

# Woolstone & Hurstbourne Rd

## Recommendation

Adopt as an Area of Special Local Character for meeting the selection criteria for architecture, townscape, and landscape.

## Description of the area

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.

## 1. Architecture

This ASLC contains two groups of very coherent 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:

- On Hurstbourne Rd, numbers 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 detailing (red brick 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.



Well preserved, coherent group of Edwardian villas on Hurstbourne Road, with elaborate architectural detailing.





- 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).
- 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'. 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.

## 2. Historical, social, cultural, archaeological

No evidence available to address this criteria.

## 3. Townscape

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, large front gardens and substantial houses. Views of the spire of St George's Church create a focal point when walking towards Perry Hill. Hurstbourne Rd is narrower with a gentle curve allowing views of gardens and architecture to be revealed gradually; Vancouver Road has shallower front gardens. The ASLC has a very clear residential character.

## 4. Landscape

- Deep front gardens, some of which have hedges, mature trees and a variety of planting add a green, peaceful character to the street. This is especially the case on Hurstbourne Rd, which is a smaller road with less traffic and therefore feels overall more green. There are only a few street trees but these are important to its green character.
- Woolstone road has an avenue of large canopy mature street trees which appear particularly dense in views from either end. The road is wider and the front gardens, though large, do not all contain soft landscaping, and so this road can be experienced as less green than Hurstbourne Rd.
- Open space to the rear of the houses – first mentioned on 1910 map, now in use as allotment gardens providing horticultural amenity for this residential area. Narrow access route off Hurstbourne Road.

## Statement of Significance

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 high-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, as well as decorative red brickwork to string courses, window lintels, aprons and surrounds, quoins, chimneys, gable ends and eaves cornices.

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.

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 the presence of street trees are important in providing a verdant setting to the dwellings.

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 of the ASLC is generally good.

## Issues, threats & opportunities

- Unsympathetic window and door replacements.
- Loss of front boundary treatment.
- Some unsympathetic rendering obscuring original brickwork.
- Loss of soft planted front gardens to car parking - more serious in Woolstone Rd.
- Opportunity to fill in gaps in street tree planning in Woolstone Road.
- Opportunity to green up Vancouver Road with street trees.

## Boundary Map

