

<b>ASLC: Hall Drive</b>			
<b>WARD: Sydenham</b>			
<b>1. EXISTING DESIGNATIONS</b>			
Heritage	Identified as ASLC in 2014	Y	
	Listed Building	N	
	Locally Listed Building	Y	183 Lawrie Park Gardens, at the southern entrance of Hall Drive
	Archaeological Priority Area	N	
Non-Heritage	eg Asset of Community Value; SINC	N	
<b>CONFORMITY WITH SELECTION CRITERIA</b>			
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	N	

	b) an eclectic and interesting mix of typologies built at different times which create a visually harmonious group;		<ul style="list-style-type: none"> <li>• Several unremarkable post war red brick two storey groups of flats (nos 2c, 2b, 4, 6a, 6d Hall Drive and 5-11 Westwood Hill) with tiled roofs and hung slates, some yellow brick blocks with little decorative detailing. They are screened to some extent by vegetation, opening up further on so that the individual houses are more visible.</li> <li>• There are some more interesting post war detached houses (nos. 1-19 Hall Drive) of two storeys with red brick ground floors, bays, garages, oriel windows, entrance porch under hipped tile roofs and decorative timber framing, which borrow from a Tudorethan but also arts &amp; crafts style.</li> <li>• Detached red and yellow brick houses (nos. 8-10 Hall Drive) , with attached garages in the gaps between houses.</li> <li>• Some arts &amp; crafts inspired houses with hung tiles and elaborate barge board on the entrance porch, in a cottage style. (Nos 12-16)</li> <li>• Just south of halfway along the Drive, 37-75 Hall Drive is a group of terraced flats/maisonettes designed by Squire &amp; Partners in the early 1960s in a semi-circular arrangement around a lawn, stepping down along a driveway. The building is of red brick with a repetitive arrangement of windows with horizontal emphasis, paired entrance doors and garages. This group creates a very interesting street scene.</li> <li>• Some modernist houses (nos 18-20) with windows that would likely have originally been steel. Number 20 has a flat roof and interesting corner windows.</li> </ul>
2. HISTORIC/ SOCIAL & CULTURAL/ ARCHAEOLOGICAL			
	a) Connection with a notable historic person, event or activity;	Y	<ul style="list-style-type: none"> <li>• Hall Drive was historically the carriage road of Sydenham Hall, the home of the Lawrie family built in 1805. Several generations of the Lawrie family owned extensive land and several large houses in Sydenham. In 1806, Andrew Lawrie bought the newly rebuilt Sydenham Hall (to which Hall Drive once led from Westwood Hill). He was a major under Wellington, died at Burgos in 1812 and has a memorial in St Bartholomew’s church. The family also owned Westwood House, which was on the site of the Shenewood estate.</li> <li>• The Hall, former home of the Lawrie family, was sold to the Crystal Palace Company and its grounds were built upon. The Hall was demolished between the 1930s and 1950s, and nothing remains of it today except the reference in the name. It was named Hall Drive in 1936.</li> <li>• William Goodwin built Cecil House, 191 Lawrie Park Gardens, for himself in 1860, and lived there until 1862. Luis Zorilla, an exiled Spanish anarchist and friend of both Camille</li> </ul>

			<p>Pissarro (who painted the best known image of Lawrie Park in 1871) and Paul Gauguin, lived there in 1885. According to Gauguin’s biographer, he travelled from France “to Cecil House in Lawrie Park where Ruiz Zorilla was now living”.</p> <ul style="list-style-type: none"> <li>• In 1871 Camille Pissarro painted the famous view looking along Lawrie Park Avenue towards St Bartholomew’s church. It shows a chain and post fence, which has disappeared in Lawrie Park Avenue today but is still present in places on Hall Drive.</li> <li>• 37-75 Hall Drive was by Squire &amp; Partners + dates to c.1961 (date of planning permission), on the site of older buildings at 21 &amp; 27 Hall Drive.</li> </ul>
	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,	N	
3.TOWNSCAPE			
<ul style="list-style-type: none"> <li>• High Quality</li> <li>• Distinctive</li> <li>• Well preserved</li> </ul>			
	a) A planned layout, including roads, open spaces and buildings (including views, vistas, key focal points, landmark groups or buildings)	Y	<ul style="list-style-type: none"> <li>• Hall Drive is a straight road with no sidewalk, the road is lined by wide green verges and a chain and post fence which create a green, rustic atmosphere.</li> <li>• Boundary treatments are mixed – there are some low brick and stone, sometimes with hedges. Some houses do not have boundary treatments behind the post and chain fence, which in effect acts as a boundary treatment and creates a porosity between the street and the front garden. This permeability between public and private spheres creates an open, welcoming atmosphere</li> <li>• 37-75 Hall Drive, located centrally in Hall Drive, is an unusual semi-circular development that curves and embraces the sloping of the terrain. It has a positive impact on the townscape.</li> </ul>
4.LANDSCAPE			

<ul style="list-style-type: none"> <li>• High Quality</li> <li>• Distinctive</li> <li>• Well preserved</li> </ul>			
	a) A notable quality and extent of landscape, both formal and informal, and natural and manmade, including public/private gardens /verges, street trees	Y	The green verges, soft planted front gardens with mature trees and dense shrubs, the presence of coherent boundary treatments, and the planted lawn in front of 37-75 Hall Drive, with trees, bushes and landscape features, create a very green environment.
	b) Significant local or far reaching views or vistas	N	
	c) rivers, wells, canals and their verges (particularly important in Lewisham	N	

### 3. DESCRIPTION OF AREA

Hall Drive is a private road between Westwood Hill and Lawrie Park Gardens, built on the grounds of Sydenham Hall, which was demolished at some point between the 1930s and 1950s. It has a very peaceful, green and almost bucolic character created by wide green verges with a chain and post fence, detached houses in a variety of styles set back far from the road behind soft planted front gardens, and several large trees and a central planted lawn.

### 4. STATEMENT OF SIGNIFICANCE

The street has wide green verges, deep, soft planted front gardens with mature trees, and the large central planted lawn to no. 37-75 Hall Drive. These create a very peaceful, almost rural, atmosphere.

Some houses do not have boundary treatments behind the post and chain fence on the grass verges, which creates a porosity between the street and the front gardens. This visual permeability between public and private spheres creates an open, welcoming environment.

The post and chain fence recalls the one shown in an 1871 Camille Pissarro painting of Lawrie Park Avenue which runs parallel to Hall Drive, towards St Bartholomew's church. That post and chain fence has now disappeared in Lawrie Park Avenue and the one in Hall Drive is an important reminder of it.

The street contains an eclectic mix of house types, the majority of which postdate the demolition of Hall House, and the variety is essential to the architectural interest of the street. Just one house (183 Lawrie Park Gardens) is of late 19th century date. A number of early 20th C houses are at 40, 1-19 and 20-12 Hall Drive. 37-75 Hall Drive, date to the 1960s and there are post war housing blocks at northern end of the Drive (2c, 2b, 4, 6a, 6d Hall Drive and 5-11 Westwood Hill).

**Features of interest**

- The planted green, the verges and the post and chain fence

**5. ISSUES THREATS AND OPPORTUNITIES**

TOWNSCAPE	(e.g. lack of street trees, issues with boundaries/bins to open spaces/street clutter)		<ul style="list-style-type: none"> <li>• A lot of car parking in front of the smaller blocks of flats (2a,b,c,d and 22-34 Hall Drive), though there is so much green that it is not too noticeable. The loss of vegetation would result in the car parking becoming more visible and prominent, which would detract from the green character of the ASLC.</li> <li>• Visually impermeable boundaries (e.g. timber fences on top of boundary wall, taller brick and stone walls) detract from the open character of Hall Drive</li> <li>• Reduction in green landscaping through enlarged areas for parking or gravel surfacing which contrast with the attractive soft planting everywhere else</li> <li>• The removal of or breakage of the post and chain fence in some parts</li> </ul>
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**6. RECOMMENDATION**

Existing ASLC	a) Confirm as ASLC b) Undertake CA appraisal	Y	Meets criteria 1, 2, 3 and 4
Proposed ASLC	a) Confirm as ASLC c) Do not confirm b) Undertake CA appraisal		

**7. MAP**

	Boundary	Y	Retain 2014 boundary unchanged
	Audit of heritage features	Y	Listed and locally listed buildings added to boundary map

Sources:

Lewisham Heritage – historical maps

Borough Photos

Steve Grindlay: <https://www.flickr.com/photos/stevegrindlay/albums/72157614759140339>

*Sydenham & Forest Hill*, Steve Grindlay

*Sydenham and Forest Hill Past*, John Coulter

[Sydenham Streets - Hall Drive London SE26 \(brainsys.com\)](#)

[Property Guide to Hall Drive, SE26 \(southlondonguide.co.uk\)](#)

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