

ASLC: Woolstone & Hurstbourne Rd			
WARD: Perry Vale			
1. EXISTING DESIGNATIONS			
Heritage	Identified as ASLC in 2014	Y	
	Listed Building	N	
	Locally Listed Building	Y	18 Woolstone Rd is locally listed, built in 1890-92 by R.H Walker of Catford Hill, who built part of Woolstone Rd.
	Archaeological Priority Area	N	
Non-Heritage	eg Asset of Community Value; SINC	Y	The allotment gardens are designated as Urban Green Space on the policies map
CONFORMITY WITH SELECTION CRITERIA			
Theme	Criteria (Required is 1 or 2 plus 1 other category)	Y/ N	Particular characteristics
1.ARCHITECTURE			
<ul style="list-style-type: none"> • High Quality • Distinctive • Well preserved 			
	a) An group of buildings of notable character, built as a single development over a short	Y	<ul style="list-style-type: none"> • In Hurstbourne Rd, past Vancouver Rd, nos 75-85 and 66-92 are large yellow semi-detached brick houses with symmetrical gable ends at either side and a recessed connecting link with a porch and very elaborate red brick detailing (aprons under windows, corner bricks, window lintels, brick pattern around the gable, and decorative tiles in the gable). Many of the elaborate historic timber windows, with a top pane divided into two rows of arched panes, have been retained, as well as some of the doors, with stained glass in the top two glass panels. This group is extremely coherent and very well detailed, and

	<p>period of time; or a limited number of phases</p>		<p>has retained many of its deep, soft planted front gardens (despite some having been paved for off-street parking). The historical boundary treatment appears to have been timber fence, which remains the predominant pattern on the street. Some later additions in the street imitate the Edwardian houses, not entirely successfully, but do respect the building line and benefit from deep front gardens.</p> <ul style="list-style-type: none"> • The houses on Woolstone Rd share decorative elements with those in Hurstbourne Rd and use similar yellow bricks with red brick detailing (including the same shape of aprons) but the detailing is simpler. There are a number of different typologies of buildings on Woolstone Road which gives it a more varied appearance: on the East side, the houses are bigger (6 bays wide) – nos 30 to 12 and 35 to 45 are detached instead of paired, with a single side gable. Further down on the east side and on the west side, 21 to 33 and 47 to 91 are semi-detached pairs and less wide (3 bays wide). These houses also have generous front gardens (the boundary treatments are less coherent and more of the front gardens have been paved over for off street parking, which detracts from the appearance of cohesion). • There has been more erosion of historic features in Woolstone Rd, with many upvc windows and inappropriate doors, though some houses retain the decorative ridge tiles atop the roof, rounded or in small crosses. The space between houses has been infilled to provide garages in many instances. Variety in window patterns make it difficult to establish what would have been the historic one (some six over one, some two over one, many upvcs and one over ones). • 18 Woolstone Rd is a locally listed building, it is a late Victorian villa dating from 1890-1892. It was built by R.H. Walker of Catford Hill, a prominent local builder who built part of Woolstone Road. The villa was originally named ‘Greythorp’ and the first occupier was Captain W.R. Martin. It is unusual in this group for the use and extent of pargeting. This technique saw a resurgence in the late Victorian era with the rise in popularity of the Arts and Crafts movement which championed the return to pre-industrial craftsmanship. • R. H. Walker seem to have been the one of the builders to use the elaborate tiling details visible on the front elevations on both Woolstone and Hurstbourne Rd, though the range of dates spreads over 20 years and suggest different builders copying this style over time.
	<p>b) an eclectic and interesting mix of typologies built at different times which create a</p>	<p>N</p>	

	visually harmonious group;		
2. HISTORIC/ SOCIAL & CULTURAL/ ARCHAEOLOGICAL			
	a) Connection with a notable historic person, event or activity;	N	
	b) Of particular importance to a local social or cultural group;	N	
	c) In an area of known archaeological interest	N	Whilst the ASLC itself is not in an area of known archaeological interest, the pasture land it was built on lay between two earlier settlements: Perry's Low in the west (now in Perry Fields CA) and Perry Street to the east (now Perry Hill). The latter developed around a medieval manor house known as Sydenham Place, later Place House (see John Roque 1741-45) and which may be still in situ as <i>Perry House</i> shown on the 1863 OS map. The settlement remained as a small rural hamlet until it was subsumed by suburban development in the C19th, including, latterly, this ASLC. The ASLC sits just to the west of APA 2.1 Lewes to London Roman Road and Adjacent Roadside Settlements, which includes the site of the medieval manor and has the potential to contain archaeological remains associated with it and with the medieval and post-medieval settlement.
	d) Remnants of older/historic routes, landownership,	Y	John Roque Environs of London 1741-1745 map shows the east end of what later became Vancouver Road. This is later (OS map 1863) titled 'Blind Lane'. It also shows 'The Back Lane' leading to Perry's Low (which falls within Perry Field's CA) which coincides in part with Woolstone Road (still shown as a track in 1863). The earlier maps appear to show a ditch or boundary running along the southern side of what is now Woolstone Road. This may be a parish boundary.
3.TOWNSCAPE			
<ul style="list-style-type: none"> • High Quality • Distinctive 			

<ul style="list-style-type: none"> Well preserved 			
	a) A planned layout, including roads, open spaces and buildings (including views, vistas, key focal points)	Y	Woolstone Rd was laid out as a wide principal street linking Perry Vale with Perry Rise. It is a grand avenue with plane trees, a wide carriageway with large front gardens and substantial houses. Views of the spire of St George’s Church create an interesting townscape when walking towards Perry Hill. Hurstbourne Rd is of narrower width a gentle curve allowing views of gardens and architecture to be revealed gradually when turning into Hurstbourne Rd from Woolstone Rd; Vancouver Road is narrower with shallower front gardens. The ASLC has a very clear residential character.
4.LANDSCAPE & NATURAL ENVIRONMENT <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"> Deep front gardens, some of which have hedges, mature trees and a variety of planting which add a green, peaceful character to the street. Especially on Hurstbourne Rd, which is a smaller road with less traffic and therefore feels overall more green. Only a few street trees but these are important to its green character. Woolstone road has an avenue of some large canopy mature street trees which appear particularly dense in views from either end. The road is wider and the front gardens, though large, are lacking soft landscaping and so this road can be experienced as less green than Hurstbourne Rd. Open space to the rear of the houses – since first mention on OS map in 1910 in use as allotment garden providing horticultural amenity for this residential area. Narrow access route off Hurstbourne Road.
	b) Significant local or far reaching views or vistas	N	

	c) rivers, wells, canals and their verges	N	
3. DESCRIPTION OF AREA			
<p>This ASLC is a triangular area of flat land, tightly bounded by streets. It is in residential use, with a coherent and harmonious built form, creating a continuous edge of development, with minimal gaps between buildings to open space at the rear. There is important greenery in front gardens and street trees.</p>			
4. STATEMENT OF SIGNIFICANCE			
<p>This area is of architectural significance as a coherent group of late Victorian (4-36, 35-45 Woolstone Rd) and Edwardian (75-85 and 66-92 Hurstbourne Rd, 47-91 and 38-50 Woolstone Rd) housing built with quality materials and a high level of detailing that reflects the style of the period using decorative tiles, floral motifs and multi-paned sash windows and decorative brickwork with red brick to string courses, window lintels, aprons and surrounds, quoins, chimneys, gable ends and eaves cornices.</p> <p>The architectural detailing of the Edwardian houses on Hurstbourne Rd is especially impressive. They each have small, varied details in floral motifs on a central tiled panel in the gable which gives a richness and variety to the whole, and window joinery with attractive arched tracery to the multipaned upper sashes.</p> <p>The townscape appears to convey the developer's aspiration for a desirable middle-class neighbourhood through its wide roads and deep front gardens, particularly on Woolstone and Hurstbourne Roads. The landscaping of soft planted front gardens and presence of street trees are important in providing a verdant setting to the dwellings.</p> <p>The area has historic significance as a good example of later Victorian and Edwardian speculative suburban development built on a green field site, and infilling between older settlements to the east and west. Woolstone and Hurstbourne Roads were laid out between the dates of the OS maps of 1866 and 1894. The e-w running Woolstone Rd connected the older settlement of Perry's Low to the west with the "blind lane" (in the 1866 Map of Lewisham, Lewisham Heritage) that was developed as Vancouver Rd, which lay close to the earlier settlement of Perry Street to the east. Hurstbourne Rd was the first of several parallel north-south running roads which extend beyond Woolstone Road and Vancouver Road, eventually connecting with Stanstead Rd to the north. 4-36 and 35-45 Woolstone Rd and the semidetached villas of Vancouver Rd were built between 1868-1896 according to OS map evidence. Nos. 47-91 and 38-50 Woolstone Rd were built between 1904 and 1916, as were the elaborately detailed houses on Hurstbourne Rd, nos 75-85 and 66-92. The condition is generally good.</p>			
5. ISSUES, THREATS AND OPPORTUNITIES			
ARCHITECTURAL	(e.g. loss of windows, cladding, boundary		<ul style="list-style-type: none"> • Unsympathetic window and door replacements • Loss of front boundary treatment

	walls, front garden parking)		<ul style="list-style-type: none"> • Some unsympathetic rendering obscuring original brickwork • Loss of soft planted front gardens to car parking - more seriously in Woolstone Rd.
TOWNSCAPE	(e.g. issues with boundaries/bins to open spaces/street clutter)		<ul style="list-style-type: none"> • Opportunity to fill in gaps in street tree planning in Woolstone Road • Opportunity to green up Vancouver Road with street trees
6. RECOMMENDATION			
Existing ASLC	a) Confirm as ASLC b) Undertake CA appraisal	Y	Confirm as an 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	<p>Boundary change proposed to include 67-91 Woolstone Rd and the villas on Vancouver Rd, which share architectural detailing with the other Woolstone and Hurstbourne villas and are of the same period.</p> <p>1 to 15 Vancouver Rd are not proposed to be included in the ASLC boundary. While also historic buildings, they are in a different architectural style – they are more traditional yellow stock brick Victorian pairs, as opposed to the other houses in the ASLC, which have red brick detailing and decorative tile work. The other houses on the South side of Vancouver Rd are more modern.</p> <p>The Church at the eastern end of Woolstone Road is also proposed to be included within the new ASLC boundary. The original church, built 1878-80, was demolished due to serious structural problems. Planning permission was granted for demolition of its vicarage on Vancouver Road and the redevelopment of the whole site with a new Church, Hall, Surgery and housing, in 1999. The new Church is by local architects Thomas Ford and Partners. It is not original to the historic development, but it is still in church use, and its position in the townscape is integral to the layout of the ASLC. The spire of the new church is particularly visible walking down Woolstone Road towards Perry Hill, and contributes positively to the townscape.</p>

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

Lewisham Heritage – historic maps

Layers of London – historic maps

Local list description for 18 Woolstone Rd

Thomas Milne, Land Use Map, 1795 - 1799.

<https://ideal-homes.gre.ac.uk/lewisham/assets/maps/sydenham/1797.html>