Bennett Park and Cresswell Park

Land uses
- Residential, institutional and office uses.

Building quality
- Predominantly three and four storey town houses, built in pairs with communal porches and boughs with Italianate detail.
- Blackheath Art Club is three storey, with dominant roof and asymmetrical façade.

Building materials
- Yellow London stock bricks, stone dressing, rough cast and red brick (Blackheath Art Club), stucco, composite panels and lightweight glazing in steel frame (office infill at No 16a).

Listed buildings
- Blackheath Arts Club.

Heritage assets
- Of interest as a speculative Victorian housing development.

Local distinctiveness
- Blackheath Art Club has arts and crafts detailing.
- Historical associations (Donald McGill, GPO film unit).
Blackheath Village

Land uses
- Commercial and residential.

Building quality
- Three and four storey commercial (shops, pubs) with flats above.
- Built piecemeal as a continuous terrace between blocks, with shops projecting along the pavement edge.

Building materials
- Yellow stock bricks used in northern block, later block is in red brick.
- Timber joinery with painted stone dressings.
- Restored Victorian shopfronts.

Heritage assets
- Ancient road pattern superimposed with nineteenth century commercial development.

Local distinctiveness
- Yellow London stock bricks combines with Tranquil Vale to create a distinct identity.
Lee Road

Land uses
- Institutional and residential.

Building quality
- Predominantly two and three storey villas; Spangate has three storey flats.

Building materials
- Blackheath Halls is in red brick with terracotta dressings and decorative gables with slate roofs.
- Spangate is constructed from purple brick, weatherboarding and timber fascias.
- Stock brick boundary walls along Lee Road.

Listed buildings
- Several villas on the east side of Lee Road are listed, others are of local interest.
- Blackheath Halls, Blackheath Conservatoire and Blackheath Art School are all listed.

Heritage assets
- Ancient road pattern, with interest in the suburban growth along the corridor.
- Early Span developments at Spangate and Priory Park.
- Retained trees are of importance to the overall character.

Local distinctiveness
- Blackheath Halls is a local landmark.
- Entrances to the Cator Estate are locally distinctive.
Lee Road
East side

Costcutter, Blackheath Conservatoire
Blackheath Halls
Blackheath Halls
Span Gate

Span Gate
43
43a
45

45a
47
47
49

49a
51
53
53
**Priory Park (including The Priory)**

**Land uses**
- Residential (and substation).

**Building quality**
- Mainly two storey detached houses on Priory Park, with two storey flats in terraces at the Span estate (The Priory).

**Building materials**
- Priory Park - red brick and render, plain tile and slate roofs.
- The Priory - stock brick, rendered panel infill, patterned clay tile hanging, flat roofs, timber joinery.

**Listed buildings**
- No 15 Priory Park/Priory Lodge is listed.
- The Priory Estate is identified by the Council as being of local interest.

**Heritage assets**
- Priory Lodge (formerly Park Villa), built in 1820, is a survivor from the early development of the Cator Estate. The Priory is significant as one of the first Span estates (completed 1957) and for integrating the old Gothic tower (later converted by others).

**Local distinctiveness**
- The retained tower is a minor landmark.
Blackheath Park Conservation Area Appraisal

Priory Park
North side

57 Lee Road
Plot adjacent to 57 Lee Road
1-7
7

Priory Lodge
White Priors
Esher Lodge
Priory Lodge

9

Priory Lodge
17
Substation and 19
19

Priory Park
South side

The Old Priory
The Old Priory
Garage Block
Garage Block

Blackheath Park Conservation Area Appraisal

65
Parkgate / Meadowbank

Land uses
- Residential.

Building quality
- Substantial freestanding detached houses, two storeys with classical symmetry prevailing. Park Gate is a wide avenue with a common building line. Grass verges and trees are predominating.

Building materials
- Predominantly red brick, plain clay tile roofs, tall chimneys, with small panel (neo-Georgian) windows and classical detailing.

Listed buildings
- None.

Heritage assets
- Overall detailing and quality of construction is very high.
- Of interest as part of the evolution of the Cator Estate prior to the Span Estates.

Local distinctiveness
- No special characteristics other than width and semi rural informality of the road surfaces.
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**Foxes Dale**

**Land uses**
- Residential.

**Building quality**
- Detached houses on large plots on straight avenue.
- Two storey houses and three storey flats.

**Building materials**
- Red brick.
35 37 Vacant plot next to 39 39
41 45 47 49
Garden of 51 Manor Way Side of 51 Manor Way
Foxes Dale
West side
Garden of 45 Manor Way 62 60 60 58
Blackheath Park Conservation Area Appraisal 73
Blackheath Park Conservation Area Appraisal

Rear garden of 20 Blackheath Park