**Photographic survey**

A photographic survey of Blackheath Park was carried out during April 2006. The following pages show the front elevations from principal streets in the conservation area. The accompanying text summarises the main qualities and features in each street.

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Morden Road

Land use
- Residential.

Building quality
- Four storey Italianate villas, mostly in pairs.
- No 19 has double height bows.
- Twentieth century development is smaller scale and lower (two to three storeys), including the town houses at Nos 6-16.

Building materials
- Yellow brick, stucco, stone dressings, slate roofs.

Listed buildings
- Nos 15/17 (blue plaque to Charles Gounod, composer).

Heritage assets
- Intrinsic quality of mid nineteenth century villas.
- Historical association with Gounod.
- Part of the early development of the Cator Estate.
- Mature trees are important.

Local distinctiveness
- No locally distinctive characteristics recorded.
The Plantation

Land use
- Residential.

Building quality
- Two storey terrace houses with porches.

Building material
- Yellow stock brick, weatherboarded panels, painted fascias.

Listed buildings
- None.

Heritage assets
- Early Span development (architect Eric Lyons) built in 1961, which was on the site of a horticultural nursery.

Local distinctiveness
- Contributor to the richness and variety of the conservation area.
Sweyn Place

Land use
- Residential.

Building quality
- Two and three storey town houses and flats.

Building materials
- Red brick, render, timber windows and fascias (some plastic replacements).

Listed buildings
- None.

Heritage assets
- Influenced and contemporary to the Span developments.

Local distinctiveness
- No special features recorded.
Blackheath Park

Land use
- Residential and institutional (St Michael and All Angels’ Church).

Building quality
- Two, three and four storey houses and flats in terraces, pairs and individual plots which follow a common building line. Development took place between 1819-1990.

Building materials

Listed buildings
- Majority of early nineteenth century houses at the west end of Blackheath Park are listed, as well as No 20 (Peter Moro’s house) built in 1958, and No 10a.

Heritage assets
- Main east-west spine to the conservation area and its most consistent and rewarding sequence of buildings. Includes buildings by George Smith, Aston Webb, Peter Moro and Patrick Gwynne, as well as Span estates at Spangate Hallgate and Holm Walk.

Local distinctiveness
- ‘Wrenaissance’ lodge at No 1 and timber gates are signatures of the Cator Estate. No 10A (architect Patrick Gwynne) designed for Leslie Bilsby is a unique design.
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The Gables, 4 Blackheath Park

The Gables, 2 Blackheath Park

The Gables

Spangate garge block

Spangate

Spangate

Spangate
Paddock Close

Land uses
- Residential.

Building quality
- Recent backland enclave of detached houses. Two storey houses with pyramidal roofs, overhanging eaves and square windows. Courtyard and hardstanding are dominant.

Listed buildings
- None.

Building materials
- Yellow brick, with render and accented architraves above; slate roofs.

Heritage assets
- None.

Local distinctiveness
- No special features noted.
Streetfield Mews

Land uses
- Residential.

Building quality
- Recent two storey courtyard development of stepped terraces and garage courts.

Listed buildings
- None.

Building materials
- Yellow stock brick, machine pantiles, slate. Timber and plastic coated doors and windows.

Heritage assets
- No special qualities.

Local distinctiveness
- Interesting and unusual design.
- Novel detailing by Span architect Ivor Cunningham.
The Lane

Land uses
- Residential.

Building quality
- Span development (1961-62) comprising 39 houses in two storey terraces, which are lightweight constructions with a brick ground floor and jettied upper floor.

Listed buildings
- Identified by Greenwich Council as being of local interest.

Building materials
- Dark brick to the ground floor, with the upper floor featuring vertical and horizontal weatherboarding. Metal windows and flat roofs.

Heritage assets
- Considered one of the best Span estates in Blackheath, with the houses fully integrated with the landscape. Civic Trust Award winner in 1964 “for ingenious and imaginative use of an impossible site”.

Local distinctiveness
- Recognisably a Span scheme and an important contributor to the character of the conservation area.
A wall with garage block and rear of 28 28-26 24 22-20

Garage block
Hallgate

**Land uses**
- Residential.

**Building quality**
- Span development of three storey flats, which are lightweight constructions.

**Listed buildings**
- Listed as Grade II.

**Building materials**
- White weatherboarded panelling, full width glazing and staircase. Entrance halls are recessed behind columns to aid transparency.

**Heritage assets**
- Exceptional architectural quality and emphasis on landscape.

**Local distinctiveness**
- Recognisably Span with simple architectural modelling within mature landscape.
Morden Road Mews

Land uses
- Residential.

Building quality
- Three storey town houses with garages.

Building materials
- Yellow brick, weatherboarding and slate roof.

Listed buildings
- None.

Heritage assets
- No special assets other than No. 22, a Victorian gardener’s house which is of local interest.

Local distinctiveness
- No special features. Decorative Victorian bargeboards at No. 22.
The Keep

Land uses
- Residential.

Building quality
- Two storey town houses in short terraces with shallow pitched tile roofs.

Building materials
- Yellow brick to flank walls, grey moulded concrete tile hanging, timber windows, doors and porches.

Listed buildings
- None.

Heritage assets
- Early (1958) Span estate, Corner Green.

Local distinctiveness
- No special characteristics other than the hallmark Span features.
Corner Green (including Corner Keep)

Land uses
- Residential.

Building quality
- Two storey town houses in short terraces.
- Corner Keep is two to three storeys, purplish brick, vertical windows.

Building materials
- London stock brick, weatherboarding, painted fascias, with lightweight timber porches.

Listed buildings
- None.

Heritage assets
- Early (1959) Span development clustered around a green.
- Forms part of a group with The Keep (1979).

Local distinctiveness
- Characteristic Span features and layout.
Pond Road

**Land uses**
- Residential and institutional (St Michael and All Angels’ and church hall).

**Building quality**
- Large Victorian and Regency villas.
- Two to three storeys in height and set back from road.
- Three storey flats to Rocque Lane.

**Building materials**
- Render, stock brick slate, interlocking tile timber joinery and bargeboards, cement and stone mouldings.

**Listed buildings**
- Nos 6-12 Pond Road are listed (also St Michael & All Angels’ Church).

**Heritage assets**
- Laid out on the avenue of Wrinklemarsh House.
- Important sequence of grand villas from the early development of the Cator Estate.

**Local distinctiveness**
- Church Hall is a locally distinctive design.
- Nos 5 & 9 Pond Road are landmarks.