

BLACKHEATH STATION CAR PARK  
BLACKHEATH VILLAGE, SE3

OBJECTION HERITAGE STATEMENT



Ref: 2506.1748 | 30 June 2025

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# APPENDICES

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## HS1 LISTING DESCRIPTIONS

REVISION SCHEDULE					
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## 1.0 INTRODUCTION

- 1.1. This Heritage Statement has been produced by Heritage Unlimited on behalf of a community group to object to the planned development of apartment blocks on Blackheath Station Car Park.
- 1.2. The application reference is DC/25/139604 and relates to *Construction of three buildings ranging between 3 - 5 storeys, comprising 45 residential units (Use Class C3) , flexible commercial and learning and non-residential institution space (Use Class E and Use Class F1), the provision of a farmers market and landscaping works including public square, cycle parking, car parking, plant and associated ancillary works at Car Park, Blackheath Station, Blackheath Village SE3.*
- 1.3. The site is located at the core of Blackheath Conservation Area and is in proximity to numerous listed and locally listed buildings, thus forming part of their settings and shaping views towards, away from, and between heritage assets and the public realm. The Blackheath Conservation Area Character Appraisal And Supplementary Planning Document (2007) offers the following insightful comment on the application site:

*“A surprisingly large open public space in the conservation area is the car park to Blackheath station. Its contribution to the character of the conservation area relates to the space with which an area like this allows for the appreciation of other buildings. Views of Collins Street, the station, across to Winchester House and importantly the rear of the listed buildings to the bottom of Tranquil Vale all add to the character of this open space. The fact that it is a publicly accessible space notably used for a weekly farmer’s market forms part of its positive character.”*
- 1.4. The purpose of this Heritage Statement is to independently review, assess, and object to the proposed development and to also offer critique of reports submitted in support of the application which address heritage matters. These include the Built Heritage, Townscape And Visual Impact Assessment (BHTVIA Parts 1 and 2) produced by Montagu Evans; AVR London Verified Views; the Design and Access Statement by John Pardey Architects (JPA); and aspects of the Planning Statement by Avison Young.
- 1.5. As the supporting Heritage Statement by Montagu Evans has gone into relative depth in documenting the morphology and history of the application site, heritage assets, and wider Blackheath area, these will be only lightly addressed in this objection report. Instead, focus will be on assessment of impact to views, the setting, and significance of assets as a result of the proposed development.
- 1.6. Listed buildings and conservation areas are defined by the National Planning Policy Framework (2024) (NPPF) as designated heritage assets. Locally listed buildings are non-designated heritage assets (NDHA) and whilst not afforded statutory protection as per designated assets, they are given material consideration within the planning system in relation to paragraph 216 of the NPPF.

- 1.7. As the proposed development affects one or more heritage assets, paragraph 207 of the NPPF requires a Heritage Statement to support a planning application. This document has been prepared in accordance with the requirements of the NPPF.
- 1.8. The purpose of a Heritage Statement is to identify the significance of any heritage asset affected by the proposed development, the impact the proposed development will have upon the identified significance and thus justify or object to a proposed development. The Heritage Statement also needs to assess the proposed work in accordance with the statutory tests provided in the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 1.9. This Heritage Statement should be read in conjunction with other objection documents provided in addition to the architectural plans and other supporting documents, which form the planning application.
- 1.10. This report has been compiled by Shaun Moger MSc Historic Building Cons and is based on desk-based research and a site visit carried out in June 2025.

## 2.0 SITE LOCATION AND CONTEXT

- 2.1. The application site is located on the north side on Blackheath Station and is an open car park laid with asphalt and with marked parking bays. Access points to the site are via a vehicular entry to the west end at the junction of Hurren Close and Baizdon Road or pedestrian gates to the east end and through a brick arch onto Platform 2 of the station.



Fig.1: Site location, outlined red.

- 2.2. The car park is understood to have been created c.1970, having replaced railway sidings that had previously extended westwards across the site into what has since been developed into Hurren Close in the late 20<sup>th</sup> century. Whilst almost all evidence of the sidings have been removed, the historic use and continued interrelationship of the site and station can still be appreciated to some extent by the open space and flat level of the car park and the historic brick walls running between the two.

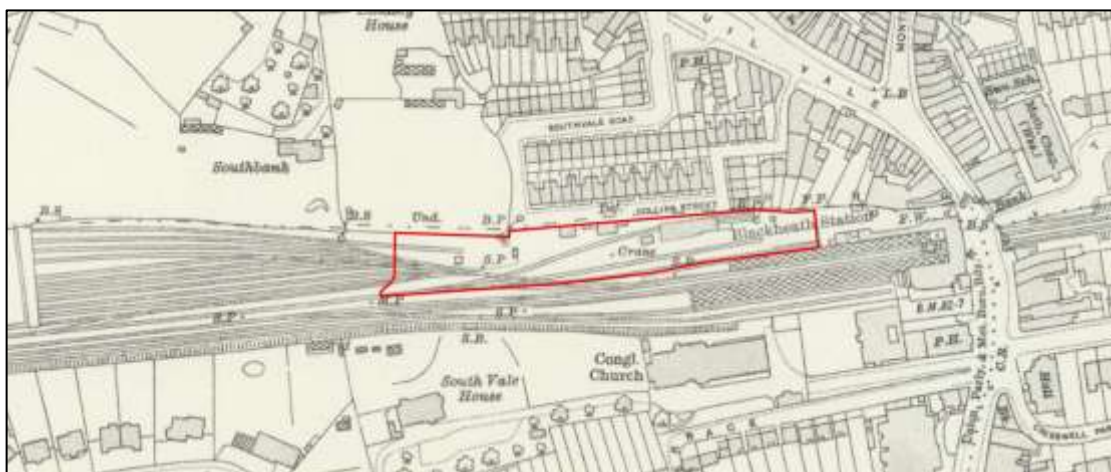


Fig.2: Extract of Ordnance Survey map, revised 1914, published 1916, showing the application site (outlined in red) when in use as sidings for the railway.



- 2.3. Today, the car park is an open space, providing parking for the station and surrounding area as well as hosting the weekly Farmer's Market, a popular draw for visitors to the area. During the site visit it was also observed that the parking facilities appear to be used in conjunction with drop-off and pick-up times at the nearby school. The site is bounded by a variety of fences and walls, including timber fencing opposite Collins Street and a combination of historic stock brick walls and modern metal fencing on the station platform boundary. Trees and planting are also dotted along each boundary, though are not so dense, mature, or evergreen as to greatly restrict intervisibility.
- 2.4. It is important to note that Blackheath Station serves as one of the main entry points to the village/conservation area. It is both a landmark in its own right and a key viewing point for many others in the area due to its openness and topography, with many listed, locally listed, and positive character buildings visible on the elevated ground around it. The station itself is broadly contextual with much of the development in Blackheath due to its arrival in 1849 both serving prior demand and acting as a catalyst for growth and development booms in the area.
- 2.5. The southern site boundary with Blackheath Station (Platform 2) is almost 200m in length, east to west, which, combined with the open space of the car park and valley-like topography, facilitates many views of surrounding development, particularly north across the application site towards the 18<sup>th</sup>-19<sup>th</sup> century developments of Tranquil Vale (grade II), Collins Street, Southvale Road, and Camden Row. From certain positions, it is also possible to see the spire of All Saints Church (grade II) 250m to the north.



Fig.3: The east edge of the site (marked by the arrow) seen from the cobbled street adjacent to the station with Winchester House (locally listed) seen beyond in an elevated position.



Fig.4: View east along the length of the application site towards the station and Blackheath Village. The station buildings (right) are grade II listed whilst the red brick building to the centre, 18-22 Tranquil Vale is locally listed.



Fig.5: The Collins Street and Southvale Road buildings seen looking across the application site from Platform 2 of the station. Whilst neither listed nor locally listed, the attractive Victorian terraces are considered to contribute positively to the character of the conservation area and are highly visible from the station and car park.





Fig.6: View north from Platform 1 of the station across the application site towards a number of heritage assets. The station and its walls and ancillary structures are grade II listed or curtilage listed; the orange arrows mark Collins Street, which contribute positively to the conservation area; the red arrow shows the spire of All Saints Church; and the yellow arrows are the grade II listed buildings on Tranquil Vale. It should be noted that the proposed development extends to the right of the arch in the station wall.

- 2.6. Similarly, when stood within the application site or on the adjacent streets, Collins Street, Baizdon Road, and Hurren Close, it is possible to look eastwards across/along the length of the track towards the Blackheath Station buildings (grade II) and to the striking Winchester House, a locally listed building and landmark which overlooks the station from a high vantage point to the south on Independents Road. Whilst partially obscured by trees, the Blackheath Quaker Meeting House and Congregational Hall (grade II) can also be seen on the south side of the railway line due to its elevated position on Lawn Terrace.



Fig.7: Collins Street (adjacent to application site).



Fig.8: Winchester House seen from the east end of Collins Street.



Fig.9: Winchester House (right) seen from halfway along Collins Street.





Fig.10: Southvale Road (left), Collins Street (centre), Winchester House (right) and the application site (right) seen from the corner of Collins Street and Baizdon Road.



Fig.11: The gable end of the congregational hall adjoining the grade II Blackheath Quaker Meeting House, seen from the application site, looking over the wall of the station.

- 2.7. Longer range views over the top of the train station and application site, between the elevated ground to the north and south, are also possible due to the openness and low height of development at the site and station. For example, views can be had looking north across from Winchester House and the Quaker building towards Tranquil Vale, Collins Street, and All Saints Church. Likewise, Winchester House and the Quaker building can be seen looking south from the corner of Collins Street and Tranquil Vale and from beside the locally listed All Saints Parish Hall (Mary Evans Picture Gallery) and Crown Public House on the corner of Camden Row and Southvale Road.



Fig.12: View north from Independents Road (adjacent Winchester House and Quaker Building) across the station and application site towards the spire of All Saints Church (red arrow, grade II), 37 Tranquil Vale (orange arrow, local list), and grade II listed buildings on Tranquil Vale (yellow arrow).



Fig.13: View south from the corner of Tranquil Vale and Collins Street (adjacent to grade II no.35 Tranquil Vale and local list no.37) towards Winchester House.





Fig.14: View south from corner of Southvale Road and Tranquil Vale, past the locally listed Crown PH and Parish Hall (out of shot to right) over the top of the application site towards the visible roof of the Congregational Hall linked to the Quaker Building (grade II, red arrow).



Fig.15: The roof of the hall of the Quaker building is also visible from Camden Row, adjacent to the locally listed All Saints Parish Hall (Mary Evans Picture Gallery).

## 3.0 IDENTIFIED HERITAGE ASSETS

- 3.1. The National Planning Policy Framework (NPPF) requires that all heritage assets affected by the proposed development are identified and their significance, which includes setting, are described. The level of 'harm' the proposed works will have to the identified heritage assets also needs to be determined within the context of a Heritage Statement.
- 3.2. The site is located at the core of Blackheath Conservation Area and is in proximity to numerous listed and locally listed buildings, thus forming part of their settings and shaping views towards, away from, and between heritage assets and the public realm.

### Blackheath Conservation Area

- 3.3. Blackheath Conservation Area was designated in 1968 and was the joint first conservation area in London. The current appraisal and supplementary planning document for the conservation area was adopted in March 2007.

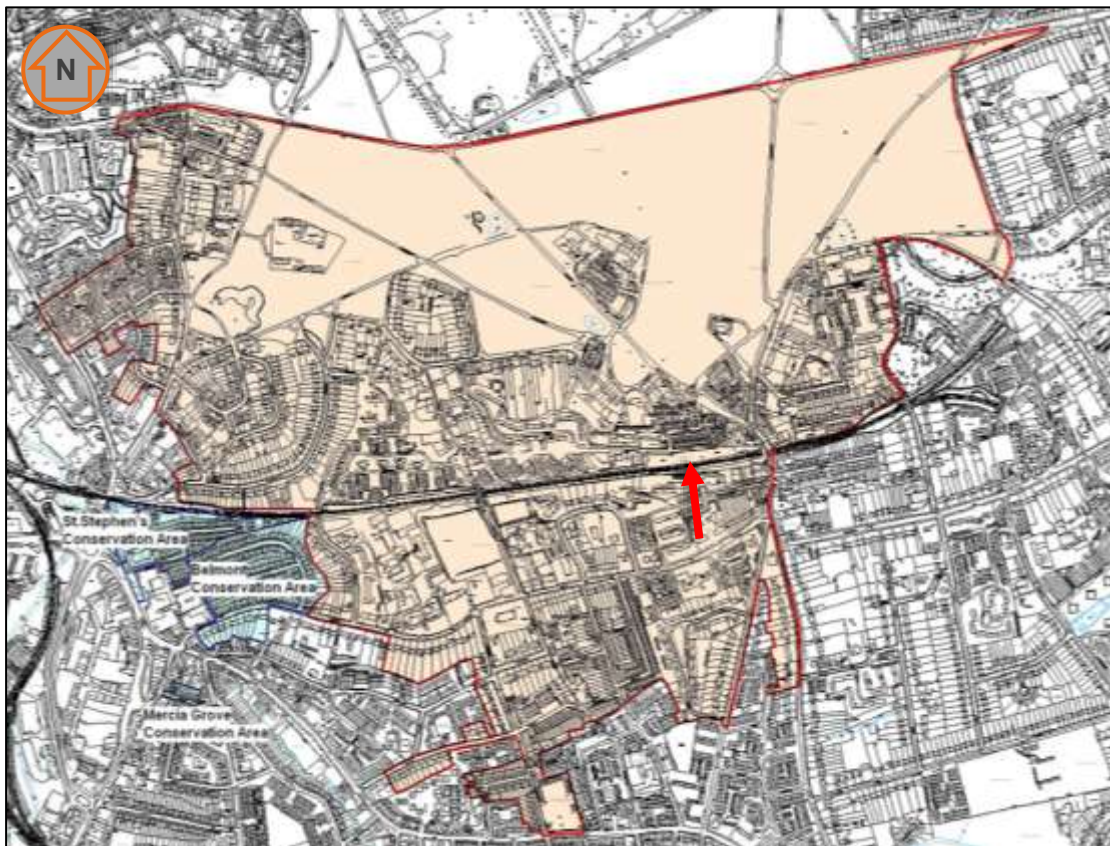


Fig.16: Blackheath Conservation Area, site marked by the arrow (Lewisham London Borough Council 2009).



- 3.4. The area is recognised for its high quality townscape and historic architecture from which, combined with the open space of the Heath, the area derives its character. The historic settlement of the village of Blackheath is the primary focus of the area and it consists in the main of buildings developed between c.1790-1880, including numerous surviving shops in Georgian and Victorian styles in addition to residential properties. As with many parts of London developed during this period, the arrival of the railway in 1849 was a major catalyst for suburban expansion, giving rise to high quality Victorian houses, some designed as architectural set pieces, grouped in pairs, or in formal uniform terraces, often on a grand scale. Consequently, the area is now home to a high number of listed and locally listed buildings and structures, in addition to many more recognised as positive contributors to the character and significance of the area, such as Collins Street and Southvale Road.
- 3.5. The site is situated in Character Area 9: The Village. The character area is focused area two converging streets which on to cross the railway and curve up the south side of the valley. The topography and tight urban grain of the sub-area contribute to its character and sense of place with the network of mews, small streets, and alleyways connecting Tranquil Vale, Royal Parade, and Montpellier Vale unique within the wider conservation area. Whilst the majority of development is of a similar period, and often developed in groups, subtle variations in design and scale contribute to the overall visual interest and significance of the area. In particular, the survival of good quality 19<sup>th</sup> century shopfronts (or faithful replicas) make an important contribution to the character of the historic streetscape.
- 3.6. It is notable that the Montagu Evans Heritage Statement reassigns the site to Character Area8: Railway Environs, an area noted as being of indifferent to poor quality townscape and thus of lower significance – a point which will be discussed further in section 5 onwards.

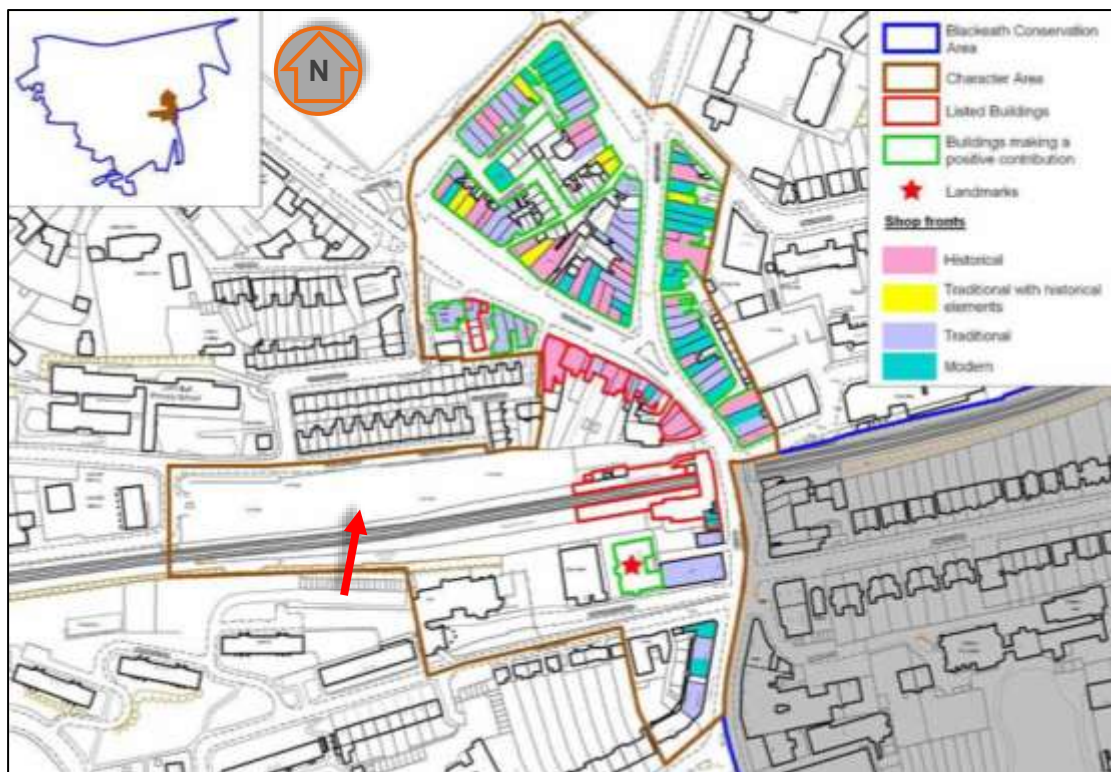


Fig.17: Character Area 9, site marked by the arrow (Lewisham London Borough Council 2007).

- 3.7. Abutting the north side of the application site is Character Area 9a: Collins Street and Southvale Road. The Victorian terrace development of the area (c.1869-71) is closely related to the booming popularity of Blackheath as a commuter settlement, aided by the adjacent railway, with which they are laid out in parallel. The scale and style of development is modest, comprising of two storey, two bay dwellings of stock brick construction. Southvale Road, the slightly grander of the two, also includes bay windows and stucco detailing, whilst Collins Street features contrasting brick detailing and dentil eaves cornice. Whilst neither listed nor locally listed, the quality of the development is such that almost all buildings are identified as making a positive contribution to the conservation area. Furthermore, since the publication of the appraisal document, All Saints Parish Hall (Mary Evans Picture Gallery) on the corner of Camden Row and Southvale Road has been added to the local list.
- 3.8. The conservation area appraisal makes an important comment with regards to this character area and its relationship with the station stating:

*“The roofscape of Collins Street and the parallel terraces above is a strong defining image to the train traveller to Blackheath, this being one of the first views of the Village on looking north from the train track.”*



Fig.19: Character Area 9a, site marked by the arrow (Lewisham London Borough Council 2007).



## Other Heritage Assets

- 3.9. The Heritage Statement by Montagu Evans produced in support of the application includes a map of heritage assets within an approximate radius of 500m from the application site (see Figure 5.1 of their report). It therefore includes numerous asset types including the Greenwich World Heritage Site, two Blackheath Conservation Areas (Lewisham and Greenwich), six grade II\* listed buildings, ninety grade II listed buildings, and twenty-two locally listed buildings.
- 3.10. Following the site visit by Heritage Unlimited, a radius of 100-150m (see maps below) provides a more practical catchment of assets with definite intervisibility with the site (or assumed, if not accessible). A notable exception is All Saints Church (grade II), approximately 250m north of the site, which, due to its tall spire and elevated position, can be seen from certain positions within and adjacent to the station and application site.

## Listed Buildings

- 3.11. All listed buildings identified within the red shaded areas on the below map are grade II and can broadly be summarised as good examples of 18<sup>th</sup> and 19<sup>th</sup> century buildings, representing architectural styles popular of their respective periods. Whilst the majority are fully or part residential, many are noted for their historic shopfronts, whilst others are community serving, such as places of worship or infrastructure.
- 3.12. Listed buildings which are notable for their proximity and/or intervisibility with the application site or particular significance include (but may not be limited to) the following. Listing descriptions can be found in the appendix **HS1**:

### 1. Blackheath Railway Station

- Whilst the listing description describes the main station concourse building (1847 by George Smith) only, it should be noted that the ancillary buildings, walls, and canopies are also considered listed with its curtilage extending the length of the platforms. Historic/significant fabric can generally be identified by the use of stock brick, cast iron, and timber.

### 2. Nos.3-35, 45 and 47 Tranquil Vale (Odds, split into five listings)

- The row of 18<sup>th</sup>-19<sup>th</sup> century properties to the northeast of the application site with rear elevations and gardens overlooking the site. Typically residential upper levels with historic commercial units and shopfronts to the ground floor.

### 3. Nos.1-3 Collins Square

- 18<sup>th</sup> century weatherboard cottages adjoining rear of no.47, encircled by the brick developments of Tranquil Vale, Southvale Road, and Collins Street.

4. Lindsey House

- Late 18<sup>th</sup> century Georgian style house in generous grounds in elevated position 110m north of northwest corner of the application site.

5. Church of All Saints

- Located 250m north of the application site on the Heath, included for the visual prominence of its tall, stone, two-stage south tower spire. Parish church built 1857-58 by Benjamin Ferry by vestry 1890 and west porch 1899 by Sir Arthur Blomfield. Coursed ragstone construction with freestone dressings and plain and fishscale tile roof.

6. Blackheath Quaker Meeting House with cobbled area of forecourt

- A modern, concrete Brutalist development, adjoining a pre-existing Victorian Congregational Hall, overlooking the station from an elevated position on the south side of the line. Quaker Meeting House Built in 1971-72 by Trevor Dannatt and Partners, a distinguished post-war architect, for the Blackheath Meeting of the Religious Society of Friends (Quakers). Congregational Hall built in 1884 by T L Banks & Townsend in Gothic revival style, stone construction, altered and partially rebuilt late 20<sup>th</sup> century.



Fig.20: Listed buildings (blue markers) within a 150m radius of the site with potential intervisibility. The isolated circle 250m to the north is All Saints Church, the spire of which is also visible. All buildings within the red zones are designated grade II (Source: Historic England 2025).

## Locally Listed Buildings

- 3.13. The locally listed buildings within the identified radius are similar in context to the statutorily listed buildings, though are typically later developments and/or of lesser architectural merit, historic interest, or rarity. Nevertheless, they contribute positively to the significance and character of Blackheath and the wider borough, and are thus given material consideration in the planning process. Locally listed buildings which are notable for their proximity and/or intervisibility with the application site or particular significance include:

7. Winchester House

- A grand brick and stone building, highly prominent in numerous views, in an elevated position directly overlooking the station from the south. Built 1856 by W.G. Habershon as the School for the Sons and Orphans of Missionaries. Four storeys and steep gables in Gothic style. The school is thought to have been the setting for the book "Goodbye Mr Chips" by James Hilton. Its historic interest and importance to the local townscape justify its inclusion on the Local List.

8. Nos.16, and 18-22, Tranquil Vale (Evens)

- No.16, the corner building to Tranquil Vale and Blackheath Grove, 80m east of the site, overlooking the station approach and down the length of the application site. Built 1888 by Edward Herbert Bouchier, slate and red brick with stone dressings.
- Nos.18-22, shops and residences c.1903, fronting Tranquil Vale. A variation on the design of no.16, also red brick with stone dressings.

9. No.37 Tranquil Vale

- Tall and prominent building turning the corner between Tranquil Vale and Collins Street, 60m north of the site. Former bank and residence built 1869 by Alfred Gilbert. Semi-detached, red brick with stone and stucco dressings, including a round-arched corner entrance with foliage enriched pediment.

10. The Crown Public House, Tranquil Vale

- Prominent corner location turning the corner between Tranquil Vale and Collins Street, 60m north of the site. Public house and hotel, 18<sup>th</sup> century with 19<sup>th</sup> century alterations. Stock brick, stucco, and slate, two and a half storeys. Rumoured to be the oldest surviving building in Blackheath Village, its footprint appearing on Rocque's map of 1741-46.



#### 11. All Saints Parish Hall (Mary Evans Picture Gallery), Tranquil Vale

- Detached former parish hall, 1927-28 by Chares Canning Winmill. Flemish bond brick with stone dressings and plain clay tiles. Between one and two-and-a-half storeys with pitched roofs, flat arched and oculus windows. Principal (east) gable features a diamond pattern comprised of red clay and rough-cast render.

#### 12. 63 and 65 Tranquil Vale

- Important streetscape feature turning corner with Tranquil Vale and Camden Row, 100m north of the site. 1775 with early 19<sup>th</sup> century re-facing. Three storeys, stock brick with stone and stucco dressings and historic shopfront to corner.

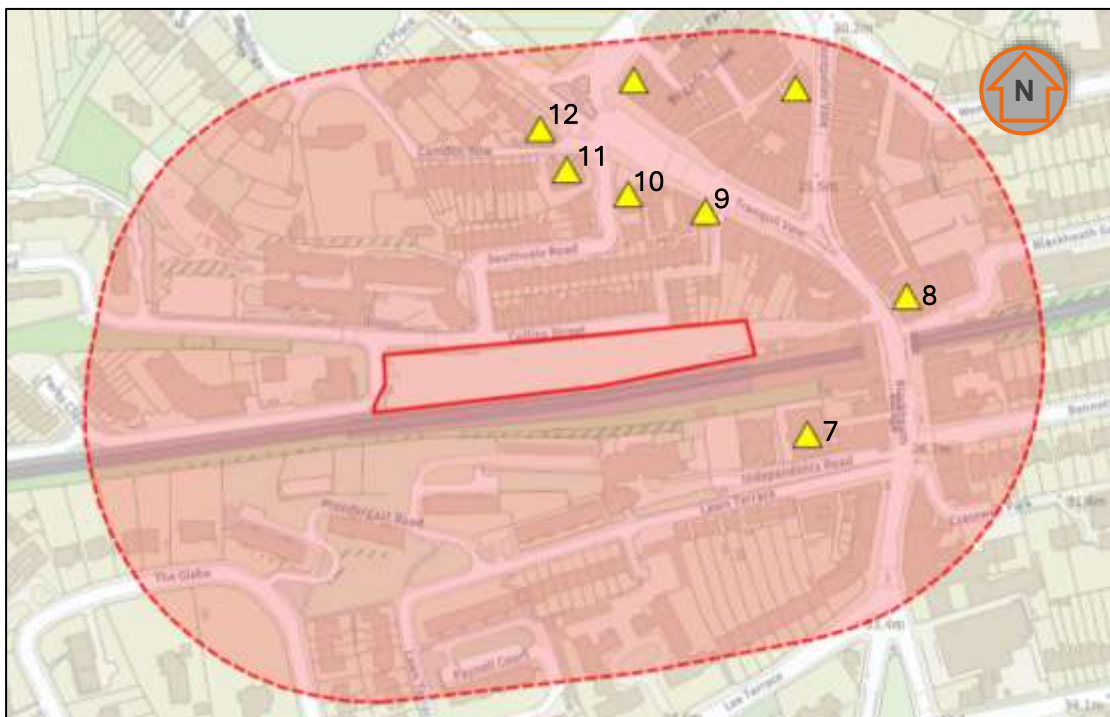


Fig.21: Locally listed buildings (yellow triangles) within a 150m radius of the site with potential intervisibility (Source: Historic England 2025).



## 4.0 PLANNING LEGISLATION AND POLICIES

### Planning Legislation

- 4.1. The legislative framework for the preservation and enhancement of listed buildings and conservation areas are set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. Historic England, defines preservation in this context, as not harming the interest in the building, as opposed to keeping it utterly unchanged.
- 4.2. In 2014, a ruling by the Court of Appeal (Barnwell Manor Wind Energy Ltd v East Northants District Council, English Heritage and the National Trust) made clear that to discharge this responsibility, decision makers must give considerable importance and weight to the desirability of preserving the setting of listed buildings (and by implication other heritage assets) when carrying out the balancing exercise of judging harm against other planning considerations, as required under the National Planning Policy Framework.
- 4.3. Another ruling made in May 2017 by the Court of Appeal (Barwood Strategic Land II LLP v East Staffordshire Borough Council and the Secretary of State for Communities and Local Government), upheld a High Court ruling, that subordinates National Planning Policy Framework development presumptions to the statutory authority of an up-to-date local plan, as the NPPF is no more than ‘guidance for decision-makers, without the force of statute behind it. Paragraph 13 of the decision states, *‘The NPPF is the Government’s planning policy for England. It does not have the force of statute, and, ought not to be treated as if it did. Indeed, as one might expect, it acknowledges and reinforces the statutory presumption in favour of the development plan, and it also explicitly recognizes and emphasizes its own place in the plan-led system of development control. Its “Introduction” acknowledges that “[planning] law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise”, and that “[the NPPF] must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions”. Paragraph 12 recognizes that the NPPF “does not change the statutory status of the development plan as the starting point for decision making”. Paragraph 13 describes the NPPF, correctly, as “guidance for local planning authorities and decision-takers”, which, in the context of development control decision-making, is “a material consideration in determining applications”. Paragraph 215, in “Annex 1: Implementation”, says that “due weight should be given to relevant policies in existing plans according to their degree of consistency with [the NPPF] (the closer the policies in the plan to the policies in [the NPPF], the greater the weight that may be given)”*, but this too is guidance for decision-makers, without the force of statute behind it’.
- 4.4. Therefore, by implication, this judgment again emphasises the relative importance of sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in making planning decisions in relation to development that affects listed buildings and conservation areas.

- 4.5. Section 66(1) relates to planning applications and states, ‘In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’.
- 4.6. Section 72(1) relates to development affecting conservation areas and states, “In the exercise, with respect to any buildings or other land in a conservation area...’special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.
- 4.7. As a minimum, the tests provided require the works to preserve the listed building, its setting, or the character and appearance of the conservation area. Historic England defines preservation in this context as not harming the interest in the heritage asset(s), as opposed to keeping them utterly unchanged.

## National Planning Policy Framework (2024)

- 4.8. As mentioned above, there is a need to carry out a balancing exercise of judging harm against other planning considerations as required under the NPPF. The NPPF sets out the Government’s planning policies for England and how these are to be applied. The guiding principle of the document is a presumption in favour of sustainable development and the protection and enhancement of the historic environment is embedded in this approach.
- 4.9. Sustainable development is defined as meeting the needs of the present without compromising the needs of the future. Paragraph 8 of the NPPF breaks down this definition into three objectives: economic, social, and environmental. Within the environmental objective, sustainable development needs to contribute to ‘protecting and enhancing our natural, built and historic environment’.
- 4.10. Paragraph 20 of the NPPF contains Strategic Policies, which provide an overall strategy for the pattern, scale and quality of development and make sufficient provision for the conservation and enhancement of the natural, built, and historic environment.
- 4.11. Section 16 of the NPPF contains policies relating to conserving and enhancing the historic environment. Within this section (paragraph 207), the Local Planning Authority requires the applicant to describe the significance of any affected heritage asset including any contribution made by their setting as part of an application.
- 4.12. Significance is defined in Annex 2 of the NPPF, as the value of a heritage asset to this and future generations because of its archaeological, architectural, artistic, or historical interest. Significance also derives not only from the asset’s physical presence but also from its setting. Setting of a heritage asset is the surroundings in which the heritage asset is experienced, the extent of which is not fixed and can change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to significance of an asset.

- 4.13. Impact from a proposed development to the significance of a designated heritage asset needs to be evaluated, NPPF paragraph 212, states, ‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’. NPPF paragraph 213 identifies that alteration, destruction, or development within the setting of a designated heritage asset can result in harm to, or loss of, the significance of the asset and that such loss requires a clear and convincing justification. Substantial harm to or loss of a grade II listed building should be exceptional and substantial harm or loss of grade I and grade II\* listed buildings should be wholly exceptional.
- 4.14. NPPF Paragraphs 214 and 215 define the levels of harm as substantial or less than substantial. The National Planning Practice Guidance (PPG) provides useful guidance on assessing harm in relation to these definitions and gives the following example, ‘In determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting’. The PPG quantifies substantial harm (NPPF paragraph 214) as total destruction while partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all. Anything less than total destruction needs to be evaluated on its own merits, for example, the removal of elements to an asset which themselves impact on its significance may therefore not be harmful to the asset. The PPG advises works that ‘are moderate or minor in scale are likely to cause less than substantial harm (NPPF paragraph 215) or no harm at all’. However, it is important to consider each development in its own context as the PPG also identifies that minor works have the potential to cause substantial harm to the significance of an asset.
- 4.15. Paragraphs 214 and 215 refer to ‘public benefit’ as a means to outweigh the loss of or harm to a designated heritage asset. The PPG identifies that public benefit may follow many developments and as such this benefit could be anything that delivers economic, social or environmental progress which are the dimensions to sustainable development defined by NPPF Paragraph 8. The PPG states, ‘Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefit’. Public benefits may include heritage benefits such as:

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting.
  - Reducing or removing risk to heritage asset.
  - Securing the optimum viable use of a heritage asset in support of its long- term conservation.
- 4.16. The three points above relate to NPPF Paragraph 210, which requires the Local Planning Authority to take these points into account when determining applications. Although, there is no defined list of public benefits, examples of public benefit for a designated heritage asset may include:
- The restoration of a listed building.
  - The improved setting of a listed building.
  - The enhancement of a conservation area.
- 4.17. The requirement for non-designated heritage assets to be considered is set out in NPPF Paragraph 216 whereby a balanced judgement is required having regard to the scale of any harm or loss and the significance of that non-designated heritage asset.

## Local Planning Policy

- 4.18. As well as legislation and national planning policies relating to the historic environment, Lewisham's Core Strategy (2011), Development Management Local Plan (2014), and London Plan (2021) also contain relevant policies, including:

### **Lewisham's Core Strategy (2011)**

#### **Core Strategy Policy 15: High Quality Design for Lewisham**

1. For all development, the council will:
  - a. apply national and regional policy and guidance to ensure highest quality design and the protection or enhancement of the historic and natural environment, which is sustainable, accessible to all, optimises the potential of sites and is sensitive to the local context and responds to local character
  - b. ensure design acts to reduce crime and the fear of crime
  - c. apply the housing densities as outlined in the London Plan, except where this is not appropriate to preserving or enhancing the characteristics of conservation areas



- d. use Building for Life standards to assess major planning applications to ensure design quality in new housing schemes
- e. ensure development is flexible and adaptable to change
- f. ensure any development conserves and enhances the borough's heritage assets, and the significance of their settings, such as conservation areas, listed buildings, registered parks and gardens, scheduled monuments and the Maritime Greenwich World Heritage Site

#### District Hubs

- 4. Development should achieve the following design aims to maximise the unique character and potential of each centre and improve accessibility and the overall environment with the highest quality design to ensure new development at:
  - a. Sydenham, Forest Hill, Lee Green and Blackheath preserves or enhances the historic character and significance, and that of the surrounding residential areas within a conservation area

#### Areas of Stability and Managed Change

- 6. Development should achieve the following design aims:
  - a. The scale and type of development will generally be smaller scale than other parts of the borough respecting conservation areas, listed buildings and the scale of surrounding residential character.
  - b. Small scale development, including infill development, will need to be designed and laid out to, complement the character of surrounding development, provide suitable residential accommodation with a high level of amenity and provide for garden and amenity space. Any adverse impact on neighbouring amenity, conservation areas and designated and non designated heritage assets, biodiversity or open space will need to be addressed.
  - c. Redevelopment opportunities near stations may provide scope for higher density redevelopment. The primary considerations will be accessibility to public transport, local character and urban design principles which aim to establish place making as part of any redevelopment.
  - e. Conservation areas will be protected from inappropriate built development and change that enhances residential character will be considered acceptable.

## Core Strategy Policy 16: Conservation areas, heritage assets and the historic environment

The Council will ensure that the value and significance of the borough's heritage assets and their settings, which include the Maritime Greenwich World Heritage Site, conservation areas, listed buildings, archaeological remains, registered historic parks and gardens and other non-designated assets such as locally listed buildings, will continue to be monitored, reviewed, enhanced and conserved according to the requirements of government planning policy guidance, the London Plan policies, local policy and English Heritage best practice.

The Council will work with its partners, including local communities, to ensure that the borough's heritage assets and those yet to be identified will be valued positively and considered as central to the regeneration of the borough as detailed in the Core Strategy spatial policies.

The Council will continue to review its conservation areas, designating new ones and preparing associated management plans and policies to conserve their character.

## **Development Management Local Plan (2014)**

### DM Policy 30: Urban design and local character

#### General Principles

1. The Council will require all development proposals to attain a high standard of design. This applies to new buildings and for alterations and extensions to existing buildings. The requirements of Core Strategy Policy 15 which sets out the aims for each Core Strategy spatial area will need to be met.
2. Where relevant, development proposals will need to be compatible with and/or complement the urban typologies and address the design and environmental issues identified in Table 2.1 Urban typologies in Lewisham.
3. The retention and refurbishment of existing buildings that make a positive contribution to the environment will be encouraged and should influence the character of new development and the development of a sense of place. Their value and significance as a heritage asset will be assessed as part of any development proposal.

4. Other elements such as open spaces, rivers and topographical features that make a positive contribution to the environment should influence the future character of an area and be treated as key elements in the development of a sense of place.

#### Detailed design issues

5. An adequate response to the following detailed matters will be required in planning applications to demonstrate the required site specific design response:
  - a. the creation of a positive relationship to the existing townscape, natural landscape, open spaces and topography to preserve and / or create an urban form which contributes to local distinctiveness such as plot widths, building features and uses, roofscape, open space and views, panoramas and vistas including those identified in the London Plan, taking all available opportunities for enhancement
  - b. height, scale and mass which should relate to the urban typology of the area as identified in Table 2.1 Urban typologies in Lewisham
  - c. layout and access arrangements. Large areas of parking and servicing must be avoided
  - d. how the scheme relates to the scale and alignment of the existing street including its building frontages
  - e. the clear delineation of public routes by new building frontages, with convenient, safe and welcoming pedestrian routes to local facilities and the public transport network, including meeting the needs of less mobile people and people with young children
  - f. the quality and durability of building materials and their sensitive use in relation to the context of the development. Materials used should be high quality and either match or complement existing development, and the reasons for the choice of materials should be clearly justified in relation to the existing built context
  - g. details of the degree of ornamentation, use of materials, brick walls and fences, or other boundary treatment which should reflect the context by using high quality matching or complementary materials

- h. how the development at ground floor level will provide activity and visual interest for the public including the pedestrian environment, and provide passive surveillance with the incorporation of doors and windows to provide physical and visual links between buildings and the public domain
- i. new development must be sustainably designed and constructed in compliance with Core Strategy Policies 7 & 8
- j. where there is an impact on a heritage asset a statement will be required that describes the significance of the asset, including its setting, and an assessment of the impact of the proposals upon that significance.

DM Policy 36: New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens

#### A. General Principles

1. For development proposals affecting heritage assets the Council will require a statement that describes the significance of the asset and its setting, and an assessment of the impact on that significance.
2. Where the significance of an asset may be harmed or lost through physical alteration or destruction, or development within its setting, the Council will require clear and convincing justification. The Council will consider the wider public benefits which may flow from the development where these are fully justified in the impact assessment
3. The Council encourages the adaptation of historic buildings to improve energy efficiency in line with the detailed guidance provided by English Heritage. Careful consideration should be given to the most appropriate options for insulation, power use and power generation. Intrusive interventions, such as externally mounted micro-generation equipment or external wall insulation, should be avoided where these would unacceptably alter the character and appearance of the heritage asset. The Council encourages the retention and thermal upgrading of historic windows.

#### B. Conservation Areas

4. The Council, having paid special attention to the special interest of its Conservation Areas, and the desirability of preserving or enhancing their character or appearance, will not grant planning permission where:





- a. new development or alterations and extensions to existing buildings is incompatible with the special characteristics of the area, its buildings, spaces, settings and plot coverage, scale, form and materials
  - b. development, which in isolation would lead to less than substantial harm to the building or area, but cumulatively would adversely affect the character and appearance of the conservation area
  - c. development adjacent to a Conservation Area would have a negative impact on the significance of that area.
- 5. The Council will encourage the reinstatement or require the retention of architectural and landscaping features, such as front gardens and boundary walls, important to an area's character or appearance, if necessary by the use of Article 4 Directions.
  - 6. The Council will require bin stores and bike sheds to be located at the side or rear of properties where a front access to the side and rear exists.

#### C. Listed Buildings

- 7. In order to ensure the conservation of Listed Buildings the Council will:
  - a. only grant consent for alterations and extensions to Listed Buildings which relate sensitively to the building's significance and sustain and enhance its significance and integrity
  - b. have special regard to the desirability of preserving the setting of Listed Buildings in considering any application in their vicinity, and consider opportunities for new development within the setting to enhance or better reveal the significance of the asset
  - c. use its powers under Sections 47, 48 and 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to ensure that Listed Buildings are maintained to a reasonable standard.
- 8. When considering applications for change of use of Listed Buildings, the Council will consider the contribution of the existing use and the impact of any proposed new use to the significance and long-term viability of the historic building. The Council will seek to ensure that the building is put into an optimum viable use i.e. the one that causes least harm to the significance of the building, not just through initial changes but also as a result of subsequent wear and tear or any likely future changes. The implications of complying with Building Regulations, such as fire escapes, will be taken into account prior to determining applications for change of use.

DM Policy 37: Non designated heritage assets including locally listed buildings, areas of special local character and areas of archaeological interest

A. General principles

1. The Council will protect the local distinctiveness of the borough by sustaining and enhancing the significance of non-designated heritage assets.
2. Development proposals affecting non-designated heritage assets should be accompanied by a heritage statement proportionate to the significance of the asset and which justifies the changes to the asset.
3. Non-designated heritage assets may be identified during the development management process.

B. Locally listed buildings

4. The Council will seek to retain and enhance locally listed buildings and structures and may use its powers to protect their character, significance and contribution made by their setting, where appropriate.
5. The Council will resist the demolition of locally listed buildings and expect applicants to give due consideration to retaining and incorporating them in any new development.

## London Plan (2021)

Policy HC1 Heritage conservation and growth:

- A. Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.
- B. Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:
  - 1) setting out a clear vision that recognises and embeds the role of heritage in place-making



2) utilising the heritage significance of a site or area in the planning and design process

3) integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place

4) delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.

- C. Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.
- D. Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.



## 5.0 ASSESSING SIGNIFICANCE

- 5.1. To a certain extent the significance of the heritage assets identified in Section 3 have already been recognised by their inclusion on the National Heritage List for England (NHLE). Therefore, as defined in government policy, grade II listed buildings are of special interest, warranting every effort to preserve them.
- 5.2. Significance of a heritage asset is defined by the NPPF as the value of a heritage asset placed on it by current and future generations because of its heritage interest. This interest may be archaeological; architectural; artistic or historical. The setting of a heritage asset also contributes to its significance and is defined by the NPPF as the surrounding in which a heritage asset is experienced. In comparison, Historic England's Conservation Principals (2008) uses evidential; aesthetic; historical and communal values to define significance. These different set of values have been combined for the purpose of this report.
- 5.3. Part 4 of British Standard 7913:2013 Guide to Conservation of Historic Buildings provides information on heritage values and significance. In context, this document states, 'A wide range of factors can contribute to the significance of a historic building. As well as physical components, significance includes factors such as immediate and wider setting, use and association (e.g., with a particular event, family, community or artist and those involved in design and construction)'.
- 5.4. Identifying the values of an asset allow us to understand the degree of significance and inform us of the potential impact the proposed works will have the heritage asset and its setting. These values may be tangible, the physical fabric of the building, capable of being touched, or view such as its landscape. Also, the value may be intangible through a past event or an association with a person.
- **Evidential (archaeological) value** relates to physical aspects of the site which provide evidence from the past. This can be with built form or below ground archaeology.
  - **Historical value** is the extent to which the asset is associated with or illustrative of historic events or people.
  - **Aesthetic (architectural/artistic) value** includes design, visual, landscape and architectural qualities.
  - **Communal value** includes social, commemorative, or spiritual value, local identity, and the meaning of place for people.

- 5.5. The assessment of significance considers the importance of each heritage asset and the magnitude of impact in order to appraise the potential impact of the proposed redevelopment. The importance of a heritage asset is determined by its statutory designation and is the sum of its evidential, historical, aesthetic and communal values as identified above. Also contributing to an asset's importance is its setting, which is an integral part of an asset's significance. Taking these criteria into account, each identified asset can be assigned a level of importance in accordance with a five-point scale (see Table 1).

Level of Significance	Definition of Heritage Asset
<b>Very High</b>	Remains of inscribed international importance, such as World Heritage Sites Grade I and II* listed buildings Grade I and II* Registered Parks and Gardens Registered Battlefields Scheduled Monuments Non-designated archaeological assets of schedulable quality and importance
<b>High</b>	Grade II listed buildings Grade II listed Registered Parks and Gardens Conservation Areas of acknowledged national importance Non-designated buildings of schedulable quality and importance
<b>Medium</b>	Conservation Areas of regional or local importance Locally listed buildings of regional importance Parks and gardens of regional interest Non-designated buildings, monuments or sites of regional importance or of modest quality including those historic townscapes with historic integrity
<b>Low</b>	Conservation Areas in states of poor preservation/contextual associations Locally listed buildings Parks and gardens of some local interest Non-designated buildings, monuments or sites of local importance or of low quality Assets of limited value but local research contribution potential
<b>No Significance</b>	Assets identified as being of no archaeological, architectural, artistic, or historic value. Low level non-designated assets described above whose values are further compromised by poor preservation or survival or of contextual associations.

Table 1: Establishing the level of significance of a heritage asset (Source: Seeing the History in the View (2011)).

## Assessing Setting

- 5.6. The primary guiding document for assessing setting is The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (2017), produced by Historic England.
- 5.7. Setting varies from asset to asset and cannot be generically defined. Changes to the setting of heritage assets may be positive such as replacing poor development which has compromised the assets setting. It is likely that the setting of an asset has changed over time from the dynamics of human activity and natural occurrences such as weather.
- 5.8. The importance setting makes to the contribution to the significance of the heritage asset is often related to how the heritage asset is seen in views. This can include views looking towards the heritage asset or from the heritage asset looking outwards and may include relationships between the asset and other heritage assets, natural or topographical features. Assets may also be intended to be seen from one another in designed landscapes for aesthetic reasons.
- 5.9. Historic England's Good Practice Advice 3, The Setting of Heritage Assets (2017), notes a staged approach to proportionate decision-taking, with relevant NPPF paragraphs along with guidance contained in the National Planning Practice Guidance (PPG) for their implementation, providing the framework for the consideration of changes affecting the setting of heritage assets which should be assessed proportionately and based on the nature, extent, and level of the heritage asset's significance.
- 5.10. The Guidance recommends a five-step approach to the assessment of the effect of development on the setting of heritage assets as follows:
  - Step 1:** identify which heritage assets and their settings are affected;
  - Step 2:** assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
  - Step 3:** assess the effects of the proposed development whether beneficial or harmful, on that significance;
  - Step 4:** explore ways of maximising enhancement and avoiding or minimising harm;
  - Step 5:** make and document the decision and monitor outcomes.



## Assessing Impact

- 5.11. In order to assess and quantify the level harm to the significance of a heritage asset in context with the relevant Paragraphs in the NPPF, the Planning Policy Guidance (PPG), a web-based resource provides up-to-date guidance on NPPF policies. The PPG provides useful guidance on assessing harm in relation to Paragraphs 193 and 194 of the NPPF. The PPG states, *‘in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting’*.
- 5.12. In defining what constitutes substantial harm, the PPG identifies that the impact of total destruction is obviously substantial harm while partial destruction is likely to have a considerable *impact* but, depending on the circumstances, may still be less than substantial harm or conceivably not harmful at all. Anything less than total destruction needs to be evaluated on its own merits, for example, the removal of elements to an asset which themselves impact on its significance may not be harmful to the asset.
- 5.13. The PPG advises works that *‘are moderate or minor in scale are likely to cause less than substantial harm or no harm at all’*. However, it is important to consider each development in its own context as the PPG identifies that minor works have the potential to cause substantial harm to the significance of an asset. This would be so if for example the works removed an element which contributed to the assets special architectural or historic interest.
- 5.14. Table 1 identifies the significance level of a heritage asset; therefore, the next stage is to assess the level of impact the proposed development will have on the heritage asset. Table 2 provides a descriptive context of the level of change on the heritage asset in terms of its character, fabric or setting.

Change Rating	Description of Impact
High	Change to key elements affecting the significance of the asset's special architectural or historic interest are lost or destroyed, or the significance of the asset's setting is extensively changed.
Medium	Change too many key elements affecting the significance of the asset's special architectural or historic interest are significantly modified or the significance of the asset's setting is noticeably different.
Low	Change to key elements are slightly altered affecting the significance of the asset's special architectural or historic interest, or the asset's setting is slightly altered
Minimal	Change to key elements hardly affect the significance of the asset's special architectural or historic interest, or the asset's setting is hardly affected.
No change	The development does not affect asset's special architectural or historic interest or change the asset's setting.

Table 2: Factors for assessing the level of change on a heritage asset.

- 5.15. By establishing the asset's significance (Table 1) and the level of change (Table 2) to the asset from the proposed development, the impact on the significance of each asset from the proposed development can be identified. This can be Negligible, Minor, Moderate or Major. Impact from the development to an asset is considered to be significant if it is Major or Moderate.

Significance of Asset	Level of Change				
	No Change	Minimal	Low	Medium	High
Very High	Negligible	Minor	Moderate	Major	Major
High	Negligible	Minor	Moderate	Major	Major
Medium	Negligible	Minor	Minor	Moderate	Major
Low	Negligible	Negligible	Minor	Minor	Moderate
Not significant	Negligible	Negligible	Negligible	Negligible	Negligible

Table 3: Matrix for establishing level of impact against the asset's significance (Source: Seeing the History in the View (2011)).

## Significance of Blackheath Conservation Area

- 5.16. The significance of Blackheath Conservation Area is derived from its quality historic environment which includes good examples of Georgian and Victorian development across multiple scales, styles, and uses of building. This is combined with areas of open and green space which provide attractive spatial qualities and vibes. Many such spaces also hold significance in their own right, as evidenced by the Greenwich Maritime World Heritage Site.
- 5.17. The ‘Village’ character area, within which the application site is located (as identified by the appraisal document) is defined by a tighter grain of development and curving and/or street layouts which cross sloping topography, shortening views through the area. Development in the area includes subtle variations in design and scale but is also recognised for a good amount of traditional shopfronts with all such factors contributing to a high quality, historic streetscape and architectural value. The Village is one of, if not the **highest significance** character area within the conservation area.
- 5.18. The adjacent character area, Collins Street and Southvale Road, whilst including only one locally listed building and no listed buildings, makes a highly positive contribution to the character and understanding of the morphology of the conservation area, with almost all buildings identified as positive. The conservation area appraisal makes an important comment with regards to this character area and its relationship with the station stating:

*“The roofscape of Collins Street and the parallel terraces above is a strong defining image to the train traveller to Blackheath, this being one of the first views of the Village on looking north from the train track.”*

For this reason, the Collins Street and Southvale Road area is considered to be of **high architectural/aesthetic value and positive contribution** to the conservation area.

- 5.19. Interestingly, the supporting Heritage Statement by Montagu Evans goes against Lewisham Council’s position in the Blackheath Conservation Area Appraisal and re-assigns the application site to the Railway Environs character area. This is a considerable demotion as the area is primarily made up of the further reaches of railway line and adjacent late 20<sup>th</sup> century development and is considered to be of neutral or negative contribution to the area. This is not considered to be appropriate as the application site is visually, spatially, and historically more linked to the listed train station and highly positive views of The Village and Collins Street. Furthermore, the open space of the existing car park is expressly stated by the appraisal document to be a positive contributor to the area as it *“allows for the appreciation of other buildings. Views of Collins Street, the station, across to Winchester House and importantly the rear of the listed buildings to the bottom of Tranquil Vale all add to the character of this open space.”*
- 5.20. In summary, Blackheath Conservation Area is a designated heritage asset considered to be of **high significance**.



## Significance of Listed Buildings

- 5.21. The significance of grade II listed buildings, such as those identified and described in section 3 of this report, can typically be summarised as being of **special interest** and **high significance**.
- 5.22. In this regard, the listed buildings in the vicinity of the application site typically derive their significance from their architectural value and historic value as good examples of 18<sup>th</sup> and 19<sup>th</sup> century historic buildings (or quality modern brutalist architecture in the case of the Quaker Meeting House). Furthermore, the historic development phases of the area also provide historic and evidential value, aiding in the understanding of the built and socio-economic growth of the area as well as construction and artisanal methods of the periods.
- 5.23. In the case of Blackheath Train Station, Church of All Saints, and Blackheath Quaker Meeting House, their community-serving roles also contribute to considerable communal value, helping to describe and fulfil the needs, practices, and lifestyles of the local populace.

## Significance of Locally Listed Buildings

- 5.24. The significance of locally listed buildings, such as those identified and described in section 3 of this report, can typically be summarised as being of **local interest** and **low or medium significance**, depending on their condition and quality and whether regionally important or more localised.
- 5.25. In this regard, some of the locally listed buildings identified are considered to qualify amongst the higher end of the scale, particularly where their architectural merit, historic and cultural associations, and age are particularly notable.
- 5.26. Winchester House is amongst the most widely visible of all buildings in the area due to its height and elevated position, overlooking the station and making it highly visible from and across the application site and beyond. Combined with its age, historic and cultural associations, communal value (historic and present), and high architectural merit, a strong case could even be made for statutory listing. For this reason, Winchester House, though a locally listed building, is considered to be of **medium-high significance**.
- 5.27. Similarly, the Crown Public House is thought to be the oldest surviving building in The Village area and is of architectural merit and landmark quality. For this reason, a case could also be made for it being of **medium-high significance**.

## Setting and Views

- 5.28. Due to the close proximity of all assets, the settings of the listed and locally listed buildings overlap to a degree that there is **considerable group value and invisibility is valued**. In this regard, the setting can effectively be understood as the conservation area itself, and particularly the identified character areas. Due to the topography and street layouts, views vary from short to long, but as previously mentioned, the open space and valley effect of the station and application site greatly assists in the appreciation of multiple heritage assets.
- 5.29. Once again, attention is drawn to the following statement from the conservation area appraisal:

*“A surprisingly large open public space in the conservation area is the car park to Blackheath station. Its contribution to the character of the conservation area relates to the space with which an area like this allows for the appreciation of other buildings. Views of Collins Street, the station, across to Winchester House and importantly the rear of the listed buildings to the bottom of Tranquil Vale all add to the character of this open space. The fact that it is a publicly accessible space notably used for a weekly farmer’s market forms part of its positive character.”*

Consequently, the application site, Blackheath Station Car Park, is considered to make a **positive contribution** to the setting and significance of the listed and locally listed buildings and character and appearance of the conservation area.

- 5.30. In terms of views, comments and assessments by Montagu Evans are disputed and rejected including points 5.40 and 5.44 of their supporting Heritage Statement. 5.40 states: *“The views of Collins Street, whilst an area of good quality architecture, is not exceptional nor does it comprise any listed buildings. Interposing vegetation along the northern border of the car park boundary partially obscures views of Collins Street from the station car park.”* This contradicts the high regard given to the sub-area and views in the conservation area appraisal and it is noted that buildings within a conservation area do not need to be listed in order to be positive contributors to character and/or significant. Furthermore, the vegetation is not so dense, even in full-leaf, to meaningfully obscure views and on this basis. points 5.42. and 5.44 which downplay the visibility of Winchester House from the further reaches of the site is also not considered accurate.
- 5.31. Paragraph 5.44 of the Montagu Evans report is considered to be an over-simplification and inaccurate statement – *“The views from the station car park are of limited significance for reasons outlined above, albeit that of the locally listed Winchester House which is only prominent towards the eastern end of the car park.”* This is because not only are the views from within the car park itself numerous and good quality, the openness of the car park also means that views can also be had over the site. In this sense, views from the car park should not be assessed in isolation but instead considered as integral to views from the station platforms, Collins Street, the school, the main road, and more, many of which include significant views and assets. The site therefore **makes an important contribution to views**.

## 6.0 PROPOSED WORKS AND ASSESSMENT

### Context and Engagement

- 6.1. This Heritage Statement has been produced by Heritage Unlimited on behalf of a community group to object to the planned development of apartment blocks on Blackheath Station Car Park.
- 6.2. The application reference is DC/25/139604 and relates to *Construction of three buildings ranging between 3 - 5 storeys, comprising 45 residential units (Use Class C3) , flexible commercial and learning and non-residential institution space (Use Class E and Use Class F1), the provision of a farmers market and landscaping works including public square, cycle parking, car parking, plant and associated ancillary works at Car Park, Blackheath Station, Blackheath Village SE3.*

### Proposed Works

- 6.3. The proposal relates to the redevelopment of the car park to the north of Blackheath Station with three residential apartment blocks (A, B, and C).
- 6.4. Block A, a four storey development described as the “Market Building” due to being adjacent to a proposed designated market area adjacent to the station, will have a quadruple aspect commercial space to the ground floor and five family homes to the upper floors. It is intended to be a “landmark building with a finer architectural grain offering a civic frontage” and is of contemporary design including grey brick and cladding exterior, modern shop frontages, modern fenestration and doors, balconies, and terraces. An “inhabited archway” is also proposed to link to the side elevation of no.7 Collins Street.
- 6.5. Block B, the longest of the three developments is proposed to provide 20 family homes in a terrace arrangement or “mews typology with active frontage”. Again, the design is contemporary and includes grey brick, modern fenestration, and balconies, plus a part-sheltered rooftop garden terrace (equivalent third floor) and mansard effect to the north elevation.
- 6.6. Block C, described as “Mansion Block”, is a large, five storey apartment building of irregular plan form containing 20 family homes and dual-aspect commercial units to the ground floor. As above, it is of contemporary design including grey brick and cladding exterior, modern shop frontages, modern fenestration and doors, and balconies.
- 6.7. With regards to materiality, section 12 of the submitted Design and Access Statement and the drawings and CGI visual renderings by JPA show these to be “off-white bricks” for the primary finish, which are in effect grey in appearance, plus buff brick, white brick (detailing), and green glazed bricks for the lower storey of Block A and entrances to Block C. Rhomboid bronze metal cladding shingles, metal balustrades, and slate are also proposed.

## Assessment and Impact

- 6.8. Upon first review, it is clear that the proposed development, with regards to scale, siting, and materials is not harmonious with the existing character of development in the conservation area, including nearby listed and locally listed buildings. Despite repeated assertion that the design process has been “heritage-led” the results of this appear entirely absent for the submitted design. For example, the images below provide a representation of the materials and features typically found in proximity to the application site and include yellow stock brick, red brick, stone, and render with roofs typically pitched and laid with slate or clay tile and timber sash windows. Architectural styles include Georgian, Victorian, and Gothic revival.



Fig.22: Typical materials, features, and architectural styles within 50m or less of the application site.



6.9. Conversely, the proposed development appears to be primarily grey brick with modern cladding and fenestration, flat roofs, and contemporary character. This appears neither harmonious nor a high quality contrast approach to design and is **incongruous**, causing negative impact and **failing to preserve** the character and appearance of the conservation area and the setting and views of at least the ten grade II listed and six locally listed identified in sections 2, 3, and 5 above.

6.10. The CGI rendered images below, sourced from the BHTVIA by Montagu Evans/AVR London and the DAS by LPA Architects illustrate the starkness of and lack of harmony of the design, particularly when viewed in context with Collins Street, which is identified as a positive contributor to the conservation area. Furthermore, the scale and siting of the development, particularly Block B, is such that the proposed development is overly dominant, entirely blocking views towards and away from the historic streets. In this regard, the following statements from the conservation area appraisal are noted:

*“The roofscape of Collins Street and the parallel terraces above is a strong defining image to the train traveller to Blackheath, this being one of the first views of the Village on looking north from the train track.”*

*And, “[the car park’s] contribution to the character of the conservation area relates to the space with which an area like this allows for the appreciation of other buildings. Views of Collins Street, the station, across to Winchester House and importantly the rear of the listed buildings to the bottom of Tranquil Vale all add to the character of this open space.”*

6.11. In terms of views, invisibility between Collins Street (positive contributor to the CA) and the Station (grade II), Winchester House (local list), and Quaker Meeting House and Hall (grade II) would be eradicated, as would views north from the station platform to the heritage assets on the hillside and heath, such as the listed buildings of Tranquil Vale and the spire of All Saints Church. Views over the station and site from the elevated positions to the north and south will also be considerably reduced and changed in character. As stated above, the role of the station as an entry point to Blackheath gives added weight to such views and the comprehensive replacement of sights of historic development with generically styled modern apartment blocks would result in **major negative change and harm**.

6.12. It is perhaps notable that the supporting documents for the application did not include representative views or CGI images for views between the listed train station and Collins Street, despite these being publicly accessible and highly important. Similarly, the decision of the supporting Heritage Consultant to reassign the application site to the Railway Environs character area instead of The Village, as per the conservation area appraisal, provides a significant and inappropriate devaluing of its significance.

6.13. In this regard, the proposed development would result in various forms of **harm** including the restriction or total blocking of important views, detract from the character and appearance of the conservation area, and be an overly dominant feature within the setting of listed and locally listed buildings.



Fig.23: CGI imposed image of west end of Block A as seen looking south from Collins Street (Source: AVR London Verified Views, October 2024 / Montagu Evans Built Heritage, Townscape and Visual Impact Assessment, March 2025)



Fig.24: (Source: JPA, Design and Access Statement, February 2025)

- 6.14. In summary, due to the large number and diversity of heritage assets impacted, which range from **medium to high significance** the level of **harm is cumulative and substantial**. The development will fundamentally change the “strong and defining image” and character and appearance of Blackheath as seen on arrival from Blackheath Station (itself a listed building), which is identified as an important entry point and vista. Whilst the development would bring public benefit through creation of housing, this would be **insufficient** to offset the substantial cumulative harm to heritage assets and their setting.

## 7.0 CONCLUSION

- 7.1. Paragraph 208 of the NPPF advises Local Planning Authorities that the particular significance, including setting of any heritage asset is assessed. This document has concisely described the heritage asset affected by the proposed works and its significance.
- 7.2. As described in detail above, despite assertion that the design process was “heritage-led”, the proposed development is considered to be incongruous to the historic environment of Blackheath with regards to its scale, siting, architectural style, and materials. The design of the three blocks appears overly dominant, blocking key views through the conservation area and of listed and locally listed buildings, and transforms the character of Blackheath as seen on arrival to the station from historic buildings and to overbearing modern apartment blocks.
- 7.3. The existing car park is commended by the conservation area appraisal document for being an open and publicly accessed space which allows for the appreciation of views through the area of the historic environment. Collins Street and Southvale Road, which are adjacent and parallel to the application site are recognised as positive contributors to the area and described as a “*strong defining image to the train traveller to Blackheath, this being one of the first views of the Village on looking north from the train track*”. However, this view, and many other like it, including the rear of the listed buildings on Tranquil Vale, the distant spire of All Saints Church, and views from Collins Street back towards the station and Winchester House, would be eradicated by the proposal.
- 7.4. It is perhaps notable that the supporting documents for the application did not include representative views or CGI images for views between the listed train station and Collins Street, despite these being publicly accessible and highly important. Similarly, the decision of the supporting Heritage Consultant, Montagu Evans, to reassign the application site to the Railway Environs character area instead of The Village, as per the conservation area appraisal, results in a considerable, inappropriate devaluing of its significance and importance for the area.
- 7.5. Furthermore, paragraph 5.44 of the Montagu Evans report is also considered to be an oversimplification and inaccurate statement with regards to views – “*The views from the station car park are of limited significance for reasons outlined above, albeit that of the locally listed Winchester House which is only prominent towards the eastern end of the car park.*” This is because not only are the views from within the car park itself numerous and good quality, the openness of the car park also means that views can also be had over the site. In this sense, views from the car park should not be assessed in isolation but instead considered as integral to views from the station platforms, Collins Street, the school, the main road, and more, many of which include significant views and assets. The existing site therefore **makes an important contribution to views.**

- 7.6. Cumulative impact assessments in tables 9.1 and 10.1 by Montagu Evans are wholly disputed as ‘Magnitude of Impact’ ratings of “Low” is a drastic underestimation for a development of such scale and in such close proximity to the listed train station and residents of important adjacent areas of the conservation area, such as Collins Street. This is further exacerbated by the proposed design being of incongruous form, character, and materials, despite assertions of it being a “heritage-led” design process.
- 7.7. In summary, due to the number and diversity of heritage assets impacted, there is considered to be **cumulative and substantial harm**, failing to preserve the character and appearance of the conservation area and setting and special interest of the listed buildings. The public benefit of creation of new housing is insufficient to offset the level of harm.
- 7.8. Whilst not directly a heritage matter, the use of the car park as the site for the weekly farmer’s market is also recognised by the conservation area appraisal as part of its positive character. In this regard, it can be considered cultural heritage and a benefit to Blackheath’s sense of place and local economy. It is understood from the client and other assisting consultants that the market would be unlikely to be able to continue and/or be sufficiently hosted which would be a considerable loss to the area.
- 7.9. With regards to the proposal meeting the statutory test provided by Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the minimum requirement is to preserve the setting; building; features of special architectural or historic interest of listed buildings. In this context the proposal **fails to preserve** the special interest and setting of the multiple listed buildings for the reasons described above and in previous sections of this report. In this context, harm to the setting is considered in relation to fundamental negative change to both long and short range views and in this sense is highly cumulative.
- 7.10. With regards to the works meeting the statutory test provided by 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the minimum requirement is for development to preserve the character or appearance of a conservation area. As above, the proposed works **fail to preserve** the character and appearance of Blackheath Conservation Area as key views will be eradicated or irreparably and negatively transformed by the development. Key amongst these are views from the station on arrival to Blackheath to the historic developments to the north and from these environs back towards the station and other heritage assets on the south side of the station. As the proposed development is large scale in close proximity to the station, and modern in character it will be unacceptably dominant and detrimental to character.
- 7.11. It should be remembered that Historic England defines preservation in this context as not harming the interest in the heritage assets, as opposed to keeping them utterly unchanged.
- 7.12. With regards to NPPF paragraphs 212 to 215, public benefit is required to offset harm to designated heritage assets. Whilst the development will create new housing, this is considered insufficient to outweigh the high degree of cumulative harm to the conservation area and listed buildings.



- 7.13. With regards to paragraph 216 of the NPPF a balanced judgement is required with regard to the scale of any harm or loss to the significance and setting of non-designated heritage assets, such as locally listed buildings. As described above in relation to statutorily listed buildings, the same is considered to apply to the locally listed buildings, particularly where deemed to be of medium-high significance and/or high visual prominence, such as Winchester House. Cumulative harm is found to occur to the setting and views of multiple locally listed buildings.
- 7.14. In regard to the local policies of Lewisham's Core Strategy, Development Management Local Plan, and policy HC1 of the London Plan, as discussed above, the proposal fails to preserve the setting, significance, and views of the listed and locally listed buildings. The character and ability to appreciate Blackheath both on a visual and historic basis will be substantially harmed.
- 7.15. In conclusion, the proposed development does not meet the requirements of the Planning (Listed Buildings and Conservation Area) Act 1990, the NPPF and local planning policies. It is therefore requested that the proposed development be refused.

## 8.0 DISCUSSION POINTS

- 8.1. It was requested by the client that discussion points also be provided to assist with meetings. These have been based upon the findings of the above Heritage Statement and are as follows:
- 8.2. *The reports submitted in support of the application make repeated reference to the development being ‘Heritage-led’, however this does not appear to be reflected in the submitted design, can you clarify what was meant by this and what has been implemented?*
- 8.3. *The drawings and visuals submitted show a design which does not resemble the materials, character, or scale of any historic development in the area – can you clarify which buildings the proposed material palette and architectural features were inspired by?*
- 8.4. *The train station is a key entry point to Blackheath and will be how many people arrive into the area. When on the platform views can be had in all directions, including northwards towards historic development such as Collins Street, Southvale Road, Tranquil Vale, and even the spire of All Saints Church. Three questions:*

*Why weren’t views from the station platform included in the reports and visual renders produced?*

*The scale of the proposed development would result in total blocking of views of historic development to the north and from these sites to the historic station, irreparably changing the character of the village as seen from key entry points and vistas. How can this be justified?*

*Why did the supporting Heritage Consultant, Montagu Evans, deem it appropriate to re-classify the application site as part of the ‘Railway Environs’ character area (which defines further reaches of track bounded by incongruous modern development), rather than The Village character area? This provides a convenient and significant downgrade to the character and significance of the site and does not accurately reflect its important contribution to views and adjacent historic townscape.*

- 8.5. *The conservation area appraisal identifies that application site as of positive character as the large, open, and publicly accessible space allows for the appreciation of other buildings, in addition to hosting the farmer’s market, which aids Blackheath’s community, culture, and sense of place. The proposed development would result in the full or substantial loss of all of these factors – how would this be mitigated?*



## 9.0 SOURCES

Ministry of Housing, Communities & Local Government (2024), *National Planning Policy Framework*.

Planning (Listed Buildings and Conservation Area) Act 1990

Ordnance Survey Maps (various dates)

Ministry of Housing, Communities & Local Government (2018) <http://planning.guidance.communities.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/> / National Planning Policy Framework (NPPF 2019 revision) / National Planning Policy Guidance (PPG 2019) / National Design Guide (2019)

Historic England (2017) *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (Second Edition)*

Historic England (2008) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*

Blackheath Conservation Area Appraisal and Supplementary Planning Document (2007)

Lewisham Core Strategy (2011)

Lewisham Development Management Local Plan (2014)

Lewisham Local List (2014/2020)

London Plan (2021)

Montagu Evans Built Heritage, Townscape and Visual Impact Assessment (March 2025)

AVR London Verified Views (October 2024)

John Pardey Architects (JPA) Design and Access Statement (February 2025)

Avison Young Planning Statement (March 2025)

# HS1

## Listing Descriptions



Heritage Category	Listed Building
Listed Building Name	BLACKHEATH RAILWAY STATION
Address	BLACKHEATH RAILWAY STATION, BLACKHEATH VILLAGE SE3
List Entry Number	1358479
Grade	II
Date First Listed	12 March 1973
Date Amended	n/a
District	Greater London Authority
Parish	Non Civil Parish
National Grid Reference	TQ 39642 76005

## Details

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### 1. BLACKHEATH VILLAGE SE3 4424 (West Side ) Blackheath Railway Station

TQ 3976 10/89 TQ 3975 15/89 II 2. 1847 by George Smith. I-storey building of stock brick with low pitched, hipped slated roof. 3 bays. Stone rusticated quoins and eaves cornice. 3-light round arched windows, and wide round arched doorway, with flat surrounds and keystones. Impost band running through. Set back right section, with small doorway and a 1-light window, under subsidiary hipped roof. Left entrance section has round arch with moulded architrave and scrolled keystone rising to modillion cornice and blocking course. Scrolled parapets to side parts with altered shop windows below.

Heritage Category	Listed Building
Listed Building Name	3-9, TRANQUIL VALE SE3
Address	3-9, TRANQUIL VALE SE3
List Entry Number	1079941
Grade	II
Date First Listed	12 March 1973
Date Amended	n/a
District	Greater London Authority
Parish	Non Civil Parish
National Grid Reference	TQ 39623 76034

## Details

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TRANQUIL VALE SE3 1. 4424 (South-west Side) Nos 3 to 9 (odd) TQ 3976 10/253

II GV

2. Early C19 terrace, each 3 storeys, 2 windows. No 9 has slightly set back, 1-bay extension over carriageway. Multicoloured stock brick. Parapet fronts to Nos 3 and 9. Stucco cornice and blocking course to Nos 5 and 7. Narrow string at architrave across all four. Gauged brick arches and moulded stucco architraves to sash windows with glazing bars, those on 1st floor of Nos 5 and 7 having frieze and cornice over. Ground floor reproduction early C19 shop fronts. 1st floor windows of No 9 have ornamental cast iron guards.

Nos 3 to 35 (odd) form a group.

Heritage Category	Listed Building
Listed Building Name	11-21, TRANQUIL VALE SE3
Address	11-21, TRANQUIL VALE SE3
List Entry Number	1285841
Grade	II
Date First Listed	12 March 1973
Date Amended	n/a
District	Greater London Authority
Parish	Non Civil Parish
National Grid Reference	TQ 39611 76050

## Details

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TRANQUIL VALE SE3 1. 4424 (South-West Side) Nos 11 to 21 (odd) TQ 3976 10/254

II GV

2. Early-mid C19 terrace, each 2 storeys, 2 windows, (except Nos 19 and 21 1 window only). These 2 slightly set back and at an angle. Parapet fronts. Ovolo cornice moulding to Nos 11-15. Nos 11-17 painted brick, Nos 19 and 21 stucco with moulded cornice. No 11 has altered mid C19 shop front. Others all have modern shop fronts. Graded for position in group.

Nos 3 to 35 (odd) form a group.

Heritage Category	Listed Building
Listed Building Name	23-27, TRANQUIL VALE SE3
Address	23-27, TRANQUIL VALE SE3
List Entry Number	1358515
Grade	II
Date First Listed	12 March 1973
Date Amended	n/a
District	Greater London Authority
Parish	Non Civil Parish
National Grid Reference	TQ 39596 76054

## Details

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TRANQUIL VALE SE3 1. 4424 (South-West Side) Nos 23 to 27 (odd) TQ 3976 10/L76

II GV

2. No 23: Early C18 altered. 2 storeys, attic and sunk basement, 3 windows. Rounded mansard roof renewed in machine tile with one square dormer and one later small dormer. Stucco front with parapet. Renewed sash windows with glazing bars in near-flush box frames. Moulded round architraves, with headstops, over 1st floor windows. Ground floor has later C19 arcaded shop front with chevron mouldings to arches. Balcony above with stuccoed balustrade. Nos 25 and 27: Early-mid C18 with alterations. 3 storeys, 6 windows in all. Stuccoed front with parapet concealing roof. 2nd floor sash windows with glazing bars, No 25 recessed, No 27 near-flush. Moulded architraves to near-flush framed 1st floor sash windows with Glazing bars. Left window of No 27 blank, with painted legend: "VALE HOUSE". No 25 has late C19 shop front with altered glazing and cast iron grille stallrisers. No 27 has heavy Doric porch, with modern door under radial fanlight, in left bay. Modern shop front at right.

Nos 3 to 35 (odd) form a group.



Heritage Category	Listed Building
Listed Building Name	29,31,31A,33 AND 35, TRANQUIL VALE SE3
Address	29,31,31A,33 AND 35, TRANQUIL VALE SE3
List Entry Number	1079942
Grade	II
Date First Listed	12 March 1973
Date Amended	n/a
District	Greater London Authority
Parish	Non Civil Parish
National Grid Reference	TQ 39577 76060

## Details

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TRANQUIL VALE SE3 1. 4424 (South-West side) Nos 29 & 31 No 31A Nos 11 & 35 TQ 3976 10/255

II GV

2. Early-mid C18 with alterations. No 29: 2 storeys, 1 window. Painted brick with parapet front. Gauged brick arch to 1st floor sash window in flush moulded frame. On ground floor mid-late C19 altered shop front with panelled stallrisers. Nos 31 and 31A: 2 storeys and attic, 3 windows. Rounded mansard roof, renewed in modern tiles, with 2 square dormers. Multicoloured stock brick with parapet. Gauged flat red brick arches to mid C19 sash windows with vertical bars in flush, moulded frames. Circa 1900 shop front on ground floor. Nos 33 and 35: 2 storeys and attic, 3 windows. Similar to Nos 31 and 31A but roof is slated and ground floor shop front third quarter of C19, altered.

Nos 3 to 35 (odd) form a group.

Heritage Category	Listed Building
Listed Building Name	45 AND 47, TRANQUIL VALE SE3
Address	45 AND 47, TRANQUIL VALE SE3
List Entry Number	1194150
Grade	II
Date First Listed	12 March 1973
Date Amended	n/a
District	Greater London Authority
Parish	Non Civil Parish
National Grid Reference	TQ 39528 76089

## Details

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TRANQUIL VALE SE3 1. 4424 (South-west Side) Nos 45 & 47 TQ 3976 10/256

II GV

2. Mid C18. Each 2 storeys, 1 window. No 45 has hipped tiled roof, rendered 1st floor with 1 sash window and mid C19 ground floor shop front. No 47 has pantiled roof and weatherboarded 1st floor. Sash window in moulded wood architrave with wrought iron guard. On ground floor early C19 shop front with glazing bars complete. Rear abuts on No 1 Collins Square (qv).

Nos 45 and 47 form a group with Nos 1 to 3 (consec) Collins Square.

Heritage Category	Listed Building
Listed Building Name	1-3, COLLINS SQUARE SE3
Address	1-3, COLLINS SQUARE SE3
List Entry Number	1192025
Grade	II
Date First Listed	12 March 1973
Date Amended	n/a
District	Greater London Authority
Parish	Non Civil Parish
National Grid Reference	TQ 39529 76080

## Details

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COLLINS SQUARE SE3 1. 4424 Nos 1 to 3 (consec)

TQ 3976 10/L18

II GV 2. Mid-late C18 weatherboarded cottages. Hipped roofs of medium pitch, with renewed pantileds, sweeping down to 1st floor level at back. Each 2 storeys, 1 window. Red brick walls below boarding. Some sash windows and some early C19 casements, all in flush moulded frames. Plank doors under flat bracketed hoods. No 1 is continuous with back section of No 47 Tranquil Vale (qv).

Nos 1 to 3 (consec) form a group with Nos 45 to 47 Tranquil Vale.

Heritage Category	Listed Building
Listed Building Name	LINDSEY HOUSE
Address	LINDSEY HOUSE, 4, LLOYD'S PLACE SE3
List Entry Number	1079995
Grade	II
Date First Listed	30 August 1954
Date Amended	n/a
District	Greater London Authority
Parish	Non Civil Parish
National Grid Reference	TQ 39365 76118

## Details

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LLOYD'S PLACE SE3 1. 4424 No 4 (Lindsey House) TQ 3976 l0/L57 30.8.54.

II

2. Late C18 house. Main block of 3 storeys, 3 windows. 2-storey, 2 window east wing; l-storey, 2 window West wing. Yellow stock bricks later colourwashed red. Parapet conceals roof. Gauged flat brick arches to sash windows with glazing bars in wood lined reveals. 1st floor centre window has moulded stone architrave, frieze, cornice and bracketed cill. Ground floor windows in round arched, recesses. Later door, moved from centre to left bay, has fluted pilasters and reproduction radial fanlight. Centre bay now holds sash window in stuccoed recess with blocked patterned fanlight as ornament above. Cast iron railing to parapet of left section. Fire insurance sign on 1st floor left. Painted board: "Lindsey House" over 1st floor centre window. Later canted bay on left return.

Heritage Category	Listed Building
Listed Building Name	Church of All Saints
Address	Church of All Saints, All Saints Drive SE3
List Entry Number	1080025
Grade	II
Date First Listed	30 August 1954
Date Amended	n/a
District	Greater London Authority
Parish	Non Civil Parish
National Grid Reference	TQ 39551 76276

## Details

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TQ 3976 10/11

ALL SAINTS' DRIVE SE3 Church of All Saints

30.8.54

II Parish church. 1857-58 by Benjamin Ferrey with vestry added 1890 and west porch added in 1899 by Sir Arthur Blomfield. Early English style. Built of coursed rubble Kentish ragstone with freestone dressings. Tiled roof with bands of plain and fishscale tiles. Nave, aisles, chancel with shorter aisles, north and west porches, north aisle chapel, south aisle organ chamber and south tower with spire.

South tower of two stages with paired arched openings to bell stage and stone spire with lucarns. Buttresses. West front has to nave, triple trefoiled window with quatrefoil motifs and sexfoil above. West porch has central arched doorway flanked by lancets. Aisles each have one double arched trefoiled window with quatrefoil above. South aisle has three windows; two paired trefoils with quatrefoil above and central arched window with triple trefoil, partially obscured by 1890 flat-roofed vestry of three bays with trefoil windows. North aisle has four arched windows, two of each type. North porch comprises one large and one small gable, large with quatrefoil window and arched entrance, small with trefoil. Chancel east end has large arched window with hoodmoulding above five lancets with three circular openings above. Sides have quatrefoil windows. Chancel aisles have to east arched window with triple lancets and two quatrefoils above. Paired lancets to north and south.



Interior has five-bay nave with arcade comprising chamfered piers with stiffleaf capitals. Roof of arch-braced type with queen struts. Original pews, hexagonal carved pulpit with figures of the Evangelists and column-shaped stone font with font cover of 1917. Chancel has Murano mosaics of c1880. 1919 Memorial screen. Stained glass by Martin Travers in north aisle chapel.

Heritage Category	Listed Building
Listed Building Name	Blackheath Quaker Meeting House with cobbled area of forecourt
Address	Lawn Terrace, London, SE3 9LL
List Entry Number	1462016
Grade	II
Date First Listed	08 May 2019
Date Amended	n/a
District	Greater London Authority
Parish	Non Civil Parish
National Grid Reference	TQ3951375927

## Details

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### Summary

Blackheath Quaker Meeting House, built in 1971-2 by Trevor Dannatt and Partners for the Blackheath Meeting of the Religious Society of Friends. The job architect was David Greenwood, the consulting engineer was Ted Happold for Ove Arup and Partners and the contractor was R. Mansell.

### Reasons for Designation

Blackheath Quaker Meeting House is listed at Grade II for the following principal reasons:

Architectural interest:

- \* as a major work by Trevor Dannatt, a distinguished post-war architect;
- \* for its original design, transforming an exceptionally difficult site; dramatic exterior and interior effects are combined with carefully-judged and subtle details creating an atmosphere of quietness and contemplation suited to Quaker worship.

Historic interest:

- \* as the home of the Blackheath Quaker Meeting, which has its origins in the late C17.

## History

The Quaker movement emerged out of a period of religious and political turmoil in the mid-C17. Its main protagonist, George Fox, openly rejected traditional religious doctrine, instead promoting the theory that all people could have a direct relationship with God, without dependence on sermonising ministers, nor the necessity of consecrated places of worship. Fox, originally from Leicestershire, claimed the Holy Spirit was within each person, and from 1647 travelled the country as an itinerant preacher. The year 1652 was pivotal in his campaign; after a vision on Pendle Hill, Lancashire, Fox was moved to visit Firbank Fell, Cumbria, where he delivered a rousing, three-hour speech to an assembly of 1000 people, and recruited numerous converts. The Quakers, formally named the Religious Society of Friends, was thus established.

Fox asserted that no one place was holier than another, and in their early days, the new congregations often met for silent worship at outdoor locations; the use of member's houses, barns, and other secular premises followed. Persecution of Nonconformists proliferated in the period, with Quakers suffering disproportionately. The Quaker Act of 1662, and the Conventicle Act of 1664, forbade their meetings, though they continued in defiance, and a number of meeting houses date from this early period. Broad Campden, Gloucestershire, came into Quaker use in 1663 and is the earliest meeting house in Britain, and that at Hertford, 1670, is the oldest to be purpose built. The Act of Toleration, passed in 1689, was one of several steps towards freedom of worship outside the established church, and thereafter meeting houses began to make their mark on the landscape.

Quaker meeting houses are generally characterised by simplicity of design, both externally and internally, reflecting the form of worship they were designed to accommodate. The earliest purpose-built meeting houses were built by local craftsmen following regional traditions and were on a domestic scale, frequently resembling vernacular houses; at the same time, a number of older buildings were converted to Quaker use. From the first, most meeting houses shared certain characteristics, containing a well-lit meeting room with a simple arrangement of seating facing a raised stand for the ministers and elders. Where possible, a meeting house would provide separate accommodation for the women's business meetings, and early meeting houses may retain a timber screen, allowing the separation (and combination) of spaces for business and worship. In general, the meeting house will have little or no decoration or enrichment, with joinery frequently left unpainted.

Throughout the C18 and early C19 many new meeting houses were built, or earlier buildings remodelled, with 'polite', Classically-informed designs appearing, reflecting architectural trends more widely. However, the buildings were generally of modest size and with minimal ornament, although examples in urban settings tended to be more architecturally ambitious. After 1800, it became more common for meeting houses to be designed by an architect or surveyor. The Victorian and Edwardian periods saw greater stylistic eclecticism, though the Gothic Revival associated with the Established Church was not embraced; on the other hand, Arts and Crafts

principles had much in common with those of the Quakers, and a number of meeting houses show the influence of that movement.

The C20 saw changes in the way meeting houses were used which influenced their design and layout. In 1896 it was decided to unite men's and women's business, so separate rooms were no longer needed, whilst from the mid-1920s ministers were not recorded, and consequently stands were rarely provided in new buildings. Seating was therefore rearranged without reference to the stand, with moveable chairs set in concentric circles becoming the norm in smaller meeting houses. By the interwar years, there was a shift towards more flexible internal planning, together with the provision of additional rooms for purposes other than worship, reflecting the meeting house's community role – the need for greater contact with other Christians and a more active contribution within the wider world had been an increasing concern since the 1890s. Traditional styles continued to be favoured, from grander Classical buildings in urban centres to local examples in domestic neo-Georgian. The work of Hubert Lidbetter, the most prolific Quaker architect of the C20, demonstrates a range from the solid Classicism of Friends House, London (1924-7) to the more contemporary style of the 1964 Sheffield meeting house (now in alternative use). In the postwar period, a number of Quaker buildings in more emphatically modern styles were built; examples include the meeting house at Heswall, Merseyside, 1963 by Beech and Thomas, and buildings by Trevor Dannatt, of which the Blackheath Quaker Meeting House is one.

The Blackheath Meeting has its origins in meetings held in Woolwich and in Deptford in the late C17. The Woolwich Meeting was revived in 1905, and following the loss of the Deptford Meeting House in 1906, regular meetings for worship took place at various locations in Woolwich, before a permanent meeting house was established there. By 1960, this had been outgrown, and in 1963 the decision was taken to relocate to Blackheath. The following year, after a few months in the Roman Catholic church hall, the meeting moved to Independents Road, occupying the Congregational church's hall (1884 by T L Banks & Townsend). The church itself, a Gothic Revival building of 1853, had been restored and remodelled by Trevor Dannatt in 1957. When in 1964 the lease of a plot adjoining the hall was negotiated with the Congregationalists for a new meeting house, Dannatt – who had recently completed the assembly hall at the Quaker Bootham School, York (1965-6, listed at Grade II) – was proposed as architect for a building with a hall seating 100. The designs were completed by the end of 1967, and following the launch of a building appeal, work finally began in September 1971. The consulting engineers were Ove Arup & Partners, and the contractors were R. Mansell Ltd. The building was completed for a cost of £37,842, and the first meeting for worship took place in the new building on 8 October 1972. The building won a Civic Trust Award in 1973 and a Concrete Trust Award in 1974.

The design of the meeting house was informed by a number of specific requirements. Firstly, the site itself, at the termination of Independents Road, and with Lawn Terrace running parallel but at a higher level to the south, dictated that the design span the two levels, taking light where available. At the same time, it was necessary to avoid blocking light from the existing Congregational hall to the north – this contributed to the decision to turn the square meeting room

by 45 degrees, setting it at a diagonal to both Independents Road and the hall. A town planning requirement was that the lower level of the building not occupy the whole of the site, leaving enough space to allow parking for four cars – hence the placing of the front part of the meeting hall on exposed piers. Although music does not form part of Quaker worship, music was important to members of the meeting in the 1970s, when concerts were frequently held in the meeting room, so an alcove to accommodate a piano was provided. A link block connecting the new building with the Congregational hall at two levels reflects the original intention of sharing access to the new WCs and kitchens. However, the church closed in 1974, following the merging of the Congregational and Presbyterian churches to form the United Reformed Church; the church building is now part of Blackheath Hospital, and the hall is a Montessori Centre. The openings linking the meeting house and former Congregational hall are now blocked. The meeting house has undergone a number of changes during the course of its history, and a major refurbishment took place in 2013.

Trevor Dannatt (born 1920), trained at the Regent Street Polytechnic and worked for Jane Drew and Maxwell Fry in the 1940s, before joining Peter Moro and Leslie Martin at the London County Council Architect's Department to work on the Royal Festival Hall. In private practice from 1952, his wide-ranging work includes houses, commercial and education buildings, as well as religious buildings. From 1967 he had an association with Saudi Arabia, where he built a conference centre and hotel, and later the British Embassy. Dannatt's work has been recognised by the listing of a number of buildings, both those for which he was sole architect, and collaborative projects.

## **Details**

Quaker Meeting House, built in 1971-2 by Trevor Dannatt and Partners for the Blackheath Meeting of the Religious Society of Friends. The job architect was David Greenwood, the consulting engineer was Ted Happold for Ove Arup and Partners and the contractor was R Mansell.

**MATERIALS:** the main structure is of reinforced concrete, with shuttered concrete and blockwork walls. The original zinc sheeting to the roof and lantern was stolen and has been replaced withterne-coated steel (the application of an alloy containing lead or zinc and tin gives the steel the appearance of lead). The flat-roofed subsidiary elements are faced with red Warnham Wealden stock brick. **PLAN:** the principal aspect of the building provides the western termination of Independents Road; however, the main entrance is on Lawn Terrace, which runs parallel to and above Independents Road to the south. The meeting house therefore spans the two levels, being contained by a bank to the west, and with another bank rising to the south. The western boundary of the site is formed by the wall of the walkway which runs behind the Meeting House. The meeting room is on the upper level to the east; square on plan with canted corners, and raised on five concrete piers (one to each corner and one to the centre), it is set diagonally to Independents Road, and to the Congregational hall, with the eastern portion projecting beyond the lower floor. The isolation of the meeting room within the space 'as a sort of pendant' (Stonehouse, p 99) recalls a medieval chapter house – the association being underlined by the octagonal quality of the



building. The entrance concourse curves around the meeting hall to the west, with a WC in the south-west corner. The kitchen is in the block linking the meeting house with the former church hall, which extends to the north-west. The stair is at the west side of the concourse, leading down to the lower floor. The lower floor consists of a rectangular divisible classroom/committee room on a north/south alignment to the east, and a concourse to the west from which are accessed WCs to the south and a small kitchen to the north. The link block contains the lower entrance to the building.

EXTERIOR: the dominant feature of the building is the meeting room, which is expressed externally as a polygon of shuttered concrete, the walls at each canted corner being carried up as turrets. The concrete piers supporting the projecting 'prow' of the building are exposed at the eastern, northern and southern corners, those to the outer edge being angled inwards at the top, enclosing the negative space like a frame, whilst the easternmost pier juts forwards like a cutwater, opening it up. The octagonal pyramidal roof leaves space at each corner, providing concealed lighting to the meeting hall, the glazing being carried by the turrets; square gutters in blue zinc project between the corners. The roof is topped by a large square lantern with four tall rectangular leaded casements to each side; the lantern has a parapet, screening the pyramidal cap within. The corner posts of the lantern rise slightly above the parapet; some of the definition of these posts and of the central mullion to each face of the lantern has been lost in the re-covering of the roof. The east-facing walls are blind, apart from one narrow window opening, or loop, in the south-east wall. Below the meeting room, the upper part of the classroom/meeting room wall is glazed, with painted timber window frames wrapping around the northern corner; the wall below is of painted blockwork. The north-western plane of the meeting room is screened by the brick wall enclosing the lobby between the entrance concourse and the meeting room, its concrete floor slab supported on an angled brick wall. A secondary entrance is set back to the north, in the link block with the former church hall. This has replacement glazed doors with surrounding glazed panels and plastic frames; a replacement window lights the kitchen above.

The southern aspect of the meeting house demonstrates the contrast between the concrete meeting room structure with the height of the roof and lantern rising above, and the low red-brick envelope of the ancillary space, the entrance opening leaving a space between the two. The set-back entrance is in line with the south-east wall of the meeting room structure, and is protected by a horizontal block forming a hood, with a replacement fascia announcing the meeting house. The unpainted hardwood double doors are set asymmetrically within the space, each having a glazed panel and with vertical glazed panels to either side. The wall enclosing the ancillary space runs parallel to Lawn Terrace, before turning through 45 degrees to form the west side of the entrance. Laid in garden wall bond, the wall has chamfered bricks along the top; the blind southern elevation is broken only by a later lead spout from the building's flat roof. To the west the wall is a little taller and takes uneven steps, enclosing the curve of the concourse within, each junction allowing for a narrow window. At the second junction, the link block continues northwards, in line

with the west wall of the former church hall; there are two horizontal openings at the lower level. The windows all have concrete lintels.

INTERIOR: internally as well as externally the contrast between the main room structure and the subsidiary elements is marked. The informal angles created by the stepped external wall lead the visitor gradually round the narrowing entrance concourse, creating an increasing sense of enclosure, whilst the graduated ceilings ascend towards the soaring geometry of the meeting room. The 'calm but climatic' (Architectural Review) meeting room is dominated by the pyramidal roof, with its ceiling of Karasea Russian redwood boarding, illuminated by the generous lantern. Four interlocking steel ties support the lantern's corner posts. The plastered walls receive additional natural lighting from the open glazed corner turrets, whilst electric lighting was originally provided by rectangular zinc lamps designed by Dannatt – these have been replaced with steel copies. The single narrow window in the south-east wall on to Lawn Terrace is intended for the purposes of re-orientation, rather than distraction; the single-paned metal frame is a reproduction of the original. Heaters are accommodated within niches in the corners, and there is an alcove for a piano in the north-east wall. The original cork flooring has been replaced by carpet. Within the entrance hall the external concrete wall of the meeting room is exposed; the other walls are painted blockwork. The floor here is of rectangular quarry tiles. Circular lights are set into the ceilings, those now in place being larger than the originals. A glazed screen later inserted to the north-east creates a small triangular lobby prefacing the meeting hall. To the north a doorway with a flush timber door leads to the kitchen, in the block originally linking with the Congregational church hall; a small lobby beyond contains the blocked doorway to the church hall. The kitchen, which has been refitted, also connects with the concourse via a serving hatch. To the south-west is a WC cubicle with replacement fittings and finishes, originally preceded by an open lobby which has now been enclosed and slightly enlarged. To the west is the narrow stair, enclosed by a low brick wall; its tiled treads are set diagonally, in line with the entrance, with a quarter turn near the bottom opening to four wide steps.

On the lower level, the rectangular main room to the east is divisible with an integral folding timber screen, each part of the room having its own door-opening with flush door and glazed surround. Three of the concrete piers supporting the meeting room above are partially visible within the room, their shuttered concrete surfaces forming part of the texture of the walls, which are otherwise of painted blockwork; the concrete is also now painted. The irregular shape of the lower concourse is dictated by the brick wall of the stair to the west, the brick wall supporting the concourse above which cuts across the space by the eastern entrance, and to the north, the ragstone walling of the former church hall. To the west of this wall, a partition has been inserted, creating a cupboard, within which the blocked doorway to the church hall is visible. To the north-west is a small wedge-shaped kitchen. To the south are the WCs; this area has been reconfigured. The floors on the lower level are covered with linoleum, replacing the original asbestos tiles.

SUBSIDIARY FEATURES: the Lawn Terrace entrance to the meeting house is approached by a path of replacement concrete paving slabs (not included in the listing), with a small cobbled area to the west. The angled brick wall and iron fence to the southern boundary are a later addition and are not included in the listing.

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