

**ASLC: Kirkdale (previously titled *Sydenham Extension*)**

**WARD: Forest Hill**

**1. EXISTING DESIGNATIONS**

Heritage	Identified as ASLC in 2014	Y	
	Listed Building	Y	<ul style="list-style-type: none"> <li>• High Street Buildings, 134-146 Kirkdale</li> <li>• 124-128 Kirkdale</li> <li>• Former Sydenham Institute, 84 Kirkdale</li> </ul>
	Locally Listed Building	y	<ul style="list-style-type: none"> <li>• 89-91 Kirkdale</li> <li>• Fox &amp; Hounds Public house, 150 Kirkdale</li> <li>• Bricklayers' Arms, 189 Dartmouth Rd</li> <li>• Outside ASLC boundary but important to the setting: the former Woodman PH, 110 Kirkdale, Halifax St CA</li> </ul>
	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			
<ul style="list-style-type: none"> <li>• High Quality</li> <li>• Distinctive</li> <li>• Well preserved</li> </ul>			
	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		
	b) an eclectic and interesting mix of typologies built at different times which create a visually harmonious group;	Y	<p>An eclectic mix of buildings, many of which are of particular architectural quality or distinct historic interest:</p> <ul style="list-style-type: none"> <li>• 3 groups of listed buildings, see listing descriptions  <a href="https://historicengland.org.uk/listing/the-list/list-entry/1392512">https://historicengland.org.uk/listing/the-list/list-entry/1392512</a>  <a href="https://historicengland.org.uk/listing/the-list/list-entry/1402184">https://historicengland.org.uk/listing/the-list/list-entry/1402184</a>  <a href="https://historicengland.org.uk/listing/the-list/list-entry/1080021">https://historicengland.org.uk/listing/the-list/list-entry/1080021</a></li> <li>• Pub architecture: the Fox &amp; Hounds, and the Bricklayer's Arms (and, just outside the boundary, the Woodman). Public Houses are some of the earliest buildings that survive (Fox &amp; Hounds 1826, reconstructed 1889, Bricklayers' Arms 1834, rebuilt 1860 and 1924, Woodman 1845). Interestingly, the names of these 3 pubs reflect the history of the area: the Fox &amp; Hound (like the Greyhound Inn in nearby Cobbs Corner CA), is connected to fox hunting, which was presumably a popular sport at the time of Sydenham Common. The Bricklayers' Arms recalls the suburban development of the area following the enclosure of the Common. The Woodman refers to the history of the Great North Wood and the diverse occupations it supported.</li> <li>• 89-91 Kirkdale: a pair of surviving timber clad cottages, representing the first phase of residential development of the area around the junction of Kirkdale/Dartmouth Rd following the enclosure of Sydenham Common (see local list description <a href="#">Lewisham Council - Locally listed buildings</a>)</li> <li>• Two storey, two bay cottage buildings in brick and render with a variety of roof forms (some hipped, some M-shaped,) on Dartmouth Road and Kirkdale, possibly hidden behind modern projecting shopfronts on Kirkdale (for e.g. 103, 109, 111, 121, 123 Kirkdale and 217 – 234 and 174-180 Dartmouth Road – see roovescape)</li> <li>• 97 Kirkdale and 184-190 Dartmouth Road – A terrace of three storey two bay buildings with ground floor shopfronts, hipped roofs and tall chimneys, in London stock brick (some have been rendered), embracing the curve at the junction of Kirkdale and Dartmouth Rd</li> <li>• Denham Court - 1930s, imposing, art deco inspired residential block</li> <li>• 11-15 Kelvin Grove - Two storey, three bay early detached villas on Kelvin Grove. Central entrance porches with entablature and curved pediments, bracketed lintels to windows, timber sliding sash windows.</li> <li>• Victorian residential terraces on Fransfield Grove, very coherent in style – north side three storeys behind shallow front gardens with brick boundary walls; south side two storeys</li> </ul>

			over semi-basement with railings to lightwells, both with paired entrances. Third group at western end at turn in the road has stepped footprint and frontages all facing east.
2. HISTORIC/ SOCIAL & CULTURAL/ ARCHAEOLOGICAL			
	a) Connection with a notable historic person, event or activity;	Y	<ul style="list-style-type: none"> <li>The Sydenham Enclosure Act of 1812 was instrumental in opening the way for development of this area, and influenced the ensuing social change and development</li> <li>The mid 19<sup>th</sup> C development of the principles of public education for working class children and adults are represented by the former Sydenham Institute at 84 Kirkdale, built 1859-1861.</li> </ul> <p>Sir Joseph Paxton (1803-65) founded the Sydenham Institute, which provided a programme of lectures, classes, concerts and entertainment aimed at the area's working class population. He was one of the foremost engineer-architects of the mid-C19. He is best known as the designer of the Crystal Palace of 1851, re-erected to Sydenham in 1852-1854 and eventually destroyed by fire in 1936. The Great Exhibition and Paxton's revolutionary Crystal Palace were the epitome of British imperial power and the Victorian era's technological advancements. It is also illustrative of wider Victorian aspirations for physical and intellectual education and improvement, which explains the creation of vast parks for public recreation, as a counterpoint to rapid urbanisation, and educational institutes, such as the Sydenham Institute.</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"> <li>Kirkdale was, until the Enclosure Act of 1812, a track across Sydenham Common, marked at its southern end by the Greyhound PH (in Cobbs Corner CA). From the enclosure of the Common, a proliferation of small cottages developed at the Kirkdale/Dartmouth Rd junction, many of them timber clad (19<sup>th</sup> C photos and paintings, see John Coulter's <i>Sydenham and Forest Hill Past</i>, p.80-90). Until the late 1840s, the route was called "The</li> </ul>

			<p>Common” on maps, but by the 1850s it had become “High Street”, and it was finally called “Kirkdale” and “Dartmouth Rd” (John Coulter, <i>Sydenham and Forest Hill Past</i>).</p> <ul style="list-style-type: none"> <li>• Kirkdale and Wells Park Road (which was also an existing track on the Common before 1812) were adopted by the commissioners when the Common was enclosed. The commissioners also laid out Dartmouth Road when parcelling out the Common following the enclosure. More than 200 cottages were built at the Kirkdale/Dartmouth Rd junction between 1812 and 1841 (John Coulter, <i>Sydenham and Forest Hill Past</i>).</li> <li>• The only cottages of this date that retain their timber-cladding are the semi-detached 89-91 Kirkdale.</li> <li>• There are a number of small two storey buildings , some with M shaped roofs, hidden behind unsympathetic shopfronts, that are also present on the 1863 survey and may once have had timber clad exteriors, later hidden behind modern extensions, reclad or rebuilt (e.g. 103, 109, 111, 121, 123 Kirkdale and 217 – 234 and 174-180 Dartmouth Road).</li> <li>• Comparable cottages survived just outside the ASLC boundary, on Willow Way until they were demolished in the 1950s (see John Coulter, <i>Sydenham and Forest Hill Past</i>, p.88).</li> </ul>
<p>3.TOWNSCAPE</p> <ul style="list-style-type: none"> <li>• High Quality</li> <li>• Distinctive</li> <li>• Well preserved</li> </ul>			
	<p>a) A planned layout, including roads, open spaces and buildings (including views, vistas, key focal points, landmark buildings and groups)</p>	Y	<ul style="list-style-type: none"> <li>• The listed group High Street Buildings 134-146 Kirkdale, have landmark value and form a very distinctive part of the townscape.</li> <li>• The junction between Kirkdale and Dartmouth Rd has been wide and open since it was laid out, with the three storey corner terraces 97 Kirkdale and 184-190 Dartmouth Road embracing the curve of the road.</li> <li>• Looking down Kirkdale towards the ASLC, the part of Kirkdale within the ASLC boundary is clearly defined in the townscape as a commercial parade with a number of shops and high-quality pubs and commercial buildings. This contrasts with the more residential stretches of the road on either side of the ASLC boundary.</li> </ul>
<p>4.LANDSCAPE</p> <ul style="list-style-type: none"> <li>• High Quality</li> <li>• Distinctive</li> <li>• Well preserved</li> </ul>			

	<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>	<p>N</p>	<ul style="list-style-type: none"> <li>• The early history of Sydenham is intimately connected with the natural environment and landscape, but little of it remains within the boundaries of this ASLC. Up to the 17<sup>th</sup> C century, much of the surrounding area was covered by the Great North Wood, a vast ancient woodland which stretched from Croydon to Deptford and was instrumental to the development of the Royal Docks at Deptford and Greenwich. Remnants of the Great North Wood at Sydenham Hill Wood and Hillcrest Wood to the North are important reminders of this and fall within the setting of this ASLC. The area was also for centuries (until after the enclosure Act of 1812) within the Sydenham Common, which was land in common use by local residents for grazing animals, foraging and finding firewood.</li> <li>• Despite being located within the historic Great North Wood, and the proximity of ancient woodland in Sydenham Hill Wood, there is a distinct lack of greenery within the ASLC. There are very few street trees, virtually no front gardens (except in front of Denham Court and 89-91 Kirkdale, and 126 Kirkdale though this has been mostly paved over) which is a result of the intense pattern of development that has taken place on Kirkdale/Dartmouth since the 1850s, with some former front gardens having being built on to create shopfronts (e.g. at 120-132 Kirkdale)</li> <li>• Trees in the immediate setting, particularly in the CAs of Sydenham Hill, Jews Walk and Sydenham Park, contribute significantly to its setting.</li> <li>• Whilst little remains visible of the natural environment in the ASLC boundary, views to the well treed surrounding areas (Sydenham Hill, Jews Walk CA) and further towards Kent are important to its setting and as reminders of the importance of natural resources in this area in the past.</li> </ul>
	<p>b) Significant local or far reaching views or vistas</p>	<p>Y</p>	<ul style="list-style-type: none"> <li>• Kirkdale extends beyond the ASLC to north and south. To the north, the higher land of Sydenham Hill allow views over the rooftops of the ASLC, particularly the lively gables and finials of the listed High Street Buildings.</li> <li>• A well treed vista over south London towards Kent is visible from the upper reaches of the ASLC looking down Kirkdale</li> <li>• The junction between Kirkdale and Dartmouth Rd allows north-easterly views along Dartmouth Rd towards the Bricklayers Arms, and south-easterly views down Kirkdale, where the elaborate elevation, Flemish-style gables and Gothic pinnacles of the High Street</li> </ul>

			Buildings are visible. A well treed vista over south London towards Kent is also visible from this point.
	c) rivers, wells, canals and their verges	N	

### 3. DESCRIPTION OF AREA

Kirkdale ASLC is centred on the junction between Kirkdale and Dartmouth Road. Kirkdale lies on a south facing slope climbing upwards towards the junction with Sydenham Hill. Dartmouth Road slopes gently towards the East. The ASLC comprises a commercial core and residential buildings distributed across the area, but most notably at the northern fringes.

The commercial focus is on Kirkdale, and contains a wide variety of building typologies built between the 1850s and the early 2000s. There are 2 pubs (plus another in the immediate setting) and three groups of listed buildings along the stretch included in this ASLC boundary, illustrating the importance of Kirkdale/Dartmouth Rd as a local centre of note since the early 19<sup>th</sup> C.

The residential buildings within the ASLC boundary are similarly varied in style and period, with early timber clad cottages (89-91 Kirkdale) contrasting with larger detached and semi-detached villas on Kelvin Grove and 3 storey terraces on Fransfield Grove, as well as the 1930s Art Deco inspired Denham Court.

### 4. STATEMENT OF SIGNIFICANCE

The significance of Kirkdale ASLC lies in its

- Architecture

The eclectic array of building types shows the development of the commercial focal point on Kirkdale from its origins as a track across common land to a Victorian retail centre, and subsequent (not always sympathetic) changes. The core of Kirkdale has a fine grain and high-density urban appearance on the southern stretch of Kirkdale, the west end of Dartmouth Road and on Fransfield Road. Elsewhere, the pattern of development becomes more relaxed and suburban e.g. on Kelvin Grove and the northern stretch of Kirkdale. Views through and over the rooftops of the ASLC from within and outside its boundary give a sense of its density and lively variety of forms, including in particular the elaborate elevation, gables and finials of the listed High Street Buildings

- History

Comprises parts of Kirkdale and Dartmouth Road (the latter previously known as “High Street”). This area was rapidly developed following the enclosure of Sydenham Common in 1812 and became part the fashionable centre of Sydenham, creating an attractive shopping parade, and becoming ever more popular with the opening of both Sydenham and Forest Hill train stations in 1839, and the arrival of the Crystal Palace at the top of Westwood Hill in 1854.

Kirkdale is all the more interesting for what it reveals of the social history of public, working-class adult and children's education, through the listed Sydenham Institute building (see Historic England's listing descriptions, link above), which was adapted and altered by Henry Dawson and extended 1904 by William Flockhart. There is also a putative connection with Sir Joseph Paxton, designer of the Crystal Palace, who has been credited as the architect of the first iteration of the Sydenham Institute.

- Setting and connections with Great North Wood

The immediate setting of the ASLC contains several areas that are already recognised for their historic and architectural interest through CA designation (Halifax St, Sydenham Park, Jew's Walk, Cobb's Corner). These areas are intrinsically linked with this ASLC as they contain the residential housing that was serviced by Kirkdale's retail and commercial services. This area has lost a number of its original buildings and the busy road detracts from its historic character, but it still retains a significant number of high quality historic buildings and has much potential for enhancement once its significance is more widely appreciated. This important junction at Kirkdale/Dartmouth Junction, as one of the earliest parts of the enclosed Common to develop, deserves greater recognition as a historically and architecturally significant area of special local character.

**Features of interest:**

- Granite double kerbs
- Painted *Kirkdale High Street* sign on flank wall of 137 Kirkdale

**5. ISSUES THREATS AND OPPORTUNITIES**

ARCHITECTURAL	(e.g. loss of windows, cladding, boundary walls, front garden parking)		<ul style="list-style-type: none"> <li>○ Building fabric in poor condition and need for maintenance</li> <li>○ Poor quality modern shopfronts, which detract from the historic architecture (and in some cases may hide older building elements of historic interest)</li> <li>○ Loss of traditional window joinery and historic detailing</li> <li>○ rendering obscuring historic brickwork</li> <li>○ Strong pressure for development in the area, and lack of recognition of heritage significance of some of the older structures, now much altered, have led to losses of historic buildings and replacements with buildings of little architectural quality</li> </ul>
TOWNSCAPE	(e.g. lack of street trees, issues with boundaries/bins to open spaces/street clutter)		<ul style="list-style-type: none"> <li>○ Traffic and traffic noise – Kirkdale is a very busy road and this can detract from one's experience of it as a historic place</li> <li>○ narrow pavements in places (251 Dartmouth Rd to 103 Kirkdale) make for an uncomfortable pedestrian experience</li> <li>○ Difficulty crossing the road in the retail heart of the ASLC due to busy traffic, lack of pedestrian crossings, and parked vehicles</li> </ul>

LANDSCAPE	(e.g. potential for new development to encroach on landscape or block views)		<ul style="list-style-type: none"> <li>○ Opportunity to address the lack of greenery and trees in new developments (see Lewisham Characterisation Study 2019, p.176)</li> </ul>
<b>6. RECOMMENDATION</b>			
Existing ASLC	a) Confirm as ASLC b) Undertake CA appraisal	Y	Meets selection criteria 1, 2 and 3 (potentially 4, in a more limited capacity).
Proposed ASLC	a) Confirm as ASLC c) Do not confirm b) Undertake CA appraisal	n/a	
<b>7. MAP</b>			
	Boundary	Y	<p>Proposed change from 2014: Currently does not extend along Dartmouth Road or north of the junction on the east side. Proposed boundary change to include 89-91 Kirkdale, and the small houses/cottages (number 217-243) down Dartmouth Road to the Bricklayers' Arms on the south side. Historically, there were cottages down the road to the Bricklayer's Arms, but the further ones were bombed during the second world war &amp; have been replaced by the Dartmouth Service Station. One of them was George Jacob's bakery (c.1910) which was at 88 High St, later 211 Dartmouth Rd. This is part of the earliest settled area after the enclosure of the Common, along the historic High Street, and so its inclusion is justified.</p> <p>The Service Station does not contribute to the historic and architectural character of the proposed ASLC because it is an unremarkable modern building, and the large area of hard landscaping and parking in front of it detracts from the historic environment. However, the Bricklayer's Arms should be included in the boundary to reflect the early historical development of this part of Sydenham and it is proposed that whole of the southern side of the street up to this point is included in the ASLC.</p> <p>Willow Way (previously Walk), which runs from the east side of Kirkdale to Dartmouth Road, was part of the early development of the area and comprised of brick and timber clad cottages which survived until the 1950s. Unfortunately, nothing remains today of this early development but the houses in Halifax Street CA to the west and 89-91 Kirkdale (proposed for inclusion in this ASLC) serve as reminders of the house types. Willow Way was redeveloped as an industrial area after the second world war, with some residential development at the northern end. For this reason, Willow Way is not recommended for inclusion in the Kirkdale ASLC</p>



	Audit of heritage features	Y	Listed and locally listed buildings added to map.
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**Sources:**

Lewisham Borough Photos

Lewisham Heritage – historic maps

Lewisham Heritage: [Dartmouth Road - Local History and Archives Centre, Lewisham \(wikidot.com\)](#)

*Sydenham and Forest Hill*, Steve Grindlay

*Sydenham and Forest Hill Past*, John Coulter

Historic England – list descriptions

Know Your London: [Woodman pub, Kirkdale | Know Your London \(wordpress.com\)](#)

Steve Grindlay's Sydenham and Forest Hill Local History Blog: [Sydenham and Forest Hill Local History \(sydenhamforesthilhistory.blogspot.com\)](#) entries on Sydenham, the Greyhound, the Fox and Hounds, Joseph Paxton, Kirkdale Learning Centre, Cobb's Department Store, amongst others.