

HONOR OAK

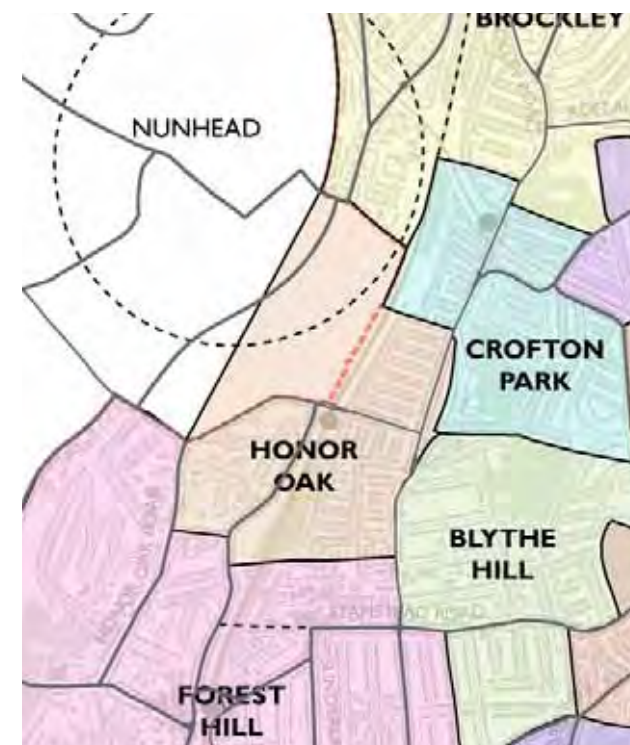
Key characteristics

Honor Oak is the northern extent of Forest Hill, separated from it by the industrial estate on Stanstead Road. It is a residential area sandwiched between two parallel railway lines, with Honor Oak Park station on the western line (New Cross to Forest Hill). The area is predominantly made up of interwar terraces with strong vertical rhythms from the double height bow windows.

- Strong and attractive urban form of centre with clear connection to rail station.
- Strong grid layout to streets
- Stondon Park Road is of diverse quality, but it includes some interesting architecture
- Link to green space to west and surrounding residential across rail line, which forms a partial barrier.

Heritage assets

- Sweep of the landscape as experienced from One Tree Hill



CROFTON PARK

Key characteristics

Crofton Park is characterised by a dense network of roads, the layout of which is influenced by the topography and rail line, but generally on a grid with perimeter blocks of late Victorian red brick houses.

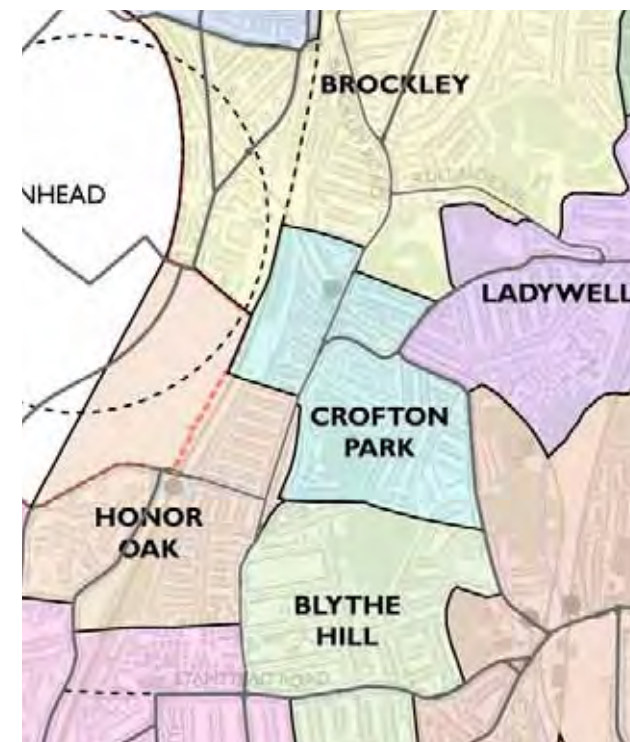
The quality of buildings along Brockley Road is variable and the area has limited facilities with a small shopping centre around Crofton Park station. The northern part of Crofton Park north looks towards Brockley and Ladywell.

Heritage assets

- Unity of the better preserved terraces

Key issues

- Erosion of detail through incremental loss of original features, including overpainting of brickwork



LADYWELL

Key characteristics

Ladywell is predominantly characterised by 1880s development around railway station. These are tightly defined terraces, the best preserved and most distinctive being the streets off Vicar Hill, built by local developer Samuel Gerrard.

Commercial development including Edwardian shops and pubs is focussed on Ladywell Road, one of the main roads into Lewisham.

Characteristics include:

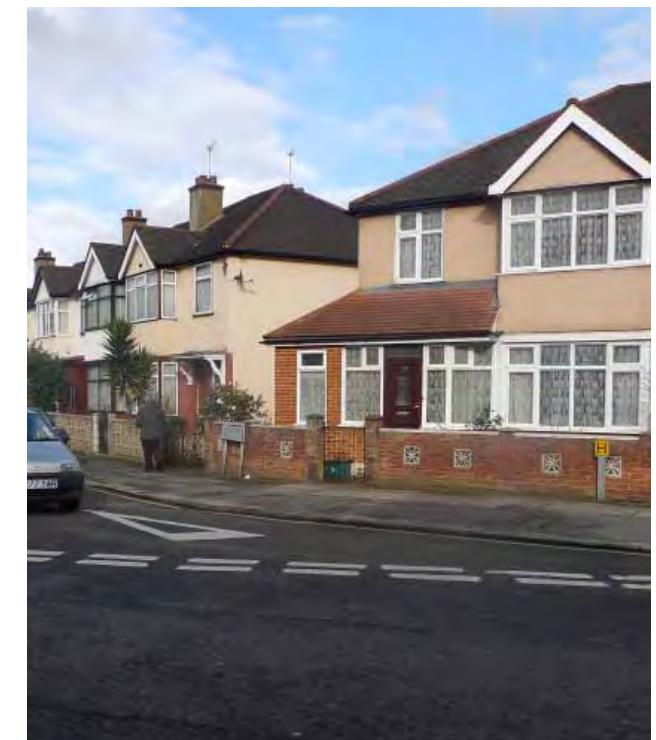
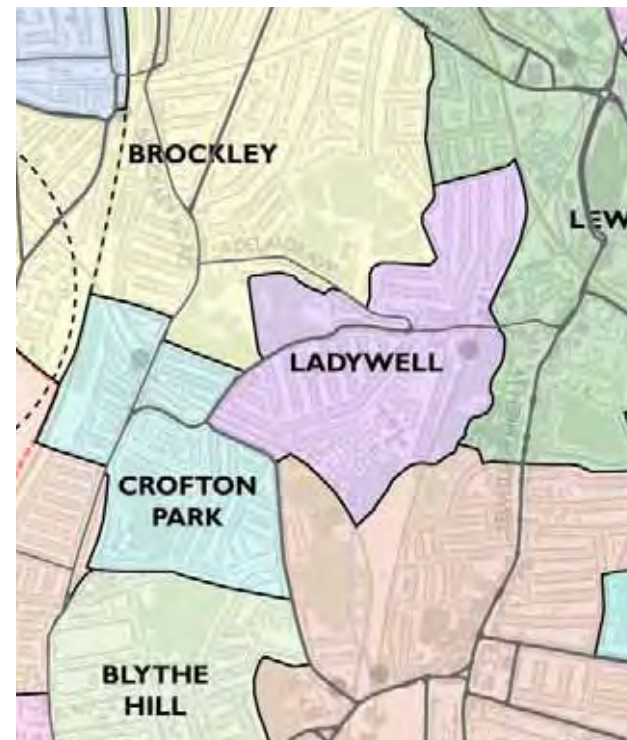
- Varied neighbourhood
- Real mix of layouts and architecture around river valley
- Some interesting older buildings including a former water tower
- Western part of area dominated by strong grid of Victorian streets.

Heritage assets

- Northern part of Ladywell has recently been designated as a conservation area.
- Water tower of the former St Olaves Union Workhouse – local landmark

Key issues

- Preservation and enhancement of the new conservation area
- Traffic management on Ladywell Road





HITHER GREEN

Key characteristics

Hither Green is bounded by Lee, Lewisham and Catford. The area is substantially defined by the two railway lines that converge at Hither Green, with trees in the apex and beyond, the railway depot and marshalling yards.

The streets either side of the station are mostly late 19th century terraces, densely developed on a regular grid. This loosens up with Mountsfield Park providing relief of open space.

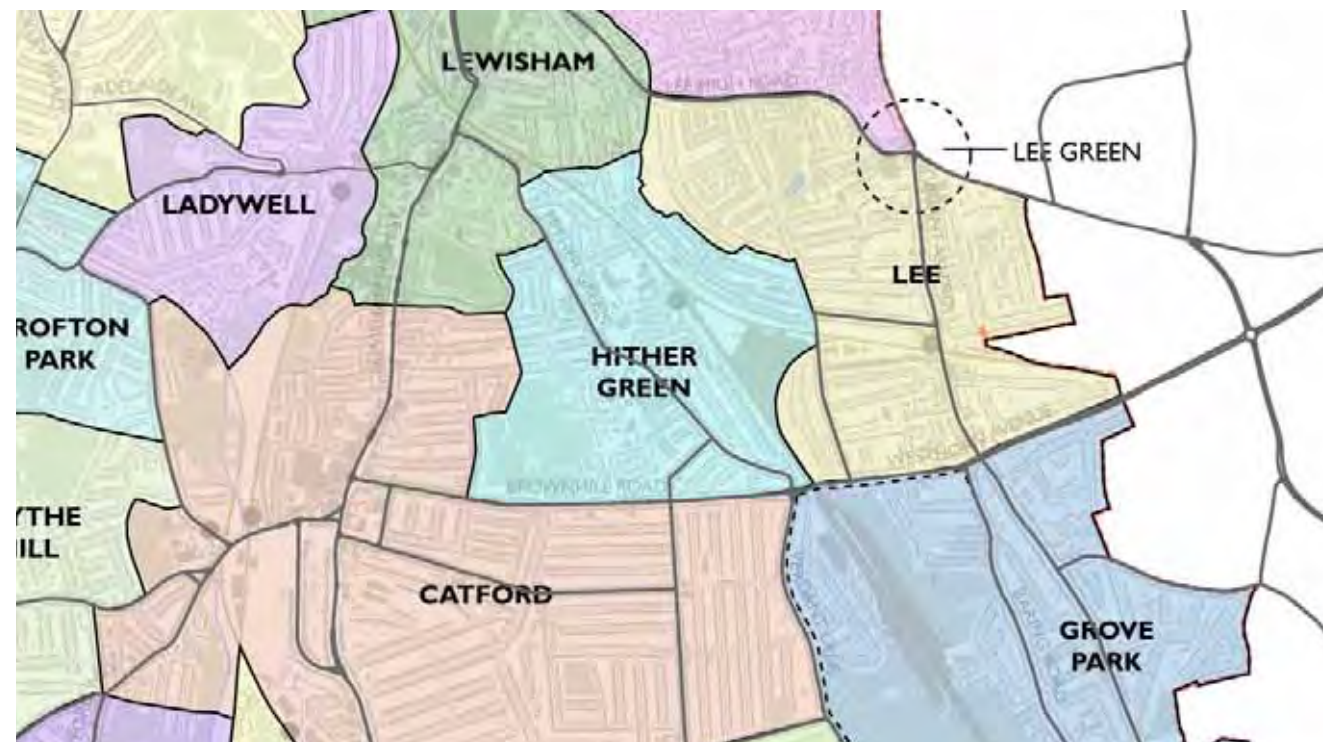
To the west of Hither Green Lane the terraces make way for modern flats (Meridian South) - deep plan blocks grouped around a water tower that has been retained as a local landmark

Heritage assets

- Water tower of the former Park Fever Hospital
- Mountsfield Park

Key issues

- Rail lines dissect the area across its northern half, preventing movement and disrupting the urban form





LEE AND LEE GREEN

Key characteristics

Defined here as the area south of Lee High Road, the main road that runs into Lewisham to join Lewisham Way, extending to Westhorn Avenue. Lee is more densely developed than Blackheath. Smaller scale, denser terraces on both sides of Lee Road, including developments from the 1960s and 70s

There is a mix of housing types along main route of A2212 (Burnt Ash Road), with consistent Victorian terrace streets on residential streets away from the main route – particularly to the west.

Lee Green junction is a key focus and acts as a gateway into the area from Blackheath

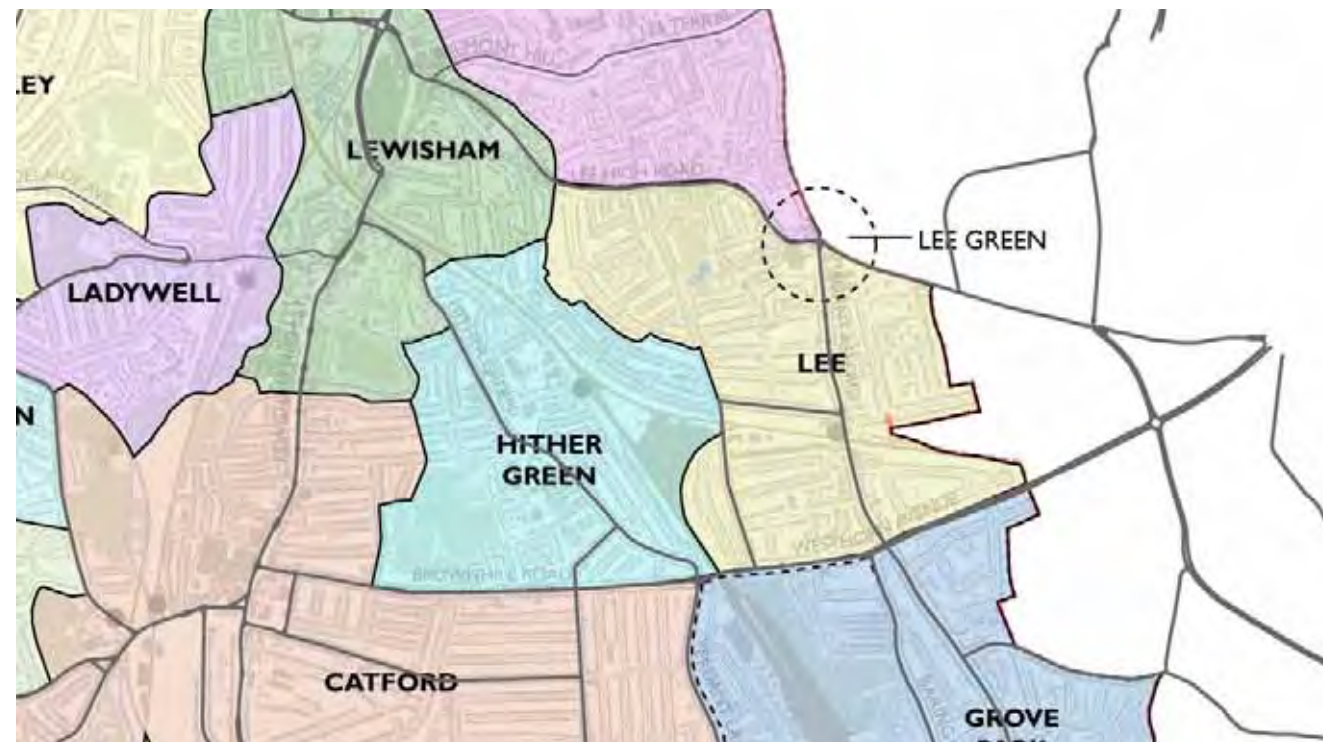
Schools are located in the heart of the housing areas, sited in the midst of otherwise entirely residential streets.

Heritage assets

- Lee Manor conservation area
- Boones Chapel, 1683 (listed Grade 1)
- Lee Public Library (formerly 34 the Manor) Old Road, listed Grade II*
- Manor House Gardens is a well used and attractive asset, recently restored

Key issues

- Integrity of the conservation area





FOREST HILL

Key characteristics

Forest Hill is a mixed area with houses and streets of various shapes, styles and periods, but its character is tied together by the hilly terrain and the views obtained from certain streets. From Sydenham Hill in particular there are panoramas of the City of London and the West End.

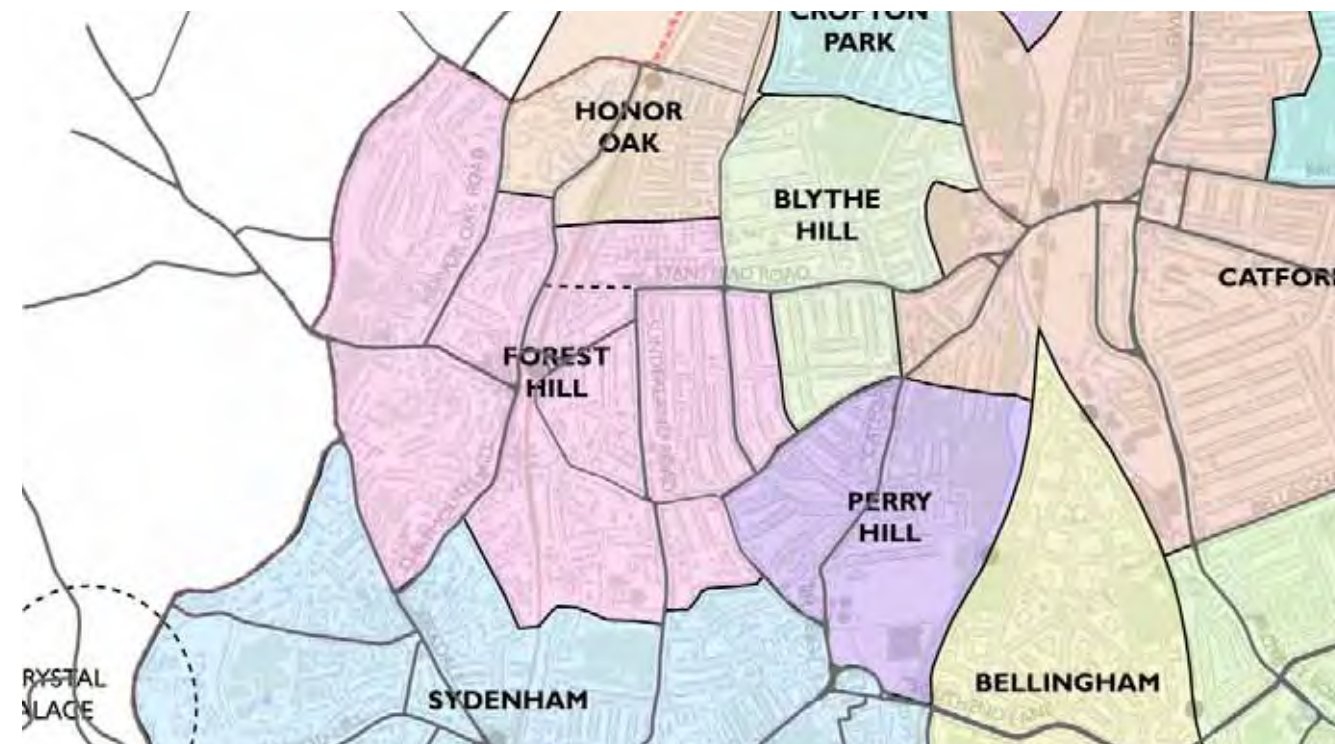
Forest Hill developed speculatively from 1800, taking off particularly in the 1840s after the arrival of the railway. Today there is a mix of shopping, pubs and cafes with the local centre clustered round railway station, and houses of all periods. The larger houses tend to be situated on the higher ground, with views west and north across Southwark and Lewisham.

Heritage assets

- Forest Hill conservation area
- Horniman Museum is a building of national importance with a significant collection and fine gardens.

Key issues

- Traffic on South Circular
- Erosion of architectural detail in some streets
- Viability of the shops and businesses in the neighbourhood





BLYTHE HILL

Key characteristics

Identified as the area around Blythe Hill Fields and the streets to the south, on both sides of Stanstead Road (the South Circular). To the south of Stanstead Road the long, straight streets such as Carholme Road and Northwood Road are made up of paired houses with double height bay windows, closely spaced and with short front gardens, comparable with those at Crofton Park and Honor Oak.

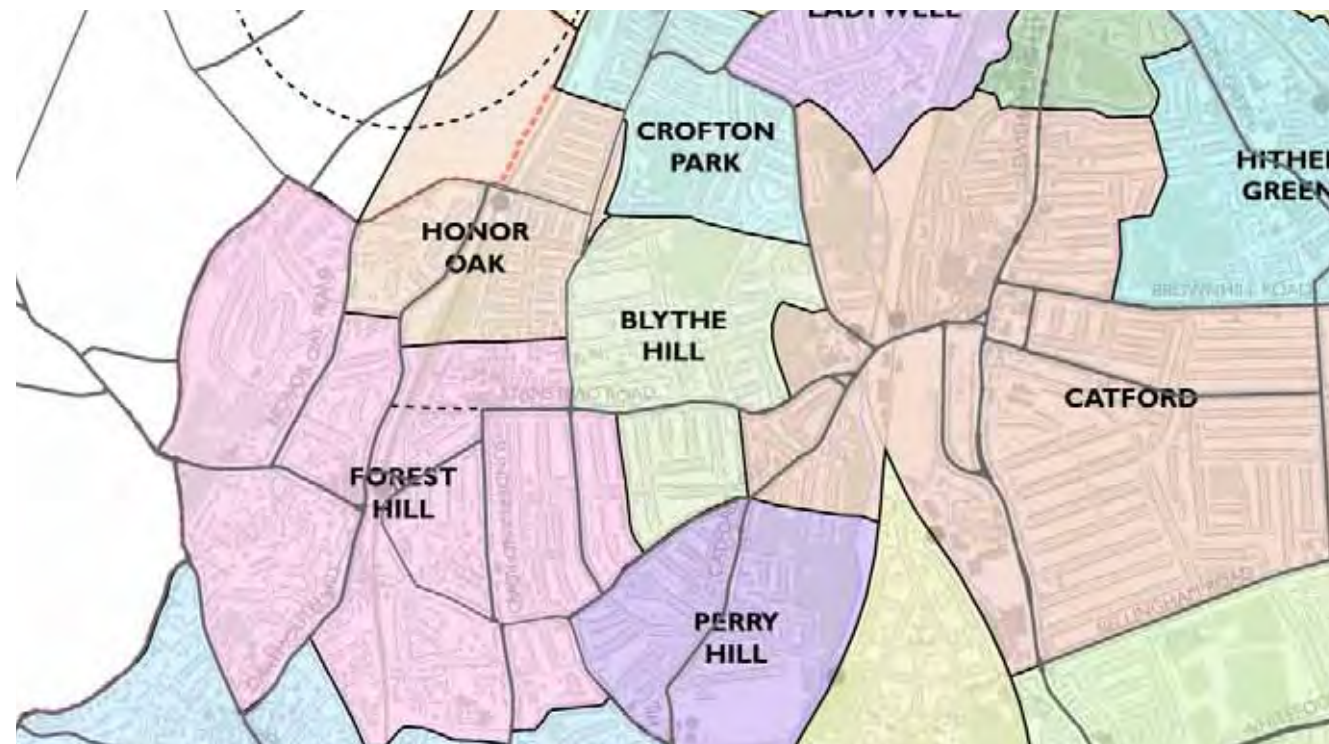
Close to the Fields the houses and streets are generally later – mostly interwar – laid out on bigger, less regimented blocks and with larger plots and houses.

Heritage assets

- Stanstead Grove conservation area, an enclave of 19th century houses tucked behind the South Circular
- Blythe Hill Fields are a valued recreational asset and a green lung in this built-up area

Key issues

- Loss of front gardens and architectural detail in the earlier streets





CATFORD

Key characteristics

Catford is the second commercial centre in Lewisham, focussed around Catford Broadway and Rushey Green. As well as commercial functions such as the shops and the market, it also includes large scale civic and cultural functions such as the Council offices, library, police station and theatre.

The terraces to the south east of the town centre are spacious and very regular Edwardian and postwar developments of private speculative houses. Culverley Green, to the south east of the town centre is characterised by long, straight avenues.

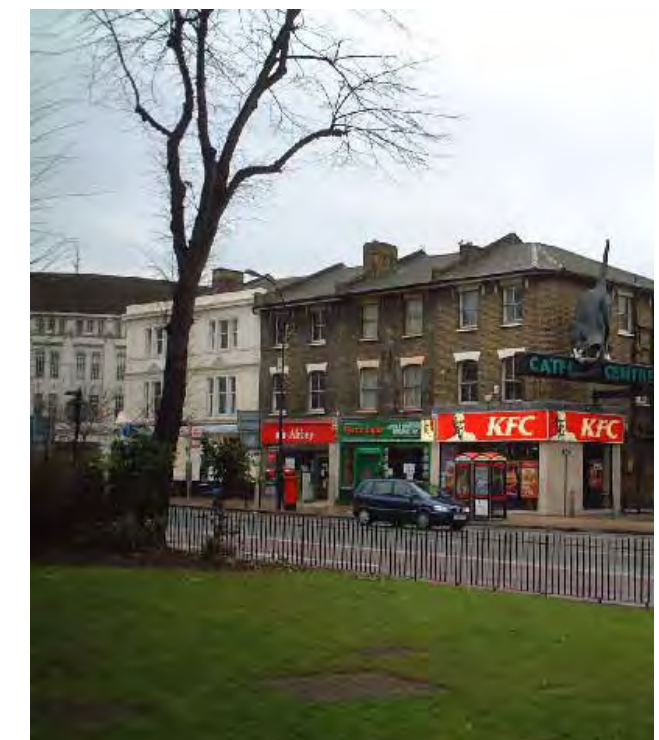
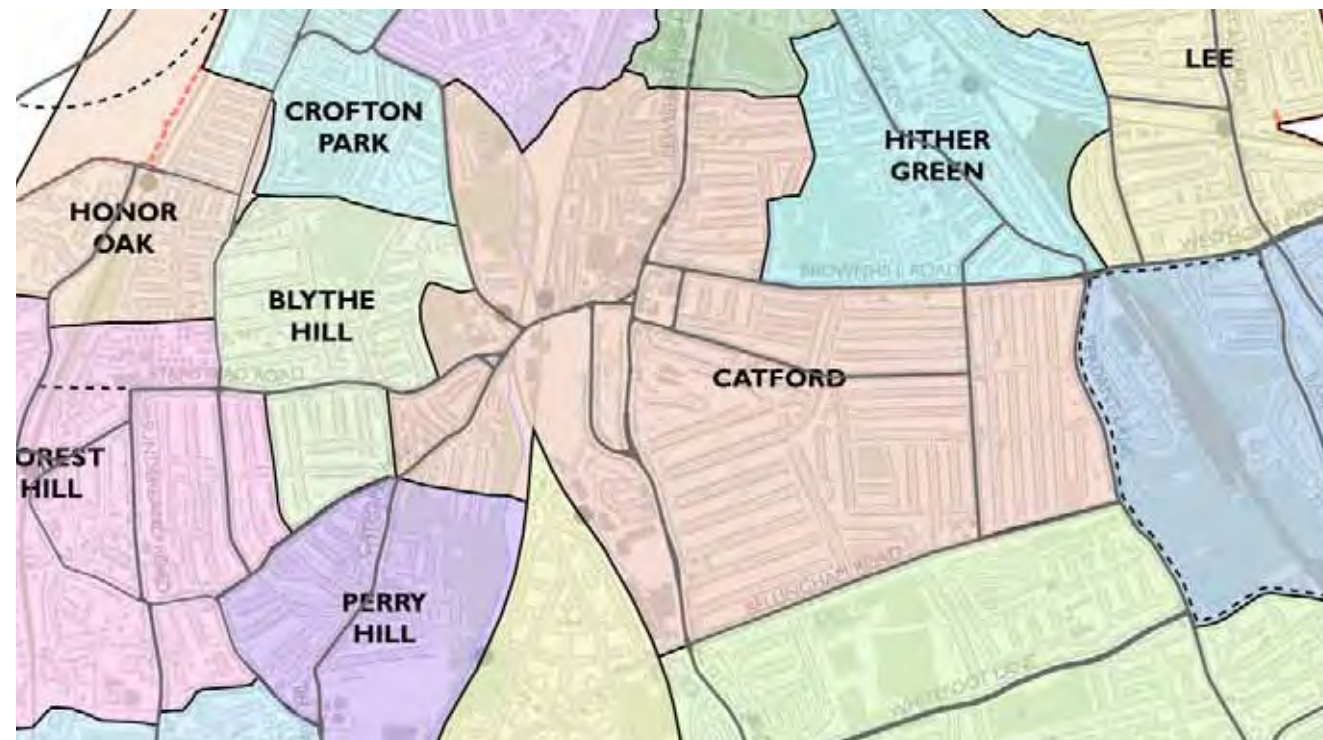
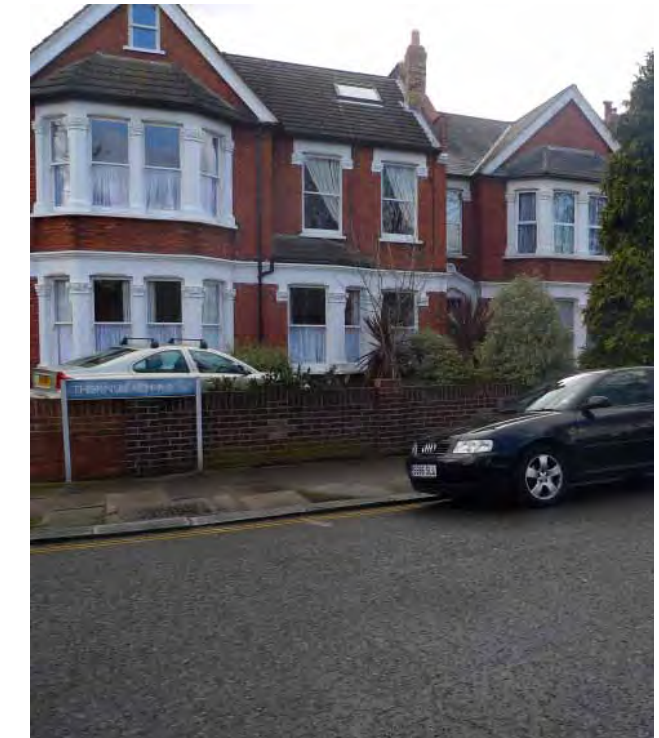
The area is served by two railway stations (Catford and Catford Bridge) which offer a choice of central London destinations.

Heritage assets

- Culverley Green conservation area
- Broadway Theatre, 1930s Grade II
- Eros House – brutalist office building for Lewisham Council built in 1968 and listed Grade II

Key issues

- Traffic in Catford
- Sustaining and enhancing the civic and commercial role of the town centre
- Undesirable permitted development in some areas, resulting in a loss of architectural unity.





GROVE PARK

Key characteristics

A diffuse residential area with Baring Road as its spine, running between Lee Green and Bromley. The area was substantially developed for Council housing in the 1920s, with private housing for commuters being encouraged by the electrification of the railway line in 1926.

The railway station originally opened in the 1870s and there was also a Victorian workhouse in the area, later converted to Grove Park hospital and since redeveloped for housing.

The majority of the area is classic suburbia, but disconnected from the more urban centres such as Catford, Lewisham or Forest Hill; Grove Park lacks the distinctiveness of other parts of the Borough.

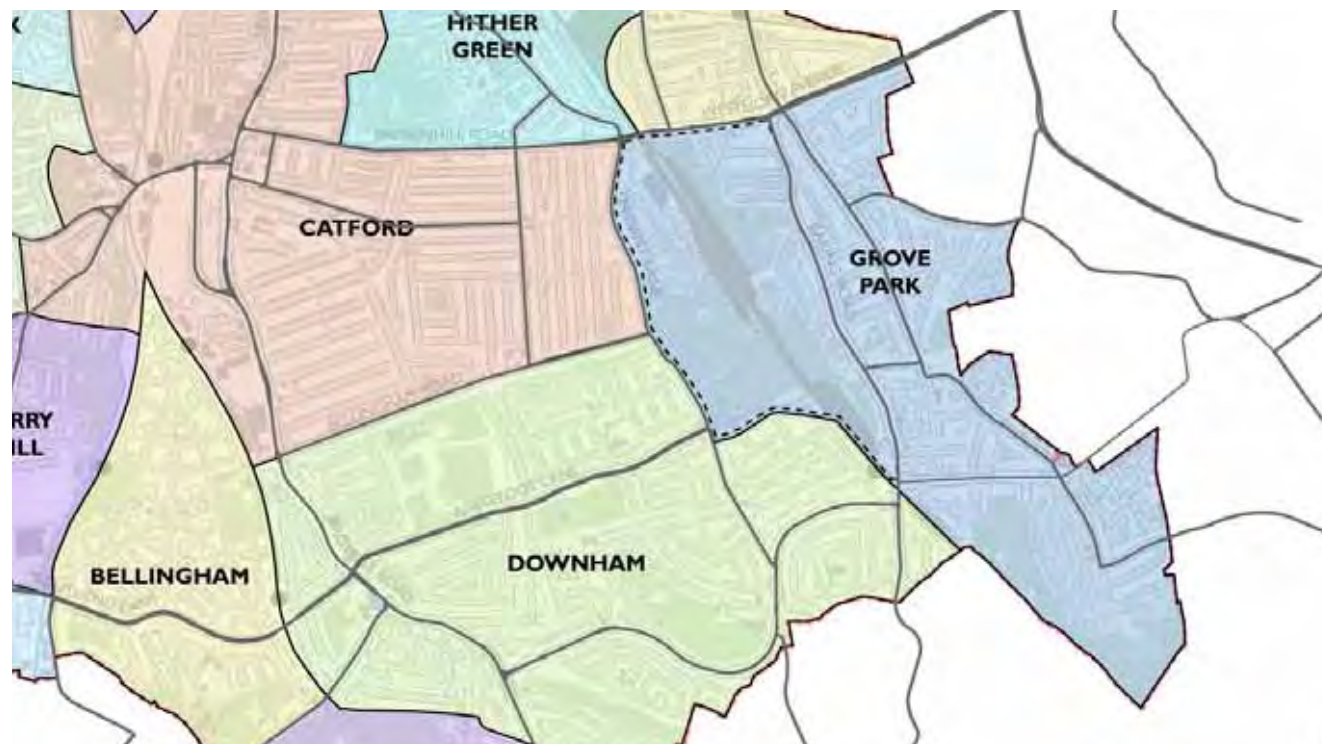
There is a mix of typologies and winding roads created by hilly terrain and there is a noticeable contrast some very green streets and those with little street greenery at all.

Heritage assets

- Hither Green cemetery, to the east of Verdant Lane – 1873 chapels
- Former Grove Park Hospital

Key issues

- Connecting Grove Park to other parts of Lewisham and the adjacent boroughs of Greenwich and Bromley





SYDENHAM

Key characteristics

Sydenham was originally a hamlet along Sydenham Road, close to the Common, although very little evidence of this now survives. Substantial development followed the re-erection of the Crystal Palace when it was moved from Hyde Park to Upper Norwood. Mansions for the wealthy were followed by more modest houses for clerks and artisans.

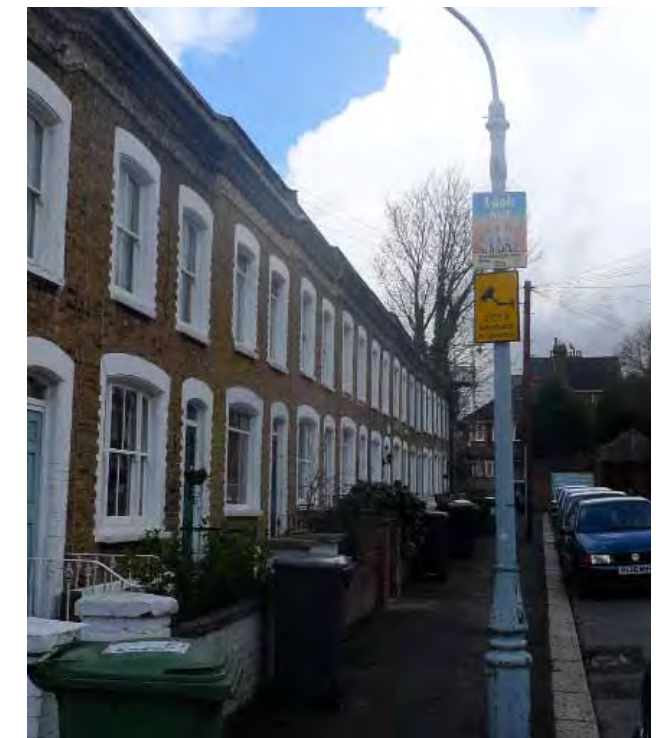
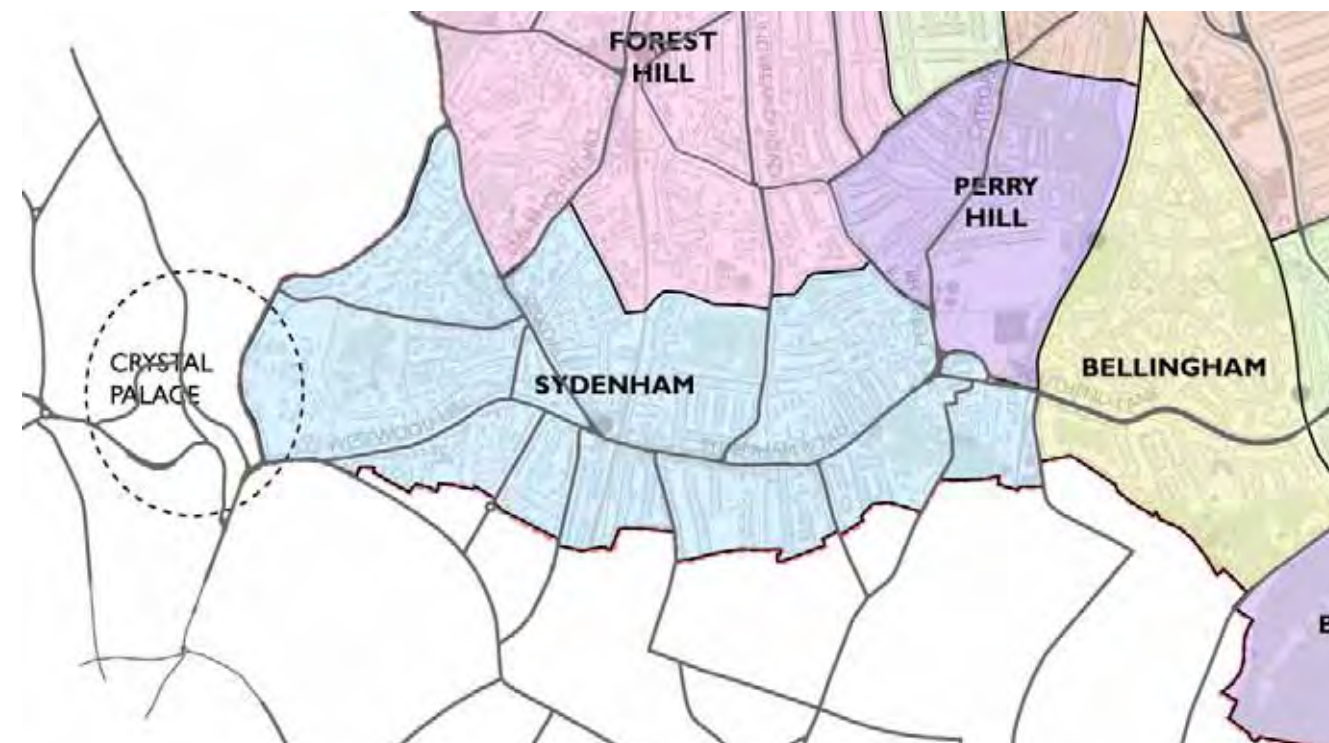
Westwood Hill and Sydenham Road is the main road through the area with secondary streets laid out perpendicular to it. Several of the Victorian and Edwardian areas have been designated as conservation areas and have their own particular characteristics. The hilly topography exerts an influence on several of these.

Heritage assets

- Sydenham Thorpes conservation area
- Cobb's Corner conservation area
- Jews Walk conservation area
- Sydenham Hill/Kirkdale conservation area
- Sydenham Park conservation area
- Halifax Street
- Listed buildings include St Bartholomew, Westwood Hill (Grade II*)

Key issues

- Preserving the separate identities of the conservation areas



PERRY HILL

Key characteristics

Perry Hill is the main road between Sydenham and Catford.

To the south, the area is dominated by a superstore and its car park, with two gasholders as the most prominent landmarks. Otherwise the Perry Hill area is almost entirely residential and mostly consists of streets of inter-war semi-detached houses with short front gardens and deeper, mature gardens behind. The exceptions are the mid-19th century villas and terraces off Perry Rise, such as those on Garlies Road and Allenby Road.

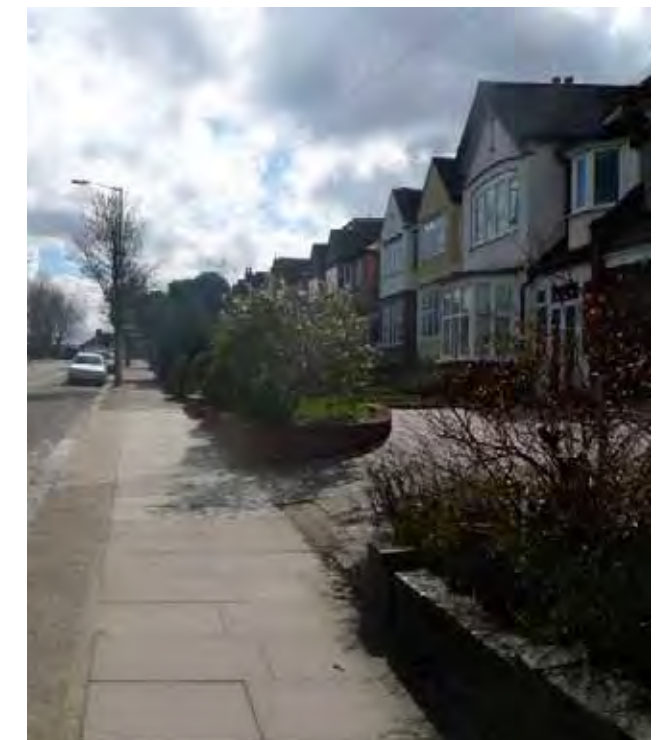
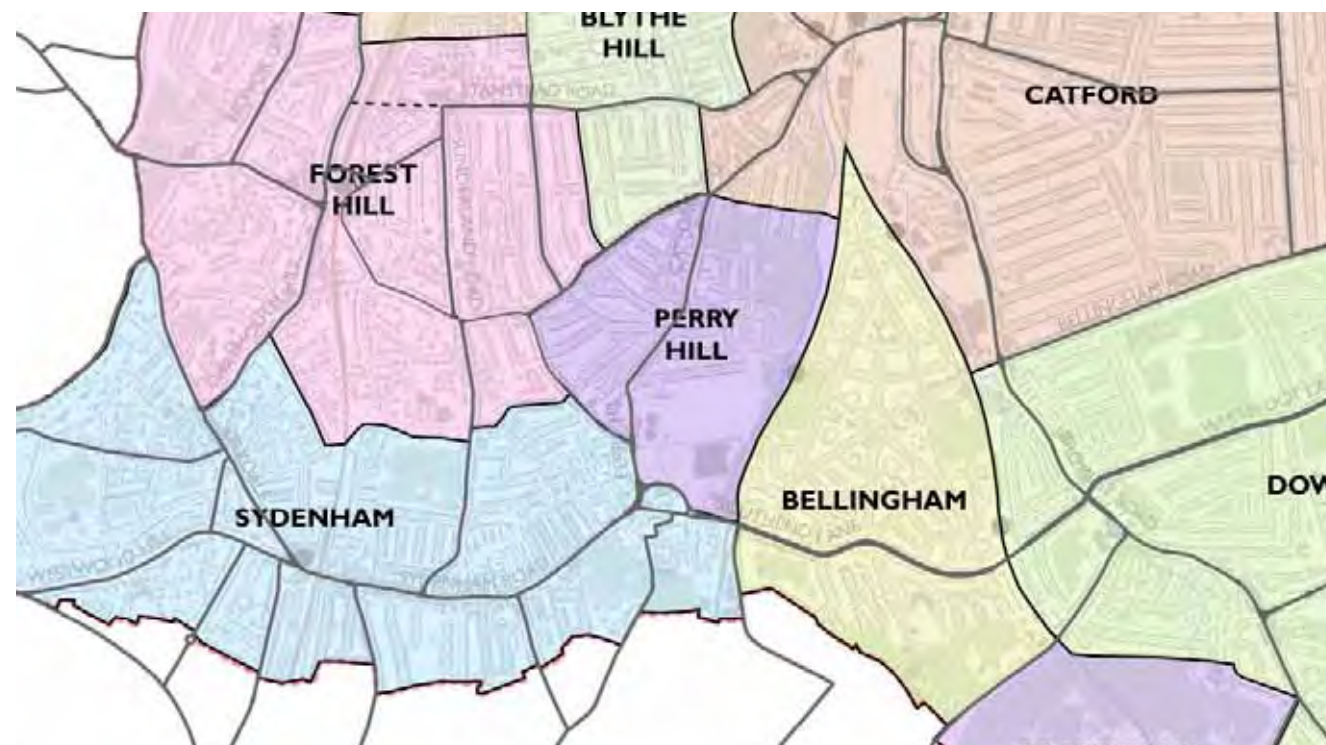
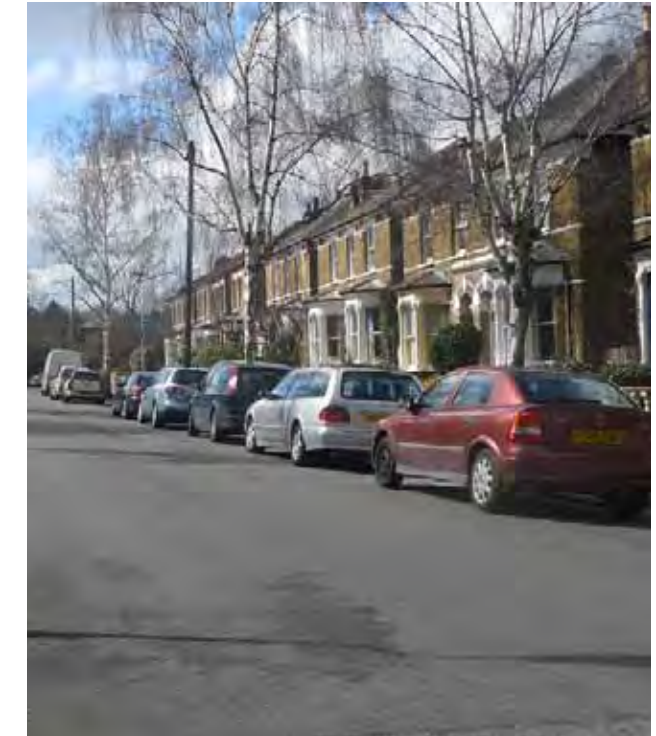
The new church of St George's Perry Hill (2005) is a notable contemporary addition to the area.

Heritage assets

- Perry Fields conservation area

Key issues

- Bringing forward the large areas of post-industrial land for suitable development which is well integrated with the surrounding neighbourhoods.



BELLINGHAM

Key characteristics

Bellingham is the sister estate to Downham, also developed by the LCC in the inter-war period but with a more formal plan, with streets radiating from Bellingham Green. Development began in 1921 and continued through to the 1930s.

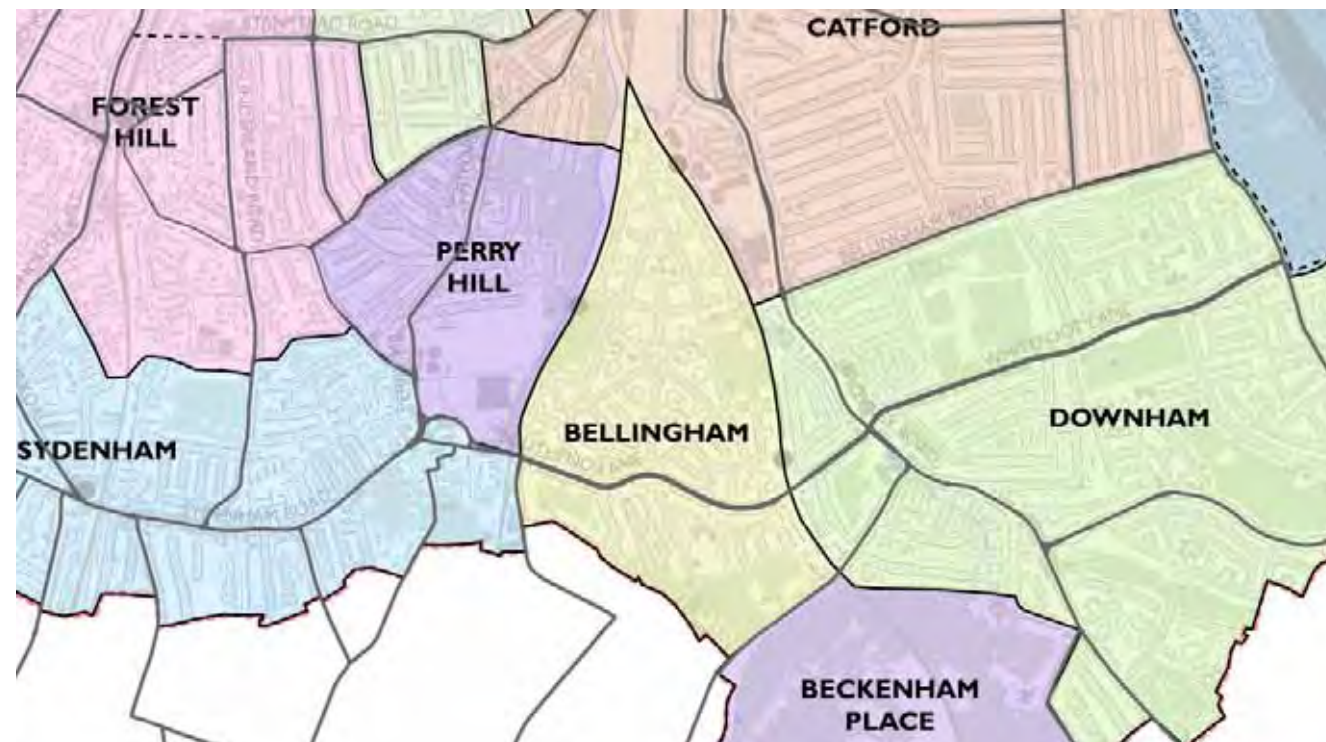
The strong formal plan of the area is one of its key distinguishing features, with the radial nature creating a focus on the communal park and social and civic functions around it. Budget restrictions for public housing in his era means that the buildings are simple and functional in their construction. However, they have been designed in a sensitive manner and together make an appealing composition.

Heritage assets

- Integrity of the estate
- Key green spaces and street trees

Key issues

- Protecting the integrity of the overall design of the estate to maintain the cohesive appearance.
- Risk of loss of street trees and verges due to pressures for parking.



DOWNHAM

Key characteristics

Very large Council estate built in the 1920s-30s by the London County Council and amongst the most ambitious of its “cottage” estates. Laid out as perimeter blocks but on undulating form with a conscious attempt to follow the rural vernacular models, as espoused by the Garden City movement. At Southend, Bromley Road shows some vestigial evidence of the old village that once flourished here; farmhouses, cottages pubs and church lined along the main road, parallel to the River Ravensbourne.

Heritage assets

- Listed buildings at Southend – the nucleus of the old village, complete with the village pond

Key issues

- Connections to other parts of London or the borough are relatively poor and there is little variety in the estate

