

BUILDINGS FOR POTENTIAL LOCAL LISTING

Taken from AECOM report and Lee Forum walks; section headings are taken from AECOM report.

LEWISHAM BOROUGH

Belmont Park

Former Royal Oak Public House, cnr Boone Street and Lee Church Street

The Royal Oak was built around 1850 and closed in 2003. A red tiled lower storey, decorative moulded cornices and pedimented windows and doors have survived recent conversion into residential use with additions for this purpose at roof level. Therefore retains some of its recognisable pub character and is an importance surviving landmark from previous Victorian development of the area.

This building meets the Local List criteria for local architectural and local historic interest



Pillar Box – corner of Boone Street and Lee Church Street

An iconic pillar box forming a local landmark in the area and a survivor of the area's past history and layout. It bears the cipher of George V.

This pillar box meets the Local List criteria for local historic interest.



K6 Telephone box, Belmont Park nr junction of Kingswood Place

Iconic K6 telephone box designed by Gilbert Scott forming a landmark focal point in the area opposite the Dacre Arms (already locally listed); part of the area's telecommunications history on edge of forum area.

This phone box meets the Local List criteria for local historic interest, and should also be considered for statutory listing.



39 Lee Church Street

A former public house of c1900, still retaining some of its original character; Edwardian Arts and Crafts style with some surviving original fenestration. Symmetrical facade with two entrances and dark glazed tiled pilasters at ground floor level, facing brick and stone canted oriel bay at first floor level and slate mansard with front dormer at roof level; brick chimney stack with terracotta pots. Probably originally part of a row with adjoining buildings.

This building meets the Local List criteria for local architectural and local historic interest.



162 Lee High Road SE13

162 Lee High Road is a public house c1900, previously called the Rose of Lee. It is three storeys with a corner turret, feature chimney stack and broken pedimented gable with central clock, constructed of red brick with render banding and detailing and a slate tiled roof. Some arched headed casement windows and some plain. There is a continuous original decorative glazed frontage at ground floor level with two entrances. To the left of the building there is an arched entrance providing access to the rear of the building. Distinctive features of the building are the Dutch gable featuring a clock and a turret to the south-western corner of the building. The building is of historic interest as the venue for Kate Bush's first public performance, fronting the KT Bush Band in March 1977. It is also a local landmark in this section of Lee High Road and is prominent in views in both directions.

This building meets the Local List criteria for local architectural and local historic interest.



Emmanuel Pentecostal Church, 372 Lee High Road

A two-storey brick church building with a pitched red terracotta tiled roof and a modern single storey extension to the front set back from the road. The site has housed a church building since 1875, with the existing church building constructed in the 1900s and extended to the front in 1984. In 2014 contractors working for the church demolished a row of almshouses adjacent to the church that had been built in 1875 by the Merchant Taylors' Company and called Boone's Almshouses; a small section of one of these almshouses remains attached to the modern front extension. Since the recent demolition the original church is now more visible again from Lee High Road. It forms a pair with its neighbour the New Testament Church (see entry below) and is a prominent landmark in Lee High Rd, on the corner of Lampmead Road.

This building meets the Local List criteria for local architectural and local historic interest. It also has group value.



New Testament Church, 370 Lee High Road

Adjacent to Emmanuel Church stands the imposing New Testament Church in a Gothic revival style. The nave and chancel are of London stocks with tall gothic windows separated by pilasters while the tower and east end are of roughly coursed rubble with ashlar dressings and steeple. The facade appears to have been painted in recent years. The church was built in the late 19th century as a Bible Christian Chapel. With its tall steeple it forms an important landmark and focal point on the bend in Lee High Road when travelling to or from Lee crossroads. It is also part of a characterful, substantial and important group of original buildings in this section of Lee High Road.

This building meets the Local List criteria for local architectural and local historic interest. It also has group value with the neighbouring Emmanuel Church.



343-349 Lee High Road SE12 8RU

An application for local listing has already been submitted for this 19th century terrace of shops with flats above. It has been recognised for its architectural importance by Edmund Bird, Heritage Advisor to the Mayor of London, in a 2009 report. It is a tall, four-storey terrace with rounded Dutch gables and some of the original shop fronts.

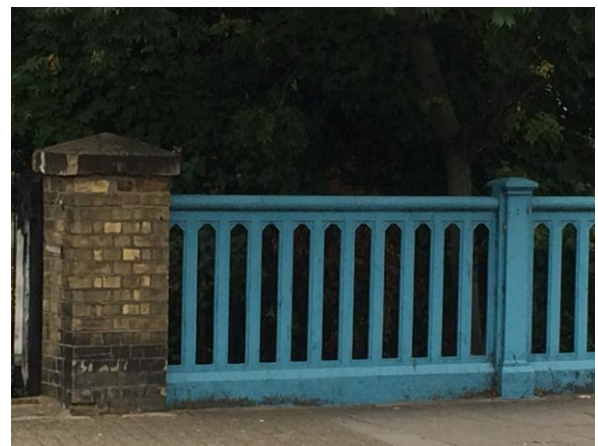
These buildings meet the Local List criteria for local architectural and local historic interest. Also of group value.



Bridge over River Quaggy, Lee High Rd north of Brightfield Rd

Bridge over River Quaggy with painted metal railings, one set Gothic-inspired, and brick piers.

This structure meets the Local List criteria for local historic and structural interest.



Bridge over River Quaggy, Lee Road SE3

Single span bridge of yellow stock brick with red brick recessed panels and stone parapet. Forms one of a pair with that on the opposite side of the road in the Royal Borough of Greenwich.

This structure meets the Local List criteria for local historic interest.



120-128 Lee Road SE3 9DE

An application for local listing has already been submitted.

This late 19th century parade of five shops with flats above is possibly Scots Baronial Arts and Crafts style in origin. It is separated from the Old Tiger's Head by a single storey building with a recessed doorway and an arched pediment on top. The small latter building was formerly the entrance to the function room of the pub and still operates as a bar. The parade, with its prominent tall chimney stacks, is built of brick with contrasting brick quoins and window arches, and a steeply pitched tiled roof. It is of two storeys with shops on the ground floor and attic windows in the front gables and under the half hipped gable ends. The facade is symmetrical with a central Scottish dormer flanked by decorative Dutch-style gables, with three windows under flat arches followed by bay windows on the first floor. The terrace has been recognised for its architectural importance by Edmund Bird, Heritage Advisor to the Mayor of London, in a 2009 report.

These buildings meet the Local List criteria for local architectural and local historic interest. Also of group value.



92-110 Lee Road SE3 9DE

A mid to later Victorian residential four-storey row of ten houses set well back from Lee Road and divided symmetrically into five pairs. Brick construction with paired entrances under decorative timber shared porch roofs and pitched slate roofs with shared chimney stacks punctuating the skyline. Double sliding painted timber sash windows and divided front doors with decorative glazed upper lights and semi-circular fanlights above.

These have been little altered as a whole externally and are recognised for their architectural importance by Edmund Bird, Heritage Advisor to the Mayor of London, in a 2009 report.

These buildings meet the Local List criteria for local architectural and local historic interest. They are also of group value with no's 112-114 below and others on the same side of the road already in the Blackheath Conservation Area.



112-114 Lee Road SE3

A pair of semi-detached four-storey mid Victorian houses of brick with shallow pitched slate roofs and central chimney stack. Raised ground floor with projecting entrance porches, timber double front doors with glazed upper lights and fanlights and canted three storey bays; painted timber double sliding sash windows and timber bracketed eaves.

This imposing pair, set back from Lee Road, has been little altered and are recognised for their architectural importance by Edmund Bird, Heritage Advisor to the Mayor of London, in a 2009 report.

These buildings meet the Local List criteria for local architectural and local historic interest, as well as group value with no's 92-110 Lee Road above.



84-90 Lee Road

Four large detached Victorian brick villas apart from single storey side entrances.

Central main front doors, two with surviving porches, projecting double storey canted bays and full height gabled bays, double sliding sash windows – two houses with smaller panes, all with curved headed windows over front doors and under gable eaves; slate pitched roofs and brick chimney stacks. All set back from the road behind substantial front gardens and boundary treatments, although some garden lost to parking.

These buildings meet the Local List criteria for local architectural and local historic interest. They also have group value.



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

Late 19th century in date; two and a half storeys houses of brick. There is a variety of roof shapes including gables and roof slopes. Some examples have retained their sash windows and most have retained their dwarf garden walls and gate piers with some front gardens surviving intact. Houses similar in design to those at Dacre Gardens off Brandram Road further down Lee High Road.

These buildings meet the Local List criteria for local architectural and local historic interest. They also have group value.



Woodman Public House, 181 Lee High Road

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

This building is situated on a prominent corner site and is of high quality; it meets the Local List criteria for local architectural and local historic interest.



Duke of Edinburgh PH, Lee High Road

A characterful 19th century pub still in use with much surviving original fabric and detailing, on a prominent corner site adjacent to the Quaggy and with a cobbled side access. Two storeys with roof hidden behind flat raised parapet with dentilled eaves cornice below, shallow arched window openings with painted timber double sliding sash windows on first floor. Ground floor has a columned front interspersed with glazed openings with solid lower panels and several door openings with panelled doors and glazed upper lights and fanlights. Curved corner detail; brick and render facades; bracketed string course between ground and first floors above signage fascia.

This building is a good example of a prominent surviving local pub in fine condition and meets the Local List criteria for local architectural and local historic interest.



159-163 Lee High Road

A later 19th century three-storey terrace of four units with shop fronts on the ground floor surviving to varying degrees. Console brackets support plain cornices with yellow brick to the upper floors. Two bays to each unit above the ground floor, casement windows with triangular heads on the first floor and square heads on the second. Stuccoed string course at first floor level and dentilled cornice beneath the eaves.

These buildings meet the Local List criteria for local architectural and local historic interest. Also of group value.



Telephone Exchange, Lee High Road, cnr Glenton Road

An imposing 1947 neo-Georgian inspired three-storey corner building constructed of high quality red brick with a raised parapet and large small paned painted windows, arched on the first floor. A string course continues the length of the building at first floor level. The decorative main entrance door with window above, in a stark drum-like corner section of the building, has a rusticated surround and carries a decorative keystone above, bearing the cypher of George VI. This building would have

replaced the earlier telephone exchange in Eastdown Park. Painted metal boundary railings set in stone plinth also of high quality design and materials.

This locally historically and architecturally important building also contributes to the varied streetscape in this part of Lee High Road and meets the Local List criteria for local architectural and local historic interest.



Lamps outside 143-147 Lee High Road

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

These lamps are rare surviving examples of their type on a high street and meet the Local List criteria for local historic interest.



Lee Court, Lee High Road incl estate office at western end of the building SE13

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



Estate office at western end of Lee Court

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

This building as a whole makes a substantial architectural contribution to this part of the Lee High Road and meets the Local List criteria for local architectural and local historic interest.



Lee Manor

1 Pascoe Road SE13

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

This building is largely original (apart from the replacement front door), of historic as well as local architectural interest and meets the Local List criteria for local architectural and local historic interest.



43 Eastdown Park SE13

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

This building meets the Local List criteria for local architectural and local historic interest.



(TPOs also needed for mature street trees in Eastdown Park)

Bridge over River Quaggy, Eastdown Park

Decorative cast iron Gothic style railings between red brick piers with stone cappings on both sides of the road. Original detail covered over with mesh on road side at present which restricts visibility of the architectural quality of the bridge at present.

This structure is a practical and decorative feature of the streetscape and meets the Local List criteria for local historic interest.



Brindishe Manor School, Leahurst Road

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



The caretaker's cottage on the Leahurst Road side is of two storeys in pebble dashed stock brick with a dentil cornice and hipped roof.

These low key but locally distinctive school buildings with interesting surviving architectural detailing meet the Local List criteria for local architectural and local historic interest.



7-14 Dermody Gardens SE13

Built as Dermody Road in the 1890s around an existing triangular plot, now with mature trees which should be considered for TPOs. Substantial paired semi-detached villas on the east side. Stock brick with mainly pitched slate roofs. Timber porches, projecting gabled bays with paired sash windows under moulded window heads and single sash windows in gables. Gables with painted timber bargeboarding, mostly surmounted by surviving timber finials. Shared central chimney stacks. The small front gardens have survived as has much of the original fenestration and many of the front doors.

These buildings form a pleasing and important perimeter to one side of the central green and meet the Local List criteria for local architectural and local historic interest. Also of group value.

Consideration should also be given to protecting this group further with an Article 4 Direction, covering alterations to windows, doors, roofs, and front boundaries.



Holly Tree Public House, 32 Dermody Road SE13

Contemporary with Dermody Gardens and an important corner building forming part of a group of pleasing mainly domestic buildings fronting the triangular green (see also 7-14 Dermody Gardens above). A three-storey purpose built public house of yellow stock brick. Ground floor fascia intact with four doorways and three windows with iron ventilation grilles at the top. Decorative corbels on the windows on the first floor. There is rustication (rough textured stone) to either side of the panels above the main entrance. The lower panel bears a painted out Charrington's sign while the upper panel bears the name of the pub.

This building is an important local landmark with substantial surviving decorative features and meets the Local List criteria for local architectural and local historic interest. It also has group value.



4, 6-8, 10-12, 14-16, 18-20, 22-32, 34 Eastdown Park SE13

The west side of Eastdown Park is mainly occupied by these imposing pairs of 19th century semi-detached houses set back from the road with front gardens, with single houses at each end. This road has some of the earlier suburban development in this area. Raised ground floors with entrance steps flanked by dwarf walls lead up to recessed front doors with glazed upper lights and fanlights under decorative arched porch openings. Each house has a canted bay extending through the lower and upper ground floors. Rendered on the lower two floors and brick on the upper two floors with render string course, with pitched slate roofs and projecting bracketed eaves. The house no.4 on the corner of Wisteria Road has a separate upper ground floor projecting porch with arched side window. A number of original front doors and sash windows remain; some windows have been replaced inappropriately but others have been replaced to match the originals as closely as possible. Front boundaries treatments largely remain in place.

These houses form an architecturally imposing and important surviving local group of this era and meet the Local List criteria for local architectural and local historic interest. Also of group value.

TPOs should be considered for the mature avenue of plane trees which form an important part of the character of this street.



34-40 Eastdown Park SE13

Art Deco factory style; multi-coloured brick in Flemish bond. Metal casement windows with concrete surrounds. Carriage entrance to left hand side. Doors and first floor windows replaced. Tower to right hand side with stone roundel bearing the legend CA.

Although an anomaly in the area this building meets the Local List criteria for local architectural and local historic interest and is a survivor of an era when there was more mixed use in the area.



57, 59 Eastdown Park SE13

Pair of double storey mid 19th century semi-detached houses with recessed entrance bays and shallow arched porches, rendered facades, decorative corbel detailing to door and window heads, and slate hipped roofs with central chimney stack. Pleasing original detailing and front door to no.59 with enamelled house number and encaustic tiled entrance path; some original fenestration remains and some recently changed which is unfortunate.

This pair of houses form a self-contained pair in the street at the junction of Dermody Road and access to the Quaggy River and Manor Park, so are in a prominent position. They also retain original mouldings and other details which are so often lost on houses of this type locally nowadays; as such they meet the Local List criteria for local architectural interest.



Outbuildings to rear of 21 Wisteria Road SE13

Surviving 19th century brick cattle shed and barn with hay loft above, now used as engineering workshops and set back from the road; rare survivors of previous farming use in the area, now to rear of residential buildings and accessed through an archway under the house fronting no.21.

These buildings are architecturally simple but rare surviving farm outbuildings connecting the area to its farming past and meet the Local List criteria for local architectural and local historic interest.



Lee Centre, 1 Aislbie Road

Late 19th century building which first appears on an OS map of 1894 labelled Institute. Two storeys, constructed of yellow stock brick with red brick and terracotta details. Hipped slate roof and red brick quoins on the corners. Seven bays to the main elevation, the central bay in red brick to full height houses a doorway with brick pilasters under a pediment and decorative frieze. Mosaic plaque bearing the name of the building above with a segmental arched pediment at roof level.

This building is an interesting survivor of the area's social history and meets the Local List criteria for local architectural and local historic interest.



Manor Lane Rail Bridge

19th century sheet metal rail bridges with stock brick piers and flanking walls and white glazed tiled underpass walls.

These structures mark part of the railway heritage of the area and are necessarily of substantial utilitarian construction; they meet the Local List criteria for local historic interest and engineering construction.



Manor Park: no's 3-41, 47-55 odd; no's 6-38, 42-58 even

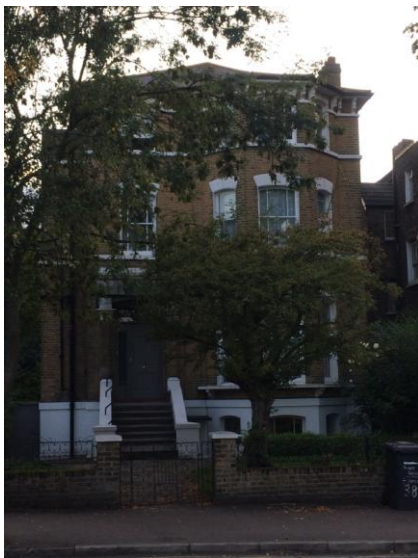
A group of substantial houses set back from the road in garden settings, indicating wealth and social status - a mixture of free-standing and semi-detached, flanking the lower section of Manor Park on both sides. All built at more or less the same time during the latter part of the 19th century, they were the first houses in this earliest northerly section of the street to be developed, along with those in Northbrook Road on what had been part of Manor Farm. Manor Park now forms a green backdrop and gap between houses on the west side of the street.

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

This section of Manor Park is also lined on both sides with mature trees which should be considered for TPOs

Further south the houses are increasingly less substantial and later in date, culminating in inter-war semis at the southern end of the street which was developed later. Some in the middle match those in Kellerton and Chalcroft Roads.

These buildings form an important group of large dwellings with substantial surviving features; they meet the Local List criteria for local architectural and local historic interest and are also of group value.



Manor Park bridge over River Quaggy

Feature bridge with substantial two-tone brickwork emphasising recessed panels, quoins and decorative stone pillar cappings. Utilitarian but pleasing design, adds interest to the street and forms a visual break between houses on both banks.

This structure meets the Local List criteria for local historic and visual interest.



1-27 Northbrook Road SE13

Seven pairs of imposing semi-detached late 19th century villas surviving on the north side of the road, most with their original features intact. Four storeys, raised ground floors, decorative render surrounds to porches, oriel canted bays, Italianate pairs of windows above on first floor, bracketed eaves, shallow pitched slate roofs with central chimney stacks. Front boundaries still remain to most of the houses.

These buildings form an imposing and pleasing group of large dwellings with substantial surviving features; they meet the Local List criteria for local architectural and local historic interest and are also of group value.



Stables to side of 45 Longhurst Road

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

These modest mews stable buildings are rare survivors in the area nowadays, even more so as an intact row, and though in need of repair. They meet the Local List criteria for local architectural and local historic interest.



50 Old Road

Distinctively designed red brick 1 ½ storey building with its gable end facing the street. Porch lit by windows either side with gable above and oculus above that. Dentil cornice beneath heavy bargeboards. Stock brick construction to side elevations. The building first appears on OS maps of 1894 as a girls' school but is labelled on 20th century maps as Parish Room.

This building's contribution to local history and distinctive design meets the Local List criteria for local architectural and local historic interest.



Warehouse on Old Road

A building labelled “Institute” appears within a walled yard at the eastern end of Old Road on the 1896 OS map and on subsequent maps until 1949 when it is labelled as a ruin and the yard as the Corporation Yard (the surviving section of old estate boundary wall is also of local historic interest). The current building dates to the 1950s and is labelled Depository on later maps. Front facade scaffolded at present. The wall surrounding the earlier building with its carriage and pedestrian entrances dates at least to the late 19th century.

This building and boundary wall meets the Local List criteria for local historic interest.



Rail Bridge, Ennersdale Road SE13

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

This structure meets the Local List criteria for local historic interest as part of the area’s railway heritage and substantial utilitarian construction.



Pillar Box – corner of Dermody and Leahurst Roads SE13

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

This iconic pillar box on a prominent corner meets the Local List criteria for local historic interest.



Trinity Primary, Leahurst Road

Prominent late 19th/early 20th century school with original boundary. Large three and four storey brick structure with ashlar dressings. Pedimented gables. Central three storey block facing Leahurst Road of four, three bay sections divided by pilasters. Dentil cornice beneath parapet with urn finials above pilasters. Flat arched windows to ground and first floors, Gibbs surrounds to second floor. The Pascoe Road elevation has more variety, the central, three storey section being of just five bays with four storey towers with slate roofs in the French style either side. The towers with decorative finials and weather vanes connect to the cross wings with lower four storey ranges and the cross wings themselves step forward further and are lit on all three sides. Caretaker's house to south side facing Leahurst Road. One of the finest Lewisham borough school buildings.

This important building meets the Local List criteria for local architectural and local historic interest.



Station Parade, 11-17 Staplehurst Road SE13

Two-storey parade of four units. Shop fronts mostly modern but console brackets between fascias retained. Stock brick to first floor with segmental arched window to each unit with red brick surrounds, the windows to Nos. 11 and 13 are original. Red brick pilasters rise from the console

brackets to the top of a deep parapet. Decorative red brick band along top of parapet with stone ball finials above each pilaster. Stone plaque with date inscription 1905 in a decorative brick frame above each window.

This parade meets the Local List criteria for local architectural and local historic interest. Also of group value.



Station Hotel, 14 Staplehurst Road SE13

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

This prominent, substantial and decorative building which makes an important contribution to the local Staplehurst Road parades meets the Local List criteria for local architectural and local historic interest.



24-28 cnr Staplehurst and Longhurst Roads SE13

Another prominent corner building c1900 with decorative architectural detailing; it addresses its setting successfully in the form of a splayed corner turret with timber traditional shopfront beneath. Not all shopfronts original. Contrasting brick and render, tiled pitched roofs, gables facing Staplehurst Road with residential entrance to upper floors on Leahurst Road. Chimney stacks to apex of roof.

This prominent and architecturally pleasing building makes an important contribution to the local Staplehurst Road parades and is also a focal point when seen from Manor Park. It meets the Local List criteria for local architectural and local historic interest.



Fernbrook Rd – small coach house opposite no.1 SE13

Rare surviving small stable/coach house possibly attached to adjacent property. Brick with contrasting brick bands and pitched tiled roof. Hayloft with stable door below directly onto street.

Although of modest proportions and simple traditional stable/coach house design this building is a rare survivor of a previous age in the area and meets the Local List criteria for local architectural and local historic interest.



(Also possible TPOs for mature street trees in Newstead Road; South Circular mature plane trees)

South Lee

Industrial building at east end of Chiltonian Industrial Estate

Large industrial building of yellow stock brick; gabled ends, brick detailing. A building labelled Laundry is shown in this position as early as 1896.

This pleasing piece of industrial heritage design meets the Local List criteria for local architectural and local historic interest.



Pillar box – Woodyates Road

A pillar box bearing the cypher of Elizabeth II on the corner of Woodyates Road and Pitfold Road.

This iconic pillar box in a prominent corner location of this estate meets the Local List criteria for local interest.



Lee Green United Reform Church, Burnt Ash Road

Surviving section of war damaged Victorian chapel behind post-war rebuilt church facing Burnt Ash Road. Still clearly visible from open space to the side and rear. Simple Gothic style, rubble stone walls, buttressing, steeply pitched slate roof, rose window in east end gable.

These buildings meet the Local List criteria for local architectural and local historic interest.





361-415 Westhorne Avenue

Houses built in the early 20th century Garden City style, the stock comprising detached, semi-detached and terraced houses in stock brick with red brick dressings and hung tiles. Some retain original garden walls and many front gardens have survived.

The land to the east of the character area was laid out between the wars and comprises mainly of pleasant detached and semi-detached houses. Of greater interest are the houses on Westhorne Avenue built in the early 20th century Garden City style the stock comprises detached, semi-detached and terraced houses in stock brick with red brick dressings and hung tiles, steeply pitched roofs and gables. Arched openings through to gardens to rear. Some houses retain their original garden walls and many front gardens have survived.

These buildings meet the Local List criteria for local architectural and local historic interest.



East Lee

2 Cambridge Drive

Single detached late 19th century handsome double fronted house (only one in street). Bays either side of central front door with decorative arched surround; Venetian windows at first floor level, painted double sliding timber sash windows, brick with painted render detailing, slate roof, brick boundary wall with metal railings.

This building meets the Local List criteria for local architectural interest. Also of group value.



6-44 Cambridge Drive SE12

With numbers 1-9 Cambridge Drive, an impressive unbroken run of houses of similar design on both sides of Cambridge Drive.

Ten pairs of substantial three storey semi-detached houses dating to the late 19th century. London stock brick with stone dressings. Canted bays to ground floor, recessed porches, decorative bargeboards to steeply pitched front gables. Many examples retain original windows and front doors and a number of front gardens are intact, complete with dwarf walls. Garden space in front of some houses has been converted for parking; further loss of front gardens and boundaries could be controlled with the addition of an Article 4 Direction.

These buildings meet the Local List criteria for local architectural interest. Also of group value.



1-9 Cambridge Drive SE12

Description and recommendation as for no's 6-44 Cambridge Drive.



31-41 Leyland Road SE12

A number of large villas on the eastern side of the street between Upwood Rd and Osberton Road.

Numbers 31-33 are semi-detached and 35-41 are detached.

Built between the publication of the 1898 and 1919 Ordnance Survey maps.

No's 31-33 are three storeys with columned porches and canted ground floor bay windows; stock brick with shallow curved window heads and decorative contrasting keystones, brick dentil corning; painted timber double sliding sash windows, pitched slate roofs with brick chimney stacks.

No's 35-41 are of three storeys with basement, of yellow London stock brick with white painted stone dressings. Canted bay windows from basement to first floor, recessed porches and with deep eaves supported on timber brackets. Some examples have retained their front gardens and dwarf walls.

These buildings meet the Local List criteria for local architectural and local historic interest. Also of group value.



It is recommended that the mature avenue of plane trees in Leyland Road are protected with TPOs if not already.

82-88 Eltham Road

Four large detached Victorian houses villas set back from the road, surviving from an earlier era of Eltham Road. All have three floors with basements and raised ground floors, central projecting porches (one enclosed and front door removed) with additional floor above; wide projecting double height bays (unusual curved bays to no's 84-88), pitched roofs with front gables, bracketed eaves, slate tiled roofs, some surviving chimney stacks. Brick with render bases and quoining and other detail to resemble stone. Surviving painted timber sash windows to all but no.88 and all but no.86 have their original front doors. Garden settings survive but have unfortunately largely been made over to unsightly parking arrangements. However some forms of boundary treatment do remain in place.

These buildings meet the Local List criteria for local architectural and local historic interest and also have strong group value.

