

ASLC: Charleville Circus			
WARD: Sydenham			
1. EXISTING DESIGNATIONS			
Heritage	Identified as ASLC in 2014	Y	
	Listed Building	N	
	Locally Listed Building	N	Caen Tower to be assessed for local listing
	Archaeological Priority Area	N	
Non-Heritage	eg Asset of Community Value; SINC	N	
CONFORMITY WITH SELECTION CRITERIA			
Theme	Criteria <i>(Required is 1 or 2 plus 1 other category)</i>	Y/N	Particular characteristics
1.ARCHITECTURE • High Quality • Distinctive • Well preserved			
	a) An group of buildings of notable character, built as a single development over a short period of time; or a limited number of phases	Y	<ul style="list-style-type: none"> • Group of 23 late 19th C paired and detached houses with slightly different styles: • The two pairs facing the entrances to Charleville Circus (nos 2-4 and 10-12) are built of red brick, with white plaster quoin and lintel detailing on the bay windows, and white painted cills. The other 3 pairs inside the circle (6-8, 14-16, 18-20) are two storey yellow stock brick with red banding and lintel detailing. All 5 houses are pairs with symmetrical steeped gables and two storey bays topped by small hipped roofs. • The two groups of pairs on the outer edge of the circle are built in a different style: <ul style="list-style-type: none"> ○ The group on the south eastern side of the Circus (nos 1-11) is of three storeys plus basement, built in red brick with a gable end facing the circus. They vary

			<p>slightly in detailing, though they all have red brick banding and lintels. The entrance porches are up a flight of steps and are elaborately detailed, one pair has a more classical style while the other two have a more gothic arch porch (though one has been removed from the building – the trace of the steeply pitched porch can still be seen on the brickwork). The ground floor windows have elaborate plasterwork surrounds.</p> <ul style="list-style-type: none"> ○ The group on the east side of the Circus (nos 15-25) has a more eclectic style. The houses are of three storeys without basements and are accessed directly up a single step. The pairs are symmetrical, with each house having two gables, a tall steep one and a narrower dormer window one. The houses are built in yellow stock brick with red banding and a mix of white plasterwork and brick lintels, with curved barge boards / soffits and Gothic arched doors. ● The single house on the East side (no 13) differs from the other groups but respects the materials and neo-Tudor architectural elements of its contemporaries – it has a tower over a grand Gothic style porch, it is built of yellow brick with red brick banding and decorative brickwork, and with the exception of the window above the porch, the windows are narrow sashes set back into plasterwork mullions. ● Crossways, Charleville Circus, is a later infill and an anomaly, built in a completely different style. It is of red brick in Flemish bond on ground floor and angled brickwork between timber framing at the first floor, in a Tudor half-timbered style. Windows are casements with leaded lights. It is of two storeys with an elaborate Tudor style chimney stack, ● Caen Tower, at 43 Westwood Hill, is an impressive late Victorian neo-Tudor building built in red brick with decorative plasterwork made to appear as stone mullions
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			<p>around casement windows. It retains some historic stained glass and has a timber framed top floor.</p> <ul style="list-style-type: none"> • The historic houses on Westwood Hill (nos 41-61) are large late Victorian detached houses in yellow brick with red brick and neo-Tudor architectural detailing and porches. With 3 bays and 3 storeys and well-preserved architectural detailing on the porches and window surrounds, they are imposing and set into large gardens with mature trees. • A group of 5 large villas on Westwood Hill has been replaced with post war residential developments in red brick (31-35 Westwood Hill). This group has not been included in the ASLC boundary, but its parking lot is accessed via Charleville Circus. On Charleville Circus, a post-war infill residential development (Lincoln Court, 27 Charleville Circus) was built in yellow stock brick besides the three pairs (nos 15-25). These post-war developments do not have particularly interesting architectural characteristics but are also set in green grounds, and so fit in with the rest of the area. • A large house called the Roccles formerly occupied the sizeable plot forming the triangle at the junction of Westwood Hill and Crystal Palace Park Rd. This seems to have been demolished in the first half of the 20th century and replaced by two residential developments called Torrington Court and Grasmere Court.
	b) an eclectic and interesting mix of typologies built at different times which create a visually harmonious group;	N	
2. HISTORIC/ SOCIAL & CULTURAL/ ARCHAEOLOGICAL	a) Connection with a notable historic person, event or activity;	Y	<ul style="list-style-type: none"> • Secondary research suggests a connection with the Crystal Palace Company, which was charged with re-erecting an enlarged Crystal Palace on Sydenham Hill. George Wythes of Bickley Hall bought the site enclosed by Crystal Palace Park Road, Lawrie Park Road and Westwood Hill. Wythes

			<p>employed William Goodwin as his builder. The Goodwin family had built houses in London Road and in what is now the Jews Walk conservation area. They started working on Lawrie Park and by 1858 there was “a large manufacture of bricks on the upper part of the land”. Charleville Circus, the final development, was built over this brickwork in the mid-1880s.</p>
	b) Of particular importance to a local social or cultural group;	N	
	c) In an area of known archaeological interest	N	
	d) Remnants of older/historic routes, landownership,	Y	<ul style="list-style-type: none"> The layout of Charleville Circus reflects the ownership history of the land. When plans were made for the re-erection of the Crystal Palace on Sydenham Hill, the Crystal Palace Company purchased nearly 400 acres of land. They did not need the sites north of Crystal Palace Park Road and proceeded to sell them off. George Wythes of Bickley Hall bought the site enclosed by Crystal Palace Park Road, Lawrie Park Road and Westwood Hill and employed William Goodwin as his builder. Charleville Circus was used as the brickfield to build and develop the new houses by Wythes and Goodwin built between the 1860s and 1880s on the above mentioned site, and was developed on top of the brickfield once the rest of the area had been built over, hence the unusual circular layout. On the South side of Crystal Palace Park Road, the elaborate historic villas that remain today (now in the Borough of Bromley) were built for the Crystal Palace Company Estate by their architect John Norton. This is part of Bromley’s Crystal Palace Park Conservation Area, and several of these buildings are locally listed in the Borough of Bromley.
3.TOWNSCAPE			

<ul style="list-style-type: none"> • High Quality • Distinctive • Well preserved 			
	<p>a) A planned layout, including roads, open spaces and buildings (including views, vistas, key focal points)</p>	Y	<ul style="list-style-type: none"> • The interest of Charleville Circus mostly lies in its circular layout. • The arrangement around the inner edge of the circus is interesting but the execution is rather compromised by the scale of the houses which exceeds the space available to provide appropriately sized gardens. This creates the impression of a cramped urban form at the rear of the properties, with very small triangular gardens. • The arrangement of the two groups of 3 paired houses (nos. 1-11 and 15-25) better responds to the circular nature of the street. Instead of curving around the perimeter, they address it in a staggered pattern. • There is a variety in boundary treatments, with timber fences and brick walls of varying heights. Though some sections have been lost to provide off street parking, most of the buildings retain some form of boundary treatment.
<p>4.LANDSCAPE</p> <ul style="list-style-type: none"> • High Quality • Distinctive • Well preserved 	<p>a) A notable quality and extent of landscape, both formal and informal, and natural and manmade, including public/private gardens /verges, street trees</p>	Y	<p>Charleville Circus has a green character, as a result of most houses having planted front gardens. There are no street trees, but several front gardens and parkings contain tall, mature trees. The houses also have rear gardens, though these are quite cramped for the houses inside the circle. There are several mature trees in the rear gardens of the houses on Westwood Hill and Crystal Palace Park Rd. Hedges and planted front garden give a green and verdant character to the circus.</p>
	<p>b) Significant local or far reaching views or vistas</p>	N	
	<p>c) rivers, wells, canals and their verges</p>	N	
<p>3. DESCRIPTION OF AREA</p>			

Charleville Circus is an unusual circular road located between Crystal Palace Park Rd and Westwood Hill with large residential properties organised in short terraces and semi-detached pairs. The building adjacent to the entrance from Westwood Hill - Caen Tower - uses a plethora of architectural elaborations to create an eye catching corner piece

4. STATEMENT OF SIGNIFICANCE

Charleville Circus and the buildings on the triangle of land formed by Westwood Hill and Crystal Palace Park Road comprise large late 19th C yellow and red brick villas built using bricks made from the local clay, developed by George Wythes and built by William Goodwin. The whole site was first used as a brickfield when the area saw widespread investment as a result of the re-erection of the Crystal Palace in Sydenham in 1852 and the creation of Crystal Palace Park and two new railway stations. The site was developed as part of the ensuing sub-urbanisation of this part of southeast London and its layout reflects the former brickfield's boundaries.

The large villas have a lively mix of neo-Tudor and Italianate detailing. Their front and rear gardens and mature trees contribute a green character. The layout provides an interesting pedestrian experience and evolving views through gaps and around the buildings which add visual interest. The historical connections to the nearby development of Crystal Palace Park and the suburbanisation of this part of London are connections to key historic events.

5. ISSUES THREATS AND OPPORTUNITIES

ARCHITECTURAL	(e.g. loss of windows, cladding, boundary walls, front garden parking)		<ul style="list-style-type: none"> • Unsympathetic render obscuring original brickwork • Door and window replacements with unsympathetic materials • Front garden parking eroding the green front garden setting of the houses and detracting from the greenery appreciable from the street
TOWNSCAPE	(e.g. lack of street trees, issues with boundaries/bins to open spaces/street clutter)		<ul style="list-style-type: none"> • Large open space of parking, especially in front of Lincoln Court, 27 Charleville Circus, and to the rear of 35 Westwood Hill and of 100 Crystal Palace Park Rd.

6. RECOMMENDATION

Existing ASLC	a) Confirm as ASLC b) Undertake CA appraisal	Y	Meet selection criteria 1, 2, 3 and 4.
Proposed ASLC	a) Confirm as ASLC	n/a	

	c) Do not confirm		
7. MAP			
	Boundary Map	Y	Boundary changes Omit buildings previously included in the 2014 proposed boundary map. 102-116 Crystal Palace Park Rd are located in the Borough of Bromley and outside the scope of this ASLC.
	Audit of heritage features		To follow

Sources:

Lewisham Heritage – historical maps

Sydenham and Forest Hill Past, John Coulter

[Phil Beard: Charleville Circus – a South London Street \(buttes-chaumont.blogspot.com\)](http://buttes-chaumont.blogspot.com)

[Charleville Circus - Sydenham Town Forum](#)

[Sydenham and Forest Hill Local History: A Brief History of Lawrie Park \(sydenhamforesthillhistory.blogspot.com\)](http://sydenhamforesthillhistory.blogspot.com)

[Crystal Palace Park Road | From The Builder, 10 May 1873 | Flickr](#)

Bromley Council, Supplementary Planning Guidance For Crystal Palace Park Conservation Area