

# Lee Manor conservation area

character appraisal





# Lee Manor conservation area

## Summary of Special Interest

Lee Manor represents a planned suburb built in the late 19th and early 20th centuries on land owned by the Baring Family. The northern part of the conservation area includes the old main road from Lewisham to Eltham with the 17th and 18th century buildings of Pentland Place and The Manor, which was built in 1772 and later bought by the Baring family. It is now a public library and the surroundings a well maintained and attractive public park. The Old Road was bypassed in the early 19th century by a more northerly route and is now a quiet, leafy backstreet.

The opening of Lee Railway Station in 1856 provided an impetus for development of suburban housing for city workers. 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. These were built within planned streets on a grid pattern, in regularly sized plots. Their construction in batches created groups, which possess repeated scale, form, style and motifs. A number of public buildings, including a church and a school building were included in the planned layout along with small rows of shops and a public house, giving the area the sense of a self-contained community.

The buildings have retained original features, including decorative mouldings, traditional timber framed windows, suspended porches and tiled garden paths. Despite variations in style there is also highly consistent use of materials, with a number of areas standing out as a result of uniformised use of alternatives. The small front gardens with low boundary walls and a profusion of small trees contribute to the pleasant streetscape and provide additional consistency to the well ordered rows of houses. Well spaced large street trees, particularly pollarded Limes, Horse chestnut and long rows of London Plane, provide enclosure and channel views along the streets.

The area suffered as a result of bomb damage during the Second World War, which is attested by the presence of occasional post-war buildings infilling the spaces created. These generally respect the pre-existing building lines and massing. The area now faces challenges resulting from the introduction of increased car ownership and the desire to modernise materials and features.



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# Introduction

Lee Manor conservation area was designated in 1975. Conservation areas are designated by the Council for their special architectural or historic character and appearance. Character Appraisals are written to provide information on this special character. However, they are not comprehensive studies and any omissions do not therefore imply that an element does not contribute to the character of the area.

## The conservation area today

The conservation area is predominantly a residential area containing a mixture of detached, semi-detached and terraced housing of a variety of sizes. Most of these are in single family occupancy, although there is some conversion to multiple occupancy and a small number of former houses have been converted for use as offices. It also includes a number of purpose built commercial and public buildings, including parades of shops, two churches and a school. The former Manor House now houses the Lee Public Library, while the Manor Gardens are maintained as a public park. Modern buildings include a health centre, a second school and post-war housing blocks.

## Planning policy

The Council has a duty to formulate and publish proposals for conservation areas and to pay special attention to the desirability of preserving or enhancing the character of such areas. Character appraisals are a material consideration in the planning process and are used when determining planning applications and appeals.

Other planning policies may also be taken into consideration when we consider planning applications and these are available in our Unitary Development Plan and our emerging Local Development Framework.

## Public consultation and adoption

This appraisal is part of a wider review of the management of Lee Manor Conservation Area which was carried out by the Conservation and Design team and their consultants, The Conservation Studio in 2007.

The review included this appraisal, a review of the boundaries of the conservation area, the adoption of locally listed buildings and measures to control alterations to houses in the conservation area. Public consultation was carried out on these matters in September and October 2007 in accordance with the Council's Statement of Community Involvement. Following support from local residents, this appraisal was adopted by the Mayor and his Cabinet on 19 March 2008.

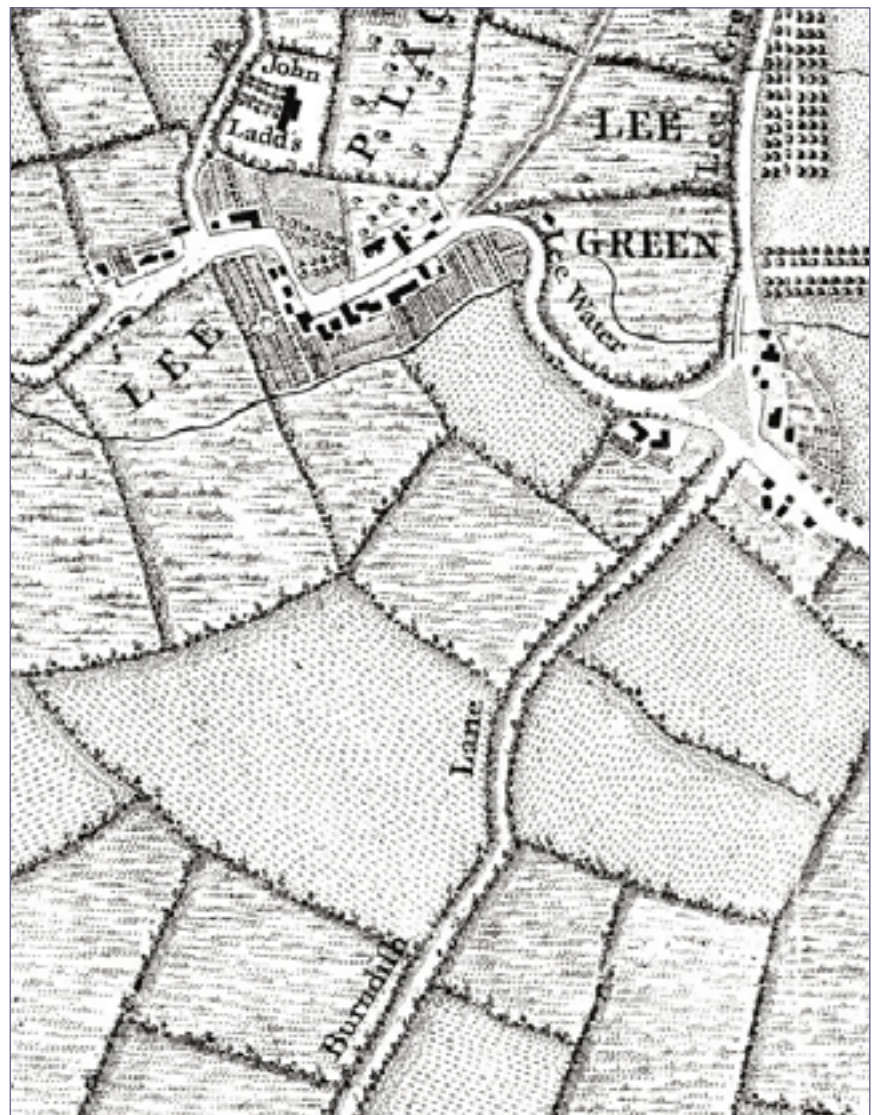
An Article 4(2) direction was also made to control external alterations of houses in order to preserve or enhance the character of the area. This direction came into effect on 23 April 2008. As part of the review, seven boundary markers and nine buildings were locally listed. The boundary of the conservation area was amended to remove later buildings in Upwood/Burnt Ash Road and to add an area to the north east of the conservation area which include Lampmead Road, Brightfield Road, Hedgley Street, the west of Manor Lane and 113-133 Burnt Ash Road.

# 1 History of the area

Lee is an ancient settlement, recorded by the Domesday Survey of 1086, which formed a valuable estate throughout the Middle Ages. The village was dispersed with several small foci of buildings including one at Lee Green, at the northern end of Burnt Ash Road (formerly Burnt Ash Lane) and another on Old Road in the north of the conservation area.

The area contained a number of large houses in the late 17th century including Pentland House, on Old Road, built between 1691 and 1699 by John Smith on land bought from the Widow of Christopher Boone, whose house (Lee Place) stood just to the north. John Rocque's Map of the Environs of London, published in the 1740s, shows Old Road as part of the road from Lewisham to Eltham. By the time of Crutchley's Map of London, produced in 1829, it had been bypassed to the north, making it a quiet back road.

The Manor was built to the south of the focus of settlement at Lee Place. It was built in 1772, but was bought in 1792 by Sir Frances Baring, founder of the banking dynasty. The house and gardens were sold to Lewisham Borough Council in 1899. Burnt Ash Road was a historic route, approaching the cross roads at Lee Green and is recorded in Lysons *The Environs of London*, (1796), as



John Rocque's map of c.1740



Crutchley's Map of London 1829

marking the boundary of Lee and Eltham.

The development of land within the conservation area represents a planned phase of town planning, managed by the Baring and Northbrook families. Road names, such as Micheldever Road, Wantage Road and Taunton Road record these families landed connections. The development of housing was partly prompted by the construction of the Dartford loop railway line and opening of a station at Lee in 1856. The development of housing rapidly filled in the space between the old main road and the station and provided housing for a range of city workers.



Ordnance Survey map of 1870

The Ordnance Survey map of 1870 shows the area including the Manor House and gardens just before the main phase of development, surrounded by fields to the south and just a few large villas lining the northern end of Burnt Ash Road. A new street of terraced housing named Robertson Street (modern Brightfield Road) is also shown.

The Ordnance Survey map of 1894-96 records the development in progress, with housing extending westwards along the pre-planned street grid, ending abruptly in

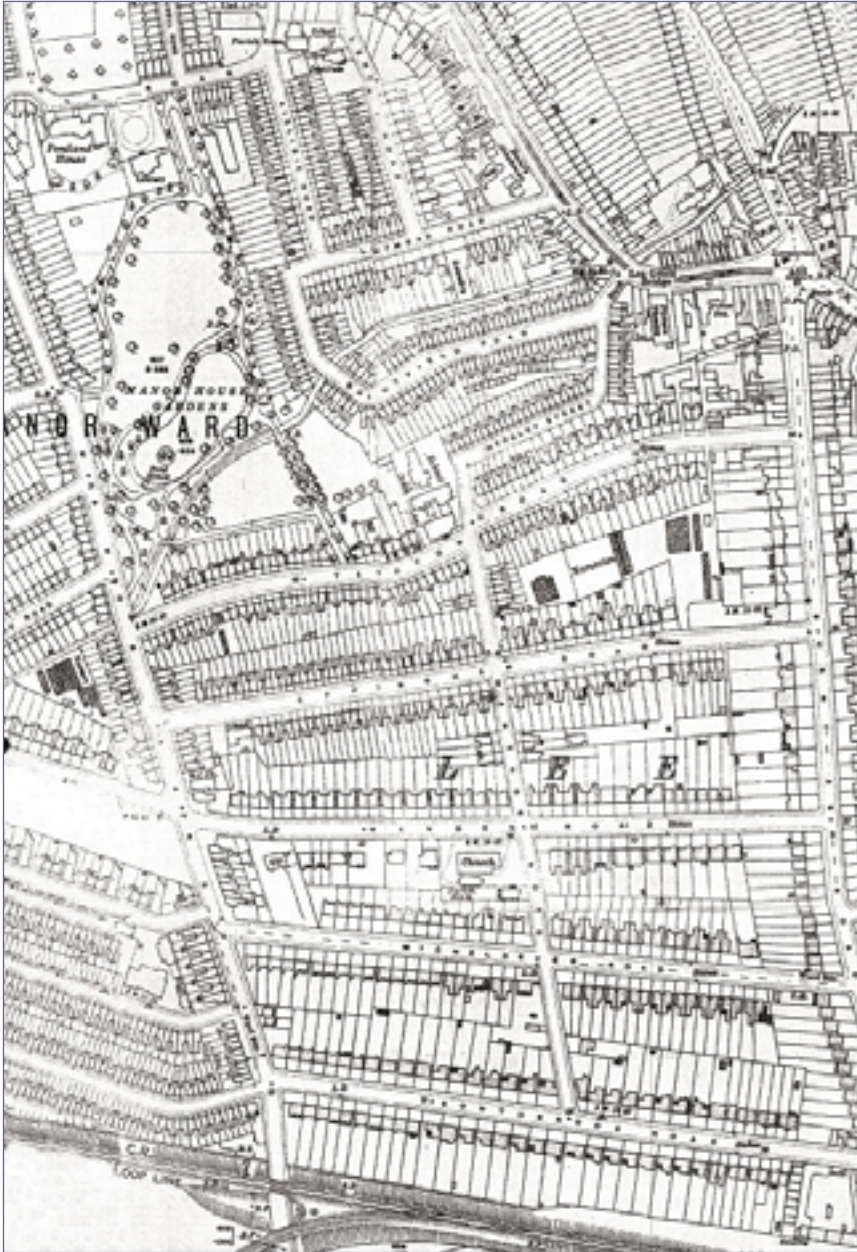


the fields at the limits of the development thus far completed. St Winifred's School is shown in isolation at the western end of Effingham Road, which was still to be completed at that date, demonstrating the degree of planning in the development. This map also shows the unusual houses with Mansard roofs on Micheldever Road, interspersed with vacant plots that were later to be filled by houses of different designs. The houses were laid out in orderly rows, respecting common frontage lines and standing in regularly sized plots. The presence of a number of public and commercial buildings is evident in the planned layout, including the church on Handen Road, which stood at the centre of the planned development.

By the time of the third edition 25" Ordnance Survey map's publication in 1916, the majority of plots had been developed with only a small number of vacant sites remaining. Loss of a number of buildings during the Second World War as a result of bombing is recorded on bomb damage maps produced in the mid 1940s. Buildings lost included the original structure of the Church of the Good Shepherd on Handen Road. Subsequent development within the conservation area included the infilling of the spaces left by bombed out buildings,



Ordnance Survey map of 1894-96



Ordnance Survey map of 1916

construction of the Brindishe School on Effingham Road and a new Health Centre on Handen Road. Development on land adjacent to it included the demolition of a large area of buildings between Hedgley Road and Effingham Road, north west of the conservation area, where large blocks of flats or maisonettes and a secondary school were built during the 1960s. Another area redeveloped for housing lies to the north east on Lenham Road.

Recent development of the former goods yards surrounding Lee Railway Station has involved construction of an area of modern housing to the north of the station, as well as renovation of historic buildings and construction of new houses in the former Council Depot to the south.

# 2 Form and character of the area

## Spatial character

The conservation area contains two areas with distinctly different spatial character which are more or less divided by the course of Taunton Road. To the south of Taunton Road the roads follow a regular, planned grid of streets with the east - west aligned routes crossed by others running from north to south. This street grid was created for the planned development of the area in the late 19th and early 20th century and includes the older course of Burnt Ash Road, from which the streets were laid out westwards. The railway line to the south forms a boundary to this area and is on a parallel alignment to the east - west oriented roads.

North of Taunton Road, the conservation area is dominated by the pedestrian area of the Manor House Gardens park and the cluster of buildings along Old Road at the conservation area's northern limit. The Manor House Gardens are well enclosed by buildings to the east, south and north and tall trees to the west and, therefore, is inward looking. It is currently divided from the Manor House (Lee Public Lending Library) although it is planned to create better links between this building and the park in future. Old Road is a short east - west aligned road with



Off-road parking is becoming an issue



Roadside trees are a distinctive feature of the area



View of Burnt Ash Road from Handen Road

outward views blocked by the dense surrounding buildings. It has the feeling of a quiet, leafy back street, behind the busier Lee High Road to the north.

The streets to the east of the Manor House Gardens also have a quiet 'back streets' feel, particularly Brightfield Road, which was built to a dead end in the mid 19th century. It was extended later to curve around on itself to meet Lampmead Road. These streets are narrower than those to the south.

Property boundaries are set out axially to the streets with long plots running back from the road. Most of the houses

are built square to the street, although one row of three storey houses on Burnt Ash Road are set at a slight angle to it, creating a staggered effect.

Most houses stand back from the road in private gardens divided from the pavement by low walls. In many cases these walls have been partially removed to provide access to cars for parking in the front garden spaces. This has been a piecemeal process, resulting in rebuilding of walls in different materials and an irregular pattern of openings, or absence of boundary walls altogether. This has detracted from the appearance of ordered rows of buildings and gardens.

The conservation area includes a number of square yards, shut off from the main road frontage. These include Jasmine Court in the south east, which has been developed for new housing and incorporates a number of converted historic buildings. Southbrook Stables includes a large former stable or mews building, which has been converted for light industrial use. The two schools located in the conservation area are both set back from the road and surrounded by high fences or walls, which partially screen them and their surroundings from views from the pavement.

The small number of commercial properties in the conservation area, located in the south east and south west of it, are built directly onto the pavement, which emphasises their commercial nature.

Where buildings have been replaced, as infilling of gaps created by bombing during the Second World War, they have generally respected the earlier building lines, which has helped to preserve the character of the development. However, several are set at a more oblique angle to the street as at Nos. 64 to 78 Micheldever Road, which does not conform to the character of the buildings in the wider area.

## Views

The ground within the conservation area is relatively flat, whilst the densely built up streets within and surrounding it screen any significant views out. The Manor House is the only landmark scale building within the conservation area and is surrounded by tall trees that screen long distance views of it from the north, east and west. Views of the building across the Manor House Gardens provide interest to the park.

The strongly delineated building lines and dense development has created views along each of the streets in the conservation area. The many large street trees add interest to these views, whilst the continuity of front garden boundaries makes an important contribution to their visual amenity. The value of many views of groups of buildings depends on their possessing repeated original features, such as the engaged pilasters with decorative moulded capitals on houses on Effingham Road.

## Streetscape

The street lighting throughout the conservation area is provided by tall galvanised steel lighting columns with

undecorated bracketed or angled heads without shades. They are of a late 20th century design and do not contribute to the general character of the late 19th and early 20th century development that surrounds them.

Footpaths and pavements are paved with a mixture of concrete slabs and tar macadam throughout the conservation area. A general pattern for the surfacing of pavement is evident, where an edge of tar macadam has been laid alongside the concrete slab paving, creating an untidy and inconsistent effect. The conservation area does retain good stone curbstones. Traffic calming measures being used in the conservation area

include build-outs from the pavement, particularly on Southbrook Road, as well as traffic humps. These are not particularly visually intrusive and do have the positive impact of reducing the traffic speed through the conservation area, supporting its quiet residential feel.



View along Micheldever Road enclosed by mature street trees



View west along Southbrook Road. A more open prospect with trees providing enclosure further down the street.



View along north side of Effingham Road with repeated architectural detailing



Street trees make an important contribution to this view along Burnt Ash Road

Telegraph poles and wirescape do not create a significant intrusion into the conservation area's appearance.

The introduction of wheely bins has had a deleterious effect on the appearance of the conservation area. Where properties retain front boundary walls and hedgerows these provide an important benefit in screening wheely bins from public view.

## Trees

Tree lines on key streets make a very beneficial contribution to the character and appearance of the area. Key varieties that are used include London Planes, Horse Chestnuts and pollarded Limes. These are particularly prominent on Handen Road and Micheldever Road where they are used to mark the boundaries of properties. The eastern side of Burnt Ash Road is lined with a long row of Maples or Planes, which provide enclosure to that side of the road and screen some of the late 20th century buildings to the east from views from within the conservation area. These large trees create an impression of maturity and establishment to the development, reflecting the long time taken for them to grow.

Another prominent line of mature trees is located along the western edge of the Manor House Gardens, providing enclosure to the adjoining Manor Lane. The northern boundary of the grounds of the Manor House is defined by a wall with large gates, which is backed up by a short line of mature trees. These give the grounds a similar feeling to the neighbouring Manor House Gardens, although they do slightly obscure views of this impressive late 18th century building.

Elsewhere in the conservation area, newly planted street trees include Rowans. Whilst these provide variety and a source of food for wild birds, they are too insubstantial to create the effect produced by the London Planes and pollarded Limes, which would generally be preferred for the characteristics described above.

## Boundaries

The majority of the buildings within the conservation area were historically fronted by medium sized gardens. These were almost all defined by low walls of yellow stock brick with single garden gates. In several areas the walls are topped by white painted copings, which are also used on the low gate piers. These



View into Manor House Gardens



Boundary wall details on Handen Road



Boundary wall details on Handen Road



Boundary wall details on Taunton Road

materials are consistent with those used on the buildings, have a high visual quality and create a consistent pattern throughout the conservation area. As such, its use should be retained and encouraged throughout the conservation area. The walls appear to even better effect where they are backed up by low, clipped hedging.

The western end of Handen Road provides an exceptional area, where the later date of development resulted in use of red brick for the low boundary walls, with gate piers topped by ball-shaped terracotta finials in many places. Given the uniformity of this style in this small area, this use of materials should be preferred here. Several public spaces, particularly the Manor Gardens and the grounds of Lochaber Hall have boundaries of black painted railings which are considered to be of value in defining them as publicly accessible and separate from the residential properties.

## Car Parking

There is pressure for on-street car parking throughout the conservation area, which has an adverse impact on its character and appearance. As a largely residential area this is unsurprising given modern car use. There is now additional



pressure to provide off-street car parking through the conversion of front gardens, requiring demolition, or partial demolition of front boundary walls and loss of greenery from gardens.

## The natural environment

The conservation area is an intensely man made environment. The space is divided into regular sized and shaped plots on a planned street grid with houses built to very similar dimensions and patterns. Much of the tree planting highlights the orderliness of the streets and the regular shape of the pollarded Limes further emphasises the man made nature of the environment. However garden and public realm planting does provide habitat for wildlife as does the open water body of the Manor House Gardens' lake. There is also potential to encourage creation of better opportunities for wildlife along the course of the Quaggy River. The buildings of the area also provide nesting opportunities for birds and, possibly, roosting for bats.



View along Quaggy River

# 3 Buildings of interest and character areas

The Lee Manor conservation area can be divided into three discernible 'character areas', each one unified by a similarity of historic development, land use or architectural character. The character areas are defined broadly and may overlap.

The three character areas are:

- **Character area 1:**

The late 19th and early 20th century residential area forming the core of the conservation area.

- **Character area 2:**

The Manor House and Manor House Gardens with buildings on Old Road and Lochaber Hall.

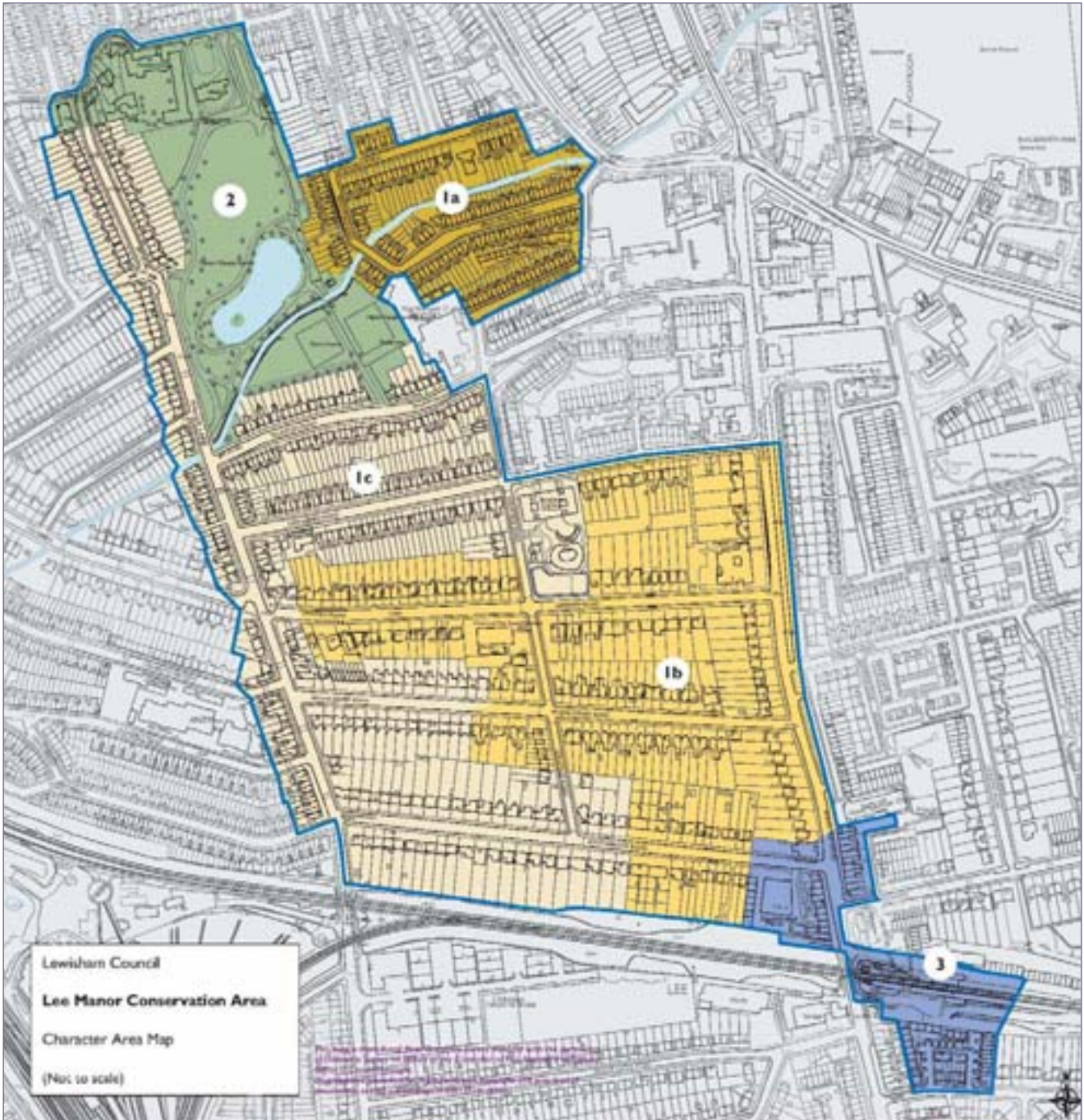
- **Character area 3:**

Lee Railway Station and the surrounding commercial area and former Council Depot and Southbrook Mews.

Almost all the historic buildings in the conservation area make a positive contribution to its distinctive character and appearance. Positive buildings are identified on the townscape appraisal map on page 36.

As recommended in Planning Policy Guidance 15: Planning and the Historic Environment, the general presumption is in favour of retaining all buildings which make a positive contribution to the character or appearance of a conservation area.

Individual listed buildings, locally listed buildings and other buildings of architectural significance are featured within the relevant character area below.



Lee Manor - Character Area Map

# Character areas



Later terraced housing on Brightfield Road, note the surviving tripartite sash windows.



Early terraced housing on Brightfield Road, note the original six over six paned sash windows.

## Character area 1:

The late 19th and early 20th century residential area forming the core of the conservation area.

Comprising a) Brightfield Road and Lampmead Road b) Handen Road Eastern Effingham Road, Micheldever Road and Burnt Ash Road c) Southbrook Road, Manor Lane, western Effingham Road and Taunton Road.

This character area contains most of the residential development in the conservation area, constructed within the Baring Family estate between the 1860s and 1910s. The buildings across the character area are of very consistent proportions, materials and designs resulting from their closely contemporary construction and process of building in batches. The presence of large back gardens throughout this area is not always readily apparent when properties are viewed from their main frontages but does make an important contribution to the feeling of space throughout the conservation area, preventing crowding of buildings. These gardens also contain many large trees, which also make an important contribution to the conservation area's character.

However, within this broad area there are smaller zones that have features that make them stand out from each other.

#### **Character Area 1a:**

**Brightfield Road** is the earliest road of planned housing development in the conservation area. The earliest houses, at the eastern end of the street, form opposing terraces of simple houses with frontages of door and window at ground floor level with windows above. They have very small front gardens and small plots behind. They are all of yellow stock brick with simple brick headers to the door and ground floor window. A number of them have been faced with render, which has detracted slightly from the overall appearance of the terraces.

The buildings retain many traditional sash windows and panelled wooden front doors and this is continued westwards along the road where a second phase of building included two terraces of houses with ground floor canted bay windows and first floor tripartite sash windows. However, many windows have been replaced with UPVC units, which has begun to erode some of the street's historic character. These slightly later houses also use red brick to provide additional detailing over windows and

string courses. All of these houses have large chimney stacks to the front over each party wall ridge. The roofs are now of a variety of materials including original slate, but also concrete tiles and red fired clay tiles. This creates a degree of inconsistency which is unfortunate and detracts from the good overall effect.



Lampmead Road (south side), incised foliage motifs around windows and doors



Lampmead Road (north side), simple porches over doors with hanging balusters



Lampmead Road (south side)

### **Lampmead Road and Hedgley Street.**

Brightfield Road turns to the north and eventually turns again to the east forming a 'U' and leading into Lampmead Road. The houses built along these roads are of slightly later construction. They have more red brick detailing with painted moldings around doors and on bay windows, including engaged pilasters and incised foliate motifs. The houses which form a terrace along the south side of Lampmead Road are arranged as symmetrical pairs with adjacent doorways between canted bay windows.

These houses have larger front gardens than those on Brighfield Road, which makes them more like those in the wider character area. The short terrace on the north side of the street, the remainder of a longer bomb-damaged terrace, are similar in form but with more ornate first floor windows, comprising paired windows divided by mullions with engaged pilasters. They also include hoods or suspended porches over the paired front doors supported by the flanking bay windows and with hanging balusters.

On Hedgley Street, to the south of Brightfield Road, the houses are of simpler form with only small gardens dividing them

from the street frontage. They are also of yellow London stock brick (although a small number have been rendered) with mixed roofing materials and unadorned canted bay windows, which add a good level of uniformity to the frontage at ground floor level. The street is notable for the loss of traditional timber framed sliding sash windows in many properties, which is unfortunate, although several have recently been restored, which is considered to be a very positive trend. The views along the street are improved by the small number of low growing street trees, although the rear side of the supermarket building to the east mars views in that direction. The view from Hedgley Street to the ramshackle group of shops at the eastern end of Brightfield Road has a particular element of historic interest.

**Character Area 1b:** As the early 25" Ordnance Survey maps record, building of planned housing within the conservation area began at the north end of Burnt Ash Road and progressed west and southwards between the 1860s and 1890s. The earliest houses were of large villa types and the large scale was maintained as the development spread outwards with three-storey buildings running down the west side of Burnt Ash Road, and along the eastern ends



Houses on Hedgley Street



View to shops on Brightfield Road from Hedgley Street



Burnt Ash Road: listed 1850s detached villa



Burnt Ash Road: three-storey town house

of Effingham Road, Handen Road and Micheldever Road. Although each road had a particular character, in each case, the large, grand houses were not continued all the way along each street. Instead, the scale of the properties tends to diminish westwards. As a result two distinct areas were created, divided between the grander, ostentatious housing, mostly in the east (Character Area 1b), and the smaller, more modest houses, mostly in the west (Character Area 1c).

Burnt Ash Road, Micheldever Road and Handen Road represent those streets with the greatest concentration of larger properties and form the focus of this sub-character area. However, Effingham Road and

Southbrook Road also have areas of taller housing at their eastern ends. These areas also have better developed street trees which give them a particular green and pleasant character. Prominently used species include Lime, Horse chestnut and London Plane.

**Burnt Ash Road.** The houses in this character area vary considerably in detail. Those along Burnt Ash Road are mostly of a very yellow stock brick with white painted rusticated quoins and flights of steps leading up to frontdoors over stuccoed basements. Three storey bay windows (including the basement level) extend up one side of the frontage, whilst the smaller windows over the doors have arched heads. The older houses at the north end of Burnt Ash Road are only of two storeys but have much wider, symmetrical frontages. The four similar villa-style houses, which were all built in the late 1850s, are designated as Grade II listed buildings. They use similar materials to the taller buildings to the south. The tall tree line running down the east side of the street makes a significant contribution to the character of the conservation area, providing an answer to the tall buildings on the west side.



**Micheldever Road.** The large semi-detached villas on Micheldever Road, built in a French Baroque style, are the most unusual looking buildings in the conservation area. They form a group at the eastern end of Micheldever Road, with a few outliers to the west. The second edition Ordnance Survey map of 1894/1896 records that they were originally built in this pattern as semidetached properties on regularly sized plots, with several plots left vacant. This suggests that a scheme to build a whole street in this style was abandoned before completion. The slightly smaller properties, in Neo-Classical or Arts and Crafts styles, were built to infill the gaps between 1896 and 1916.

**Handen Road.** The large town houses at the eastern end of Handen Road are built in yellow-grey stock brick with pitched slate roofs with canted bay windows either to ground floor level or ground and first floor. Several have return wings with exposed gables. Further to the west the buildings have a greater variety of styles and materials including Arts and Crafts and Gothic structures using mock timber framing, red brick and render in addition to buildings in the more ubiquitous yellow-grey stock brick. Although these buildings are only two storeys



French Baroque houses in Micheldever Road



Arts and Crafts style



Late Neo Classical style



Large houses, Handen Road



Detail of multicoloured glazing

high, they maintain the large scale of the buildings in this sub-character area. The variety seen in the styles of buildings on this stretch may reflect the slower pace of development and changes in fashion in this period.

The modern medical centre at the eastern end of Handen Road has been built as a single storey building using a traditional stock brick with a hipped slate roof and sash windows. As such it blends well with the surrounding buildings of the conservation area.

**The Church of the Good Shepherd** on Handen Road was largely rebuilt following heavy bomb damage received during the Second World War. However, it retains focal value within the conservation area and makes an important contribution to its character by providing an important community building.

**The former vicarage** at the western end of the street is a gothic style building, which makes a particularly strong statement and has recently been renovated. Both the former vicarage and the Church of the Good Shepherd have been designated as locally listed buildings.

**Effingham Road and Southbrook Road**

The eastern parts of both Effingham Road and Southbrook Road contain three storey buildings that are of greater scale to those further west although of similar materials. The character of these areas forms a transition between the tall frontages along the busy corridor of Burnt Ash Road and the quieter, low level area to the west. On Effingham Road this area also contains a greater number of tall trees, which are important in softening the building line and providing a level of privacy to the buildings.



Handen Road

**Parish Boundary Stones.** A group of small stones, almost unnoticeable to passing pedestrians, were set up in the late 19th century to mark the line of the boundary of the Parishes of St. Leonard's and Christ Church, which runs through this area. They have been recommended for designation as locally listed buildings.



Church of the Good Shepherd



Former Vicarage



Parish Boundary Stones, located on Southbrook Road, Micheldever Road, Handen Road, Effingham Road



Semi-detached house on Southbrook Road



Terraced houses on Effingham Road

**Character Area 1c:** This subdivision of Character Area 1 is distinguished by the presence of medium sized and small town houses including detached, semidetached and terraced properties that share much in common with the larger properties in Character Area 1b. Many of these properties had been constructed before 1896, including all of Taunton Road, most of Southbrook Road and parts of Effingham Road. However, large parts remained undeveloped at this time, including most of Manor Lane and western part of Effingham Road and Southbrook Road. The houses and a small number of shops on Manor Lane were all built as low two-storey buildings, with hipped roofs in grey or yellow stock brick with red brick and/or white painted brick and stucco detailing.

**Southbrook Road.** The houses along Southbrook Road are larger than those elsewhere in this sub-character area. They have double frontages, often symmetrical, with bay windows either side of a flush or recessed front door. Whilst this layout is very uniform, there is considerable variation in the use of decorative details around doors and windows in particular, which provide variety and interest to the buildings. This combination of standardized overall design,

with highly varied detail is very characteristic of the whole character area. The use of a range of materials to repair roofs creates an unsatisfactorily inconsistent element to the rooflines.

The buildings stand in wide plots with well planted front gardens, including mature trees of medium sized varieties. However, there are fewer street trees than are found in Character Area 1b. Three terraces stand at the western end of Southbrook Road, which stand out as a result of their standardised design.

The properties on Manor Lane, Taunton Road and Effingham Road are mostly terraced buildings in narrow plots with small front gardens. They are built to a relatively uniform design comprising an asymmetric frontage with a front door and first floor window over to one side and a large bay window of one or two-storeys to the other.

**Effingham Road.** The buildings on Effingham Road stand out through the consistent use of engaged pilasters with foliate capitals as mullions. A second group, along the eastern part of Effingham Road, have ribbed arches over the doors with raised key stones and several have forward facing extensions



Buildings with forward facing gables on Effingham Road



St. Winifred's School



Former St. Winifred's Catholic Church



Houses with suspended porches and modern porches on Manor Lane

to provide projecting windows, topped with exposed gables that stand out from the general use of hipped roofs.

**Schools on Effingham Road and former Roman Catholic Church.** Two primary schools are located on Effingham Road. St Winifred's is the building recorded on the Ordnance Survey map of 1894-1896, which is a tall two-storey building in red brick. It makes a significant contribution to this part of the conservation area, providing an extra element of scale and forming part of the 19th century plan for the development. It has been designated as a locally listed building. The school is surrounded by high wooden fences topped with wire. These are a necessary measure for security reasons, but do detract from the street's appearance.

The former Roman Catholic Church of St. Winifred stands just to the south west of the school. It is a single-storey red brick building with moulded terracotta finials to the gables and ornate stone tracery to the windows. The eastern gable is seen from Manor Lane although views of it are obscured by a fence and unsightly sheds. This building has also been designated as a locally listed building.

potential to define them better as focal buildings and the areas around them as public spaces.

**Taunton Road.** The houses on Taunton Road are more modest in their architectural detail, although several have decorative brick infilling to arches over the doors. Several have been refaced with textured render and this street is notable within the conservation area for a high level of replacement of windows with plastic framed units, which has an adverse impact on its appearance. The removal of boundary walls for off-street car parking has also detracted from the historic appearance of the street. The large later 20th century buildings of Northbrook Secondary School, which stands just to the east of the conservation area, have a negative impact on its setting.



Early 20th century shops on Manor Lane

## Character area 2: The Manor House, Gardens and Surroundings on Old Road

This character area stands apart from the main housing area of the conservation area through the size, style and significance of the buildings, their historic origins and the presence of a large area of public open space. It is dominated by the 18th century Manor House, as well as the adjacent Pentland House and several smaller residential and public buildings. Old Road forms the main thoroughfare through this area. Its curving



Front elevation to Manor House Library

route into Manor Lane is quite different from the straight, planned routes elsewhere in the conservation area. The Manor House Gardens contain large trees, which create a different impression to the more controlled street trees in the other character areas. The gardens have been included on English Heritage's Register of Parks and Gardens of Special Historic or Horticultural Interest and provide the largest area of green open space in the conservation area. They also contain the Manor House's former ice house, which has recently been restored.

**The Manor House.** Manor House Library on Old Road was formerly known as "The Manor", and is the most important building in the conservation area, being listed Grade II\*. It

was built between 1771 and 1772 by Richard Jupp for Thomas Lucas and later bought by Francis Baring, founder of Barings Bank. The library sits within the Manor House Gardens which form its wider setting, although it is not currently well connected to them. The building also has an important relationship with Old Road. The stone gate piers and walls that bound the library's grounds along Old Road have been listed Grade II. A K2 telephone box, listed Grade II, also contributes to this group. Pentland House, which stands to the west of Manor House

Library, is in fact the older building, built in the 1690s, although it has significant later additions. A tall London Plane tree partially screens the building from views from the pavement. The late 17th or early 18th century garden wall, which runs around the western and southern boundaries of the garden surrounding Pentland House, has been designated separately as a Grade II listed building.

#### **Old Road and Manor Lane.**

The boundaries of The Manor House and Pentland House make an important contribution

to the ambience of this road along with the mature trees in the grounds to the front of the Manor House. The junction of Manor Lane and Old Road forms a semicircular length of road, which is enclosed to the south by the large property of No. 28 Old Road – Nos. 1 and 2 Manor Lane and opens out at Manor Lane to provide frontages for a number of early 20th century houses, faced with a mixture of stock brick, textured render and stucco. The front garden of No. 7 Manor Lane contains a number of closely pollarded Limes, which add welcome greenery to the area.



Manor House Library with listed telephone box, gate piers and wall





Pentland House



Lochaber Hall

The north side of the road is enclosed at Manor Lane by the rear elevations and high boundary walls of buildings outside the conservation area, increasing the backstreet feel. On Old Road, the north side of the road, outside the conservation area, was developed for Arts and Crafts style and red brick terraces in the early 20th century. These buildings are not particularly attractive and form an area of different character from the conservation area. The view out of the conservation area down Old Road, is terminated by Boone's Chapel, a 17th century chapel, which is listed Grade I and undergoing restoration at the time of writing.

**Lochaber Hall**, built in 1910 by Ernest Newton, is also listed Grade II. It is a single storey hall, built as the Parish Hall of the Church of the Holy Trinity, which was destroyed during the Second World War. It is an unprepossessing building of multi-coloured stock brick. It marks the transition between this character area and that to the south.

## Character area 3: Lee Railway Station and surrounding commercial premises and yards

Lee Railway Station and the area immediately surrounding it have a different feel to the wider conservation area. It is a busy area with high footfall due to the presence of transport links and has a focus of commercial premises, taking advantage of this. Burnt Ash Road provides a busy corridor without the quiet seclusion of the residential area.

### **Shops on Burnt Ash Road.**

These include the purpose built rows of shops on both sides of Burnt Ash Road, which are three-storey buildings incorporating shop units at ground floor level, with accommodation above. They have similar qualities to the buildings to the north west, including use of similar materials and some detailing, including fish scale cornices to bay windows. However, they are much bulkier three storey terraces. Many have gaudy modern shop fronts, which fail to reflect the quality of the surrounding conservation area,



Shops on west side of Burnt Ash Road



Shops on east side of Burnt Ash Road



Original shop front with modern fascia



Nos 24 – 28 Jasmine Court



Former Postmen's Office



No. 1 Woodyates Road

although a small number, notably Nos. 126 and 130, appear to have retained original shop fronts, including large plate glass windows, with recessed glazed doors and narrow wooden window frames.

**The Northbrook public house** defines the corner of Southbrook Road and is the only public house in the conservation area. It appears to represent the northern limit of the planned commercial area around the Railway Station. Northbrook was the Baronial title awarded to the Baring family. The building retains traditional sash windows at first and second floor level and has not been subjected to significant modernisation. It has been designated as a locally listed building.

**Jasmine Court.** The former Council Depot, now Jasmine Court, lies to the south of Lee Railway Station and fronts onto Woodyates Road. Several interesting buildings surround the yard including No.1 Woodyates Road, a former administration block now converted as three houses and the former 'Postmen's Office'. Both are built in red brick with limestone mouldings. The Postmen's Office adds considerable interest to the street. No. 1 Woodyates Road acts as a partner to this building and also adds grandeur to the street with its imposing

facade. Nos. 24 to 28 Jasmine Court is also a converted historic building. Jasmine Court today is a quiet residential area with small gardens around terraced properties including mixed converted historic buildings and new build. The historic buildings have been locally listed .

**Southbrook Mews** has been retained as an enclosed area of commercial or light industrial buildings. The two storey mews building standing on the west side of the square enclosure is an imposing stock brick structure with a decorative brick arch applied to its northern elevation. It is an unusual survival of a high quality industrial building and therefore has been designated as a locally listed building.

**Lee Railway Station**, built in the 1850s, retains simple wooden canopies to shelter waiting areas on the platform and has a simply constructed but interesting underpass at its western end. The ticket office is a new building. The platform shelters and tunnel have been designated as locally listed buildings, partly in recognition of the station's historical role in promoting the residential development of the area.



Southbrook Mews



The Northbrook Public House



Platform shelters at Lee Station

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Southbrook Mews

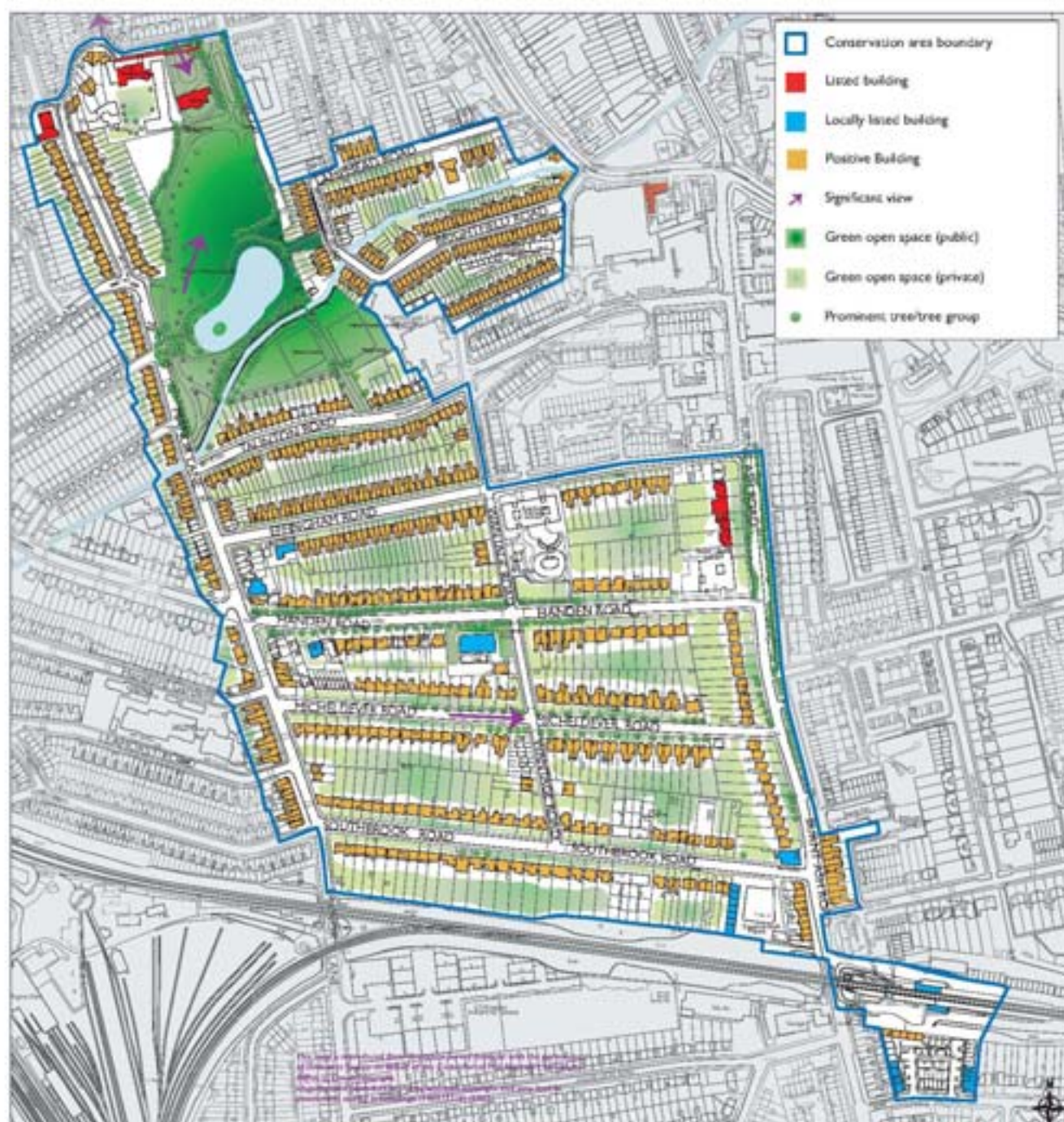


The Northbrook Public House



Platform shelters at Lee Station

# Lee Manor – Townscape Appraisal Map



This map shows the buildings and spaces that make a positive contribution to the special interest of the Conservation Area.



# 4 Materials and Details

Materials and details are an important part of the character of the conservation area, giving the area its special identity and quality. Some of those details are outlined in this section.

## Yellow and grey stock brick

The yellow or grey brick, which is a product of the north Kent brickworks, makes a very significant contribution to the appearance of the conservation area. Most of the buildings are constructed of this material, along with the majority of boundary walls and gate piers. Natural variation in the colour of the brick creates a mottled surface effect as a background to the more detailed work of windows, door surrounds, string coursing and wall plates.



Polychrome brick detailing

## White painted stucco and joinery

Use of moulded terracotta and white painted stucco provides smoother finishes to the architectural detailing surrounding doors and windows, as well as quoins and the tops of boundary walls and gate piers. This has a surprisingly important effect by raising the quality of each building's visual amenity, as well as tying the disparate forms and styles of buildings into a more consistent whole.

## Red brick and moulded terracotta detailing

Red brick has been used on many buildings as a contrast with the stock brick to provide architectural details including decorative banding. It makes an understated contribution to the visual quality of the buildings where it has been

used. Moulded terracotta has been used to particular effect to decorate door surrounds but also for a multitude of small decorative features including roof ridge tiles and finials.

## Polychrome brick detailing

Bricks of several colours have been used in a number of cases to provide decorative 'nogging' or infill to arches over doorways as a simple decorative scheme. Where this has been used it makes an important contribution to the appearance of the buildings.

## Arts and Crafts detailing

The conservation area contains a small number of buildings built using elements of the Arts and Crafts style, which was popular in the late 19th century and early 20th century. These stand out from the more uniform stock brick buildings of the conservation area through their use of materials such as render and exposed timber framing. They are important in providing areas of alternative styles and materials that add interest to the conservation area and reflect a range of architectural fashions current at the time of its development.



French Baroque style



Arts and Crafts style



Tessellated paths

## French Baroque detailing

The area of French Baroque style housing on Micheldever Road provides an area of buildings of particular visual interest. They are built in red brick with steeply pitched mansard roofs and rusticated white quoins. They provide variety to the buildings of the conservation area, but also have value through their close association as a planned group.

## Tessellated paths

Although they are now a rare survival, several properties have attractive tessellated paths leading from the pavement to front doors. Where these survive, they provide historic interest to the front gardens of properties.



Details of doors and sash windows

## Windows

Windows are always key features in buildings. Lee Manor conservation area contains a variety of historic window types, although the majority of buildings use traditional timber framed sash windows of various forms. Bay windows are also common throughout the conservation area and make an important contribution by adding detail to the main facades of buildings and by uniting groups of buildings through the use of common styles and arrangement.

Exceptions include the Arts and Crafts, French Baroque style buildings, which make greater use of timber framed casements and rows of coloured glass panes above the main lights of the ground floor bay windows. This adds interest to the buildings and creates consistency among these groups. The former Church of Saint Winifred has fine Gothic revival tracery, which is characteristic of 19th century Roman Catholic churches.

## Doors

Historic doors have a great deal of character and are usually designed to complement the style of the building. Historic doors are found throughout the conservation area and normally

comprise timber, panelled doors, with glazed upper panels. The glazed panels are often of interesting shapes and provide additional historic character to the front elevations of the buildings. Glazing around doors is also important to the character of the facades. The surrounds of doors are also of great importance to the appearance of the conservation area. Many properties have ornate door-cases of white painted stucco or moulded terracotta. The survival of glazed hoods or porches with white painted hanging balusters adds historic detail to two areas.



Details of doors and windows

# 5 The Condition of the conservation area

As part of the assessment of Lee Manor conservation area in 2007, a brief visual condition survey of some of the properties and the area in general was carried out.

All of the original houses in the conservation area are over 80 years old. The conservation area has, unsurprisingly, undergone a certain amount of change, not all of which is good quality and some of which has been detrimental to the area's character and appearance.

The general condition of the buildings in the area is good. There are only two or three unoccupied properties and, although some would benefit from routine maintenance and repair, none are considered to be at immediate risk of decay. The Manor House gardens are well maintained and the derelict ice house has recently been restored by the Lee Manor Society with grant aid.

Small changes to the external appearances of individual houses are beginning to erode the special interest of the area. Examples of such negative alterations are: replacement of timber sash windows with uPVC or windows in a different style, enclosure of recessed front porches and infilling of suspended porches, obtrusive

rooflights located in the front roofslope, replacement of slate with concrete tiles or poor quality artificial slate, incorrect bonding of new brickwork, rendering/pebble-dashing of original brickwork, removal of small architectural details such as tiled front paths, finials, ridge tiles and clay chimney pots.

Of particular note is the change caused by the loss of original front boundary walls and the hard-surfacing of front gardens, usually to form a parking area. Not only is the removal of wall and garden regrettable in terms of the loss of historic fabric but also because of the loss of an urban wildlife habitat and the adverse impact of hard surfacing on water run-off.

Some of the above alterations may not have required planning permission and have been carried out lawfully under 'permitted development rights'. The Council has powers to restrict permitted development rights by means of an Article 4 Direction.

The conservation area contains several small groups of shops. Garish modern fascias and signage are out of character with the surrounding area and do not support the generally high quality of the surrounding built environment. A small number of original shop fronts

have survived, which need to be protected.

The quality of pavements throughout the conservation area is variable. Most have a mixture of concrete slabs and tar macadam surfacing and are poorly maintained.

The street trees throughout the conservation make a very important contribution to its character and appearance. The mature trees mostly comprise large specimens of London Plane, Horse chestnut and Limes that have been pollarded to improve their shape and prevent them growing too tall. Ideally, new street trees should include young examples of these species to maintain this mix over time. In a small number of cases it is noted that trees mask views of important historic buildings.

# Useful contacts

## London Borough of Lewisham

**Website:** [www.lewisham.gov.uk](http://www.lewisham.gov.uk)

### Planning Service

Laurence House  
Fifth floor, 1 Catford Road  
Catford, London, SE6 4SW

Planning and information desk:  
020 8314 7400

Conservation and Urban

Design team:  
020 8314 6071/8533

Planning Enforcement team:  
020 8314 8092

### Building Control

Laurence House  
Second floor  
Address as above  
Tel: 020 8314 8233

### Lewisham Local Studies and Archives Centre

Lewisham Library  
199-201 Lewisham High Street  
Lewisham, London, SE13 6LG  
Tel: 020 8297 0682

### Envirocall

Report fly-tipping, graffiti,  
potholes etc on the following  
phone number or websites:

Tel: 020 8314 7171

[www.lewisham-  
visibledifference.org.uk](http://www.lewisham-<br/>visibledifference.org.uk)  
[www.lovelewisham.org](http://www.lovelewisham.org)

### Housing Needs Grants

Capitol House  
47 Rushey Green  
Catford, London, SE6 4AS  
Tel: 020 8314 6622

### Highways

Wearside Service Centre  
Wearside Road  
Ladywell, London, SE13 7EZ  
Tel: 020 8314 2181

### Street trees

Wearside Service Centre  
(as above)  
Tel: 020 8314 7171

## Other

### The Lee Manor Society

The Secretary  
105 Burnt Ash Road  
Lee  
SE12 8RA  
Tel: 020 8852 1644

# Bibliography

**Lysons, Daniel, 1796, The Environs of London:** volume 4 Counties of Herts, Essex & Kent (Lysons)

**Walford, E., 1878, Old and New London:** Volume 6 (Thornbury and Walford)

Leaflet prepared by Lee Manor Society

Maps from Lewisham Local Studies and Archive Centre.



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மொழிபெயர்ப்பிற்காக தயவுசெய்து உங்களைப் பற்றிய விபரங்களைக் கீழே அளியுங்கள்:

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Return to:

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Şu adrese geri gönderiniz:

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Laurence House  
1 Catford Road  
Catford  
SE6 4RU

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Planning Information Desk, 020 8314 7400,

planning@lewisham.gov.uk

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