The Hall

Land use
- Residential.

Building quality
- Two storey houses in short terraces and a courtyard development with flats.

Listed buildings
- None.

Building materials
- Lightweight construction, scalloped dark tile hanging, green panelling, large plain windows, high porches, and shallow pitched roofs.

Heritage assets
- Span estate on the site of a former house and grounds (Bellefield), which was developed c.1960.

Local distinctiveness
- Characteristic Span planning, materials and landscaping.
31-34
31-34
31-34 wider view
Rear of 31-34

Rear of 31-34
Garage block
garage block

27-30
27-30
23-26
23-26 19-22

19-22
19-22 15-18
15-18
11-14
Brookway

Land uses
- Residential.

Building quality
- Inter-war semis and detached houses on a curving road that links Foxes Dale to Brooklands Park. Two storeys with hipped roofs and bays.

Listed buildings
- None.

Building materials
- Brick, tile hanging, render concrete and plain clay tiles.

Heritage Assets
- None, other than an example of a well-preserved, characteristic inter-war housing area.

Local distinctiveness
- No features noted. Named after the Kid Brook, which runs underneath the area.
Blackheath Park Conservation Area Appraisal

Garage to rear of 37 Foxes Dale
Side of 37 Foxes Dale
Building to the rear of 37 Foxes Dale

Brookway
North side from west

3
5
7
9
**Brooklands Park**

**Land uses**
- Residential.

**Building quality**
- Large old properties (Brooklands House and Drake Court) with mid-late twentieth century development on their former grounds; also includes the grounds of Casterbridge House, which is now demolished. Predominant building form is that of inter-war detached and semi-detached houses.

**Listed and locally listed buildings**
- Brooklands House is Grade II listed.
- Drake Court is identified by the Council as being of local interest.

**Building materials**
- Brick, render, weatherboarding, slate and tile (including green interlocking tiles).

**Heritage assets**
- Drake Court is an important survivor, as is Brooklands House, built by and for George Smith.

**Local distinctiveness**
- Brooklands House is an eclectic Italianate composition and is a minor local landmark.
Casterbridge Road

Land uses
- Residential and education.

Building quality
- Two storey terraces radiating from Casterbridge Road.
- Built as part of the postwar London County Council development after 1957.
- Brooklands Primary School is a two storey flat roofed building with a curtain wall construction, designed by architect Hubert Bennett (London County Council).

Listed buildings
- None.

Building materials
- Red/grey brick, joinery is mostly plastic, with other replacement of originals.

Heritage Assets
- None, other than as evolution of public housing in the area.

Local distinctiveness
- No local features recorded.
Casterbridge Road flats

Land uses
- Residential.

Building quality
- Freestanding flat blocks built by the London County Council in the 1957-58.
- Five storey buildings with pitched roofs and chimneys.

Listed buildings
- None.

Building materials
- Yellow stock brick with composite panels, plastic windows (replacements) and artificial slate roofs.

Heritage assets
- Flat blocks are clustered around the lake of the former Casterbridge House (Elmsdale), and some of the old trees were preserved.

Local distinctiveness
- Preservation of the ornamental water.
- Part of the continuing story of housing development in Blackheath Park, but there are no local details to note.
- Contemporary sculpture (possibly Neptune) next to the pond.
Richmount Gardens

Land uses
- Residential.

Building quality
- Two storey, flat fronted terraces.

Building materials
- Red-purple brick, timber panelling and joinery (now mostly uPVC) with a cement tile roof and thin chimneys.

Listed buildings
- None.

Heritage assets
- Of some passing interest in the evolution of Blackheath Park: municipal housing built by London County Council (architect Hubert Bennett) c.1957 as part of the Casterbridge Estate.

Local distinctiveness
- No local features recorded.
Guy Barnett Grove

Land uses
- Residential.

Building quality
- Two storey terraces with three storey pavilions, tipped roofs, single storey garages (c.1980).

Building materials
- Red multi-tone bricks, slate roofs and stained timber joinery.

Listed buildings
- None.

Heritage assets
- No special qualities - neutral contribution to the character of the conservation area.

Local distinctiveness
- No local characteristics noted.
Manorbrook and Manor Way

Land uses
- Residential.

Building quality
- Early buildings are three storeys, but Manor Way is predominantly two storey semi-detached and detached houses from the inter-war period.
- Manorbrook is a later spur of housing development.

Listed buildings
- No 102 Manor Way (Rowlands House) is listed.
- Nos 96-98 Manor Way are on the Council’s local list.

Building materials
- Red brick, tile; also render and slate.
- No 102 Manor Way is built with grey brick and has Italianate stucco mouldings.

Heritage Assets
- Origins of road eighteenth century or earlier.
- Rowlands House (No. 102) built in 1862 by architect Joseph Blake.

Local distinctiveness
- A long, straight road characteristic of the main thoroughfares on the Cator estate.
Manor Way
South side

24 22 20 18
26 Quaggy Walk

24 22 20 18
26 Quaggy Walk

83 85 87 89
36-34 Quaggy Walk 34-32 Quaggy Walk 30-28 Quaggy Walk 26 Quaggy Walk

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Manor Way
South side

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Manor Way
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Blackheath Park Conservation Area Appraisal
Quaggy Walk

Land uses
- Residential.

Building quality
- Two storey, flat fronted short terraces with garage courts.
- Built in 1964 and designed by architects Andrews Sherlock and Partners.

Building materials
- Red brick, timber porches and interlinking concrete tiles.

Listed and locally listed buildings
- None, although No 2 is locally listed.

Heritage assets
- Successor to Span by the architects responsible for two of its developments elsewhere in the conservation area (Morden Road and Morden Road Mews).
- Weaker relationship with the landscape than the best Span developments.

Local distinctiveness
- No local features recorded.