

# LEE HERITAGE AND CHARACTER ASSESSMENT

MARCH 2017



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Communities ambitious for change

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## Introduction

This report presents a summary of the history and character of the Lee area, which spans parts of the Royal Borough of Greenwich and the Borough of Lewisham, in south east London. It has been prepared by consultants at AECOM on behalf of Locality, working closely with the Lee Neighbourhood Forum and is based on a detailed appraisal of the area carried out through desk study and fieldwork.

Landscape character assessment is a process used to describe and articulate what is special and distinctive about a particular place by identifying recognisable patterns of elements or characteristics that make one landscape different from another. Landscape is defined by the European Landscape Convention as “..... an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors.” This definition is broad and encompasses natural, rural, urban and peri-urban areas.

The information generated through the process of characterisation can be used as evidence to support the planning and design process. This approach is supported by the National Planning Policy Framework (NPPF), which states that neighbourhood plans should develop robust and comprehensive policies based on an understanding and evaluation of its defining characteristics (DCLG, 2012). In doing so, policies can ensure that development responds to local character and history, and reflects the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.



Lake at Manor House Gardens public park

## Approach

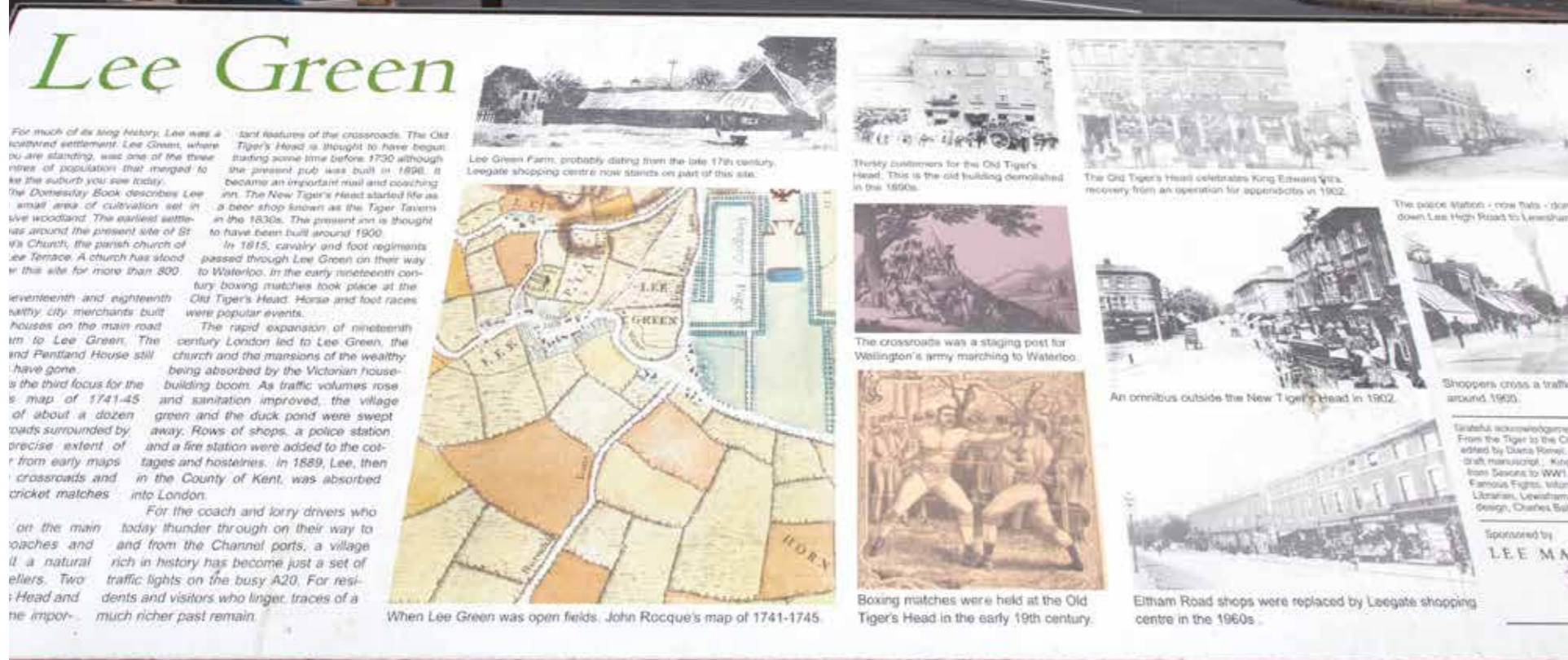
The approach of this study follows well-established landscape character assessment techniques. The detailed desk study and fieldwork carried out to inform this assessment underpins the classification and description of character areas and broadly follows the process set out in the "Approach to Landscape Character Assessment" (Natural England, 2014). This approach has been tailored to meet the specific needs of the neighbourhood planning process and draws on further best practice guidance including:

- Shaping Neighbourhoods: Character and Context (Great London Assembly 2014);
- Using Historic Landscape Characterisation (Historic England 2004);
- Character and identity Townscape and heritage appraisals in housing market renewal areas (Historic England and CABE 2008); and
- Understanding Place Historic Area Assessments: Principles and Practice (Historic England 2010).

Historic England, previously English Heritage has issued a number of guidance and best practice notes covering a range of issues in relation to the conservation and management of historic places and heritage assets all of which are available on the Historic England website (<https://historicengland.org.uk/advice/planning/>).

This study builds upon previous work carried out by the Lee Neighbourhood Forum including:

- Four guided public walks around the area, which took place in January 2016;
- Online survey to gather information and views to inform Neighbourhood Plan;
- Dedicated website and social media;
- Informal gathering of information and engagement with local people.



Interpretation board at Lee district hub

## Public Consultation

A meeting was held on 19 December 2016 with members of the Lee Forum to discuss the structure and focus of the assessment. Members of the forum were also encouraged to share their knowledge and experience of the history and character of the area. The forum was asked to consider the positive aspects of character, issues affecting the quality of the area and those aspects which are particularly sensitive to change. The meeting was attended by the Chair of the Forum and members with a specific interest and understanding of the historical development and heritage of the area. In addition, AECOM's heritage consultant attended a guided walk of the area in January 2017 to identify and discuss key aspects of heritage and character and issues of the area with members of the Lee Forum and the general public. A total of eight guided walks were carried out between January and March 2017. A number of key considerations emerged from the consultation, which have informed the preparation of the study. These are summarised below:

- Attractive place to live, work and visit;
- Strong historical and cultural associations;
- A wide variety of buildings, places and spaces which should be celebrated;
- The influence of the River Quaggy;
- Highly valued open spaces, including local recreation grounds, Manor Park, Manor House Gardens, and Edith Nesbit Gardens;
- Increasing proportion of derelict buildings and vacant sites along Lee High Road and Eltham Road; and
- Opportunities and threats of continuing change through development, including the redevelopment of Leegate Centre at the centre of the area.

Non-designated heritage assets discovered through these walks should be considered for local listing. Several areas were also highlighted as being of special historic interest by the community during these walks, including, for example the Victorian terraces within Lee Manor and the well-maintained 1930's streets, such as Upwood Road. This is considered further in the heritage assets section. Character and heritage issues that have been identified through the walks and surveys organised by the forum, which could form the basis of policies and guidance include:

- Protection of pubs
- Threat from Lewisham town centre on western end of forum area and impact on and the importance of Lee High Rd
- Independent shops
- Cinema
- Importance of green space
- Street trees and public realm improvements
- Infill and backland development
- Residential roof and rear extensions
- Need for more design control of new properties
- Need for enforcement of existing controls



Walk of local area hosted by Lee Neighbourhood Forum, January 2017

# CONTEXT



*Tree-lined Abergeldie Road with views east, towards Shooter's Hill*

## Context

This section of the report describes the location and context of the Lee Forum Neighbourhood Plan area and summarises current planning policies which are relevant to the study.

## Location and Connectivity

The Lee Forum Neighbourhood Area is located in south-east London, as shown on Figure 1. It covers an area of 293 hectares and includes the wards of Lee and Blackheath in the Borough of Lewisham and Middle Park and Sutcliffe, in the Royal Borough of Greenwich. Lee Forum has a resident population of approximately 20,650, according to the 2011 Census.

The northern boundary of the area extends north of Lee High Road, just south of Belmont Park and Manor Way. Kidbrooke Park Road (A2213) and Sidcup Road (A20) form the eastern boundary and St Mildred's Road (part of the South Circular A206) the southern boundary. The western boundary follows the railway line that passes through Hither Green. Refer to Figure 3.

There are two primary routes through the area. Lee High Road and Eltham Road (A20) connect Lewisham district hub to the east with Eltham and Mottingham to the west. Burn Ash Road, Burnt Ash Hill (A2212) and Lee Road run north-south connecting St Mildred's Road and Blackheath. The wide, busy junction formed where Lee High Road and Eltham Road (A20), Lee Road (B212) and Burnt Ash Road (A2212) meet, defines Lee district hub and acts as a gateway into the area from Blackheath to the north. The South Circular (A206), which runs from Woolwich Ferry in south east London to Chiswick to the west, is the principal route linking Lee to south London. Hither Green railway station is a busy transport node, offering services to Cannon Street, Blackfriars and Charing Cross via London Bridge and Waterloo East and other destinations in the south east, including Orpington, Sevenoaks, Dartford and Gravesend. Lee railway station is on the Sidcup Line between Hither Green and Mottingham, which also provides regular services into central London.

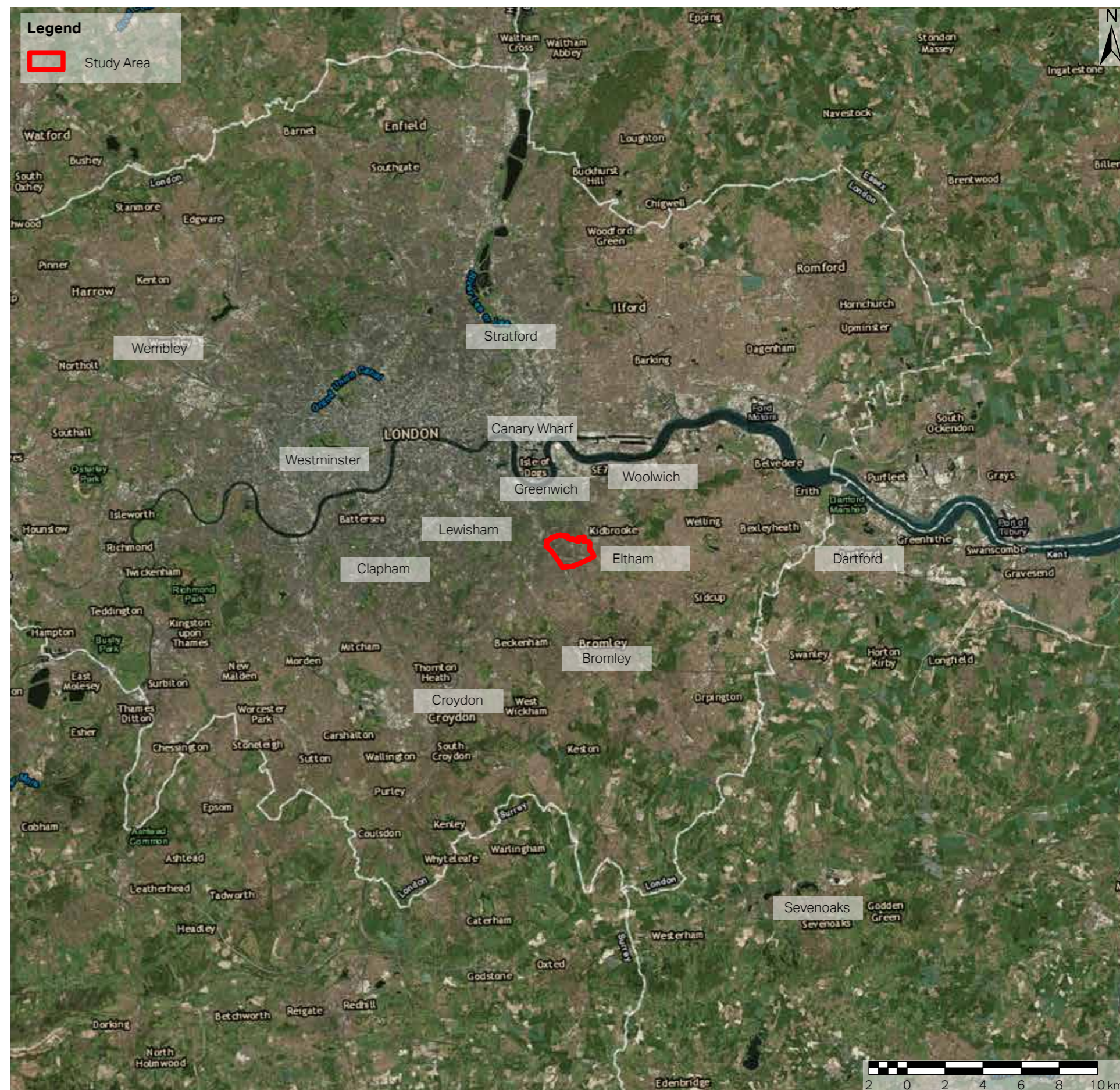


Figure 1: Location Plan



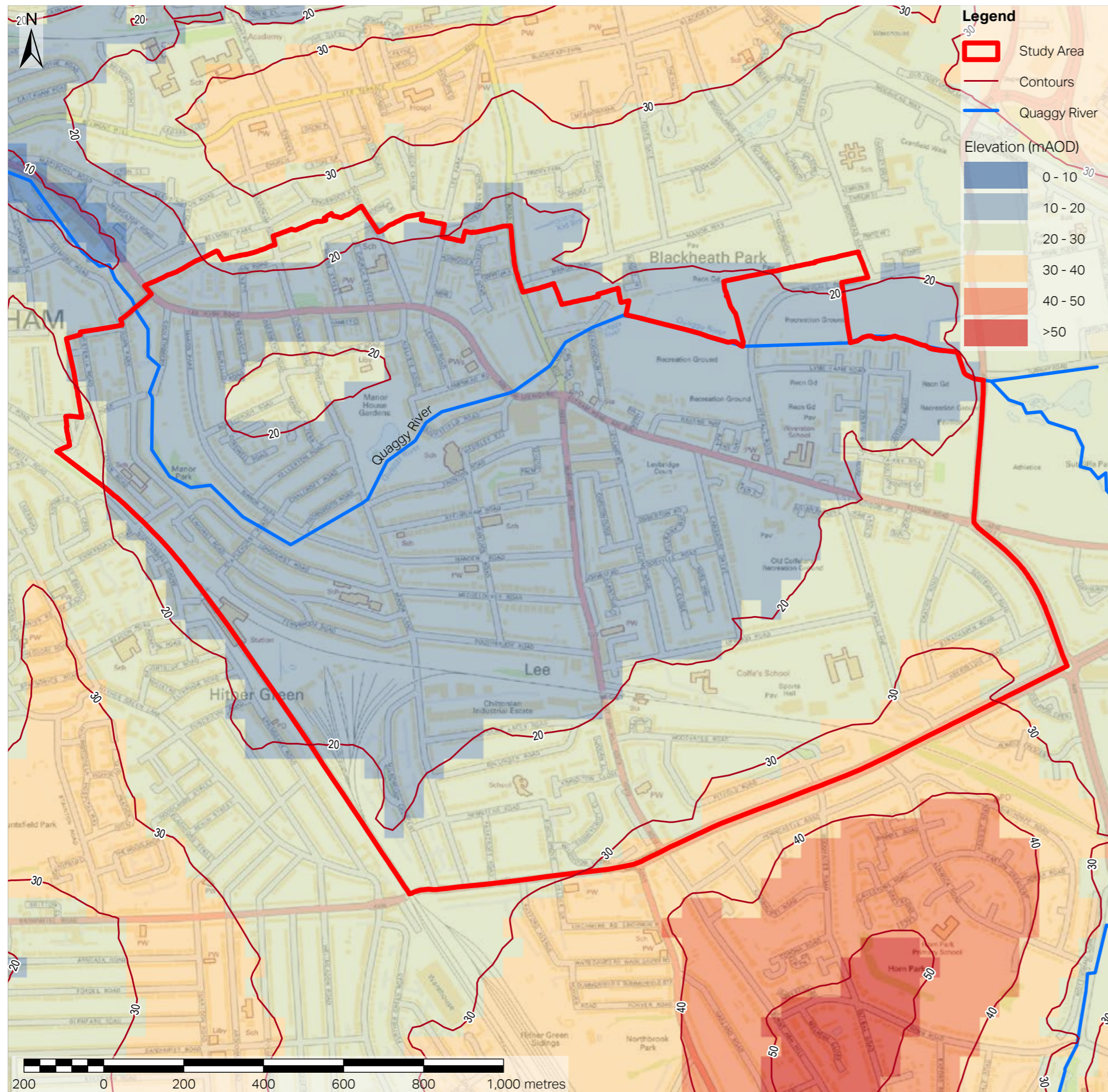


Figure 2 : Topography and Hydrology

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## Geology and Soils

The underlying geology of the area is largely hidden by dense urban development, which covers the majority of the area. It largely comprises London clay, which was formed from sedimentary bedrock in the Palaeogene Period approximately 34-56 million years ago. However, it has a strong influence on its character, having been shaped by natural processes to define the distinctive landform and the soils, patterns of vegetation, drainage and building materials which are common in the area. For example, many of the Victorian buildings in the area were built using bricks manufactured from London clay.

There is also an area of Harwick Formation around Manor House, which was formed when the area was covered by shallow seas with mainly siliclastic sediments, deposited as mud, silt, sand and gravel. In addition there is an area of Lambeth Group formation around Manor Park and Lee High Road, which was formed 56-66 million years ago and resulted in sand, silt and clay deposits (British Geological Survey, 2016).

Soil quality varies and reflects the underlying geology. The vast majority of the area has loamy soils which are seasonally wet and have low to moderate fertility. The areas around Manor House Gardens, Manor Park and to the north of the Lee High Road have the same freely draining very acid sandy and loamy soils as at the higher ground at Blackheath just north of the Neighbourhood Area (Soilscapes, 2016).

## Topography and Hydrology

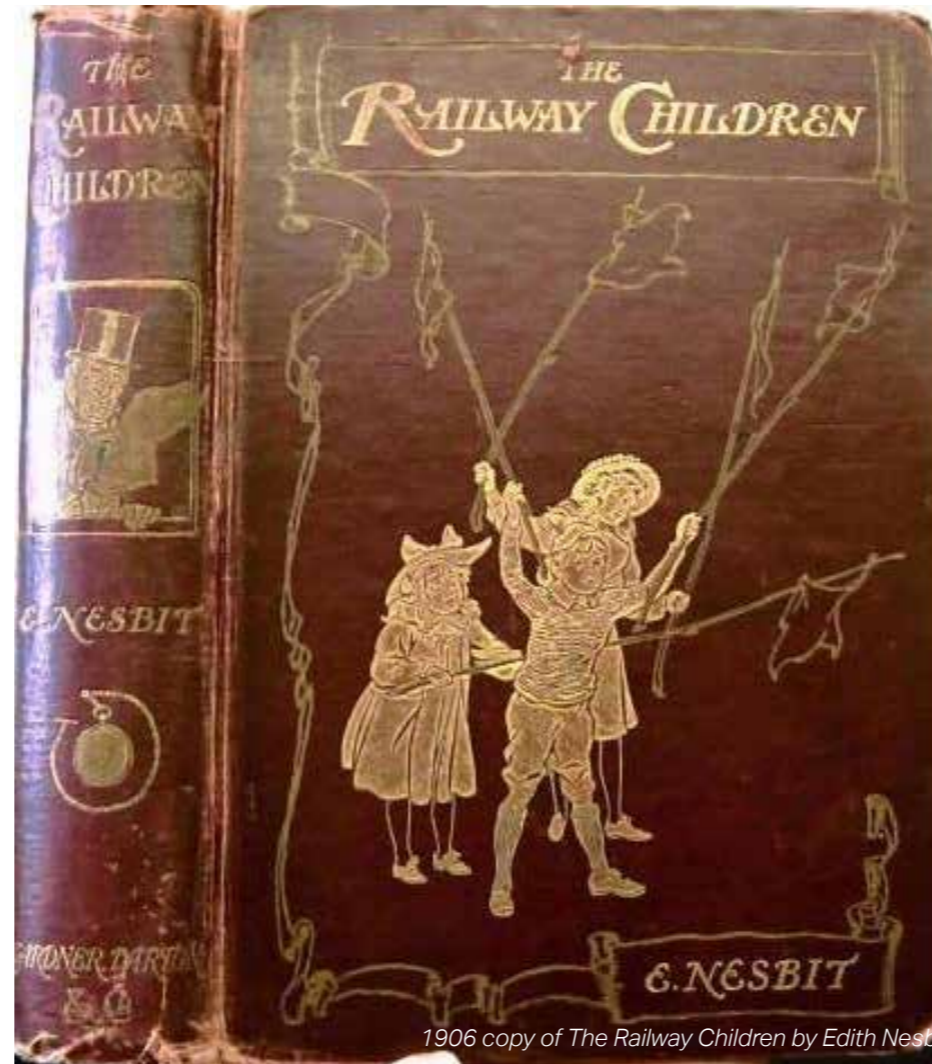
The Neighbourhood Area is located within the catchment of the River Ravensbourne, which covers the London Boroughs of Bromley, Lewisham and Greenwich. A tributary of the River Ravensbourne, the Quaggy River, flows east-west across the area as seen on Figure 2, from Sutcliffe Park on the western boundary of the area, through Lee district hub, Manor House Gardens and Manor Park, before joining the Ravensbourne near Lewisham station outside of the area. The Quaggy River has had an influence on the area's topography. Much of the area is low-lying, at approximately 10m AOD. Manor House Gardens is located on a slight hill at approximately 20m AOD and this is particularly evident within the open areas of the park. The land falls away gently to the north and creates noticeable gradients along streets which lead towards Lee High Road. North of Lee High Road the land rises again, towards Belmont Hill and Blackheath. In the south of the area, the land rises towards Horn Park in the south east, which is the highest point in the local area at approximately 50m AOD.

The Quaggy River is narrow and generally shallow. It is prone to flooding and has been subject to a variety of flood alleviation programmes, including concrete and brick culverts and flood walls. With the exception of Manor House Gardens, Manor Park, Sutcliffe Park and short sections within the district hub, the river is not visible from public areas, as it often flows between back gardens, such as between Lampmead Road and Brightfield Road.

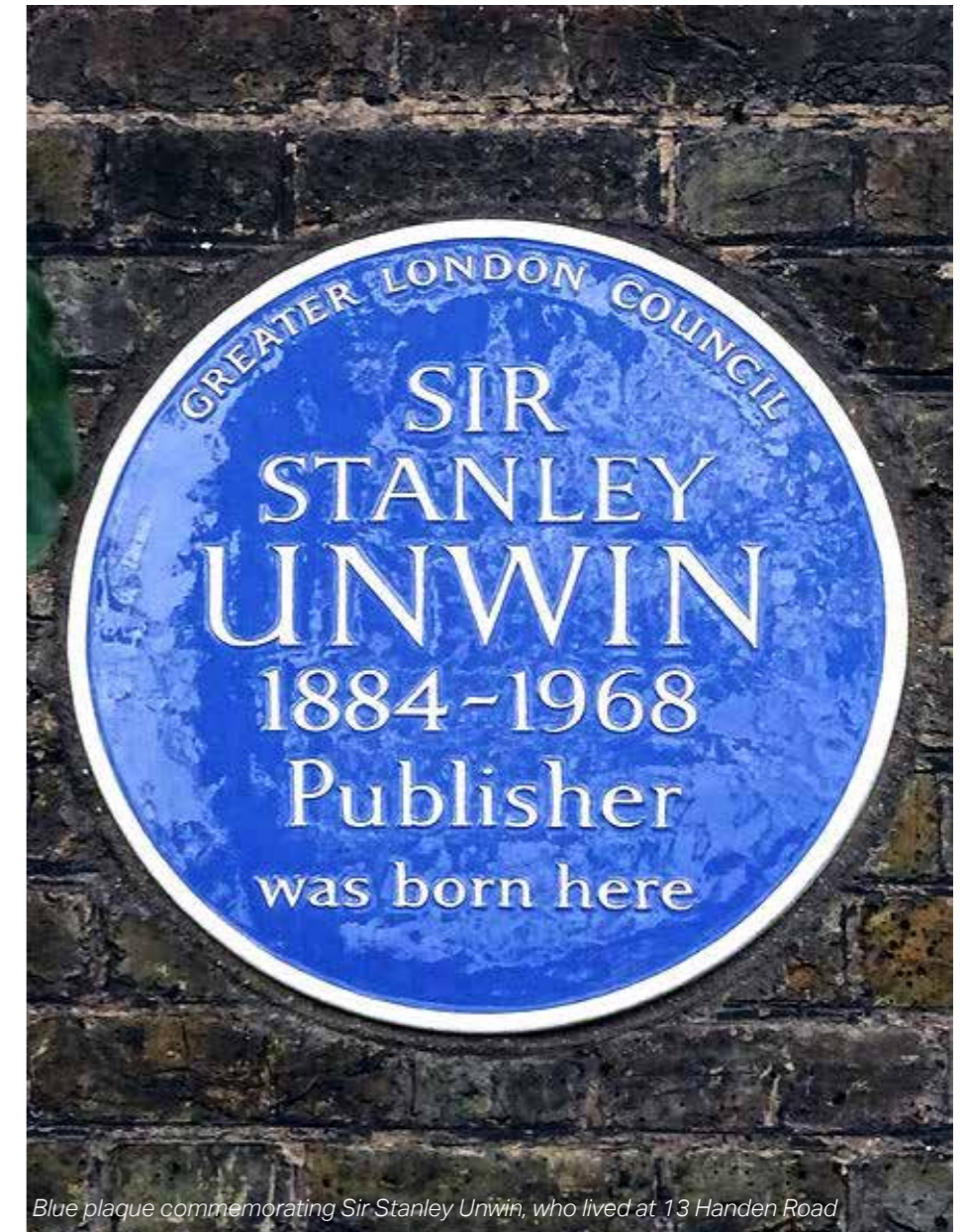
### Cultural Associations

This part of London has a rich cultural heritage and a long history of settlement. Lee became a popular place for wealthy London merchants to live and a number of large country houses were built here in the 17th and 18th centuries, including Manor House. Sir Francis Baring, one of the most successful and prestigious financiers of his day, lived in Manor House from 1796. Baring, with his two brothers, established Baring Brothers Bank in 1762 and was later appointed director of Royal Exchange Assurance and the East India Company. Barings Bank became infamous when it collapsed in 1995 following a series of risky trades which led to heavy losses.

Other notable residents have included Sir Stanley Unwin (1884-1968), who founded the publishing house George Allen & Unwin Ltd., which was responsible for publishing, amongst other works, J.R.R. Tolkien's 'The Hobbit' and 'The Lord of the Rings'. The children's author and poet Edith Nesbit (1858-1924), who wrote the popular children's book 'The Railway Children', lived in the area for much of her life. The Edith Nesbit Pleasure Ground at Osberton Road and Leyland Road was created in the 1980s to commemorate her life and legacy.



1906 copy of *The Railway Children* by Edith Nesbit



Blue plaque commemorating Sir Stanley Unwin, who lived at 13 Handen Road



Francis Baring (left), together with John Baring and Charles Wall

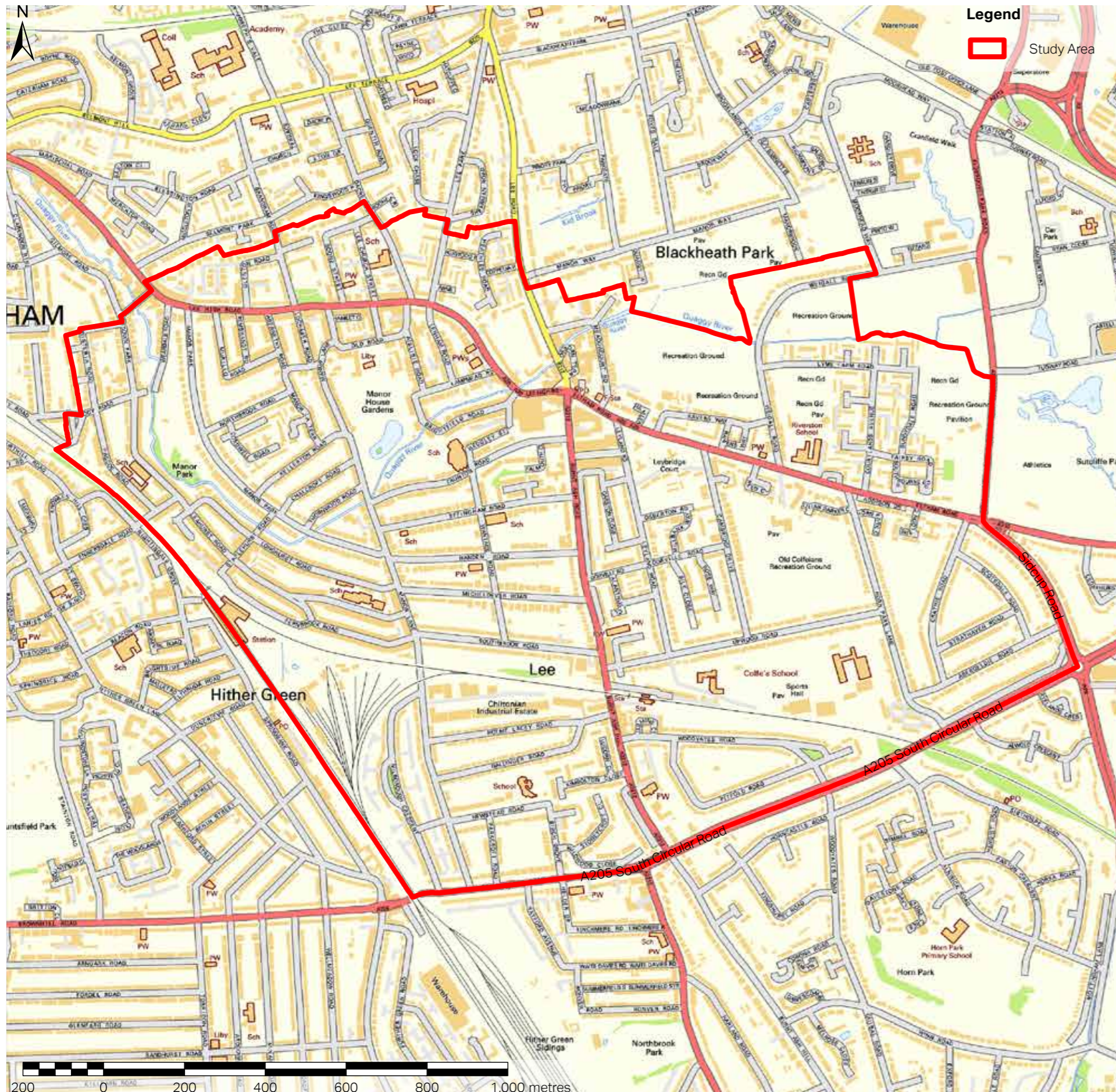


Figure 3 : Study Area Plan

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## Planning Policy Context National Planning Policy

National Planning Policy Framework (NPPF), 2012

The NPPF requires local authorities to set out in their Local Plan a positive vision for the enhancement and enjoyment of heritage assets (DCLG, 2012). Part 12 Conserving and enhancing the historic environment clearly states that local authorities should recognise “the desirability of new development making a positive contribution to local character and distinctiveness” and should seek “opportunities to draw on the contribution made by the historic environment to the character of a place”.

Planning Practice Guidance, 2014

Planning Practice Guidance was reviewed, catalogued and published on the internet by the government in 2014 (DCLG, 2014). The section on design includes guidance on promoting landscape character (Paragraph: 007Reference ID: 26-007-20140306). It states that “development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development” and that the “successful integration of new development with their surrounding context is an important design objective”.

## Regional Planning Policy

Further Alterations to the London Plan, 2015

Further Alterations were made to the London Plan (FALP). The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for development within the capital to 2036. Policy 7.4 of the FAL, which has a bearing on the assessment of planning applications by LBC, clearly states that “development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area’s visual or physical connection with natural features.”

Shaping Neighbourhoods: Character and Context Supplementary Planning Guidance (SPG), 2014

This SPG sets out an approach and process to help understand the character and context of a place (GLA, 2014). The results can inform the planning and design process and guide changes in ways which are responsive to place. The SPG states “buildings, streets and open spaces should provide a high quality design response that:

- has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass;
- contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area;
- is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their

surroundings;

- allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area; and
- is informed by the surrounding historic environment.”

*District Hubs Supplementary Planning Guidance (SPG), 2014*

This SPG sets out guidance on supporting the evolution and diversification of London’s district hubs. The SPG states that district hubs should provide:

- “The main foci beyond the Central Activities Zone for commercial development and intensification;
- The structure for sustaining and improving a competitive choice for goods and services conveniently accessible to all Londoners, particularly by public transport, cycling and walking; and
- Together with local neighbourhoods, the main foci for most Londoners’ sense of place and local identity within the capital.”

## Local Planning Policy

The study area for the neighbourhood plan spans the Boroughs of Greenwich and Lewisham and therefore two sets of local planning need to be considered when drafting policy.

*Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014)*

The Royal Greenwich Local Plan was adopted in 2014 and is intended to guide future development and land use with the Royal Borough of Greenwich up until the year 2028. It establishes the overarching vision of the Borough in 2028, which is “to have successfully accommodated a high level of sustainable growth, which will have a positive and enhancing impact on the existing environment and community”.

The document includes strategic objectives related to the themes of “growing” and “enhancing” Royal Greenwich. Many of these objectives are relevant to the heritage and character of the Lee Forum Neighbourhood Area, including:

- “To support Royal Greenwich’s network of district hubs and a mix of uses within them;
- To protect and enhance Royal Greenwich’s rich natural and historic environment;
- To promote high quality architecture and urban design in all developments in Royal Greenwich, which contributes to people feeling safe and reduces opportunities for crime; and
- To ensure that the necessary physical, social and green infrastructure is provided or existing infrastructure is enhanced to support the planned growth and development in Royal Greenwich throughout the plan period.”

The Core Strategy also includes a range of strategic policies which are relevant to this assessment, including:

- Policy H5 Housing Design
- Policy H(a) Protection of Existing Housing
- Policy H(b) Conversions
- Policy H(c) Backland and Infill Development
- Policy EA(b) Pubs
- Policy TC1 District Hubs
- Policy TC6 Other District Centres
- Policy DH1 Design
- Policy DH3 Heritage Assets

*Lewisham Local Development Framework, Core Strategy: Development Plan Document (2011)*

The Lewisham Core Strategy was adopted in 2011 and sets out the vision, objectives, strategy and policies that will guide public and private sector investment to manage development and regeneration in the borough over the next 15 years. The Core Strategy’s vision is: “In 2026, the regeneration and physical transformation of the London Borough of Lewisham will meet the needs and aspirations of existing and new residents and visitors by creating a sustainable, vibrant, exciting suburb on the edge of inner London, which supports safe, attractive and diverse communities where local people are at the heart of the regeneration process”.

The document includes strategic objectives which represent the key delivery outcomes the Core Strategy should achieve. Many of these objectives are relevant to the heritage and character of the Lee Forum Neighbourhood Area, including:

- Core Strategy Objective 1: Physical and socio-economic benefits
- Core Strategy Objective 4: Economic activity and local businesses
- Core Strategy Objective 5: Climate change
- Core Strategy Objective 6: Flood risk reduction and water management
- Core Strategy Objective 7: Open spaces and environmental assets
- Core Strategy Objective 10: Protect and enhance Lewisham’s character

Lewisham’s Spatial Strategy outlines how development should take place within the borough. Spatial Policy 1 identifies the district hub and immediate surrounding residential neighbourhood of Lee as District Hub. Spatial Policy 3 sets out the objectives for this area, including:

- “Improve civic space and facilitate a more intensive mixed use development on the shopping centre site to strengthen its role and function; and
- Improve the connectivity between the shopping centre and the supermarket sites.”

The Core Strategy also includes cross cutting and thematic policies, some of which are relevant to this assessment, including:

- Core Strategy Policy 6: Retail hierarchy and location of retail development
- Core Strategy Policy 7: Climate change and adapting to the effects
- Core Strategy Policy 11: River and waterways network
- Core Strategy Policy 12: Open space and environmental assets
- Core Strategy Policy 15: High quality design for Lewisham

*Lewisham Site Allocations Local Plan (2013)*

The Lewisham Site Allocations Local Plan identifies sites, usually 0.25 hectare and above, which are likely to be developed during the lifetimes of the Lewisham Local Development Framework (LDF) (2011-2026). The Leegate Centre (Site Reference SA23) is allocated as mixed use retail-led with housing, offices and hotel. This allocation forms a significant part of the Primary Shopping Area within the Lee District Centre.

This report is also informed by a number of other studies relevant to the local area as follows:

The Lee Manor Conservation Area Appraisal (2008) and the Blackheath Conservation Area Character Appraisal (2007), published by the Borough of Lewisham, provide details and identify particular features which contribute to the character and justify their statuses as conservation areas. This is considered further within the heritage assets section.

The Lewisham Borough Wide Character Study, published by Allies and Morrison Urban Practitioners in 2010, describes the form, character and special attributes of Lewisham.

A Design for London Heritage Appraisal was published in 2009 in response to a report produced by Urhahn Urban Design, entitled ‘Housing Intensification in Seven South London District Hubs’, in which different development scenarios are explored for a number of case study district hubs, including Lee. The Heritage Appraisal assesses these proposed scenarios, and develops further recommendations.





# HISTORICAL DEVELOPMENT



## Timeline

Lee began as a small area of cultivation set in extensive woodland. This timeline demonstrates the development of the Neighbourhood Plan Area since records began in 1086. The timeline presented here is not exhaustive, but encapsulates key dates relating to the people, developments and events that have influenced the area. Historic maps of the area can be found in Appendix B.

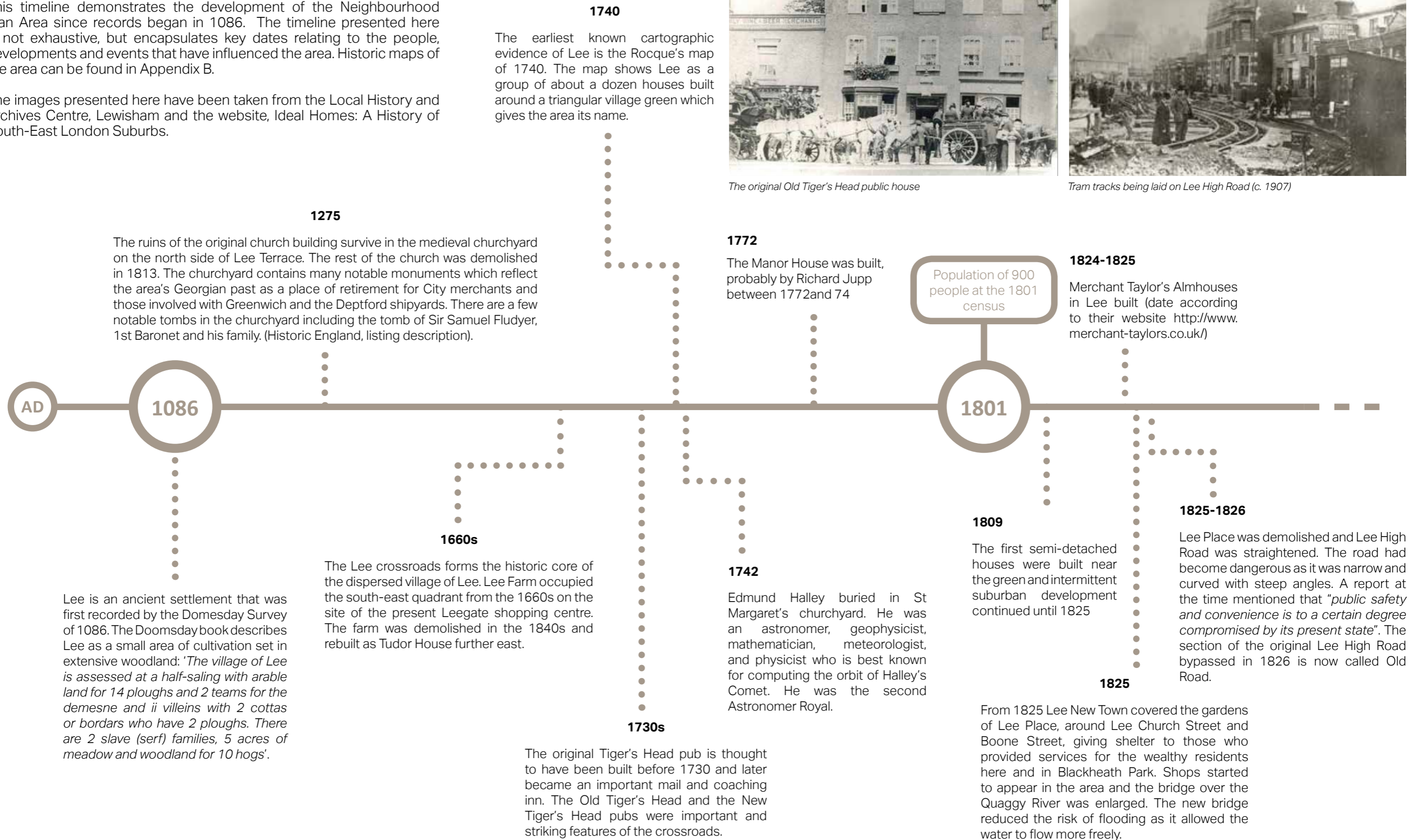
The images presented here have been taken from the Local History and Archives Centre, Lewisham and the website, Ideal Homes: A History of South-East London Suburbs.



The original Old Tiger's Head public house



Tram tracks being laid on Lee High Road (c. 1907)





**1866**

Lee station was opened (South Eastern Railway) half a mile south of the crossroads on Burnt Ash Road. The opening of the station led to Lee being a sought-after area for people working in central London. There was a dramatic increase in demand of housing that shaped the development of the town. Early planned housing is located in the north east and comprises terraces of small artisan dwellings. Slightly later areas of small, medium and large town houses are located in the south..

**1860s**

In the 1860s, John Pound, a developer, built houses in the south-east quadrant, Orchard Terrace on Eltham Road and Crown Terrace on Burnt Ash Lane (now Road).

Population of 8000 recorded

1864

**1901**

The Manor House was sold to Lewisham Council by Barings. The house was converted into a public library and park that are still in use today.

**c.1914**

Before the beginning of First World War, Lee was crowded with suburban dwellings. The slums on Lee New Town were demolished in stages from the 1930s to the 1960s aided by the bombing during the wars. That area is now occupied by council housing.

**1963**

In the early 1960s, the south east quadrant, including Carston Mews, was demolished to make way for Leegate shopping centre that opened in 1963. Christopher Boone's Almshouses were also built in 1963.

**1968**

Blackheath Conservation Area was one of the first conservation areas to be designated in the country in March 1968.

Population of 20,560 people at the 2011 census

2011

**1899**

Lee was incorporated into borough of Lewisham.

**1907**

Travel from London to Lee became cheaper with the introduction of the tram, bringing more people to the area.

**c.1940**

During the Second World War, the area suffered from bomb damage. Post-war development included the infilling of the empty spaces left by bombed out buildings. The new buildings generally respect the existing building lines and massing.

**1975**

Lee Manor Conservation Area was designated.

**2015**

In February 2015, a planning application (DC/14/090032) was submitted to Lewisham Council for redevelopment of the Leegate Shopping Centre. The proposed development is for demolition of the existing buildings and redevelopment to provide a retail-led mixed use development. The application has not been decided yet.



Lee district hub (c.1962) looking towards the New Tiger's Head pub



Modest terraced houses in Lochaber Road (c.1922), built in the 1890s

Historical maps of Limsfield for 1882, 1920 and 1967 are provided in Appendix B.



# CHARACTER ASSESSMENT



*Roofline of semi-detached houses along Cambridge Drive*

## Existing Character Assessments

Existing character assessments have been reviewed to provide some context to this more detailed assessment. The study area falls within National Character Area (NCA) 112: Inner London, as defined by Natural England (Natural England, 2013). This NCA is broad but provides some context to the character of the study area. The key characteristics of this area which are of particular relevance to this assessment are:

- Predominantly urban;
- Steeped in both historical and contemporary culture;
- Extensive network of green infrastructure;
- Varied geology and topography that have defined the growth of London;
- The River Thames and its tributaries form an internationally important river system; and
- A unique mix of modern architecture and built heritage features.

At a local level, the study area falls within the Lee and Blackheath neighbourhoods, as defined within the Lewisham Borough Wide Character Study. The Blackheath neighbourhood is described as having a diverse character which is strongly influenced by its topography. The Lee neighbourhood, which extends south of Lee High Road, is defined by its dense and varied development. Lee district hub is described as a “key focus and acts as a gateway into the area”.

## Character Area Profiles

The results of the desk study and fieldwork have been analysed and five distinct character areas have been identified, as shown in Figure 4. These have been informed by the following:

- Historical development - including street pattern, land use, conservation areas and heritage assets;
- Movement - including physical boundaries such as railway lines, roads, rivers and gateways, nodes and linkages;
- Urban structure and built development - including density and building height, enclosure, architectural style and detailing;
- Land use and levels of activity;
- Green space and public realm - including those with planning policy and statutory protection, and how this relates to buildings and spaces; and
- Views and their contribution to an understanding of character, including the identification of landmarks.

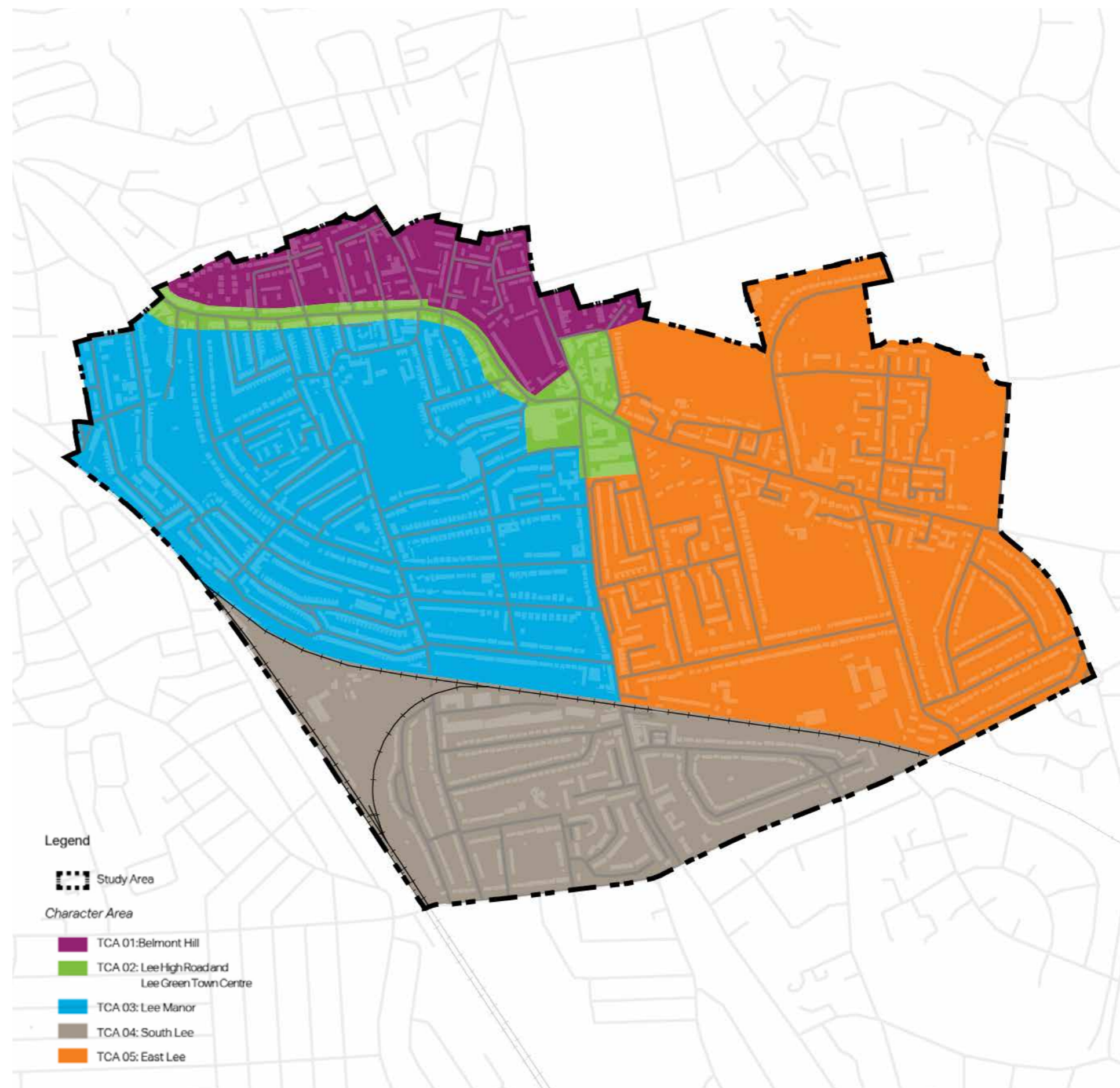


Figure 4: Lee Townscape Character Areas Overview Plan

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**TCA 01: Belmont Park**

The Belmont Park area lies north of Lee High Road and west of Lee Road. Its northern boundary follows the back gardens of Belmont Park and Kingswood Place, before meeting Lee Road between Priory Park and Manor Way.

**Key Characteristics**

The key characteristics of Belmont Park TCA are as follows:

- Sloping topography down from Belmont Hill towards Lee High Road with buildings stepping down the hillside;
- Eclectic mixture of four storey villas within the Blackheath Conservation Area and modernist post-war infill housing developments;
- Greenspace and boundary walls of Merchant Taylors Almshouses, which are visible from Lee High Road, form a break in the otherwise dense urban grain;
- Incidental greenspace in post-war housing estates creates sense of openness around buildings;
- Cul-de-sacs and one way streets, which disrupt the historic street pattern and reduce legibility, are common;
- The northern part of the area is noticeably quieter than the busy Lee High Road;
- The spire of St Margaret's Church to the north acts as a local landmark, particularly in views along side streets leading up the hill from Lee High Road; and
- The topography offers elevated distant views to the south where the land rises up, increasing the sense of place and enclosure.

As set out above, the character of the landscape is the result of the action and interaction of a range of natural and / or human factors. These are considered in turn below.

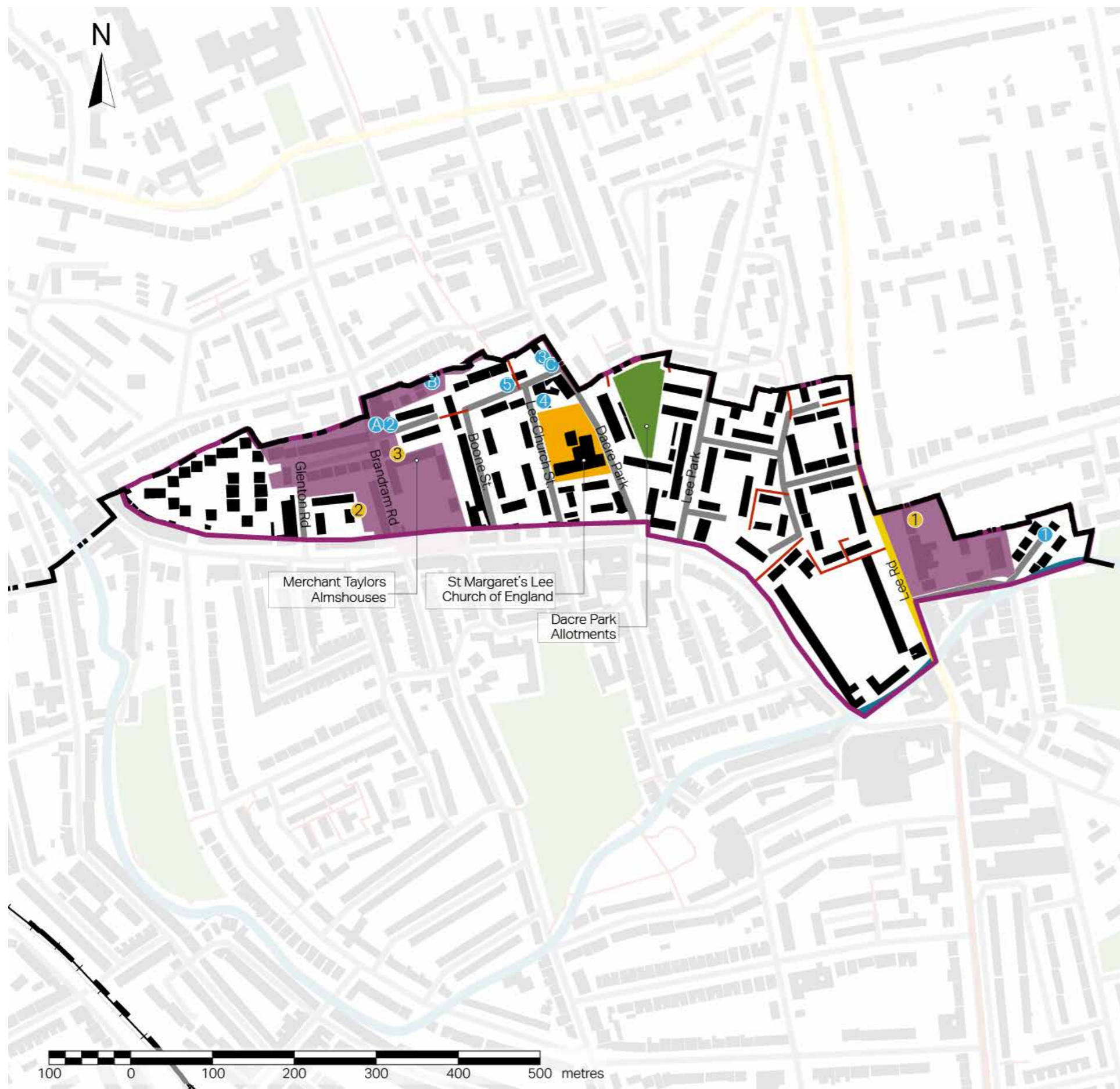


Figure 5: Belmont Park TCA

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## Topography and Hydrology

The rising topography strongly defines the character of the area. The land slopes down from Belmont Hill in the north towards Lee High Road in the south. Many of the streets which run perpendicular to Lee High Road, such as Boone Street and Dacre Park, offer direct views up and down the slopes contained by buildings. The roof line of buildings which step down the hill and the mature trees which line some of these streets, accentuate the area's topography. The Quaggy River skirts the south eastern boundary of the area, running within a deep cutting lined by walls and passing under Lee High Road, Lee Road (B212) and Meadowcourt Road.



## Movement and Connectivity

The busy Lee High Road defines the southern boundary of the area and is the main route between Lewisham and Eltham. Lee district hub is formed around the junction of Lee Road (B212), Burnt Ash Road and Lee High Road and Eltham Road (A20), located to the south east of the character area. It is a key activity node and also a gateway into the wider area from the north and south. Lee Road passes through the eastern part of Belmont Park TCA and is the main bus route between Blackheath and Lee.

A series of quiet local roads lead off Lee High Road into residential areas in the north, where there are a variety of street layouts. Many of these streets, including Dacre Street, Boone Street, Lee Park and Church Street retain the original layout which dates from the late 19th century, as this area developed prior to the area south of Lee High Road. Lee Park, Dacre Park and Brandram Road are the main north-south connections across the area. A series of narrower roads, including cul-de-sacs and one-way streets adjoin these roads and provide routes into the residential areas, but reduce legibility and permeability.

## Land Use

The majority of the area is residential and has a low level of activity, especially compared to the busy Lee High Road just south of the area. There are a few institutions in the area, which provide community functions. However, access is controlled by walls, fences and gates and

this reduces permeability locally. This includes St. Margaret's Lee Primary School on Lee Church Street, Brandram Road Community Centre and an allotment site between Dacre Park and Lee Park. The Merchant Taylors Almshouses is administered by The Merchant Taylors' Boone's Charity.

## Urban Structure and Built Form

This area comprises a contrasting mixture of suburban housing estates and terraces, dating predominantly from the 1960s and 1970s and large villas from the Victorian period, some of which are included in the Blackheath Conservation Area. Typical arrangements of buildings and blocks are shown in the figureground insets to the right.

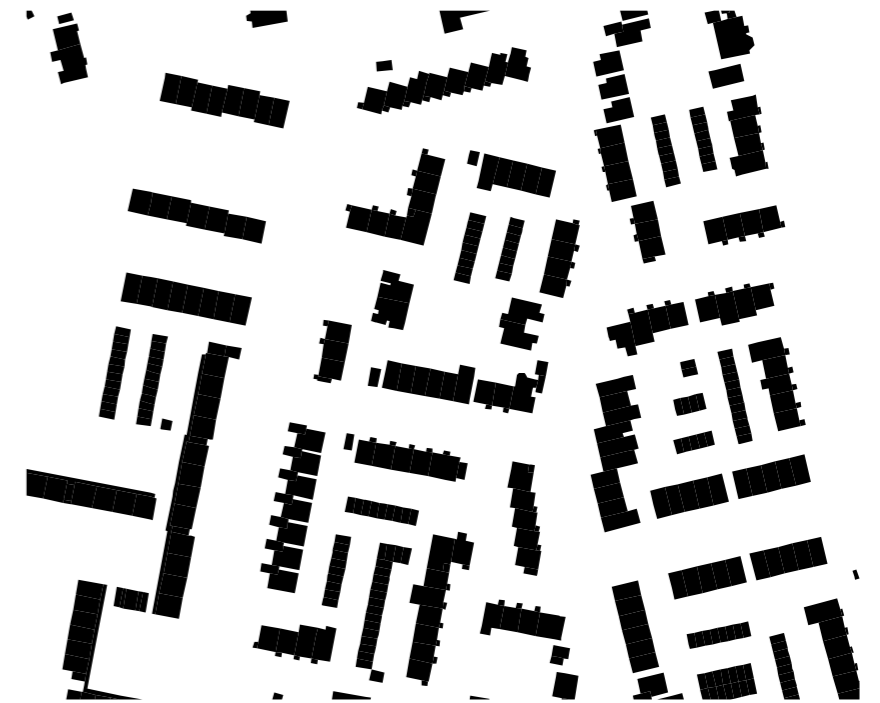
The area around Boone Street, Brandram Road, Lee Road and Glenton Road was amongst the first to be developed within this area and was occupied by wealthy merchants. The grand Victorian villas contribute to the rich heritage of the area. The large three to four storey semi-detached and terraced houses along Brandram Road, Lee Road and Glenton Road are constructed in yellow stock brick with intricate white painted architectural detailing, including oriel windows and gable roofs. The short row of villas along Lee Road occupy particularly extensive plots and have large private drives and front gardens which add to the sense of openness and grandeur along the road. There is also a short row of more modest Victorian two storey terraced houses along Dacre Park, near the junction with Boone Street, which are significantly smaller-scale than the houses in the surrounding area.

The area around Dacre Park, Lee Church Street, Lee Road and Lee Park is developed with a dense, branching street pattern of cul-de-sacs and moderate-sized planned estates with incidental green spaces and courtyards, often with dedicated parking areas. There is a mixture of two to four storey detached, semi-detached and terraced buildings, some with balconies and shared lifts and stairways. The style of houses is typical of the post-war period, with pan tiled pitched roofs and brick walls, with some timber clad façades. Buildings are often set back from the road, with grass verges or front gardens and private driveways, which creates a sense of openness within the streets.

The large site occupied by St Margaret's Lee Primary School off Lee



High brick wall of Merchant Taylors Almshouses on Brandram Road



Planned layout of post-war housing estates around Lee Park and Lee Road. Contains OS data © Crown copyright (2016)



Large building plots of area around Merchant Taylors Almshouses. Contains OS data © Crown copyright (2016)

Church Street provides a generous break in the otherwise urban fabric, due to the large-scale low-rise buildings set within open space. Another group of significant buildings in the area is the Merchant Taylors Almshouses, which occupy a large plot of land between Brandram Road, Boone Street and Lee High Road. The high brick wall to the east side of Brandram Road and the mature trees along its boundary contribute to the sense of enclosure along the road but also limit views of the attractive

and architecturally detailed buildings. The distinctive tall brick chimneys of the Almshouses are visible through gaps in the mature trees along Brandram Road.

## Heritage Assets

The locations of listed buildings are shown on Figure 5 and listed in Appendix A of this report.

All non-designated assets have been plotted on Figure 5.

### Locally listed buildings

The following buildings feature in and are described on Lewisham's Local List (2014) available at:

<https://www.lewisham.gov.uk/myservices/planning/conservation/Documents/LewishamLocalList2014.pdf>

- A. Nos. 21 & 23 Brandram Road;
- B. 1 Dacre Gardens;
- C. 39-47 Dacre Park

The following buildings were identified as being of heritage interest during the site walkover.

1. No. 68 Meadowcourt Road

No. 68 is the end house in a close of Moderne style houses running north-east from Meadowcourt Road. The street was laid out and the houses built between the publication of the 1938 and 1948 Ordnance Survey maps. The house is detached, unlike its semi-detached neighbours, and retains a number of original features including steel casements and a cantilevered porch.

2. 19, 21 and 23 Brandram Road

Nos. 21 and 23 are locally listed. These three shops with two upper floors were built between 1850 and 1864 in the first wave of urban development in the area, and retain a number of early and original features. All excepting the corner shop have upper storey sash windows and decorative corbels surrounding the shopfront facias. The corner shop differs from the neighbouring shops in having Corinthian engaged columns supporting what would have been a facia.

3. 39-47 Dacre Park

39-47 Dacre Park comprise a terrace built between 1850 and 1864 of yellow London stock brick. The row reflects polite early to mid-19th century domestic architecture, with projecting eaves, a first storey platt band, sash windows and flat arch window heads.

4. Former Royal Oak Public House, 1 Lee Church Street

The Royal Oak was built around 1850 and closed in 2003. A red tiled lower storey, decorative moulded cornices and pedimented windows and doors have survived recent conversion into residential use.



5. Pillar Box

A pillar box bearing the cypher of George V can be found on the corner of Boone Street and Lee Church Street.

## Green Space and Public Realm

The largest area of green space is contained within the Merchant Taylors Almshouses and consists of a large expanse of lawn and mature trees around the boundary, which filter views into the site from Lee High Road. Although, the site is not publicly accessible there are interpretation boards on Lee High Road, informing the public about the heritage of the site. The houses on surrounding streets, including Brandram Road and Glenton Road have small front gardens, most of which have been retained and incorporate hedges and ornamental planting. The villas along Lee Road have much larger front gardens and incorporate dense mature vegetation which makes the street noticeably more verdant than the surrounding streets. An exception is Lee Park, which has mature street trees. Many of the housing estates in the area are set within incidental open space, which consists of either grass verges around the perimeter of the site or internal green spaces, some of which incorporate small play spaces. Some of these open areas are fenced off to deter public use. There is a small allotment site between Lee Park and Dacre Park, which is only accessible by plot holders and is not easily seen from the street due to it being behind buildings.

## Views

The area's sloping topography means that views are generally more open and expansive, especially along some of the longer roads, such as Lee Park, Dacre Park and Brandram Road, compared to the rest of the Neighbourhood Plan area. These tree-lined roads offer framed views up towards Belmont Hill to the north. The spire of St Margaret's Church to the north, at Lee Terrace, acts as a local landmark in the area. It is possible to gain more distant views to the south from the elevated position at the top of some of these roads, especially from Dacre Park where distant hills within south London create a distinctive backdrop. In other areas, the density of development limits the extent of views, especially in cul-de-sacs, such as Boone Street, where views are tightly enclosed increasing the sense of isolation.

## Positive Aspects of Character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These relate to the quality of surviving heritage and green space in the area.

- The intact boundary walls, distinctive high quality architecture and setting of the Merchant Taylor Almshouses;
- The survival of architectural details and building frontage of buildings in the Blackheath Conservation Area; and
- The contribution of green space and front gardens to the openness within the area.

## Issues to be Addressed

The following issues have been identified which could be addressed through new development or active management. These are principally related to a lack of permeability across the area.

- Presence of physical barriers, including fences and walls, defining the boundaries of green space within the residential estates in the area, which restricts legibility and movement across the area; and
- Large areas of car parking and high levels of on-street parking further deter access and create barriers for pedestrians and cyclists.

## Sensitivity to Change

There are also some elements which are particularly sensitive to change. These relate to the continuity of building frontage within the Blackheath Conservation Area and the contribution of mature vegetation to the quality of the area.

- The quality and distinctiveness of architectural details, boundaries and roof lines of the buildings within the Blackheath Conservation Area;
- Private front gardens which contribute to the quality of the streets; and
- Mature vegetation and street trees, especially along Lee Road and Lee Park.



# LEE HERITAGE AND CHARACTER ASSESSMENT

## TCA 02: Lee High Road and Lee District Hub

TCA 02 covers the commercial centre of Lee town, at the junction of Lee High Road, Eltham Road, Lee Road and Burnt Ash Road. It extends west, along the length of Lee High Road, towards Lewisham.

### Key Characteristics

The key characteristics of Lee High Road TCA are as follows:

- Lee High Road follows a dip in the landscape, between the more elevated areas of Belmont Hill in the north and Lee Manor in the south;
- Lee High Road is often congested with traffic;
- The junction at Lee district hub acts as a busy activity node and gateway into the area;
- Lee district hub is a key commercial centre within the neighbourhood plan area;
- Vacant or derelict buildings including shops, pubs and cleared plots of land create a sense of decline and neglect; and
- A number of distinctive heritage buildings act as local landmarks, including the Old and New Tiger's Head pubs.

As set out above, the character of the landscape is the result of the action and interaction of a range of natural and / or human factors. These are considered in turn below:

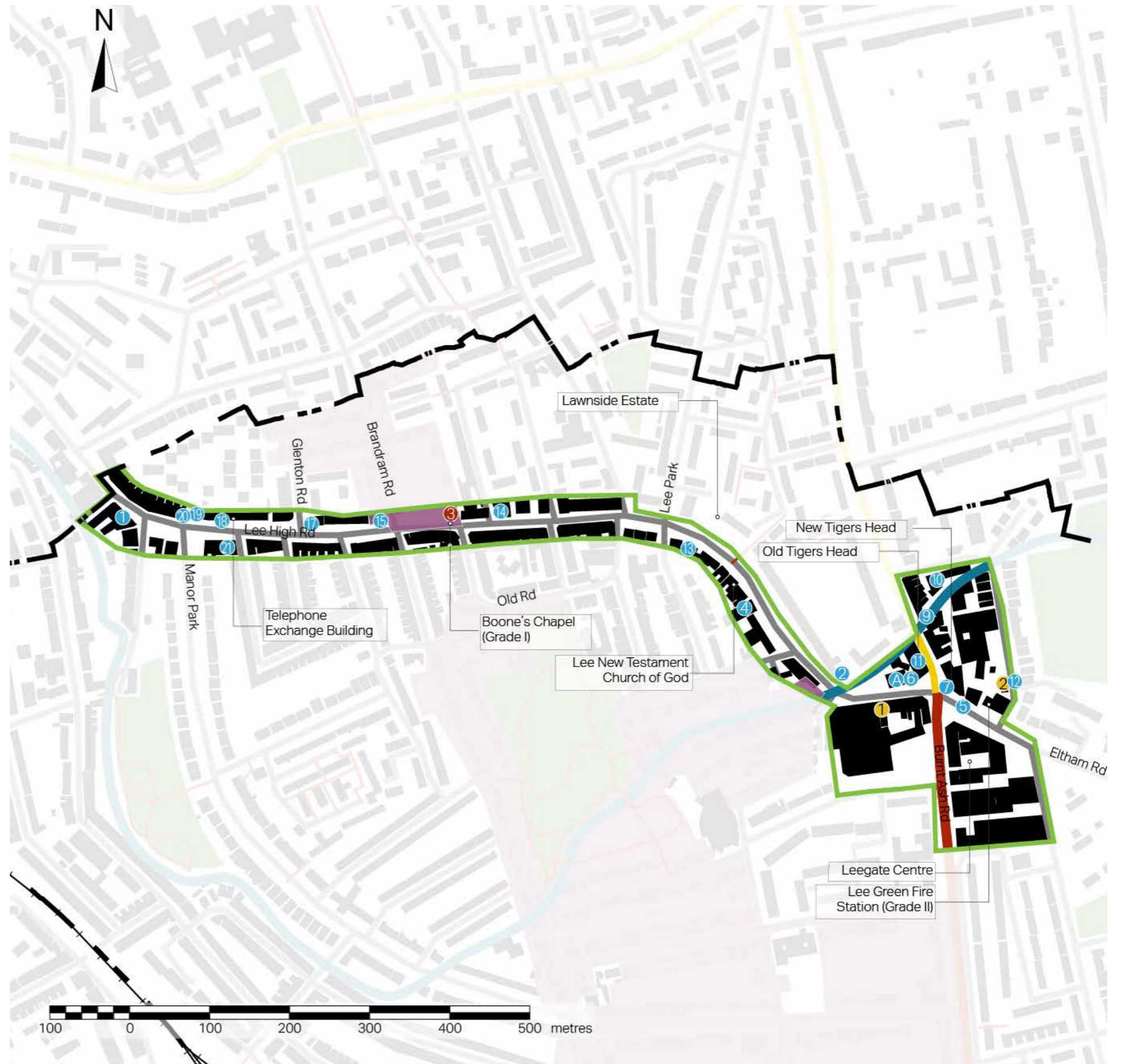
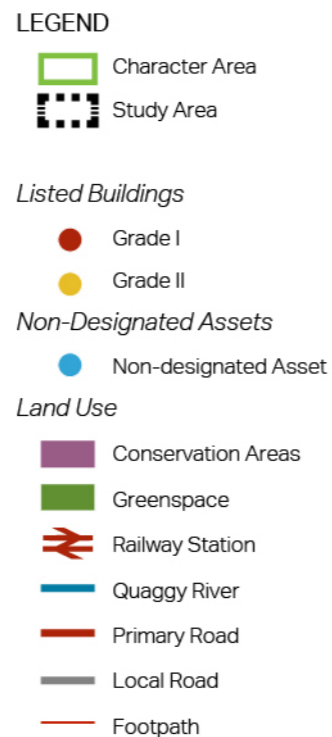


Figure 6: Lee High Road TCA

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## Topography and Hydrology

The Lee High Road TCA is generally flat, apart from a gentle slope down towards Lewisham from around Abernethy Road. The topography either side of Lee High Road rises up towards Belmont Hill in the north and Manor House Gardens in the south. The roads perpendicular to Lee High Road, such as Lochaber Road and Boone Street, offer views up these hills and give a strong impression that Lee High Road is in a dip in the wider landscape.

The Quaggy River cuts across the eastern part of the area, passing through the Lee district hub, from Sutcliffe Park to the east and Manor House Gardens in the south west. The river is visible in short sections in the eastern part of the TCA where it flows under the road bridge next to the junction of Hedgley Street, before it passes behind an empty car garage. The river then re-emerges at the junction of Lee Road and Osborn Terrace and passes under Meadowcourt Road. Throughout this TCA the river is within a deep culverted cutting, often lined by tall brick walls.

## Movement and Connectivity

Lee High Road, which becomes Eltham Road east of Lee district hub, is a busy A road which connects Lewisham to Eltham. The wide road is flanked by generous pavements in places and incorporates loading bays, cycle lanes and bus lanes.

Lee district hub 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 area from Blackheath to the north, Eltham to the east and Lewisham to the west. The public realm broadens out around the junction to create spaces in front of shops and other businesses. There are numerous side roads leading north and south from Lee High Road providing access into the residential suburbs.

## Land Use

Lee High Road and Lee district hub are characterised by a high



concentration of commercial uses, which therefore attracts higher levels of activity than the surrounding, predominantly residential area. There is a mixture of retail, food and drink, car garages and high street services. Leegate Centre is run down and has a high number of empty retail units. Within the wider area there are a relatively large number of independent specialist shops, providing products such as accordions, shutters, specialist audio equipment, books and fireplaces. Residential uses are generally found behind these shopping parades although flats above shops are common. There are also a number of pubs in the area, including the Old Tiger's Head, the New Tiger's Head (which is currently occupied by property guardians) and the Duke of Edinburgh, as well as several religious institutions, including the Lee Bible Study Centre, Emanuel Pentecostal Church and the Lee New Testament Church of God. The International Academy of Greenwich occupies a large site off Meadowcourt Road.



## Urban Structure and Built Form

The 1960s Leegate Centre, which lies at the junction of Burnt Ash Road and Eltham Road comprises a group of predominantly two storey buildings that enclose Leegate, the pedestrian walkway and square. A nine storey residential tower block forms part of these buildings on the corner of Burnt Ash Road and Eltham Road. The shops look inwards onto Leegate. The buildings are poorly maintained, resulting in a bleak character. There is a generous area of public realm outside the shopping centre, which adds to the openness of the busy junction. There are a number of other large-scale commercial buildings around the district hub and along Lee High Road, which are distinct from the finer grain in the surrounding townscape. These include the site of a former car dealership, a multi-storey car park off Leyland Road, a hand car wash in the site of a fuel station south of the Leegate Centre, a supermarket and large car park and a fuel station along Lee High Road. The density of the urban grain is indicated in the insets on page 26.

There are two principal shopping parades in the area; one around Lee district hub and another further along Lee High Road from Old Road at the western edge of the study area towards Lewisham. Along a large extent of these shopping parades the original distinctive architectural building frontages have been lost, or extensively altered where the ground floor of shops have been extended by several meters out onto the pavement.

Some buildings have retained distinctive architectural details on upper storeys, such as the mock timber Edwardian buildings between Bankwell Road and Old Road and the ornate oriel windows of the buildings on the corner of Bankwell Road.

The majority of the substantial Victorian houses which line Lee High Road, some of which have been converted to other uses, are set back from the road behind generous front gardens. This contributes to the open character of the street. Most front gardens have been converted into private driveways and some have retained the original boundary walls. The houses are typically three to four storeys in height and constructed in yellow stock brick. Some have well preserved architectural detailing, including oriel windows and small stone balcony balustrades. There is also some post-war housing along Lee High Road, which is typically three



storeys in height and constructed in red brick, some with timber cladding to façades.

There are a number of architecturally distinctive buildings in the area which act as local landmarks. The New Tiger's Head within Lee district hub has an elaborate façade of orange-red brick with terracotta embellishments. Just east of this is Lee Fire Station, an attractive red brick Edwardian building with a tall fire practice tower to the rear. Further west along Lee High Road, next to the Quaggy River, is the Duke of Edinburgh pub which has a curved brick façade and colourful red and cream detailing. Two churches occupy a large plot of land next to Lee High Road and together form a significant break in the rhythm of the otherwise continuous street frontage along the road. The Lee New Testament Church of God forms a particularly striking landmark due to its scale and the bright lilac and cream colour which has been applied to the church spire. Finally, the large telephone exchange building at the corner of Glenton Road is of significantly larger scale than the majority of buildings along the road and adds to the sense of enclosure towards the approach to Lewisham.

## Heritage Assets

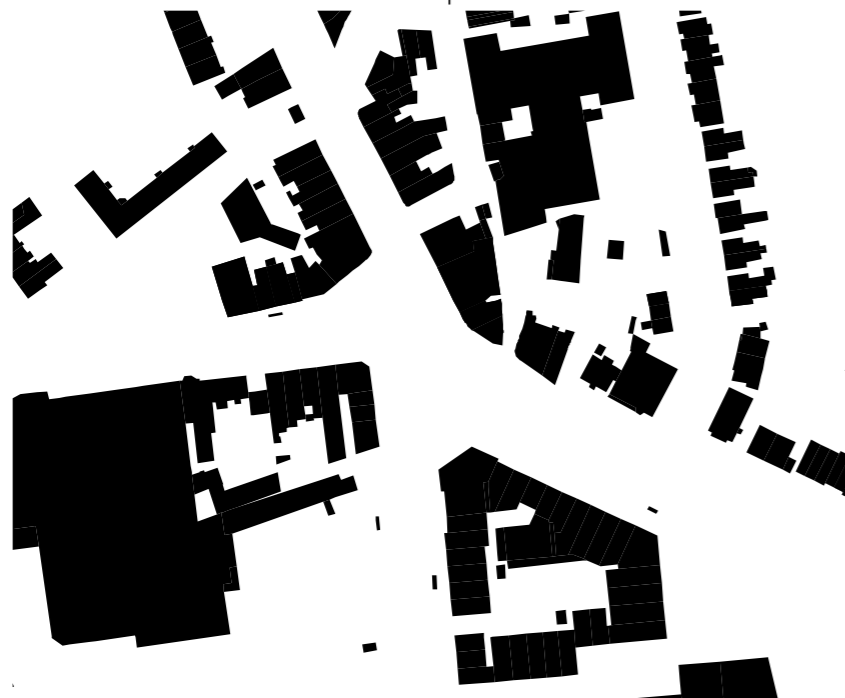
The locations of listed buildings are shown on Figure 6 and listed in Appendix A of this report.

All non-designated assets have been plotted on Figure 6.

## Locally listed buildings

The following buildings feature in and are described on Lewisham's Local List (2014) available at:

<https://www.lewisham.gov.uk/myservices/planning/conservation/Documents/LewishamLocalList2014.pdf>



Wide junction at Lee district hub. Contains OS data © Crown copyright (2016)



Continuous street frontage to Lee High Road, between Abernethy Road and Manor Park. Contains OS data © Crown copyright (2016)

- A. 351, Old Tiger's Head;
- B. 52 Lee Park

The following buildings were identified as being of heritage interest during the site walkover.

1. 162 Lee High Road

162 High Road is a former public house previously called the Rose of Lee. It is three storeys constructed of red brick with a tiled roof. There is a continuous frontage at ground floor level with two entrances. To the left of the building there is an arched entrance providing access to the rear of the building. Distinctive features of the building are the Dutch gable featuring a clock and a turret to the south-western corner of the building. The building is of historic interest as the venue for Kate Bush's first public performance, fronting the KT Bush Band in March 1977.

2. 313 and 315 Lee High Road

A pair houses at the end of a terrace houses, two-storeys high with basements and attics. Two bays wide and of brick construction. 315 is pebble dashed with clay tiled roof and a dormer window while its neighbour is painted, with a slate roof and two dormer windows. The pair has a dentilled cornice on the first floor and dentilled cornices above its doorways and ground floor windows.

3. Emmanuel Pentecostal Church, 372 Lee High Road

A two-storey church building with a pitched roof and a modern single storey extension to the front. The site has housed a church building since 1875, with the existing church building constructed in the 1920s and extended to the front in 1984. In 2014 contractors working for the church demolished a row of alms-houses adjacent to the church that had been built in 1875 by the Merchant Taylors' Company.

4. New Testament Church, 370 Lee High Road

North of Emmanuel Church stands the New Testament Church in gothic revival style. The nave and chancel are of London stocks with tall gothic windows separated by pilasters while the tower and east end are of roughly coursed rubble with ashlar dressings and steeple. The church was built in the late 19th century as a Bible Christian Chapel.

5. 7 Eltham Road

This is a two-storey extension to Lee Fire Station and of contemporary (early 20th century) date. Construction is of yellow brick with a slate roof. Three bays wide with original sash windows under flat arches. Three steps lead to the central doorway in an enclosed portico with Doric columns and arched windows on each side.

6. Old Tiger's Head, 351 Lee High Road

Old Tiger's Head stands at the junction of Lee High Road and Lee Road. There is believed to have been a pub on the site since the mid-1700s while the current pub was built in 1896. Three storeys of red brick with rough render to the upper floor. There are fluted Ionic pilasters on the ground floor and iron ventilation grills on the top of the windows. The windows on the first floor have painted decorative pediments and surrounds and terracotta reliefs between them. The upper floor has a decorative frieze



Car dominated front gardens of Lee High Road

that wraps around both elevations, interrupted at the centre of the south elevation by a moulded terracotta date (1896) tablet incorporating a tiger's head. The entrance to the left hand side of the building on Lee High Road has a decorative tiled panel incorporating an image of a tiger's head and the legend YE OLD TIGER'S HEAD.

7. New Tiger's Head, 159 Lee Road

Opposite to the Old Tigers Head stands the New Tiger's Head. The present building is thought to have been built shortly after the Old Tiger's Head in 1896. Construction is of red brick and terracotta, a Dutch gable at the top of the central bay features a tigers head within a laurel wreath under sways of foliage, fruit and flowers, all in terracotta. There are Ionic pilasters on the ground floor and giant Ionic pilasters on the upper floors made of red brick with terracotta capitals.

8. Bridge over River Quaggy, Lee High Road north of Brightfield Road
- Bridge over River Quaggy with metal railings and yellow brick piers.

9. Bridge over River Quaggy, Lee Road
- Single span red and yellow stock brick bridge with brick parapet.

10. 53 Meadowcourt Road
- A single storey building dating to the early 20th century with gable roof and flat roof extension to the east of the front courtyard. The building stands behind a brick wall with a central opening and has advertising boards on the top. Currently used as a car repair workshop.

11. 120-128 Lee Road
- This parade of five shops is separated from the Old Tigers Head by a single storey building with a recessed doorway and an arched pediment on top. The building was formerly the entrance to the function room of the pub and still operates as a bar. The shops are of two storeys with attics and have a repetitive façade pattern, three windows under flat arches on the first floor and sloped roof followed by bay windows on the first floor and Dutch roofs with attic. There is an octagonal shaped cupola with windows in the sloped roof between the Dutch gables.

12. Firemen's cottages, Meadowcourt Road

Terrace of three cottages to the north of the fire station. Red brick with hipped slate roof, entrances beneath flat roofed porches supported on brackets. The two to the north appear to retain their original windows.

13. Semi detached houses on south side of Lee High Road to east of Lenham Road

Two and a half storeys houses of brick. There is a variety of roof shapes including gables and roof slopes. Some examples have retained their sash windows and most have retained their dwarf garden walls and gate piers with some front gardens surviving intact.

14. Woodman Public House. 181 Lee High Road

Former public house of 1887 on the site of a previous public house. Three-storeys in red and yellow brick with stone dressings. The building retains its frontage to the ground floor with a dentil cornice above and a cast iron balustrade to the terrace above that. Decorative frieze with corbels under the eaves with a high parapet above topped with pediments bearing the pub's name.



The spire of Lee New Testament Church of God acts as a local landmark

15. 159-163 Lee High Road

Three-storey terrace of four units with shopfronts on the ground floor surviving to varying degrees although No. 165 has lost all original features. Console brackets support plain cornices with yellow brick to the upper floors. Two bays to each unit above the ground floor, casement windows with triangular heads on the first floor and square heads on the second. Stuccoed string course at first floor level and dentilled cornice beneath the eaves.

16. Telephone Exchange

Three-storey corner building constructed of red brick. A string course continues the length of the building at first floor level. The main entrance has a rusticated surround and carries a decorative keystone above, bearing the cypher of George VI.

17. Lamps outside 143-147 Lee High Road

Pair of cast iron lamp standards with barley sugar shafts and decorative frames. Lamps missing. The bases bear the legend JOHN BLAIN



River Quaggy flowing behind Lee High Road

RELIANCE WORKS BETHNAL GREEN RD.

18. Lee Court, Lee High Road

Art Deco brick apartment building set back from the street and divided from it by small gardens protected by balustrade style dwarf walls. The block is divided into six sections with two flats on each of four floors within each section. Each section approached by a staircase leading to an entrance beneath a covered porch. Entrance bays stuccoed and slightly projecting. Mainly modern fenestration with some survival of original metal casements, fenestration to entrance bays original but the front doors have been replaced.

19. Estate office at western end of Lee Court

At the western end of the block and attached to it is a single storey brick building comprising a small version of the main block's entrance bays on the right hand side and a metal casement window on the left. Above the porch on the entrance bay the legend ESTATE OFFICE is inscribed into the concrete. To the left of the estate office the gate piers of the former Manor Works of Patterson Edwards survive. The firm manufactured perambulators, rocking horses and other toys and bought the early 19th century Hurst Lodge in 1920, building a factory in the grounds.

## Green Space and Public Realm

The main public space in the area located around and between the Leegate Centre. It is formed between the buildings is in poor condition, but includes architectural features, such as a sculptural spiral staircase which are reflective of the modernist architecture of the time it was built. The large number of empty shops, emphasised by shuttering and the general lack of activity in the area, makes the space feel unwelcoming. The area around the perimeter of Leegate was refurbished in 2006 as part of the Lee improvement scheme. The wide pavements, street trees and raised planters on the corner of Eltham Road and Burnt Ash Road provide separation from these busy roads. The area at the corner of these two roads incorporates a circle of trees, modern seating, an interpretation board and good quality surface paving material.

The houses at the eastern end of Lee High Road have large front gardens, the vast majority of which have been converted to private driveways. The large areas of hard standing and the lack of vegetation give a stark impression to the street frontage in contrast to what would have originally been attractive gardens. Small stretches of vegetation along Lee High Road provide a welcome break in the solid line of development, such as the mature trees next to Boone's Chapel and the dense vegetation along the perimeter of the Lawnside estate.

## Views

Lee High Road is relatively wide with long straight sections, which therefore provides long and open views compared with the surrounding dense residential areas. Views are generally limited by the residential and commercial development either side of Lee High Road. Mature trees within the courtyard gardens of the Merchant Taylors Almshouses and along the frontage of the Lawnside estate, located between Brandram Road and Boone Street, also contain views along Lee High Road. The streets joining Lee High Road offer glimpsed views up towards Belmont Hill in the north and Lee Manor in the south. Some views are enclosed by houses at the end of the streets, whilst others remain open, including up Abernethy Road, where the crest of the hill at Manor Lane Terrace is visible. The distinctive painted spire of the Lee New Testament Church of God acts a landmark along Lee High Road.

At Lee district hub, the scale of the junction means that views open up. However, the sense of openness is disrupted by the amount of traffic and street infrastructure. Views are framed by buildings on most sides, including the distinctive buildings of the New Tigers Head and the Old Tigers Head.

## Positive Aspects of Character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These relate to the heritage interest and variety of the townscape.

- Views from Lee High Road to higher ground to the north and south;
- Occasional mature trees within front gardens along Lee High Road and Eltham Road; and
- Variety of architecturally distinctive buildings in the area.

## Issues to be Addressed

The following issues have been identified which could be addressed through new development or active management. These are principally related to the poor state of repair of the area.

- The conversion of front gardens to off-street parking;
- Weak relationship of the district hub with the Quaggy River, which is largely concealed within a deep culverted cutting and is not accessible to the public;
- Low quality of public realm within the Leegate Centre;
- Pedestrian connectivity across the area;

## LEE HERITAGE AND CHARACTER ASSESSMENT

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- High concentration of vacant shops in the district hub; and
- The quality of shop frontages facing Lee High Road varies and the fine architectural detailing of the building façades has often been lost.

### **Sensitivity to Change**

There are also some elements which are particularly sensitive to change. These relate to:

- As one of the few natural features within the district hub, the Quaggy River is sensitive to change;
- Key heritage assets within Lee district hub, including the Lee Fire Station, Old and New Tiger's Head pubs; and
- Building scale, mass and height and continuity of building frontages, roof lines and boundaries along Lee High Road.

Local Vernacular



Original car garage signage at the corner of Lee Road and Lee High Road



Ornate tile emblem for the Old Tiger's Head at the corner of Lee High Road and Lee Road



Original iron shop signage on Lee High Road



Recessed arch window with brick detailing above Halcyon Books on Lee High Road



Twin arches of the New Tiger's Head pub at the corner of Eltham Road and Lee Road

## TCA 03: Lee Manor

This large, predominantly residential area lies between Lee High Road to the north, Burnt Ash Road to the east and the railway line in the south. The western boundary follows Eastdown Park and the back of Wisteria Road.

### Key Characteristics

The key characteristics of the Lee Manor TCA are as follows:

- Elevated topography around Manor House and Manor House Gardens;
- Two locally popular and well maintained parks in the area: Manor Park and Manor House Gardens;
- The Quaggy River flows from east to west across the area, through Manor House Gardens and Manor Park and but is largely hidden from view within the residential areas;
- The towers of Trinity Church of England School act as a local landmark in the western part of the area;
- The houses along the wide tree-lined streets of Micheldever Road, Handen Road, Southbrook Road and Effingham Road stand out due to their grand scale and intricate architectural detailing;
- Mixture of Victorian architectural styles around Lee Manor Conservation Area;
- Impressive French Baroque houses along Micheldever Road; and
- Small shopping parades provide concentrations of activity in the area.

As set out above, the character of the landscape is the result of the action and interaction of a range of natural and / or human factors. These are considered in turn below:

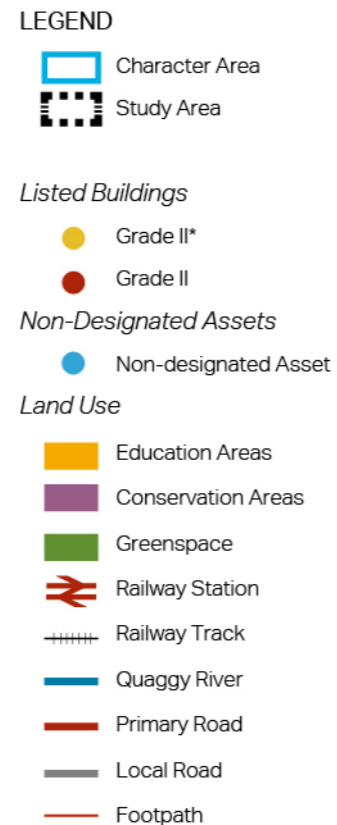


Figure 7: Lee Manor TCA

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## Topography and Hydrology

Manor House is situated on a slight hill in the wider landscape. The roads leading from Lee High Road up towards Manor House, such as Bankwell Road and Lochaber Road, emphasise the local topography. The rise and fall of Old Road as it curves around Manor House draws attention to the historic development of the area. The house was positioned to take advantage of the elevated position above Lee High Road and the Quaggy River. There are gentle undulations across the rest of the TCA. Manor Park is located on lower lying land along the valley of the Quaggy River. There is a sloped entrance to Manor Park from Manor Park Road and access via bridges off Dermody Road and Weardale Road.

The Quaggy River flows from east to west across the area. The river first enters the TCA under the road bridge at Lee High Road and Hedgley Street. It then passes between the back gardens of houses lining Brightfield Road and Lampmead Road before flowing through the southern half of Manor House Gardens. It leaves the park at the corner of Taunton Road and Thornwood Road and once again passes between houses and under Staplehurst Road. The river then re-emerges at Manor Park where it provides an attractive feature flowing naturally along the western edge of park passing along the side of Weardale Road. Much of the Quaggy River in this area was subject to the Environment Agency's River Quaggy Flood Alleviation Scheme, which began in 2005 and included the regeneration of Manor Park.



River Quaggy along Weardale Road contained by brick and concrete walls

## Movement and Connectivity

The area is formed around a loose grid of residential streets, which extend south from Lee High Road and west from Burnt Ash Road. The main roads through the area, which comprise Old Road, Manor Lane and Burnt Ash Lane, follow their original early 19th century alignment, which provided routes across what was originally agricultural land south of Lee. Development then spread around Manor House Gardens and south from Lee High Road, where the street layout is relatively tight. The remaining area of the TCA was filled out after Lee Station was built in the mid-late 19th century. The slightly wider roads, including Micheldever Road and Handen Road, span out from Burnt Ash Hill and form a more uniform grid. Most roads in the area incorporate on street parking.

Hither Green railway station is located at the southern end of Staplehurst Road and provides frequent services into central London and the south east of England. Lee railway station is located just outside the south eastern corner of the TCA. The station and the lines which serve it are raised above the surrounding ground by several meters and as such forms a barrier to movement further south.

Manor Park and Manor House Gardens incorporate a number of footpaths, which provide attractive, alternative routes across the area other than the pavements which line the streets.

## Land Use

The area is mainly residential and interspersed with other public and commercial uses, which provide concentrations of higher activity. Manor House Gardens and Manor Park are popular public parks. Both parks offer public facilities, including the Manor House library and cafés. There are three shopping parades along Manor Lane, Staplehurst Road and Burnt Ash Road, which include a selection of local retail and dining opportunities. Several schools serving the local catchment area are located here, including Brindishe Lee School, Abbey Manor College, Trinity Church of England School, Brindishe Manor School and Lee Park Nursery and Preschool. There are also two religious institutions in the area: the Church of the Good Shepherd; and the Ichthus Christian Fellowship.

## Urban Structure and Built Form

This area has a tight urban grain due to the density of development and the network of residential streets, especially in the northern and southern parts of the TCA, as shown in the insets on page 32.

The central part of the area coincides with the Lee Manor Conservation Area. The area to the south of Taunton Road follows a regular grid of streets, with east-west aligned routes joining Burnt Ash Road. The buildings are typically of consistent architectural style along each of these roads, with Victorian yellow-brick houses with bay windows along Southbrook, Effingham Road and Micheldever Road. Occasionally architectural styles



Small shopping parade along Manor Lane

vary, such as the French Baroque style housing in red brick with steeply pitched roofs and curved dormer windows seen on Micheldever Road. The area further north, around Manor House Gardens, is of a smaller, more intimate scale owing to the narrower streets and smaller buildings. Houses are typically terraced, two-storey, with yellow and red brick detailing, bay windows and front door porches. Front gardens are generally small, divided from the pavement by low walls and car parking is usually limited to on-street spaces. Historic details of some individual buildings have been lost, such as the replacement of timber sash windows with uPVC, the rendering of original brickwork, or the removal of tiled front paths, which have incrementally eroded the unity of the conservation area. There are some more modern developments which fill gaps created by bombing during World War Two, such as along Handen Road, which generally follow the layouts and proportions of the conservation area.

The area west of the Lee Manor Conservation Area has a similarly diverse range of architectural styles, including Victorian villas, terraced houses and post-war developments. The area around Longhurst Road and Leahurst Road, just north of the rail line, demonstrates a consistency in architectural style and scale, in comparison to many of the other roads in the area, such as Wisteria Road. There are some modern developments, such as the Park View apartment buildings overlooking Manor Park, or the



French Baroque style housing along Micheldever Road

bespoke individual dwellings on Weardale Road, which form a contrast with the materials, style and scale of the surrounding area.

Manor House is a landmark building due to its size and prominent position at the northern edge of the park. The vast majority of the remaining area is dense, however there are some large institutional buildings which coarsen the urban grain, for instance the Church of the Good Shepherd and Brindishe Lee school on Wantage Road. The buildings which form the three small shopping parades have typically kept the original shop frontages, which contribute to the quality and uniformity of the row.

## Heritage Assets

The locations of listed buildings are shown on Figure 7 and listed in Appendix A of this report.

## Locally listed buildings

The following buildings feature in and are described on Lewisham's Local List (2014) available at:

<https://www.lewisham.gov.uk/myservices/planning/conservation/Documents/LewishamLocalList2014.pdf>

All are within the Lee Manor Conservation Area and not plotted on Figure 7.



Fine urban grain around Old Road. Contains OS data © Crown copyright (2016)



Coarser urban grain around Wantage Road / Micheldever Road. Contains OS data © Crown copyright (2016)

7.

- A. Lord Northbrook public house, 116 Burnt Ash Road;
- B. boundary marker, Effingham Road;
- C. St Winifred's Roman Catholic School, Effingham Road;
- D. Church of the Good Shepherd with St Peter, Handen Road;
- E. former vicarage to the Church of the Good Shepherd with St Peter, Handen Road;
- F. parish boundary marker, Handen Road;
- G. former Church of St Winifred, Manor Lane;
- H. parish boundary marker, Micheldever Road,;
- I. parish boundary marker, Southbrook Road;
- J. Southbrook Mews, Southbrook Road.

The following buildings were identified as being of heritage interest during the site walkover and have been plotted on Figure 7.

1. 1 Pascoe Road

End of terrace two-storey house of yellow brick with red brick details and a slate roof. The main elevation faces Ennerdale Road and is three bays wide with segmental red brick arches above the windows and a porch that steps forward slightly to the street. The side elevation to Pascoe Road features a canted bay window to the ground floor.

2. 43 Eastdown Park

A two-storey brick cottage with a hipped slate roof. Contemporary with but smaller in scale than the other late 19th century houses at the north end of the street. Red brick to the street elevation, London stocks to the sides. The main entrance is flanked by Doric pilasters and houses a two-leaved door. Canted bay window to the ground floor with a triple arched window above and a single arched window above the doorway.

3. Brindishe Manor School, Leahurst Road

Formerly Lee Manor Primary School. Late 19th/early 20th century primary school comprising a group of buildings between Leahurst Road and Longhurst Road. Brick construction of one and two storeys. Pebble dashed to the first floor where present. Decorative details such as stone entrance signs for boys, girls and infants survive as do cupolas and weather vanes. The utility buildings on the Longhurst Road side are of London stocks with red brick facings and boast Dutch gables. The caretaker's cottage on the Leahurst Road side is of two storeys in pebble dashed stock brick with a dentil cornice and hipped roof.

4. Dermody Gardens

Built as Dermody Road in the 1890s around an existing triangular plot. Substantial semi-detached villas on the east side. Stock brick with mainly slate roofs. The small front gardens have survived as has much of the original fenestration and many of the front doors.

5. Holly Tree Public House, 32 Dermody Road

Contemporary with Dermody Gardens. A three-storey purpose built public house of yellow stock brick. Ground floor facia intact with four doorways and three windows with iron ventilation grills at the top. Decorative corbels on the windows on the first floor. There is rustication (rough textured stone) to either side of the panels above the main entrance. The lower panel bears a painted out Charrington's sign while the upper bears the



Public green space at Manor Park

pub's name and Charrington's Toby jug logo.

6. 34-40 Eastdown Park

Former warehouse. Multi-coloured brick in Flemish bond. Metal sashes to ground floor with concrete surrounds. Carriage entrance to left hand side. Doors and first floor windows replaced. Tower to right hand side with stone roundel bearing the legend CA.

7. Lee Centre, 1 Aislobie Road

Late 19th century building which first appears on an OS map of 1896 labelled Institute. Two storeys, constructed of yellow stock brick with red brick and terracotta details. Hipped slate roof and red brick quoins on the corners. Seven bays to the main elevation, the central bay in red brick to full height houses a doorway with brick pilasters under a pediment and decorative frieze. Mosaic plaque bearing the name of the building above with a segmental arched pediment at roof level.

8. Manor Lane Rail bridge

Sheet metal rail bridge with stock brick piers and flanking walls.

9. Manor Park

The most interesting buildings are at the north end to a point just south of Northbrook Road. The buildings comprise substantial late 19th century detached and semi-detached villas, mainly of two storeys plus basement and attic with steps up to the front doors. All are of stock brick with mainly slate roofs. There is enough variety to keep the interest with features including stuccoed, canted bays from basement to first floor, arched windows, Venetian windows and a variety of ornamentation to door and window surrounds. The majority have retained their original doors and sash windows together with dwarf walls and gate piers although some, mainly on the east side of the street have had dropped kerbs fitted and the front gardens paved. The run of this stock is unbroken on both sides save for a block of flats to the south of Northbrook Road on the eastern side, presumably built to fill a bomb gap.

Further south the houses are increasing less substantial and later in date, culminating in inter-war semis at the eastern end of the street.



10. Stables to side of 45 Longhurst Road

A row of brick stables has survived along the side of No. 45 Longhurst Road. The buildings are brick built, have been much amended and are in a derelict state but the doors to the hay lofts in the gable ends are intact.

11. 50 Old Road

Red brick 1 1/2 storey building with its gable end facing the street. Porch lit by windows either side with gable above and oculus above that. Dentil cornice beneath heavy bargeboards. Stock brick construction to side elevations. The building first appears on OS maps of 1896 as a girl's school but is labelled on 20th century maps as Parish Room.

12. Warehouse on Old Road

A building labelled "Institute" appears within a walled yard at the eastern end of Old Road on the 1896 OS map and on subsequent maps until 1949 when it is labelled as a ruin and the yard as the Corporation Yard. The current building dates to the 1950s and is labelled Depository on



later maps. The wall surrounding the earlier building with its carriage and pedestrian entrances dates at least to the late 19th century.

13. Rail Bridge, Ennersdale Road

The rail bridge is of sheet metal with stock brick piers to either end. The style is different from that to the western side of the tracks as a result of the doubling of the line in the late 19th/ early 20th century.

14. Pillar Box on corner of Dermody Road and Leahurst Road

Late 19th century pillar box bearing Queen Victoria's VR cypher. There is another outside the Victorian pillar box outside the Vicarage in Handen Road.

15. Trinity Primary, Leahurst Road

Late 19th and early 20th century school. Large three and four storey brick structure with ashlar dressings. Central three storey block facing Leahurst Road of four, three bay sections divided by pilasters. Dentil cornice beneath parapet with urn finials above pilasters. Flat arched windows to ground and first floors, Gibbs surrounds to second floor. The

cross wings step forward slightly. The Pascoe Road elevation has more variety, the central, three storey section being of just five bays with four storey towers with slate roofs in the French style either side. The towers connect to the cross wings with lower four storey ranges and the cross wings themselves step forward further and are lit on all three sides.

16. Station Parade, 11-17 Staplehurst Road

Two-storey parade of four units. Shop fronts modern but console brackets between fascias retained. Stock brick to first floor with segmental arched window to each unit with red brick surrounds, the windows to Nos. 11 and 13 are original. Red brick pilasters rise from the console brackets to the top of a deep parapet. Decorative red brick band along top of parapet with stone ball finials above each pilaster. Stone plaque with date inscription 1905 in a decorative brick frame above each window.

17. Station Hotel, 14 Staplehurst Road

Public house of 1906 on the corner of Staplehurst Road and Leahurst Road. Stuccoed ground floor retains original features including main entrance on corner, three other entrances, windows and pilasters with dentil cornice above. First and second floors of stock brick with red brick dressings and decorative brickwork to the gables. Slate roof, brick chimney stacks with Tudor style barley twist chimney pots in yellow terracotta. The Staplehurst Road elevation is the wider of the two. Five bays, the outer two rising through large ornamented windows on the first and second floors, those on the second floor with ornate pediments under gables. Bays 2 and 3 with plain sash windows. The central bay has a canted bay window to full height with a Dutch gable above. The main entrance on the corner is beneath a plain, semi-circular arch with a transom above double-leaf doors. Double light window with broken pediment to first floor, plain sash window to second. Cartouche bearing the hotel's name above the dentil cornice. The Leahurst Road elevation is of three bays. The outer two contain windows similar to the main elevation. The central bay rises from a round-headed niche on the ground floor through a chimney stack with stone ornamentation. To the right of the Leahurst Road elevation is a single storey addition in yellow stock brick with red brick dressings.

In addition to the buildings and features listed above, No. 21 Wisteria Road is also considered to be of heritage interest.

### Green Space and Public Realm

The area contains the two main public parks in the Neighbourhood Area: the formal Manor House Gardens and the more naturalistic Manor Park. The park and library at Manor House Gardens was opened to the public in 1902 and has become a popular place of recreation. The gardens include a number of features of interest, including a walled flower garden, lake, fountain, ice-house, café, multi-sports ball court, tennis courts and children's playground. The Quaggy River flows through the southern part of the park and contributes to the natural feel to the park. There is a prominent line of mature trees located along the western edge of the Manor House Gardens, providing enclosure to the adjoining Manor Lane. Manor Park is smaller, located to the west of Manor House Gardens. The Quaggy River flows along the western perimeter of the park along the back gardens of the houses along Leahurst Road. The river and park were restored in 2006/7 as part of the Environment Agency's Quaggy River



Flood Alleviation Scheme. The park incorporates a play area, herb garden and café.

Further to the west of Manor Park is a small public square at Dermody Gardens, which incorporates a small area of grass and mature trees. Mature street trees add great value to other roads in the area, especially where they form attractive avenues along the wider streets, such as Micheldever Road and Burnt Ash Road. Other narrower streets, such as Leahurst Road and Longhurst Road, lack street trees. The small front gardens in these streets, which are typically paved over and used for storing wheelie bins, reduce the quality of the street.

## Views

The high density of development generally limits the extent of views. However, some of the long straight roads, such as Micheldever Road and Handen Road, offer longer views through the area framed by mature street trees. The uniform architectural style of the buildings on either side of these roads provides a sense of symmetry to the views. The curving alignment of some of the other roads, including Manor Park, Kellerton Road and Chalcroft Road, mean that views are experienced in sequence. The public open space at Manor Park and Manor House Gardens provide a sense of openness, especially at Manor House Gardens, where there are attractive views across the ornamental lake. The tall red brick and slate roof topped towers of Trinity Primary School south of Manor Park, on Leahurst Road act a local landmark in the area.

## Positive Aspects of Character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These relate to the quality of the townscape and green infrastructure in the area.

- The provision of public green space, which is in favourable condition;
- The semi-natural character of the Quaggy River where it passes through the two parks in the area;
- Commonality in materials but differentiation between the architectural style of buildings from street to street, which enhances the quality and legibility of the area; and
- Rich architectural detailing of buildings.

## Issues to be Addressed

The following issues have been identified which could be addressed through new development or active management. These are principally related to the incremental loss of historic features of the townscape.

- The modernisation of some buildings has resulted in the loss or simplification of architectural details, such as the replacement of traditional painted timber doors and windows with modern alternatives and the removal of ornamentation;
- Removal of front gardens and vegetation to create driveways for off-street parking; and
- Extensions to roofs and within rear gardens which have incrementally

changed the historic urban fabric.

## Sensitivity to Change

There are also some elements which are particularly sensitive to change. These relate to character and setting of public space and heritage assets in the area.

- The Quaggy River is a rare semi-natural feature which connects elements of the townscape across the area;
- The integrity of the Lee Manor Conservation Area and heritage assets in the surrounding area; and
- Mature vegetation in and around the perimeter of the parks, which contribute to their setting.

Local Vernacular



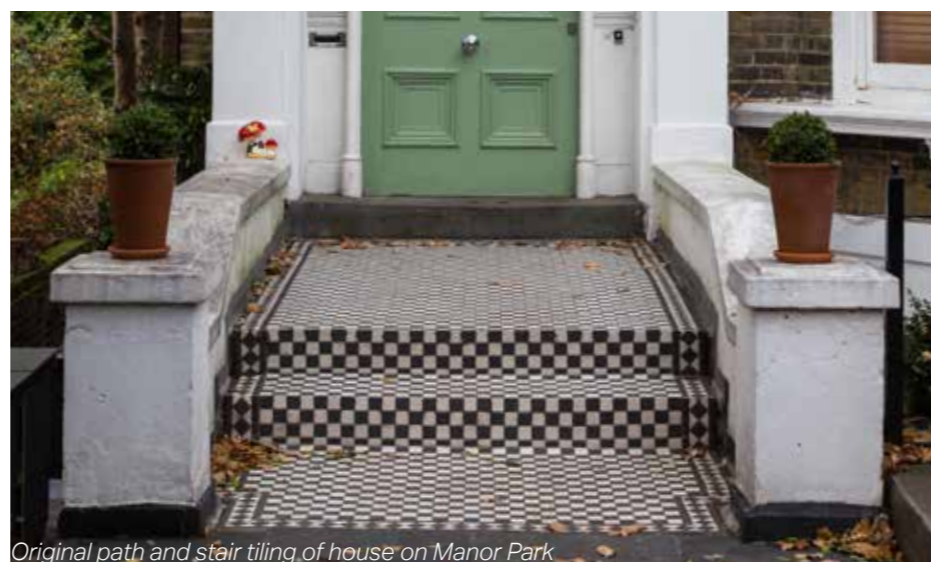
Window arch surround and pilasters of house on Manor Park



Original iron arch detailing of front porch of house on Old Road



Bay windows of houses along Southbrook Road



Original path and stair tiling of house on Manor Park



Original first floor balconies of houses on Manor Park

# LEE HERITAGE AND CHARACTER ASSESSMENT

## TCA 04: South Lee

The South Lee TCA 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 of the TCA.

### Key Characteristics

The key characteristics of the South Lee TCA are as follows:

- The Chiltonian Industrial Estate in the north of the area creates a coarse urban grain and a block of development which, along with the elevated railway line, reduces permeability;
- Homogenous twentieth century architectural style of the residential area;
- Large, generally low-density post-war housing estates add a sense of openness;
- Elevated topography of Lee Manor in the east provides distant views to the north;
- Hither Green and Lee railway stations are important focusses of activity in the area and are elevated above the surrounding townscape;
- Burnt Ash Hill has a concentration of commercial uses and high levels of traffic;
- Railway embankments and the nature reserve formed where the railway lines meet provide dense areas of vegetation; and
- There is a lack of front gardens and street trees in the majority of residential streets.

As set out above, the character of the landscape is the result of the action and interaction of a range of natural and / or human factors. These are considered in turn below:

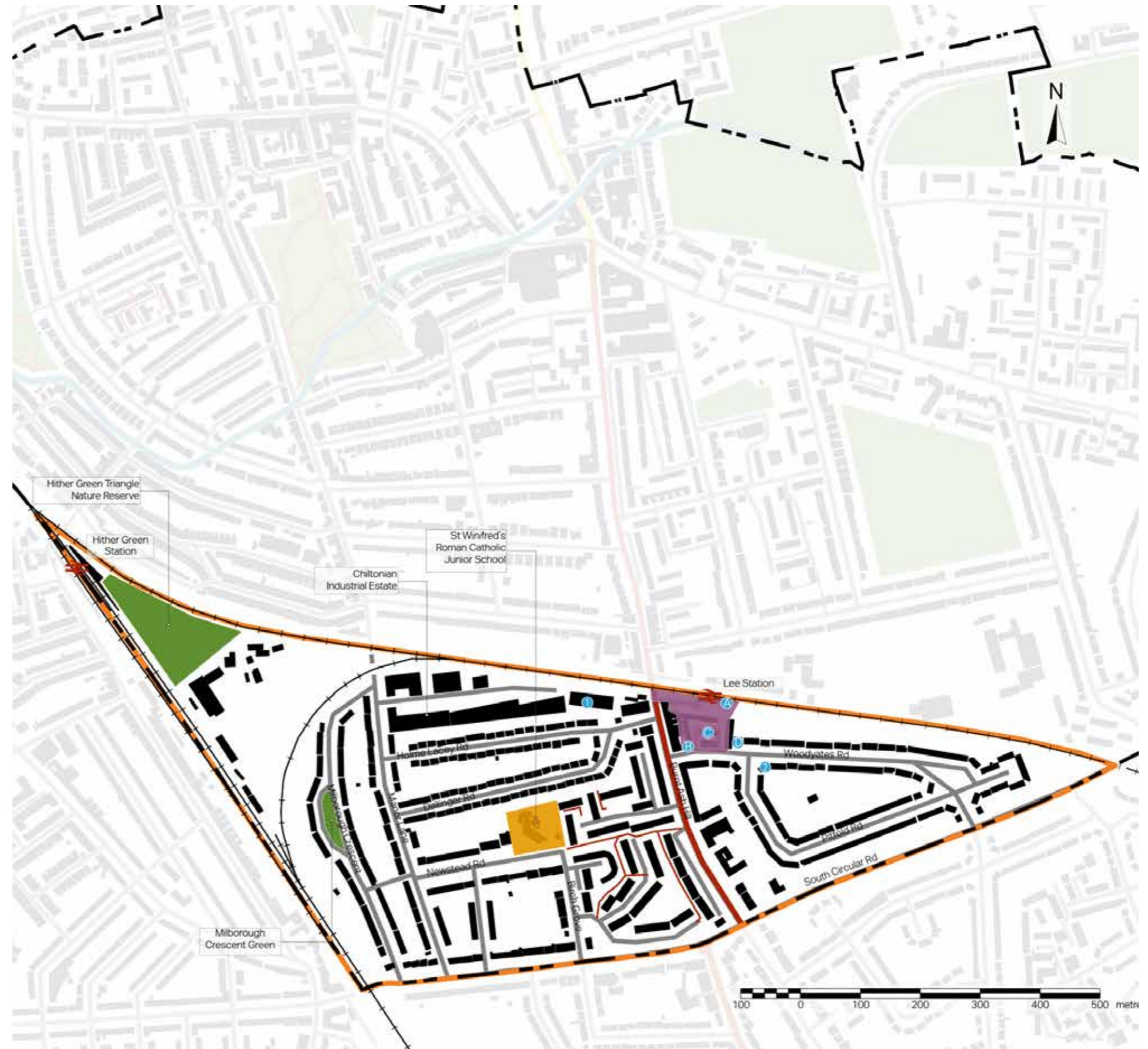
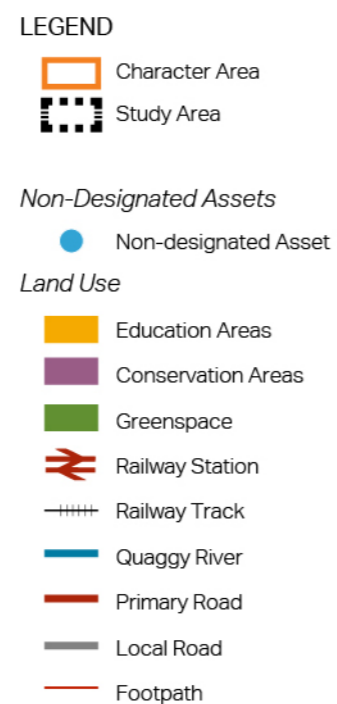


Figure 8: South Lee TCA

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## Topography and Hydrology

The topography generally rises from the railway line in the north at around 20m AOD towards the St Mildred's Road (A206), which lies at around 30m AOD. The topography is particularly noticeable along Manor Lane and Burnt Ash Hill. There are gentle undulations from east to west across the TCA. No rivers pass through the area.

## Movement and Connectivity

The primary route which provides access through the area is Burnt Ash Hill and Burnt Ash Road (A2212). This connects the busy junction at Lee district hub with the St Mildred's Road (A206). The broad St Mildred's Road, which runs across the southern boundary of the TCA, is the main route connecting south east and south west London forming the South Circular trunk road and therefore traffic levels are commonly high.

The residential streets are noticeably quieter. Many of the roads incorporate traffic calming measures and allocated on-street parking spaces. There are several cul-de-sacs, such as Kimbolton Close and Stonecroft Close, which were incorporated as part of some of the post-war housing developments. As a consequence, the permeability and legibility of the area for vehicles can be complicated. Most roads have reasonably wide pavements, although these consist of different surface materials and condition. There are some pedestrian routes through some of the larger housing estates, including around Newstead Gardens.

Lee railway station opened in 1866 and Hither Green station in 1895. Hither Green railway station is a particularly busy transport node, offering services to London Cannon Street and Charing Cross, via London Bridge and Waterloo East and other destinations in the south east, including Orpington, Dartford and Gravesend. Lee railway station is on the Sidcup line, between Hither Green and Mottingham. Both are elevated above the surrounding townscape and the railway lines which serve them create distinct edges. The embankments which carry the railway lines limit places for crossing to occasional under bridges, at Burnt Ash Hill for example.



Hither Green train station platforms

## Land Use

There is a large-scale industrial area in the north west of the TCA, incorporating the railway depot and the Chiltonian Industrial Estate which includes a range of businesses located along the railway lines. There is a concentration of commercial activity along Burnt Ash Hill, next to Lee station with a variety of small independent shops. The rest of the area mainly consists of residential use, as well as a school (Saint Winifred's Catholic Primary School) and a church (Our Lady of Lourdes Catholic Church).

## Urban Structure and Built Form

The urban grain is coarse in the north western part of the area due to the Chiltonian Industrial Estate, which comprises large typically metal clad sheds which are substantially larger in scale than the modest houses which neighbour them. Buildings typically have flat or slightly pitched roofs and prominent advertising signage is common. There are some other smaller complexes of industrial buildings in the area, such as the timber and buildings supplies yard at Holme Lacey Road and a car dealership on Burnt Ash Hill, which extend the coarse urban grain further east into the area. Examples of urban grain typical in the area are shown on page 38.



Chiltonian Industrial Estate

The remainder of the area consists of late 20th century semi-detached two-storey houses some of which have false timber façades, gable roofs and front porches. There is generally consistent architectural style and scale. The plots of land are large and incorporate generous front gardens, most of which have been converted to private driveways, which contribute to a sense of openness in the area. There are a small number of older 19th century semi-detached buildings, such as along Newstead Road, which are typically constructed in yellow stock brick and have bay windows and window arch detailing.

The post-war housing estates of Wildwood Close, Stoney Croft Close and Kimbolton Close provide a variety in the urban structure. The red brick buildings incorporate shared balconies and entrances and are oriented towards internal courtyards, which have large areas of hard standing and some grass verges. The private residential development of

Jasmine Court, attached to the Postmen's Office on Woodyates Road, is of a similar scale. The nearby shopping parade presents a variety of shop frontages and signage, with few original frontages retained.

## Heritage Assets

All non-designated assets have been plotted on Figure 8.

### Locally listed buildings

The following buildings feature in and are described on Lewisham's Local List (2014) available at:

<https://www.lewisham.gov.uk/myservices/planning/conservation/Documents/LewishamLocalList2014.pdf>

A. Lee station, platform shelters and tunnels;

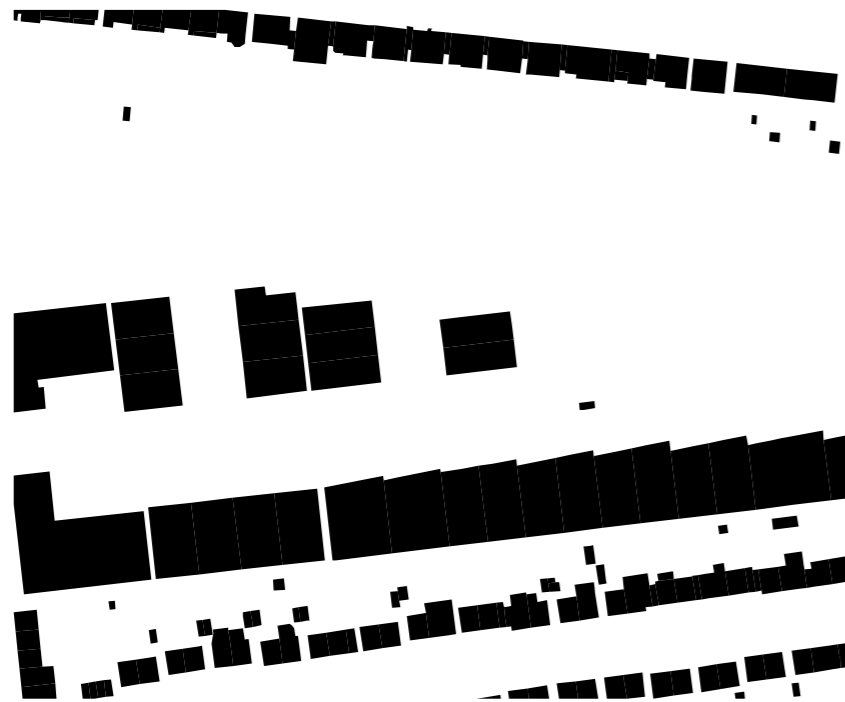


Newstead Gardens estate

- B. 1 Woodyates Road;
- C. 24-28 Jasmine Court;
- D. Former Postmen's Offices

The following buildings were identified as being of heritage interest during the site walkover and are shown on Figure 8.

1. Industrial building at east end of Chiltonian Industrial Estate  
Large industrial building of yellow stock brick. A building labelled Laundry is shown in this position as early as 1896.
2. Pillar Box on Woodyates Road  
A pillar box bearing the cypher of Elizabeth II on the corner of Woodyates Road and Pitfold Road.



Coarse urban grain at Chiltonian Industrial Estate and train line. Contains OS data © Crown copyright (2016)



Large building plots and open space around Woodyates Road / Pitfold Road. Contains OS data © Crown copyright (2016)

## Green Space and Public Realm

Most of the front gardens in the area have been paved over and incorporate little vegetation. Whilst there are street trees along most of the area's roads, these are sparsely and unevenly distributed in some areas. There are two squares in the area; one at Milborough Crescent Green and the other on Woodyates Road, with mature vegetation which provides a break in the urban grain. Both squares are enclosed by fencing and signage discourages public access. There is incidental green space, mainly consisting of amenity grass and small trees, in the Newstead Gardens estate. This provides a sense of openness within the developments and softens the extensive hardstanding.

The densely vegetated railway embankments provide a buffer to back gardens, such as along Woodyates Road. The Hither Green Triangle Nature Reserve is situated between platforms four and five of Hither Green station. It incorporates a pond, mature trees and meadowland and is maintained by Hither Green Triangle User Group, who are granted access to the land by Network Rail. The nature reserve is not publicly accessible, but can be viewed from platform five and the station footbridge.

## Views

The elevated topography of the southern part of this TCA means that a number of more distant views can be gained from certain vantage points. For example, there are views of the cluster of tall buildings within Canary Wharf to the north from the southern elevated section of Manor Lane. There are also open distant views from St Mildred's Road, looking eastwards towards the wooded backdrop of Shooters Hill to the east. It is also possible to gain distant views from the footbridge at Hither Green station, which enhances to the experience of people arriving in the area. The red brick tower of Our Lady of Lourdes RC Church off Burnt Ash Hill acts as a local landmark and enhances the experience of the area. Much of the area is densely developed containing views which contributes to the sense of enclosure. However, some parts are more open, especially on wider streets or where there are areas of open space, for instance at Newstead Gardens.



Views of Canary Wharf from Manor Lane



Fenced off Milborough Crescent Green

## Positive Aspects of Character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These relate to the openness and green infrastructure of the area.

- The openness and elevated topography contrasts with other parts of the Neighbourhood Area and allows distant views;
- Pedestrian thoroughfares through residential estates which reinforce permeability; and
- Green space and mature vegetation which contributes to the verdant character of parts of the area.

## Issues to be Addressed

The following issues have been identified which could be addressed through new development or active management. These are principally related to the accessibility and quality of green infrastructure.

- Failure to replace street trees in some places where they have been removed has led to gaps which reduces the continuity and verdant qualities of the street;
- Removal of front gardens and vegetation to create driveways for off-street parking increases the urban feel of the streets;
- Signage within the Chiltonian Industrial Estate and at the junction of Holme Lacey Road and Burnt Ash Hill is prominent.
- Physical barriers, including fences and walls, around green spaces detract from the accessibility and enjoyment of green infrastructure; and
- In some places, pavements have been poorly repaired, which reduces the quality and continuity of the streetscape.

### **Sensitivity to Change**

There are also some elements which are particularly sensitive to change. These relate to the contribution of mature vegetation to the quality of the area.

- The mature vegetation along the railway embankment;
- The semi-natural habitat of the Hither Green Triangle Nature Reserve; and
- Street trees which contribute to the individual character of streets.

## TCA 05: East Lee

The East Lee area is located east of Burnt Ash Road and Lee district hub. The southern boundary is formed by the Sidcup railway line and the South Circular Road and the eastern boundary by Sidcup Road and Kidbrooke Park Road. The northern boundary mostly follows the River Quaggy.

### Key Characteristics

The key characteristics of East Lee TCA are as follows:

- The busy Eltham Road, which runs east to west divides the area into two;
- Cul-de-sacs are common in the residential areas laid out in the latter half of the 20th century;
- Extensive recreation grounds and sports fields create large open areas;
- Frontages are generally consistent with small gaps between buildings which conceal large areas of open space at the centre of blocks in the south;
- Post-war housing estates north of Eltham Road are set within areas of largely incidental green space;
- The towers of Leybridge Court act as local landmarks in the area; and
- Elevated topography in the south gives rise to open views across the east of London.

As set out above, the character of the landscape is the result of the action and interaction of a range of natural and / or human factors. These are considered in turn below:

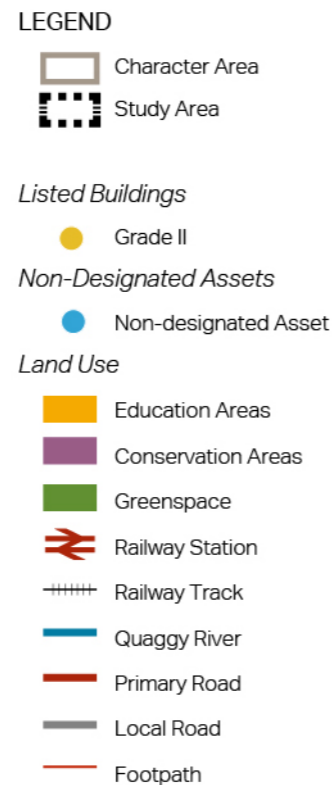


Figure 9: East Lee TCA

Contains OS data © Crown copyright (2017)



## Topography and Hydrology

Eltham Road and the area north of this road is generally flat. South of Eltham Road, the land rises towards the south eastern edge of the TCA, towards Horn Park. The rising topography is particularly noticeable along Horn Park Lane and Crathie Road. The area generally flattens out towards the west, which is emphasised along the long straight stretch of Burnt Ash Road.

The Quaggy River flows across the northern boundary of the TCA, entering the area at the John Roan School Playing Fields from Sutcliffe Park in the east. The river then flows along the back of Lyme Farm Road and under the road bridge at Weigall Road. It then meanders across the Weigall Road Sports Ground before entering the Lee High Road TCA at Meadowcourt Road. It is generally situated within an engineered channel within the area and concealed from view.

## Movement and Connectivity

Eltham Road which passes east to west across the area is a busy route between Lewisham to the west and Eltham to the east. The broad, mostly tree lined road incorporates a westbound bus lane, a number of bus stops, intermittent dedicated cycle lanes and multiple pedestrian crossings. Kidbrooke Park Road is the main road leading north off Eltham Road, towards the new Kidbrooke Village development. The remaining roads in this part of the area comprise a tight network of loop roads and cul-de-sacs, such as the roads off Courtlands Avenue within the Courtlands Estate. Many of the pavements are wide and incorporate tree-planted grass verges, which provide a sense of openness to the area.



One-way street of Millbank Way

Leyland Road, Cambridge Drive and Horn Park Lane are the three main roads which join the southern part of the TCA with Eltham Road. These roads are generally wide, with on-street parking and, with the exception of Cambridge Drive, mature street trees. A loose and sparse grid of minor roads connect the main roads with the many post-war housing estates in the area. There are also a number of cul-de-sacs or one way streets, which constrain the permeability and legibility of the area.

The arterial routes of Sidcup Road and Kidbrooke Park Road form the

eastern boundary of the area. These busy roads connect Kidbrooke to the north and Mottingham to the south.

Dedicated pedestrian routes across the area are limited, for instance connecting Cambridge Drive with Osberton Road and through Leybridge Court. However, the permeability for pedestrians within the majority of the area is poor due to the large areas of private green space, such as the Old Colfeians Recreation Ground and the allotment sites either side of Crathie Road.

## Land Use

The area is mainly residential but is divided by several recreation grounds which are typically attached or associated with schools or sports clubs, including Old Colfeians Cricket Club, Crofton Albion FC, Bowring Group Sports Centre and Weigall Road Sports Ground. Riverton School and Colfe's School occupy a large site facing onto Eltham Road in the western part of the area. Lee URC Church and St Peter's Church are also located within the area



Crofton Albion Football Club Grounds

## Urban Structure and Built Form

Residential estates typically comprise a mixture of 20th century detached and semi-detached houses. The area has a relatively sparse urban grain (see page 42), owing to the long rear gardens which are typical within the area, the wide streets and enclosed open space at the centre of blocks. The dominant architectural style is typical of post-war housing, consisting of red brick and rendered façades, some with timber detailing and extended porches. Most houses have large front gardens, many of which have been converted into private driveways and have a range of boundary treatments which reduces unity.

The Courtlands Estate, north of Eltham Road, is a distinct planned suburban development. There is a complex network of wide streets and cul-de-sacs, some of which incorporate small public squares, which contribute to a sense of openness in the area. The houses are typically two to three storeys in height and a mixture of semi-detached and terraces, constructed in red brick and with timber cladding. Another

distinct development is located around Ravens Way. The development is centred around a grand 20th century, five storey red brick building, which acts as a local landmark along Eltham Road. The remaining development consists of four storey residential blocks with shared balconies and entrances, garages and large amounts of public open space.

Other buildings along Eltham Road are of a similar large scale. Some of the grand, detached Victorian houses which originally lined the road have been retained. These are set back behind generous front gardens, although many have been converted to large areas of hard standing used as car parking which has eroded the quality of the street. Another notable building along Eltham Road is Riverton School, which is formed from a number of Victorian houses joined by more modern development with multiple buildings and a car park in front. Leybridge Court towards Lee district hub at the end of Eltham Road consists of three, eleven storey tower blocks with cream façades and balconies, acts as a significant landmark in the area.

## Heritage Assets

The locations of listed buildings are shown on Figure 9 and listed in Appendix A of this report.

The following buildings were identified as being of heritage interest during the site walkover. All non-designated assets have been plotted on Figure 9.

1. 6 to 44 Cambridge Drive

An unbroken run of ten pairs of three storey semi-detached houses dating to the late 19th century. London stock brick with stone dressings. Canted bays to ground floor, recessed porches, decorative bargeboards to gables. Many examples retain original windows and front doors and a number of front gardens are intact, complete with dwarf walls.

2. Nos. 4 to 14 Weigall Road

Weigall Road had been laid out by the time of the publication of the 1896 Ordnance Survey map, although it was not developed until between the



Leybridge Court estate

publication of the 1919 and 1938 Ordnance Survey maps. Three large semi-detached houses were constructed at the southern end of Weigall road, near the junction with Eltham Road, by 1919. Yellow London stocks with red brick dressings. A small number of houses had been constructed at the southern end of Weigall road, near the junction with Eltham Road, by 1919. Ornate cast iron first floor balconies add visual interest to the area. Canted bays to ground floors, some original windows and doors, ornate cast iron first floor balconies. Slate roofs, oculus windows in gables. Most have retained their dwarf walls and front gardens.

### 3. Weigall Road bridge

A brick bridge with flint embellished panels takes the road over the Quaggy River. A cast iron plaque on the bridge denoting the boundary of the Borough of Woolwich is dated to 1902.

### 4. Pillar box, Weigall Road

A pillar box bearing the cypher of George V stands to the north of the bridge.

### 5. Leyland Road

A number of large detached villas on the eastern side of the street between Upwood Road and Osberton Road. Built between the publication of the 1898 and 1919 Ordnance Survey maps, these are of three storeys with basement, of yellow London stock brick with white painted stone dressings. Canted bay windows from basement to first floor, recessed porches and deep eaves supported on timber brackets. Some examples have retained their front gardens and dwarf walls.

### 6. Lee Bible Study Centre. 15 Eltham Road

An early 20th century single storey domestic revival structure of London stock brick with red brick dressings.

### 7. Ravens Way

Built in 1921 as the Ravensbourne Club, a residential and sports club for the employees of Cook Son & Co (St Pauls) Limited, a firm of clothing wholesalers employing commercial travellers. Four and five storey apartment block in a neo-classical style with red brick to the ground floor and London stocks to the upper floors with red brick dressings. The building is U-shaped, the courtyard to the rear originally housing the swimming pool. Features of note include a full height projecting central bay with a pediment, and a slate covered mansard roof with dormer windows.

### 8. Ravens Way Stone

A small stone plinth on the pavement in front of Ravens Way. The sides bear sun and animal motifs representing times of the day and a legend around the base reads IF YOU WALK TOWARDS THE LIGHT THE SHADOWS WILL LIE BEHIND YOU. Incisions and metal N and S lettering on the top.

### 9. Westhorne Avenue

The land to the east of the character area was laid out between the wars and comprises mainly of pleasant detached and semi-detached houses. Of greater interest are the houses on Westhorne Avenue built in the early 20th century Garden City style the stock comprises detached, semi-detached and terraced houses in stock brick with red brick dressings and



Edith Nesbit Pleasure Grounds

hung tiles. Some retain their original garden walls and many front gardens have survived.

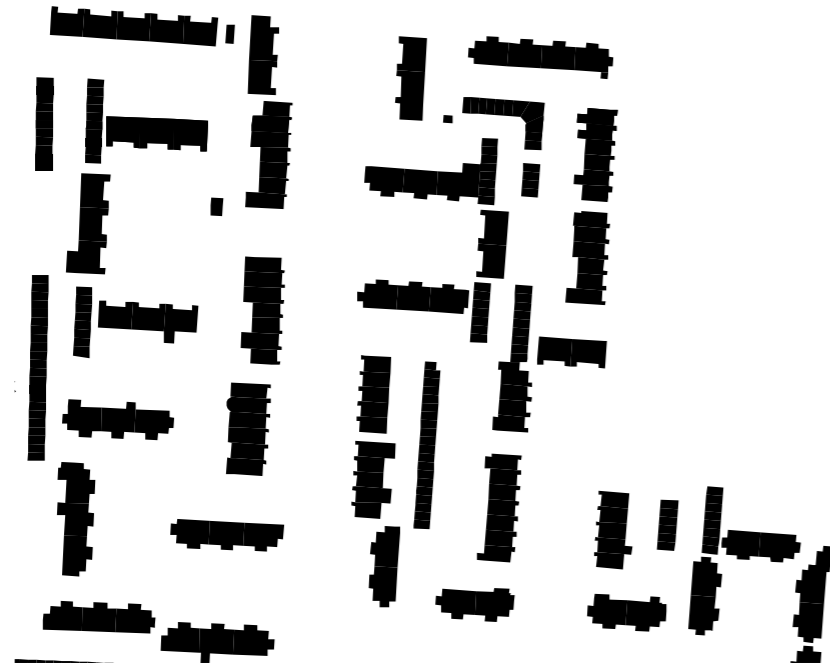
## Green Space and Public Realm

Mature trees make a positive contribution to streets such as Burnt Ash Road, Leyland Road and Eltham Road. Smaller street trees are generally well distributed around the other residential streets in the area and there is a particularly attractive and distinctive avenue of hornbeam along Abergeldie Road. Front gardens in the area are typically partly paved over for parking, with the remaining area consisting of ornamental planting or lawn. The majority of post-war housing development in the area, such as Alanthus Close, Carston Close, Reed Close and the areas north of Eltham Road, incorporates incidental green spaces often with mature vegetation. There is high quality landscaping within Leybridge Court. Edith Nesbit Pleasure Grounds, just south of Leybridge Court, is a small public park, which includes mature vegetation, undulating topography and a children's playground. There is a sense of enclosure here owing to the scale of the surrounding development.

The area has a large number of recreation grounds, including Old Colfeians Sports Ground, The Bowring Group Sports Centre, Weigall Road Sports Ground, Crofton Albion FC, John Roan School Playing Fields and Blackheath Wanders Sports Club. Many of these are privately owned by sports clubs or schools and have restricted access. The perimeters of the recreation grounds are lined by dense vegetation and in the case of some of the fields in the north, the Quaggy River. There are also two allotment sites at the centre of blocks formed by Horn Park Lane and Crathie Road and Scotsdale Road and Strathaven Road.

## Views

Views in this area are generally more open than the other TCAs, because of the lower density of development. Many of the post-war housing developments, such as Crown Court and Leybridge Court, incorporate open space, which provide longer, more open views than are typically found within other parts of the study area. The wide streets and generous



Planned layout of post-war housing estate around Courtlands Avenue. Contains OS data © Crown copyright (2016)



Coarse urban grain around Crathie Road. Contains OS data © Crown copyright (2016)

front gardens of much of the area also add to this. The large concentration of open space, including the many recreation grounds in the area, adds to the sense of expansiveness in the area, especially north of Eltham Road.

Tree-lined streets, such as Dorville Road, provide framed views which contribute strongly to the sense of place. It is also possible to gain more distant views from some of the elevated vantage points in the area, including looking south from Horn Park Lane or east from Abergeldie Road, towards Shooters Hill.

## Positive Aspects of Character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These relate to the green infrastructure in the area.

- Mature street trees which contribute to the green infrastructure and verdant character of the area;
- Partly vegetated front gardens which enhance the quality and verdant character of the streets; and
- Large amount of green space which contributes to the openness of the area.

## Issues to be Addressed

The following issues have been identified which could be addressed through new development or active management. These are principally related to the permeability of the area.

- 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; and

- Large areas and poor condition of hard standing in front of houses along Eltham Road.

## Sensitivity to Change

There are also some elements which are particularly sensitive to change. These relate to the contribution of green infrastructure to the ecology and character of the area.

- Allotment sites, which are a valued community resource;
- The habitat of the River Quaggy green corridor;
- Public green space within the dense residential estates; and
- The mature boundary vegetation of the recreation grounds in the area.



*Large areas of hard standing replace front gardens on Eltham Road*



# MANAGING CHANGE



View of Leegate shopping centre from Leyland Road

## Managing Change

The character of Lee Neighbourhood Plan area described above is the result of a range of interactions between natural and human processes. This evolution is supported by the section on historical development, which describes how the structure and character of the area has changed over time. Together this provides a baseline against which change can be monitored and managed.

The evolution of the landscape will continue and therefore the management of change is essential to ensure that sustainable social, environmental and economic outcomes are achieved. This section therefore considers various factors which may influence change and inform the policies set out in the Lee Neighbourhood Plan.

## Character Management Principles

Whilst the structure and general urban fabric of the area remains true to the original layout of the area and many houses have retained their valuable architectural details, there has been an increased pace of change particularly over the past ten years. The incremental modernisation, expansion or redevelopment of individual properties has resulted in a cumulative impact on certain characteristics, which are considered in more detail below. Without further protection through planning policy, the special qualities of the area are likely to continue to be eroded. This could be further controlled, through the introduction of Areas of Special Interest and local listing, including the buildings and other features identified in this report.

Significant change will occur at Lee district hub. Planning permission was given in May 2016 for a proposed retail-led mixed use development at Leegate Centre. The proposals consist of the demolition of existing buildings and their replacement with residential units, a supermarket, retail units, public realm and a car park. The project is due to be completed in 2019/2020 and will result in a dramatic change to Lee district hub. Other parts of the Neighbourhood Plan area are also likely to experience development pressure, especially from the growing district hub of Lewisham in the west and the residential area of Kidbrooke Village in the east.

In addition to the direct changes described above, a range of indirect changes may result in the character evolving over time. Climate change is likely to result in more extreme weather patterns including more frequent floods or drought. The increase in hard surfacing exacerbates the impacts of flooding. The species of plants currently within the study area may not be able to tolerate such extremes and over time may be replaced. Furthermore, over recent years a number of new plant pests and diseases have established in the UK which has the potential to wipe out certain species. As the range of species of trees which line the streets is relatively narrow, there is a risk that these strong elements of character could disappear. Technological innovation is also likely to continue at a rapid pace. Innovation in personal transport in response to high energy prices, for example, may change the way that roads are used or vehicles are stored.

In order to address the issues highlighted above, managing change in this area should therefore focus on sustaining the heritage of the area whilst

accommodating development which reinforces or enhances the quality and setting of the buildings and streets. This will be achieved through planning policies which require new development to have regard to the heritage and sensitive characteristics of the area and improvements to the public realm. The following principles should be considered when defining policies with respect to heritage and character:

### TCA 01: Belmont Park

- Routes across the area for pedestrians and cyclists should be improved to enhance permeability and legibility;
- In streets where front gardens are common, proposals which retain or enhance front gardens that demonstrate a strong relationship with the street are more likely to be acceptable than proposals to introduce substantial areas of paving for parking;
- A plan should be prepared to set out commitments to the management and future replacement of street trees which considers resilience to environmental change;
- Proposals for new development should be of high architectural quality, should demonstrate an understanding of the history and context of the area and make reference to vernacular style and materials and the scale of adjacent buildings;
- Development to retain elevated distant views to south retaining connection to wider landscape;
- Visual connection to landmarks should be retained in development proposals;
- Increase the physical connection to the Quaggy River;
- Retention of gardens and set back from roads;
- Retention of historic/ period shop fronts;
- Retention and incorporation of street trees, green space and vegetation which contribute to the character; and
- Materials and architectural detailing sensitive and in keeping with the vernacular.

### TCA 02: Lee High Road and Lee district hub

- Connectivity to the river for pedestrians and cyclists should be enhanced;
- Proposals for new development should be of high architectural quality, should demonstrate an understanding of the history and context of the area and make reference to vernacular style and materials and the scale of adjacent buildings;
- Future development should be set back from the river and the intervening space should be publicly accessible and include generous areas of public green space;
- The public realm around the perimeter of Leegate Centre should be extended to enhance legible connections and permeability of the area;
- Developments around Lee district hub should incorporate active



Shopping parade on Lee High Road

frontage and improvements to the quality and appearance of shop fronts should be supported;

- Proposals which incorporate front gardens that demonstrate strong relationship with Lee High Road are more likely to be acceptable than proposals to introduce substantial areas of paving for parking;
- Retention of and restoration of heritage assets;
- Support the designation of Lee District Hub as a conservation area, as proposed in the Mayor of London's Design for London report;
- Development along Lee High Road should be in keeping with building scale, massing, height and continuity of existing frontages;
- Connection to Quaggy River integrated within greenspace;
- Importance of front gardens and retention in development proposals; and
- Materials and architectural detailing sensitive and in keeping with the vernacular, retention of the fine architectural detailing of the building façades.

### TCA 03: Lee Manor

- Proposals for new development should be of high architectural quality, should demonstrate an understanding of the history and context of the area and make reference to vernacular style and materials and the scale of adjacent buildings;
- In streets where front gardens are common, proposals which retain or enhance well-vegetated front gardens that demonstrate a strong relationship with the street are more likely to be acceptable than proposals to introduce substantial areas of paving for parking;
- The semi-natural character of the river corridor through Manor Park and Manor House Gardens should be protected and enhanced through active management;
- Proposals to alter existing buildings should demonstrate a detailed understanding of the history and design qualities of the building and provide a clear rationale for how this is taken account of in the design of the alterations proposed;
- New developments should address and make positive contributions to the river;
- A strategy for street tree management and replanting should be developed to increase the age structure of tree stock and the range of species to ensure continuous contribution of tree cover to streets and increased diversity and resilience to environmental change;
- Retention and proposal of street trees in new development;
- Importance of front gardens and retention in development proposals;
- Integrity of conservation area;
- Retention of historic detailing;
- Connection to Quaggy River integrated within greenspace;
- Retention of mature vegetation in and around the perimeter of the parks; and
- Sensitive extensions in rear gardens and retention of mature vegetation on boundaries.

### TCA 04: South Lee

- A strategy for street tree management and replanting should be developed to increase the age structure of tree stock and range of species to ensure continuous contribution of tree cover to streets and increased diversity and resilience to environmental change;
- In streets where front gardens are common, proposals which retain or enhance well-vegetated front gardens that demonstrate a strong relationship with the street are more likely to be acceptable than proposals to introduce substantial areas of paving for parking;
- A strategy to reduce the visual impact of signage within the industrial estate and the surrounding area should be considered;
- Areas of green space should be opened up for public access;
- Development along Burnt Ash Hill should incorporate active frontage and improvements to the quality and appearance of shop fronts should be supported;
- Retain distant views to the south from elevated area;
- Lack of street trees and garden vegetation in residential areas;
- Importance of front gardens and retention in development proposals;
- Permeability of area increased through pedestrian connectivity and legibility;
- Increase connectivity to green space; and
- Quality of materials used in development and on pavements.

### TCA 05: East Lee

- Any future development should be set back from the river and the intervening space should be publicly accessible and include generous areas of public green space;
- In streets where front gardens are common, proposals which retain or enhance well-vegetated front gardens that demonstrate a strong relationship with the street are more likely to be acceptable than proposals to introduce substantial areas of paving for parking;
- The semi-natural character of the river corridor should be protected and enhanced through active management;
- Proposals for new development should be of high architectural quality, should demonstrate an understanding of the context of the area and make reference to the vernacular style, materials and scale of the adjacent buildings;
- Routes across the area for pedestrians and cyclists should be improved to enhance permeability and legibility;
- Permeability for vehicles, pedestrians and cyclists;
- Importance of front gardens and retention in development proposals;
- Retention of mature vegetation along boundaries;
- New development to retain distant views to south and east, retaining connection to wider landscape;
- Retention and incorporation of street trees, green space and vegetation which contribute to the character;



Quaggy River at Osborn Terrace

- Connection to Quaggy River integrated within greenspace; and
- Retention of allotments, provision of these in new developments.

### Neighbourhood Plan Area Projects

In addition to policy protection, this assessment has identified projects or initiatives which could be financed through the Community Infrastructure Levy (CIL) and Section 106 (S106) contributions, or if the project is not eligible for these mechanisms, through other means of funding or delivery. CIL is a tool for local authorities to levy contributions from developers to help deliver infrastructure projects which benefit the local community – for more information, see <http://planningguidance.communities.gov.uk/blog/guidance/community-infrastructure-levy/>.

Section 106 agreements are site-specific and put in place to make it possible to approve a planning application that might not otherwise be acceptable in planning terms – for example, the provision of new green space. It is recommended to seek advice from the Local Planning Authority on what types of project can be funded through CIL and S106. Projects and initiatives identified as having potential to be brought forward by CIL, S106 or other means include:

- Improvements to access for pedestrians to the River Quaggy should be considered, including interpretation boards providing information about the landscape and heritage of the area;
- Enhance accessibility of areas of public green space by reducing fencing and other barriers; and
- Recreational assets within the Neighbourhood Plan area, such as Manor Park and Manor House Gardens, should continue to be well-maintained and more signage to provide directions to visitors could potentially be installed.

### Next Steps and Sources of Further Information and Support

This study is intended to provide evidence to support the development of policies with respect to heritage and character for the Lee Neighbourhood Plan. As such, it does not provide a comprehensive overview of contribution of individual buildings, streets or spaces to the character of the area. It should be considered alongside other evidence gathered through the plan making process, such as detailed policy reviews, consultation responses and site options assessments and the evidence base of the London Boroughs of Greenwich and Lewisham Local Plans.

Other work which would strengthen the evidence base and provide a basis for monitoring and managing future change includes:

- A study of the historic shop frontage to be produced to inform the production of a design guide, which would allow existing and new retail units to respond positively to the local historic vernacular; and
- A heritage appraisal of the area surrounding the Lee Manor Conservation Area to be carried out to better understand its value

and contribution to the history of the area;

- Carry out further work, including historical analysis and architectural surveys, to determine whether parts of Lee Manor should be designated as areas of special character within the neighbourhood plan, such as within Lee Manor; and
- Design codes to inform future development across the area, specifically to address the siting, scale and materials of new buildings and management within the flood risk zone.

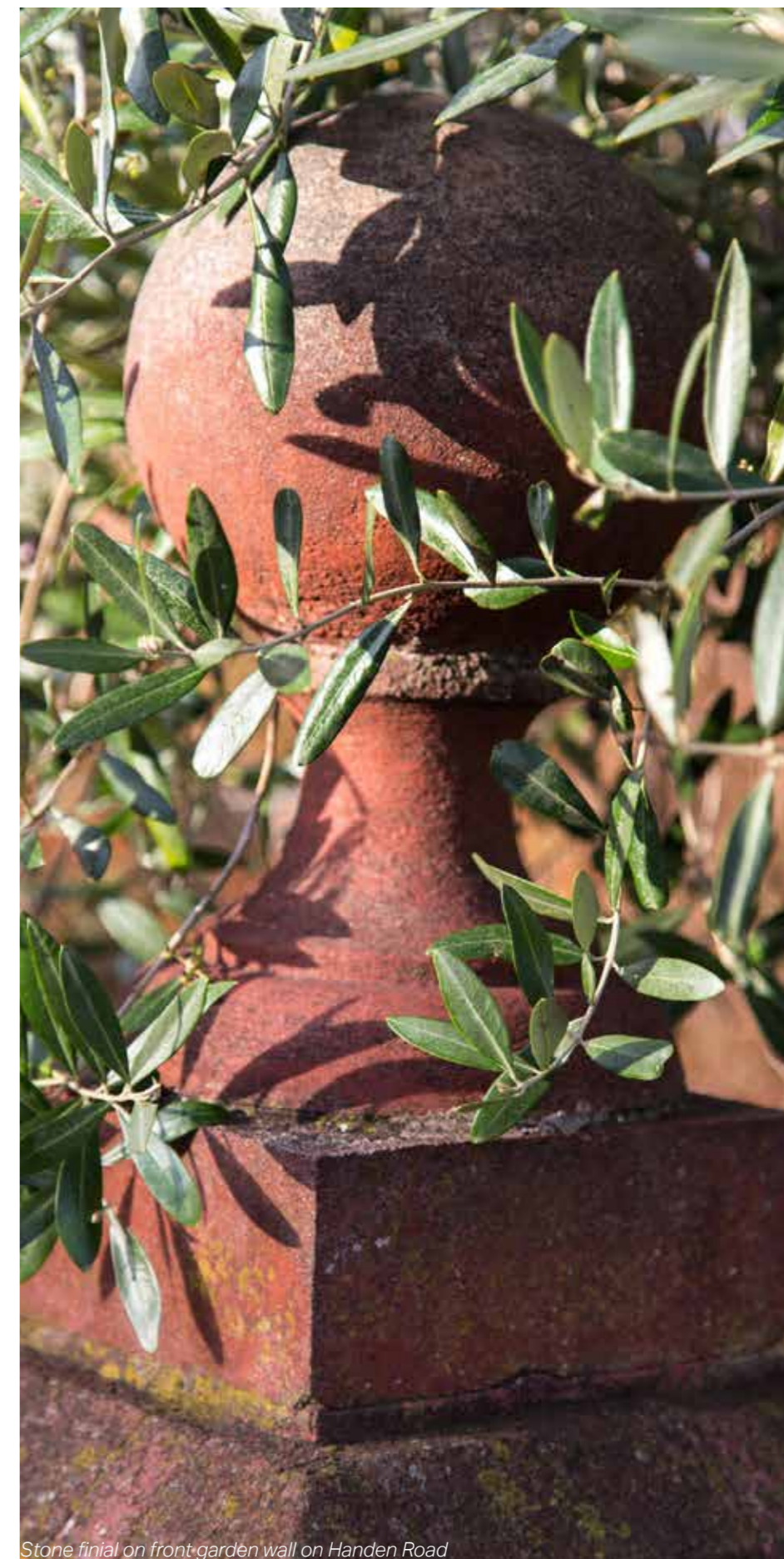
A wealth of further information and support is available to assist Lee Neighbourhood Forum in applying the principles set out in this assessment. The Locality website is a useful starting point and is updated regularly. Current guidance which may be of interest includes:

- Community Rights and Heritage, July 2016: <http://mycommunity.org.uk/resources/community-rights-and-heritage/>
- Heritage in Neighbourhood Plans, July 2016: <http://mycommunity.org.uk/news/heritage-in-neighbourhood-plans/>
- Design in Neighbourhood Planning, February 2016: <http://mycommunity.org.uk/resources/design-in-neighbourhood-planning/>

Further technical support is also available to priority neighbourhood planning groups and forums through Locality, funded by DCLG. The other packages of support currently available are:

- Housing Advice and Assessment
- Site options and assessment
- Urban Design and Masterplanning, including Design Codes
- Strategic Environmental Assessment (SEA)
- Environmental Impact Assessment (EIA)
- Viability of proposals
- Evidence Base and Policy Reviews
- Facilitation Support
- Technical Facilitation
- Healthcheck prior to examination

Further information is available in the Neighbourhood Planning Grant Guidance Notes produced by Locality: <http://mycommunity.org.uk/resources/guidance-notes-neighbourhood-planning/>



Stone finial on front garden wall on Handen Road







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*Post-war council housing along Manor Park*

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# APPENDIX A: SCHEDULE OF HERITAGE ASSETS



Boone's Chapel (Grade I) and Merchant Taylors Almshouses in background

TCA ID	List Entry	Name	Grade	List Date	Easting	Northing
TCA 01.1	1210319	105 And 107, Lee Road SE3	II	08/06/1973	539796	175230
TCA 01.2	1358480	Entrance gate and walls to West and South of Merchant Taylor's Almshouses	II	12/03/1973	539164	175254
TCA 01.3	1080030	Merchant Taylor's Almshouses	II	12/03/1973	539188	175310
TCA 02.1	1079980	Police Station	II	12/03/1973	539783	174967
TCA 02.2	1358947	Lee Green Fire Station	II	08/06/1973	539929	174976
TCA 02.3	1079981	Boone's Chapel (with short abutting wall to East)	I	30/08/1954	539248	175209
TCA 03.1	1252940	62, Burnt Ash Road	II	03/04/1990	539855	174644
TCA 03.2	1080775	60, Burnt Ash Road	II	03/04/1990	539852	174661
TCA 03.3	1262018	58, Burnt Ash Road	II	03/04/1990	539850	174675
TCA 03.4	1080774	56, Burnt Ash Road	II	03/04/1990	539846	174692
TCA 03.5	1079953	Wall with entrance to underground Ice House in back garden of Number 43 and running underneath Manor House Gardens	II	12/03/1973	539323	174949
TCA 03.6	1358491	Walls along West boundary and South East Boundary of Pentland House Grounds	II	30/08/1954	539282	175011
TCA 03.7	1079954	Lochaber Hall	II	12/03/1973	539224	175028
TCA 03.8	1079968	Lee Public Library	II*	30/08/1954	539362	175052
TCA 03.9	1079969	Pentland House (Now Goldsmiths College Hostel)	II	30/08/1954	539310	175077
TCA 03.10	1285997	Front Wall, running East from entrance gate along North boundary of Pentland House Grounds	II	12/03/1973	539328	175094
TCA 03.11	1358490	Forecourt Walls at Lee Public Library	II	30/08/1954	539349	175097
TCA 03.12	1252858	K2 Telephone Kiosk outside Manor House (Public Library)	II	29/05/1987	539358	175099
TCA 03.13	1193741	Gate piers at Lee Public Library	II	12/03/1973	539363	175100
TCA 03.14	1262063	K6 Telephone Kiosk outside Telephone Exchange	II	22/06/1987	538740	175158
TCA 05.1	1427638	Men of St Peter's War Memorial, Lee	II	06/08/2015	540618	175024







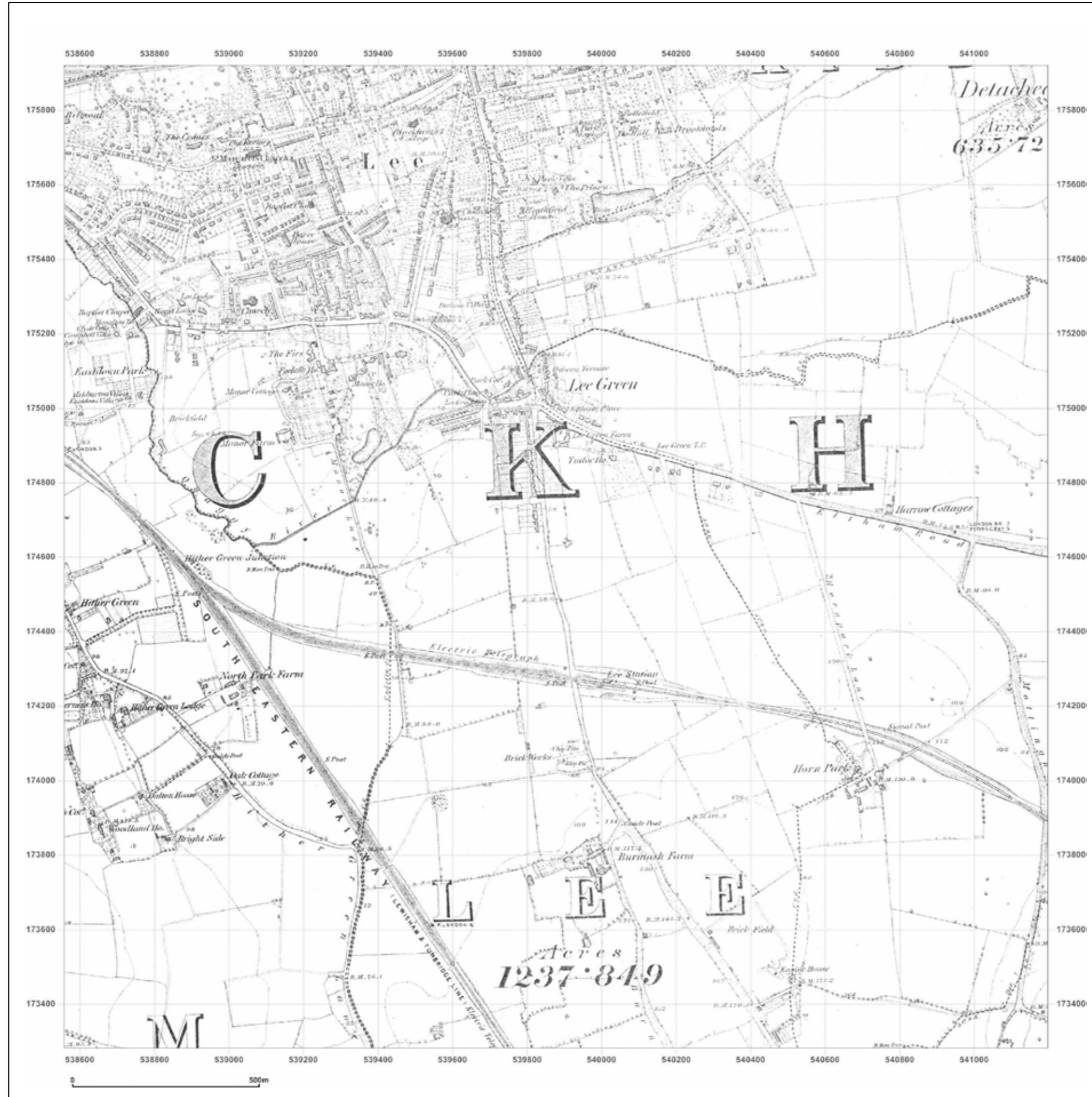
# APPENDIX B: HISTORICAL MAPS



LCC  
LEE GREEN  
FIRE  
BRIGADE  
STATION  
A.D. 1906



Lee Fire Station (Grade II) on Eltham Road



**Site Details:**

1882-A3PDF-10000,

**Client Ref:** 39015  
**Report Ref:** CMAPS-CM-589770-39015-100117  
**Grid Ref:** 539877, 174600

**Map Name:** County Series

**Map date:** 1882

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1882  
 Revised 1882  
 Edition N/A  
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**Site Details:**

1914-A3PDF-10000,

**Client Ref:** 39015  
**Report Ref:** CMAPS-CM-589771-39015-100117  
**Grid Ref:** 539877, 174600

**Map Name:** County Series

**Map date:** 1920

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1867  
 Revised 1914  
 Edition 1920  
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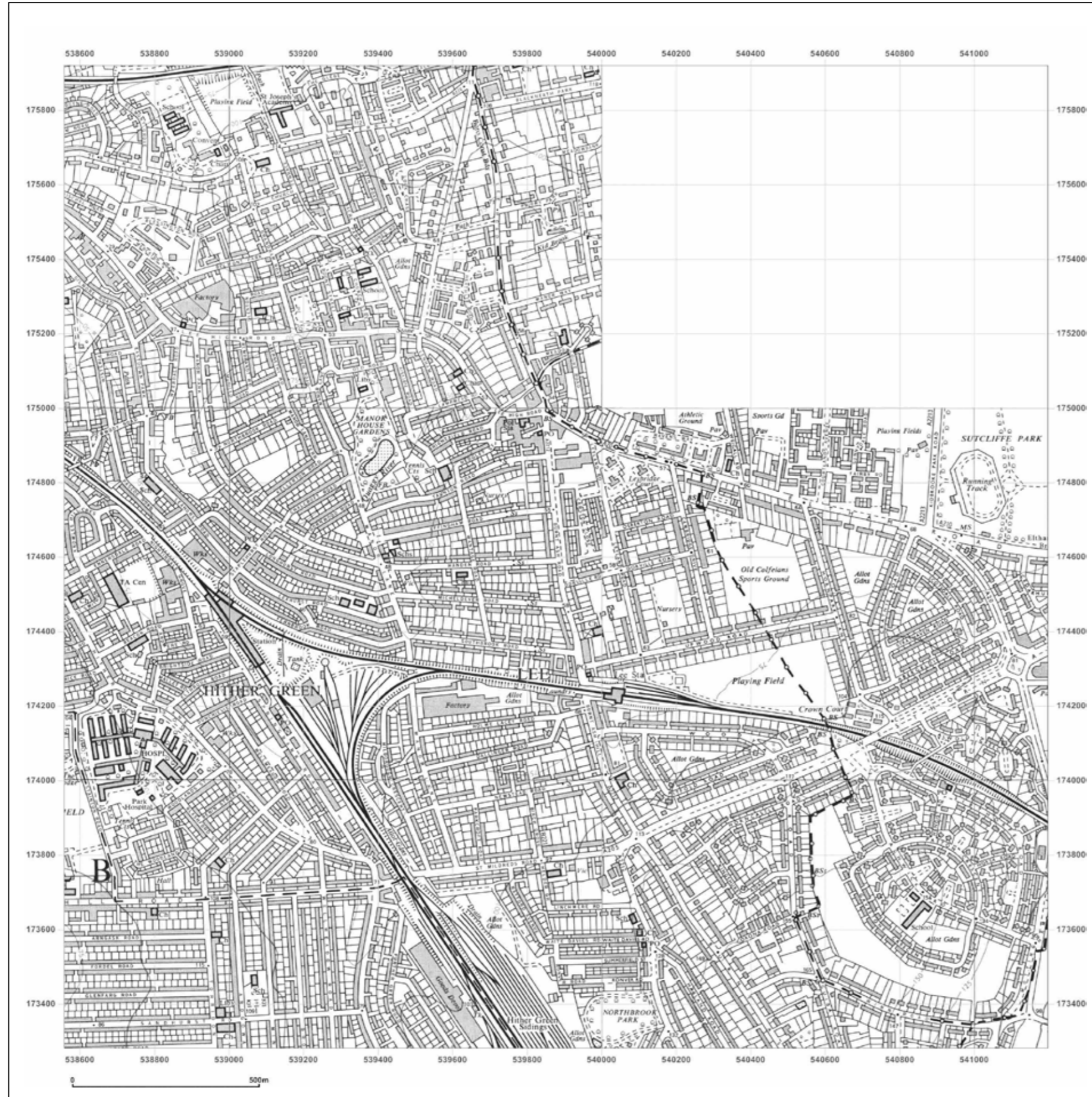
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# LEE HERITAGE AND CHARACTER ASSESSMENT



**Site Details:**

1967-A3PDF-10000,

**Client Ref:** 39015  
**Report Ref:** CMAPS-CM-589772-39015-100117  
**Grid Ref:** 539877, 174600

**Map Name:** Provisional

**Map date:** 1967-1968

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1965  
 Revised 1967  
 Edition N/A  
 Copyright N/A  
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Surveyed 1966  
 Revised 1968  
 Edition N/A  
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Surveyed 1965  
 Revised 1967  
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