



Figure 41 shows buildings within the setting of the area that have a particularly positive impact on these views and on the character of the setting in general.

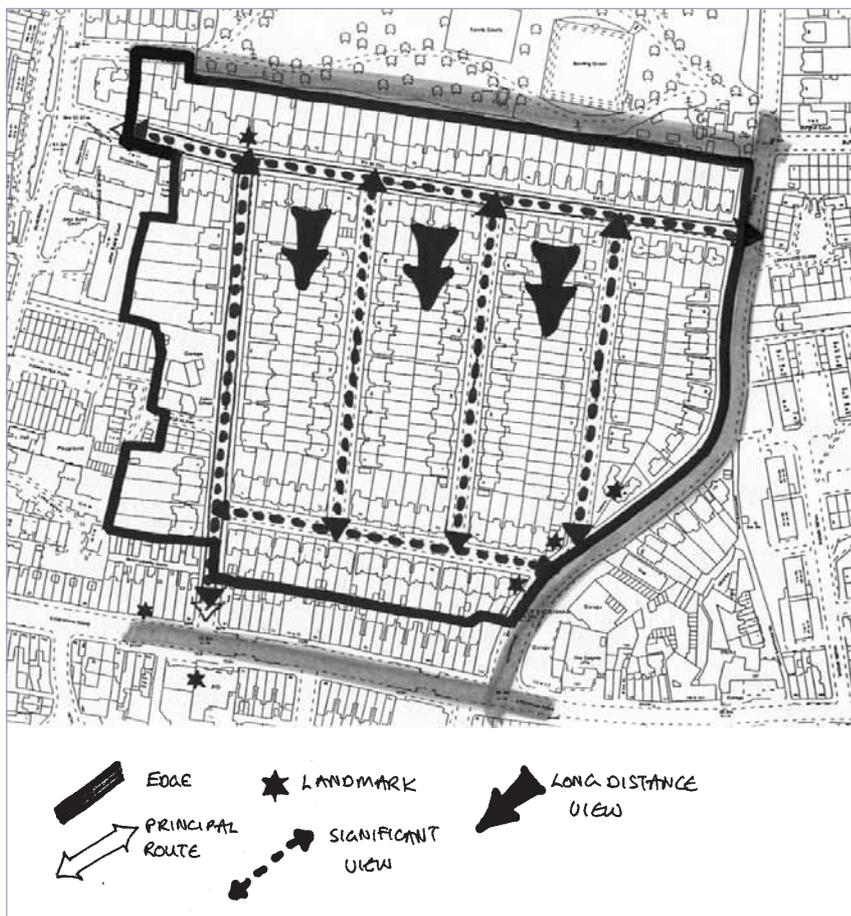


Figure 42: Townscape analysis of the conservation area.

The setting of the conservation area

Figure 42 gives a full townscape analysis of the conservation area within its setting.

The topography of Sydenham in general is undulating. The Thorpes Estate itself is situated on a hillside running up from Earlsthorpe Road in the south to Mayow Park in the north. Southwards from Earlsthorpe Road the land also rises slightly to Sydenham Road.

The sloping nature of the site contributes to a series of attractive views along its long straight streets. There are a number of significant views into and out of the conservation area – these are dependent on the street layout and are indicated in Figure 42. In addition, there are long-distance views from the top of the site towards wooded hills to the south.

3 Areas of weakness and potential for enhancement

3 Areas of weakness and potential for enhancement



Figure 43: Sites with the potential for enhancement within the conservation area and its setting.

Sites shown above are:

- 1–17 (consec.) Windfield Close
- Garages at rear of 18 Bishopsthorpe Road
- 24 and 37 Dukesthorpe Road and adjoining garages
- 42–44 (Post Office) Sydenham Road
- Garage at rear of The Dolphin PH, Mayow Road
- 22–27 (consec.) Lockwood Close, Mayow Road
- 49–149 (odd) Hazel Grove

Certain sites within the conservation area and its immediate setting have either a negative impact on its character and appearance, or are neutral in this respect.

Both these types of site (shown in Figure 43) have the potential for enhancement in terms of the contribution that they make to the character and appearance of the conservation area.

Loss of original features

The analysis of the architectural interest of the buildings in the area has laid stress on the importance of the survival of original detailing such as windows and doors, and of decorative features such as pargetting to gables. Original materials and finishes to main and porch roofs and to elevations are equally important to the character of the area, as are contemporary features within the setting of the buildings such as gates and garden walls.

However, the continued existence of such original features is threatened. Windows, doors and roof materials may be subject to inappropriate modern replacements, facade finishes may be altered, and boundary walls and gates removed or replaced with new and less sympathetic designs (see Figures 44–55).

A comprehensive survey of the buildings in the conservation area demonstrated that there has been an alarming loss of original features. For example, 31% of houses have suffered inappropriate replacement windows, and 24% inappropriate replacement doors.

The facade finish of 11% of houses has been altered from the original. This figure does not include houses that have lost detailing to the facade such as pargetting to gables, but this also appears to be disturbingly common. About 10% of houses have lost all or a significant part of their front boundary, to allow parking in the front garden, or to provide space for wheelie-bin storage (see below). This figure does not reflect changes of design, so the loss of original walling, gates etc is higher than it would indicate.

The rate of loss of original features is not consistent throughout the area; in Dukesthorne Road, for example, the percentages are significantly higher in some categories of change than for the other roads in the area taken individually. Here, for example, 61% of houses have inappropriate replacement windows; 61% also have inappropriate replacement doors, and 30% have lost their original facade finish.



Figure 44



Figure 45



Figure 46a



Figure 46b



Figure 47

Both of the prominent buildings shown in figure 44 have lost the decorative pargetting to their gables. The brick facade of that to the left has also been painted, further altering its character.

In figure 45 the largest of the windows on the flank elevation of a house on Earlsthorpe Road would originally have had stained glass with a decorative design. Without it, the elevation becomes relatively bland and uninteresting (cf. figure 23g).

Roofs

The replacement of slate roofs with profiled tiles has a significant impact on the character of the buildings and detracts from the original design concept. Even a relatively minor change in materials such as this can have a noticeable impact on the character of a property. The patina of age is lost. Other less common alterations include rooflights and roof extensions, which can all detract from the character and appearance of the area.

Figure 46a shows rooflights and an unsuitable replacement roof covering detract from this property on Bishopsthorpe Road.

Figure 46b shows replacement roofs in Bishopsthorpe Road. Figure 47 shows houses with concrete roofing tiles (right) and faded artificial slate (left)

Doors

Modern doors also detract from the historic appearance of the streetscape. Figure 48 shows two doors on Dukesthorpe Road. That on the right is original, with proportions and detailing that complement other design features of the house, notably the adjoining sidelight. That on the left is an inappropriate modern replacement – the detrimental impact is obvious.



Figure 48



Figure 49

Figure 49 shows a replacement UPVC porch door on Kingsthorpe Road. This bland, modern design obscures the original double doors, which would have been of panelled timber with stained-glass lights (see villa style no 5).

Windows

UPVC windows have different visual qualities to the painted wooden sash or casement windows: their proportions and design are different, their glazing bars clumsy and even double-glazed glass reflects differently. In Dukesthorpe Road a high percentage loss of original features, including windows, detracts from the character and appearance of the houses on the street.

Figure 50 shows a villa pair on Bishopsthorpe Road. The house on the left has its original timber casement windows, whereas the windows of the house on the right are replacement UPVC with 'leaded' lights.

Figure 51 shows two neighbouring houses on Kingsthorpe Road. The one on the left has its original timber sash windows, the one on the right has replacement UPVC casements.



Figure 50



Figure 51



Figure 52



Figure 53

Figure 52: A house on Queensthorpe Road. Although the replacement UPVC windows imitate the glazing pattern of the original sashes, they lack the design quality and the craftsmanship of the originals.

For instance, the fake 'glazing bars' of the upper 'sash' are sandwiched between the panes of the double glazing – as a result the window appears flat and two-dimensional in comparison to traditional timber sashes. The opening mechanism is another obvious point of difference.



Figure 54

Boundary treatments

Figure 54 shows a house on Kingsthorpe Road which has lost its front garden wall, to the detriment of the character of the road.

Figure 55 shows gates and posts to the front of these properties on Queensthorpe Road which have been removed to allow for wheelie-bin storage. The negative impact on the setting of the houses from the loss of the original boundary treatment and from the bins themselves is obvious.



Figure 55

Satellite dishes

A small number of houses (5%) within the area have satellite dishes in prominent positions on the front elevation or roofslope. Where these are present, they detract from the character and appearance of both the buildings themselves and of the area as a whole.



Figure 56

Inappropriate modern extensions and other alterations

About 15% of houses in the area have suffered from inappropriate modern extensions or alterations (other than those already described). The principle source of concern in this respect is the enclosing of recessed porches, which is frequently undertaken in a visually intrusive manner, detracting from the original design of the buildings involved.

Figure 56 shows a porch of a house on Dukesthorpe Road has been enclosed in a highly unsympathetic fashion. Original porches, where they survive, are one of the most attractive features this villa style (see villa style 6).

Wheelie-bins

The limited size of front gardens in the Thorpes Estate and the low height of the majority of boundary treatments can mean that it is difficult to find an unobtrusive position to store refuse wheelie-bins. Where they are visible, these bins detract from the character and appearance of the area, and in particular its period feel.



Figure 59

In some places, notably Queensthorpe Road, front boundaries and/or gates have been removed to allow the bins to be drawn in off the pavement. The loss of original boundary treatments compounds the negative visual impact of the bins themselves.

The pictures on this page show unattractively located wheelie bins.



Figure 60



Figure 61



Figure 62



Figure 63



Figure 64

Street furniture

Original or period street furniture such as lamps, post boxes and street signs makes a strong positive contribution to the character and appearance of the area.

However, only one original street sign survives in the area; the modern replacement signs are very different in design and are post- rather than wall-mounted. They do not make the same contribution to the period feel of the area.

Many period street lamp columns remain; however these appear rather dilapidated (in particular original decorative mouldings are being gradually obscured by layer upon layer of paint) and the lamps themselves are of an inappropriate design. The lack of a sympathetic approach to their maintenance is apparent and speaks of a disregard of their special interest.

In general the quality of the modern street furniture in the area is fairly poor. Its placement is also sometimes ill-advised, resulting in an unnecessarily cluttered street scene.

Figure 61 shows a disused lamp column with modern replacement. The modern lamp, unlike its predecessor, detracts from, rather than enhances the period atmosphere of the estate.

Figure 62 shows where the street sign has been removed from this house wall.

Modern street signs lack the character and period feel of the original wall-mounted signs

Inappropriately placed street furniture such as this sign shown in Figure 64 can add clutter to the street scene and detract from period features.

Hard surfacing

The hard surfacing of both roads and pavements within the conservation area is of a variable and often poor quality. It does not match the quality of the built environment in general.

Road surfaces are potholed and patched in different coloured concrete. Pavements are largely of concrete slabs, which are often broken or uneven, edged or patched at the kerb or around manhole covers with various colours of concrete.

In addition, where the pavement is broken open around the base of trees, the opening is not usually properly finished.

Granite kerbstones and cobbles at road edges are, however, a positive feature where they survive.



Figure 65: Poor quality paving in Earlsthorpe Road.

4 Sources and contacts

Local history sources

Lewisham History and Guide
by J Coulter (1994), Alan Sutton
Publishing Ltd.

*The Archives Photographs Series:
Lewisham* compiled by J Coulter
and B Olley (1995), Chalford
Publishing Co.

*Lewisham: Events People and
Places Over the Last 100 Years*
by J Coulter (1999), Sutton
Publishing

Discover Sydenham and Catford
by D Spurgeon (1999), Greenwich
Guidebooks



Useful contacts

London Borough of Lewisham

Website: www.lewisham.gov.uk

Planning Service

Laurence House
Fifth floor, 1 Catford Road
Catford, London, SE6 4SW
Planning information desk:
020 8314 7400
Conservation and Urban
Design team:
020 8314 6071/8533
Planning Enforcement team:
020 8314 8092

Building Control

Second floor
(address as above)
Tel: 020 8314 8233

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-
visibledifference.org.uk)
www.lovelewisham.org

Highways

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

Street trees

Wearside Service Centre
(as above)
Tel: 020 8314 2024

Housing Needs Grants

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

Lewisham Local Studies and Archives Centre

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

Other contacts

**The Building
Conservation Directory**
01747 871717
www.buildingconservation.com

English Heritage
020 7973 3000 or 0870 333 1181
www.english-heritage.org.uk

**Register of Architects
Accredited in Building
Conservation**
01625 523784
www.aabc-register.co.uk

**Royal Institute of
British Architects**
020 7307 3700
(ask for specialist conservation
architects)
www.architecture.com

**Royal Institute of
Chartered Surveyors**
020 7222 7000
(ask for specialist conservation
surveyors)
www.rics.org

**The Society for the Protection
of Ancient Buildings (SPAB)**
020 7377 1644
www.spab.org.uk.
SPAB also operates an advice line –
please phone for details.

The Victorian Society
020 8994 1019
www.victorian-society.org.uk



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