section)
p38	Mycenae Road (southern section)
p41	Vanbrugh Park and Mandeville Close
p43	Vanbrugh Terrace
p44	Heathway
p48	St John's Park
p55	Stratheden Road / Old Dover Road
p59	Vicarage Avenue
p61	Langton Way
p69	Shooters Hill Road
p76	Kidbrooke Park Road
p82	Kidbrooke Grove
p86	Liskeard Gardens
p89	St Germans Place
p91	The Paragon
p93	Kidbrooke Gardens
p98	Westbook Road
p100	Fulthorp Road, Field Road, Merryfield



Vanbrugh Park

Land use

- Residential with educational and retail uses.

Building quality

- Three storey neo-Georgian flat blocks (Parkside).
- Low 1960s terrace concealed by a boundary.
- Detached and semi-detached Victorian villas; tall and set back from the pavement behind boundary walls.
- Late Georgian town houses at the east end (Myrtle Place)
- Broadbridge Close: enclave of arts and crafts houses.

Building materials

- Predominantly London stock brick with some stucco render; also features Italianate embellishments and red brick dressing to the later villas (Nos 28-30a).

Listed buildings

- None.

Heritage assets

- High group value of consequence from No 15, complemented by trees.
- Intrinsic quality of the mid nineteenth century villas.
- Royal Standard public house, which developed from 1848.
- Barclays Bank.

Local distinctiveness

- No locally distinctive characteristics recorded.



Vanbrugh Park
North side



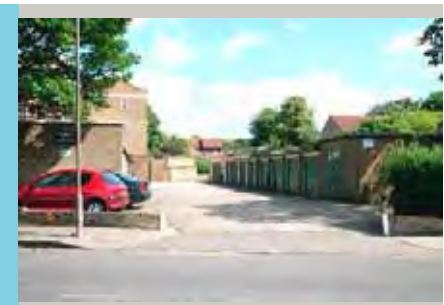
19-24



19-24



19-24



19-24

Vanbrugh Park
Parkside



19-24



Parkside



Parkside



Parkside



1-19 Combe Mews



1-19 Combe Mews



1-19 Combe Mews



1-19 Combe Mews



15



16



17



18



19



20



21



22



Side of 20



23-24



25



26



Blackheath High School



Blackheath High School



Side of 23



28-28a



30



32



Broadbridge Close (Morden College)



34



36



37



39



40



41



42



43



43

Vanbrugh Park
South side



192-194 Royal Standard



190



46 Red Cross Shop



48a Gambardella



49-49a-50



51-52



52



53-54



55-56



57-58



59-60



61-62



63-64



65



65-66



67-68



69-70



71-72



73-74



75-76



77-78



79-80



Vanbrugh Park Road West

Land use

- Residential.

Building quality

- Abrupt contrast between the west and east sides.
- West: Four storey Victorian villas, bay windows, overhanging eaves with brackets, tall chimneys and tipped roofs. Neighbourred by red brick flats (c.1990) with steep gabled roofs and narrow windows. Continues into Wycherley Close.
- East: Vanbrugh Park Estate built for Greenwich Council - powerful dominant form of eight storey flats, contrasting with the small scale, horizontal terraces below.

Heritage assets

- Dynamic contrast of buildings of different periods.

Local distinctiveness

- Westcombe Court is a powerful landmark and the estate is laid out to an innovative form with a strong character.



Building material

- Yellow stock brick (villas), red brick (new flats) painted concrete and block work (Westcombe Court and Combe Avenue).

Listed buildings

- None.

Vanbrugh Park Road
West
West side



Wycherley Close



16



8-6



4



7



8



8



9

Vanubrough Park Road
West
East side



John Roan Lower School



John Roan Lower School



Westcombe Court



Westcombe Court



Westcombe Court



32-42 Combe Mews

Vanubrough Park Road
West
East side



32-42 Combe Mews



32-42 Combe Mews



32-42 Combe Mews and park area



66-76 Combe Mews

Vanubrough Park Road
West
East side



66-76 Combe Mews



66-76 Combe Mews



66-76 Combe Mews



Combe Avenue



Wycherley Close

Land use

- Residential.

Building quality

- Two storey terrace houses (c.1990) with four storey flats on Vanbrugh Park West.

Building material

- Pale red brick with darker banding interlocking concrete tiles.

Listed buildings

- None.

Heritage assets

- None.

Local distinctiveness

- Contributor to the richness and variety of the conservation area.



Wycherley Close



5



Side of 5



Vanbrugh Road West



Rear of 5



Garages



Rear of 1-4



5-8



5



8-10



12



Rear of Park Road West



7 Vanburgh Park Road West

Combe Avenue

Land use

- Residential.

Building quality

- Flats and houses built for Greenwich Council. Two storey buildings with flat roofs and a horizontal emphasis featuring a continuous band of glazing to first floor. Clerestory glazing to the ground floor.

Building material

- Painted blockwork, timber windows (some replaced) and red brick bruntory walls.

Listed buildings

- None.

Heritage assets

- Innovative design and layout by Chamberlain Powell and Bon architects.

Local distinctiveness

- Disregards the prevailing character and form of Greenwich and Blackheath, forming an interlocking courtyard that is sparse but intimate.



Combe Avenue



66-76 Combe Mews



Combe Avenue



Side of 88 Combe Avenue



Side of 88 Combe Avenue



88-86

84-82



80-78

76-74

72

70-68



66

42-40

38-36

34-32



26-38

30

Side of 30

Side of 30



Rear of 30



Rear of 28-26



Rear of 24-22



11-13



Side of 13



Rear of 13



9-11



11-13



Side of 13



Rear of 13



Rear of 13



Rear of 11



Rear of 9



Rear of 7



23-21



19-17



15



54-52



50-48



46-44



Alley



Rear of 44-46



Rear of 48-50



Rear of 52-54



56-58



60-62



64



Side of 64



Alley



Rear of 64



Rear of 60-62



Rear of 56-58



Side of 56



45



41-43



39-37



Side of 37



Alley



Rear of 43-45



Rear of 43



Rear of 45



Side of 45



35-33



31-29



27-25



25



Alley



Rear of 29



Rear of 31



Rear of 33



Rear 35



Side of 35



47-49



51-53



55-57



59-61



Side of 61



Rear of 61-59



Rear of 55-57



Rear of 53-51



Rear of 49-47



Rear of 47



9-21 Combe Avenue



9-21 Combe Avenue



9-21 Combe Avenue



9-21 Combe Avenue



9-21 Combe Avenue



9-21 Combe Avenue



Side of 9-21 Combe Avenue



Rear of 9-21 Combe Avenue



Rear of 9-21 Combe Avenue



Rear of 9-21 Combe Avenue



Rear of 9-21 Combe Avenue



Rear of 9-21 Combe Avenue



Side of 9-21 Combe Avenue



Rear of 2-20



Rear of 2-20



Rear of 2-20



Rear of 2-20



Rear of 2-20



2-20



2-20



2-20



2-20



2-20



2-20



Rear of 1-19



Rear of 1-19



Rear of 1-19



Rear of 1-19



Rear of 1-19



Rear of 1-19



Rear of 1-19



Rear of 1-19



Rear of 1-19



Rear of I-19



Side of I-19



I-19



I-19



I-19



I-19



I-19



I-19



I-19



I-19



I-19



I-19

Vanbrugh Park Road
West side



Side of 9-21 Combe Avenue



Rear of 61-59



Rear of 53-51



Rear of 47



Rear of 9-21 Combe Avenue



Rear of 9-21 Combe Avenue



Rear of 9-21 Combe Avenue



Rear of 9-21 Combe Avenue



Rear of 9-21 Combe Avenue



Vanbrugh Park Road (east side)

Land use

- Residential.

Building quality

- Four storey flat roofed flat blocks with bay windows c.1960.
- Three storey Victorian villa (No 1) built in 1865 and a former coach house (No 1b).

Building material

- Flats are built with a pale yellow brick and have timber bays.
- Land stocks and stone dressings to Nos 1 and 1b.

Listed buildings

- None. Nos 1 and 1b are of local interest.

Heritage assets

- Nos 1 and 1b are significant as the sole survivors from the Victorian development.

Local distinctiveness

- No locally distinctive features noted.





Kleffens Court



Alan Court



Fentons



Fentons



Fentons



l



lb



Beaconsfield Road (southern section)

Land use

- Residential.

Local distinctiveness

- Formally known as Vanbrugh Park Road East.

Building quality

- Detached three storey villas with basements, double height bay windows, tipped roofs, tall chimneys and bracketted eaves.

Building material

- London stock, slate roofs, stucco doorcases and mouldings, stone steps to front doors, timber sash windows, stock brick and stone capping boundary walls (with some replacements).

Listed buildings

- None, but the buildings have good group value.

Heritage assets

- Developed between 1869-70 and are a well preserved group.



Beaconsfield Road
West side



86



84



82



80



78



76



74



72



Side of Ferndale Court

Beaconsfield Road
East side



Side of 66 Westcombe Park



81



83



85



87 Beaconsfield Road



89



91



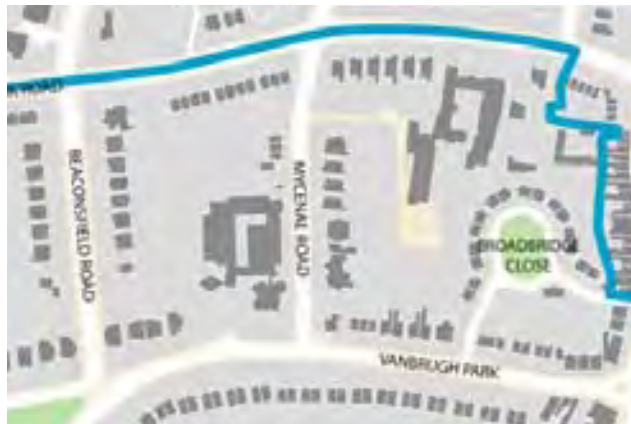
93



95



Side of 23 Vanbrugh Park



Mycenae Road (southern section)

Land use

- Residential and educational uses.

Building quality

- Mix of large detached Victorian villas developed between 1880 and 1908, with a later phase in 1931-34.

Building material

- Red brick, stone dressings, tile roof, roughcast render and pebble dash on 1930s houses.

Listed buildings

- Nos 101-107 (built 1905 - 1909).

Heritage assets

- Blackheath High School.
- Late Victorian houses, especially No 111 (1891) make a positive contribution to the street.

Local distinctiveness

- No special features noted.



Vanbrugh Park
West side



25



26



27



Blackheath High School



Blackheath High School



Blackheath High School



Blackheath High School



Blackheath High School (Mycenae Road frontage)

Mycenae Road



Blackheath High School



Blackheath High School



Blackheath High School



Blackheath High School



Blackheath High School



Blackheath High School



Rear of 98 Westcombe Park Road



Side of 98 Westcombe Park Road

Mycenae Road
East side



Side of 100 Westcombe Park Road



Side of 100 Westcombe Park Road



Side of nursing home



101



103



105



107



109



111 The Coach House



111



111



111



St Andrews Mews



Vanbrugh Park and Mandeville Close

Land use

- Residential.

Building quality

- Five storey deck access maisonettes (c.1960), arranged in two parallel blocks.
- Plain flat rows with recessed entrance bays.

Building material

- Red brick and timber joinery (mostly replaced).
- Nos 85-104 have a concrete frame with full width glazing.

Listed buildings

- None.

Heritage assets

- No 84 is a Victorian villa (1855).

Local distinctiveness

- Nos 85-104 are architecturally distinctive.



Vanbrugh Park and Mandeville Close



Mandeville Close



Mandeville Close



Mandeville Close



Mandeville Close



Mandeville Close



Mandeville Close



Mandeville Close



Mandeville Close



Mandeville Close



Mandeville Close



Mandeville Close



Mandeville Close



Mandeville Close



Side of 85



85-86-87



87-92



93-97



98-10



Vanbrugh Terrace

Land use

- Residential.

Building quality

- Imposing three storey houses with basements facing Blackheath.
- Four detached and two pairs of semi-detached houses.

Building material

- Detached houses are stucco clad with tipped slate roofs.
- Italianate detailing.
- Semi detached pairs are in London stock with painted stone dressings and gable roofs.

Listed buildings

- Nos 5-8 are listed and form a group with Nos 1-4, which are their contemporaries.

Heritage assets

- A prominent and impressive edge to Blackheath, enhanced by trees and shrubs in the front gardens.

Local distinctiveness

- A defining feature framing Blackheath.



Vanbrugh Terrace
East side



8-7



7-6



6



5



4-3



3



2



2 and entrance to Langton Way



Entrance to Langton Way



1a Vanbrugh Terrace

Heathway

Land use

- Residential.

Building quality

- No 1a - a converted coach house behind Mandeville Close; also the Little House.

Building material

- Red brick, slate and stained timber windows.
- The coach house is painted.

Listed buildings

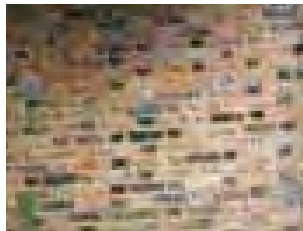
- None.

Heritage assets

- Informal back lane to the rear of Vanbrugh Park and St John's Park.
- No historic significance other than the coach house and the Little House.

Local distinctiveness

- An unmade winding lane with predominantly two storey buildings in an eclectic mix of designs, mostly featuring pitched roofs. Mature planting gives the western end of the lane a semi-rural quality.



Heathway
North side



84 Vanbrugh Park



Rear of 84 Vanbrugh Park



1a The Coach House



1a The Coach House



3



3



The Little Coach House



Garden



Garage



Red House



21-23



25



27



Megs Garden



5



Mary Lawrenson Place



4 Mary Lawrenson Place



3 Mary Lawrenson Place



2 Mary Lawrenson Place



1 Mary Lawrenson Place



Wayside



29



29



29



Garages



Rear of 1-10 Hatfield Court



Rear of 1-10 Hatfield Court



Rear of 1-10 Hatfield Court



Vacant site



Side of 30



28



26a

Heathway
South side



The Summer House



24



22



20



18



Cedar Cottage



The Little House



The Little House



12



12



10



10



8



6



Green Roof Cottage



Green Roof Cottage



Adjacent garage



4



Limmetts House

St John's Park

Land use

- Residential.

Building quality

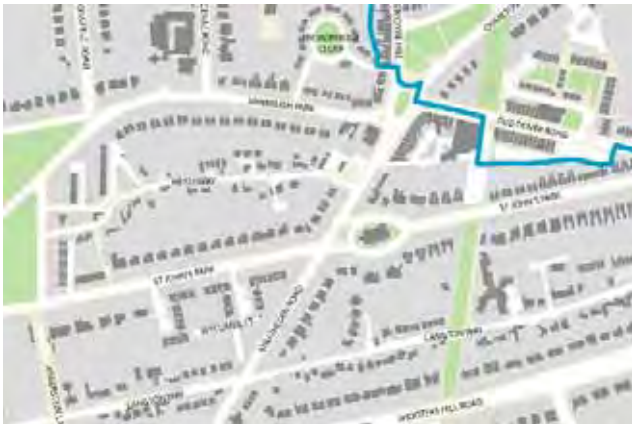
- A development of detached and semi detached villas, which are three storeys in height with basements set back from the road along a consistent building line.
- St John's Church is the central feature and landmark for the wider area.
- Pinelands Close and other blocks nearby are flats of four storeys.

Listed buildings

- St John's Church.

Heritage assets

- Central spine of the Angerstein encroachment and is of high townscape value.
- The eastern end was built after 1867.



St John's Park
North side



Pinelands Close



Pinelands Close



Pinelands Close



Pinelands Close



1



3



5



7



9



11



13



15



17



19



21



23



25



27



29



31



Bradbury Court



31



33



35



37-39



41-43



45-47



Vicarage Avenue



49-51



53-55



57-59



61-63



65-67



69-71



73-75



77-79

St John's Park
South side



81-83



85-87



89



91-93



95-97



99-101



88-86



84-82



80



78-76



74-72



70



68



66



64-62



60



58



56



54



52



50



48-46



44-42



38-40



36-34



32a



32



30



28a



28



27



27



St John's Parish Church



Bradbury Court



Bradbury Court



Bradbury Court



Bradbury Court



Bradbury Court



Bradbury Court



Wycombe Court



Wycombe Court



Wycombe Court



Wycombe Court



Wycombe Court



Dunstable Court



Dunstable Court



Dunstable Court



Dunstable Court



10



12



10



8



6



6



4



2

