Photographic survey

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

Schedule of streets

- p18 Vanbrugh Park
- p23 Vanbrugh Park Road West
- p25 Wycherley Close
- p26 Combe Avenue
- p35 Vanbrugh Park Road (east side)
- p36 Beaconsfield Road (southern section)
- p38 Mycenae Road (southern section)
- p41 Vanbrugh Park and Mandeville Close
- p43 Vanbrugh Terrace
- p44 Heathway
- p48 St John’s Park
- p55 Stratheden Road / Old Dover Road
- p59 Vicarage Avenue
- p61 Langton Way
- p69 Shooters Hill Road
- p76 Kidbrooke Park Road
- p82 Kidbrooke Grove
- p86 Liskeard Gardens
- p89 St Germans Place
- p91 The Paragon
- p93 Kidbrooke Gardens
- p98 Westbrook Road
- p100 Fulthorp Road, Field Road, Merryfield
Vanbrugh Park

Land use
- Residential with educational and retail uses.

Building quality
- Three storey neo-Georgian flat blocks (Parkside).
- Low 1960s terrace concealed by a boundary.
- Detached and semi-detached Victorian villas; tall and set back from the pavement behind boundary walls.
- Late Georgian town houses at the east end (Myrtle Place)
- Broadbridge Close: enclave of arts and crafts houses.

Building materials
- Predominantly London stock brick with some stucco render, also features Italianate embellishments and red brick dressing to the later villas (Nos 28-30a).

Listed buildings
- None.

Heritage assets
- High group value of consequence from No 15, complemented by trees.
- Intrinsic quality of the mid nineteenth century villas.
- Royal Standard public house, which developed from 1848.
- Barclays Bank.

Local distinctiveness
- No locally distinctive characteristics recorded.
<table>
<thead>
<tr>
<th>Vanbrugh Park South side</th>
<th>192-194 Royal Standard</th>
<th>190</th>
<th>46 Red Cross Shop</th>
<th>48a Gambardella</th>
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**Vanbrugh Park Road West**

**Land use**
- Residential.

**Building quality**
- Abrupt contrast between the west and east sides.
- East: Vanbrugh Park Estate built for Greenwich Council - powerful dominant form of eight storey flats, contrasting with the small scale, horizontal terraces below.

**Building material**
- Yellow stock brick (villas), red brick (new flats) painted concrete and block work (Westcombe Court and Combe Avenue).

**Listed buildings**
- None.

**Heritage assets**
- Dynamic contrast of buildings of different periods.

**Local distinctiveness**
- Westcombe Court is a powerful landmark and the estate is laid out to an innovative form with a strong character.
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<th>Vanbrugh Park Road West</th>
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<td>Combe Avenue</td>
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</tbody>
</table>
**Wycherley Close**

**Land use**
- Residential.

**Building quality**
- Two storey terrace houses (c.1990) with four storey flats on Vanbrugh Park West.

**Building material**
- Pale red brick with darker banding interlocking concrete tiles.

**Listed buildings**
- None.

**Heritage assets**
- None.

**Local distinctiveness**
- Contributor to the richness and variety of the conservation area.
**Combe Avenue**

**Land use**
- Residential.

**Building quality**
- Flats and houses built for Greenwich Council. Two storey buildings with flat roofs and a horizontal emphasis featuring a continuous band of glazing to first floor. Clerestory glazing to the ground floor.

**Building material**
- Painted blockwork, timber windows (some replaced) and red brick bruntory walls.

**Listed buildings**
- None.

**Heritage assets**
- Innovative design and layout by Chamberlain Powell and Bon architects.

**Local distinctiveness**
- Disregards the prevailing character and form of Greenwich and Blackheath, forming an interlocking courtyard that is sparse but intimate.
Blackheath Conservation Area Appraisal

19-17 15 54-52 50-48
46-44 Alley Rear of 44-46 Rear of 48-50
Rear of 52-54 56-58 60-62 64
Side of 64 Alley Rear of 64 Rear of 60-62
Rear of 9-21 Combe Avenue

**Land use**
- Residential.

**Building quality**
- Four storey flat roofed flat blocks with bay windows c.1960.
- Three storey Victorian villa (No 1) built in 1865 and a former coach house (No 1b).

**Building material**
- Flats are built with a pale yellow brick and have timber bays.
- Land stocks and stone dressings to Nos 1 and 1b.

**Listed buildings**
- None. Nos 1 and 1b are of local interest.

**Heritage assets**
- Nos 1 and 1b are significant as the sole survivors from the Victorian development.
Beaconsfield Road (southern section)

**Land use**
- Residential.

**Building quality**
- Detached three storey villas with basements, double height bay windows, tipped roofs, tall chimneys and bracketted eves.

**Building material**
- London stock, slate roofs, stucco doorcases and mouldings, stone steps to front doors, timber sash windows, stock brick and stone capping boundary walls (with some replacements).

**Listed buildings**
- None, but the buildings have good group value.

**Heritage assets**
- Developed between 1869-70 and are a well preserved group.

**Local distinctiveness**
- Formally known as Vanbrugh Park Road East.
Mycenae Road (southern section)

Land use
- Residential and educational uses.

Building quality
- Mix of large detached Victorian villas developed between 1880 and 1908, with a later phase in 1931-34.

Building material
- Red brick, stone dressings, tile roof, roughcast render and pebble dash on 1930s houses.

Listed buildings

Heritage assets
- Blackheath High School.
- Late Victorian houses, especially No 111 (1891) make a positive contribution to the street.

Local distinctiveness
- No special features noted.
Vanbrugh Park and Mandeville Close

Land use
- Residential.

Building quality
- Five storey deck access maisonettes (c.1960), arranged in two parallel blocks.
- Plain flat rows with recessed entrance bays.

Building material
- Red brick and timber joinery (mostly replaced).
- Nos 85-104 have a concrete frame with full width glazing.

Listed buildings
- None.

Heritage assets
- No 84 is a Victorian villa (1855).

Local distinctiveness
- Nos 85-104 are architecturally distinctive.
Vanbrugh Terrace

Land use
- Residential.

Building quality
- Imposing three storey houses with basements facing Blackheath.
- Four detached and two pairs of semi-detached houses.

Building material
- Detached houses are stucco clad with tipped slate roofs.
- Italianate detailing.
- Semi detached pairs are in London stock with painted stone dressings and gable roofs.

Listed buildings
- Nos 5-8 are listed and form a group with Nos 1-4, which are their contemporaries.

Heritage assets
- A prominent and impressive edge to Blackheath, enhanced by trees and shrubs in the front gardens.

Local distinctiveness
- A defining feature framing Blackheath.
Entrance to Langton Way

84 Vanbrugh Park

Land use
- Residential.

Building quality
- No 1a - a converted coach house behind Mandeville Close; also the Little House.

Building material
- Red brick, slate and stained timber windows.
- The coach house is painted.

Listed buildings
- None.

Heritage assets
- Informal back lane to the rear of Vanbrugh Park and St John’s Park.
- No historic significance other than the coach house and the Little House.

Heathway

Local distinctiveness
- An unmade winding lane with predominantly two storey buildings in an eclectic mix of designs, mostly featuring pitched roofs. Mature planting gives the western end of the lane a semi-rural quality.

North side
St John's Park

Land use
- Residential.

Building quality
- A development of detached and semi-detached villas, which are three storeys in height with basements set back from the road along a consistent building line.
- St John's Church is the central feature and landmark for the wider area.
- Pinelands Close and other blocks nearby are flats of four storeys.

Listed buildings
- St John's Church.

Heritage assets
- Central spine of the Angerstein encroachment and is of high townscape value.
- The eastern end was built after 1867.