

Public consultation comments and officer responses on the adoption of the new selection criteria and the Statements of Significance for Lewisham’s first 6 Areas of Special Local Character

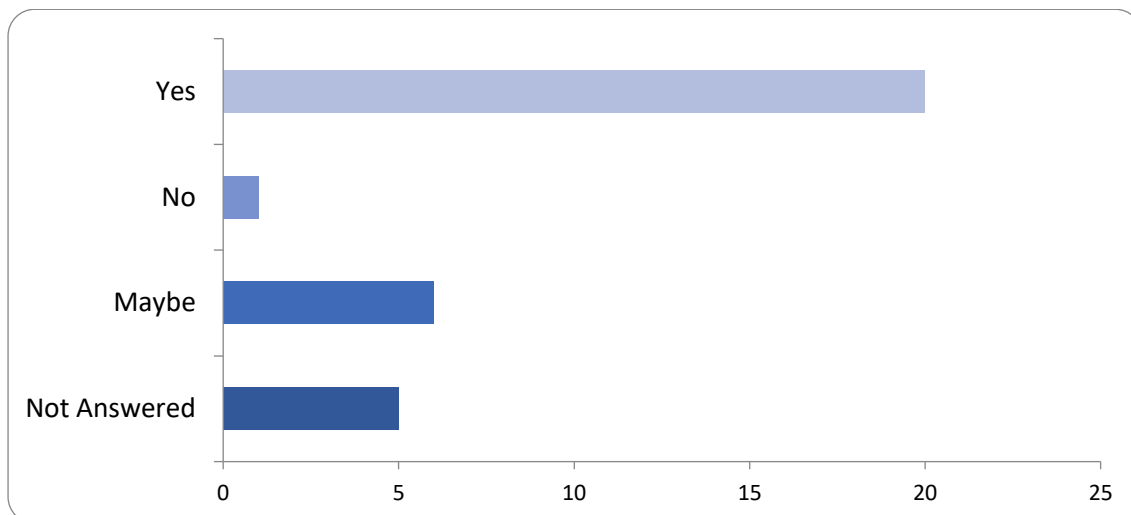
Table of Contents

Selection Criteria.....	2
Hall Drive.....	6
Charleville Circus.....	9
Kirkdale	13
Rockbourne Road.....	20
Woolstone & Hurstbourne Road	24
Sydenham Ridge.....	27
Hall Drive Residents’ Association Consultation Response	39
Sydenham Hill Ridge Neighbourhood Forum Consultation Response.....	41
Officer response to the Sydenham Hill Ridge Neighbourhood Forum consultation comments	44
Officer response to the Hall Drive Residents Association consultation comments	44

Selection Criteria

Do you agree with the selection criteria?

There were 27 responses to this part of the question.



Option	Total	Percent
Yes	20	62.50%
No	1	3.12%
Maybe	6	18.75%
Not Answered	5	15.62%

Do you agree with the selection criteria? If your answer is no or maybe, please explain why.

Answer	Explanation	Officer response
Maybe	From what I have seen, I feel these are good starting points. I feel a number of the streets and areas of Lewisham deserve to be preserved.	Noted. No action needed.
Maybe	I am aware of Sydenham Ridge and Charleville Circus, and agree that the selection criteria are applicable in these reasons. Whether the criteria are suitable across the proposed areas is not something I can comment on. I would hope that the conservation side of this exercise would have suitable sway in planning committee meetings. I appreciate the chronic lack of available housing, and this is an issue the council must address. However my recent experience of the planning committee is that	Noted. No action needed.

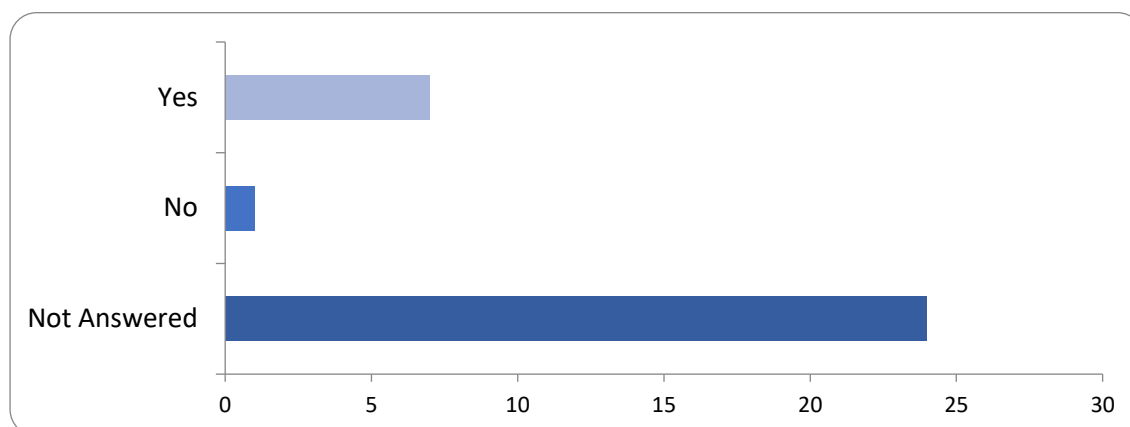
	<p>any proposal that increases housing stock, whether private and being built purely for developer profit with no thought to affordability, or indeed where addressing affordable need, is waved through.</p> <p>Compromise on appearance or suitability simply is not sought. Hopefully establishing ASLCs can help to redress the balance before any more errors that will embarrass the planning department in years to come are made</p>	
Maybe	<p>Criteria 1 and 2 appear both subjective and specific (objective) and vague. For example criteria 2 includes the word etc. when referring to local connection when linking to locally important person, event etc.</p> <p>The words "high quality" are used a lot - what does this mean?</p> <p>Rather than limit areas to requiring to be in either 1 or 2 criteria AND another - they should be in any one of the 4 only</p>	<p>Historic England provide guidance on drafting criteria for non designated heritage assets which officers have followed in preparing these selection criteria. Local historic and architectural interest, landscape and natural environment, and urban layout were considered of key importance.</p> <p>Areas of Special Local Character are a heritage recognition for non-designated heritage assets. Giving greater weight to history and architecture, with landscape and/or urban layout as a secondary criteria, allows the selection of only the most special local places in the borough in heritage terms.</p> <p>"high-quality" in the historic environment entails well-built buildings and areas which have stood the test of time, made with quality materials and showing interesting architectural detailing.</p> <p>Action taken:</p> <ul style="list-style-type: none"> • Added definition of high quality to the selection criteria. • Removed "etc." from the definition • Added definition of heritage asset from

		NPPG to the selection criteria.
Maybe	Was not aware of this survey until I came back to a community forum site. The selection criteria seems to be not very comprehensive and may be swayed by certain areas taking a high degree of local pride. It misses out on other areas that are of perhaps greater interest that are just outside some of the proposed boundaries: Mount Gardens, Elliot Bank and Albion Villas Road, all of which still retain somewhat of a village feel reminiscent of pre-development Sydenham and are overlooked	<p>Noted.</p> <p>Mount Gardens is already recognised as a designated heritage asset, it is in the Sydenham Hill and Kirkdale Conservation Area. Similarly, Albion Villas Road is in the Sydenham Park Conservation Area.</p> <p>No actions required.</p>
Maybe	There are many places locally which are similar to this	<p>Noted.</p> <p>The ASLCs currently being considered are areas that have been previously identified as potential ASLCs through the local plan process, neighbourhood planning and past resident and officer nominations. Local residents are welcome to nominate future Areas of Special Local Character for consideration, based on the selection criteria.</p> <p>No actions required.</p>
Maybe	The whole of Sydenham Ridge should be considered for Conservation, as the area from the Sydenham Hill Estate is a CA, and on the Southwark side almost all is either Conservation Area or Metropolitan Open Land.	<p>Noted.</p> <p>Parts of Sydenham ridge are already designated as the Sydenham Hill Conservation Area, the SINC designation, and more of the area will be</p>

		<p>recognised for its local significance with a ASLC.</p> <p>No action required.</p>
--	--	--

Hall Drive

17: Do you think Hall Drive should be an Area of Special Local Character?



Option	Total	Percent
Yes	7	21.88%
No	1	3.12%
Maybe	0	0.00%
Not Answered	24	75.00%

As respondents were solely interested in commenting for their local area, most did not respond to questions for other areas. Hence the high number of respondents in the “Not Answered” category.

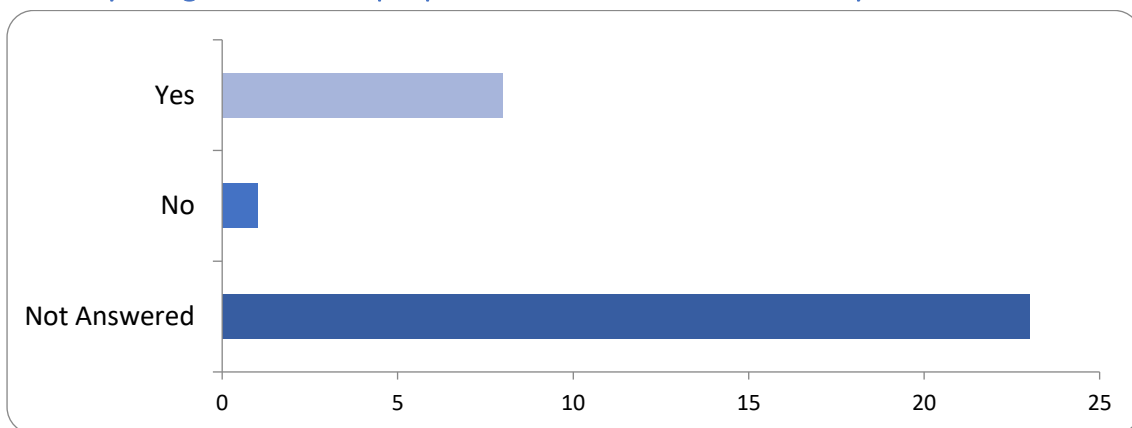
No additional comments were received to explain the “no” answer.

18: Do you have any comments on the draft statement of significance?

Comment	Officer response
The houses on the crescent are not flats or maisonettes, they are all 3-storey split-level townhouses. The homogeneity of external appearance in the house on the crescent is something that should be considered.	Noted. Action: corrected the information on the crescent.
You say you welcome comments from residents, but as far as I am aware you have not let us know about this - just a chance note on Facebook which a resident saw. Yes we would definitely be interested in this and would happily discuss it! 67 Hall Drive - the Chair of the Hall Crescent Management Company and the Hall Drive Residents Association can be reached at this address.	The public consultation ran for 7 weeks online and with documents in Forest Hill and Sydenham libraries, for residents to comment on. It was publicised through social media posts, public notices and inclusion in the Lewisham residents' newsletter and the NextDoor app. Action taken: contacted the Hall Drive Residents Association, received additional information from them,

	revised the Statement of Significance based on their response on architecture and natural environment.
I again love the architecture and enjoy walking along that road just to look at the buildings	Noted. No action needed.
Distinctive mix of architectural styles and attractive small green around which modernist townhouses are situated is interesting	Noted. No action needed.

19: Do you agree with the proposed Hall Drive ASLC boundary?



Option	Total	Percent
Yes	8	25.00%
No	1	3.12%
Maybe	0	0.00%
Not Answered	23	71.88%

As respondents were solely interested in commenting for their local area, most did not respond to questions for other areas. Hence the high number of respondents in the “Not Answered” category.

There was no additional comment to explain the no answer.

20: Tell us about what’s interesting about this area. Are there any architectural features, elements of the natural environment, key landmarks, interesting historical persons or events, etc. that should be included in our research?

Comment	Officer response
I love the mix of Modernist and period buildings, the feeling of not being in the city, the greenery agree with the comments under 'issues threats and opportunities	Noted. No action needed.

Can I point out some inaccuracies in your description of HD. You claim no 35-75 are “terraced flats and maisonettes”, when in fact they are individual freehold houses, a Management Company of residents manages the communal grounds , which includes the green at the front and gardens to the rear. They are modernist design and won an architectural award in1964. The houses you describe as modernist are not and were built in the 1980s.	<p>Noted.</p> <p>Action taken: corrected information on modernist buildings and 35-75 Hall Drive, and contacted respondent about the architectural award. Officer and respondent were unable to confirm and identify the award – this was not included in the final document.</p>
There is a rumour that one of the last maharaja (of Jaipur, perhaps) or their family lived at my property at 53 Hall Drive, but I have been unable to confirm this.	<p>Noted.</p> <p>Action taken: further research and enquiries undertaken, but no evidence found to support this. As this information is as yet unsupported, it will not be added to the Statement of Significance.</p>

21: What do you think would improve this area?

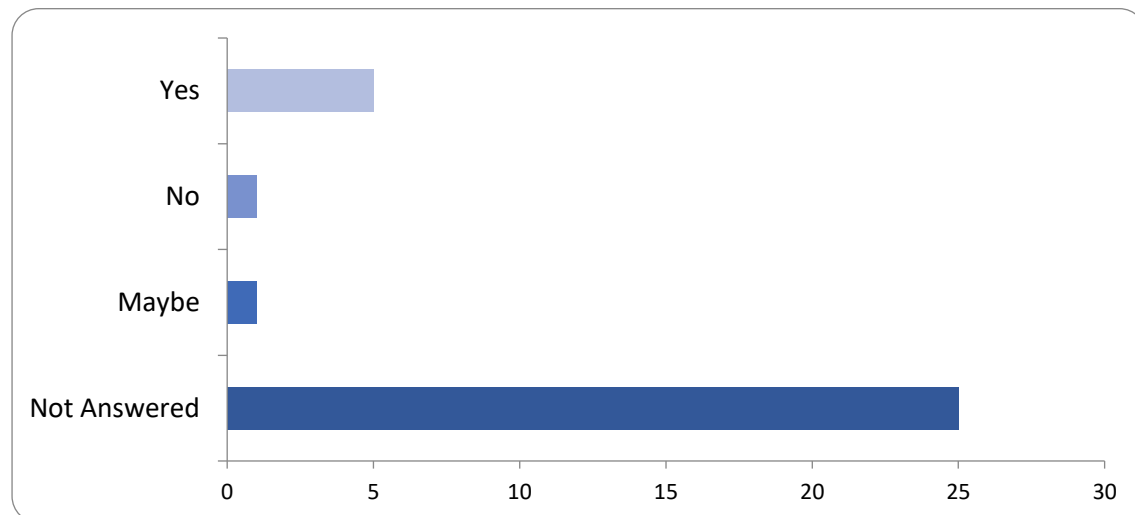
Comment	Officer response
Stopping people paving over their driveways, Its ugly and bad for drainage and the enviroment	<p>Noted.</p> <p>No action needed.</p>
A bigger budget to spend on the grounds, planting and grass verges. Better parking controls.	<p>Noted.</p> <p>No action needed.</p>
Support for maintenance of the posts and chains and the trees in communal or public areas.	<p>Noted.</p> <p>Action taken: added repair of post and chain fence in the opportunities section</p>

Charleville Circus

22: Do you think Charleville Circus should be an Area of Special Local Character?

Do you think Charleville Circus should be an Area of Special Local Character?

There were 7 responses to this part of the question.



Option	Total	Percent
Yes	5	15.62%
No	1	3.12%
Maybe	1	3.12%
Not Answered	25	78.12%

As respondents were interested in commenting for their local area, most did not respond to questions for other areas. Hence the high number of respondents in the “Not Answered” category.

Do you think Charleville Circus should be an Area of Special Local Character? If your answer is no or maybe, please explain why.

Comment	Response
Highly distinctive road	Noted. No action need.
I do not want additional restrictions to be imposed on my ability to make modifications to my home that I deem to be suitable. This is particularly pertinent given the growing number of incoherent and contradictory policies like conservation areas and ASLCs meeting up with EPC ratings, net zero policies etc.	Noted. The adoption of the Area of Special Local Character will not result in any additional planning controls – owners of dwellinghouses will still be able to replace windows and front doors under permitted development rights without planning permission.
ASLCs serve only to generate additional friction and bureaucratic processes from the perspective of people that actually live there or	No action needed.

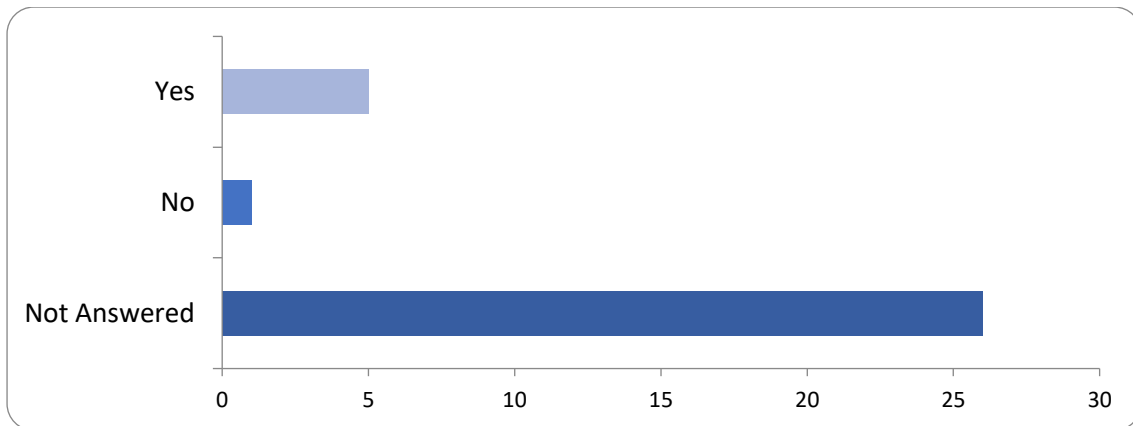
own property there and are not welcome at all. I will be much happier knowing I can replace my front door or windows without some tedious approval process involving the Local Authority.	
I live in one of blocks that borders this area and I'm concerned this initiative wants to take away our parking which is much needed by the 60 households and our recycling facilities, also much needed.	<p>Noted.</p> <p>The adoption as an Area of Special Local Character will not entail any additional parking controls or removal of existing parking.</p> <p>No action needed.</p>

23: Do you have any comments on the draft statement of significance?

Comment	Response
Why is parking and recycling for social housing considered a threat?	<p>Large areas of visible refuse and hard landscaping can diminish the appearance of the historic environment.</p> <p>No action needed.</p>
agree with all points Especially in this instance the Issues, Threats and Opportunities	<p>Noted.</p> <p>No action needed.</p>
<p>"Unsympathetic door and window replacements" are in no sane universe a "threat" to the area.</p> <p>"Front garden" parking is also not a "threat" and its availability means the public highway has less obstructive parking and permits people to own cars if they need them to go about their lives. I don't want to have additional inconvenient regulations around parking imposed on me because a distant local authority body that doesn't actually have to live here would like to see more "green space".</p>	<p>Noted.</p> <p>The word "threat" here means diminishing the appearance of the historic environment, as is identified in the statement of significance.</p> <p>Unsympathetic door and window replacements and loss of front gardens can diminish the appearance of the historic environment, eroding the special historic and architectural character of the area.</p> <p>The Areas of Special Local Character do not entail any additional parking controls or removal of existing parking.</p>

24: Do you agree with the proposed Charleville Circus ASLC boundary?

There were 6 responses to this part of the question.



Option	Total	Percent
Yes	5	15.62%
No	1	3.12%
Maybe	0	0.00%
Not Answered	26	81.25%

As respondents were interested in commenting for their local area, most did not respond to questions for other areas. Hence the high number of respondents in the “Not Answered” category.

Do you agree with the proposed Charleville Circus ASLC boundary? If your answer is no or maybe, please explain why.

Comment	Response
I don't want the ASLC to exist at all.	Noted. No action needed.

25: Tell us about what’s interesting about this area. Are there any architectural features, elements of the natural environment, key landmarks, interesting historical persons or events, etc. that should be included in our research?

Comment	Response
<p>Although I now live far from Charleville Circus, it remains deeply connected to me as the place of my childhood home.</p> <p>Through my own research, I have created what I believe to be the most comprehensive online One-Place-Study (OPS) of Charleville Circus. This ongoing project aims to provide a freely accessible, in-depth historical record of the area and its former residents.</p>	<p>Noted.</p> <p>Action taken: added information on Charleville Circus’s history and notable residents from the information in the One Place study.</p>

<p>I have included a link to the ASLC survey on the page, and I hope this historical resource will highlight the significance of Charleville Circus as an Area of Special Local Character.</p> <p>Explore the study here: https://zip2.link/CharlevilleCircus.</p>	
The architecture and history is interesting	<p>Noted.</p> <p>No action needed.</p>
I agree with the points raised regarding the architecture and greenery..beautiful to find in London where so many areas have been blighted by characterless new build developments	<p>Noted.</p> <p>No action needed.</p>
There is a fantastic amount of pavement parking and obstruction of crossovers during the South Facing festival and since the 20MPH zone was enforced in the borough some new eyesore speed limit signs to clutter the streetscape.	<p>Noted.</p> <p>The Highways team has been notified.</p>

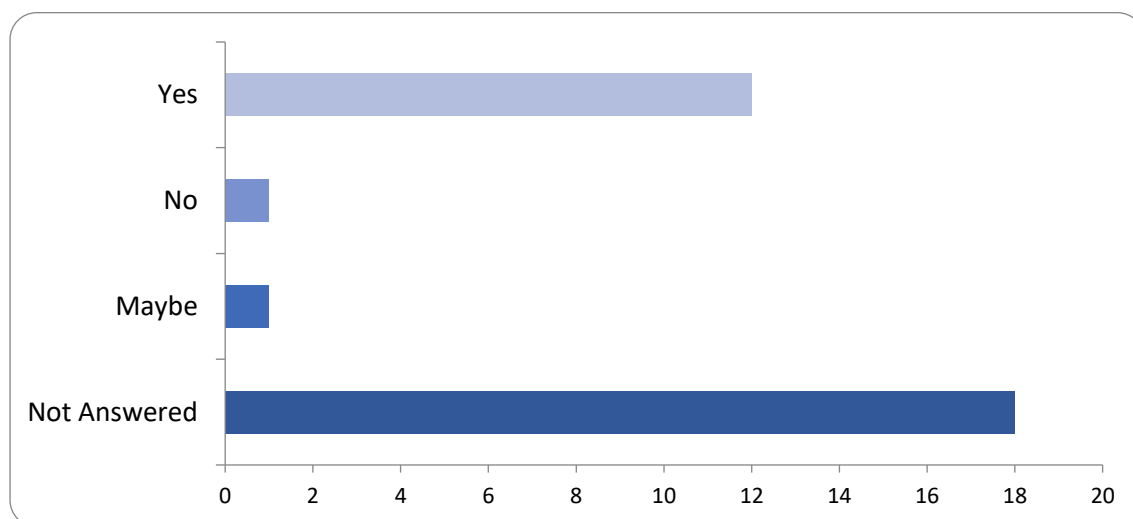
26: What do you think would improve this area?

Comment	Response
Encourage a stronger sense of community spirit. By engaging with local history, I hope my One-Place-Study will help initiate this connection.	<p>Noted.</p> <p>No action needed.</p>
There are no improvements to make to the area of significance except ensuring the buildings concerned are preserved	<p>Noted.</p> <p>No action needed.</p>
Stopping people runing these period houses with ugly windows and doors and paving over of front gardens.	<p>Noted.</p> <p>Unsympathetic windows and paved front gardens are already in the Threats section. No further action needed.</p>
A forty foot high statue of Margaret Thatcher at one entrance and Nigel Farage at the other entrance to discourage local authority policy staff from going anywhere near the area.	<p>Noted.</p> <p>No action needed.</p>

Kirkdale

12: Do you think Kirkdale should be an Area of Special Local Character?

There were 14 responses to this part of the question.



Option	Total	Percent
Yes	12	37.50%
No	1	3.12%
Maybe	1	3.12%
Not Answered	18	56.25%

As respondents were interested in commenting for their local area, most did not respond to questions for other areas. Hence the high number of respondents in the “Not Answered” category.

Do you think Kirkdale should be an Area of Special Local Character? If your answer is no or maybe, please explain why.

There were 3 responses to this part of the question.

Comment	Response
The opportunity to preserve the character of this areas may not be available for much longer as the more that poor quality changes are made the more it deteriorates. This area should be prioritised before it's too late	Noted. No action needed.
Yes, I absolutely do think it should be considered an Area of Special Local Character!	Noted. No action needed.
Kelvin Grove is an interesting villagey road. The 2 wood-frames houses near Dartmouth Road are unique to the area. the proposed boundary	Noted.

fails to take in the upper end of Kirkdale towards the roundabout at Sydenham Hill	<p>The part of Kirkdale just north of the proposed ASLC boundary has been examined for inclusion but is mostly 20th century, residential in character, and unrelated to the older, more commercial historic centre of Kirkdale, hence its exclusion from the boundary.</p> <p>The upper end of Kirkdale at the top of the hill is already protected as a designated heritage asset, as it falls within the Sydenham Hill and Kirkdale CA.</p> <p>No action needed.</p>
--	---

13: Do you have any comments on the draft statement of significance?

Do you have any comments on the draft statement of significance?

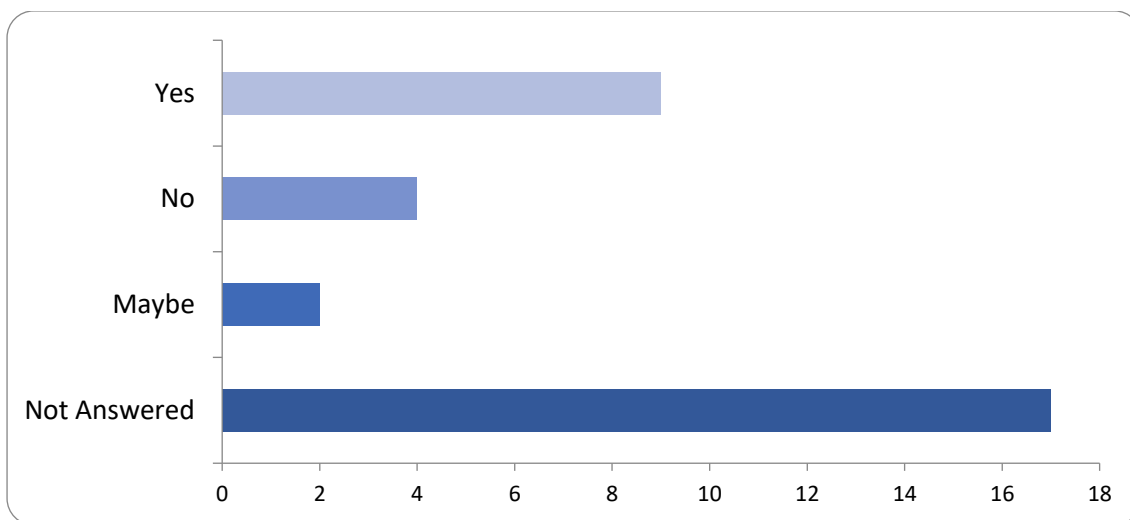
There were 6 responses to this part of the question.

Comment	Response
This is absolutely essential to stop the recent rapid decline if this area	<p>Noted.</p> <p>No action needed.</p>
Wider pavements, especially by round-about Kirkdale/Dartmouth Rd. Plus speed reduction measures along Kirkdale	<p>Noted.</p> <p>This comment has been referred to Highways. The uncomfortable pedestrian experience is already included in the threats section.</p> <p>No action needed.</p>
I especially agree with comments about historic buildings and ditto the comments about Issues Threats and Oppotunities	<p>Noted.</p> <p>No action needed.</p>
It sounds great :)	<p>Noted.</p> <p>No action needed.</p>
Yes, it should include the old retail buidlings along Wells Park Road too.	<p>The Fox and Hounds PH on the corner of Wells Park Road is included in the ASLC boundary. 26-32 Wells Park Rd is part of the Halifax St CA, and the buildings on the South side of Wells Park Rd are in the Jews Walk CA.</p> <p>The terrace 1-7 Wells Park Rd was considered for inclusion within the boundary of the ASLC, but its architectural features are severely eroded, none of the shopfronts remain and all have been converted to residential uses, with</p>

	<p>different openings and proportions. Officers considered it was not well-preserved enough to merit inclusion in the ASLC boundary.</p> <p>No action needed.</p>
--	---

14: Do you agree with the proposed Kirkdale ASLC boundary?

There were 15 responses to this part of the question.



Option	Total	Percent
Yes	9	28.12%
No	4	12.50%
Maybe	2	6.25%
Not Answered	17	53.12%

As respondents were interested in commenting for their local area, most did not respond to questions for other areas. Hence the high number of respondents in the “Not Answered” category.

Do you agree with the proposed Kirkdale ASLC boundary?

Comment	Response
Yes though interestingly you have excluded the beautiful historic Halifax Street, presumably as this is already a conservation area	<p>This is correct – Halifax Street is a designated heritage asset; a Conservation Area.</p> <p>No action needed.</p>
If Fransfield Grove is included, so should Halifax Street be.	<p>Halifax Street is already a designated heritage asset, a Conservation Area.</p> <p>No action needed.</p>
The stretch of buildings along Wells Park Road used to be retail and were beautiful, this stretch should be protected too. The treatment of	The terrace 1-7 Wells Park Rd was considered for inclusion within the boundary of the ASLC, but its architectural features are severely

refuse bins in front of these otherwise significant buildings should be addressed. It totally disfigures the environment for everyone.	<p>eroded, none of the shopfronts remain and all have been converted to residential uses, all with different openings and proportions. Officers considered it was not well-preserved enough to merit inclusion in the ASLC boundary.</p> <p>Waste and recycling cluttering the pavement is already part of the threats section.</p> <p>No action needed.</p>
Should extend further up towards the roundabout at Sydenham Hill encompassing both sides of the road. The Commercial area in the lower part of the proposed boundary is a mix of ok and poor buildings. Was this proposed by proponents of "Kirkdale Village"?	<p>The upper end of Kirkdale towards the roundabout at Sydenham Hill is already a designated heritage asset as it is in the Sydenham Hill and Kirkdale CA.</p> <p>The part of Kirkdale just north of the proposed ASLC boundary has been examined but is mostly 20th century residential in character, and is unrelated to the older, more commercial historic centre of Kirkdale, hence its exclusion from the boundary.</p> <p>Kirkdale was identified as a possible Area of Special Local Character as part of the 2014 local plan process.</p> <p>No action needed.</p>
It ought to include Mount Ash Road and Mount Ash gardens	<p>Mount Ash Road is already part of a designated heritage asset, Sydenham Hill and Kirkdale Conservation Area.</p> <p>No action needed.</p>

15: Tell us about what's interesting about this area. Are there any architectural features, elements of the natural environment, key landmarks, interesting historical persons or events, etc. that should be included in our research?

Comment	Response
There are beautiful historic Victorian buildings along Kirkdale as it used to be the main Sydenham high street in Victorian days, there have also been several famous local residents	<p>Noted.</p> <p>No action needed.</p>
Some of the older Victorian houses especially found on Halifax Street. The street itself should be made residents only for cars to protect the	These houses fall outside the ASLC boundary and are in Halifax Street Conservation Area.

street further, currently too many cars use the streets as a cut through.	The Highways team has been notified. No action needed.
The High Street Building which include Perfucare Pharmacy. Unfortunately, the Council's planning department has allowed the oldest houses by the Kirkdale/Dartmouth Road to be 'destroyed', but the few remaining should be preserved.	Noted. No action needed.
I really like the mix of period buildings, the traditional looking shops at the upper end The only blight is the newish development on the Eastern corner near the junction of Kirkdale and Dartmouth road	Noted. No action needed.
This area is absolutely beautiful! The historic buildings are gorgeous, and the green spaces are stunning! We feel so fortunate to live here!	Noted. No action needed.
The street elevations along the Fox pub are spectacular and should be better celerated. The urban realm lacks investment to properly acknowledge the significance of this stretch of retail to the local community.	Noted. No action needed.

16: What do you think would improve this area?

Comment	Response
Tree planting.	Noted. Action taken: Added tree planting to opportunities section.
We would welcome investment in urban realm, biodiversity, trees could be added and better pavement/edges. Refuse and wheelie bins is a very big issue and facilities should be thought about. There are bins just left on the pavement everywhere on the way of prams and wheelchairs. This is a visual 'pollution', and an environmental one when they overflow and the waste goes everywhere. Please address: - planting	Noted. Action taken: <ul style="list-style-type: none"> Added urban realm improvements, tree planting, street furniture including seating, and improved pedestrian experience to opportunities section. Added Waste, recycling and bins left on the street, creating clutter, to threats. Repairs and enhancements to front elevations is already part of the opportunities section.

<ul style="list-style-type: none"> - refuse - pavements - facade conditions (boarded shops and un-maintained facades) - seating 	
We love it already, but the proposed ASLC boundary would make it even better!	<p>Noted.</p> <p>No action needed.</p>
<p>More independent businesses</p> <p>Cleaner streets</p>	<p>Noted.</p> <p>Action taken: Added street clutter and littering to threats.</p>
Perhaps some street planting, and tidying up the look of the roundabout with Dartmouth road junction	<p>Noted.</p> <p>Action taken: added planting and improved pedestrian experience in opportunities.</p>
Restrictions on how shopfronts can modify the original character of the buildings	<p>Noted. This work will not introduce any additional controls or restrictions.</p> <p>Action taken: Added encouragement of historic shopfront restoration in opportunities section.</p>
Speed reduction and wider pavements, plus more trees/flower containers or beds.	<p>Noted.</p> <p>The Highways team has been notified.</p> <p>Action taken: Added planting, improved pedestrian experience in opportunities section.</p>
Better shops, less traffic	<p>Noted. This work cannot control the type of shop using the buildings, nor the traffic levels. However, raising awareness of the special character of the area will help to encourage owners and occupiers to preserve its features and create an attractive destination for existing and new shops.</p> <p>No action taken.</p>

Kirkdale road used to be a vibrant high street that served as the community hub for the local Kirkdale residents over the decades. It used to be the main high street for Sydenham in Victorian times and as such has some highly regarded Victorian architecture along the road, culminating at the roundabout that connects to Dartmouth Road... sadly a number of the buildings have been poorly looked after, not least the piano shop, and the now closed betting shop, while some independent businesses have done their best to bring back some vibrancy. Now the street is dominated with speeding traffic, alcoholics, beggars, young kids disappearing down alleyways to deal drugs, antisocial behaviour > my lodger was accosted by a homeless man twice her age when she dared to smile in the street, people riding the pavements at speed on electric scooters and electric bikes... Increasing amounts of graffiti making the area look run down, and buildings being left to disrepair... The area needs funding to restore buildings with historical significance, street furniture to calm traffic and make the area more pedestrian friendly, including pavement widening... take a look at what has been done nearby on the Forest Hill end on Dartmouth road as an example...

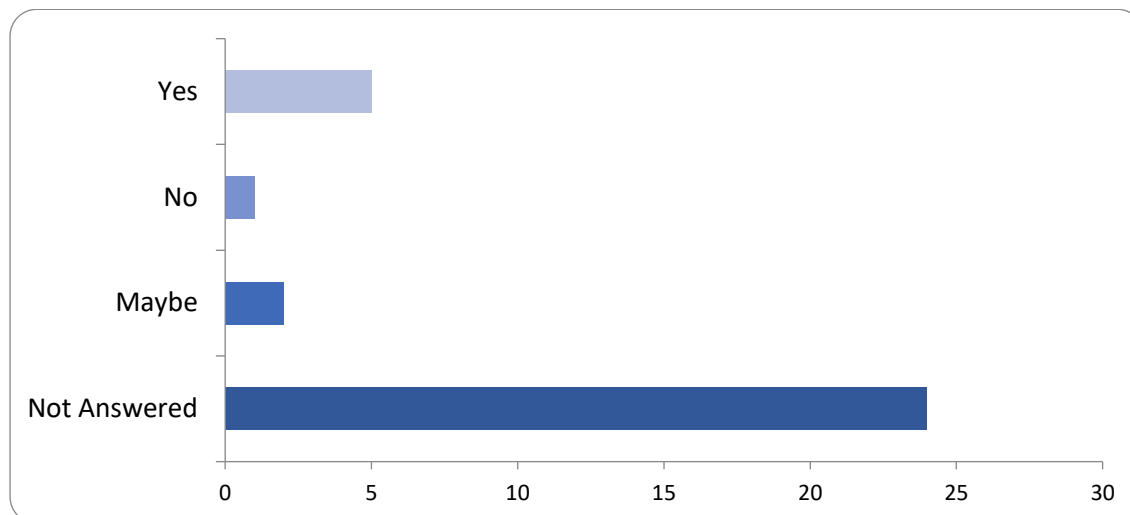
Noted.

Action taken: Added improved pedestrian experience and pedestrian friendly street furniture, to opportunities, and littering to threats.

Rockbourne Road

32: Do you think Rockbourne Road should be an Area of Special Local Character?

There were 8 responses to this part of the question.



Option	Total	Percent
Yes	5	15.62%
No	1	3.12%
Maybe	2	6.25%
Not Answered	24	75.00%

As respondents were interested in commenting for their local area, most did not respond to questions for other areas. Hence the high number of respondents in the “Not Answered” category.

Do you think Rockbourne Rd should be an Area of Special Local Character? If your answer is no or maybe, please explain why.

Comment	Response
Interesting mix of architecture - none of it ostentatious buut some is distinctive, but like much of SE London, also has a fairly high proporation of 20c infill developments	Noted. No action needed.
I’m not sure of the practical impact of the decision - this has not been adequately explained	The Areas of Special Local Character will be adopted as non-designated heritage assets. As such, they do not introduce any additional planning controls but there is a requirement to take their significance into consideration when making planning decisions. As indicated in the FAQ of the online survey, they were created to recognise and set out the special architectural and historic interest of

	<p>specific areas with rich social, cultural and architectural histories, and recommend how to best preserve what is left of the architectural heritage of these areas.</p> <p>Action taken: the consultation FAQs responses to be added to the ASLC webpage</p>
--	--

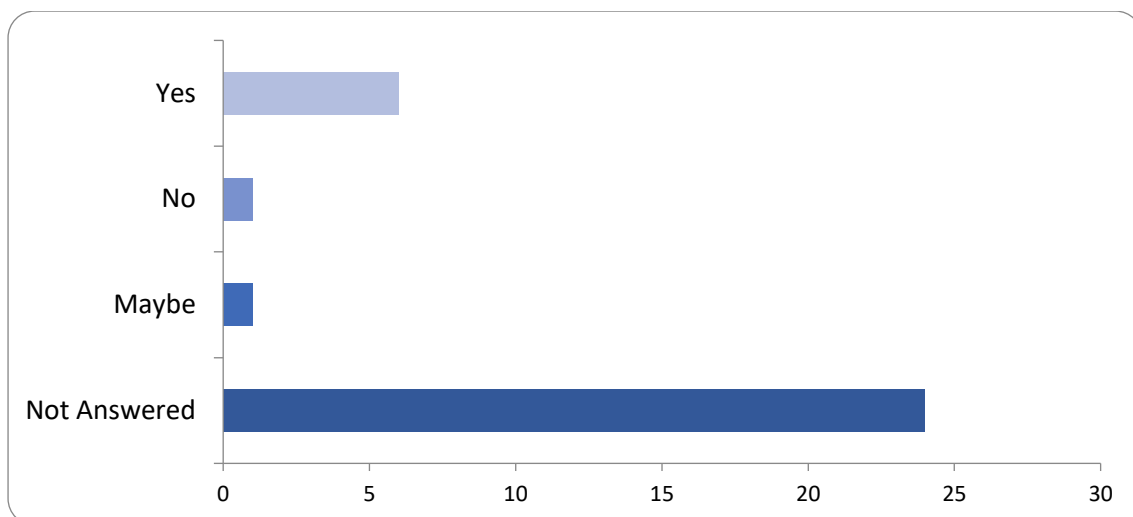
33: Do you have any comments on the draft statement of significance?

Comment	Response
<p>As a resident of the road I'm hugely proud of how beautifully green and lush our road is. I often get comments from friends on how lovely it is. The different trees that bloom at different times of the year always delight newcomers.</p> <p>It is also worth noting how often are benches are used.</p> <p>Our community regular enjoy sitting on the benches and enjoying their surroundings.</p>	<p>Noted.</p> <p>Action taken: Added the social value of benches/street furniture to the public realm section.</p>
Again I agree with the entire statement	<p>Noted.</p> <p>No action needed.</p>

34: Do you agree with the proposed Rockbourne Road ASLC boundary?

Do you agree with the proposed Rockbourne Road ASLC boundary?

There were 8 responses to this part of the question.



Option	Total	Percent
Yes	6	18.75%
No	1	3.12%
Maybe	1	3.12%
Not Answered	24	75.00%

As respondents were interested in commenting for their local area, most did not respond to questions for other areas. Hence the high number of respondents in the “Not Answered” category.

35: Tell us about what’s interesting about this area. Are there any architectural features, elements of the natural environment, key landmarks, interesting historical persons or events, etc. that should be included in our research?

Comment	Response
The beautiful tree lined streets lift the mood of all that walk along it.	Noted. No action needed.
I like its 'village feel' I often cut through that way to go to my GP rather than walk down ugly Standstead road..	Noted. No action needed.
History of the Devonshire estate, the bombing in 1940s leading to the newer builds and areas of more open lands	Noted. Action taken: Added information about the impact of WWII bombing, as well as the post-war bungalows.

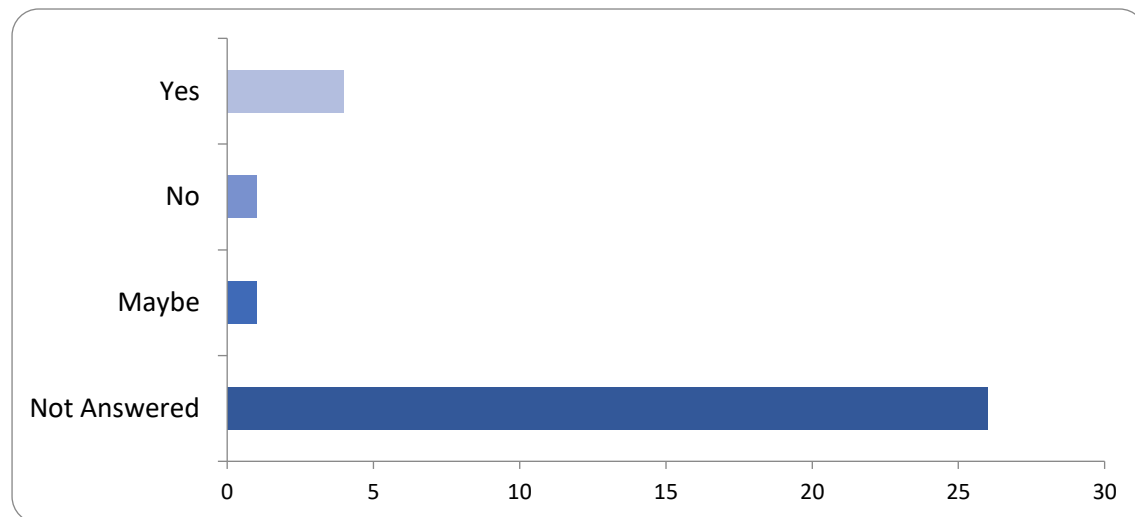
36: What do you think would improve this area?

Comment	Response
More planting on the corner of the nursery.	<p>Noted.</p> <p>Action taken: Added more planting in opportunities.</p>
<p>"I agree with all the points raised in the last Paragraph....</p> <p>Especially the ugly conversion from shop fronts to residential, the unsympathetic doors and windows in some houses,paving over of front gardens for parking (a peeve of mine..)</p> <p>The Pub looks awful and really does need sprucing up outside."</p>	<p>Noted.</p> <p>No action needed.</p>
Grants for household improvements	<p>Noted.</p> <p>The planning department does not provide grant funding. There may be central government grants available for energy efficiency measures which could include windows.</p> <p>No actions needed.</p>

Woolstone & Hurstbourne Road

27: Do you think Woolstone & Hurstbourne Roads should be an Area of Special Local Character?

There were 6 responses to this part of the question.



Option	Total	Percent
Yes	4	12.50%
No	1	3.12%
Maybe	1	3.12%
Not Answered	26	81.25%

As respondents were interested in commenting for their local area, most did not respond to questions for other areas. Hence the high number of respondents in the “Not Answered” category.

Do you think Woolstone & Hurstbourne Roads should be an Area of Special Local Character? If your answer is no or maybe, please explain why.

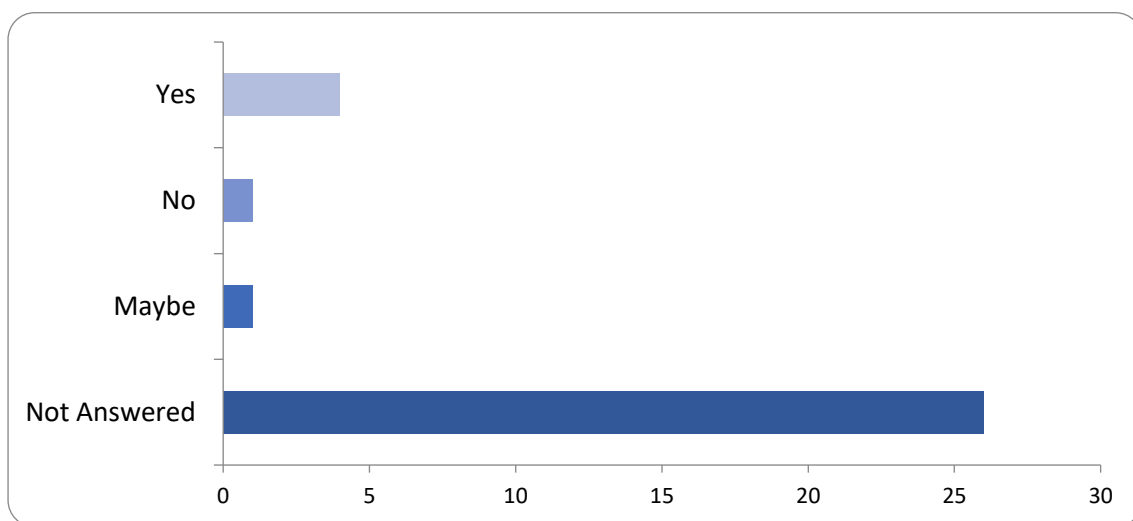
Comment	Response
Very typical of late Victorial middle-class housing and only in pockets as these are long roads. Seems residents on this road have a degree of self-regard. If these roads are ASLC, so should be the Thorpe Estate in SE26. In fact, there are several roads with well-preserved Victorian architecture	The Thorpes Estate is already a designated heritage asset, the Sydenham Thorpes Conservation Area. No action needed.

28: Do you have any comments on the draft statement of significance?

Comment	Response
agree with the statements provided	Noted.
	No action needed.

29: Do you agree with the proposed Woolstone & Hurstbourne Roads boundary?

There were 6 responses to this part of the question.



Option	Total	Percent
Yes	4	12.50%
No	1	3.12%
Maybe	1	3.12%
Not Answered	26	81.25%

As respondents were solely interested in commenting for their local area, most did not respond to questions for other areas. Hence the high number of respondents in the “Not Answered” category.

Do you agree with the proposed Woolstone & Hurstbourne Roads ASLC boundary? If your answer is no or maybe, please explain why.

There were 0 responses to this part of the question.

30: Tell us about what's interesting about this area. Are there any architectural features, elements of the natural environment, key landmarks, interesting historical persons or events, etc. that should be included in our research?

Comment	Response
all points as raised n the statement I agree with...	Noted. No action needed.

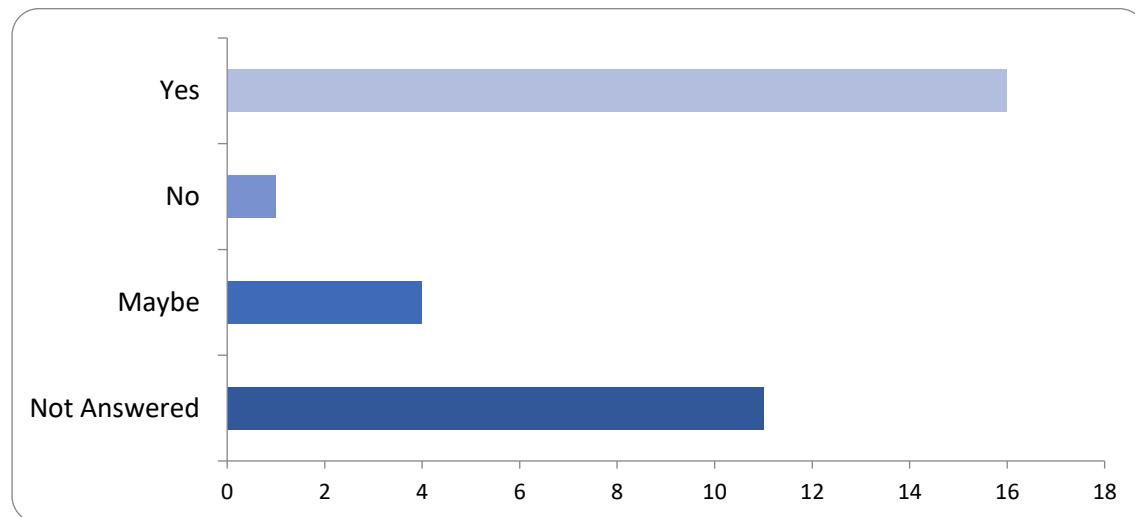
31: What do you think would improve this area?

Comment	Response
again at the risk of being repetitive all the points raised in the Issues Threats and opportunities paragraph	Noted. No action needed.

Sydenham Ridge

7: Do you think Sydenham Ridge should be an Area of Special Local Character?

There were 21 responses to this part of the question.



Option	Total	Percent
Yes	16	50.00%
No	1	3.12%
Maybe	4	12.50%
Not Answered	11	34.38%

As respondents were interested in commenting for their local area, most did not respond to questions for other areas. Hence the high number of respondents in the “Not Answered” category.

Do you think Sydenham Ridge should be an Area of Special Local Character? If your answer is no or maybe, please explain why.

Comment	Response
The Sydenham Ridge Neighbourhood Forum shall provide our responses after our AGM on 30 September, when the proposed ASLC will be discussed.	Noted – separate comments provided.
This is the lowest form of recognition in an area of natural significance for London, the Thames and Kent, and is insufficient. Its heritage assets should be recognised as irreplaceable resources that should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.	Noted. This area is not considered to meet the threshold for Conservation Area designation, but it does meet the criteria to be considered an Area of Special Local character, as illustrated in the Sydenham Ridge Statement of Significance.

	No action needed.
<p>The Ridge area is adjacent to the Conservation Area further along the Sydenham Hill road on the Lewisham side from 34a Sydenham Hill almost to the Kirkdale roundabout, and areas within the Southwark side across the road.</p> <p>The Ridge is a continuation of the design styles, the heritage, and also the residents blend and mix and use the areas interchangeably, and therefore the full Conservation status should be considered for the Sydenham Ridge area to bring its protection in line with the neighbouring spaces.</p> <p>As a minimum, yes, Sydenham Ridge should be an ASLC.</p>	<p>Noted.</p> <p>This area is not considered to meet the threshold for Conservation Area designation, but it does meet the criteria to be considered an Area of Special Local character, as illustrated in the Sydenham Ridge Statement of Significance.</p> <p>No action taken.</p>
<p>It's a unique area, not least because of the remains of the Great North Wood which sit behind Bluebell Close and around High Level Drive estate.</p>	<p>Noted.</p> <p>No action needed.</p>
<p>While the Dulwich side of the ridge is fairly consistent in character thanks to the overview of the Dulwich estate, the Lewisham side of the ridge where the ASLC is located has little consistent character.</p> <p>There are a small number of Victorian villas in the area which may be of some limited historical interest individually, and the Walter Segal houses are also notable individually for their architectural and social interest, but neither could be said to define the character of the area. These could all be protected individually.</p> <p>Longton Avenue consists of suburban housing of very limited architectural quality or historical interest and of a type which is common throughout outer London. It is also the only street of its type in the proposed ASLC so cannot be said to define the character.</p> <p>Sydenham Wells Park is an important green space for the area with some interesting history and pleasant landscaping, but this is already protected and falls outside of the ASLC boundary.</p> <p>The remainder of the proposed ASLC consists of various more modern housing estates spread across steep slopes with varying amounts of woodland. These typically have limited permeability and public access so the area is experienced more as a series of main roads. Hillcrest Woods which is mentioned in the character assessment does not appear to be managed, has limited visibility from the surrounding roads, poor access, large amounts of litter and is regularly fly-tipped. Until this is improved the value of the "woodland character" is extremely limited.</p>	<p>The overwhelming unifying characteristic of the Sydenham Ridge ASLC is the presence of woodland, which contains different built typologies set within it as well as interesting geological features. This is in Longton Avenue and Sydenham Hill which border Hillcrest Woods, and High Level Drive, while of limited architectural value in and of itself, is set in the middle of the wooded area.</p> <p>The woodland is managed by Glendale for Lewisham Council, with the help of the Friends of Hillcrest Woods. It is also recognised as a SINC for its veteran and ancient trees and biodiversity value. Ancient woodland covers today only 2.5% of the UK, and recognised as an invaluable asset.</p> <p>Action: Fly-tipping to be added to the threats.</p>

--	--

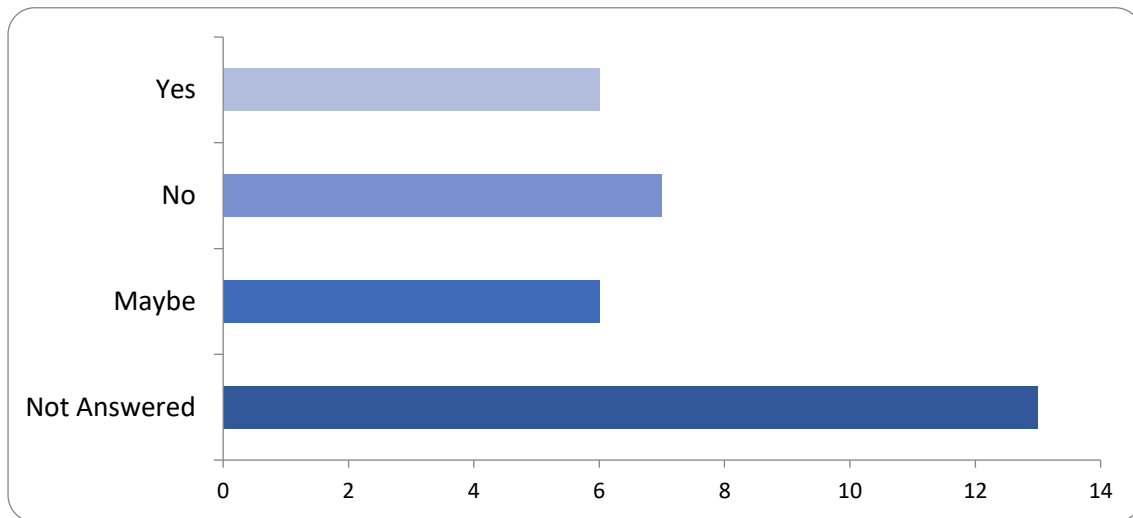
8: Do you have any comments on the draft statement of significance?

Comment	Response
<p>"Description of the area"</p> <p>For the first sentence, I suggest:</p> <p>"Sydenham Ridge is an extensive ASLC on the upper south and east facing slopes of the Ridge, defined by the distinctive topography and human development of the area, itself largely a result of the moving and re-installation in 1854 of the Crystal Palace from Hyde Park to the continuation of Northwood Ridge, which lies just outside the Borough."</p>	<p>Noted.</p> <p>Action taken: the first sentence has been amended to include some of the relevant information.</p>
<p>Yes. Description: does not identify the whole of the Sydenham Ridge, which runs from Westwood Hill/Sydenham Hill/Crystal Palace Parade to Sydenham Rise/Eliot Bank/Tarleton Wood; and all the upland of Upper Sydenham, from the lower part of Wells Park Road and Westwood Hill, to include the whole of the Sydenham Hill Estate and Wells Park. It needs to state that the ridge is one of the highest points in London at 112m (highest point is at the top of Wells Park Road/Sydenham Hill). It is the summit of the uppermost/eastern ridge of the Norwood Ridge which hosted the Great North Wood for millennia.</p> <p>2. Historical, social etc. Needs to include information about people, e.g. no 16 The Wood was substantially altered on the left side (from the road) by Paxton c1855; 1858 - 1869 inhabited by Lady Ann Hunlocke (aka Lady Scarisbrick in 1860), close friend of Duke of Devonshire who was patron of Paxton (architect of Crystal Palace). 1897 - 1901 occupied by Sir Alfred Newton, chairman Harrods, Lord Mayor of London 1899-1900, sat as a magistrate from the late 1890s and on 20 October 1920 sentenced suffragette Sylvia Pankhurst to 6 months for sedition. The High Level Railway gave the name to Gradient Close which links to the Crystal Palace subway, recently restored with (originally) direct access into the CP itself</p> <p>Archaeological: Sydenham Hill is part of the Ancient Highway from Dover across London and gave access to the North from the southern port. It predates the Romans, whose artefacts have been found along the ridge.</p> <p>Strong associations with the church - King Edgar granted the manor of Lewisham to the Abbey of St Pierre in Ghent, with Sydenham given to the priory of Rochester c1400 by John Besville.</p> <p>Townscape: goes beyond the local interest identified here. It forms the southern bank of the London basin (its equivalent to the north is Alexandra Palace).</p>	<p>Noted.</p> <p>Action taken: Added relevant information to statement of significance sections on historical and social connections, townscape, and landscape sections. Wildlife information added to the landscape/natural environment section.</p>

<p>Landscape: The importance of the water courses has been omitted. Sydenham Ridge is the watershed for the Effra on the London side and the Pool and Ravensbourne on the Kent side. The streams and wells in Wells Park feed these Lewisham rivers, and have been visited by royalty (e.g. George III) to take the waters as a spa. The Sydenham Hill Estate, constructed for family living, has "butterfly" shaped buildings to allow for the natural water flows around the estate, which were documented by Sir Alec Skempton prior to the build (http://www.cv.ic.ac.uk/intranet/Skempton/Web/SKEMS023.htm - document can only be viewed at Imperial College).</p> <p>Omission of Wildlife - The greater stag beetle (<i>Lucanus cervus</i>), native to the area, is listed as 'near threatened' by the International Union for the Conservation of Nature.</p>	
<p>Covers important points. Water sources need more research - but mentioned</p>	<p>Noted.</p> <p>Action taken: Water and river courses has been further investigated with the support of the Council's climate resilience team and has been added to the statement of significance.</p>
<p>The images used as evidence within the statement do not highlight the best views or most notable houses within the area.</p>	<p>Noted.</p> <p>Action taken: Photos were updated following a new photographic survey.</p>
<p>The draft statement is good. However I am astonished that no mention is made of the approved development at Hesper House. This is within the proposed ASLC, and was approved by the planning committee. Construction of the new development has not yet begun. The committee was shown pictures of the proposed development fitting in seamlessly with its neighbouring buildings. This projections were deliberately misleading. As a near neighbour and objector, it was frustrating not to be able to highlight just how misleading these projections were. I strongly feel that the committee was duped into approving a development that has no place on the Ridge. It will loom high on a prominent site, mature trees will be destroyed, it is at least two stories too tall and completely out of character with its surroundings. I would hope the false nature of the projections could be a reason to force the developer to re-submit planning permission.</p> <p>I am glad that the old Upper Sydenham station house is specifically mentioned, and would hope this could lead to it being listed in some way so that it cannot be destroyed and redeveloped</p>	<p>Noted.</p> <p>The aim of the statement of significance is to recognise and set out the special historic, architectural, natural and social and cultural significance of the area. It cannot review recent planning decisions.</p> <p>No action needed.</p>

9: Do you agree with the proposed Sydenham Ridge ASLC boundary?

There were 19 responses to this part of the question.



Option	Total	Percent
Yes	6	18.75%
No	7	21.88%
Maybe	6	18.75%
Not Answered	13	40.62%

As respondents were interested in commenting for their local area, most did not respond to questions for other areas. Hence the high number of respondents in the “Not Answered” category.

Do you agree with the proposed Sydenham Ridge ASLC boundary? If your answer is no or maybe, please explain why.

Comment	Response
Suggest Longton Avenue is excluded as not consistent with the character of the rest of the area.	The rear gardens of Longton Avenue form part of the SINC and as such contribute to the ancient woodlands, hence their inclusion in the ASLC boundary.
Sydenham Wells Park should be included within this ASLC due to its relevance to the whole landscape of the Ridge and its contribution to the overall character of the area. It also has significant local history.	Sydenham Wells Park is already recognised and protected by its status as a Public Open Space, Metropolitan Open Land and SINC (half of the park). However, it is undeniably connected to the history, natural environment and geology of Sydenham Ridge – the boundaries have been amended to include it.
It should extend northwards along Sydenham Hill until the roundabout at the end.	The north eastern end of Sydenham Hill is already designated as the Sydenham Hill and Kirkdale Conservation Area. No action needed.

<p>In addition to the proposed ASLC boundary, I suggest the inclusion of Wells Park and the homes adjacent to the Park in Longton Avenue and Taylors Lane. The park provides some of the best views of the Ridge and the houses are historic and contribute to the streetscape and Park.</p>	<p>Sydenham Wells Park is undeniably connected to the history, natural environment and geology of Sydenham Ridge – the boundaries have been amended to include it. The rear gardens of Longton Avenue are part of the SINC and directly back up onto Hillcrest Woods, so are connected to it. Taylor's Lane is further away from the remains of the Great North Wood and has a variety of buildings, including a majority post war 20th century development, and is of lower heritage and architectural value. The cottages on Taylor's Lane (numbers 52-61) are historic and may be connected to the early development of the area following the enclosure of Sydenham Common. They have been added to Officer's informal list of non-designated heritage assets and will be considered for addition to the local list at the next review.</p>
<p>The boundary misses out Sydenham Wells Park, a significant green space within the area of Sydenham Ridge used by its residents; the boundary line has been drawn adjacent but excluding this for a reason I am unable to comprehend - the park should be protected as well.</p> <p>Additionally, the boundary cuts Sydenham Hill Estate in half. This is a collection of buildings, designed and built together, and effectively is cutting a community into pieces by only accepting on portion of this estate.</p>	<p>Action taken: the ASLC boundary has been amended to include Wells Park.</p> <p>The ASLC boundary has been amended to include the entire estate.</p>
<p>Apparent exclusion of parts of the Borough's Sydenham Hill Estate. The Estate's layout makes attractive and coherent use of its hillside siting. There's no apparent reason for its exclusion.</p>	<p>Action taken: The boundary has been amended to include the entire estate.</p>
<p>I think Wells Park could be included.</p>	<p>Action taken: The boundaries have been amended to include it.</p>
<p>It is odd that ti meets a convservation area and is also so close to Kirkdale</p>	<p>Noted.</p> <p>Sydenham Ridge abuts several CAs including Crystal Palace Park (Bromley), Dulwich Woods (Southwark) and Sydenham Hill & Kirkdale (Lewisham).</p> <p>It is also near the proposed ASLC Charleville Circus.</p>

It should include Wells Park and the entirety of the Sydenham Hill Estate, all of which have the same topographical, geological and natural features.	<p>Action taken: the ASLC boundary has been amended to include Wells Park.</p> <p>The ASLC boundary has been amended to include the entire estate.</p>
ASLC boundary should be extended, so as: not to divide Sydenham Hill Estate; to include the fine buildings and Estates to the east of Sydenham Hill Estate, especially 34a Sydenham Hill and Lammas Green; and to include Wells Park	34a Sydenham Hill and Lammas Green are in Sydenham Hill & Kirkdale Conservation Area, a designated heritage asset.

10: Tell us about what's interesting about this area. Are there any architectural features, elements of the natural environment, key landmarks, interesting historical persons or events, etc. that should be included in our research?

Comment	Response
<p>I feel that, from viewing the images shown, there are architectural features that are of historical interest. It is a wonderful area. We must prevent over-development. So much of the Great North Wood has been lost already, much of the recent development has been maximum of 3 stories and reasonably sympathetic with the surroundings. It would be good to create a rule that did not allow for building over 3 stories so that new developments do not obstruct view, or crowd out the Arts and Craft style and grand Victorian style architecture so worthy of preservation</p>	<p>Noted.</p> <p>The ASLC is meant to recognise special historic, cultural, natural and architectural areas, but it does not introduce additional planning controls. Once adopted, the character of the area will need to be taken into consideration in planning decisions.</p> <p>No action needed.</p>
I love the architecture and the abundance of greenery	<p>Noted.</p> <p>No action needed.</p>
<p>Historic borough boundary stone within Hillcrest Woods.</p> <p>Springs & lost river originating in Hillcrest Estate / woods previously feeding the children's yachting ponding in Sydenham Wells Park (now the regularly flooded play area) and the River Pool beyond.</p>	<p>Noted.</p> <p>Action taken: Add the boundary stone in High Level Drive to the features of interest.</p> <p>Add river information in the natural environment section.</p>
The area, as pointed out in the brief, is one of special interest in many different areas (it has house with notable historic links for example)	<p>Noted.</p> <p>No action needed.</p>

The remnants of the Great North Wood are unique in London.	Noted. No action needed.
There are so many features already known to Council. Please research Hesper House and its entirely inappropriate development approved by the Council and No. 27 Longton Avenue recently demolished without any permission. These events suggest why the ASLC is sorely needed to protect the area from greedy developers.	Noted. The ASLC Statement of Significance, once adopted, will provide a better understanding of what is special about the area so that new developments can respond more sensitively to the area. No additional planning controls will be introduced as part of this project, so the ASLC would not impact situations like 27 Longton Avenue which was demolished via the prior approval route, and such applications do not consider non designated heritage assets No action needed.
The local context in the Sydenham Hill area is predominantly residential. Mid-century terraced houses and apartment blocks are interspersed with the more recent development at Exeter Place and St. Clement's Heights. To the north and west of the site, on the other side of Sydenham Hill road, is part of the Dulwich Estate - known for its exemplary mid-century housing. The Ridge should be protected to stay in-keeping with this.	Noted. No action needed.
Trees perhaps deserve more emphasis.	Noted. Action taken: Added information about trees and the rarity of ancient woodland.
There are some particularly fine houses in this area, and being high up, the air quality and all-round views are great features of this part of London.	Noted. No action needed.
Historic route over the hill ridge, edged by ancient forest	Noted. Action taken: Added information about the historic London Dover road.
It abuts a conservation area with houses such as Castlebar -- is this mentioned?	Noted.

	Action taken: The adjacent Conservation Area in Southwark has been added to the boundary map.
<p>As explained above: The ridge is one of the highest points in London at 112m (highest point is at the top of Wells Park Road/Sydenham Hill). It is the summit of the uppermost/eastern ridge of the Norwood Ridge which hosted the Great North Wood for millennia.</p> <p>2. Historical, social etc. Needs to include information about people, e.g. no 16 The Wood was substantially altered on the left side (from the road) by Paxton c1855; 1858 - 1869 inhabited by Lady Ann Hunlocke (aka Lady Scarisbrick in 1860), close friend of Duke of Devonshire who was patron of Paxton (architect of Crystal Palace). 1897 - 1901 occupied by Sir Alfred Newton, chairman Harrods, Lord Mayor of London 1899-1900, sat as a magistrate from the late 1890s and on 20 October 1920 sentenced suffragette Sylvia Pankhurst to 6 months for sedition. The High Level Railway gave the name to Gradient Close which links to the Crystal Palace subway, recently restored with (originally) direct access into the CP itself Archaeological: Sydenham Hill is part of the Ancient Highway from Dover across London and gave access to the North from the southern port. It predates the Romans, whose artefacts have been found along the ridge. Strong associations with the church - King Edgar granted the manor of Lewisham to the Abbey of St Pierre in Ghent, with Sydenham given to the priory of Rochester c1400 by John Besville.</p> <p>Townscape: goes beyond the local interest identified here. It forms the southern bank of the London basin (its equivalent to the north is Alexandra Palace).</p> <p>Landscape: The importance of the water courses has been omitted. Sydenham Ridge is the watershed for the Effra on the London side and the Pool and Ravensbourne on the Kent side. The streams and wells in Wells Park feed these Lewisham rivers, and have been visited by royalty (e.g. George III) to take the waters as a spa. The Sydenham Hill Estate, constructed for family living, has "butterfly" shaped buildings to allow for the natural water flows around the estate, which were documented by Sir Alec Skempton prior to the build (http://www.cv.ic.ac.uk/intranet/Skempton/Web/SKEMS023.htm) - document can only be viewed at Imperial College).</p> <p>Omission of Wildlife - The greater stag beetle (<i>Lucanus cervus</i>), native to the area, is listed as 'near threatened' by the International Union for the Conservation of Nature.</p>	<p>Noted.</p> <p>Action taken: Added relevant information to statement of significance.</p>

<p>Please include reference specifically to the highly unusual (for London) topography of Sydenham Ridge, with steep and very "green" slopes, on both the south east and north west facing sides of the Ridge (both the Lewisham and the Southwark sides); and</p> <p>the wide range of solutions adopted over time by the builders, architects and planners of Sydenham Ridge to balance the demand for residential housing for Londoners with (a) building on the steep slopes, and (b) protecting the green/amenity space both on the slopes and on the Ridge itself.</p>	<p>Action taken: Geographical and topographical information added to the Statement of Significance.</p>
--	---

11: What do you think would improve this area?

Comment	Response
It comes down to a blend of humans tendering to nature.	<p>Noted.</p> <p>No action needed.</p>
<p>Further speed control - cameras on Wells Park Road coming down from Sydenham Hill are necessary.</p> <p>A block on any new developments over 3 stories tall</p>	<p>Noted.</p> <p>Speed controls are outside the scope of this project, the Highways team has been notified.</p> <p>The ASLC is meant to recognise special historic, cultural, natural and architectural areas, but it does not introduce additional planning controls. Once adopted, the character of the area will need to be taken into consideration in planning decisions.</p> <p>No action needed.</p>
stopping people adding UVPC windows to their properties and nicer street lighting	<p>Noted.</p> <p>Action taken: Added inappropriate materials and loss of historical features to threats.</p>
<p>Improving management & accessibility of Hillcrest Woods. Improve access to historic tunnel entrances. Potential to reopen tunnels to pedestrian / cycle traffic thereby linking to Sydenham Hill Woods and Dulwich Upper Wood.</p> <p>Improving pedestrian permeability / cycle routes in the area as alternatives to the main roads around the areas to create a unified local</p>	<p>Noted.</p> <p>Action taken: Added to threats and opportunities sections:</p> <ul style="list-style-type: none"> Improving pedestrian and cycle routes Add car traffic and uncomfortable pedestrian experience in Sydenham

<p>area as opposed to a series of isolated housing developments.</p> <p>Further consideration to be given to whether blank frontages and large building setbacks are still the correct approach to developments along Westwood Hill, Sydenham Hill and the upper parts of Wells Park Road, which are car dominated and fairly unpleasant, particularly at rush hour.</p>	<p>Hill, Westwood Hill and Wells Park Rd to threats.</p>
<p>Not allowing greater building density, continued care of Wells Park</p>	<p>The ASLC is meant to recognise special historic, cultural, natural and architectural areas, but it does not introduce additional planning controls. Once adopted, the character of the area will need to be taken into consideration in planning decisions.</p> <p>No action needed.</p>
<p>We urgently need better maintenance of the protected woodland, trees and environment surrounding it for this area to remain a positive environment to live in.</p> <p>I live at Bluebell Close and would like to see the trees in this area to the side and behind my property better maintained. They are listed in this statement as at risk, in case subsidence claims require them to be removed. I propose that they are better maintained in scale in order to reduce this risk.</p> <p>The trees to the left (on dead ground alongside 11 Bluebell Close) and behind Bluebell Close are very tall, overgrown, overhang our roofs and gardens and are dangerous to inhabitants, animals and property foundations.</p> <p>I am in favour of preserving this area as one of special local character - but would like to see the council do more to maintain it appropriately such that this is possible.</p>	<p>The ASLC is meant to recognise special historic, cultural, natural and architectural areas, but it does not introduce additional planning controls. Once adopted, the character of the area will need to be taken into consideration in planning decisions.</p> <p>Action taken: Added opportunity for a tree management and replanting strategy to the threats and opportunities sections.</p>
<p>Largely protect the area and any developments should be sympathetic to it.</p>	<p>The ASLC is meant to recognise special historic, cultural, natural and architectural areas, but it does not introduce additional planning controls. Once adopted, the character of the area will need to be taken into consideration in planning decisions.</p> <p>No action needed.</p>

More amenities - there are no shops, pharmacies, doctors. The area already has a new development just outside the boundary line at Mais House, which will bring in more residents, therefore the area could benefit from a small addition of services.	<p>Noted.</p> <p>Action taken: Add lack of amenities and shops in the area to threats and opportunities sections.</p>
A by-pass?!	<p>Noted.</p> <p>No action needed</p>
The new road developments are extremely dangerous. The cycle lane is hardly used, and people have to park their cars in the middle of the road, reducing it to a single lane. I have already seen two accidents, and several near misses, and the road should be put back to how it was before.	Traffic management is outside the scope of this project, the Highways team has been notified.
Better protection of trees.	<p>Noted.</p> <p>Action taken: Add the opportunity for a tree management and replanting strategy to the threats and opportunities sections</p>
<p>More family homes, but the infrastructure (the roads are determined by the landscape with only 3 crossing the ridge) is saturated and there are no shops or medical facilities within the area. The community halls should be returned to community use, to foster community cohesion.</p> <p>Tree planting should prioritise indigenous species.</p> <p>An explicit policy of avoiding over-densification; of protecting existing green space and amenity area; and of not building higher than 5 storeys on the Ridge (= the tree line).</p>	<p>Noted.</p> <p>Traffic management is outside the scope of this project, the Highways team has been notified.</p> <p>The ASLC is meant to recognise special historic, cultural, natural and architectural areas, but it does not introduce additional planning controls. Once adopted, the character of the area will need to be taken into consideration in planning decisions.</p> <p>Action taken: Added opportunities for improved pedestrian experience.</p> <p>Added opportunity for a tree management and replanting strategy to the threats and opportunities sections</p>

Hall Drive Residents' Association Consultation Response

Hall Drive in Lewisham SE26: Area of Special Local Character

Hall Drive is a gated private road with grass verges and chain link fencing along which the Land Titles all include restrictive covenants. These limit the use of plots solely for single dwellings and impose a responsibility for the maintenance and upkeep of the road and its character. At the Westwood Hill end of the road there is affordable housing in the form of the Faircroft flats and Fairfield maisonettes on the right and Greenways flats on the left. With access to the road these dwellings are on separate plots; not part of the original land sales that comprise Hall Drive from the late 19th Century onwards.

Remnants of older/historic routes, landownership

At the beginning of the 20th Century, Hall Drive comprised a large Hall, with grounds, stables and outbuildings used as a school and a few large Victorian houses with grounds. The school closed in the 1930s and the land was subdivided into plots and individual houses built. Similarly in the 1960's and 1970's the Victorian villas made way for newer housing. Beyond living memory, according to accounts from past pupils and residents and long before it was made up the road was commonly used as a short cut into Sydenham.

An eclectic mix of interesting buildings

From the Westwood Hill end, on the left side of the road a mixture of 10 detached and semi-detached 1930s Tudor style houses built between 1937-38 have been sympathetically modernised over time and the verges preserved. On the right-hand side of the road there are 6 large family houses of character. The first of these is No.8 a 1950s redbrick double fronted; the next No.10, is a redeveloped 1960s property with extensive ecofriendly features like grey water recycling and solar panels. April Cottage at No.12 is a Mansard Dutch style two storey double fronted house with a first-floor balcony overlooking the road and matches No.16, a similar design but over 3 storeys. In between is No.14, a well-preserved late Arts and Crafts house built in 1934 with incredible care and attention to its location on the site. No.18 is an imposing double fronted house in the Cape Dutch style and next to it stands an equally distinctive Art Deco family home that retains all its character. The pitched roof terraced Town Houses with mezzanine floors at Nos. 20-34 were constructed following the demolition of Cumnor a large Victorian house and grounds in the late 1970s. At No.36 the present distinctive house built in about 1938 stands on the much older foundations of a coach house dating back to the 17th Century. Opposite at No. 79 there is a large and distinctive Mid Century Modern house with annexe; one of four nearby, designed by architect Edward Mills CBE. Finally at the Lawrie Park Gardens end of Hall Drive Nos. 38 and 40 are likewise imposing dwellings that have been sympathetically modernised whilst retaining their architectural character intact.

A coherent ensemble of buildings of the same period, architectural style, architect

In many ways the focal point of Hall Drive is Hall Crescent and its Green. In the 1960's two large Victorian Villas were demolished to make way for this award-winning development by Wren Ltd. Completed in 1963 this is a crescent shaped estate of 20 terraced Mid Century Modern flat roofed Town Houses each with an integral garage, large picture windows front and back and over 5 mezzanine floors. The houses were designed to maximise space and light and constructed using the latest "high tech" materials with features such as central vacuum cleaners, pop-up food mixers, recessed ovens and waste disposal units. They look out onto the Green; their large communal private

garden characterised by mature forest trees and planting. Each with a small private garden and most with a

balcony deck these homes also share a large communal garden to the rear. Here bordered by a variety of mature forest trees, with seating for social gathering there is a wide lawn, potting courtyard with a greenhouse and woodland playground area for children with teepee.

A notable quality and extent of landscape, both formal and informal, and natural and manmade including trees, public and private gardens and green verges.

Paradoxically so close to Sydenham, the railway station and central London this quiet tree lined road is host to precious wildlife. There are foxes (of course), 52 different species of birds have been seen including falcons, sparrow hawks and owls, hedgehogs, bats including maternity roosts, frogs, newts, stag beetles, elephant hawk and old lady moths. Since 2012 the banks of the Green are host to a large and growing colony of solitary bees. Since 2020 successful efforts have been made planting the banks of the Green as wildflower meadow. Flower beds have been added up and down the road and residents have added bird boxes, hedgehog houses and bug hotels in the communal areas. Planting now emphasises diversity to enhance the area and to attract pollinators, birds and butterflies.

The Residents' Association

The Hall Drive Residents' Association (HDRA) was founded in 1959 with aims including the preservation and improvement of the amenities of the road its maintenance and status. There are 47 households that comprise the Association with Hall Drive Residents' Association Ltd. and its 3 Directors holding the Land Titles for the road and some of its verges on their behalf. Residents of the Fairlawns and Greenways maisonettes are welcomed as associate members of HDRA if they so wish. The Green hosts an annual barbeque with live music and children's entertainment for residents and their guests. Residents have a Facebook Page and Neighbourhood Watch representative.

Conclusion

We believe that Hall Drive satisfies most of the necessary selection criteria for inclusion as an "Area of Special Local Character" within Lewisham. We look forward to hearing from you further in due course.

Rob Northcott

Chairman Hall Drive Residents' Association

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Sydenham Hill Ridge Neighbourhood Forum Consultation Response

CONSULTATION ON PROPOSED DESIGNATION OF AREA OF SPECIAL LOCAL CHARACTER – SYDENHAM RIDGE



Sydenham Hill Ridge Neighbourhood Forum welcomes the greater attention to the characteristics and significance of Sydenham Ridge, but has concerns that this is insufficient to recognise not just its beauty but also its importance to the overall structural significance, appearance and historic natural contribution to the environment, wildlife and wellbeing of Londoners in general. We urge LB Lewisham to consider widening the area under consideration and to upgrade it above ASLC designation.

We respond to the survey questions as follows:

1. Do you think Sydenham Ridge should be an Area of Special Local Character?

This would be the minimum designation for a significant landmark in London, as the steep topography gives structure to the London basin of the River Thames and is part of the wider Claygate Ridge. Sydenham Hill (which is a wider area than the proposed ASLC, but incorporates it) is recognised in the London's Foundations supplementary planning guidance at 4.164, which The Mayor of London / London Assembly website states is **still relevant to the London Plan 2021**. Therefore the designation of Area of Special Character is still relevant. (<https://www.london.gov.uk/programmesstrategies/planning/implementing-london-plan/london-plan-guidance-andspgs/londons-foundations>)

2. Do you have any comments on the draft statement of significance?

Members at the AGM were concerned that insufficient attention is paid to the natural features most at risk from insensitive development, especially the (already demonstrated) mismanagement of **natural water courses** and, in relation to that, no explicit statement that basements should not be constructed; and that **trees** are too frequently felled, which contributes to excess water (both above and below ground).

There were requests for more of the substantial houses to be (preferably) nationally listed, as it was felt that local listing does not provide enough protection to both the buildings nor their gardens (27 Longton Avenue being an example of where the local listing failed to protect the building from demolition). Mid-century housing should also be given more prominence in the description of the statement of significance.

The importance of the High Level Railway to the Crystal Palace is also downplayed, with its influence on roadways in the Hillcrest Estate ignored. This is surprising as the restoration of the High Level Crystal Palace Subway Grade II* has been widely publicised; and this is directly relevant to the importance of the Station building at 151 Wells Park Road, which is poorly kept and presented poorly in the photograph; as is the cursory allusion to the tunnel which has been blocked up but could reasonably be open to the public.

Similarly the photograph of 28 Sydenham Hill (Highfield House) shows how little value has been attributed to a formerly aOracOve villa on Sydenham Hill as it is

shown in its currently dilapidated state.

Very little has been attempted to identify views and vistas up to and from Sydenham Ridge, and we ask the Council to prioritise this in their planning policies for Sydenham Ridge and to remedy the poor photographs in the statement of significance.

The highest point in South London is found at the top of Wells Park Road, junction with Sydenham Hill, which should be an important reference in the statement of significance.

The area is ancient woodland and residential, with very little commerce – there is one convenience store on the Hillcrest estate, and one pub at the heart of the ridge.

3. Do you agree with the proposed Sydenham Ridge ASLC boundary?

No. Members found it incomprehensible that the proposed boundary excludes Sydenham Wells Park and most of the Sydenham Hill Estate. The Great North Wood extends to all these areas.

4. Tell us what's interesting about this area – architectural features, elements of the natural environment, key landmarks, interesting persons or events, etc. that should be included in our research?

16 Sydenham Hill, The Wood – there is some detail but omitted are:

- The badly overgrown route along The Wood's northern boundary to the High Level railway / Hillcrest estate woodland path
- Paxton's wing
- Sir Alfred Newton, Lord Mayor of London 1899 – 1900, resident 1897 – 1901, who sentenced Sylvia Pankhurst (suffragette) to six months in prison for sedition as a magistrate in 1920
- The Beatles held a first birthday party there for Apple, and also held a party for Radha Krsna Temple before the release of Hare Krishna Mantra in August 1969, attended by members of the Hare Krishna movement
<https://www.beatlesbible.com/1969/08/28/apple-launch-party-radha-krsnatemple/>

Dome Hill Park – built in the grounds of 18 Sydenham Hill. An eclectic mix of 1960s “chocolate-box” detached cottages, a Scandinavian-type log house, private estate also has a WWII concrete gun emplacement.

Water courses which run down above and below ground across Longton Avenue to Sydenham Wells Park thence down the allotments to Kirkdale / Sydenham High Street eventually feed the Quaggy and the Pool Rivers. Lewisham's assessment against criteria states that insufficient research has been done into these. Useful start is the detailed work done by Martin Knight, a local geographer who has met our Planning and Conservation lead to discuss the watercourses in detail
<https://www.martindknight.co.uk/12.html>

In addition, Sydenham Hill Estate was built following an in-depth study of water courses done by Sir Alec Skempton which LB Lewisham should have on file, but if not can be viewed by appointment at Imperial College
<http://www.cv.ic.ac.uk/intranet/Skempton/Web/SKEMS023.htm>

Wildlife – as well as pipistrelle bats, birds include robin, nuthatch, lesser spotted woodpecker, tits, goldcrest, tree creeper, mistle thrush, sparrowhawk, tawny and little owls, kestrel, firecrest, common redstart, common buzzard and raven. Stag beetles should have particular protection.

5. What do you think would improve this area?

Residents are concerned that the recent re-engineering of Sydenham Hill road with road furniture has compromised the appearance of the originally wide roadway with grass verges. Much of the Lewisham side is Conservation Area as is the vast majority of the Southwark side, but this has been ignored in the Highway changes.

The area is further threatened by the overdevelopment of Mais House, which is far too high and looming out onto the road and above the trees.

Officer response to the Sydenham Hill Ridge Neighbourhood Forum consultation comments

Many thanks to the Sydenham Hill Ridge Neighbourhood Forum for the additional information they have provided on Sydenham Ridge, and for their support of the ASLC designation for Sydenham Ridge.

Actions taken:

- Add the relevant information on waterways, and combine with information provided by the Council's climate resilience team on the rivers and water management.
- Add ridge height, viewpoints, architectural details and relevant historic information to the Statement of Significance.
- Sydenham Wells Park is already recognised and protected by its status as a Public Open Space, Metropolitan Open Land and SINC (half of the park). However, it is also undeniably connected to the history, natural environment and geology of Sydenham Ridge – the ASLC boundary has been amended to include it. Sydenham Hill Estate has lost its fully wooded character, nevertheless it retains several mature trees which connect it to the surrounding woodland and allows views across South East London from the Ridge. The ASLC boundary has been amended to include the entire estate.
- Add information on the landscape as provided in the comments, including on wildlife.
- We recognise that the Sydenham Hill Ridge Neighbourhood Forum would prefer to see Sydenham Ridge designated as a Conservation Area. This area is not considered to meet the threshold for Conservation Area designation, but does meet the criteria to become an Area of Special Local Character, hence this work to identify its significance.
- The ASLC is meant to recognise special historic, cultural, natural and architectural areas, but it does not introduce additional planning controls. Once adopted, the character of the area will need to be taken into consideration in planning decisions.

Officer response to the Hall Drive Residents Association consultation comments

Many thanks to the Hall Drive Residents' Association for the additional information they have provided on Hall Drive, and for their support of the ASLC designation for Hall Drive.

Actions taken:

- Added the relevant architectural details and descriptions provided in the consultation comments.
- Added information on the landscape as provided in the comments, including on wildlife and planting.
- Added information on the residents' association and their work.