

- Section Five – Area Design Guidance



Brandram Rd entrance to Merchant Taylor Almshouses

5.1. Area Design Guidance

Site specific design is encouraged throughout the forum area since developments should complement or enhance their surroundings, which vary across the forum area.

High quality and variation in design for additions, alterations and new build will be considered positively/a positive, rather than a homogeneous/standard design approach, taking into account the need to follow published guidance in response to the protection and enhancement of heritage assets. This will be achieved, either through the use of appropriately designed contemporary interventions in order to further and enhance the creation of an ongoing development history, or through a sensitively designed more traditional aesthetic, whilst avoiding poor pastiche. The individual approach taken for any new development should create a legible distinction or seamless link. Examples of where this has been done successfully are shown at 5.2 below

Illustration of existing vernacular and design guidance throughout the forum area can be found in section 5.3 of this plan. The Forum's area has been subdivided and it's existing vernacular explanations derived using an AECOM Heritage and Character Report on the Lee Forum area which can be found in Annex 4 of this plan.

The design guidance in this Plan should be read alongside Lewisham's Alterations and Extensions SPD (2019) and Greenwich's Residential Extensions, Basements and Conversions Guidance SPD (2018)

Detailed guidance on shopfronts can be found at Annex 1 of this Plan. This should be read alongside Lewisham Shop Front Design Code SPD (2006) and Greenwich Design Guidance for Shop Fronts SPD (2005).



5.2. Examples which illustrate the Lee Forum's Area Design Guidance



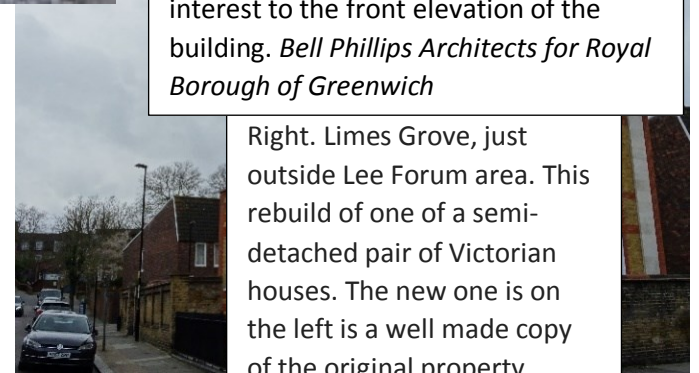
Left. Affordable Rent. Dacre Park, bordering the forum area. Newly completed affordable rent development. Good quality, well proportioned and well designed doors and windows in a mix of timber and dark painted metal. Use of appropriate choice of brick to blend in with existing surrounding buildings.

Pollard Thomas Edwards Architects for Lewisham Homes

Rght. Newham. 100% shared ownership housing. Illustrative of higher density, affordable housing incorporating design guidance. Significant density on a large site and wide courtyard. Scale, mass and height broken up by alternating projecting and recessive elements and shadow lines. Ground floor rooted and given additional interest with contrasting arched arcade, glazing set back from the face. Materials complement the surrounding area. *Peter Barker Architects for Enfield Council*



Above. New housing for people aged 60 and over only. Ravens Way, Lee Forum area. Has scale and rhythms of a traditional mews development without replicating them in design or appearing as commercially built mass housing. Gaps in the roof line break up the massing and allow views of the landscape behind. Simple geometric shapes including recessed openings and zinc seam roofing with deep overhanging roof line allow the play of sunshine and shadow, adding interest to the front elevation of the building. *Bell Phillips Architects for Royal Borough of Greenwich*



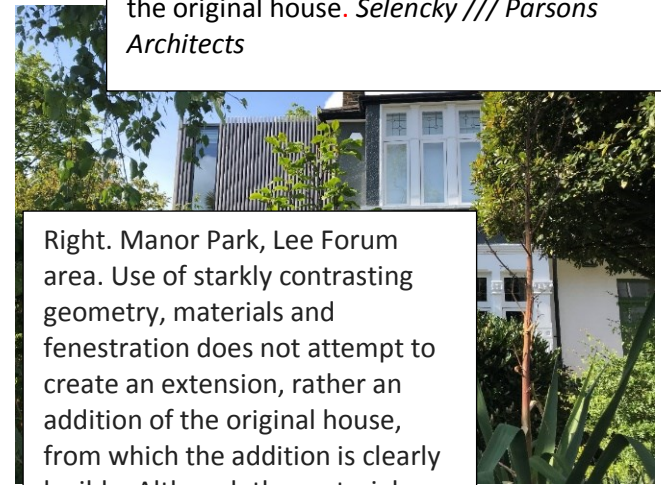
Right. Limes Grove, just outside Lee Forum area. This rebuild of one of a semi-detached pair of Victorian houses. The new one is on the left is a well made copy of the original property



Left. Wolfram Close, Lee Forum area. The staggered forms of this two storey extension and change of materials distinguish it from the original building. Details like the cast concrete pads and gutter zinc gives a streamlined finish. The 2 sections of the recessed extension, set back from the public realm, do not intrude on the eye or the surrounding space and nearby dwellings, but blend in. The development allows for small front garden spaces and synchronicity with the original house. *Selencky /// Parsons Architects*



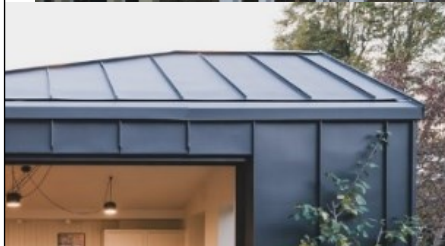
Left. Peckham, Southwark. Contemporary playful interpretation of traditional Victorian-era architecture. Traditional



Right. Manor Park, Lee Forum area. Use of starkly contrasting geometry, materials and fenestration does not attempt to create an extension, rather an addition of the original house, from which the addition is clearly

Left. Glenton Road front garden, Lee Forum area.

See-through railings, bin store, permeable paving, low wall, planting. All contribute to an active and attractive street scene, passive surveillance to ensure safety and security and demonstrates a positive interaction with the wider public realm through appropriate scale landscaping.



Right: Lee Forum area/ This loft extension has minimal visual impact on the view from Mar House Gardens or on the perception of the original roof form. It is also clearly read as an early twentieth century addition to the original

Right. Weardale Road, Lee Forum area. New build house's sharp geometry, accentuated by contrasting render to the adjacent Victorian terrace, is defined by challenging constraints of the infill site, with its riverside location. Fenestration is limited and playful. Setting point lines with frontage of adjacent terrace, and a relief line in the render with adjacent eaves. Top floor is set back to reduce its impact on the street scene. 31/44 Architects



Above. Micheldever Road, Lee Forum area. This addition is read clearly alongside and without detriment to the original property. The forms respect the neighbouring properties and rear first floor windows. The geometry is accentuated by the folded sheet zinc, creating clean lines, contrasting with the original building. *Meme Architects*

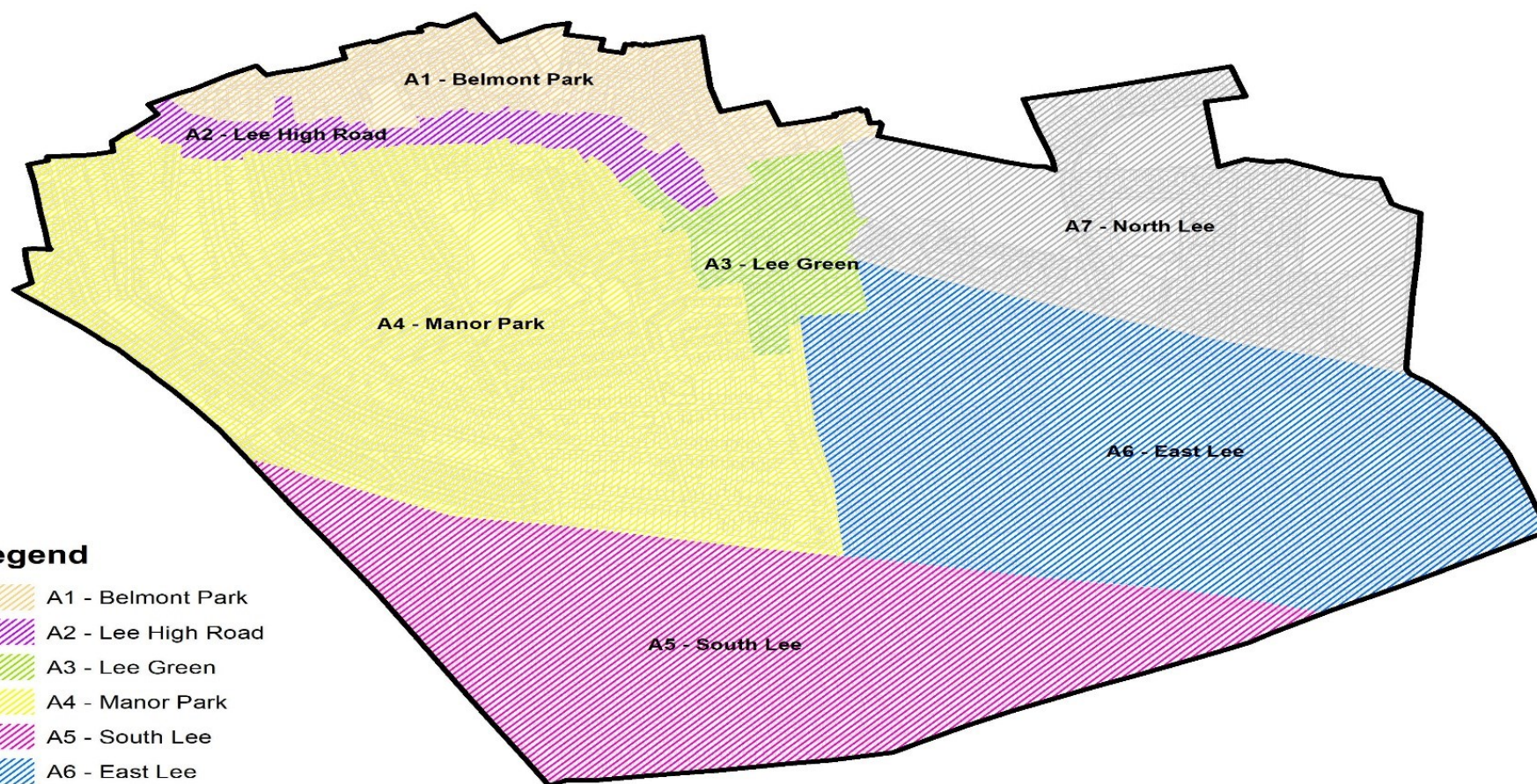


Left and Right. Manor Lane, Lee Forum area. With and without central glazing bars which should be used in conservation areas. Flush with the slope of the roof as per published guidance.



5.3. Area Specific Design Guidance

Figure 15. Map of Area Design Guidance Zones



Legend

- A1 - Belmont Park
- A2 - Lee High Road
- A3 - Lee Green
- A4 - Manor Park
- A5 - South Lee
- A6 - East Lee
- A7 - North Lee

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Area A1: Belmont Park

The area comprising Belmont Park lies north of Lee High Road and west of Lee Road. Its northern boundary follows the rear gardens of properties in Belmont Park and Kingswood Place, before meeting Lee Road between Priory Park and Manor Way. This part of Lee was the first to be developed, but also the first to be redeveloped as a result of post Second World War infill and rebuilding. It is partly covered by the Blackheath Conservation Area.

Post-war housing estates are characterised by their green setting which creates a sense of openness around the buildings. Conversely, these estates are also dominated by cul-de-sacs and one-way streets, which disrupts the historic street pattern and reduces legibility.



Merchant Taylor Almshouses, Lee High Rd



Brandram Road



Boones Chapel, Lee High Road



Converted pub, Corner of Boone & Lee Church St



Heathlee Road



Boone Street



Surviving row of cottages in Dacre Park



Lee Road



Meadowcourt Road



Glenton Road



Lee Road



Sims Walk



Lee Park



Celestial Gardens

Figure 16. Belmont Park area



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Locally Specific Design Guidance for A1 – Belmont Park

The quality of surviving built heritage and green space in the area should be preserved, reinforced and enhanced. The design of new development will be required to have regard for the following:

Dominant Materials and Features

Characteristic materials and features include London yellow stock brick, red brick detailing, pitched roofs covered with natural slate or red clay tiles, chimneys, painted timber casement and double sliding sash windows, painted timber front doors, metal and UPVC windows on housing estates, low brick front garden walls, mature garden planting and street trees.

Problems and Pressures from Development

- Replacement of original windows and doors with those of modern design and materials e.g UPVC, which do not match the historic detailing and opening features.
- Protruding rooflights on front roof slopes which affect the historic roofline and character of a terrace or individual building.
- Dormers on front or rear roofslopes which are too large and do not respect traditional proportions and original rooflines of buildings.
- Re-covering of roofs in inappropriate materials which do not match the originals and detract from the character of a row or individual building.
- Painting or rendering of brickwork which is designed to be visible.
- Removal of front garden boundaries to create parking and/or replacement with a different design or material, resulting in loss of original features, decorative detail and green space in the street.
- Loss of street trees.
- New development out of keeping with existing vernacular.

Opportunities

- Preserve and enhance distinctive setting and high quality architecture of the listed Merchant Taylor Almshouses and Boone's Chapel.
- Surviving and distinctive architectural details, building frontage and rooflines of buildings should be preserved and enhanced (designated or undesignated heritage assets).

- Proposals for additions, alterations and new build should be viewed as part of the area's ongoing history and be of high architectural quality, demonstrating a strong understanding of the history and context of the area. Sensitive traditional designs may be appropriate, taking care to avoid poor pastiche of limited quality.
- There should also be the opportunity to adopt contemporary design approaches, which may make reference to existing vernacular styles, materials, detailing, and the scale of adjacent buildings. Contemporary additions should be of sufficiently high quality and sustainability to contribute to the ongoing history of the area and be seen in future years to as clearly legible historic reference points for future generations.
- A varied, but contextual approach should be encouraged, especially with consideration to extensions and alterations, to prevent a homogeneity of design, which may eventually subvert the original character of the area.
- Private front gardens contribute to the quality of streets and make a significant contribution to the character and openness within the area and should be preserved.
- Retain intact boundary walls and re-instate boundaries with railings and walls. Car parking spaces, where allowed, should be designed sympathetically and in keeping with the building and the area, and should not dominate and result in the entire removal of front garden space and planting.
- Mature vegetation and street trees, especially along Lee Road and Lee Green Park must be retained and other streets enhanced with further tree planting.



Lee High Road



Heathlee Road



Area A2: Lee High Road

Lee High Road is characterised by mixed use development, often with retail on the ground floor of buildings which form 'local hubs' of activity, and residential above; in places this is interspersed with residential only, with less on-street activity. There are also a number of pubs along its length, several of which are in prominent locations, although some have now been converted to other commercial uses. Surviving churches and chapels are another feature, as are the distinctive cast iron railings where the River Quaggy runs under the road. Further variety of building types, some of which act as local landmarks, is provided by the telephone exchange and the Merchant Taylors' Almshouses. These almshouses and the associated Boones Chapel are two of the most important statutorily listed buildings in the Forum area.

The status and concentration of all these types of building along the high road indicate that it is a busy and historic thoroughfare, originally well lined with trees, which connects Lewisham Town Centre to Eltham, via Lee Green, and the section at Old Road has been straightened, although the road still bends at various points along its length creating interesting, varied and changing vistas and views. At the junction of Lee Green it becomes Eltham Road. There are numerous side roads leading north and south from Lee High Road providing access into residential areas.

Lee High Road is a fairly wide road, now a TfL red route, flanked by generous pavements in places and incorporating loading bays, cycle lanes and bus stops. Public realm improvements would help create a sense of arrival and place to this local destination, giving Lee High Road an enhanced sense of purpose. The high road has huge potential to become a key destination in the local area.

The junction at Lee Green town centre acts as a busy activity node or 'district hub'. Although most buildings and shops are occupied along the high road, there are some vacant and/or derelict and run-down buildings which are in a particularly poor state of repair.

Many buildings on Lee High Road are Victorian or early 20th century in origin and have retained interesting architectural features on upper floors, with some surviving original shopfronts at ground level. These include the mock Tudor parade of shops between Bankwell Road and Old Road and the ornate oriel windows of the buildings on the corner of Bankwell Road and Lee High Road. Shopfront renovation and re-instatement, improvement of signage and public realm at street level, along with renovation of upper floors, will help rejuvenate the character and appearance, making Lee High Road a desirable place to visit and socialise. The area is also proposed for designation as a conservation area and several buildings are proposed for local listing.



Shopping parade on Lee High Road



Lee High Road



Dirty South Pub, Lee High Road



Lee High Road



Lee High Road



Lee High Road



Lee High Road



Lee High Road



Lee High Road



Lee High Road





Lee High Road

Lee High Road

Figure 17. Lee High Road area



Legend

-  Site Allocations
-  Locally Listed Buildings

Designated Listed Buildings

Grade

-  Grade I
-  Grade II
-  Grade II*

Landuses

-  Car Park
-  Lockup Garages
-  Natural Environment

Locally Specific Design Guidance for A2 – Lee High Road

Development proposals will be required to preserve, reinforce or enhance the quality of surviving heritage in the area.

Dominant Materials and Features

Characteristic materials and features include London yellow stock brick, red brick detailing, painted render, front gables (some half-timbered), painted stone or render architectural detailing, pitched roofs covered with slate or red clay tiles, chimneys, painted timber casement and sash windows and doors, replacement metal or UVC windows, timber shopfronts, replacement metal shopfronts, external metal security grilles.

Problems and Pressures from Development

- Replacement of original shopfronts with those of modern design and materials e.g aluminium, which do not match the historic character and detailing of the buildings of which they form a part.
- Poor quality, over-sized and unsympathetically designed fascia and hanging signs, often internally lit.
- Bulky external metal security grilles to many shopfronts which limit visibility and result in a hostile character to the frontages during closing hours; discourage pedestrian foot fall when shops not open and encourage graffiti.
- Loss of traditional architectural features and materials due to unsympathetic alterations, including architectural detail and fenestration on upper floors, and replacement with inappropriate materials and design e.g. UPVC windows in unrelated designs.
- Recovering of roofs in inappropriate materials which do not match the originals and detract from the character of a parade or individual building.
- Painting or rendering brickwork which is designed to be exposed.
- Where residential buildings still remain at street level, these have often had front garden planting and boundaries removed for parking and/or replacement with a different boundary and front space design or material, resulting in loss of original features, decorative detail and green space in the street.
- Insensitive and overly large hoarding advertisements on sides of buildings visible to motorists.
- Plethora of estate agents' boards on upper floors of buildings.
- Lack of coordination, quality and design of street furniture, signage and paving; emphasis on cars rather than pedestrians and cyclists.
- New development out of keeping with existing vernacular

Opportunities

- Future proposals for alterations and improvements should seek to address the poor state of repair of existing buildings. High quality preservation, renovation and re-instatement of original features of architectural merit will be encouraged.
- Retain and restore surviving original shopfronts and improve quality of new shopfront design and materials. Detailed guidance on shopfronts can be found at Annex 1 of this Plan. This should be read alongside Lewisham Shop Front Design Guide SPD (2006) and Greenwich Design Guidance for Shop Fronts SPD (2005)
- Proposals which bring vacant shops back into suitable use will be encouraged, while maintaining variety and vitality along the high road.
- Improve design, materials and lighting of fascia and hanging signage and limit/remove commercial estate agents advertising boards.
- Remove external solid security grilles and replace with internal lattice work ones
- Building scale, mass and height and continuity of building frontages, roof lines and boundaries along Lee High Road must be respected with regard to any proposed new infill development, and high quality design must be encouraged.
- Improve quality and experience of public realm, including paving, cycle parking, benches, signage and tree planting.
- Proposals for additions, alterations and new build should be viewed as part of the area's ongoing history and be of high architectural quality, demonstrating a strong understanding of the history and context of the area. Sensitive traditional designs may be appropriate, taking care to avoiding poor pastiche of limited quality.
- There should also be the opportunity to adopt contemporary design approaches, which may make reference to existing vernacular styles, materials, detailing, and the scale of adjacent buildings. Contemporary additions should be of sufficiently high quality and sustainability to contribute to the ongoing history of the area and be seen in future years to as clearly legible historic reference points for future generations.
- A varied, but contextual approach should be encouraged, especially with consideration to extensions and alterations, to prevent a homogeneity of design, which may eventually subvert the original character of the area.

Area A3: Lee Green District Town Centre

Lee Green town centre is formed around the junction of Lee High Road and Eltham Road, Burnt Ash Road and Lee Road, which is the main node in the Neighbourhood Plan area. It is a busy and often congested gateway into the neighbourhood area from Blackheath to the north, Eltham to the east and Lewisham Town Centre to the west.

The public realm currently broadens out around the junction to create spaces in front of shops and other businesses.

Part of the original/early core development of the Lee Green Crossroads still survives at the junction of Lee Road, and includes an interesting mix of buildings, including a fire station, two pubs, quite grand Victorian/Edwardian parades of shops, small scale earlier Victorian rows of shops (all with residential above), and some purely residential buildings with deep front gardens lending green character and open space to an otherwise quite urban setting. Bridges over the River Quaggy also lend additional character and interest to the streetscape. The fire station incorporates a fine statutorily listed residential building, now offices, but one of the earliest buildings in this area and a survivor of an era when the Eltham Road was more residential in character.

The Leegate centre, redeveloped in the mid 20th century with the loss of historic streetscape, is one site that offers potential for substantial re-development, and which is currently going through the planning process. The Plan is not able to influence proposals for new development of the site as the site had planning permission on it at the time of consultation. However, the site does offer opportunities for improved quality of design and scale of the built form in relation to its context and streetscape, and enhancement of the public realm in order to reinstate the permeability of the area.

Sainsbury's is another substantial site which may offer opportunities for improvement in the future relating to design and scale of the built form, better relationship to its street frontages and enhancement of the public realm.

Given the significant heritage context of this area, future infill and intensification developments should be done as part of a broader integrated masterplan to create a coherent and high quality built environment which also respects the heritage of the area.



Lee Road



Lee Road



Fire Station, Eltham Road



Eltham

Road, towards Lee High Road



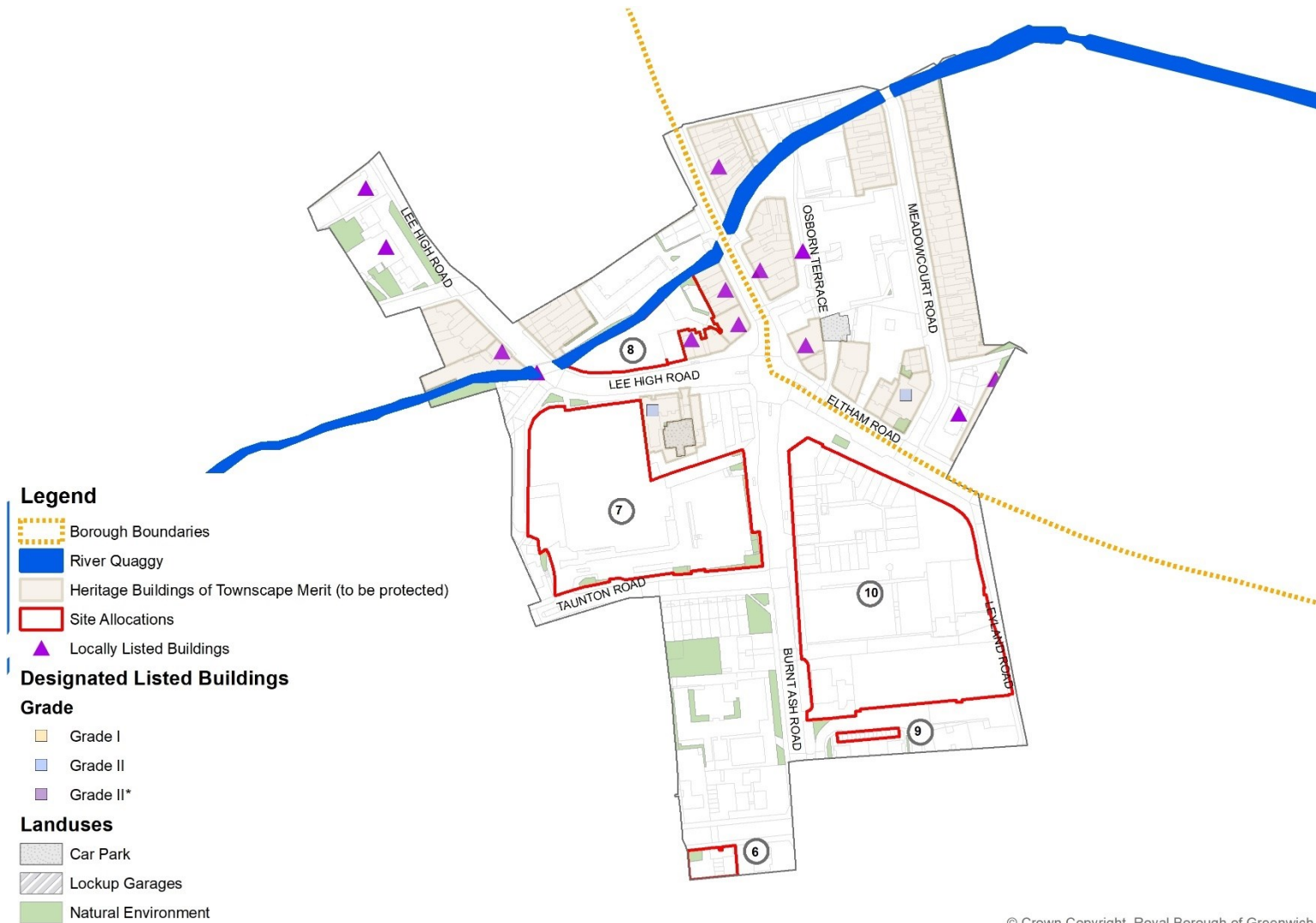
Lee High Road



Lee Road



Figure 18. Lee Green District Town Centre area



Locally Specific Design Guidance for A3 – Lee Green District Town Centre

The quality of surviving heritage in the area should be sustained, reinforced and/or enhanced. A Conservation Area is being proposed in this area. In bringing forward development proposals, particular attention should be placed on improving the following:

Dominant Materials and Features

Characteristic materials and features of older buildings include London yellow stock brick, red brick detailing, painted render, front gables, painted stone or render architectural detailing, pitched roofs covered with slate or red clay tiles, chimneys, painted timber casement and double sliding sash windows and doors, replacement metal or UVC windows, timber shopfronts, replacement metal shopfronts.

Problems and Pressures from Development (excluding Leegate Centre and Sainsbury's sites)

- Weak relationship of buildings surrounding crossroads with the River Quaggy, which is largely concealed within a deep culverted cutting and is not accessible to the public.
- Low quality of public realm around the Leegate Centre, Sainsbury's and the large traffic junction.
- Replacement of some original shopfronts with ones of modern design and materials e.g aluminium, which do not match the historic character and detailing of the buildings of which they form a part.
- Poor quality, over-sized and unsympathetically designed fascia and hanging signs, many internally lit.
- Bulky external security grilles which limit visibility during shop closing hours and encourage graffiti.
- Loss of traditional architectural features and materials due to unsympathetic alterations, including architectural detail and fenestration on upper floors, and replacement with inappropriate materials and design e.g. UPVC windows in unrelated designs.
- Recovering of roofs in inappropriate materials which do not match the originals and detract from the character of a parade or individual building.
- Painting or rendering brickwork which is designed to be exposed.
- Insensitive and overly large estate agents' boards and hoarding advertisements on sides of buildings visible to motorists.
- Lack of coordination, quality and design of street furniture, signage and paving; emphasis on cars rather than pedestrians and cyclists.

Opportunities

- Preservation, enhancement and reinstatement of architectural quality and character of buildings around the junction.
- Retain and restore surviving original shopfronts and improve quality of new shopfront design and materials.
- Improved fascia and hanging signage and limit/remove estate agents' advertising boards. See Annex 1 of this Plan for detailed shop front guidance. This should be read alongside Lewisham Shop Front Design guide (2006) and Greenwich Design Guidance for Shop Fronts (2005)
- Improvement of public realm, including access to river, paving, cycle parking, benches, signage and tree planting.
- Improve and enhance pedestrian connectivity across the area.
- Maintain, preserve and increase the number mature trees and vegetation lining the streets.
- Enhance permeability of larger sites, including Penfolds and Sainsburys.
- Proposals for additions, alterations and new build should be viewed as part of the area's ongoing history and be of high architectural quality, demonstrating a strong understanding of the history and context of the area. Sensitive traditional designs may be appropriate, taking care to avoiding poor pastiche of limited quality.
- There should also be the opportunity to adopt contemporary design approaches, which may make reference to existing vernacular styles, materials, detailing, and the scale of adjacent buildings. Contemporary additions should be of sufficiently high quality and sustainability to contribute to the ongoing history of the area and be seen in future years to as clearly legible historic reference points for future generations.
- A varied, but contextual approach should be encouraged, especially with consideration to extensions and alterations, to prevent a homogeneity of design, which may eventually subvert the original character of the area.



Meadowcourt Road



Old Garage Entrance, Lee High Road



Hedgley Street/ Brightfield Road corner

Area A4: Manor Park

This western end of Lee is predominantly residential and lies between Lee High Road to the north, Burnt Ash Road to the east and the railway line to the south.

The western boundary follows Eastdown Park and the back of Wisteria Road, culminating in Dermody Gardens set around a triangular open space.

The area is mainly characterised by terraced streets of consistent, yet mixed styles and sizes of Victorian/Edwardian residential development of good quality, including within the Lee Manor Conservation Area. These are interspersed with schools and pubs of a similar age, as well as some parades of shops, chapels and other mixed use and community facilities.

Its setting is further enhanced by the local Parks – Manor Park and Manor House Gardens as well as the River Quaggy which runs through them both.

The houses along the wide tree-lined streets of Manor Park, Micheldever Road, Handen Road, Southbrook Road and Effingham Road stand out due to their generous scale and high quality architectural detailing.

While some properties suffer from a loss of historic detail, the houses are largely intact and their features preserved. The small shopping parades of Manor Lane and Staplehurst Road provide additional character and variety of activity within the area. This part of Lee is mostly susceptible to change through alteration and enhancement, as very few infill opportunities exist. However, some remaining non-residential sites are subject to redevelopment proposals as residential pressure on the area increases.

Manor Park is proposed for designation as a conservation area.



Micheldever Road

Longhurst Road



Effingham Road
Handen Road



Dermody Gardens

Manor Park



Fernbrooke Road

Lee Centre, Aislipie Road



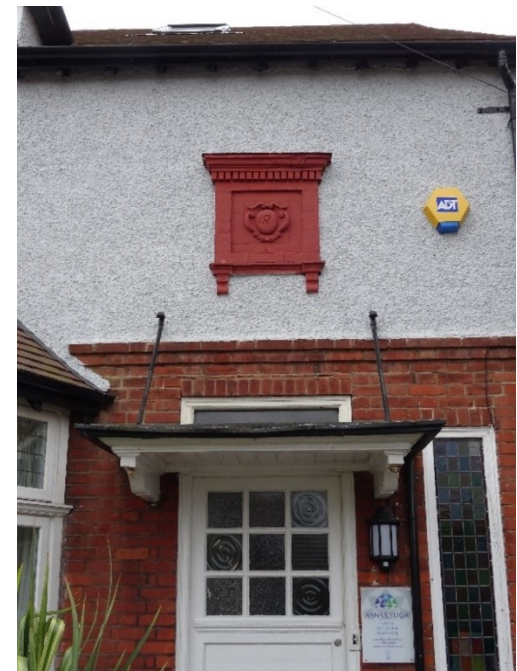
Wisteria Road

Manor Park



Abernethy Road

Manor Lane





Trinity Primary School, Leahurst Road

Leahurst Road

1



Staplehurst Road



Old Road

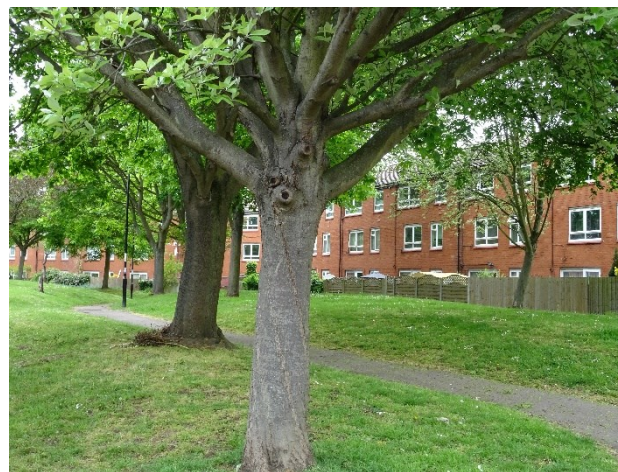


Chalcroft Road



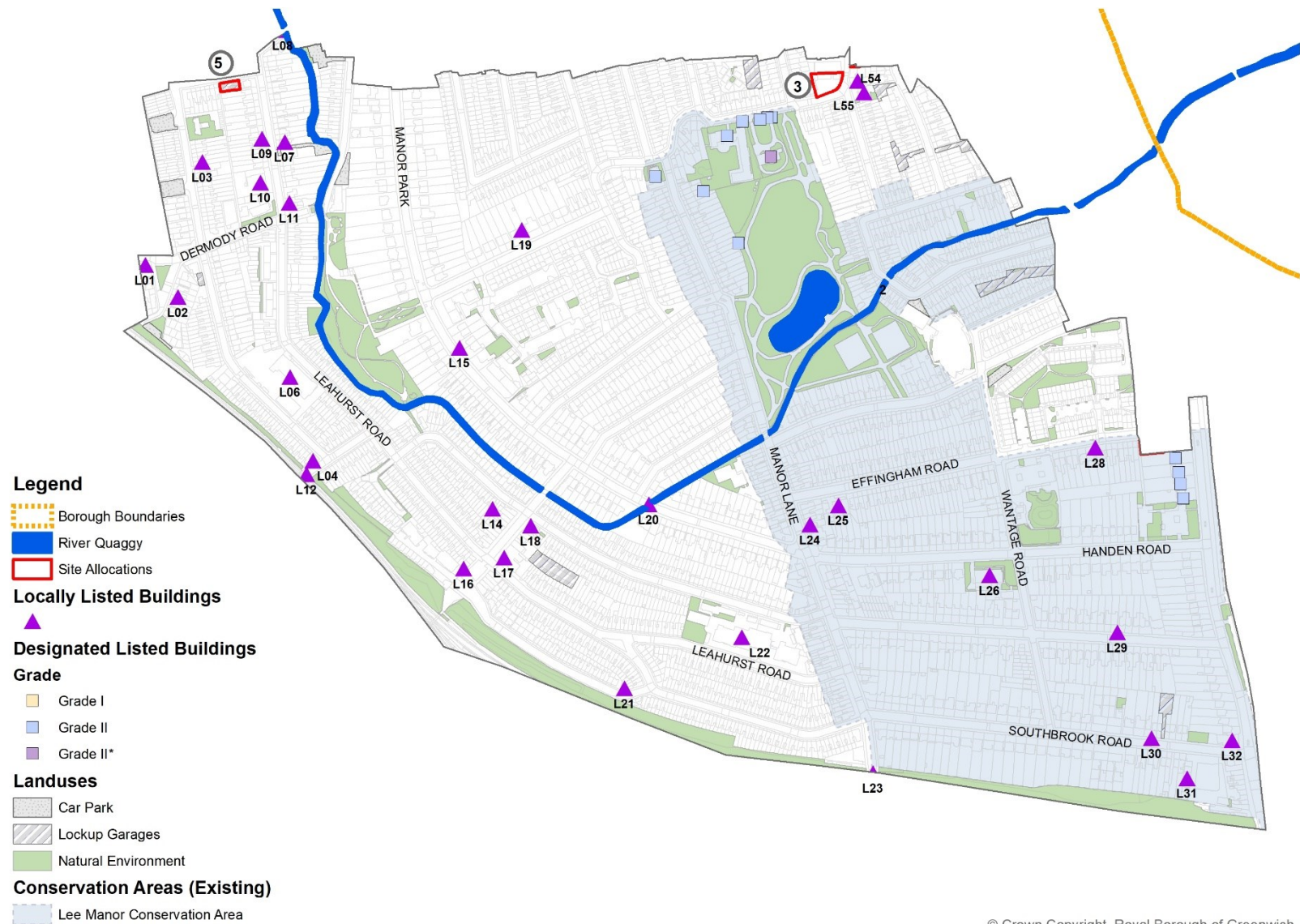
Old Road

Eastdown Park



Wimborne Close

Figure 19. Manor Park area



Locally

Specific Design Guidance for A4 – Manor Park

The quality of surviving heritage and green space in the area should be preserved, reinforced and enhanced. Particular attention should be placed on:-

Dominant Materials and Features

Characteristic materials and features include London yellow stock brick, red brick detailing, painted render, gables, pitched and mansard roofs with slate or clay tile roof coverings and lead detailing, painted stone or render architectural detailing, chimneys, painted timber casement and double sliding sash windows and doors, some metal or replacement UPVC windows, timber shopfronts, with some replacement metal shopfronts, variety of signage.

Problems and Pressures from Development

General:-

- Replacement of original windows and doors with those of modern design and materials e.g. UPVC, which do not match the historic detailing and opening features.
- Rooflights on front roof slopes which affect the historic roofline and character of a terrace or individual building.
- Dormers on front or rear roofslopes which are too large and do not respect traditional proportions and original rooflines of buildings.
- Re-covering of roofs in inappropriate materials which do not match the originals and detract from the character of a row or individual building.
- Painting or rendering of brickwork which is designed to be exposed.
- Removal of front garden boundaries to create parking and/or replacement with a different design or material, resulting in loss of original features, decorative detail and green space in the street.
- Loss of street trees.

Opportunities

General:-

- Surviving and distinctive architectural details, building frontage and rooflines of buildings should be preserved and enhanced (designated or undesignated heritage assets).
- Use of rooflights on front roof slopes should be kept to a minimum and flush with the slope of the roof. In conservation areas, conservation type with a central glazing bar is appropriate.
- Proposals for additions, alterations and new build should be viewed as part of the area's ongoing history and be of high architectural quality, demonstrating a strong understanding of the history and context of the area. Sensitive traditional designs may be appropriate, taking care to avoiding poor pastiche of limited quality.

- There should also be the opportunity to adopt contemporary design approaches, which may make reference to existing vernacular styles, materials, detailing, and the scale of adjacent buildings. Contemporary additions should be of sufficiently high quality and sustainability to contribute to the ongoing history of the area and be seen in future years to as clearly legible historic reference points for future generations.
- A varied, but contextual approach should be encouraged, especially with consideration to extensions and alterations, to prevent a homogeneity of design, which may eventually subvert the original character of the area.
- Development should retain elevated distant views, retaining and enhancing connections to the wider landscape.
- Private front gardens contribute to the quality of streets and make a significant contribution to the character and openness within the area and should be preserved.
- Retain intact boundary walls and re-instate boundaries with railings and walls. Car parking spaces, where allowed, should be designed sympathetically and in keeping with the building and the area, and should not dominate and result in the entire removal of front garden space and planting.
- Mature vegetation and street trees, especially along Manor Park and Micheldever and Handen Roads must be retained and other streets enhanced with further tree planting.
- Maintaining and enhancing the quality of public green space, which is in favourable condition.
- Preserve and enhance the semi-natural character of the River Quaggy where it passes through the two parks in the area.

It is encouraged that shopfronts:-

- Retain and restore surviving original shopfronts and improve quality of new shopfront design and materials.
- Proposals which bring vacant shops back into suitable use will be encouraged, while maintaining variety and vitality along the parade.
- Improve design, materials and lighting of fascia and hanging signage and limit/remove commercial estate agents advertising boards.
- Remove external solid security grilles and replace with internal lattice work ones.
- Improvement of public realm, including paving, cycle parking, benches, signage and tree planting.
- See Annex 1 of this Plan for detailed shopfront guidance. This should be read alongside Lewisham Shop Front Design Guide SPD (2006) and Greenwich Design Guidance for Shop Fronts SPD (2005).

Area A5: South Lee

South Lee is situated between the Sidcup and Dartford Loop branch railway lines in the north and the Grove Park line in the west. The South Circular forms the southern boundary.

The Chiltonian Industrial Estate dominates the north end of the area, which, together with the elevated railway line and Lee Spur railway infrastructure divides the area and reduces permeability.

The area is mainly characterised by earlier twentieth century and inter-war residential developments and later 20th century low-rise housing estates, notably the Newstead Estate largely turns its back from the street and its surroundings.

However, within these generally low-density post-war housing estates there is a sense of openness owing to their carefully landscaped setting.

The local hub around Lee Station on Burnt Ash Hill has a concentration of commercial uses.

A small natural oasis can also be found between the two railway loops, notably the Hither Green Triangle Nature Reserve.

This part of Lee has suffered from a loss of front gardens and street trees.



Pitfold Close



Woodyates Road

Burnt Ash Hill



Parkcroft Road

Burnt Ash Hill



Holme Lacey Road



Newstead Estate



Newstead Estate



Newstead Road



Milborough Crescent

Figure 20. South Lee Area



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Locally Specific Design Guidance for A5 – South Lee

The quality of surviving built heritage and green space in the area should be preserved, reinforced and enhanced. The design of new development will be required to have regard for the following:

Dominant Materials and Features

Characteristic materials and features include yellow stock brick, some red brick detailing, pitched roofs covered with slate or tiles, chimneys to older developments, timber casement and sash windows and doors, metal and UPVC windows (latter often replacements), low brick front garden walls, mature garden planting and street trees.

Problems and Pressures from Development

- Replacement of original windows and doors with those of modern design and materials e.g. UPVC, which do not match the historic detailing and opening features.
- Protruding rooflights on front roof slopes which affect the historic roofline and character of a terrace or individual building.
- Dormers on front or rear roofslopes which are too large and do not respect traditional proportions and original rooflines of buildings.
- Recovering of roofs in inappropriate materials which do not match the originals and detract from the character of a row or individual building.
- Painting or rendering brickwork which is designed to be exposed.
- Removal of front garden boundaries to parking and/or replacement with a different design or material, resulting in loss of original features, decorative detail and green space in the street.

Opportunities

- Surviving and distinctive architectural details, building frontage and rooflines of buildings should be preserved and enhanced (designated or undesignated heritage assets).
- Use of rooflights on front roof slopes should be kept to a minimum.
- Proposals for additions, alterations and new build should be viewed as part of the area's ongoing history and be of high architectural quality, demonstrating a strong understanding of the history and context of the area. Sensitive traditional designs may be appropriate, taking care to avoiding poor pastiche of limited quality.
- There should also be the opportunity to adopt contemporary design approaches, which may make reference to existing vernacular styles, materials, detailing, and the scale of adjacent buildings. Contemporary additions should be of sufficiently high quality and sustainability to

contribute to the ongoing history of the area and be seen in future years to as clearly legible historic reference points for future generations.

- A varied, but contextual approach should be encouraged, especially with consideration to extensions and alterations, to prevent a homogeneity of design, which may eventually subvert the original character of the area.
- Development should retain elevated distant views, retaining and enhancing connections to the wider landscape.
- Private front gardens contribute to the quality of streets and make a significant contribution to the character and openness within the area and should be preserved.
- Retain intact boundary walls and re-instate boundaries with railings and walls. Car parking spaces, where allowed, should be designed sympathetically and in keeping with the building and the area, and should not dominate and result in the entire removal of front garden space and planting.
- Mature vegetation and street trees must be retained and streets enhanced with further tree planting.
- Maintaining and enhancing the quality of public green space.
- Improved access and permeability to and within the industrial estate.
- Improvement of public realm, including paving, cycle parking, benches, signage and tree planting.



Manor Lane



Manor Lane

Dallinger Road

Area A6: East Lee

The east of Lee is located east of Burnt Ash Road and Lee Green town centre and south from Eltham Road. The southern boundary is formed by the Sidcup railway line and the South Circular Road, and the eastern boundary by Sidcup Road.

The area mainly consists of inter-war 1920s and 1930s terraced housing, with some late 19th and early 20th century residential development and later 20th century mid to high rise estates set in expansive green space. Part of Cambridge Road is proposed as a conservation area. Eltham Road retains some large Victorian houses, which reflects earlier historical development of the area, set in mature garden settings with green boundaries and significant mature street trees.

Edith Nesbit Gardens is the only small local park and public open space. All other green spaces are either allotments or educational sports fields and clubs. The towers of Leybridge Court are prominent buildings in the area. Elevated topography in the south gives rise to open views across the east of London.



Leyland Road



Cambridge Drive



Cnr of Crathie Road towards Strathaven Road



Cambridge Drive



Crown Court



Upwood Road



Westthorne Avenue



Leyland Road



Dorville Road



Carston Close



Leybridge Estate



Leybridge Estate Landscaped Gardens



Reed Close



Abergeldie Road, view towards Oxleas Woods



Crathie Road

Leyland Road

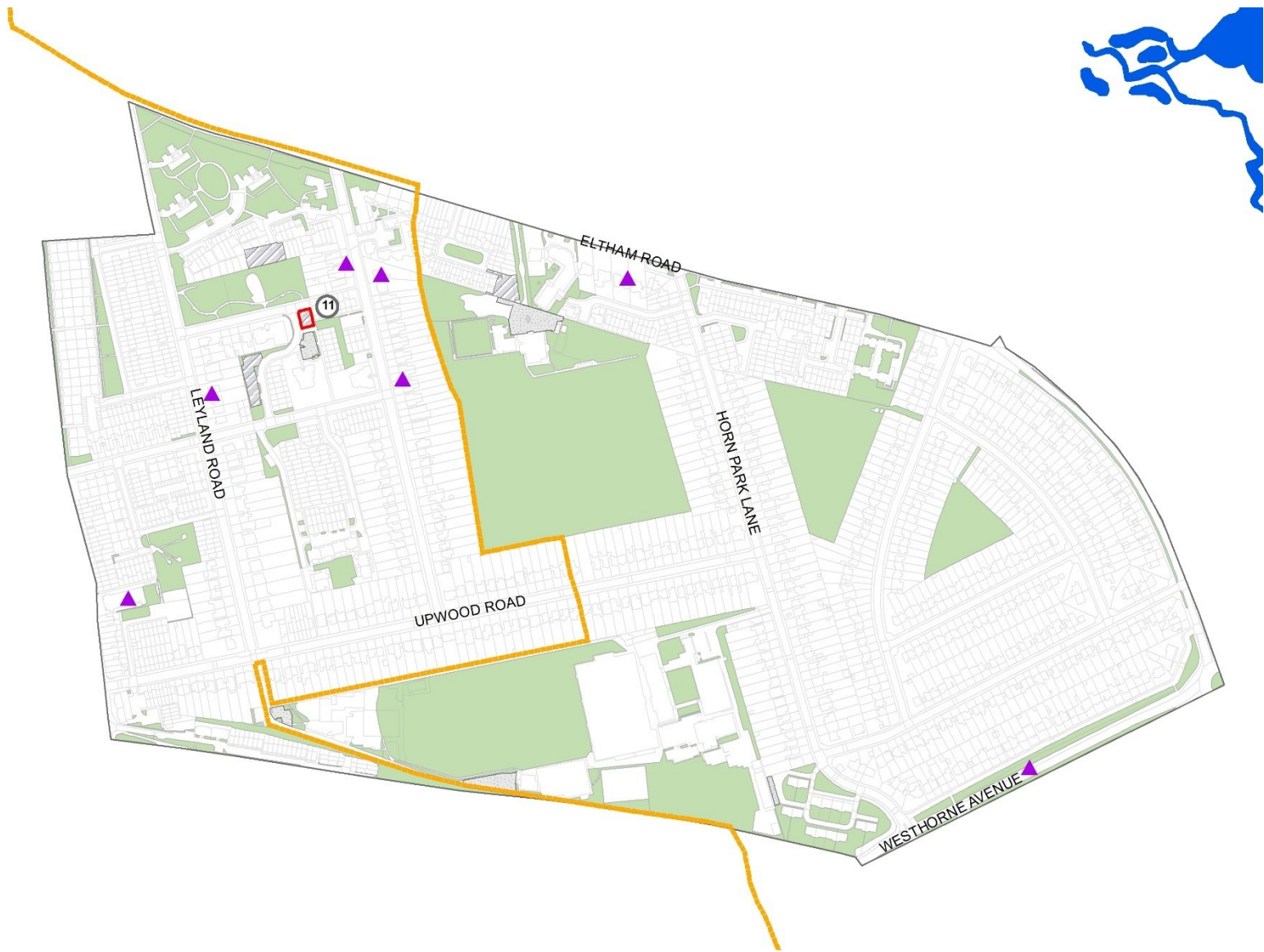
Leyland Road



Upwood Road



Figure 21. East Lee area



Locally

Specific Design Guidance for A6 – East Lee

The good quality housing stock in the area should be sustained, reinforced and enhanced. Development proposals should place particular attention on the following:

Dominant Materials and Features

Characteristic materials and features include stock brick, brick detailing, concrete, cladding, flat roofs, pitched roofs covered with slate or red clay tiles, chimneys, painted timber casement and double sliding sash windows and doors, metal windows and UPVC windows on housing estates, a mix of private and communal gardens, low brick front garden walls, mature garden planting and street trees.

Problems and Pressures from Development

- Replacement of original windows and doors with those of modern design and materials e.g. UPVC, which do not match the historic detailing and opening features.
- Rooflights on front roof slopes which affect the historic roofline and character of a terrace or individual building.
- Dormers on front or rear roofslopes which are too large and do not respect traditional proportions and original rooflines of buildings.
- Recovering of roofs in inappropriate materials which do not match the originals and detract from the character of a row or individual building.
- Painting or rendering brickwork which is designed to be exposed.
- Removal of front garden boundaries to parking and/or replacement with a different design or material, resulting in loss of original features, decorative detail and green space in the street.
- Removal of street planting and trees where they were intended to be at the curved pavement corners of Abergeldie/Scotsdale/Strathaven/Crathie Roads.

Opportunities

- Surviving and distinctive architectural details, building frontage and rooflines of buildings should be preserved and enhanced (designated or undesignated heritage assets).
- Use of rooflights on front roof slopes should be kept to a minimum.
- Proposals for additions, alterations and new build should be viewed as part of the area's ongoing history and be of high architectural quality, demonstrating a strong understanding of the history and context of the area. Sensitive traditional designs may be appropriate, taking care to avoiding poor pastiche of limited quality.

- There should also be the opportunity to adopt contemporary design approaches, which may make reference to existing vernacular styles, materials, detailing, and the scale of adjacent buildings. Contemporary additions should be of sufficiently high quality and sustainability to contribute to the ongoing history of the area and be seen in future years to as clearly legible historic reference points for future generations.
- A varied, but contextual approach should be encouraged, especially with consideration to extensions and alterations, to prevent a homogeneity of design, which may eventually subvert the original character of the area.
- Development should retain elevated distant views, retaining and enhancing connections to the wider landscape.
- Private front gardens contribute to the quality of streets and make a significant contribution to the character and openness within the area and should be preserved.
- Retain intact boundary walls and re-instate boundaries with railings and walls. Car parking spaces, where allowed, should be designed sympathetically and in keeping with the building and the area, and should not dominate and result in the entire removal of front garden space and planting.
- Mature vegetation and street trees must be retained and streets enhanced with further tree planting.
- Maintaining and enhancing the quality of public green space.
- Improvement of public realm, including paving, cycle parking, benches, signage and tree planting.
- Any new development proposals will be required to address predominant constraints of the area, including:-
 - One-way roads and cul-de-sacs in the sparse layout and loose grid of streets limit physical connections across the area;
 - Large areas of private land and a lack of physical connections through residential areas significantly restrict movement across the area for vehicles, pedestrians and cyclists;
 - Large areas and poor condition of hard standing in front of houses along Eltham Road.



Leyland Road

Silk Close

Area A7: North East Lee

The north east Lee area is located east from Lee Green, north from Eltham Road and is bounded on its eastern edge by Kidbrooke Park Road. Its northern boundary is dominated by playing fields and the River Quaggy. The area has a number of housing estates and styles of differing ages and designs, the largest being the Courtlands Estate.

Mature trees have been retained on the Courtlands Estate, a development completed around 1960 by Wates. In addition to its trees the Courtlands Estate is notable for its generous setbacks from the roads of the building lines, expansive amenity greens and front gardens. It is bounded by the Quaggy to the north, Eltham Road to the south, Weigall Road to the west and the John Roan sports ground to the east - so the estate is self-contained which has engendered a sense of community. It is a mix of three bed terraced town houses, two bed low rise blocks of flats of nine units and several 'en bloc' garage areas. The Forum is keen to ensure that any developments on the estate are of high quality, not overbearing, causes no loss of amenity and does not detract from the neighbourly character of the estate.

Eltham Road retains some large Victorian houses which reflects earlier historical development of the area, set in mature garden settings with green boundaries and significant mature street trees.

A fine balance will be needed to ensure the ongoing protection of the playing fields – a key community asset to Lee, from possible future development. Most of the development opportunities lie just beyond the neighbourhood boundary, within the Strategic Development area of Kidbrooke.



Eltham Road



Ravens Mews, Eltham Road



Courtlands Avenue



Fairby Road



*Courtlands
Estate*



Lyme Farm Road



Southbourne Gardens



Weigall Road

Weigall Road
Weigall Road

Weigall Road

Figure 22. North East Lee Area





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Locally Specific Design Guidance A7 – North East Lee

Development proposals should address the following:

Dominant Materials and Features

Very mixed materials and features but built environment includes brick, render, a variety of roofs with pitched ones covered with slate or tiles, chimneys to older houses, timber casement, sash windows and doors, metal windows and UPVC windows on housing estates, communal and private gardens, some low brick front garden walls, mature garden planting and significant street trees.

Problems and Pressures from Development

- Replacement of original windows and doors with those of modern design and materials e.g. UPVC, which do not match the historic detailing and opening features. Subsequent loss of cohesive identity to housing estates.
- Protruding rooflights on front roof slopes which affect the historic roofline and character of a terrace or individual building.
- Dormers on front or rear roofslopes which are too large and do not respect traditional proportions and original rooflines of buildings.
- Recovering of roofs in inappropriate materials which do not match the originals and detract from the character of a row or individual building.
- Painting or rendering brickwork which is designed to be exposed.
- Removal of front garden boundaries to parking and/or replacement with a different design or material, resulting in loss of original features, decorative detail and green space in the street.

Opportunities

- Surviving and distinctive architectural details, building frontage and rooflines of buildings should be preserved and enhanced (designated or undesignated heritage assets).
- Use of rooflights on front roof slopes should be kept to a minimum.
- Proposals for additions, alterations and new build should be viewed as part of the area's ongoing history and be of high architectural quality, demonstrating a strong understanding of the history and context of the area. Sensitive traditional designs may be appropriate, taking care to avoiding poor pastiche of limited quality.
- There should also be the opportunity to adopt contemporary design approaches, which may make reference to existing vernacular styles, materials, detailing, and the scale of adjacent buildings. Contemporary additions should be of sufficiently high quality and sustainability to

contribute to the ongoing history of the area and be seen in future years to as clearly legible historic reference points for future generations.

- A varied, but contextual approach should be encouraged, especially with consideration to extensions and alterations, to prevent a homogeneity of design, which may eventually subvert the original character of the area.
- Development should retain elevated distant views, retaining and enhancing connections to the wider landscape.
- Private front gardens contribute to the quality of streets and make a significant contribution to the character and openness within the area and should be preserved.
- Retain intact boundary walls and re-instate boundaries with railings and walls. Car parking spaces, where allowed, should be designed sympathetically and in keeping with the building and the area, and should not dominate and result in the entire removal of front garden space and planting.
- Mature vegetation and street trees, including along Eltham Road, must be preserved and retained and streets enhanced with further tree planting.
- Maintaining and enhancing the quality of public green space.
- Improvement of public realm, including paving, cycle parking, benches, signage and tree planting.
- Access to the River Quaggy via the creation of a Linear Park
- Increased access to the Playing Fields
- Gateways entering and exiting the River Quaggy walking route linear park from the Town Centre and Kidbrooke Road end



Sunnydale Road

Crn Lyme Farm Road and Courtlands Avenue