

MAYOR & CABINET		
Report Title	Additions to Lewisham's Local List	
Key Decision	Yes	Item No.
Ward	Bellingham, Blackheath, Brockley, Crofton Park, Evelyn, Forest Hill, Grove Park, Ladywell, Lewisham Central, New Cross, Perry Vale, Rushey Green, Sydenham,	
Contributors	Head of Planning and Head of Law	
Class	Part 1	Date: 5 December 2012

1. Summary

- 1.1 The Local List is a list of buildings considered to be of local special interest. The Mayor and Cabinet are asked to consider and approve additions to Lewisham's 'Local List'. The report focuses on pubs and buildings identified during the preparation of the Lewisham Town Centre Area Action Plan, and others.

2. Purpose

- 2.1 To provide the information needed to enable Mayor and Cabinet to decide whether to locally list the buildings detailed in Appendix 2.

3. Recommendation

- 3.1 The Mayor is recommended to approve the additions to the Local List in Appendix 2.

4. Policy Context

- 4.1 The contents of this report are consistent with the Council's policy framework. The Local List programme will contribute to the 'Clean, green and liveable' objective in the Sustainable Community Strategy (i.e. improving environmental management and promoting a sustainable environment), and the corresponding clean green and liveable priority, notably improving environmental management and promoting a sustainable environment. Consistency with Council Local Development Framework Documents is explained below.

- 4.2 National Planning Policy Framework (NPPF) gives a presumption in favour of sustainable development. However, conservation of heritage assets is one of the 12 core principles of the NPPF which is a material consideration when taking planning decisions and which is considered sustainable development.

- 4.3 The NPPF also identifies three dimensions to sustainable development, of which two, social and economic, are relevant;
- a social role – supporting strong, vibrant and healthy communities...by creating a high quality built environment,
 - an environmental role – contributing to protecting and enhancing our natural, built and historic environment
- 4.4 Section 12 of the NPPF seeks to conserve and enhance the historic environment.
- 4.5 London Plan policy 3.1 Ensuring equal life chances for all.
- 4.6 London Plan policy 4.6 Support for and enhancement of arts, culture, sport and entertainment provision.
- 4.7 London Plan policy 7.1 Building London's neighbourhoods and communities.
- 4.8 London Plan policy 4.1 Developing London's economy.
- 4.9 London Plan policy 4.8 Supporting a successful and diverse retail sector.
- 4.10 London Plan policy 7.4 Local character.
- 4.11 London Plan policy 7.8 Heritage and assets and archaeology.
- 4.12 Lewisham's Core Strategy Strategic objective 11 relates to community well-being and is relevant in that the Council will promote and support measures that promote social inclusion and strengthen the quality of life and well-being for new and existing residents of the borough by providing physical, social and green infrastructure, including high quality health and education facilities, that is accessible and suitable to all of Lewisham's residents, to foster independent community living.
- 4.13 Lewisham's Core Strategy Policy 16, states that, "The Council will ensure that the value and significance of the borough's heritage assets...such as locally listed buildings...will continue to be monitored, reviewed, enhanced and conserved according to the requirements of government planning policy guidance, the London Plan policies, local policy and English Heritage best practice."
- 4.14 Lewisham has a saved UDP policy URB 20, " The Council will seek to ensure and encourage the preservation and enhancement of locally listed buildings of townscape merit and will use its powers where possible to protect their character and setting."

5. Background

- 5.1 The current ‘Local List’ was first adopted in 1973 and has been subsequently updated several times, with the most recent review being adopted in April 2011. Later that year the Baring Hall Hotel was also locally listed and in November 2012 The Catford Tavern was also locally listed.
- 5.2 Criteria for local interest buildings was proposed and adopted in 2009 and is attached as Appendix 1. It assesses local significance based on local architectural and historic importance, age and rarity. The London Plan (Policy 4B.12) states that boroughs should, “...ensure that the protection and enhancement of historic assets in London are based on an understanding of their special character...”
- 5.3 This review of the Local List is part of an ongoing programme to identify and take action to protect the borough’s heritage assets. Lewisham’s Core Strategy Policy 16, states that, “The Council will ensure that the value and significance of the borough’s heritage assets...such as locally listed buildings...will continue to be monitored, reviewed, enhanced and conserved according to the requirements of government planning policy guidance, the London Plan policies, local policy and English Heritage best practice.”
- 5.4 The local list does not afford any legal protection against demolition or inappropriate alteration unlike buildings that are on the statutory list (Grade I, II* and II), produced by central government on advice from English Heritage and which grades buildings. Whilst the buildings on the local list may not meet the criteria for statutory listing which is based on national importance, they add to the local distinctiveness of Lewisham.
- 5.5 Placing a building on the Local List places no statutory responsibility on the property owner, in terms of maintenance, repair or re-instatement of features.
- 5.6 This round of additions to the Local list responds to the Council’s emerging policy on the protection of pubs and their function as community facilities. Other buildings put forward have been flagged up in the Lewisham Area Action Plan (AAP) and as part of the development management process generally.
- 5.7 The buildings proposed for Local listing are detailed in Appendix 2. Each entry includes a description which explains the buildings’ special local architectural or historic interest and hence why they meet the criteria for Local Listing set out in Appendix 1

6. Public Consultation on Local Listing

- 6.1 Letters were sent to all residents of the proposed buildings with a request made to forward to them the owner. The local amenity societies and the Lewisham Local History Society were also consulted via email on all the proposed additions.
- 6.2 The letter explained the purpose of the Local List and what it means for a property to be included on the list. Written representations were requested.

6.3 There were seven responses in total; the Brockley Society, the Blackheath Society, the Culverley Green Residents Association, the Forest Hill Society, the Lee Manor Society and two members of the public. The responses were in favour of the additions and offered suggestions for further inclusions. These suggestions have been recorded and will be considered in a future round of additions.

7. Financial Implications

7.1 There are no specific financial implications arising from this report.

8. Legal Implications

8.1 There is no legal obligation on the part of the Council to compile a local list, by choosing to compile such a list the Council is able to reply upon its general power of competence derived from Section 1 of the Localism Act 2011.

8.2 Whilst no additional statutory protection is provided to buildings on such a list, the list serves as a way of recognising the importance, in a local context of the buildings on the list, so that they can be properly considered when development proposals are submitted to the Council for determination..

8.3 There are no significant human rights implications given the limited effect of local listing and that it does not confer legal protection for buildings so listed.

8.4 The Equality Act 2010 (the Act) brings together all previous equality legislation in England, Scotland and Wales. The Act includes a new public sector equality duty (the duty), replacing the separate duties relating to race, disability and gender equality. The duty came into force on 5 April 2011.

8.5 The duty consists of the 'general equality duty' which is the overarching requirement or substance of the duty, and the 'specific duties' which are intended to help performance of the general equality duty.

8.6 The duty covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

8.7 In summary, the Council must, in the exercise of its functions, have due regard to the need to:

- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
- advance equality of opportunity between people who share a protected characteristic and those who do not.
- foster good relations between people who share a protected characteristic and those who do not.

These are often referred to as the three aims of the general equality duty.

- 8.8 As was the case for the original separate duties, the new duty continues to be a “have regard duty”, and the weight to be attached to it is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. It is not an absolute requirement to eliminate unlawful discrimination, advance equality of opportunity or foster good relations.
- 8.9 The Equality and Human Rights Commission (EHRC) have issued five guides for public authorities in England giving advice on the equality duty:
 1. The essential guide to the public sector equality duty
 2. Equality objectives and the equality duty
 3. Equality information and the equality duty
 4. Meeting the equality duty in policy and decision-making
 5. Engagement and the equality duty

All the guides have now been revised and are up to date. The essential guide provides an overview of the equality duty requirements including the general equality duty, the specific duties and who they apply to. It

9. Crime and Disorder Implications

- 9.1 There are no direct crime and disorder implications.

10. Equalities Implications

- 10.1 The Council's Comprehensive Equality Scheme for 2012-16 provides an overarching framework and focus for the Council's work on equalities and help ensure compliance with the Equality Act 2010.
- 10.2 No direct equalities implications have been identified, in terms of adverse impact, with respect to the Council's obligations under the Equality Act 2010.
- 10.3 The documents will be available on the Council's website, in local libraries and displayed in planning reception. These documents will be available in alternative formats if required.

11. Environmental Implications

- 11.1 The principle implicit in conservation management is to repair and maintain existing building elements rather than requiring the replacement and disposal of serviceable items to landfill. This reduces environmental impacts by retaining items and their embodied energy and not causing carbon dioxide emissions necessary for the manufacture and transportation of new items.

12. Background documents and originator

Short	Title	Date	File	File	Contact	Exempt
-------	-------	------	------	------	---------	--------

Document		Location	Reference	Officer	
NPPF	2012	Laurence House	Urban Design and Conservation	Phil Ashford	No
The London Plan	2004	Laurence House	Urban Design and Conservation	Phil Ashford	No
The Core Strategy	2011	Laurence House	Planning Policy	Brian Regan	No
UDP	2004	Laurence House	Planning Policy	Brian Regan	No
Pubs in Lewisham: an evidence base study	April 2012	Laurence House	Planning Policy	Brian Regan	No

Rebecca Lamb, Conservation Officer, Laurence House Ext 43681

Appendix 1 - Criteria for local listing, as adopted January 2009

Historic Interest: buildings that are of special social, economic or cultural interest to Lewisham, and/or have proven affiliation with locally important people and events, or other community associations (particularly important local architects);

Architectural Interest: buildings that are of special architectural interest to Lewisham for reasons of their vernacular, aesthetic, type (*i.e. form and function*), style, plan, technology, townscape, unity, or association with important local architects;

Age or Rarity: buildings that are:

- a) Legibly pre-1700 in interest
- b) Of appreciable interest from between 1700 to 1840
- c) Of a high level of interest following 1840
- d) Of an outstanding interest and less than 30 years old

Appendix 2

Local List Descriptions

1. Albertines (formerly Clarendon Arms) 237 Lewisham Way



An attractive Victorian corner pub built as the 'Clarendon Arms' in 1857 on the site of the former Bricklayers' Arms of 1803/04. It was renamed the 'Malt and Hops' in 1992 before its current sign of 'Albertines'. Albertines is in a similar heavy classical style as the Five Bells on New Cross Road (Grade II statutory listed) but without the finer architectural detailing.

Albertines is built of red brick with deep eaves with decorative corbels and a shallow pitched roof. There is a full height bay to the Lewisham Way elevation and the original timber sash windows to the upper floors remain, including large venetian windows.

This building makes a positive contribution to the townscape and contributes towards the setting of the nearby listed buildings, 160 -186 Lewisham Way and 239 Lewisham Way.

This building meets the Local List criteria for local architectural and local historic interest.

2. Brockley Jack – 408 Brockley Road



A large and ornate Victorian public house built in 1898 that includes a theatre built out of the former stables. There has been a pub on this site for several hundred years and a former landlord was rumoured to be a highway man. Previous names of the pubs on this site were 'The Crooked Billet' in the 1700s and the 'The Castle' in the 1800s. Like many historic pubs within the borough they were destinations for day trippers when the area was still rural and before the suburbs of Lewisham grew around. This is a local landmark building and reflects the evolution of the borough.

The Brockley Jack is made of yellow stock brick with rendered ground floor and a slate roof with decorative terracotta ridge tiles. The pub retains its original timber casement windows which have subdivided transom lights. There is a grand entrance porch, now used by the theatre, which has a decorative pediment and a dentiled course which runs along the entire front elevation. There is a double storey bay window which meets a substantial gabled tower which rises above the main roof ridge line and bears the date of 'AD 1898'.

This building meets the Local List criteria for local architectural and local historic interest.

3. The Brockley Barge, 184 Brockley Road



The Brockley Barge is located adjacent to Brockley Station and has an imposing curved elevation which faces towards New Cross. It occupies a narrow wedge site and makes a substantial contribution to the local streetscape.

This pub dates from 1868 and takes its name from the barges on the Croydon Canal which is now the railway track. The canal closed in 1836 but the pub retained the canal links by incorporating the look of a canal boat with the ground floor curved elevation and in the name.

The Brockley Barge is a three storey brick building, now painted, and has faience blockwork to the ground floor. There is a dentiled eaves course and the original sash windows have been retained to the upper floors. The original pub frontage is also retained with casement windows, pilasters and a striking curved fascia running the entire street facing elevation.

This building meets the Local List criteria for local architectural and local historic interest.

4. The Black Horse, 195 Evelyn Street



An traditional three storey Victorian working pub from the 1870/80s. It is built in stock brick with deep decorative eaves. The original bull nosed timber sash windows remain to the upper floor but the first floor windows have been replaced.

This pub has an impressive green and beige tiled frontage which makes a historic contribution to the local streetscape which has been largely redeveloped in the twentieth century. This pub was originally a corner pub although since redevelopment this is no longer the case. The fascia is also tiled with the signage incorporated into the tiling and the original windows and large gas entrance lamp remains. The dentiled course separates the tiled frontage from the upper floors.

This building meets the Local List criteria for local architectural and local historic interest.

5. Ravensbourne Arms (formerly the Coach and Horses), 323 Lewisham High Street



The Ravensbourne Arms, was built as the Coach and Horses in 1934. It is a substantial pub which occupies the plot between Legge Street and Romborough Way on Lewisham High Street. The principle elevation is Lewisham High Street but this building also addresses the streets to either side by continuing the pub frontage round either corner. This detail increases the impact on the streetscape of this building.

Made from red brick with plain clay tiled hipped roof it is in a simple domestic style with Arts and Crafts detailing. The ground floor is finished with small brown glazed tiles in a simple pattern and the motif of a coach and horses is included on the Legge Street corner. The building retains all of the original external detail including a dentiled course to the eaves, iron rainwater goods, windows but the former shop front from the off license, common in pubs has gone. It is easy to identify where it was located by the timber panelling and its loss does not effect the significance of the building and the handsome contribution it makes towards the character of the townscape.

This building meets the Local List criteria for local architectural and local historic interest.

6. Ladywell Tavern, 80 Ladywell Road



The Ladywell Tavern was built in 1846 on the corner of Ladywell Road and Slagrove Place. The main entrance is on Ladywell Road but the building also offers a

secondary elevation including another entrance on Slagrove Place. It is an impressive and well detailed building with a central protruding entrance bay and small bull nosed sash windows to the side elevation . It is built from red brick with stucco parapet and detailing. There is a slate tiles mansard roof with dormer windows.

The Ladywell Tavern has a prominent position within the local streetscape and is well detailed building that stands out from the surrounding yellow brick shopping parades. This pub makes an attractive and positive contribution to Ladywell's centre.

This building meets the Local List criteria for local architectural and local historic interest.

7. The Haberdashers (formerly The Rosemary Branch/The Hardcastle) 44 Lewisham Way



The Haberdashers is a classically inspired pub built as the Rosemary Branch around 1854. It is a three storey building built from yellow stock brick with stuccoed detailing. Below the parapet is an ornate frieze and two channel jointed rendered pilasters with an urn resting on a small corbel. The windows to the first floor are grandly expressed with a solid cornice and corbel detail. The original windows to the upper floors remain and the first floor has particularly decorative arched sashes.

This pub reflects the architectural style of the surrounding residential area but has enhanced the classical styling to create a beautifully ornate building. The Haberdashers is an attractive building whose architectural merit make this a locally important building.

This building meets the Local List criteria for local architectural and local historic interest.

8. The Dolphin, 121 Sydenham Road



A pub was first recorded on this site in 1733 Parish Register as 'Ye Dolphin'. A former coaching house was rebuilt in its current form in 1937 in the popular Tudorbethan style with faience blockwork to the ground floor and mock black bracing to the upper storey although this appears to have been painted over recently. The chimneys are charmingly flashed with copper. It has a steeply pitched roof and the former stables to the rear were demolished to accommodate a beer garden.

This pub was built in the house style of the Barclay Perkins brewery in the 1930s and other good quality examples can be found in Lewisham, namely The Catford Tavern and the Fellowship Inn. The quality of the design reflected the new ambition of the brewery to create a destination that reflected the aspirational ethos of the period. This is a smaller scale than the other examples but demonstrates the same design qualities of the larger pubs. It is an excellent example therefore of the use of Barclay Perkins' house style on a smaller and lower profile site and The Dolphin makes a handsome contribution to the Sydenham High Street.

This building meets the Local List criteria for local architectural and local historic interest.

9. Fellowship Inn, Randlesdown Road



This is a typical Tudorbethan style pub built in the house style of Barclay Perkins (now Courage) and designed by their in house team, lead by F M Newnham. The pub was the first public house built on a London County Council estate and sparked criticism from social housing reformers and the temperance movement. The pub was officially opened in 1926 by the Chairman of the LCC Housing Committee. Attached to the rear is a two-storey hall built in brick with modest classical references that contained multi-functioned rooms on each floors used as ball rooms, theatre, cinema and other functions. The room on the ground floor was also used by the boxer, the late Henry Cooper OBE, who grew up on the estate in a Council house on Farmstead Road, for boxing events. The room above features a viewing 'balcony' to the rear allowing views into the boxing ring directly below.

The pub was conveniently placed at the end of the main shopping parade to the estate right next to the station allowing residents to drop in for a drink on their way home from work. Its scale and architectural style sets it apart from the rest of the estate and naturally make it the key building within the streetscape of Randlesdown Road in approaches from both sides.

The building is well preserved retaining most of its original features including extensive internal timber panelling. This building meets the Local List criteria for local architectural and local historic interest.

10. Dacre Arms, 11 Kingswood Place



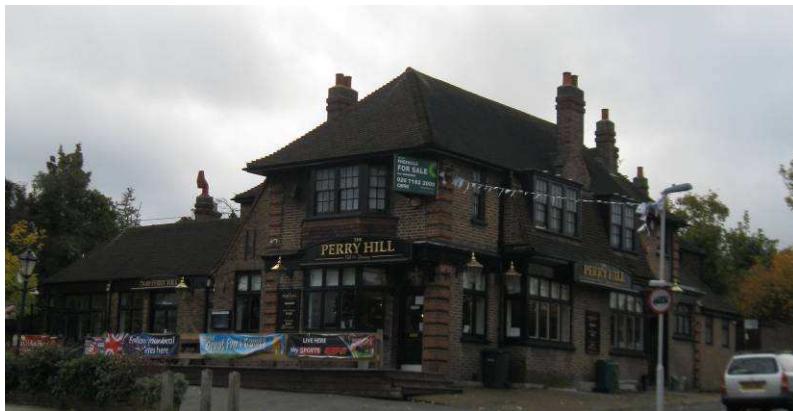
The Dacre Arms is a small pub situated on a quiet residential street. It is made of red brick with decoratively coursed cream faience blockwork to the ground floor. The brewer, Courage, is represented in the faience by a colourful cockerel in a small reveal. It is in an Arts and Craft style and would have previously had black leaded casement windows to the upper floors but they have been replaced by white leaded PVCu windows. The building following the building line of the terrace and although of a different style seeks to add an attractive and enticing addition to the street.

This is an attractive example of a surviving small neighbourhood pub designed to serve the surrounding suburban streets. It has retained this scale and relationship to

the neighbouring properties and remains as evidence of the suburban nature of the borough.

This building meets the Local List criteria for local architectural and local historic interest.

11. The Perry Hill (formerly the Two Brewers), 78 – 80 Perry Hill



There has been an inn called the Two Brewers on this site since 1746. In the early 1800s the Landlord was Mr Sykes a noted horticulturalist who grew famous flowers and became a meeting place for city merchants who travelled out to view the flowers on a Sunday. This could have been related to the nearby Botanic Gardens. Another landlord opened a sideline in cycles on land adjacent.

The pub as seen today was built in 1926 with further alterations in the 1970s. The Perry Hill is a suburban pub built in a domestic style and proportions to reflect the surrounding suburban development whilst at the same time channelling the fashionable Arts and Crafts style with hanging tiles, deep eaves and plain tile roof. The pub is two storey and brick built on a substantial plot. The pub retains its original timber casement windows to the ground floor and multi-paned sash to the first floor.

This pub reflects the evolution of the suburb of Lewisham and makes an attractive architectural contribution to the streetscape.

This building meets the Local List criteria for local architectural and local historic interest.

12. The Cranbrook, 65 Cranbrook Road



The Cranbrook is an unusual and beautiful bullnosed building on the junction of Brookmill Road and Cranbrook Road. It was built in 1854 as part of the creation of Deptford New Town in the mid – late 19th century. It reflects the building style of the surrounding terraces in the Brookmill conservation area which are simply designed with classical influences and unified with a rendered parapet. The Cranbrook is three storeys tall and looks over the surrounding streets as the most prominent building within the conservation area. It is made from yellow stock brick with a stucco ground floor with Palladium inspired channel jointing and decorated window apertures to the upper floors. Like the surrounding terraces the pub also has a thick stucco parapet that wraps around the building. The windows of the building to the upper floors are evenly and generously distributed.

This building meets the Local List criteria for local architectural and local historic interest.

13. The Hair and Billet , 1a Hare and Billet Road



This is a prominent pub adjacent to the Heath in Blackheath and is situated on a road that is named after the pub, Hare and Billet Road. It is a prominent corner site

that can be clearly seen across the heath from various view points. There has been a pub on this site since the 1700s and the current building is from the late 1800s.

The building is three storey red brick with a rendered ground floor pub frontage. The pub's primary elevation is onto Hare and Billet Road although there is an interesting blank window side elevation onto Eliot Place. There is a small terrace to the front elevation at the first floor and there are timber French doors to access. The pub retains timber sash windows to the third floor. There is a rendered signage band that sits just below the parapet.

This building meets the Local List criteria for local historic interest.

14. Harp, 2 – 4 New King Street



Built in 1897, this is a large and attractive pub that sits facing down Deptford High St from Evelyn Street. It is astride the two junctions with New King Street and Watergate Street and has been designed to address these streets as well. It makes a handsome contribution to the streetscape.

The pub is in an ornate classical style with Baroque influences and is rendered to the upper floors with an unusual pink marble pub frontage. The roof is a dummy mansard which falls to a simple pitched roof to the rear. There are two ornate dormers to the roof with a circular window to one and a tablet of a harp to the other. There is an ornate frieze that wraps around the building at eaves levels. The first floor windows have decorative pediments and the proportions reveal a generously proportioned rooms internally. To the ground floor the two original entrances have been converted into windows but the pediments above the fascias revealing the original locations. All the original timber windows remain to the upper floors.

This building meets the Local List criteria for local architectural and local historic interest.

15. White Swan, Deptford High Street



An imposing corner property situated on Deptford High Street on the corner with Edward Street. This was built as a pub and also a hotel in the early 1800s. It is stock brick with classical detailing and retains the original pub frontage. There is a grand separate entrance to the hotel on the Edward Street elevation and the pilasters, fascia and decorative entrances of the pub frontage are all still intact. The pediment detail to the first floor windows has been removed. The most impressive element of this building, which can be seen along the street, is the deep parapet which incorporates the signage 'Swan', 'Hotel' and 'The White Swan' and classical arched detailing. At the corner rising above the parapet is a swan figurine sitting within a stuccoed recessed background with a finial above.

This building meets the Local List criteria for local architectural and local historic interest.

16. The Crown, 117 Burnt Ash Hill



The Crown, formerly The Crown Hotel, is a substantial detached Victorian pub built around 1870. It is located in a wide tree lined residential street comprising of large detached and semi-detached three storey Victorian properties and more modern development. This area was developed after 1866 when the station in Lee opened and saw middle class homes built to the south of the station. The Crown assimilates architecturally into the area by being of a similar size and scale to the surrounding historic property. The Crown follows the building line of the street which is set significantly back from the road and pavement.

The Crown is made from yellow stock brick with red brick detailing and has a steeply pitch roof with gabled bay. There is an unusual terrace to the front first floor level which runs the entire width of the building and there are large windows and French doors that provide access. It has a decorative timber balustrade which may have been extended in depth subsequently.

This building meets the Local List criteria for local architectural interest.

17. The Old Tigers Head, 351 Lee High Road



The Old Tigers Head is a corner pub that sits at the junction of Lee High Road and Lee Road. The New Tigers Head sits across the road on the other corner within the Royal Borough of Greenwich. This is a local landmark building and reflects the evolution of the borough.

There is believed to have been a pub on this site since the mid-1700s. Historically the pub sat on the side of the village green with the back to the Quaky River. It was a resting place for troops marching to Waterloo in 1815.

The present incarnation of the pub was built in 1896 and is made of red brick with rough render to the upper floor. The pub frontage is retained including the pilasters and iron ventilation grills within the windows. There is a frieze to the eaves which wraps around the building. On the Lee High Road elevation there is a moulded terracotta date tablet which incorporates a tiger's head. The first floor has painted decorative pediments to the windows and surrounds and further terracotta reliefs.

This building meets the Local List criteria for local architectural and local historic interest.

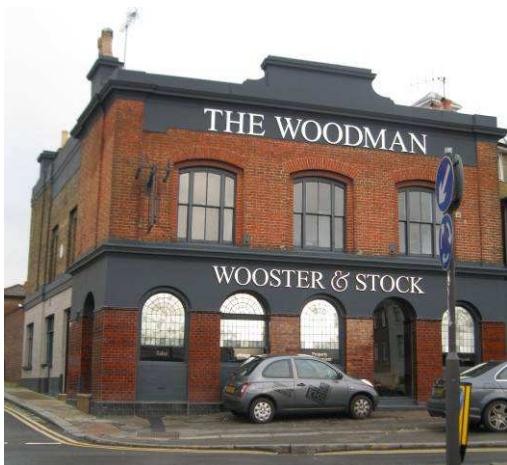
18. Joiners Arms, 66 Lewisham High Street



There has been a pub called the Joiners Arms on this site since 1881. This pub is an unusually small historic pub within a busy shopping area in Lewisham Centre. It sits between two buildings with modern frontages and makes an attractive historic contribution to the townscape which in this area is predominantly retail. It is a surviving pub in an area that has seen the loss of several nearby pubs and its retention highlights the evolving nature of this area. It is constructed of red brick with a Dutch gable and has a traditional curved timber panelled pub frontage which provides relief to the large glazed shopfronts to either side. Building contributes historic townscape qualities to the streetscape.

This building meets the Local List criteria for local architectural and local historic interest.

19. 110 Kirkdale, (formerly The Woodman)



The former Woodman Public House is located on the south-west corner of Kirkdale, just on the north-west side of the junction with Halifax Street. The building lies in the Halifax Street Conservation Area, which extends to the west along Halifax Street. The construction period ranges from the 17th Century through to the Victorian era.

There is a "blue plaque" on the side elevation of the pub, dating the Victorian pub 'conversion' to 1837. The building is built of red brick with slate pitched roofs and brown glazed tiles to the street elevation.

The former pub is a key building on Kirkdale because of its architectural prominence within the streetscape. The main historic structure of the former pub is to the rear (the hipped roofed portion) It reveals the original structure of the pub built in flint stone, a Kentish vernacular tradition, and is the only known flint building to have survived in Sydenham, probably in Lewisham as a whole.

This building meets the Local List criteria for local architectural and local historic interest and rarity.

20. Golden Lion, 116 Sydenham Road



One of Sydenham's oldest pubs with records showing a landlord in 1743. Largely rebuilt in the 1850s when a large music hall of 60ft long was also included. There was also a bowling green and quoits and skittle grounds, in fact by the end of the 1800s it was known as the 'Golden Lion and the Palace of Varieties'. It was also the headquarters of the Sydenham Albion Cricket Club whose ground was behind the pub. It was unusual for such a small area, as Sydenham was in the mid-1800s, to have a Music Hall.

The pub is made from yellow stock brick with channel jointed stucco to the ground floor and an elegant pediment entrance. There is a deep rendered band to the eaves which is likely for a painted signage.

This building meets the Local List criteria for local historic interest.

21. 180 – 190 Lewisham High Street



A large and imposing 1920s red brick four storey commercial building that forms part of the retail centre of Lewisham. It is a good quality Art Deco inspired building with metal windows and fluted stone / cement aprons below windows and carved stone corner details at eaves. The detail extends to the front part of the side elevations which is particularly pleasing when viewed down the High Street. Although a ground floor shopfront has subsequently been added that projects into the High Street the building retains all of its townscape merit.

This building meets the Local List criteria for local architectural interest.

22. 143 – 149 Lewisham High Street



A large and imposing commercial building faced with large faience blockwork. There are many vertical window openings which together give the impression of a grill. The windows have more recently been painted to match the faience) but the original windows are in tact. There is a deep and projecting cornice detail. This is a fine example of early twentieth century architecture expressed on a large scale. The unusual use of faience on a building of this size in this location were the building material is predominantly brick gives this property positive townscape qualities, especially when expressed in this twentieth century style.

This building meets the Local List criteria for local architectural interest.

23. 93 – 95 Lewisham High Street



An attractive three storey plus attic curved corner building made of yellow stock brick. It faces Lewisham open market and Lewisham High Street. The ground floor has channel jointed ashlar and there are decorative carved stone window apertures to the first floor. The top floor has even arched sash windows. The mansard roof has unusual arched casement windows that are positioned in line with the windows below creating and evenly balanced and classically proportioned early twentieth century building. The entrance is to the corner and has a heavy cornice decoration that is reflected in the first floor windows. Currently occupied by a bank.

Sharing the same address is the adjacent property a four storey stone temple style building with giant order of fluted ionic columns over the upper three storeys. The original black metal windows are still in situ and are an essential element of this design. This building, is both attractive in its own right but also provides a necessary vertical emphasis that harmoniously links the neighbouring buildings.

Also group value with 85 – 87 Lewisham High Street. See entry 24.

This building meets the Local List criteria for local architectural interest.

24. 85 – 87 Lewisham High Street



A very attractive and well detailed corner property from 1901 that narrowly escaped the nearby V1 bomb in 1944. Currently a bank, it is a three storey plus attic red brick building with limestone detailing. Classically proportioned the variety in window styles is particularly appealing with large arched windows to street level, pediment tri-partite windows to the first floor and smaller tri-partite windows to the top floor. The Mansard roof, above the dentiled eaves, has a balustrade detail and pronounced dormer windows with pediments. The entrance is at the corner and identified on the roof with a turret. Also has group value with the adjacent properties on Lewisham High Street, see 23.

This building meets the Local List criteria for local architectural interest.

25. 65 – 71 Lewisham High Street



A four storey Art Deco style building with central tower facing the clock tower and the open market in Lewisham. It narrowly missed a V1 bomb attack in 1944 when all the buildings across the road were destroyed. It is red brick with carved stone details including low relief plaques depicting a steam train, lorry and steam ships with the dates 1868-1933 in the tower. It was built as a department store called Tower House

in 1933 for the Royal Arsenal Co-operative Society. The letters "RACS" can be seen on the lorry at the top of the building.

This building meets the Local List criteria for local architectural and local historic interest.

26. Taymount Grange, Taymount Rise



Taymount Grange is an excellent example of a moderne movement building within the borough. It was designed by George Bertram Carter and built in 1935 for the developer Sir Malerham Perks. The site had formerly been occupied by a mansion known as Taymount, latterly the clubhouse of the Queen's Tennis Club. The new flats were intended as serviced accommodation for single professional people or young couples commuting into central London; a number of service staff lived on site, and there was originally a dining room on the ground floor and a swimming pool, tennis courts and a putting green (features inherited from the sports club) in the grounds. These facilities were gradually phased out from the 1950s onwards, with the restaurant giving way to additional flats and the tennis courts to car parking. George Bertram Carter (1896-1986) trained at the Blackheath School of Art and the Royal College of Art before entering Edwin Lutyens' office as a pupil in 1919. He set up his own practice in 1929, and went on to design factories in Tottenham and Whitechapel and a block of flats known as Lichfield Court on Sheen Road, Richmond (the latter listed Grade II). His post-war work includes the former Dunn's store at Bromley.

This building meets the Local List criteria for local architectural and local historic interest.

16 – 20 Brownhill Road



This is an attractive former Bromley and Crays Co-Operative Society building that sits on the corner of Brownhill Road and Plassy Road in Catford. It was built in 1911 and designed by F.G. Crickett. It is a two storey building with a shop frontage primarily to the Brownhill Road elevation. It is pebbledashed to the first floor with fine brick and stone detailing to the windows and decorative parapet. There is also a distinctive turret with weathervane. The name of the Co-op changed in 1922 to the South Suburban Co-operative Society Ltd and part of a glass etched fascia signage can still be seen behind later plywood addition.

This building meets the Local List criteria for local architectural and local historic interest.