

ASLC: Rockbourne Rd			
WARD: Perry Vale			
1. EXISTING DESIGNATIONS			
Heritage	Identified as ASLC in 2014	Y	
	Listed Building	N	
	Locally Listed Building	Y	Railway Telegraph Pub
	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	N	
	b) an eclectic and interesting mix of typologies built at	Y	• Early historic villas –53-61 on Stanstead Rd are built directly to the building line with no front gardens. The gaps between them have been infilled with smaller structures so that they read as a terrace, but they are more likely originally to have been pairs. On the Middlesex

	<p>different times which create a visually harmonious group;</p>	<p>Sheet XXII OS map, surveyed between 1868 and 1871, they are some of the only buildings in the ASLC – the large houses of Rockbourne and Waldram Park Rds are not yet built, nor are the smaller, simpler cottages of Stanstead and Rojack Rd.</p> <ul style="list-style-type: none"> • Paired villas on Rockbourne Road, with different typologies, built between the 1868/1871 OS map and the 1893/1896 OS map. The villas at nos 42-56 have gables (sometimes two) facing the street in neo-Gothic and Italianate style. There are also a number of more traditional pairs (nos 5-41) with shared central entrance porch and bay windows supported by decorative plaster pillars. Use of decorative plasterwork around porches and windows is common. Most houses are two storeys, with a group of paired three storey villas next to Montrose Way (nos 24-34) – these have side access porches at the first floor with steps leading up to them, they also borrow from the architectural language of Italianate and gothic architecture with curved red and stock brick lintels over the windows, and pointed arches over the porches. • Paired villas on Waldram Park Rd of varying design, built between the 1868/1871 OS map and the 1893/1896 OS maps. Sizeable three storeys plus basement paired villas with entrances set on the outer edge of the pair. These vary between either having a set back entrance bay to the side (as at nos. 23/25, 43/45, 47/49, 51/53) or the entrance on the outer edge of the front elevation (as at nos 39/41, 35/37, 31/33, 27/29). In either case the front entrance is at raised ground level and approached by a substantial flight of steps They have a variety of Italianate detailing including arched or red brick and plaster lintels and porches with decorative plasterwork. Some villas are only three storeys (nbr 39-41) and some are three storeys with modern roof extensions (nbrs 43-53). • The houses on Stanstead Road are modest two storey pairs and terraces dating to between 1870s – 1890s with pitched roofs and tall chimneys at the party walls. Though the windows have been changed, their simplicity and coherence creates an attractive group. Some have more decorative details, including columns supporting lintels on brackets around porch and windows. • Rojack Road - later 19th century terraces and pairs of small two storey dwellings similarly decorated to the ones in Stanstead Road with lintels and porches in render and brick. The houses in Rojack Road have bay windows, which elevates them somewhat from other modest houses in the area.
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			<ul style="list-style-type: none"> • Two former/current public houses: <ul style="list-style-type: none"> o The Forest Hill Hotel: former public house (and presumably inn) converted to residential accommodation now called Wenlock House (41 Stanstead Rd). This building appears on the 1868/1871 OS Map mentioned above; and o The Railway Telegraph: locally listed public house on the corner of Rockbourne Road, Stanstead Rd and Sunderland Rd, first licensed in 1853 (though possibly rebuilt to its present state). It has two storeys and three small dormers in the roof, timber windows with arched lintels on the first floor, and attractive metal railings. The original building seems to have been a rectangular, symmetrical structure, with large, very visible chimney stack on either side.
2. HISTORIC/ SOCIAL & CULTURAL/ ARCHAEOLOGICAL			
	a) Connection with a notable historic person, event or activity;	N	<p>No particular significant historical connection revealed through secondary and map research. Below is the known historical development of the ASLC:</p> <ul style="list-style-type: none"> • Rockbourne Road and Waldram Park Road (formerly New Road and Park Road) were laid out sometime before 1863. Railway Telegraph Pub and the Forest Hill Hotel (no.41 Stanstead Rd, now converted to a residential development) were in existence. Stanstead Road appears to have been somewhat earlier and in 1863 just had housing on its western stretch. The large paired villas with Italianate and Neo-Gothic architectural detailing on the south side of Rockbourne Rd and on the North side of Waldram Park Road (nos 23-51) , were constructed shortly after this time, as were the terraces and pairs of very simple two storey houses on Stanstead Rd and Rojack Rd • The attractive modestly scaled shopping parade at southern end of Stanstead Road (nos 1-15), at the corner with Waldram Park Road, appears on the 1893-1896 OS map, and post dates the 1868-1871 OS map. • Montrose Way was cut through to link Rockbourne Rd and Waldram Park Rd, and Talbot Court was constructed at the west end of Rockbourne Road after WW2. This formed a dead end to traffic at the western end, though pedestrian access to Stanstead Road remains. Talbot Court was built on the site of villas behind and to the

			<p>East of the Forest Hill Telephone Exchange (built in 1934 with an extension added in 1962).</p> <ul style="list-style-type: none"> • A group of paired Victorian houses in Stanstead Rd (between the old Forest Hill Hotel and the parade of shops) were completely demolished by bombing during the second world war. The site was occupied post-war by pre-fab bungalows before being replaced by the housing block 19 to 37 Stanstead Rd. • A small amount of post war backland infill development is present at 2 and 2a Stanstead Rd and 19 and 20 Rojack Rd, built on the site of a large late C19th house, which remained until after WW2.
	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,	?	<p>The western stretch of Stanstead Road aligns with the railway line (constructed between 1836 and 1839, Forest Hill Station opened in 1839 as Dartmouth Arms), and suggests that the road was probably laid out after this date. The curve in the road is likely to respond to field boundaries and land ownership but this has not yet been definitively shown. The route of the Croydon Canal (opened 1809) was to the west of the railway line at this point and so would not have directly influenced the layout. (see the remains of the "Old Canal" annotated on the OS Map Kent Sheet VII of 1863-1870). The ASLC may therefore comply with this but further investigation is required.</p>
3.TOWNSCAPE			
	<ul style="list-style-type: none"> • High Quality • Distinctive • Well preserved 		
	a) A planned layout, including roads, open spaces and buildings	Y	<ul style="list-style-type: none"> • Unusual lynchpin shape to Stanstead Road creates triangular layout of ASLC • Generous width to Rockbourne Road

	(including views, vistas, key focal points, landmark group or buildings)		<ul style="list-style-type: none"> Waldram Park Road was laid out as a wide avenue with large trees and grand houses; this original street layout is well preserved
4. LANDSCAPE			
<ul style="list-style-type: none"> High Quality Distinctive Well preserved 			
	a) A notable quality and extent of landscape, both formal and informal, and natural and manmade, including public/private gardens /verges, street trees	Y	<ul style="list-style-type: none"> Rockbourne Road has particularly dense tree canopy, formed both by street trees and the large planted front gardens. Stanstead Road and Rojack Road have fewer trees and smaller front gardens but where vegetation exists it lends a green character. Waldram Park Road – more urban character dominated by the wide road (A205) but has an avenue of mature plane trees.
	b) Significant local or far reaching views or vistas	N	
	c) rivers, wells, canals and their verges	N	<ul style="list-style-type: none"> The route of the Croydon Canal (opened 1809) is unlikely to have influenced the layout of the ASLC and Stanstead Rd, as it was further to the West of what later became the railway line at this point (see the remains of the “Old Canal” annotated on the OS Map Kent Sheet VII of 1863-1870).

3. DESCRIPTION OF AREA

This area encompasses four roads on flat land laid out in a triangle around Rockbourne Road and Rojack Road, and edged by Stanstead Road and Waldram Park Road, with a variety of architectural typologies constructed through the 19th century. The houses range from small, simple two storey paired or terraced dwellings (on Stanstead Rd and Rojack Rd) to larger three and four storey paired villas and terraces on Rockbourne and Waldram Park Rd. Despite a variety of boundary treatments, the houses have for the most part retained soft planted front gardens, and the presence of large, mature street trees give the area a peaceful, verdant feeling. This is especially true in Stanstead, Rockbourne and Rojack roads, where there is little traffic.

4. STATEMENT OF SIGNIFICANCE

A distinct group of residential buildings of a number of types, developed partly in groups and partly in an ad hoc manner, and typifying mid-late C19th urban developments which encompassed housing which spanned the social classes.

It is tightly bounded by the railway to the west, the A205 to the south and by the curve of Stanstead Road to the north and lies on flat land at the foot of the Sydenham Hill Ridge.

The houses are generally well-preserved and different groups demonstrate an array of architectural approaches and decoration. Two public houses formerly served this area, now only one (The Railway Telegraph) survives in its original use, and this occupies a prominent position on the edge of the area.

The presence of prominent street trees and soft planted front gardens serves to give the area a peaceful, verdant character. At the centre, Rockbourne Road has a particularly dense tree canopy and benefits from places to sit in the public realm.

5. ISSUES THREATS AND OPPORTUNITIES

ARCHITECTURAL	(e.g. loss of windows, cladding, boundary walls, front garden parking)		<ul style="list-style-type: none"> • Inappropriate render obscuring brickwork • Loss of boundary treatments and paving of front gardens to create off street parking • Loss of historic windows and doors and replacement with inappropriate upvc replacements. • Erosion of the shopping parade at the southern end of Stanstead with removal of shopfronts and insensitive ground floor residential elevations • Large parking lot for post war development at the eastern junction of Rockbourne and Stanstead Roads weakens the street enclosure and creates a large area of hard landscaping • Railway Telegraph Pub is in poor condition and has a non-traditional, run-down boundary treatment to its external terrace which detracts from the corner of the ASLC.
TOWNSCAPE	(e.g. lack of street trees, issues with boundaries/bins to open spaces/street clutter)		<ul style="list-style-type: none"> • Removal of some street trees in Rojack Rd

LANDSCAPE	(e.g. potential for new development to encroach on landscape or block views)		<ul style="list-style-type: none"> Opportunity for more street tree planting on Stanstead Road and Rojack Road, this would enhance the existing green character.
HISTORIC/ SOCIAL&CULTURAL/ ARCHAEOLOGICAL	(e.g. connections with social, cultural, faith groups, colonialism, the trade in /ownership of enslaved people; potential for new development to damage sub-surface archaeology)		
6. RECOMMENDATION			
Existing ASLC	a) Confirm as ASLC b) Undertake CA appraisal	Y	Confirm as ASLC because of criteria 1, 3 and 4
Proposed ASLC	a) Confirm as ASLC c) Do not confirm b) Undertake CA appraisal		
7. MAP			
	Boundary	Y	The boundary for this area proposed in 2014 encompassed the large, late 19th C villas on Rockbourne Rd and Waldram Park Rd, as well as the Railway Telegraph Pub. Historical research indicates that there are earlier buildings of significance surviving on Stanstead Rd. The modest terraces and pairs on Stanstead Rd and Rojack Rd also have historic and architectural value as lower status dwellings dating to the mid to late 19th C, so of a similar period to the grander houses on Rockbourne and Waldram Park Road. A boundary which includes all of these is therefore now proposed.
	Audit of heritage features	Y	Listed and locally listed buildings added to boundary map

Sources:

Lewisham Heritage – historic maps

[Rockbourne Rd area - Sydenham Town Forum](#)

[Railway Telegraph pub in Forest Hill | History](#)

[Croydon Canal at 'Norwood' – Scharf's 'Croydon Canal at Norwood' 1828 | Layers of London](#)