

Transport Act 1968, or on the grounds that any requirement of that Act or of any instrument made under it, has not been complied with in relation to the Order, you may, within 6 weeks from 28th April 1978, apply to the High Court for this purpose.

F. A. Mallett, Chief Executive.

County Hall,
Barnsley.

SCHEDULE	
Column 1	Column 2
Printing Office Street from its junction with Pells Close to its junction with Priory Place.	North-westerly
Priory Place	North-westerly

(514)

SOUTH YORKSHIRE COUNTY COUNCIL

The South Yorkshire County Council (Barnby Dun Road, Wheatley) (Prohibition of Waiting) Order 1978

Notice is hereby given that on 17th April 1978, the South Yorkshire County Council made an Order under section 1 (1), (2) and (3) of the Road Traffic Regulation Act 1967, as amended by Part IX of the Transport Act 1968, Schedule 19 to the Local Government Act 1972, and Schedule 6 to the Road Traffic Act 1974.

The effect of the Order which will come into operation on 17th May 1978, will be to prohibit any vehicle waiting at any time on the north-west side of Barnby Dun Road, Wheatley in the Metropolitan District of Doncaster which extends from the south-western kerb line of the access road to Rockware Glass Factory for a distance of 30 metres in a south-westerly direction.

Exceptions to the Order will permit waiting for the purpose of picking up and setting down passengers, loading and unloading goods, in connection with building, industrial or demolition operations, the removal of obstructions to traffic, the maintenance of the road and the services therein, in pursuance of statutory powers or duties and for the collection and delivery of postal packets. The usual exceptions for disabled persons' vehicles are also included in the Order.

A copy of the Order and a map showing the road the subject of the Order may be examined during normal office hours at the offices of (i) the County Council, County Hall, Barnsley, and (ii) Doncaster Central Library, Waterdale, Doncaster.

If you wish to question the validity of the Order or of any of the provisions contained therein on the grounds that it is not within the powers conferred by the Road Traffic Regulation Act 1967, amended as aforesaid, or on the grounds that any requirement of that Act, or of any instrument made under it has not been complied with in relation to the Order you may within 6 weeks from 17th April 1978, apply to the High Court for this purpose.

F. A. Mallett, Chief Executive.

County Hall,
Barnsley.

(515)

TOWN AND COUNTRY PLANNING ACTS

LEWISHAM LONDON BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1971

Lewisham London Borough Council

Conservation Area

Extension of the Blackheath Conservation Area S.E.3 and S.E.13

Revised Notice

Notice is hereby given that on 19th April 1978 the Council of the London Borough of Lewisham designated the following area within the said Borough as a Conservation Area pursuant to section 277 of the Town and Country Planning Act 1971 (as substituted by section 1 of the Town and Country Amenities Act 1974):

Extension of the Blackheath Conservation Area S.E.3 and S.E.13 as indicated by broken lines on Plan

Number GEN/CA/77/B/05 which incorporates the properties listed in the Schedule hereto:

SCHEDULE

1-10 (inclusive) and 12-22 (even) Belmont Grove; 83A-91 (odd) and 95 Belmont Hill; 46-84 (even), 35-59 (odd) Belmont Park; 4-16 (even), 30-48 (even), Merchant Taylors Almshouses, Boons Chapel, 3, 5, 7, 7A, 9, 11, 11A, 13, 15, 15A, 15 works-23 (odd), 25-33 (odd) Brandram Road; 1, 2, 3 and 4 Dacre Gardens; 1-12 (consecutive) Eliot Hill; 1-3, 8-14 and 17-24 (inclusive) Eliot Park; 4-22 (even) and 17-47 (odd) Glenton Road; 47-89 (odd), 48-78 (even) and Chesterfield Court Granville Park; St. Margarets Parish Rooms and Hall, Kingswood Place; 32-94 (even) and 47-53 (odd) Lewisham Hill; 1-15 (consecutive) Michaels Close; 38-42 (even) Oakcroft Road; 1, 2, 3, 4 and 24 Princess Rise; 1-10 (consecutive) St. Austell Road; 32 St. Margaret's Passage, 1, 2, 3, 12, 14, 16 and 18 Waterland Road.

The provisions of sections 61A and 277A of the Town and Country Planning Act 1971 (as added by sections 8 and 1 of the Town and Country Amenities Act 1974) (restriction on cutting down, topping, lopping etc. of trees and the demolition of buildings without the consent of the Council) apply to this extension to the Conservation Area.

The above-mentioned drawing may be inspected, without charge at the Town Hall, Catford, S.E.6 (Room 414) during normal office hours.

F. S. H. Birch, Chief Executive.

Town Hall,
Catford S.E.6.

Dated May 1978.

(526)

NEWCASTLE-UNDER-LYME BOROUGH COUNCIL

NOTICE OF PUBLIC PATH ORDER

TOWN AND COUNTRY PLANNING ACT 1971—SECTION 210

The Newcastle-under-Lyme Footpath No. 30 and Un-numbered Footpath (Whitehill, Kidsgrove) Diversion Order 1978.

Notice is hereby given that the above-named Order (hereinafter referred to as "the Order") made on the 28th April 1978 is about to be submitted to the Secretary of State for the Environment for confirmation or to be confirmed by the Borough Council of Newcastle-under-Lyme as an unopposed Order.

The effect of the Order, if confirmed without modification, will be:

- (a) To divert the public right of way over that length of Footpath No. 30 at Whitehill, Kidsgrove commencing at its junction with Whitehill Road and running thence in a generally south-westerly direction for a distance of approximately 188.5 metres then in a generally west-south-westerly direction for a further distance of 79 metres to the line of a new Footpath commencing at the junction of Footpath No. 30 with Whitehill Road, Kidsgrove and running along proposed estate roads and footways thence in a generally south-south-easterly direction for a distance of approximately 15 metres then in a generally south-westerly direction for a distance of approximately 251.5 metres then in a generally north-north-westerly direction for a distance of approximately 39 metres to joint Footpath No. 30 at a point approximately 267.5 metres from its junction with Whitehill Road, Kidsgrove.
- (b) To divert the public right of way over that length of the un-numbered Footpath at Whitehill, Kidsgrove commencing at a point on Whitehill Road opposite the junction thereof with Highfield Avenue and running from such point in a generally south-south-westerly direction for a distance of approximately 251.5 metres to the line of a new Footpath commencing at the junction of the un-numbered Footpath with Whitehill Road, Kidsgrove and running thence:

(i) in a generally west-south-westerly direction over a proposed estate open space for a distance of approximately 23.5 metres; then

(ii) along proposed estate roads and footways in a generally southerly direction for a distance of approximately 57 metres then in a generally south-westerly direction for a distance of approximately 27.5 metres then in a generally south-south-easterly direction for a distance of approximately 96.5 metres; then



LONDON BOROUGH
OF
LEWISHAM

Certified copy for the Register of Applications –
Section 34, Town and Country Planning Act 1971

PLANNING DEPARTMENT

Town Hall Chambers
Rushey Green
London SE6 4RY

telephone 01-690 4343 ext

your ref **Boyston Summers**

please quote **LB/732/25/TP**

MEMORANDUM TO
Borough Architect

Date of Council's
Decision
27.10.78 Chairman's Action

27 OCT 1978

DEVELOPMENT PROPOSAL BY THE
BOROUGH COUNCIL – PERMISSION

Town and Country Planning Act 1971
Town and Country Planning General Regulations 1976

Planning permission is deemed to be granted by the Secretary of State for the Environment
under the above Regulations for the following development:—

Date of Application **22nd December 1977**

Plan Registered No. **15634** Your plan No. **SL-16/14 and 15**

Development: **The erection of a single-storey building at
25/33 Brandram Road SE13 for use as a community
centre, and the provision of 8 car parking
spaces with access from Fludyer Street.**

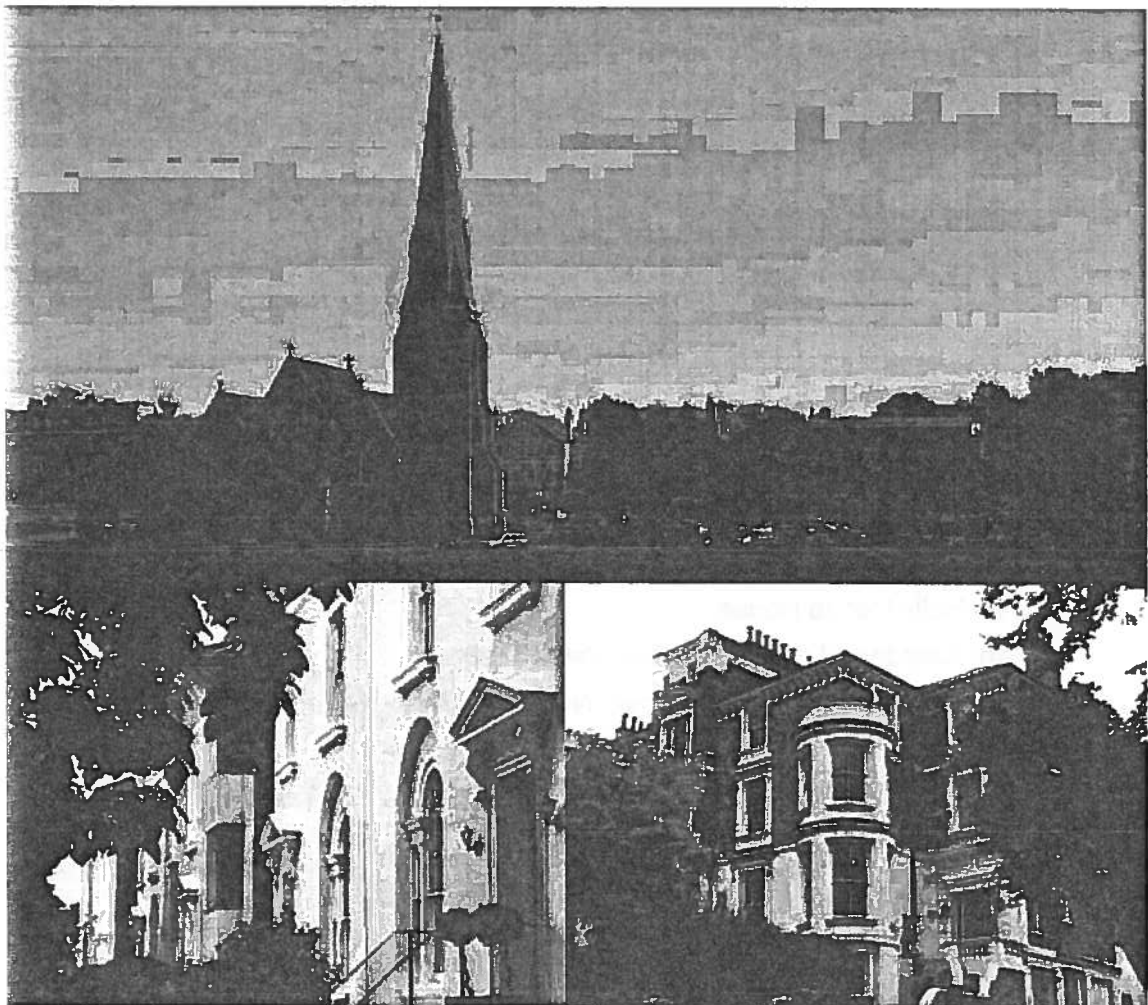
**The proposal as approved is subject to the
submission of details of facing materials,
surfacing materials and tree and shrub
planting and subject to the car parking area
being used only by vehicles of the occupiers
(including employees using the building),
delivery vehicles, and visitors to the
building.**

D V Storm
Borough Planning Officer

NOTE: The development approved above must be begun not later than the expiration of 5 years beginning
the date of this approval.

Blackheath Conservation Area character appraisal and supplementary planning document

March 2007



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Foreword

"Blackheath is a residential suburb in south east London, within two London boroughs, Greenwich and Lewisham. Its name comes from the wide treeless plain – the Heath – which is the first high ground out of London. Development took place initially on the edge of this Heath, from the late 17th century onwards but accelerating in the 19th century and continuing well into the 20th. Lewisham's part of Blackheath is largely contained within its conservation area of which local people are rightly proud and defensive.

So what makes this area special? The architectural quality of many of its buildings, certainly; also a relatively low density of development and a green, well-treed and generally wellmaintained environment. But it is not just the architectural set-pieces, listed buildings or formal uniform terraces that set Blackheath's overall character. It is the juxtaposition of these with a rich and varied mixture of buildings of different periods; unexpected corners, strange historic survivals, and stylish new additions – all these give Blackheath its distinctive and pleasing character.

The Heath still dominates, its edges made the more attractive by wayward past encroachments. Local people generally see it as a whole, ignoring borough boundaries and we trust our two local authorities will also view their respective conservation areas as part of the greater whole."

Neil Rhind

Vice President, Blackheath Society and Director and Secretary of the Blackheath Preservation Trust 1972-2002

Tony Aldous

Vice-President, Blackheath Society

1 Introduction

Blackheath conservation area was one of the first conservation areas to be designated in the country in March 1968 and has been extended a number of times since. Blackheath sits in two London boroughs: Lewisham and Greenwich. The borough boundaries are shown on the maps in this document and the character appraisal relates to the conservation area which lies within the borough of Lewisham, although it has regard to the parts within the borough of Greenwich where appropriate. Character appraisals are also being drafted for the Greenwich parts of Blackheath by Greenwich Council.

The fieldwork, research and analysis for this document were undertaken from January to July 2006. Whilst every attempt has been made to consider all aspects of the character of the conservation area there may be elements that have been omitted due to lack of space or inaccessibility (private land or restricted access). Any such omission does not imply that an element does not contribute to the character of the conservation area.

1.1 Public Consultation

The framework for this study follows English Heritage guidance: *Guidance on Conservation Area Appraisals* and its companion: *Guidance on the Management Of Conservation Areas*, both published February 2006. The character appraisal, management plan and the supplementary planning document were made available for public consultation in October and November 2006 and adopted by the Council, having taking into consideration local representations, in March 2007.

1.2 Planning policy

The Council has a duty to formulate and publish proposals for conservation areas and to pay special attention to the desirability of preserving or enhancing the character of such areas. The importance of conservation area appraisals and management plans is now expressed in government Best Value Performance Indicators.

Character appraisals are a material consideration in the planning process and are used when determining planning applications and appeals. Other planning policies may also be taken into consideration when considering planning applications and these are available in the Unitary Development Plan and emerging Local Development Framework. This appraisal contains a supplementary planning document which aims to ensure that the tradition of well designed new development in the conservation area is continued when suitable sites exist. A management plan has also been produced for the conservation area.

1.3 Archaeological potential

An area of archaeological potential has been identified in the Council's Unitary Development Plan which covers the whole of the Heath and many of the areas of housing around it. Although the Heath has long been quarried for its minerals, the area has a considerable history of human exploitation and activity, evidence of which may survive.

At Lee a smaller Area of Archaeological Potential covers the two small sites of settlement probably dating from the medieval period and shown on the mid-18th century map.

1.4 Location

The Blackheath Conservation Area lies at the north-east boundary of the London Borough of Lewisham. The boundary of the conservation area to the north takes the line of the A2. To the east, the conservation area follows the edge of the Heath and then runs south to the railway and into the valley, again on the borough boundary. The southern-most limit of the conservation area abuts Lee High Road whilst to the west, south of the railway line, it extends to include Belmont Grove where it adjoins the Belmont Conservation Area. The north-west extremity of the conservation area reaches the junction of Dartmouth Hill and Blackheath Hill.

Topographically, the conservation area extends to the north and south of the Kid Brook valley (formerly known as Wrinklemarsh Brook) which is aligned east – west and now the line of the railway. To the north the land rises from the valley at approximately 20m OD onto Blackheath at a maximum height of around 45m OD. Close to the northern edge of the Heath the land falls away again into the valley of the River Thames. South of the Kid Brook valley the land also rises, but less so than to the north. Lee Terrace occupies the highest ground south of valley, reaching a little under 35m OD before the land gently falls away again to the south to approximately 15m OD at Lee High Road.

1.5 Population

The 2001 Census shows that some 8,000 people live in the Lewisham part of the conservation area and they make up the majority of the population of the Blackheath Ward. They live in approximately 3,800 different households with an average household size of 2.1 people, slightly smaller than for the rest of the borough. Overcrowding is lower than average.

While the age structure of conservation area residents is similar to the borough as a whole, there are a lower proportion of people from ethnic minority groups. The proportion of people with higher education and professional qualifications is much higher than for the borough as a whole and levels of unemployment are also lower. Levels of car ownership are similar to the rest of the borough.

2 History of the area

The story charting the landscape and development of the area of the Blackheath Conservation Area falls into two quite distinct parts: that of the open Heath land and its fringes at the north of the railway line and the area to the south. The railway lies in the valley of the Kid Brook and this landscape feature has formed a boundary between manors and parishes since the medieval period, possibly even from Saxon times.

Blackheath has been known by this name since the 12th century at least. Its position to the southeast of the City of London and close to the roads to the channel ports meant that it served as the place where the dignitaries and citizens of London could turn out to greet kings returning from war or visiting foreign monarchs and nobility. This was especially true after the creation of The Duke of Gloucester's palace at Greenwich on the northern slopes on what was then part of the Heath. The duke's land was extended in 1432 to form what is now known as Greenwich Park.¹

However, when not being used for such celebrations, the Heath was inhabited by grazing animals, gypsy camps and vagrants and exploited for its turf, sand and gravel and chalk with small pits particularly in the eighteenth century when there was a building boom in London. The Heath was also a place of recreation with a golf course and a cricket pitch as well as being the site of fairs and holiday celebrations.

Encroachment was underway on the western edge of Blackheath from the seventeenth century – the Green Man Hotel, which stood on the site of Allison Close, existed by 1629. The Heath was not common land but manorial waste and as such nothing was built on it without the consent of the Lord of the Manor. In this respect, encroachment south of the Green Man was not being carried out by poor landless squatters building small cottages, but by the 2nd Earl of Dartmouth who transformed market stalls associated with a twice yearly fair, granted to his family in 1683, into a development of fine suburban houses along Dartmouth Row and a grand house for himself.

The main focus of historic settlement today is the Village of Blackheath but this is an area of relatively late development. Development at Blackheath Village began with the relocation of a public house called the Three Tuns (now O'Neills) close to a public well; the Queen Elizabeth Well. Other than the Crown opposite there were only two or three cottages in the Village until the 1790's.

The nineteenth century saw the development of this funnel shaped area of land into the block of properties now bounded by Tranquil Vale and Montpelier Vale. Further small 'islands' of buildings, such as the block including the Hare and Billet pushed out

¹ Rhind (2002, P. 11)

onto the Heath in the early 18th century. The construction of buildings around the Heath such as the Paragon in 1794 to the northeast and Eliot Place stimulated the growth of the Village into becoming a local service centre. Within the open Heath, houses were even built within an abandoned quarry at Blackheath Vale. All Saints church, built in 1857 is also an encroachment onto the Heath.

South of the railway the landscape, even into the 18th century, was one of small irregular fields and narrowing twisting lanes linking small groups of houses within the manor of Lee. The place-name is often regarded as meaning 'a woodland clearing' but an alternative suggestion is 'meadow' – a name that might well have described the area around the settlement alongside the Kid Brook. The northern-most cluster included the Church of St Margaret. The original mediaeval church was to the north of Belmont Hill. This was replaced with a building of 1813 which incorporated the original tower. The ruinous tower (a Scheduled Ancient Monument) is all that remains of this church set in its churchyard with the present church of St Margaret's dating from 1839-40 by John Brown being located on the south side of Belmont Hill.

The construction of the railway, arriving in Blackheath in 1849, was a major factor in the development of the layout of streets and roads in the area despite it being relatively hidden from most public viewpoints. A station at Blackheath could take advantage of the already developed fashionable suburbs on the hills to the east of Lewisham and the edges of the Heath. The railway was carefully laid in the valley formed by the Kid Brook so as to minimise the impact on the established community.

During the second half of the nineteenth century there was further extensive development of the areas immediately north of the tracks which were defined by the railway's east-west alignment. For example: Collins Street, Southvale Road and Blackheath Grove as well as streets south of the railway erased the former rural character of the landscape and replaced it with Victorian villas and terraced houses.

3 Spatial character of the conservation area

Blackheath was one of the earliest conservation areas to be designated and presently covers one of the largest areas of designation in South London. Its continued relevance to London and Londoners is reflected in its year round use as a recreation space of metropolitan importance, general amenity space and venue for major events such as the London Marathon.

Statutory protections extend to continuous conservation area designation to the entire north and eastern borders and the buffer zone of the Greenwich World Heritage site extending to the southern edge just short of the terraces and gardens that enclose the Heath on this edge.

Movement to and from the Heath into and out of the urban envelope exemplified by 'the Village' has a profound effect on the observer. Defining this essential quality is an important part of understanding the character of the conservation area.

The potentially divisive effect of the railway's arrival in 1849 was minimised by its positioning low in the former Kid Brook valley with bridges constructed at strategic locations across it. The area to the south of the valley was always in the separate manor of Lee. This area is still considered part of Blackheath although it has very different characteristics given the Heath has very little visual influence on this part of the conservation area. It should be noted however that extended views of St Margaret's spire can be had from the Heath.

4 Activity: Prevailing and former uses

The conservation area is well defined in terms of prevailing uses. The historic rural hinterland of Lewisham and Greenwich have gone; replaced with houses although the Heath itself is perhaps one of the most 'preserved' pieces of open space in London, although its 'use' in the broadest sense has been mixed and multi-layered through its history.

In broad terms, the Blackheath conservation area comprises a commercial core of a diverse character and the residential suburbs that feed it. The busy and bustling core to the Village is a very attractive part of its character. It is made up of an important balance of specialist shops, convenience shops, restaurants, cafes and financial and other services. This mix of uses ensures an active frontage throughout the day and through to the evening throughout the Village. A small library, post office and the train station ensure the Village maintains its self-sufficient sustainable character.

It is this mix of uses combined with the proximity of the Heath and Greenwich Park and village and short train ride into central London, which make Blackheath such an attractive place to live. The commercial core is defined as an important district centre in the Unitary Development Plan and is very distinctive and defined in area terms. This is largely to do with topography, the railway and development control decisions. The commercial core has crept up across the Heath to some extent with the presence of the Clarendon Hotel.

There are five schools in or close to the Village. In Wemyss Road, the Grade II listed Blackheath High School (E R Robson 1879-80) and a preparatory school occupies the attractive and distinctive old village school building in Tranquil Passage. These contribute to the sense of a sustainable district of Blackheath although the two major school complexes are south of the railway line. For the most part (with the exception of some individual buildings) the remaining schools are not architecturally inspiring but do have valuable open spaces providing good amenity for school users. The Territorial Army has occupied the site of the former Holly Hedge House since 1888 and still uses this complex on evenings and weekends being a volunteer battalion.

The remaining dominant use through the conservation area is residential. Within this category there are three important building types: the single-family dwelling house, the converted house and the flat block. Blackheath has retained many of its grand houses in single occupancy whereas in many other areas of London, similarly large houses have been converted into flats.

This can lead to pressure of another sort; the need for additional parking and the desire to have this parking within the curtilage of the house.. This type of development can damage the setting of the house and often entails the removal of boundary walls and planting to necessitate access. These elements will in almost all cases make an

important contribution to the character and appearance of the conservation area.

The flat blocks within the conservation area are varied in quality with some successfully integrated groups. Selwyn Court is a building, that although controversial at its inception, has shown over time to be of some quality and townscape importance on the southern entrance to the Village. The flat blocks immediately to the north of the railway are well grouped and take good advantage of the sloping wooded sites. Variations in height of the blocks and the interspersal of houses add to the quality of this group.

The Heath itself hosts a range of recreational uses and is of such scale that many outdoor sports such as football, jogging, walking, kite flying, cycling are easily accommodated without any impact on the amenity of others or the character of the Heath. These activities contribute to the vibrancy and local, national and even international identity of Blackheath.

5 Relationship to surrounding areas

The Heath is shared between two boroughs of which roughly three quarters is in Lewisham and one quarter in Greenwich. The Heath is a large landscape feature that forms an important part of both councils' environments. The edges of the Heath are defining parts of the character of over half of the conservation area and their variety and scale combined with the surprising topographical changes across the Heath provide the visitor with constantly changing views, way-finding landmarks and points of reference.

In addition, the height of Blackheath compared with its surroundings is revealed and rewards the visitor with dynamic and breath-taking far reaching views to London-wide reference points such as Canary Wharf, Crystal Palace radio masts, the wooded slopes of Shooters Hill and a number of church spires piercing the low skylines for miles around.

Its relationship and juxtaposition with Greenwich Park once part of the Heath is a key defining characteristic. The formality of the Park with its regimental tree lined vistas and considered plan enclosed by high brick walls and mature trees behind juts into the Heath, an informal space of multi phased encroachment, carefully managed semi-natural habitats and open vistas. This transition between two very different spaces and the importance that both have to the context of each other forms part of the dynamic of the Heath and makes a very positive contribution towards the character of both.

To the south, east and west there is enclosure and visual interest and punctuation (in the form of the spire of All Saints Church) and on travelling further into the Heath the promise of something more intimate and urban; the Village tucked down the slope but forcefully signposted by the presence of All Saints Church, itself an encroachment onto the Heath.

6 Public spaces, trees and natural boundaries

The subtle changes in level across the Heath give rise to many different areas with both informal and formal management processes which affect the character of these spaces (please refer to Blackheath; A Landscape Strategy, Kim Wilkie Associates August 2002).

The trees which flourish on the Heath are those close to the settlements where the top soils have been nourished. The Act of Parliament governing the management of the Heath; the Metropolitan Commons (Supplemental) Act 1871 precludes the planting of trees so as to maintain the Heath's open character. The lack of trees is largely due to the lack of a water table and rapidly draining gravel which results in its poor quality soil.

In very general terms, the presence of groups of trees placed around edges and nodes of the Heath complemented by ponds provide very attractive and interesting punctuations in the open landscape. Trees form the foreground and setting in many cases to listed buildings and buildings which make a positive contribution to the character and appearance of the conservation area. Trees in particular make an important contribution to the character of Blackheath Vale. This group of very exposed buildings towards the centre of the Heath are always seen with mature trees either framing or in front of houses helping them integrate with the Heath. This is also true to a lesser extent of the Territorial Army base at Holly Hedge House. The latter, however is not as well screened and views into garages and service areas have a negative impact on the open character of this part of the Heath.

Trees form a particularly important role in structuring views north across to Greenwich Park from the Heath and continue round to the west and the east so that almost all views north are characterised by a natural dense tree cover providing an interesting and varied skyline through the seasons and contrasting dramatically with the solidity and uncompromising character of the group of office blocks at Canary Wharf which can be seen emerging from this tree line from much of the Heath.

There is a small paved park to the west boundary of Dartmouth Row which due to its elevated position has superb views of the city but is both a threatening (due to the lack of overlooking and natural surveillance) and poorly maintained space.

Set to the south of the Heath but intending to form an extension of its open character, Ryculff Square is a pleasant space and setting for the groups of flat blocks laid in squares. The trees lining some access roads tend to accentuate the roads rather than the spaces where the roads do not deserve such status. However, the mature trees help soften these spaces and relieve what can be the monotony of the stripped neo-classical architecture.

A surprisingly large open public space in the conservation area is the car park to Blackheath station. Its contribution to the character of the conservation area relates to the space with which an area like this allows for the appreciation of other buildings. Views of Collins Street, the station, across to Winchester House and importantly the rear of the listed buildings to the bottom of Tranquil Vale all add to the character of this open space. The fact that it is a publicly accessible space notably used for a weekly farmer's market forms part of its positive character.

Trees generally within the conservation area are seen in large informal groups, such as the slopes around Heath Lane and as formal tree lined boulevards, such as Tranquil Vale. They are particularly attractive when seen framing the good groups of listed and unlisted villas particularly south of the railway as well as the individual surviving large houses which derive much of their compositional quality from the semi wooded gardens within which they stand. Trees also form an important part of the western 'gateway' to the conservation area on Belmont Hill and help frame very attractive local views of the church of St Margaret at the top of the hill.

7 Views, vistas and panoramas

The character of views into, within, through and out of the conservation area can be divided into three broad types; local, strategic and London wide. South of the railway line, views within, into and out of the conservation area are stopped or closed by the configuration of roads and the presence of mature trees lining these roads. There are no planned vistas or panoramas in contrast to the north of the railway. St Margaret's church is seen from a number of viewpoints, though due to its heavily treed setting and being set well back from the road it is only fully appreciated in relatively short views. It is perhaps best seen either from Belmont Hill or in glimpsed framed views between the handsome double fronted villas of Church Terrace. These views contribute to the real sense of a formal space in Church Terrace despite the houses seemingly in part turning their back on the church. Closed views with built form are with a few exceptions (for example Church Terrace is closed to the east by No.17 &18 incidental rather than planned.

To the north of the railway, there are good examples of the three types. Many local views are had of individual buildings (particularly All Saints Church) and are also defined by key transitional buildings (such as the distinctive 'side elevation of the Hare and Billet) which often performs a subtle but important way finding role in particular views. The extent of the Heath means that views are constantly changing, developing and diminishing. This adds to the interest and variety of the Heath, which forms part of its positive character.

Strategic views include those gained from key points on the Heath into the conservation area (for example the important axis from Blackheath Gate (Greenwich Park) to the spire of All Saints church and views towards the Rangers House). The importance of these views form a key part of the sensitivity of the World Heritage Site buffer zone designation which includes virtually the whole Heath.

From the Heath it is also possible to gain a sense of the relative height of Blackheath in relation to the rest of the city. This is particularly apparent in the views west from Blackheath Hill and the rear of Dartmouth Row and the views north towards Canary wharf (which gives a real sense of scale to both the Heath and Canary Wharf) and the views east which give a sense of the edge of Greater London stretching out to the wider Kent countryside beyond. The view east is also characterised by some fine church spires (St Johns, St John's Park and St James's, Kidbrooke Park Road in particular and St Michael's (Blackheath Park) distinctive spire which nestles behind All Saints defining the skyline when looking towards the Village. To the south distant views of Crystal Palace radio beacon can be had.

The views out from the Heath are notable in terms of built form for the importance that scale plays in terms of enclosing the Heath at key points and making robust architectural statements. This is more successful to the western (Dartmouth Terrace

and adjacent listed pair) and southern edges (Aberdeen Terrace, Eliot Place, Montpelier Row, Grottes Buildings and Lloyds Place) than on the eastern borders which, with the exception of 15-16 St Germans Place, are not on as grand a scale or as architecturally accomplished.

To the north, though not in the borough, Nos 1-37 Shooters Hill, Vanburgh Terrace and Vanburgh Park have a similar role of enclosure on a grand scale and are clearly seen as a defining part of the Heath enclosure in views out of the conservation area



Blackheath Conservation Area - Character Area Map

8 Areas of distinct character

Being such a large conservation area, Blackheath must be divided into 'sub areas' to provide a clear understanding of the defining elements, which make up the character of a particular part of the conservation area. It should be noted that whilst sub areas have been identified there remains a cohesion to the whole conservation area and between each sub area.

Each character area makes reference to the following key factors; street layout, building types/periods, scale and building line, local details and relative quality and degree of heritage assets intact.

8.1 Character Area 1: The Heath and its edges

This is the largest character area of the conservation area and the most complex. It shares its northern boundary with the London Borough of Greenwich and is dominated by the juxtaposition of the walls and mature tree backdrop of Greenwich Park and the office blocks of Canary Wharf which form such a prominent and dynamic part of the skyline to the north.

The Heath is breath-taking simply because of its scale and changing character as one travels through it. The key to understanding its character is in the acceptance of the Heath as an amorphous collection of building groups most of which have come about from encroachment onto the open Heath. This organic growth, which manifests itself as significant but very separate groups of terraced houses (Montpelier Row, mostly 1796, Grottes Buildings (1774) and Grottes Place mostly 1857 but No.1 is 1810 and No.2 is a truncated part of Canister House dating from 1790, and nos. 3 & 4 are 1835), and semi-detached and detached houses (Aberdeen Terrace c1853-4, Eliot Place, (Nos. 1 & 6 of 1796, Nos. 9a & 9b – 1911 and the remainder 1800-01 and Dartmouth Terrace 1855) means that from different vantage points different groups become dominant and help enclose the Heath on this massive scale. This creates an ever-changing character of significant quality, subtlety and variation.

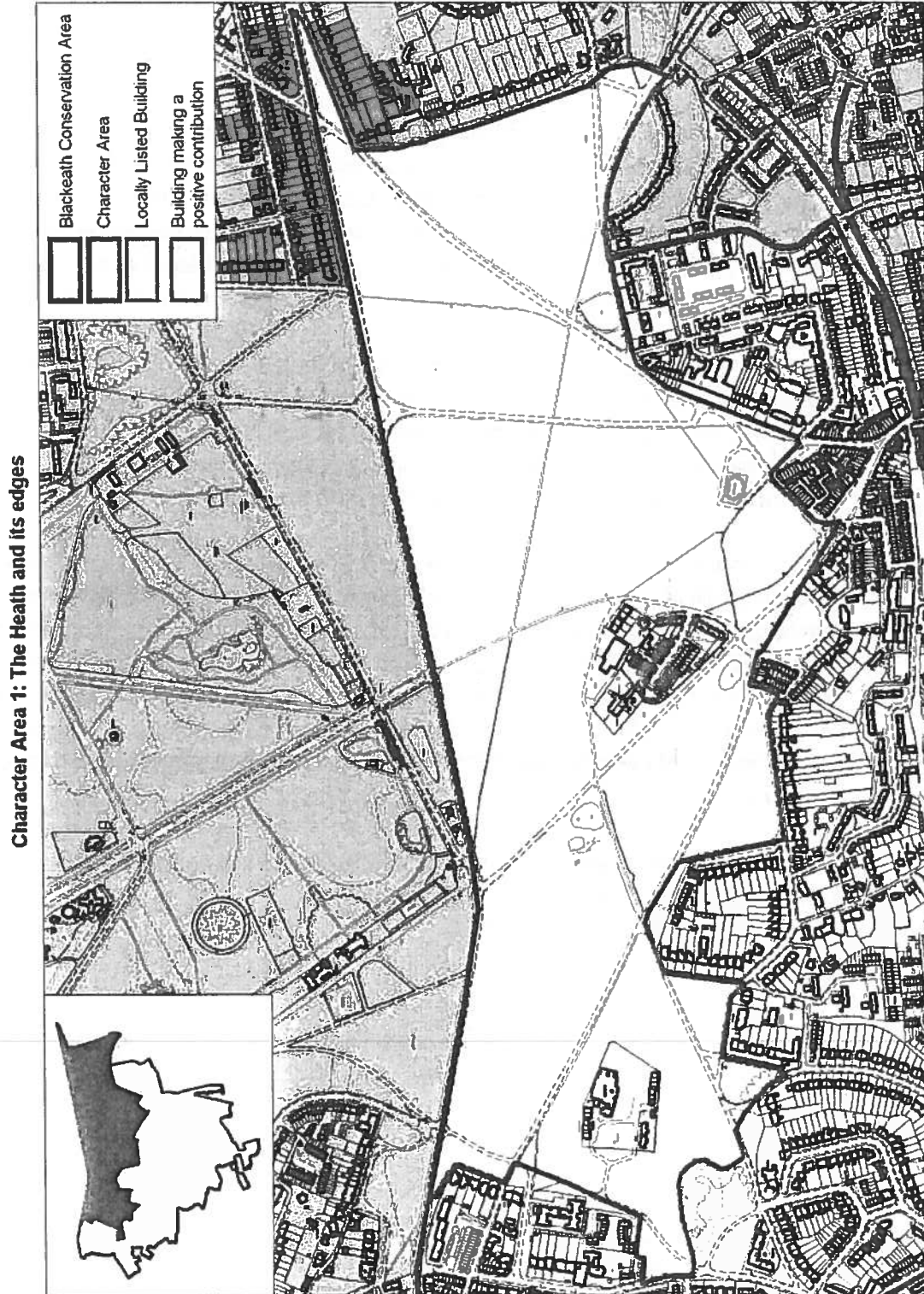
Groups are, with the exception of Eliot Place and Grottes Buildings, of a consistent scale and building line. They are set off the Heath with various forms of enclosure to, in most cases, relatively small front garden areas (with the exception of The Orchard – which are large and have subsequently been in parts taken up with the parking of cars). Enclosures can vary from brick boundary walls to railings and natural hedge boundaries.

Houses range in date from the late eighteenth century (Grottes Place, Eliot Place) through to the Edwardian period (The Orchard and Orchard Drive) and with important groups from the twentieth century (North Several 1969 and South Row 1963).

The grand scale of the terraces; particularly Eliot Place and Grote's Buildings are a distinctive and unique part of the character of the Heath enclosure.

Roofscape is an important part of the character area and given the extended views of all built form, it is particularly sensitive to even modest changes. Chimneys, chimney pots, eaves lines, parapets, traditional materials, decorative finials, dormers, traditional mansard forms all contribute to the richness of the skyline and the quality of the roofscape.

The Heath is enclosed almost entirely on all sides by listed buildings. This reflects the exceptionally high quality of the historic townscape in this character area. Three surprising pockets of development survive on the Heath itself: Holly Hedge House (now part of the Territorial Army base), Blackheath Vale (built in a former gravel pit), Duke Humphrey Road and Talbot Place, with the most prominent encroachment being All Saint's Church.



8.1.1 Character Area 1a: Dartmouth Terrace and Wat Tyler Road

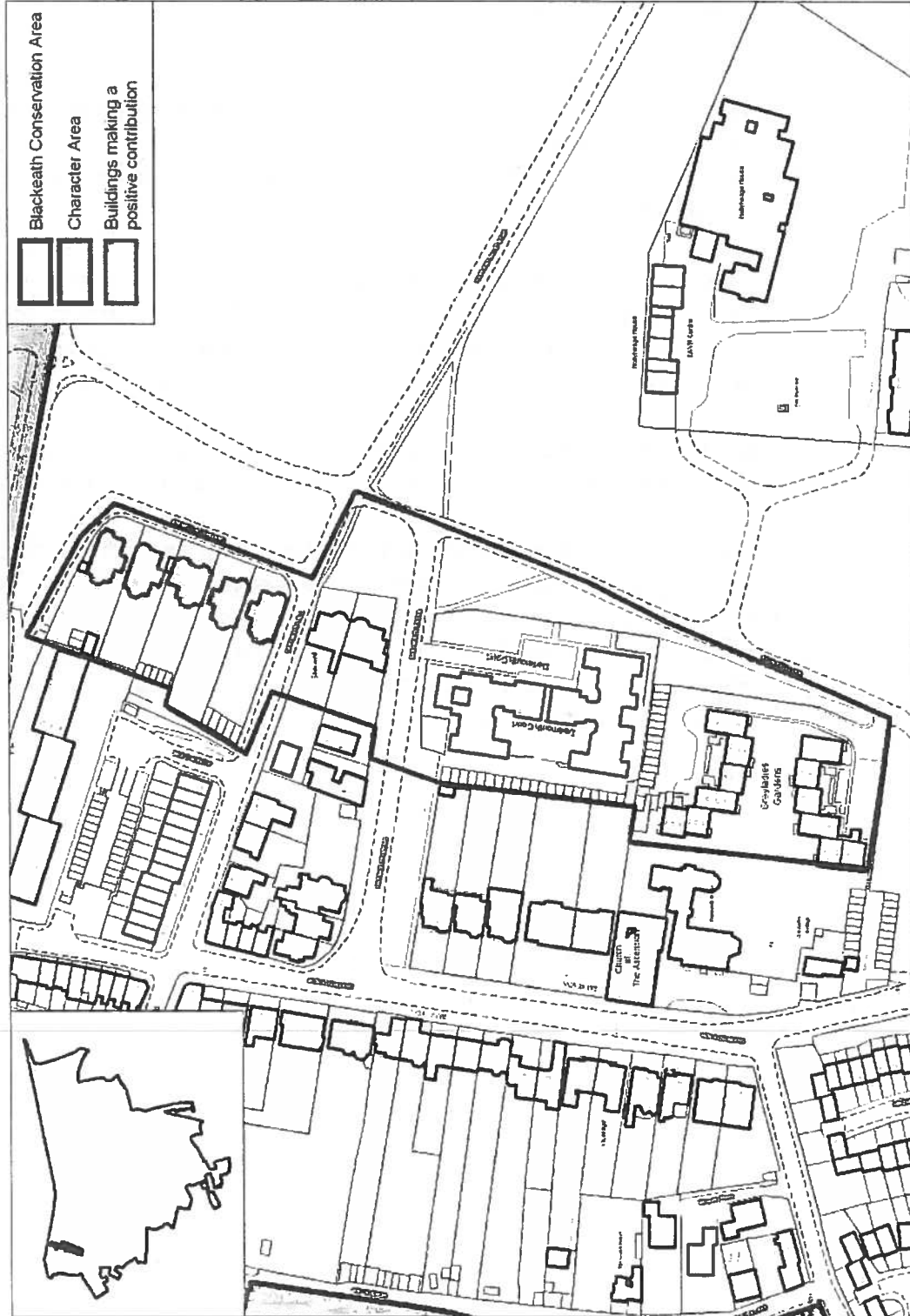
Dartmouth Terrace is one of the most striking architectural compositions which enclose the Heath. It comprises five large raised three storey villas arranged such that the modulation of the bays are symmetrical within the group, with the central villa having double bays arranged around a central entrance. This composition is very effective in long distance views and the houses are clearly seen in views west from much of the Heath.

They were constructed on the Bowling Green of the Green Man public house in 1854 and originally known as Nos. 1-5 Lansdowne Place. It should be noted that the yellow stock brick (some of which had been cleaned) the low slate roofs taken over the bays and the eaves chimney stacks all make a very positive contribution towards the group and characteristically varied skyline as seen from the Heath.

Next to Dartmouth Terrace, Lydia House and Sherwell (No.1 Dartmouth Grove and Dartmouth Hill respectively) is also a symmetrical composition in a style associated with Michael Searles and differs from the latter as it presents a large shared pediment to the Heath and is white stucco with paired ground floor bays and side extensions. The symmetrical nature of the shared façade is an important part of the character of this building. The contrast between the brick of Dartmouth Terrace and the white painted stucco of Lydia House and Sherwell is striking and defines both as local landmarks.

The adjacent three storey flat block also contributes to the enclosure of the Heath at this edge but is architecturally undistinguished.

Character Area 1a: Dartmouth Terrace and Wat Tyler Road



8.1.2 Character Area 1b: Lewisham Hill and Eliot Hill

The two roads run steeply down from the Heath and converge behind the four storey 1930's block of flats; 'The Hermitage'. This part of the Heath is largely obscured from long views due to it sitting in remains of old gravel pits which have created a man made bowl lined with trees. The Heath falls away sharply at this point to reveal view towards Lewisham.

Bomb damage and redevelopment resulted in what was once a large development of three to four storey Victorian Villas reduced to a handful which are seen to the lower sections of Lewisham Hill. These villas are three storey with low slate roofs, bracketed eaves and distinctive three light arched windows with stuccoed surrounds.

A number of street trees add to the sylvan quality of this part of the Heath although it does not read as part of the much wider open Heath because of the topography.

A notable building in the character area is The Knoll (now split into two houses). The house has long lost its gardens to development through the 1850's (Granville Park) and the turn of the last century (Oakcroft Road), and as a result appears odd with its back to the open Heath and front to the now developed Oakcroft Road. It is nonetheless a fine house of 1798 by George Gibson (extended in the 1840s and again in the 1860s) and curiously not listed.

Character Area 1b: Lewisham Hill and Eliot Hill



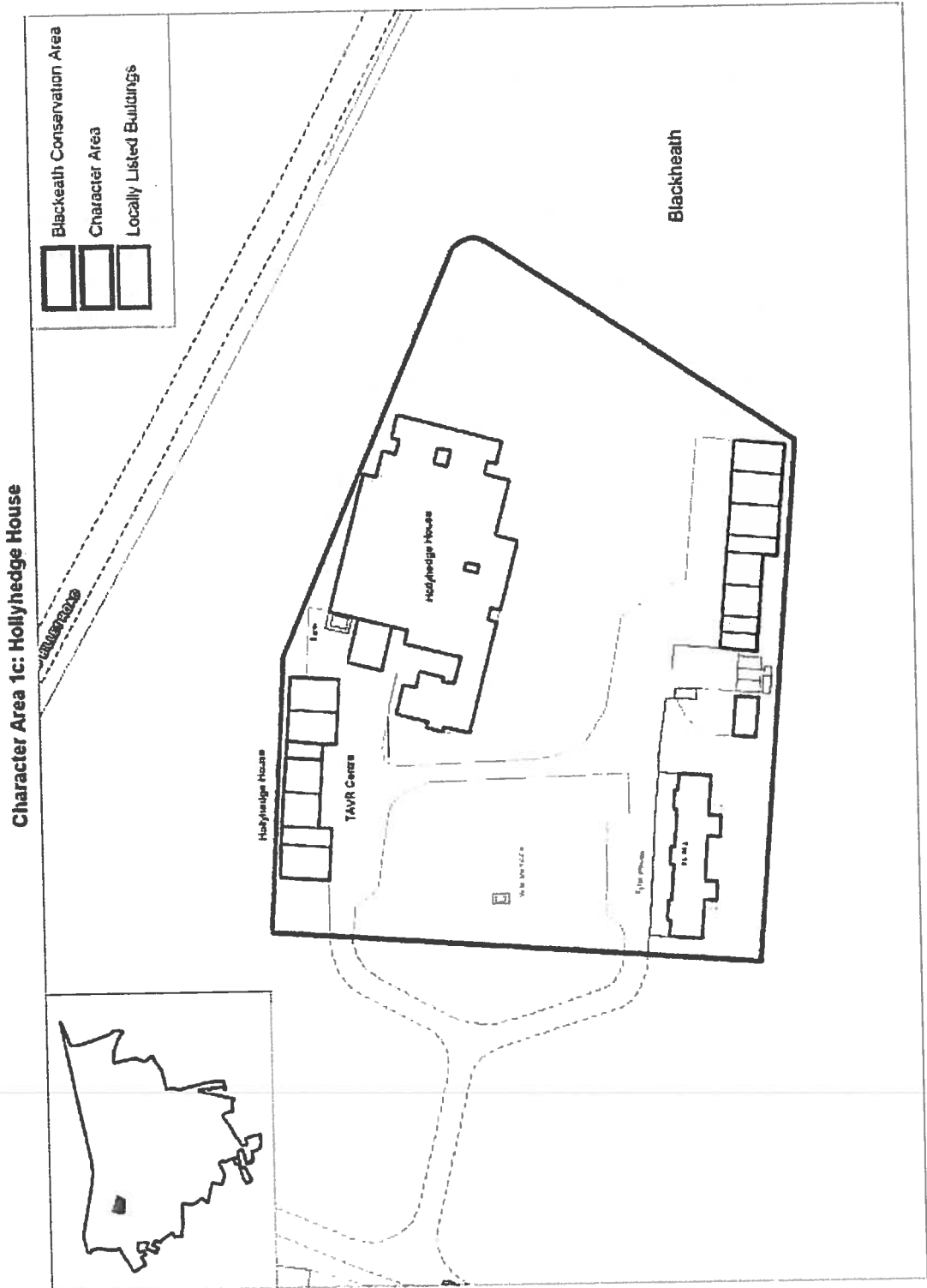
8.1.3 Character Area 1c: Holly Hedge House

The remains of Holly Hedge House (now part of the Territorial Army base) set out in such a prominent and visually sensitive section of the Heath land is one of a number of significant historically developed encroachments which visually break up the open views and contribute to the ever changing spatial character of the Heath.

The house was formerly the residence of the Vicar of Lewisham and bombed damaged during the Second World War and demolished in 1946. The military still have a presence on the site.

The area is enclosed by fencing and hedges have grown up behind to largely obscure the internal layout and massing of buildings. Most of the buildings are utilitarian in character with an unassuming row of dormitory type buildings to the southern boundary.

This area is limited in historic quality but is very sensitive to change given its prominent location on the Heath.



8.1.4 Character Area 1d: Aberdeen Terrace and Eliot Vale (west)

Aberdeen Terrace comprising paired villas on a huge scale form one of the groups of formal architectural compositions defining the edge of the Heath. Built c1856 to the designs of John Whichcord Jnr. This group is also symmetrically arranged so as to work as one large architectural composition from the Heath (similar to Dartmouth Terrace in this respect). The combination of paired entrances set slightly forward and finished in stucco work is then fanned out as a series of bays and pilasters. This is broken only by an extension to the east side of the central pair which has unbalanced the intended effect. The open balustrading to the roof with the roof largely being hidden from view is a distinctive element of the character of these pairs.

These groups are very sensitive to change, due to their symmetrical compositions, and form such an important part of the architectural quality of the groups fronting the Heath.



8.1.5 Character Area 1e: The Orchard, Orchard Drive, North Several and Eliot Vale (part)

This area of encroachment onto the Heath was first taken in 1781. This was extended and the existing house on the site; The Orchard was largely rebuilt or substantially altered. This house was subsequently converted to flats in the 1920s and demolished in 1965 to be replaced by the block of flats known as Lynn Court.

Orchard Drive is particularly notable for its roofscape presented to the Heath. This comprises a varied group of gables which form a pleasing rhythm which attracts the eye and gently encloses the Heath at this point. This is accentuated by the trees which partially line the Heath side of Orchard Drive so that some houses are seen through or behind the large canopies of the trees.

The houses of Orchard Drive, The Orchard and the north side of Eliot Vale loosely represent the Arts and Crafts period; with the use of prominent gables, timber casement windows as well as large sashes, oriel bays, stained glass and half timbered facades and bays. These are in a combination of brick and painted render facades but all with clay tile roofs. Some roofs have particularly attractive cast terracotta finials and decorated ridges.

North Several is a development of seven houses dating from 1969 by the architect Royston Summers. The development wraps round the north east corner of Orchard Drive and unashamedly addresses the Heath. It is a very modern development and very distinctive on this part of the Heath. This is because of the very strong vertical emphasis placed on the façade by the use of closely spaced mullions and projecting party walls to produce strong vertical rhythm. A plain low open timber palling fence is the only division between the Heath and the private communal space of the houses. In long views this gives the effect of the buildings being right on the edge of the Heath and strengthens their projection into the Heath.

The houses to the north side of Eliot Vale are set well back from the road and some have the remains of early timber fences and posts. The posts have carved heads and are attractive features in the street scene.

The open nature of the front gardens with domestic hedges and mature trees and timber fenced boundaries make for very attractive suburban settings in all three roads, but particularly Eliot Vale.

Character Area 1e: The Orchard, Orchard Drive, North Seval and Elliot Vale (part)



8.1.6 Character Area 1f: Eliot Place

Eliot Vale rises onto the Heath to become Eliot Place. This long group of individual houses is on a grand scale (up to three and four storeys) and forms part of the distinctive and unique part of the character of the Heath enclosure. The houses cover a date range of 1796-1911 and many of them are Grade II listed.

The predominant materials are London stock bricks which from a distance are a deep beige/ brown and contrasted on earlier buildings with orange brickwork (some rubbed bricks) for dressings and gauged brick arches. Natural slate roofs are almost ubiquitous in this group. The unity of the group comes in the use of materials rather than architectural style as whilst many of the buildings are classical there are later groups and distinctive individual buildings. Variation comes in the roofline with some gables facing the Heath as well as the strong horizontal emphasis of the parapet. A particular characteristic of this group is the presence and prominence of full mansards with central shared chimneybreasts. The full height and form of these roofs make a very significant impact on the skyline profile of this group and these particular houses can be seen for some distance in views from the Heath.

This is a very high quality group forming part of the wider group of historic built form which enclose the Heath. These houses are very sensitive to change but their individuality provides interest and richness to the character of this part of the conservation area.

Character Area 1f: Eliot Place



8.1.7 Character Area 1g: Blackheath Vale, Duke Humphrey Road (part) and Talbot Place

This character area is the largest independent encroachment onto the Heath and was a feature of the Heath by at least 1775. One of the sites for windmills is recorded by the name Mill House given to the one of the pair set on the north west and most prominent section of this area. The area originated as sand and gravel workings but the presence of clean water at the base of the workings encouraged a small settlement which included stabling, a stonemason and Blackheath Brewery.

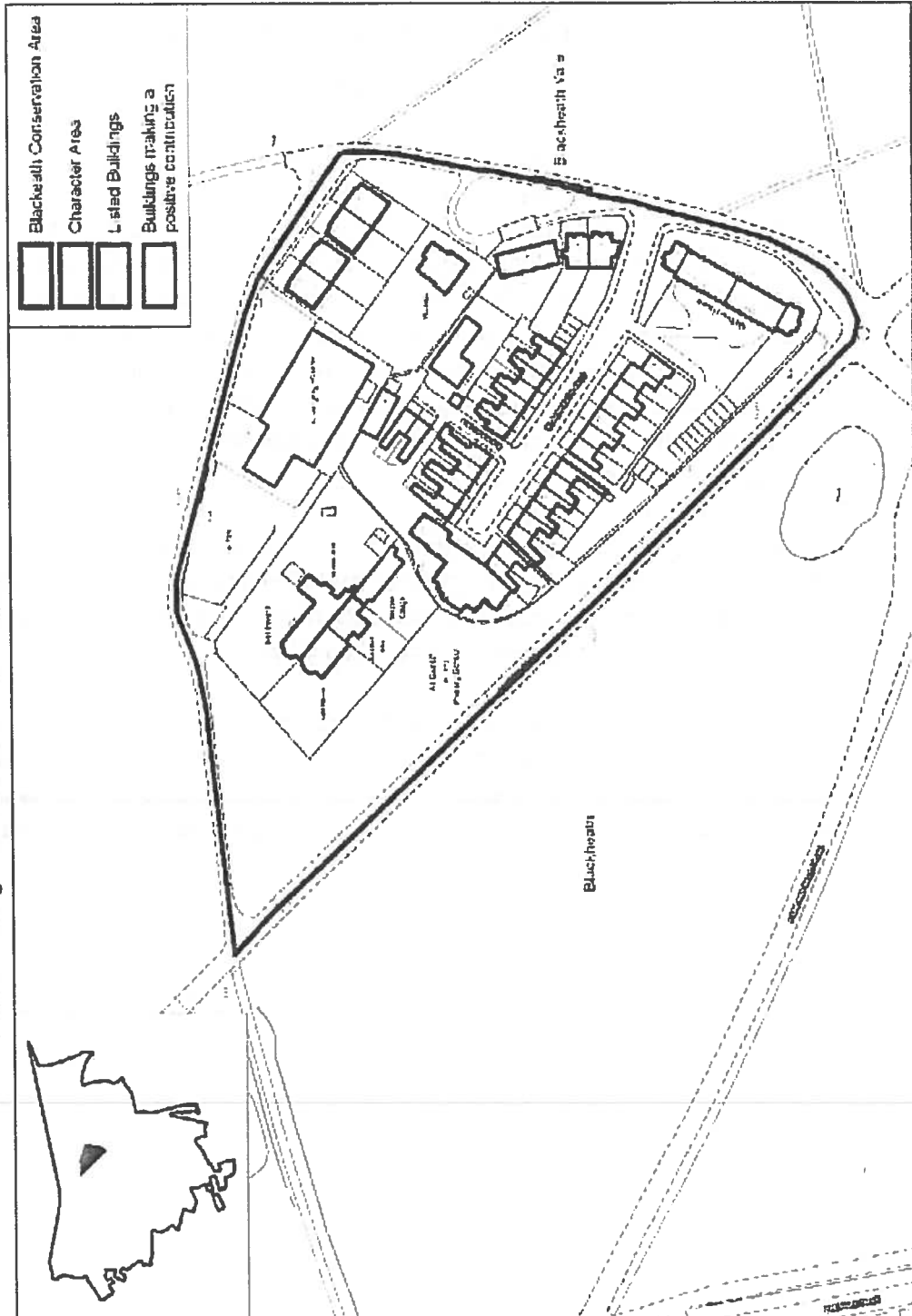
The area is now characterised by the fairly diverse nature of the development around the periphery of the former opening workings. There are a number of fine groups (Talbot Place Nos.) and individual houses and pairs lining Duke Humphrey Road. Blackheath Vale itself is set down into the dip and not seen in local or extended views. It comprises a group of modest, well detailed terraced houses, many, although not all, retaining their original features. Due to the topography of this character area it is possible to look down onto the roofs of these houses from the Heath. In this respect, alterations to roofs need to be sensitively considered.

Buildings are a combination of brick, some with contrasting dressings for windows and doors and stucco dressings including string courses (Talbot Place).

The houses facing the Heath in this part of the conservation area are with one modern exception two and half to three storey. They are generally set onto the roadside with only very small private front areas.

Of particular note is the way in which the Talbot Place group form such a robust edge to the Heath and produce a deceptive foreshortening of depth of vision across the Heath, especially when seen from Greenwich Park, whereby the Heath appears smaller than its true extent. This is also true of a number of views around the Heath whereby strong edges of development provide enclosure for certain parts giving the impression of a series of smaller more defined areas.

Character Area 1g: Blackheath Vale, Duke Humphrey Road (part) and Talbot Place



8.1.8 Character Area 1h: Grote's Place, Grotes Buildings, Lloyds Place, Eliot Cottages, Hare & Billet Public House and Camden Road

This group is perceived as a crescent due to the access road taking a curved sweep round in front of the houses which are in fact set in three straight terraces. Nos. 3-5 Grote's Buildings sit to the centre of this varied group and is a near symmetrical composition on a grand scale with its central four bays of four storeys plus low roof. These three houses are unified by continuous string courses at ground and first floor level and consistent use of a sliding sash with exposed frames. The remaining sections are generally three storey with the exception of No.1 Grote's Place with its distinctive double bow front and low pitch natural slate roof. The strongly defined articulation of the façade of this building helps define the corner despite the reduction in scale to two storeys.

Beyond No.1 Grote's Place, the Hare and Billet public house is a key building in this group and a notable landmark. The prominent chimneystacks and the stuccoed surrounds to the blank windows on its western façade are visible for some distance and form an important part of the Blackheath skyline.

There is a mix of stucco rendered painted facades and brick. The latter is generally multicoloured stock brick giving a very deep brown finish to the early houses from a distance. The stucco is also seen in very faint pastel colours as well as white. This subtle colour adds to the character and complexity of this character area.

Character Area 1h: Grote's Place, Grote's Buildings, Lloyds Place, Eliot Cottages, Hare & Billet Public House and Camden Road



8.1.9 Character Area 1i. Montpelier Row

This long group of similar three and four storey houses is made up of terraced houses, pairs and individual buildings but reads as a consistent terrace from a distance. This group originated in the late eighteenth century. On closer inspection it is revealed that it has natural slate mansards in part and parapets and hidden roofs to other parts. The signage of the Clarendon Hotel is now a prominent and established landmark on the Heath.

The houses are generally built of multicoloured stock brick with natural slate roofs. String courses to some help the observer to make the distinction between the groups of houses. The street's scale is important in terms of enclosing the Heath and funnelling traffic and pedestrians into the commercial heart of the Village.