

Conservation and Urban Design

Perry Vale and the Christmas Estate Conservation Area Appraisal

September 2018



Contents

Summary of Special Interest	4
1 Introduction	6
The proposed Conservation Area: location, boundaries and setting	6
Planning policy	7
Public consultation and designation	8
2 History of the area	10
Archaeology	10
Development history	10
3 Spatial character of the area	21
4 Architectural character of the area	24
Characteristics	24
Building typologies and key buildings	24
5 View and local landmarks	33
6 Open spaces, gardens and trees	35
Open spaces	35
Gardens	35
Trees	36
7 Materials and details	38
Building materials	38
Details	40
8 Condition survey	47
Positive and negative factors	47
Loss of original features	47
Survey	49

9	Management plan	50
	Proposals for local listing	50
	Proposals for Article 4 Directions	50
	Proposals for trees	50
	Proposals for public realm and traffic management	51
10	Guidance	53
	Roof covering	53
	Dormer windows	54
	Rooflights	54
	Microgeneration equipment	55
	Boundary treatments and hardstandings	56
	Windows	57
	Doors and porches	58
	Painting of brickwork	59
	Chimney stacks	59
	Satellite dishes	60
	Bin storage	61
11	Sources and references	61
12	Useful contacts	63
Appendices		
I	Definitions of heritage value	64
II	Biography of Ted Christmas	65

Summary of special interest

The core of the Conservation Area is made up of residential development of the Edwardian period. The area is the largest and most coherent group of buildings in the borough built by local builder to Lewisham; Ted Christmas (1867-1936). A joiner by training, the houses are notable for their high quality craftsmanship and detailing, particularly the external joinery, which make them stand out as exquisite examples of their time. The area is in a generally good state of preservation with high levels of survival of original elements. The buildings also include personal trademark elements of Ted Christmas, which together with the mentioned highly crafted architectural features by a notable local figure, makes the area have significant local distinctiveness. .

The Conservation Area includes The Apostles (formerly Christ Church, Forest Hill), with its associated graveyard and clergy house, and the remains of Tudor Hall (Tudor House, Tudor Lodge and Hamilton Hall) in South Road. This group is of special historic and architectural interest as the centrepiece of the Victorian suburb then known as Dartmouth Park.

The proposed Conservation Area also includes an 18th century cottage (now Rose and Ichthus Cottages, 118 and 118a Perry Vale). Although much altered, this building and its setting date from 1774 and are of special historic interest as an illustration of the early settlement of the hamlet once known as Perry's Slough.

1 Introduction

Since March 2012, the Conservation Team at the Council have been working on identifying Areas of Special Local Character, including areas which have the potential to become a Conservation Area. The group of Christmas houses in Perry Vale, Sunderland Road, Church Rise and Gaynesford Road was one of the first to be added on to this list. The Council has received several requests over the years from local residents and both the Forest Hill and the Sydenham Societies for these to be considered for designation.

In order to establish Perry Vale and the Christmas estates potential for designation, an initial study was carried out in 2014, and it was felt that the area was of special historic, social and architectural interest to the borough. Resources were agreed to commence a full Conservation Area Appraisal, and the appraisal was drafted between 2014 and 2015. The appraisal was reviewed again in April and May 2018, and was adopted by Mayor and Cabinet _____

Conservation Areas are designated by the Council for their special historic or architectural character and appearance. This Character Appraisal was written to provide information on the special character of the area. This Appraisal does not constitute a comprehensive study and any omissions do not therefore imply that an element does not contribute to the character of the area.

1.1 The proposed Conservation Area: location, boundaries and setting

The Perry Vale and Christmas Estate Conservation Area is located to the south west of the Borough. The Conservation Area contains about 66 buildings, most of them in residential use, the majority as family homes, with a minority of houses separated into apartments. The area also includes formerly institutional buildings; a church, and a school, which have now been converted to residential.. The closest major transport station, is the Forest Hill station; both a London Overground and rail station with trains into central London. Local buses also serve the area well. The immediate area has a PTAL (Public Transport Accessibility Level) rating of 3 and 4 which is within the middle of the rating scale overall. Towards the end of Church Vale, the PTAL rating increases to 6a, which is very high (and is second to best at 6B), making the relatively accessible in terms of transport.

The Conservation Area forms part of the suburb of Perry Vale, which is generally a

suburban residential area, with a small local centre at the junctions of Perry Vale, Perry Rise and Woolstone Road. Perry Vale is seen as part of Forest Hill (with which it shares a postcode). The Perry Vale area is bounded to the north by the main A205 South Circular Road (Stanstead Road) and to the south west by the B227 Perry Vale, which provides a connection between Forest Hill and Bell Green. The boundary of the Conservation Area coincides with the character defined, including the Christmas houses to the south, east and west. The northern boundary includes the historic centre of what was once known as “Dartmouth Park”, focussed on the former Christ Church. To the west and south of the proposed Conservation Area, the urban grain shifts to more modern apartment housing in long and point blocks (on the Pikethorne and Valentine Court Estates), which are distinctly different in terms of height, planned form, open space and orientation. To the north and, to a lesser extent to the east, lie suburban Victorian and 20th century development historically associated with “Dartmouth Park”.

1.2 Planning policy

The Perry Vale and Christmas Estate is one of 28 Conservation Areas in the Borough. Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places the duty on Local Authorities to identify areas of special historic and architectural interest and to formulate, and publish proposals for the management of such areas. In determining applications for development in Conservation Areas, the Council has also the duty to pay special attention to the desirability of preserving or enhancing the character of the areas.

National planning policy (in the National Planning Policy Framework, 2012) classifies Conservation Areas as ‘designated heritage assets’ and introduces a national presumption in favour of sustainable development. One of the key dimensions of sustainability is protecting and enhancing the historic environment.

The requirement to protect and enhance the historic environment is reflected locally in Lewisham’s Local Development Framework (LDF) Core Strategy (Policy 16) and Development Management Local Plan (Policies 36, 37 and 38). While these policies refer directly to heritage, all of the Council’s policies and priorities are applied when considering development to ensure that local distinctiveness and high quality design is

ensured as part of any application.

The Core Strategy and Local Plan, together with the London Plan, form the Borough's statutory development plan. The Local Plan states the Council's commitment to monitor, review, enhance and conserve the value and significance of its heritage assets and their setting.

Character appraisals are a material consideration in the planning process and are used when determining planning applications, planning appeals, and to Secretary of State decisions, including those where urgent works are proposed to preserve an unlisted building in a conservation area. However, the designation itself and the Appraisal do not constitute the end of the process. The Council has adopted a positive and collaborative approach to conservation focusing on actively managing change in the area. Change is inevitable, however, not necessarily harmful and often beneficial, and an appraisal is often used to outline the significance of an area so that managed change can be carried out in a way that conserves and enhances historic areas.

1.3 Public consultation and designation

This document will be made available for public consultation between September 10th 2018 and October 22nd 2018 in accordance with the Planning (Local Development) Regulations 2004 as well as the Council's adopted *Statement of Community Involvement DATE*. As part of this a public meeting will be held on October 8th, 2018.

Residents, local and national Amenity Societies, businesses and key stakeholders have been sent a copy of the draft Conservation Area Appraisal, including the proposed Article 4 Direction and recommendations for future management for comment. The Council's formal response to the public consultation will be available on Lewisham Council's website.



Image 2: Numbers 10 and 12 Gaynesford Road, recessed porches with elaborate stucco surrounds.

Christmas Estate - Proposed Conservation Area Boundary May 2018

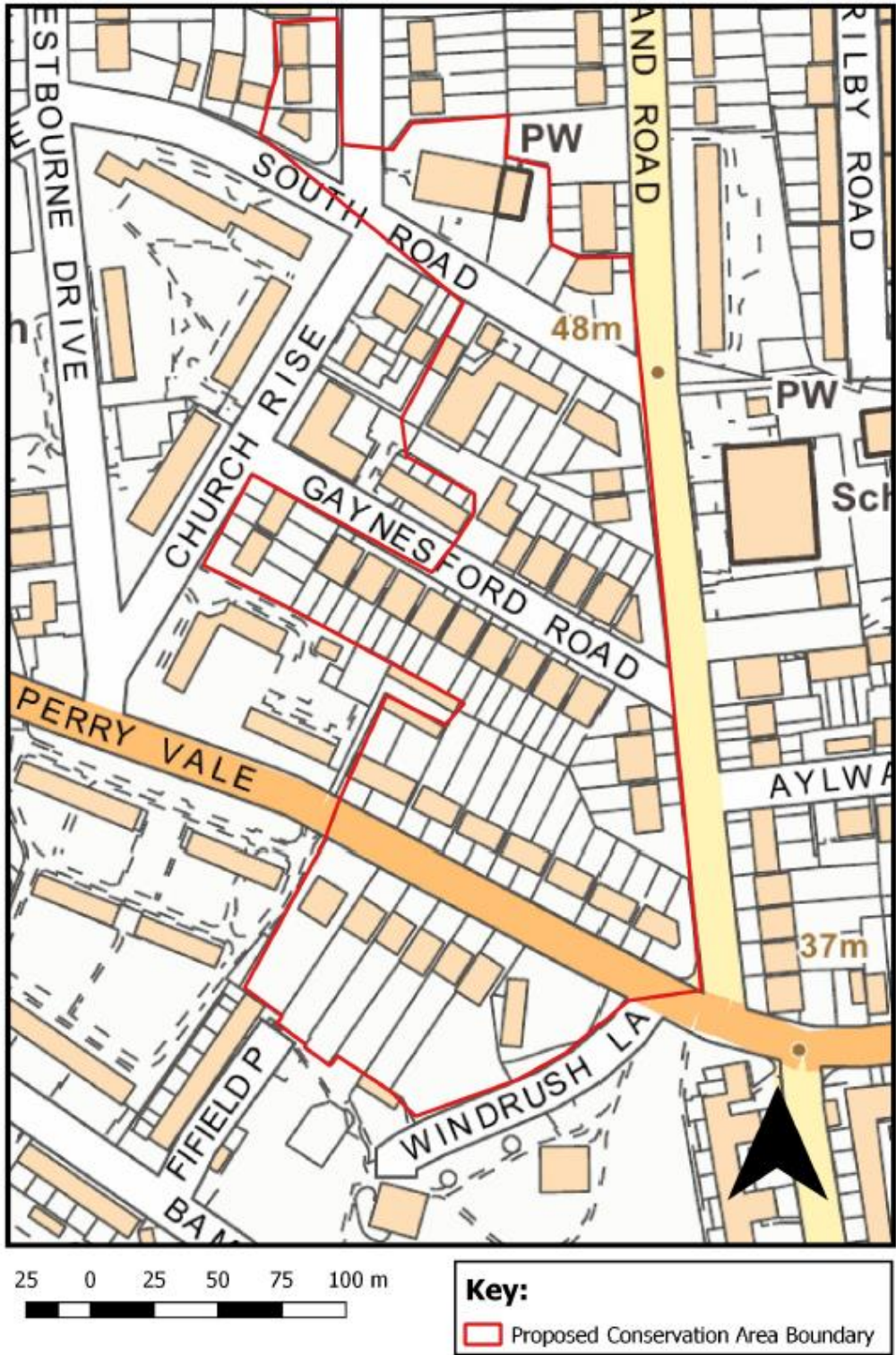


Image 3: Map of the Christmas Houses Conservation Area bou

3 Spatial character of the area

2.1 Archaeology

The Historic Environment Record for Greater London currently contains no records of any archaeological feature or find. However, this does not mean however that no archaeology is present rather that no evidence has yet come to light.

The area around the former Red Hall (now Tudor Lodge, Hamilton Hall and Tudor House in South Road) is probably the oldest part of the area and it appears to have been levelled prior to 1854. It is likely that The Red Hall was built on the site of an earlier farm or manor house and it is possible that archaeological remains of this building may still be present.

2.2 Development history

2.2.1 From pre-history until the 18th century

The area of land now forming the Conservation Area does not appear to have been much settled until the 18th century. This area was once part of an ancient landscape of woodland and wooded commons known as 'The Great North Wood' that once covered the high ground between Deptford and Croydon which gradually became fragmented by the development of south London suburbs. Running south-west through the area was a low-lying lane, forming the modern Perry Vale and Perry Rise, branching north along what is now Woolstone Road, providing routes to Perry Street Hill (now Perry Hill) and Sydenham Green (now Bell Green). These routes are visible on maps from 1741 onwards and were likely ancient even then.

2.2.2 The eighteenth century

Within the Conservation Area, Rose and Ichthus Cottages (118 and 118a Perry Vale) survive as evidence of a historic hamlet, perhaps a passing place, just before the junction of Perry Vale, Perry Rise and Woolstone Road. This hamlet is variously named "Perrys Low", "Perry Slow" and "Perry's Slough" on 18th century maps (a slough is an area of soft, wet land). This spot remains a low point in the road, which was then unmade, shaded by trees and used for herding and it seems likely that it was both "low" and a "slough". Local tradition associates the land around with pear

orchards and the manufacture of Perry, an alcoholic drink similar to cider, brewed from pear juice. This is reflected in street names such as Perry Vale, Perry Rise, Perrymount, Perrystreete and Pearfield Road. This is a romantic association, but 19th century maps show fields, not orchards, and these road names are not used on 18th century maps. Perry's Slough appears to have grown to about eight houses by 1799.



Image 4: Rose and Ichthus Cottages, 118 and 118a Perry Vale, dating from 1778



Image 5: John Roque's Map (1741-1745); the approximate position of the Conservation Area is shown in red. The forest shown to the left of the map which is now Forest Hill and West Wood Common are visible. The village of Sydenham is to the bottom and Perry Street Hill to the right. Perry Vale runs through the proposed

Conservation Area as today and a widening in the road and the hamlet of Perry's Slough is visible.

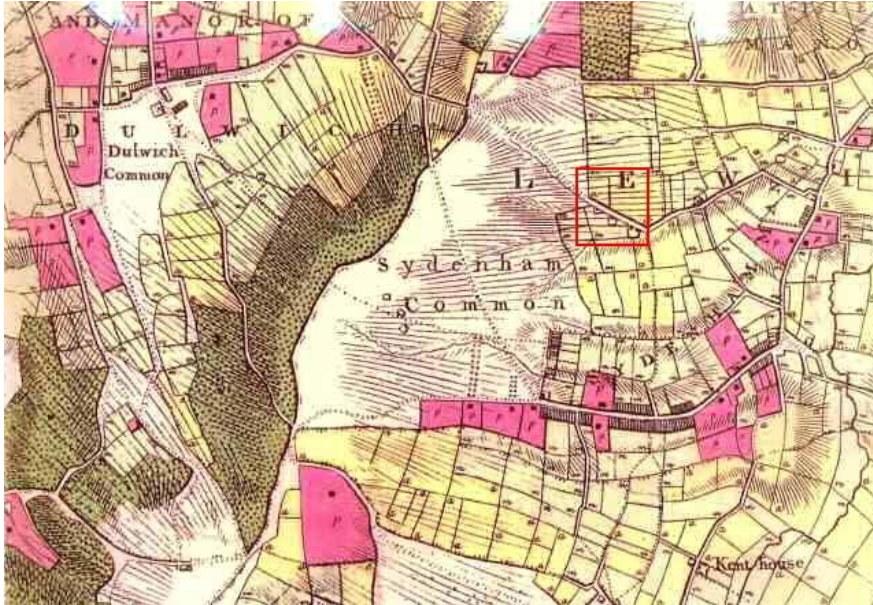


Image 6: 1795 to 1799 Thomas Milne Land Use Map; the approximate position of the Conservation Area is shown in red. The field boundaries within the Conservation Area correspond with the positions of South Road, Westbourne Drive and Church Rise. The map above begins to show housing developing along Perry Vale.

2.2.3 The early to mid-nineteenth century

The pace of change was accelerated by three events: the opening of the Deptford to Croydon Canal in 1809 (replaced in 1839 by the London to Croydon Railway), the enclosure of Sydenham Common in 1810 and the relocation of the Crystal Palace to the area in 1854. At enclosure, the formerly communal land was parcelled out to large local landowners, the Earl of Dartmouth being awarded Pickthorns, roughly the area bounded by Sunderland Road, Westbourne Drive, Stanstead Road and Perry Vale. From the 1840s, the Earl of Dartmouth planned and built a middle class suburb of semi-detached villas to be called Dartmouth Park on Pickthorns. The centrepieces were the new Christ Church and the mansion known as The Red Hall in South Road. The Red Hall became a private girls' school known as Tudor Hall School in 1865.

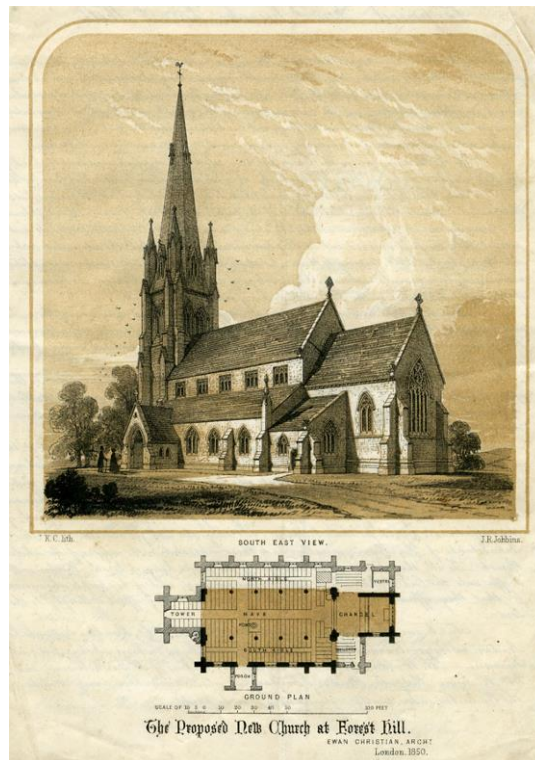


Image 7: An 1850 leaflet issued to raise funds for the new Christ Church, South Road. The church was eventually built to this design, although work started in 1852 and the tower was only finished in 1885.



Image 8: Croquet on the lawns of Tudor Hall Ladies College around 1907. The recessed part of the building to the right survives as Tudor House flats in South Road.



Image 9: 1863 Ordnance Survey map; the approximate position of the Conservation Area is shown in red. The centre developing on South Road around the church and The Red Hall can be seen. Sunderland Road can also be seen to be fully formed with the Sunderland Villa's marked. A semi-detached house is also shown on Perry Vale across from the Rose Cottage



Image 10: 1894 Ordnance Survey map; the approximate position of the Conservation Area is shown in red. The centre developing on South Road around the church and The Red Hall can be seen. Sunderland Road can also be seen to be fully formed with the Sunderland Villa's marked. A semi-detached house is also shown on Perry Vale across from the Rose Cottage

Area is shown in red. Further villas are now shown to be marching along Sunderland Road and Perry Vale but the land around Tudor Hall School remains open ground.

2.2.4 The late nineteenth century and Edwardian period

The focus of the Conservation Area is the “Christmas houses” in Gaynesford Road, Sunderland Road, Church Rise and Perry Vale. These were all mostly constructed between 1901 and about 1906 by the local Forest Hill builder, Ted Christmas (see Appendix II).

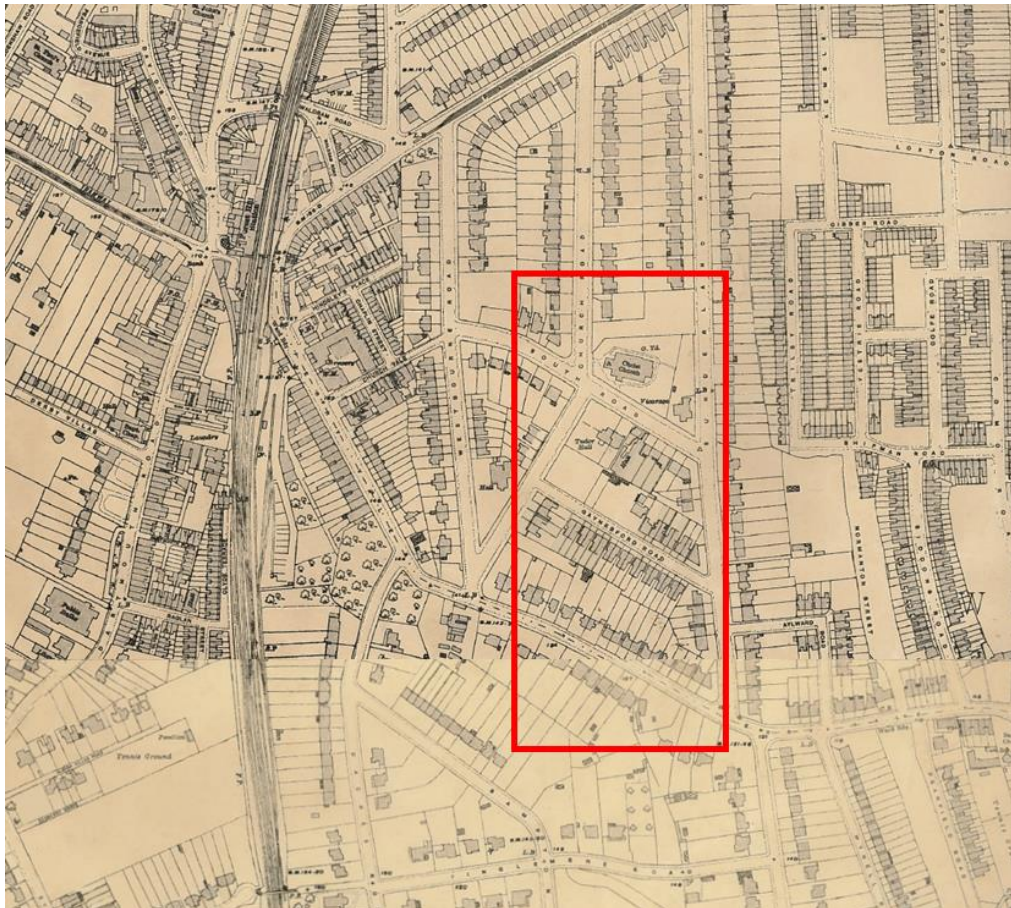


Image 11: 1916 Ordnance Survey Map, the approximate position of the Conservation Area is shown in red. Gaynesford Road has now been laid out and partially developed. The Christmas houses shown on Church Rise, Sunderland Road and Perry Vale are all built, along with the Red House. The land to the west of the Red House has not yet been developed.

Ted Christmas was employed from the age of 14 as a joiner and carpenter. By 1888

he was self-employed as a builder and builder's merchant in Dartmouth Road, Forest Hill. Around 1900 he built many of the shops on the east side of Dartmouth Road (and certainly odd Numbers 49 to 57) which are located within the adjacent Forest Hill Conservation Area. The detached houses at Numbers 108 to 116 Perry Vale were Christmas's first large scale residential development and replaced earlier and more widely spaced Victorian villas (such as the surviving Number 106).

One of Christmas's quirks was to name his houses himself and use the initial letters from the names to form words associated with himself and his family. Thus Numbers 108 to 116 (even) Perry Vale are called **L**instead, **A**shdale, **U**lverston, **R**osaville and **A**berleigh, spelling out the name of his wife, Laura.

By 1903-4 Christmas had started work on the other side of Perry Vale and was responsible for the semi-detached houses at 131 to 153 (odd) in a very different Edwardian style. Their names were **T**alevera, **E**gremont, **D**arleydale, **C**airnbrooks, **H**ildaville, **R**oswyn, **I**vydale, S... (not known at this time), **T**rehaine, **M**oraston, **A**rundale and **S**t Mildred's, spelling "Ted Christmas". It seems likely that Numbers 58 to 72 (even) Sunderland Road (whose names, **G**...(not known at this time),, **R**othesay, **A**berfoyle, **C**romdale, **E**sslemount) spell out "Grace", (Christmas's daughter) and Kilkare and Highlands on South Road, Westcroft and Numbers 24 and 26 and 49 to 55 (odd) Church Rise were also built around this time. It remains a mystery what name was meant to be spelled by the names of Numbers 49 to 55 (odd) Church Rise, which include Hollydale, Homeside and Ardmore.

Tudor Hall School in South Road was in financial decline by the early Edwardian period and began to sell its lands. This provided a site opportunity for Christmas and in 1905 The Red House (now Number 9 Gaynesford Road) was built on part of the former cricket pitch of the school. This large detached house was built for its first occupant, a stockbroker called Frank Westley. In 1905-6 Christmas turned his attention to the remainder of the pitch, building Numbers 2 to 36 (even) and 11 to 23 (odd) Gaynesford Road.



Image 12: One of Christmas's earlier houses on the south western side of Perry Vale



Image 13: Number 131 Perry Vale, "Talavera", typical of the houses on north east side of Perry Vale built by Christmas between 1903 and 1904.

2.2.5 The mid-twentieth century until today

The pace of change in the early twentieth century was initially relatively gentle, as Forest Hill declined from a high status suburb to a lower middle-class which is assumed to be associated with cheaper rail fares to central London in the late 19th century. This decline in status manifested itself architecturally: Tudor Hall School moved away in 1908, new infill development such as the Christmas houses were smaller than many in Dartmouth Park.

The larger houses in Dartmouth Park began to be converted into flats from the 1920s. Ted Christmas was involved in this, and began converting Victorian villas into apartment buildings in the Old English style. Examples of this within the Conservation Area include Derwent, Devon and Oakland Houses in South Road, converted around 1930.

The surrounding area suffered extensively from bombing during the Second World War, particularly Church Rise, Perry Vale, and some on Sunderland Road. Two areas on these roads suffered severe damage due to two V1 flying bombs which were dropped. Much of the existing housing stock here faced 'total destruction' and 'damaged beyond repair' as indicated in the map below. The damage caused to the Christmas houses were relatively minor in comparison with just 'General blast – not structural', and 'blast damage, minor in nature' shown on the same map below. This is further evident in seeing such a high degree of survival in architectural fabric externally. Maps after this period show the complete demolition of the terrace and semi-detached where extensive bomb damage occurred, and their replacement with larger apartment block.

In recent years, the most significant change in the area has been the redevelopment of the former grade II listed Christ Church and its lands. The corner of the site was redeveloped in 1997 as 37 South Road (The Vicarage), and from 2006, the nave of the main church was converted into 12 apartments (The Apostles); the chancel into a small worship and community space (The Chapel on the Hill) and church land to the north (in Sunderland Road) redeveloped as six townhouses (1 to 6 Church View).



Image 14: Numbers 30 and 32 Gaynesford Road.



Image 15: Numbers 13 and 15 Gaynesford Road.



Image 16: The Grade II listed Christ Church, now known as the Apostles Apartments and the Chapel on the Hill, South Road.

3 Spatial character of the area

Perry Vale, as the name suggests, sits in a shallow valley. Church Rise leads up a slight but noticeable slope to South Road, which runs along the crest of a small ridge. The lie of the land creates views up to the landmark steeple of Christ Church and allows long and transverse views into gardens within the area.



Image 17: Long and transverse views across and into rear and side gardens are important. Mention the views of the backs of the buildings

The built form of the Conservation Area reflects its conception as a planned and speculatively developed suburb with straight roads and regular plot sizes. Sunderland Road, South Road and Church Rise were laid out as part of the planned suburb of Dartmouth Park and are wide, ruler-straight streets of socially prestigious character, with avenues of street trees. Gaynesford Road is narrower with a more intimate and finely grained character.. The relationship between the overlaid grid of Dartmouth Park and the diagonal of Perry Vale results in a higher than usual occurrence of triangular corner plots, which gives variety to the streetscene that enables intentional transverse views into rear gardens.



Image 18: View of Sunderland Road looking south.

The residential buildings within the area are two storey houses. Almost all are semi-detached, built in groups of identical form, and sit within regular, planned plots behind front gardens lining the street with long narrow gardens to the rear. The earlier houses (in Perry Vale, Sunderland Road and Church Rise) are large detached, and semi-detached dwellings built within generous plots with large spaces in-between, typical of the period.. The later houses in Gaynesford Road are smaller, built within tighter plots to make use of the land effectively, making the urban grain comparatively different to the historic plan form, and successfully knitting into the development morphology here. Smaller front and larger rear gardens are universal, with spaces between buildings allowing for glimpsed views into the space between buildings, and into rear gardens and elevations, as well as of nearby streets.

4 Architectural character of the area

4.1 Characteristics

The proposed Conservation Area is an outstanding example of high quality Edwardian suburban housing. The key characteristics are:

- The architectural and social interest of being a relatively complete 20th century development designed with the ideas and principles of the Arts and Crafts movement.
- The engaging and eclectic combination of a range of architectural styles, principally Queen Anne Revival style with Arts and Crafts influences. These both mark out the houses from their more conventional Victorian neighbours and are archetypal of the loosening of the architectural stays in the Edwardian period.
- The use of high quality crafted architectural fabric, as opposed to the mass produced fabric found in the 19th and 18th centuries. The Christmas houses display many forms of excellent craftsmanship. The houses show an honesty in construction that are well built and carefully finished, with particularly high quality internal and external joinery.
- Good design, in terms of proportions, massing, plan form and detailing. Ted Christmas had an eye for design, combined with a sureness of touch: his combinations are particularly happy and successful.
- The inclusion of picturesque detailing from a range of historical sources including oriel windows, bargeboards and stained glass. The stained glass in these houses is high quality, in an Art Nouveau style with characteristic idioms such as tulips, peacock feathers and stylised foliage.
- Local distinctiveness as the signature work of the developer Ted Christmas. Features include his trademark cinquefoil bargeboard piercing.
- The provision of a picturesque suburban setting including spaces between buildings, particular boundary treatments and gardens with shrubbery.
- A strong group identity due to a limited palette of traditional materials and common design elements which nevertheless allowed for the provision of different types and sizes of homes within a fixed range of typologies.
- Social value; twentieth century housing built for purpose. Designed for proud comfortable, and good quality habitation in the ethos of the Arts and Crafts movement.

4.2 Building typologies and key buildings

4.2.1 The Christmas houses

Type 1: Numbers 131 to 153 (odd) Perry Vale; Numbers 58 to 72 (even) Sunderland Road; Kilcare and Highlands, South Road; Westcroft and 24 and 26 and 49 to 55 (odd) Church Rise

These are two or two and a half storey houses, in two bays under a red clay tile roof. The facades are a soft red brick, the flank and rear elevations a local yellow stock brick. The first floor is rough cast above a string course. The central bay forms a canted bay window, often under hipped and pitched roofs. The entrance is slightly off centre and features a pitched roof porch with fretwork bargeboards with Christmas's trademark cinquefoil piercing at the bottom. The panelled timber doors feature glazing and fanlights with stained glass, set in lead, giving the name of the house. To the outside of the entrance bay is an oriel window supported by either brackets or a roughcast corbel. The window sills are composition stone but the lintels are flat brick arches. The roof features central and flank chimney stacks and decorative clay ridge tiles and finials.



Image 19: 49 and 51 Church Rise.

There are variations. Some of the houses are detached, others semi-detached. Some have a dentilled cornice at eaves level, others a small roughcast front gable. Where the houses face a corner, there are additional ornamental features such as an octagonal bay window tower, a larger oriel window or a chimney stack on a front elevation.

These are striking and attractive houses in an eclectic style which merges neo-Georgian motifs (the bricks arches above the windows and the eaves cornice) with neo-Gothic features (the bargeboards are cottage orné style) and Queen Anne elements (the oriel windows). There is a deliberate introduction of variety through subtle differences. Asymmetry is intrinsic to the plan, associated with more complex roof forms and conscious play with the front building line.

Type 2: Numbers 2 to 36 (even) and 11 to 23 (odd) Gaynesford Road

These are smaller and more closely grouped semi-detached houses. They are two storeys, in two bays under a slate roof. The facades are soft red brick, the flank and rear elevations local yellow stock brick. The outer bay forms a canted bay window, under a flat leaded roof. The entrances are central in pairs. The panelled timber doors feature glazing and fanlights with stained glass set in lead, that in the door giving the number of the house. The window sills are composition stone but the lintels are flat brick arches. The roofs feature flank chimney stacks and decorative clay ridge tiles and finials.



Image 20: Numbers 2 and 4 Gaynesford Road.

These houses are broadly similar to Type 1 (above), although they are generally narrower in plan and therefore they lack the ground floor oriel window (except at Number 11). The odd numbered houses do not have rough cast to the first floor, the even numbered houses do. Most of the houses feature a pitched roof porch with fretwork bargeboards with Christmas's trademark cinquefoil piercing at the bottom.

However, Numbers 2 to 12 (even) differ slightly in that the first floor is only partially rough cast and the porch is replaced with a composition stone door surround in a Renaissance revival manner, with a broken pediment and columns topped by floral capitals echoed in floral bas relief spandrel panels.

Although relatively modest in size, these are joyful exemplars of Edwardian suburban homes and among the best examples of their age and type in the borough. They are thoughtfully designed and well crafted, with an irreverent but successful play of design elements from a number of styles and periods.

The Red House

The building is in red brick with composition stone dressings and a red clay tile roof with a central dormer and chimneys. The house has two storeys and an attic and is in three bays. The two outer bays have canted bay windows rising over two storeys with cornices and flat brick arches above the windows. The central bay has a substantial porch with a cornice and twin round pillars. The windows are side-hung casements with a single light above and four small panes below. Internally, major rooms feature decorative plasterwork and fireplaces. The staircase is mahogany designed in the Arts and Crafts manner.



Image 21: The Red House, 9 Gaynesford Road.

This is a substantial Edwardian house in an eclectic manner with Queen Anne and neo-Georgian influences, retaining much of its original setting and boundary treatment.

4.2.2 South Road

South Road constitutes the centrepiece of the model Victorian suburb of Dartmouth Park. Both Christ Church and The Red Hall are both located here on the crest of the rise.

Christ Church (now The Apostles Apartments and the Chapel on the Hill)

The former church is unusual in that it was designed as built in 1852 but was erected in stages as funding allowed: the nave, chancel and south aisle between 1852 and 1854; the north aisles and vestry in 1862 and the west tower and spire in 1885. The result is unusually coherent given the long delays involved. It is the work of the prominent Victorian architect Ewan W Christian (1814-1895) and is in the revived Decorated (late Gothic) style. The church is built of Kentish ragstone with Bath stone dressings and a red clay tile roof.



Image 22: Christ Church, South Road

From 2006, the nave of the main church was converted into 12 apartments (The Apostles) and the chancel into a small worship and community space (The Chapel on the Hill). Internal changes had previously been made to the building and much of interest was lost following the decline of the congregation and a period of vacancy. The works of residential conversion were intended to be reversible.

The building is striking and sometimes known as “the cathedral of Forest Hill”. It commands an excellent site; the tall spire is a local landmark, visible for several miles around. Christ Church is nationally listed at Grade II (List Entry ID 1193968) as recognition of its architectural and historic special interest.

Memorials in Christ Church Graveyard

The graveyard is of both historic and communal importance in commemorating the last resting place of many local people, including some nationally important figures. The memorials include a 15 foot high granite obelisk to George Baxter (1804 -1867), the Victorian inventor of colour printing (Listed Grade II List Entry ID 1061399). Although less significant gravestones have been removed, significant remaining unlisted monuments include one to Joseph and Edward Tetley, of Tetley Tea, the first company to sell tea in tea-bags in the United Kingdom in 1953 The brothers had moved from Yorkshire to London in 1856 and settled in Sunderland Road. This monument is proposed for local listing.



Images 23 and 24: Memorial to Joseph and Edward Tetley (left) and to George Baxter (right)

Tudor Hall

The former mansion in South Road roughly opposite Christ Church was The Red Hall (so named because of its brick colour). This was a striking four-storey home in a revived Jacobethan style with stables, lawns and walled gardens, built between 1854-5, probably by William Colson, a local contractor.

Following brief occupation as a house, in 1865 the building became a private school for girls and was renamed Tudor Hall. This “Select Establishment for Young Ladies” had been founded in 1850 by a Baptist minister, Reverend John Wood Todd.

Small private schools for girls were common in Victorian London suburbs, with a curriculum typically focused on preparing girls for the marriage market through basic literacy and a smattering of “accomplishments”. Tudor Hall was remarkable in both the breadth and academic rigour of the curriculum offered. By the turn of the century young women were staying on at the school for a university education, taking the external London University BA and MA degrees.

The sale of the cricket pitch to build Gaynesford Road around 1905 provoked the school’s move away in 1908. The main building survived in educational use for some time. From 1911 until 1960 it was the home of The Press Art School, an organisation which ran correspondence courses in learning to draw. Its head was Percy Venner Bradshaw and tutors were of national importance, including Sir Frank Brangwyn (1867-1956, artist and illustrator), H M Bateman (1887-1970, cartoonist) and W Heath Robinson (1872-1944, illustrator). Bradshaw published a number of books on drawing and promoted the use and status of commercial art. Most of Tudor Hall was demolished in 1961 and blocks of flats (Hillhurst Court and Nos 36 and 38 in South Road and Fountain Court and Nos 37 to 41 (odd) in Church Rise) were built over the site of both the building and the walled gardens in the 1960s and 1980s.



Image 25: Hamilton Hall and Tudor Lodge, South Road.



Image 26: Tudor Lodge, South Road.

Tudor Lodge, now a home, is the former lodge house to the mansion. Tudor House, now apartments, is the surviving east section of the main building. The Hamilton Hall, extended to provide a gymnasium and assembly room for the school, was originally the stable block. By the 1920s it had been further enlarged to become one of Forest Hill's main function rooms. The building is now a Christadelphian Church.

The remains of Tudor Hall are of special architectural and historic interest since they illustrate the formerly high status of Dartmouth Park. They also have strong associations with progressive elements in the early education of young women and, later, the early development of distance learning and graphic design.

Derwent, Devon and Oakland Houses

At Derwent, Devon and Oakland Houses, Christmas left the central Victorian villa from the 1850s in the terrace of three alone. The outer two he gave new red brick facades and three storey canted bay windows with Arts and Crafts casement windows with decorative coloured glazing to the fanlights.



Image 27: Derwent, Devon and Oakland Houses, South Road.

These buildings are of interest because they illustrate the trend towards flat dwelling in the middle twentieth century and are an early example of conservation in the conversion of existing buildings as an alternative to demolition.

4.2.3 Rose and Ichthus Cottages

Rose and Ichthus Cottages (118 and 118a Perry Vale) originated as a single cottage on “waste” land in 1774 and the five bay central element dates from this period.

There are many additions and alterations from the 19th and 20th century, including the south wing which dates from 1925. The setting and placement of Rose and Ichthus Cottages in relation to the road continue to give a sense of the lost 18th century hamlet of Perry’s Slough. The buildings are locally listed and have significance as one of the oldest houses in the borough and a memory of the former hamlet.



Image 28: Ichthus Cottage, 118a Perry Vale.

5 Views and local landmarks

There are striking views of Christ Church from around the whole Forest Hill area; within the proposed Conservation Area its tower and spire form a skyline feature in South Road and both parts of Church Rise. Views from the Conservation Area to the north extend across Stanstead Road towards One Tree Hill and Blythe Hill and to the south west across Perry Vale towards Crystal Palace.



Image 29: View to the west from South Road



Image 30: View to the north from Sunderland Road

6 Open spaces, gardens and trees

6.1 Open spaces

The largest open space within the Conservation Area is at the summit of South Road where there is a sensation of arriving at a high plateau, enhanced by the more open qualities of the former churchyard containing mature trees and a well-established hawthorn hedge. An unfortunate side effect of the 2006 conversion of Christ Church into apartments was the effective privatisation of this formerly public open space, although passers-by continue to enjoy views into the space from the pavement.

Other parts of the Conservation Area also have an open feel, mainly due to the high number of triangular corner plots noted above. These produce open and verdant vistas across side and rear gardens and the rear elevations of houses.

6.2 Gardens

The proposed Conservation Area is generally verdant in character due to the street trees, the use of hedge as a front and side boundary treatment, the preponderance of mature trees and shrubs within private gardens and the generous size of those gardens. This verdant character is an important local amenity for residents and passers-by, it is also an intrinsic part of the suburban character of the Conservation Area as an ongoing reflection of the aspirations and architectural goals of the builders of an Edwardian suburb; the garden provides a green setting for the buildings, and a place for recreation and gardening which the Edwardians saw as a healthy and respectable hobby.



Image 31: Gardens are typically verdant in character.

The front gardens in general have low boundaries and are highly visible from the street: consequently they make a strong contribution to the character of the area. Although they are more hidden away, glimpsed views of the rear gardens of the houses and in particular of the trees within them are also very important to the calm, suburban atmosphere of the area.

Boundary Treatment; timber, cobbled stone, hedges etc

Tiled entrance with low separation wall or none at all – likely designed to encourage interaction between residents

6.3 Trees

The choice of small trees and shrubs (for example lilac and magnolia) in many front gardens continues to reflect Edwardian taste and some specimens may be contemporary with the development. Privet hedges are the archetypal boundary planting.





Images 32 and 33: Street trees in South Road (left) and Gaynesford Road (right).

Street trees are of two kinds. The Dartmouth Park area has large street trees: horse chestnut in South Road and plane trees in Sunderland Road, forming mature avenues along the streets. Gaynesford Road, South Road and Perry Vale are characterised by smaller trees such as silver birch and mountain ash. Plane trees are of historic interest as part of the streetscape of Victorian Dartmouth Park, but all the trees have amenity value in helping to absorb pollution, reduce noise, provide shade and add to the natural beauty of the area.

The Conservation Area's green environment provides opportunities for wildlife to flourish in private gardens and the churchyard. The high ratio of soft to hard landscaping and the generally verdant and sylvan character within the area, noted above, encourages bird, mammal and insect life to thrive within an urban setting.



Image 34: Transverse views across verdant side and rear gardens are important.

7 Materials and details

7.1 Building materials

The individual character of the area is enhanced by the limited palette of materials employed, of which the principal ones are: warm red brick in Flemish bond, composition stone, roughcast, slate, red clay plain tiles and occasionally terracotta. Windows and doors are almost universally of painted timber, many with leaded lights and stained glass. Other timber elements such as bargeboards and porches are usually painted white. The choice of materials is conscious: red clay tiles and white painted timber are cues of the Queen Anne style; the use of roughcast to first floor and gable end elevations, and other neo-vernacular element such as bargeboards, porches, casement windows and sweeping gables are typical of Arts and Crafts influence.

Entrance treatment; boundary walls, tiled entrance etc.

The Conservation Area is located in a geological formation of London Clay. This is the clay that was used to form the bricks and tiles in the area. Many buildings within the area were built using bricks and tiles from clay both dug and fired locally.



Images 35: Red brick laid in Flemish bond is the usual walling material.



Image 36: Rough cast is a common material used on first floor elevations.



Images 37 and 38: Welsh slate is the historic roof covering material in Gaynesford Road (left) and red clay tile is the historic roof covering material in Perry Vale (right)

7.2 Details

7.2.1 Doors

Doors are consistently high quality and well detailed timber features. A common feature is the use of stained glass in the upper half, with panelling beneath. Many doors and door screens contain particularly fine stained glass, often showing the name of the house. This is a signature feature of Christmas's work and significant within the borough. Within these constraints there is some stylistic variation.



Images 39, 40 and 41: Historic doors in Gaynesford Road (left and centre) and Perry Vale (right). Some doors feature arch-headed glazed elements with small lights above, others are of squarer design. Panelling is commonly grouped in twos or threes, with or without a substantial transom detail.

7.2.2 Windows

The commonest window is a Queen Anne style with multiple (often 9, 12 or 15) small panes in the top sash and a single large pane in the lower sash. This is thought to represent a balance between practicality, cost and a picturesque quality.



Image 42 and 43: Queen Anne style windows, a single window (left) and a bay window (right).

A particularly attractive feature of the Christmas houses are the oriel windows, that is small ornamental windows which project out from the wall with Art Nouveau style stained glass. These are unusually elaborate and delicate details.



Images 44 and 45: Oriel windows come in four variants: those supported on brackets (left), those supported on a rough cast corbel (middle), those with an arched lower light and those with flat topped lower lights (right).

Casement windows are universally confined to dormer windows, in which case they are plain in style and side hung. One house features oculus (circular or bull's eye) windows on the flanks of a small dormer running from hip to chimney stack.

7.2.3 Porches

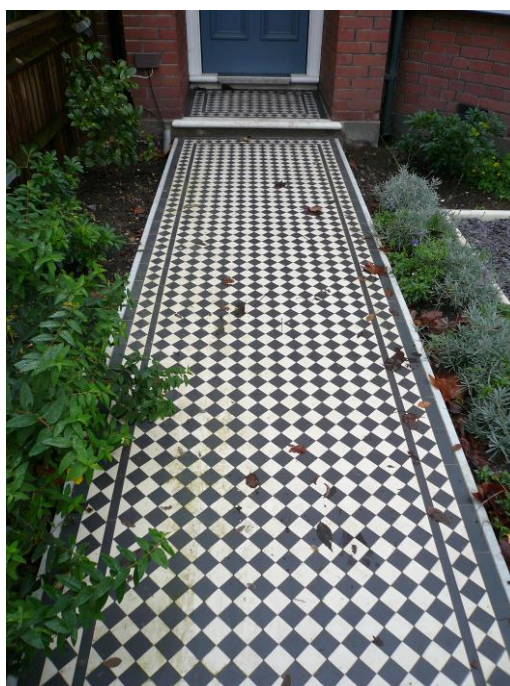
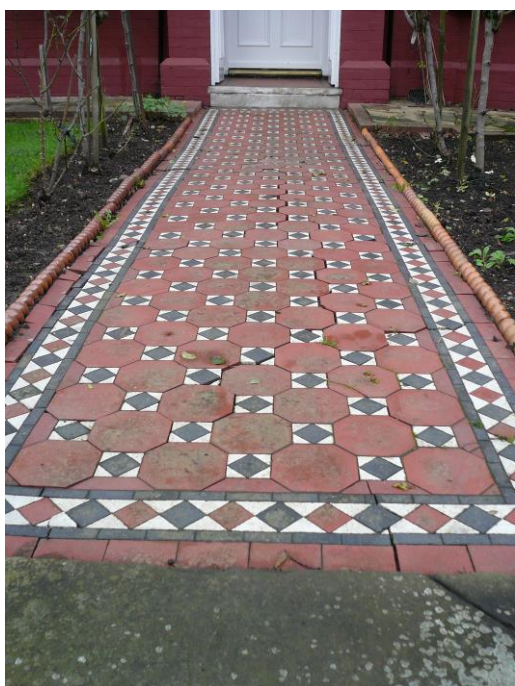
The provision of a porch is a universal feature and appears to have been a status symbol.



Images 46 and 47: The Christmas houses feature a red brick porch with the door beneath a round arch, the pitched roof (topped with ridge tiles ending in a finial) is detailed at eaves level with cinquefoil (four leaf clover) piercing on the barge boards. The cinquefoil piercing is a Christmas trademark, found on houses built by him around this time elsewhere in the borough.

7.2.4 Front paths

The larger Edwardian houses in Perry Vale feature ornamental tiled paths with black and white squares set within red clay octagons surrounded by a border. The smaller houses in Gaynesford Road feature a diagonal chessboard pattern of black and white tiles within a border.



Images 48 and 49: Tiled paths in Perry Vale (left) and Gaynesford Road (right).

Boundary between entrances: some with low iron decorative separation, others with none – likely inspired by A&C in order to encourage interaction between neighbours.

7.2.5 Roofscape

Hipped roof forms are the norm. The choice of roof covering denotes status. The Christmas houses are generally in red clay tiles, a design element common to the Queen Anne style. The exception is the houses in Gaynesford Road which are in slate, which was cheaper. Red clay ridge tiles are common, many pierced with a pattern of three holes. Red clay ridge tiles are common, many pierced with a pattern of three holes.



Images 50 and 51: Terminations are marked by finial tiles in ball or hook designs.



Image 52: Rear dormers of traditional form are fairly common. Front dormer windows are rare and generally not original or historic.



Images 53 and 54: Main chimneys are generally located at the central party wall with subsidiary chimneys to the flank wall. A few houses, noticeably on corner plots, use the chimney as a feature on visible front or side elevations: this is a Queen Anne design element.

7.2.6 Boundary treatments

Boundary treatments (walls, hedges and fences) are significant as part of the original layout of the suburb and for the way in which they delineate the separation between private and public space. Historically, boundary treatments were low (no more than 0.9m), allowing views into and across front gardens. The consistent height and type of enclosure make a major contribution to significance by giving a unified character to the streetscene.



Image 55: The Perry Vale houses feature a red brick dwarf wall topped at each end with tall piers. The piers are capped with large terracotta ball finials. Historic photographs shows that the dwarf walls were formerly topped with short cast iron railings backed with privet hedges.



Image 56: The Gaynesford Road houses feature low timber fences backed with privet hedges. Simple timber gates are supported by sturdy timber posts.



Image 57: Some corner plots feature a rustic form of wall made from randomly laid brick rubble or 'lava brick' (over-fired brick which fused together, and often vitrified in the firing process), sometimes as dwarf walls backed with a privet hedge, occasionally as a full height wall. This is of interest as it shows the creative use of waste (and cheaper) material, which is in keeping with Christmas's ethos. The intended effect was a rustic one and these walls are of significance as a classic articulation of the Edwardian suburban aesthetic and should be retained.



Image 58: There are some surviving random rubble rockeries or retaining walls within front gardens. These appear to be Edwardian and are a positive feature.

Rear boundaries within the proposed Conservation Area and front boundaries where the original is lost vary in quality and interest, although a common theme is that boundaries are low (historically not more than 0.9m for front boundaries), enabling

views into and across gardens.

8 Condition survey

Generally, the proposed Conservation Area is well maintained. The state of preservation is very good and this is one of the reasons the area merits designation.

8.1 Positive and negative factors

The boundaries of the proposed Conservation Area have been drawn tightly around the area which has special character. The proposed area contains no buildings which are neutral or negative in terms of character: all standing buildings are felt to impact positively on the character of the area.

The following are felt to be negative factors on the character of the area:

- Loss of original features and damaging alterations. As discussed below, these impacts are at an early stage but just reaching the point where character is threatened.
- The high volume and speed of traffic along Perry Vale. This creates high noise levels, makes safe crossing of the road problematic for adults and children from local schools alike and increases pressure for parking in front gardens along Perry Vale.
- The past subdivision of some larger properties into flats. This tends to be damaging to the character of the buildings, with increased pipework to external elevations, additional bin storage requirements and lower level maintenance of the grounds.
- Public realm. Pavements are a mixture of tarmac and modern concrete slabs. Street furniture such as street bins, signs and lighting are all Council standard designs and although adequate, do not contribute positively to the character of the area.

8.2 Loss of original features

The analysis of the architectural interest of the buildings in the area has laid stress on the importance of the survival of original detailing such as windows and doors.

Original materials and finishes to main and porch roofs and to elevations are equally important to the character of the area, as are contemporary features within the setting of the buildings such as gates and garden walls.

However, the continued existence of such original features is threatened. In places,

windows, doors and roof materials have been subject to inappropriate modern replacements, and boundary walls and gates have been removed or replaced with new and less sympathetic designs.

8.3 Survey

A comprehensive Condition Survey of the proposed Conservation Area conducted in January 2015 and again in May 2018 demonstrated some attrition of original features. Across the proposed Conservation Area the following results were found for harmful changes (% of all buildings affected):

- Replacement of roof coverings with non-traditional materials 52%
- Unsightly bin storage 38%
- Introduction of hardstanding for off-street parking in front garden 33%
- Removal of all or a significant part of the front boundary treatment 30%
- Replacement of timber windows with uPVC frames 26%
- Replacement doors 24%
- Painting of brickwork 24%
- Removal or significant reduction of chimney stack 23%
- Alteration to the roofscape 20%
- Introduction of satellite dishes to the front elevation 17%
- Loss of stained glass from windows 17%
- Introduction of rooflights 15%
- Infilling of porches 12%

The impact of changes varies and the scale of certain changes varies from street to street within the area. Replacement of timber windows with uPVC frames is an issue in South Road and Sunderland Road; it is not yet a major problem in Gaynesford Road or Perry Vale. Removal of all or a significant part of the front boundary treatment and loss of the front garden to parking is an issue in Perry Vale but not in Gaynesford Road, because the shallow front gardens in the latter do not offer the option of creating off-street parking. However, overall there is pattern of attritional damage to the character of the area which, over time, will result in loss of its character unless the Council takes steps to manage such changes.

9 Management Plan

9.1 Proposals for local listing

The following structures and buildings are proposed for local listing (details of the proposed entries on the Local List are provided in the attached schedule):

- Monument to Joseph and Edward Tetley, churchyard of Christ Church, South Road.
- Tudor Lodge, Tudor House and Hamilton Hall, South Road (built 1854).
- 72 Sunderland Road (built 1903).
- The Red House, 9 Gaynesford Road (built 1905).

9.2 Proposals for an Article 4 Direction

To help preserve high quality architectural features and ensure that changes are undertaken sympathetically, an Article 4 Direction has been applied to many other Conservation Areas in the Borough. An Article 4 Direction is usually used to restrict permitted development rights for single family dwellings within a specified street or area.

An Article 4 Direction is often used to manage external changes to elevations visible from public viewpoints. Typically, such changes are no longer automatically permitted. There are no planning fees for applications where the proposed works require planning permission as a result of an Article 4 Direction.

9.3 Proposals for trees

The Council's Arboricultural Officer has conducted an informal survey of street trees, trees with Tree Protection Orders and trees on private land. The brief was:

- to identify and update records for protected trees and their current condition
- to assess other significant trees within the area which may merit protection
- to make recommendations as to any tree works which appear necessary
- to work with the Highways Department to secure the replacement of any dead or dying street trees



Images 59 and 60: Horse chestnut street tree on South Road (left) and yew garden tree at Ichthus Cottage (right).

9.4 Proposals for public realm and traffic management

The street lighting and other street furniture in the proposed Conservation Area are to modern Council designs. Granite kerbstones survive throughout the area and are a positive feature. These should be retained.



Image 61: historic granite kerbstones.

Future public realm works should be guided by the *Lewisham Streetscape Guide* (Lewisham, 2011) which includes detailed guidance on local character, carriageways, footways and street furniture.

Consideration should be given to the introduction of a pedestrian-phased crossing at some point along the length of Perry Vale. This would reduce the speed of, and create breaks in, the traffic. This would be safer for children crossing to reach local schools. It would also make street parking along Perry Vale more attractive to residents and reduce demands for off-street parking in front gardens, which creates problems with loss of original boundary treatments in the proposed Conservation Area.

10 Guidance

10.1 Roof covering

Roof coverings in the proposed Conservation Area were historically either red clay tile or natural slate. This historic fabric should generally be retained and repaired.

Where replacement is needed, as much historic material should be salvaged and reused as possible and replacement should be on a like for like basis. Natural slate or red clay tile, as appropriate, should be used on front and other visible roofslopes. Some replacements have been made recently using concrete tiles and artificial slate. Concrete tiles are chunky in their profile and larger in size than the original slates, creating difficulties with cutting and laying them at roofslope junctions. Artificial slate is a better option and may be appropriate on non-visible roofslopes, although this material has a different colour and texture, particularly when wet and it is known to fade with age to a dull grey.



Images 62 and 63: Replacement of roof covering with non-traditional materials can detract from the appearance of the property

10.2 Dormer windows

Conversion of the loft into living space is an understandable ambition. The challenge is to achieve this without damaging the character of the building. Suitably-detailed rear dormers may be an appropriate solution, depending on size and location. Hip to gable extensions and front dormers are more difficult since they alter the historic form of the roof and will be visible from the street. Roof dormers should follow the historical form of a dormer window, with narrow cheeks. Some Christmas houses featured rear dormer windows as part of the original design and these should be used as design exemplars. A few houses in Perry Vale feature historic front dormers. Full width box dormers are uncharacteristic on these houses and if more than one room is to be lit, a

pair of smaller dormers will be preferred. Dormers should normally be located on non-visible elevations, typically the rear of the house. Dormers on side and hip slopes are problematic since they are visible, do not follow historical norms and sit oddly in the roofslope.



Images 64 and 65: Historic dormers are located away from the ridge, hip and eaves and are centred on windows on lower floors, with narrow cheeks. Windows are multi-pane side hung timber casements with slim profiles (left). These design elements can be absent in some modern counterparts (right).

10.3 Rooflights

Rooflights in visible elevations can be intrusive as they form a shiny and reflective element in an otherwise matte roofslope by day and a brightly lit element by night. They are therefore best limited to elevations not visible from public views and carefully positioned to lessen their visual impact. Rooflights should be of an approved conservation type and should sit flush in the roofslope.

10.4 Microgeneration

Microgeneration equipment, such as photovoltaic cells to generate electricity and solar panels to heat water, are desirable in terms of environmental sustainability. On historic roof slopes, however, their reflective surface does not allow them to sit well with the traditional materials, and other, visually less intrusive options to reduce the carbon footprint of the house could be considered. Detailed advice on upgrading the

thermal efficiency of historic homes can be found throughout Historic England's website (see Paragraph 11.3 below). The introduction of microgeneration equipment should be handled with care and locating it on less visible slopes is preferable.

10.5 Boundary treatments and hardstandings

The feather edged fencing existing on the south side of Gaynesford Road appears to be the original type of boundary treatment for this street. It can be used as a model for future reinstatement so that consistency in height and detailing is maintained. Generally, front boundaries should be no higher than 0.9 metres. The reinstatement of lost boundary treatments is encouraged.

Parts of the fine original boundary treatment along Perry Vale survive and include a low red brick wall once topped by railings, with square red brick piers finished with terracotta ball finials. Where these have been lost, their reinstatement in part or as a whole would be a welcomed improvement to the character of these properties. For example, reinstated gate piers could be used to frame existing access drives.

The introduction of new access drives and the creation of large new hardstandings for vehicles should be carefully considered in order to keep the loss of containment and greenery to a minimum. Ideally, the area for parking should be limited to two strips of hardstanding for the vehicle's wheels, with the remainder either loose or bonded gravel, since this material has a softer appearance. Materials proposed for hardstandings should be suitable for the age and type of the house and consideration given to permeability and water runoff. Generally, modern concrete pavers are unsuitable. The provision of access gates can help to maintain the sense of enclosure and planting can be used to mitigate and soften the effect of the hardstanding (for example using low-growing creeping thyme and the like).

10.6 Windows

Windows in these houses were well designed and well made, which may account for the comparatively good survival of these features in the area. They are now aging but can often be repaired, avoiding full replacement. The thermal properties of historic windows can be significantly improved through repair, refitting, draught excluding, acrylic secondary glazing and the use of heavy curtains or shutters at night. The

English Heritage website provides both research and practical guidance on cost effective steps (see Paragraph 11.3).

Where windows cannot be repaired, any replacement should be in timber matching the original detailing. UPVC windows do not provide a suitable match to historic joinery in detailing of their frames and there can be issues with the proportions and glazing bars and the reflections caused by some double-glazing units.



Image 66 and 67: The image to the left shows the historic stained glass with leaded panes and the image to the right the loss of the feature and heavy profile of the window.

The stained glass windows in the proposed Conservation Area are a beautiful and valuable asset to the area. If windows need to be replaced, the existing stained glass should be reused in the new windows. If it is damaged, stained glass can be repaired by specialists and then normally has a long life.

10.7 Doors and porches

The original doors to these houses were well designed and constructed and are one of the most distinctive features of the Christmas Houses, particularly where the door contains stained glass and forms part of an entrance screen, with other stained glass in the margin lights and fanlights. Where the entrance screen includes the name of the house, this is of particular historic interest because of the direct association with Ted Christmas. The original door may be repairable by a joiner and this may be more cost effective than a whole new door. Where a new door is needed, timber will be the

most suitable material and the design should match the original door as closely as possible.

Covered (but not enclosed) porches are a universal trademark of the Christmas houses and enclosure to form a sun porch will be resisted. It is difficult to find additional doors which are appropriate and the original door and beautiful glazed door screen will be hidden.



Image 68: infilling of porches hides the historic door.

10.8 Painting of brickwork

Painting brickwork causes more problems than it solves, trapping moisture within the wall. Once the wall is painted it will later need to be re-painted. Painting also replaces the natural tonal variation of the brickwork with a single colour and reduces the sensual texture of the raw brickwork to a smooth, even surface.



Images 69 and 70: Historically, brickwork was never painted (as on the right), leaving the brick to acquire a natural patina of age that greatly adds to the character of the properties (as on the left).

10.9 Chimney stacks

Chimney stacks give vertical accents to the design of the houses and rhythm to the roofscape; without them, buildings appear truncated. Chimney stacks can start to lean over time. If they become structurally unsound they should be taken down as far as necessary and rebuilt to the same height and detailing.



Image 71: Removal of chimney stacks can make a house appear truncated.

10.10 Satellite dishes

Satellite dishes add clutter on the fronts of houses and are best located to the side or rear where they cannot be seen. As an alternative, they can be sited on freestanding poles within the rear gardens.

10.11 Bin storage

Modern wheelie bins can be visually intrusive. Where possible, bins should be located out of sight at the side or rear of houses. Where the bins have to be located within the front garden, thought should be given to the design of an enclosure. If the front boundary treatment is being remodelled, bin storage could form an integral part of the design where appropriate. In other cases, bins can be discreetly located and shielded from view with soft planting, trelliswork with climbing plants or a small slatted timber bin store.



Images 72 and 73: Satellite dishes on visible elevations can be unsightly (left) and the location of wheelie bins requires thought to prevent them being an eyesore.

11 Sources and references

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11.2 Image sources

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<http://www.ideal-homes.org.uk/>

11.3 Policy and guidance documents

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DCMS, 2013, *National Planning Policy Framework Guidance*

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English Heritage, 2011, *Understanding Place: Conservation Area Designation, Appraisal and Management*

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English Heritage, 2015, Website advice on making sash windows energy efficient:

<http://www.english-heritage.org.uk/your-home/saving-energy/older-houses/sash-windows/>

English Heritage, 2015, Website advice on energy efficiency and historic buildings:
<http://www.english-heritage.org.uk/publications/energy-efficiency-historic-buildings-ptl/>
Lewisham, 2014, *Development Management Local Plan*
Lewisham, 2011, *Lewisham Streetscape Guide*

12 Useful contacts

The Building Conservation Directory

01747 871717

www.buildingconservation.com

English Heritage

020 7973 3000 or 0870 333 1181

www.english-heritage.org.uk

www.helm.org.uk (EH Guidance Library)

Register of Architects Accredited in Building Conservation

01625 523784

www.aabc-register.co.uk

Royal Institute of Chartered Surveyors

020 7222 7000

www.rics.org

The Society for the Protection of Ancient Buildings (SPAB)

020 7377 1644

www.spab.org.uk

The Victorian Society

020 8994 1019

www.victorian-society.org.uk

The Twentieth Century Society

020 7250 3857

www.c20society.org.uk

Appendix I

Definitions of heritage value

Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment (English Heritage, 2008, pp 35-62) defines current thinking about the meaning of “heritage values”. In summary, these are:

- Evidential value: the place provides direct evidence (e.g. archaeological remains) which tell us about the past.
- Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present. This connection can be either of illustrative value (e.g. of a type) or associative value (e.g. with a person).
- Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place; this may be by design or fortuitous.
- Communal value: “the meanings of a place for the people who relate to it” including commemorative, symbolic, social and spiritual value.

Appendix II

Biography of Ted Christmas

Edward Charles Christmas (1867-1936)

The Christmas family came from East London. Edward senior was born at Stratford, but moved south of the river in the 1860s as gardener at Prospect House, 79 London Road. Edward Charles Christmas was born in Lewisham in 1867 and initially lived above the stables at Prospect House. At the age of 14, Ted was serving an apprenticeship with a local carpenter. By 21, he was able to begin working on his own account so, in 1888, he moved into a small cottage, with a builder's yard attached, at 55 Dartmouth Road. In the early years, Ted installed "sanitary plumbing", electric bells, burglar and fire alarms, lincrusta wallpaper and "Roman mosaic tiles". However, as a trained carpenter, his speciality was "artistic joinery" and there were, apparently, many fine shop fronts installed by him.

By the turn of the century, Ted was building on a large scale. He began developing "most of the shops" on the east side of Dartmouth Road. His initials (ECC) are above the first floor windows of 49 Dartmouth Road and the date "1901" on 53 Dartmouth Road. He redeveloped the group of cottages, including his own, between 55 and 57a Dartmouth Road. There is a foundation stone at the side of 55 Dartmouth Road (the entrance to his yard), laid by his wife in 1900.

Ted's best-known early residential development, in 1901, was Nos 108 to 116 (even) Perry Vale, five substantial detached houses called Linstead, Ashdale, Ulverston, Rosaville and Aberleigh, the initial letters spelling out the name of his wife, Laura. In 1903-4 Nos 131 to 153 (odd) Perry Vale were completed. Their names spell "Ted Christmas". Round the corner, the names of Nos 64 to 72 (even) Sunderland Road spell "Grace", his daughter. He also built Nos 2 to 36 (even) and 11 to 23 (odd) Gaynesford Road; Kilcare and Highlands on South Road; Westcroft, 24 and 26 and 49 to 55 (odd) Church Rise. In 1911, Ted and his family were living at Arundale, 151 Perry Vale. Clearly, his business was successful for in 1913 he moved to Newfield Villa, 38 Dartmouth Road, a large semi-detached Victorian house (on the site of the present Kingswear House) opposite his business. The other major development of Christmas houses began about 1930 on a field behind Holy Trinity School, where 58 to 92 Thorpewood Avenue were built. This development also included houses in Round Hill and Radlet Avenue. The Radlet Avenue houses were the last to be built by Ted Christmas and were still being completed at the outbreak of war in 1939.

Christmas's career forms a narrative of the development of this area of Forest Hill. He started with semi-detached villas in large plots then moved on to his signature semi-detached smaller homes. In the inter-war period, he began converting larger houses into flats. During these shifts, his style moved from late-Victorian, through High Edwardian to mock-Tudor. Nearby Courtside, in Round Hill, was converted by Christmas from two Victorian villas in 1922, and within the proposed Conservation Area, examples include 127 and 129 Perry Vale (converted and extended 1929-30) and (probably) Derwent, Devon and Oakland Houses in South Road. In 1933, Ted Christmas moved from Newfield Villa to Bolney Court, 3 Lawrie Park Road, where he died in 1936.

Many Christmas houses and flats were built to let. Letting, and then later selling the properties, led the firm inevitably towards estate agency, particularly when Ted's son (yet another Edward) took over the firm in the late 1930s. The Christmas name remained above the door at 55 Dartmouth Road until the early 1970s.



Image 74: Ted Christmas's shop at 55 Dartmouth Road in 1897.

This appendix is based, with thanks, on the research of the local historian, Steve Grindlay.