

Telegraph Hill conservation area

character appraisal



Telegraph Hill conservation area

Summary of Special Interest

The Telegraph Hill Conservation Area has a hillside location on the slopes of Telegraph Hill. The conservation area encloses a well preserved planned development of late 19th century terraces and pairs of houses built under the control of the Worshipful Company of Haberdashers. The Haberdashers' Company's development of a full community also includes church, schools and public park, all of which remain in their original use.

The area's uniform and cohesive architectural character is based around two main house types (two- and three-storey) built to standardised designs within approximately 30 years between 1870-1900.

The houses are good examples of late 19th century middle class houses and villas with many surviving design features such as vertical sliding sash timber windows, robust part-glazed front doors, two-storey canted bays, recessed front doors, pitched slate roofs and decorative brickwork. Numerous original architectural details survive such as glazed decorative porch tiles, foliated capitals, cast-iron railings, tiled front paths and clay chimney pots.

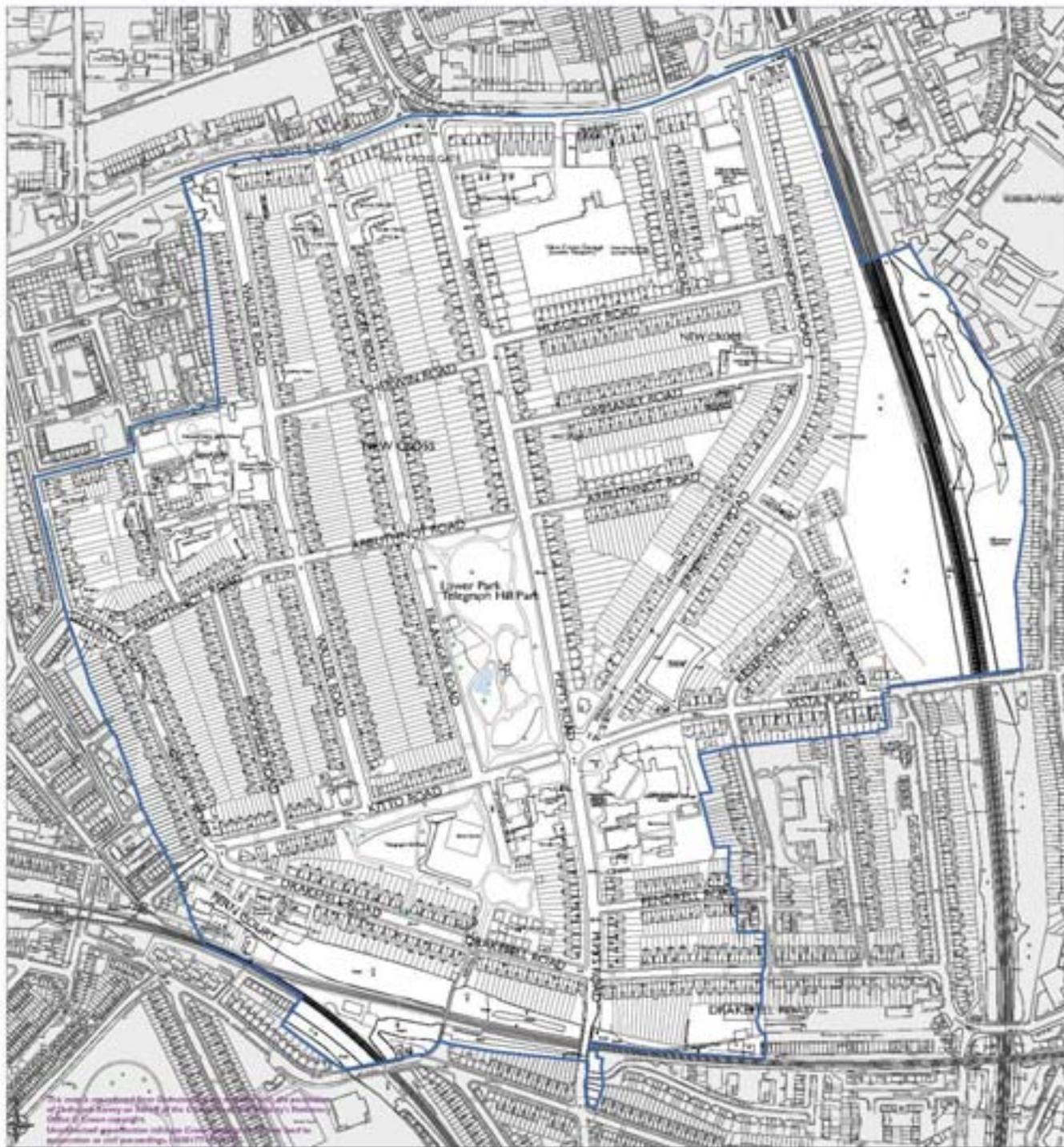
The estate's original street layout remains intact and nearly all of the original 19th century houses survive (a few have been lost to wartime bomb damage). Being in good condition and relatively unaltered externally, all of the 19th century buildings make a positive contribution to the special character and appearance of the conservation area. The area contains five listed buildings: Robert Aske's statue in the forecourt of Haberdashers' Aske's Hatcham Boys' School and four K2 type 1920s red telephone kiosks.

Key non-residential buildings of the Haberdashers' development are Haberdashers' Aske's Hatcham Boys' School (1875), Haberdashers' Aske's Hatcham Girls' School (1891), Public House (No. 1 Kitto Road) (c.1890) and St Catherine's Church (1894). Other key buildings are the former London Board School in Waller Road (1887) and New Cross Fire Station (1894).

The area's most significant public open space is Telegraph Hill Park, a ten acre late Victorian public park formally opened in 1895 and re-opened after extensive restoration works in 2005. From Upper Park, the highest point of Telegraph Hill about 50 metres above sea level, there are views to the north west of landmark buildings in the centre of London.

Trees are a particular feature of the area, particularly roadside trees and those found in St Catherine's churchyard, Telegraph Hill Park and the railway cuttings. Verdant railway cuttings and unusually large areas of undeveloped back-to-back rear gardens add to the green ambience of the area.

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Introduction

Telegraph Hill Conservation Area was designated in 1990. The main body of the conservation area was developed by the Worshipful Company of Haberdashers during the later part of the nineteenth century. The Telegraph Hill Conservation Area is an exemplar of a late Victorian planned residential suburb that included (and still includes) schools, places of worship and public parks all designed and built as an integral part of the neighbourhood.

Conservation areas are designated by the Council for their special architectural or historic character and appearance. Character Appraisals are written to provide information on this special character. However, they are not comprehensive studies and any omissions do not therefore imply that an element does not contribute to the character of the area.

The conservation area today

The Telegraph Hill Conservation Area is located mainly on the slopes of Telegraph Hill in south-east London. The northern boundary is formed by the

level course of Queens Road and New Cross Road (part of the major roads A202 and A2 respectively), from where the land rises southwards to the public park at the top of Telegraph Hill at c. 50 metres above sea level.

The conservation area measures 0.77 square kilometres in area (c.200 acres) and contains approximately 2,600 buildings. It was developed as a residential estate and remains so today. Though the 19th century houses were built for occupation by single families, many have now been divided into flats or student accommodation. Late 20th century blocks of flats occupy the sites of major World War II bomb damage in Ommaney Road and Erlanger Road.

There is a row of shops between nos. 256 to 268 New Cross Road and a large London Bus depot with space for up to 300 buses located between Troutbeck Road and Pepys Road. Further west along this busy highway stands the New Cross Fire Station. The area also includes three schools/colleges, a corner shop, a public house, community centre and café, surgery, public park and at least three active places of worship. The area is bounded to south and east by railways whose leafy deep cuttings have been designated sites of nature conservation importance.



Semi-detached house in Erlanger Road



Paired houses in a terrace in Waller Road

Queens Road and New Cross Road are busy highways with the accompanying adverse impact of noise and air pollution. With the exception of a secondary vehicular through route along Lausanne Road (A2214), Gellatly Road and Drakefell Road (B2142), other roads within the conservation area are generally quiet and carry low levels of traffic.

Planning policy

The Council has a duty to formulate and publish proposals for conservation areas and to pay special attention to the desirability of preserving or enhancing the character of such areas. Character appraisals are a material consideration in the planning process and are used when determining planning applications and appeals. Other planning policies may also be taken into consideration when we consider planning applications and these are available in our Unitary Development Plan and our emerging Local Development Framework.

Public consultation and adoption

This appraisal is part of a wider review of the management of Telegraph Hill Conservation Area which was carried out by the Conservation and Design team and their consultants, The Conservation Studio in 2007. The review included this appraisal, a review of the boundaries of the conservation area, the adoption of locally listed buildings and measures to control alterations to houses in the conservation area. Public consultation was carried out on these matters in September and October 2007 in accordance with the Council's Statement of Community Involvement. Following support from local residents, this appraisal was adopted by the Mayor and his Cabinet on 19 March 2008. An Article 4(2) direction was also made to control external alterations of houses in order to preserve or enhance the character of the area. This direction came into effect on 9 April 2008. Six buildings and three boundary markers were locally listed following the review and the boundary of the conservation area was not changed.

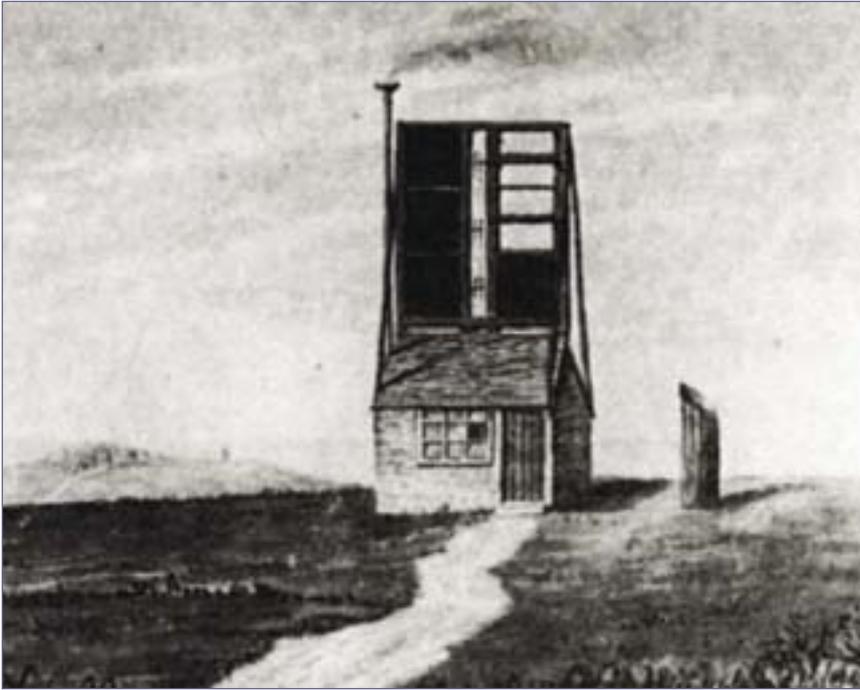


Three storey house in Queens Road



Nos. 157 and 159 Jerningham Road

1 History of the area



The semaphore telegraph station c. 1800

The manor of Hatcham-Bavant or Hatcham-Barnes in which Telegraph Hill is situated is an off-shoot of the manor of Hatcham. The parent manor was, at the time of the Domesday Book of 1086 in the hands of the Bishop of Lisieux and its assets were recorded as 3 hides, 3 ploughs, 6 acres of meadow and woodland worth 3 hogs. The name Hatcham is Anglo-Saxon and may be derived from 'Hacci's village' or 'the village clearing in the woods'.



Pepys Road at the start of the 20th century

A succession of owners held the manor of Hatcham, including the Crown, until in 1614 it was bought by the Worshipful Company of Haberdashers. The Worshipful Company of Haberdashers is one of the ancient guilds of the City of London. It has its roots in a medieval fraternity, a group of people who lived in the same area doing the same sort of work and who worshipped at St. Paul's Cathedral. Haberdashers traded ribbons, beads, purses, gloves, pins, caps and toys, and later hats as well. The Company had the right to search all haberdashers' shops within three miles of the City, and to destroy goods which were not up to standard.

By 1650 the population of London had grown to such an extent that it was no longer possible to control the haberdashery trade and, over a period of time, the Company moved away from its historical involvement in the trade of haberdashery and developed into a supporter of schools and education in England and Wales.

The Hatcham estate, an immense area of farming land stretching from North Peckham to Brockley, was bought to provide an endowment for William Jones' school and almshouses in Monmouth, Wales. Jones was a successful haberdasher and Hamburg merchant who left a great fortune to the Haberdashers to maintain his charitable foundation.

John Rocque's map of c.1740 shows that the land of today's conservation area was almost exclusively agricultural although the map does illustrate some development immediately on either side of today's New Cross Road.

Telegraph Hill is marked on Rocque's map as 'Plow'd Garlic Hill' which may derive from the name of a family or perhaps the fact that garlic was grown locally. Telegraph Hill owes its present name to the fact that its highest point was formerly one of the stations on the line of semaphores, established in



Part of the Haberdashers' Aske's Hatcham College, formerly the Boys' School



Part of the Haberdashers' Aske's Hatcham College, formerly the Girls' School



Telegraph Hill Park, entrance and bandstand, c.1910

1795, which were used by the Admiralty before the invention of the electric telegraph. Telegraph Hill was on the communication line between London, Deal and Dover. It was used to bring news of Wellington's victory at Waterloo in 1815.

Development of the area first started in 1793 when the Croydon Canal was built. In the mid 19th century the canal was converted to a railway with New Cross Gate station opening in 1839. The arrival of the railways resulted in a huge rise in the development potential of the Haberdashers' land and in 1858 the Company set up a committee, later called the Hatcham Manor Estate Committee, "with power to originate and receive suggestions for the laying out and management of the estate at New Cross". By the late 1860s the majority of the land on the north side of today's New Cross Road was under development (much of this development now forms the Hatcham Conservation Area). An indication of the rapid rate of urbanisation is shown by the increase in Hatcham's population. It had increased from 734 inhabitants in 1801 to 1,555 in 1831 but during the next 40 years to 1871 it rose to 17,168.

Telegraph Hill, on the south side of New Cross Road,

remained undeveloped until the 1870s, probably because the steepness of the hill made it a less commercial proposition. However, in 1861 the Haberdashers' Company put forward plans to develop the Hill. The Company instructed its surveyor William Snooke to survey it with a view to house-building. He recommended the laying out of wide tree-lined streets for the erection of houses of a high standard and the first street of terraced houses was built in 1871.

An early building was Haberdashers' Aske's Hatcham Boys' School for which four acres of land were acquired utilising funds bequeathed in 1688 by Robert Aske, citizen and haberdasher. When the school was opened in 1875 it was reported that "there was not a paved road or a house within some hundreds of yards of it and the party of Haberdashers' Company at the opening ceremony had to dismount from their carriages and walk along planks placed across the mud..." There were originally two schools on this site, one for 300 boys and one for 200 girls but as the estate expanded and local population grew the accommodation proved insufficient and a new school for 400 girls was opened at the bottom of Jerningham Road in 1891.



Pepys Road and Recreation Ground, c.1905



John Rocque's map of c.1740

The growth of the neighbourhood from 1870 onwards was very rapid. The farming land sublet by the Haberdashers' Company to tenants for farming (Manor Farm and Hatcham Farm) and large villas (Fairlawn, Hatcham Manor House, Field House) just south of New Cross Road was amongst the first to be developed. A comparison of the Ordnance Survey maps published in 1868 and 1894 shows how in a period of less than 20 years an expanse of former nursery grounds and market gardens had been subsumed by a grid-pattern development of residential streets, three schools, public park and church.

The growth of Hatcham's population provided a strong justification for a public park. With grants from George Livesay (1834-1908), a local philanthropist and chairman of the South Metropolitan Gas Company, the Parish of Deptford and the London County Council, Telegraph Hill Park opened in 1895. The park contained ornamental wrought-iron perimeter railings and gates, a stone drinking fountain and a band-stand. Having fallen into disrepair by the 1980s, the park was restored with the aid of the Heritage Lottery Fund and formally re-opened in 2005.

In addition to the Haberdashers' Aske's Hatcham Schools (now Haberdashers' Aske's Hatcham College) a London School Board school was established in Waller Road on 1887. The Church of St Catherine's was built and endowed by the Haberdashers' Company in 1894 at a cost of £20,000, designed by Henry Stock A.R.I.B.A. Stock was appointed surveyor to the Haberdashers' Company in 1882 and was also responsible for the adjacent vicarage and Haberdashers' Aske's Hatcham Girls School (1891). The church was popularly rumoured to have been the subject of an attack by suffragettes when it was damaged by fire in 1914. It was damaged by fire again in 1940 due to World War II bombs. In 1971 the church was altered and extended by the addition of a community centre.

In 1900 Telegraph Hill was a popular and desirable newly-built middle-class suburb with convenient near-by rail connections to central London. During the twentieth century the Haberdashers sold off the estates to private owners but there has been little change to the area's street pattern and almost all of the original late 19th century houses remain (some were destroyed during bombing raids of World War II).

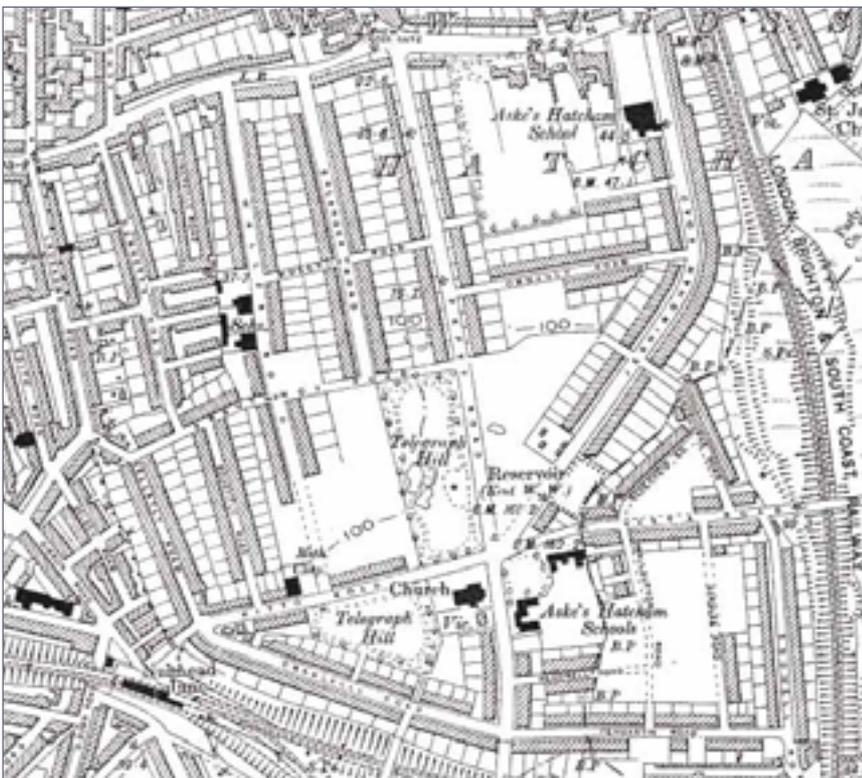


James Wyld's map of 1848

The area's schools, places of worship and park remain albeit restored and refurbished to meet the demands of 21st century living. Telegraph Hill has a strong sense of community and the Telegraph Hill Conservation Area continues to be a popular place of residence.



Ordnance Survey 1868



Ordnance Survey 1894

2 Form and character of the area

Spatial character

The built environment of the conservation area was laid out in a planned and uniform manner over a relatively short period. The regularity of the street pattern and the consistency of the building line is one of the area's most strongly defining features.

Buildings follow a strict building line running parallel to the highway and set back behind small front gardens that were originally bounded by iron railings. Rear gardens are long especially those in Waller, Erlanger and Pepys Road – a reflection of the high status of the dwellings. Unusually there are no 'back lanes' or service roads to provide access to the rear of properties. This has prevented the building of rear garages and other modern accretions that sometimes mar the character of similar developments. The large areas of open space created by rows of back-to-back rear gardens add to the local distinctiveness of the area.



Strongly defined building line in Ommaney Road



Wide carriageway and pavements, Jerningham Road



Views to central London from Upper Park

There are only three developments to deviate from the strongly defined building line: the central block of Aske's School, which was presumably deliberately aligned to present its façade and a triangular forecourt (now containing a statue of Robert Aske) to the junction of five estate roads, and two late 20th century flatted developments which replace 19th century houses destroyed by World War II bombs i.e. Jerningham Court in Ommaney Road and Cypress, Cedar, Myrtle and Rowan Houses in Erlanger Road.



The Fire Station's look-out is a local landmark

Views

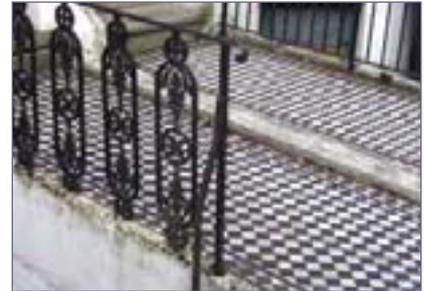
The conservation area is notable for the long distance views north-west to landmarks in the centre of London available from the top of the hill in Telegraph Park. The Houses of Parliament are clearly visible to the north-west from Upper Park as are Battersea Power Station, the BT Tower and the London Eye. The view down Jerningham Road which includes views of the Dome and the City of London is best appreciated in winter when the trees are not in foliage.

Because of its elevated position similar, but less extensive views, can be gained from the top of Bousfield Road and Gellatly Road and from the lawn above the park-keeper's cabin in Lower Park. From the west end of Ommaney Road there is a distant view north eastwards to tall buildings in London docklands.

There are good views of the backs of houses, as uniform in design as the fronts, and across green back gardens from where the east-west side roads (e.g. Arbuthnot, Ommaney and Sherwin Roads) cut between the primary north-south roads. Generally speaking, the conservation area's buildings are notable for the unity of building height. There are few tall buildings of landmark quality except for the turrets of the Fire Station and the Aske's Schools. No. 133 Pepys Road has a prominent location overlooking a road junction but this is not reflected in any departure from the approved house design.



Old stone kerbs in Erlanger Road



Remnants of 19th century iron railings



Tiled footpath in Waller Road



St Catherine's churchyard



Traffic control measures in Gellatly Road



Street trees in Erlanger Road

Streetscape

Whilst many streets retain stone kerbs of varying length, the floorscape is predominantly modern, composed of black tarmac highway and pavements of concrete slabs and tarmac. Street lighting is modern. Bus shelters and traffic calming measures such as road bumps, coloured road surface and street narrowing devices, though necessary, do not sit well with the strong historic character and appearance of the conservation area because of their uncompromisingly modern materials, colour and design. The public realm is enhanced by small details such as street names painted onto house walls and occasional Haberdashers' Company plaques. A few 'traditional' bright red letter boxes and telephone kiosks (of which four are grade II listed) struggle for attention amidst the plethora of unsightly wheelie bins that often clutter the pavements.

The natural environment

The largest public open space in the area is Telegraph Hill Park, divided by Kitto Road into two areas known as Upper Park (to the south of Kitto Road) and Lower Park (to the north). Both parks have recently (2004-5) undergone extensive restoration and replanting.

The Upper Park is laid out with viewing point, lawns and picnic area bounded by trees and shrubs. Lower Park, the larger of the two parks, has a more consciously landscaped atmosphere than Upper Park containing two ponds and a cascade crossed by a small bridge, sinuous footpaths across sloping lawns and a restored park-keeper's cabin.

Telegraph Hill Park was described at its opening in 1895 as the 'smallest of London's lungs'. The two parks continue to provide a valuable green breathing space and make a good setting for the houses in Pepys Road and Erlanger Road which overlook the site.

Both parks contain fine mature trees and other greenery which, together with the yews in St Catherine's churchyard and trees in the north-west forecourt of Aske's School, combine

to create a pleasant green ambience at the heart of this urban conservation area.

Street trees are one of the defining characteristics of the conservation area. Mature London planes and lime trees adorn the area particularly in Pepys Road, Jerningham Road and Waller Road. Less majestic trees can be seen in Bousfield Road and the roads running east-west. Lombardy Poplars originally planted along the rear garden boundaries of the main roads have been complemented by more recent trees and shrubs to create pleasant green environs not visible from the public highway.

The residential area is bounded by railways to the south and

east. The undisturbed sloping sides of the deep cuttings through which the railways pass have considerable ecological interest. From within the conservation area they are only visible from the bridges at the ends of Vesta Road and Pepys Road.

The birch woodland occupying most of the New Cross Gate Cutting is of fairly recent origin, birch being a pioneering species particularly on nutrient poor soils. The cutting forms part of an extensive railway cutting reserve between New Cross Gate and Forest Hill stations, the most representative site in London for habitats developing on active rail sites.



The pond in Lower Park

3 Buildings of interest and character areas

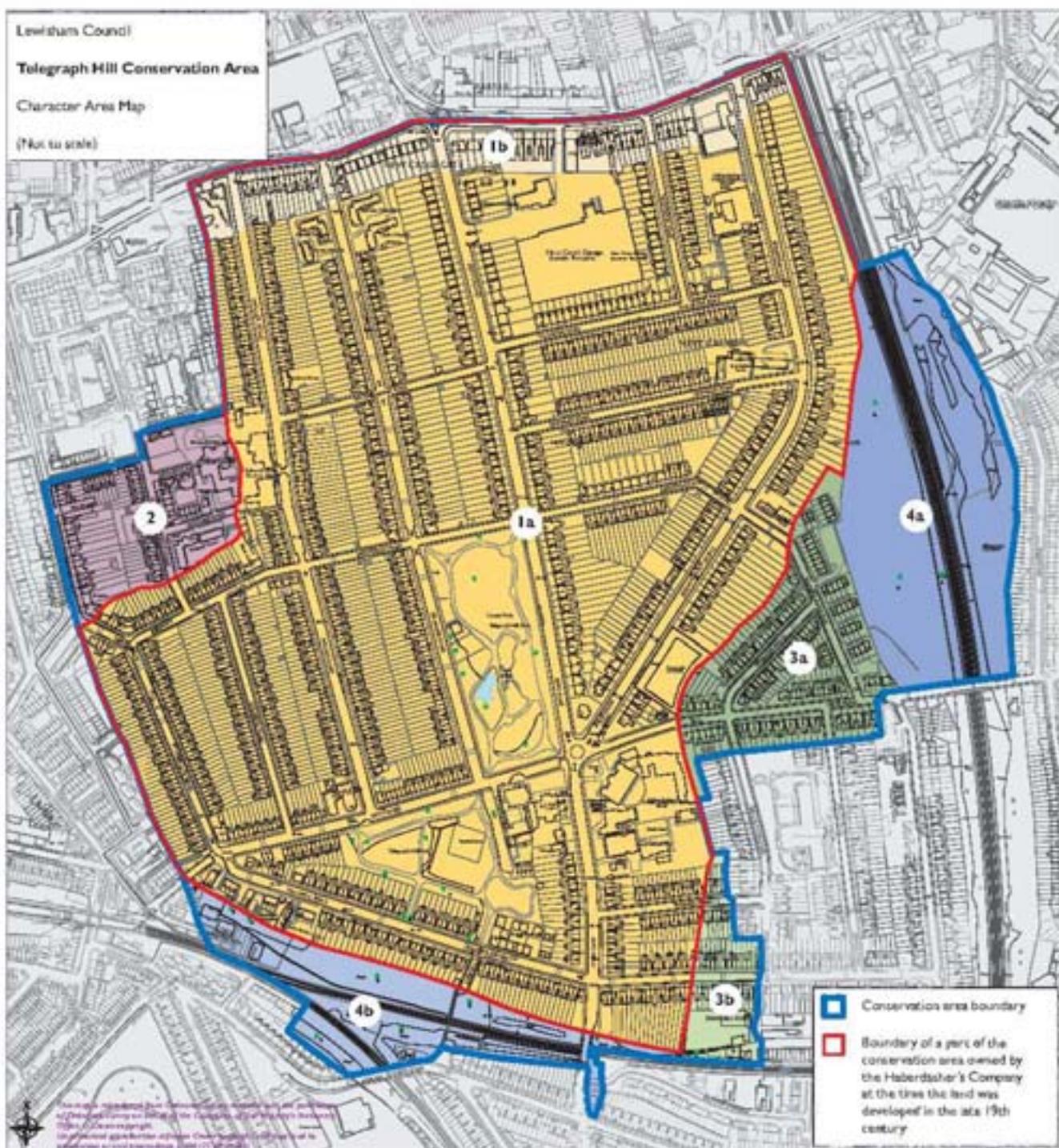
The Telegraph Hill Conservation Area can be divided into four discernible 'character areas', each one unified by a similarity of historic development, land use or architectural character.

The four character areas are:

- **Character area 1:**
The Haberdashers' Company's late 19th century development of Telegraph Hill comprising (a) Telegraph Hill and (b) New Cross Road and Queens Road;
- **Character area 2:**
Mid 19th century and later development in Dennett's Road, Mona Road and Lausanne Road;
- **Character area 3:**
Good quality late 19th century development outside of the control of the Haberdashers' Company comprising (a) Reservoir Road, Vesta Road and Sandbourne Road and (b) eastern lengths of Pendrell Road and Drakefell Road;
- **Character area 4:**
Railway cuttings / sites of nature conservation importance comprising (a) New Cross Gate Cutting and (b) Nunhead Cutting;

All the historic buildings in the conservation area make a positive contribution to its distinctive character and appearance. These 'positive' buildings are identified on the townscape map on page 32.

As recommended in Planning Policy Guidance 15: Planning and the Historic Environment, the general presumption is in favour of retaining all buildings which make a positive contribution to the character or appearance of a conservation area.



Telegraph Hill – Character Area Map

Character Areas



Nos. 71 and 73 Pepys Road



Three storey red-brick row in Pepys Road

Individual listed buildings, locally listed buildings and other buildings of architectural significance are featured within the relevant character area below.

Character area 1:

The Haberdashers' Company's late 19th century development of Telegraph Hill comprising (a) Telegraph Hill and (b) New Cross Road and Queens Road;

This character area includes all of the houses built under the control of the Worshipful Company of Haberdashers in the period 1870-1899.

Character area 1a:

As soon as one moves away southward from New Cross Road (character area 1b), there is an increasing feeling of suburban tranquillity engendered by street trees, boundary hedges and a huge reduction in traffic movement and noise.

The London Bus garage which includes a non-descript building and large areas for parking breaks the prevalent rectilinear pattern of rows and terraces of houses south of New Cross Road. Its

potentially detrimental impact on the streetscene is minimised by surrounding development which shields most of it from public view.

The four wide tree-lined roads that lead uphill from New Cross Road and Queens Road form the core of the prestigious Haberdashers' estate. The houses were built to a standardised design, mainly by two firms of builders. They are predominantly two storeys with basement, the front entrance usually approached up a flight of steps. The basement storey obviously provided more floor space but may also have been a response to the incline of the hill. Waller Road is terraced although the houses are paired in design. It is the most uniform road in the area. In contrast, Erlanger, Pepys and Jerningham Roads are predominantly lined by semi-detached houses which have a similar design to the terraced pairs in Waller Road i.e. central paired front entrances, canted bays rising the full height of the building under a hipped slate roof. Narrow gaps between buildings reveal green gardens to the rear. The houses are well set back from the road with front gardens and, formerly, a grass verge at the front of the pavement.

The lower ends of Jerningham and Pepys Roads were



Statue of Robert Aske, Pepys Road (Grade II Listed Building)



London Board School, Waller Road (1887) - a Locally Listed Building



Public House, No. 1 Kitto Road (c1890) - a Locally Listed Building



Church of St Catherine (1894) - a Locally Listed Building

developed earlier than the upper slopes of the hill and this is reflected in their form and plan which differs from the vast majority of Haberdashers' houses. The architecture of nos.1-23 (odd) Jerningham Road and nos. 1-37 (odd) and nos. 2-32 (even) Pepys Road has more in common (e.g. three full storeys) with the more massive developments in New Cross Road.

The other roads in this area are built to a smaller scale with a narrower carriageway and smaller front gardens. Bousfield Road, Gellatly Road and the west end of Arbuthnot Road form an architecturally cohesive sector of two storey terraces of almost identical design. Their scale, in comparison to the four main roads, reflects the lower social class of the original residents. Ommaney Road and Musgrove Road (the last road to be completed c.1900) follow the contour of the hill and therefore, because of the fall, have basements.

The street pattern was laid out in the 1870s to follow a roughly north-south and east-west grid pattern, ignoring existing field boundaries. The most prestigious streets (Waller Road, Erlanger Road, Pepys Road and Jerningham Road) being placed along the central north-south axis (Jerningham Road is forced

to bend to the south-east to accommodate the contours of the hill and the limited eastward extension of Haberdashers' land). These roads are wider than the east-west side-streets and the streets on the periphery of the area.

The Architect in 1875 reported: "The Hatcham Manor Estate which exceeds two hundred acres in extent is now being laid out for building purposes by the Haberdashers' Company to whom it belongs...Nothing but buildings of a superior class, including villas and high class mansions will be permitted to be built on the estate...A general architectural design has been agreed upon...the several elevations must be to a large extent uniform with it...and must receive the approval of the Haberdashers' Company".

This character area contains two listed buildings: a K2 telephone kiosk in Jerningham Road and the statue of Robert Aske in the forecourt of Aske's School is also listed grade II. K2 cast-iron telephone kiosks, designed by Giles Gilbert Scott in 1927, are distinguished by their domed roof, perforated crowns in the top panel and glazing bars to windows and doors. The Coade stone statue of Robert Aske is in the robes of the Livery Company and is signed 'Croggon, Lambeth, 1836'.



Haberdashers' Aske's Boys' School (1875) - a Locally Listed Building



Haberdashers' Aske's Girls' School (1891) - a Locally Listed Building



Row of shops in New Cross Road

There are five non-residential buildings that were built as an integral part of the Haberdashers' estate: Haberdashers' Aske's Boys' School (1875); Haberdashers' Aske's Girls' School (1891); London Board Schools, Waller Road (1887); Public house, No. 1 Kitto Road (c.1890) and the Church of St Catherine (1894). These buildings are an intrinsic part of the overall conception of the estate, have notable architectural and historic merit and are therefore locally listed buildings.



No. 318 Queens Road

Character area 1b:

The New Cross Road/Queens Road thoroughfare is an ancient road that divided the old manor of Hatcham. The land north of this road was developed by the Haberdashers' Company from the 1860s onwards and this now forms part of the Hatcham Conservation Area. The character of the road is part commercial and part residential. Because of its role as a main arterial London road the road carries a high level of traffic along four lanes with a consequent high level of noise and air pollution. Busy bus stops, shops and a nearby college result in a high footfall along the pavements, especially at peak times, and create a general feeling of activity and movement.

The central length of the road (south side) is dominated by Fairlawn Mansions (c.1910), two massive blocks of residences, three storeys with basement, built in red brick with stone dressings. Their north facing aspect and soiled appearance due to pollution give them an austere appearance. The two blocks are separated by the entrance to the London Bus depot, formerly a tram depot opened in 1906.

To the east of Fairlawn Mansions, nos. 218 -238 New Cross Road and all of Troutbeck Road is an interwar housing development that is out of character with the late 19th century appearance of the main body of the conservation area but has its own particular 1930s character. These two 20th century developments in New Cross Road (bus depot and interwar houses) occupy the site of a number of earlier villas, including Fairlawn, and a building identified on the 1912 O.S. map as a laundry. Further east, beyond a wall enclosing Aske's School, there is a parade of shops in the ground floor of an altered and neglected three storey late 19th century brick row originally called 'The Pavement'. Shopfronts are modern, mostly in garish colours. There are vestiges of earlier shopfronts in the remaining pilasters and consoles.



K2 telephone kiosk, Troutbeck Road (one of four grade II listed telephone kiosks in the conservation area)

Queens Road has a less hectic ambience and is enhanced by some fine street trees and greenery in front gardens. Nos. 268-320 are three storeys and begin to show some of the architectural features (e.g.

foliated capitals, paired doors under a segmental pediment, red brick eaves course) that are so prevalent in the streets behind, in the main body of the conservation area. No. 294 has a Haberdashers' plaque fixed to its front wall.

The New Cross Fire Station (1894) has an L-shape plan, four storeys with a six bay façade flanked on either side by projecting rounded turrets in a faintly Baronial style, red brick and clay tile roof. It holds a prominent corner location and, rising well above surrounding development, it has landmark quality. It is a locally listed building.

There are three grade II listed K2 telephone kiosks in this character area: Jerningham Road, Troutbeck Road and Waller Road.



New Cross Fire Station (1894) - a Locally Listed Building



Mid 19th century houses in Dennett's Road



Nos. 61 and 63 Lausanne Road

Character area 2: Mid 19th century and later development in Dennett's Road, Mona Road and Lausanne Road;

This small area in the west of the conservation area pre-dates the Haberdashers' development having been constructed c.1850. The 1868 O.S map shows the grid of Carlton Road (now Walsham Road), Dennett's Grove, Butts Road and Victoria Road (now Mona Road) immediately abutting an area of open hillside to the east.

This character area has some good examples of early Victorian terraced houses. It contains a diversity of house building style in a very small area and thereby provides a good contrast to the regularity of house design within the main part of the conservation area (character area 1).

The area has undergone great changes, including bomb damage and demolition, especially east of Dennett's Road where the Edmund Waller Infants School and Walsham House now stand on the site of mid 19th century terraced houses.

Nos. 110-116 Dennett's Road (on the west side) is a short row of mid 19th century two storey brick built houses with paired first floor windows and roofs concealed behind parapets with stucco cornice, much altered by the introduction of uPVC windows and removal of architectural details. Nos. 82-90 have a similar scale and design but with a different style of window and door surround (the former with flat arch, the latter with segmental arch) probably reflecting the different designs of two different builders, even within the same street. Nos 1- 7 Mona Road date from the same period.

In contrast, just around the corner, nos. 61-67 Lausanne Road (c.1900) shows the changes in house design that has occurred in 50 years. These houses are modulated by ground floor canted bay window, pitched roofs and eaves have replaced parapets and front doors are slightly recessed within a small porch.

The variety in house design, the presence of a former large warehouse and differences in scale on the east side of Lausanne Road is reflected in an inconsistent roofline along the street. The road has cars parked on either side and is busy with traffic.

Character area 3: Good quality late 19th century development outside of the control of the Haberdashers' Company

Comprising (a) Reservoir Road, Vesta Road and Sandbourne Road and (b) eastern lengths of Pendrell Road and Drakefell Road;

This area comprises two distinctly separate areas that are not part of the Haberdashers' 19th century development but nevertheless have considerable architectural and historic interest. Being on land outside the ownership of the Haberdashers' Company, the houses were not built with the same restrictions.

Character area 3a:

Reservoir Road, Vesta Road and Sandbourne Road: This triangular character area comprises three residential roads just west of the New Cross Gate railway cutting. There are only a few houses of historic interest in Sandbourne Road as the east side has been redeveloped with late 20th century residential blocks.

Two boundary markers are located at the back of the pavement outside no. 61 Vesta Road. One of these is a short iron post topped by a cube with KENT and SURREY on opposite faces and it marked the boundary between Kent and Surrey, the other is a truncated short metal bollard which marks the limit of the Haberdashers' estate. These markers and a similar Haberdashers' metal bollard in a piece of waste ground beside the flats in Sandbourne Road are notable items of historic interest and locally listed buildings.

From here Vesta Road descends to a bridge over the railway. On the south side the road is notable for houses that rise to a full three storeys, those at the top of the hill having a third storey lit by wide brick 'dormers' with three windows above two-storey canted bays. The design appears crude in comparison to the well proportioned houses of say, Pepys Road. Further down the south side of Vesta Road are pairs of three-storey houses with a distinct lack of architectural embellishment that marks them out as qualitatively different to the Haberdashers' development. Some of these appear to have been converted to flats and the ensuing lack of maintenance of the front garden is detrimental to the streetscene.



County boundary marker - a
Locally Listed Building



Haberdashers' Company marker
beside the flats in Sandbourne
Road - a Locally Listed Building



Nos.18 and 20 Reservoir Road

No. 30 Vesta Road is dated 1906, a late addition and, unusually, built with red brick.

Reservoir Road comprises short rows of houses arranged in pairs with paired front doors under a segmental pediment enriched with foliage and a central face, two storey canted bays flank the entrance and wide eaves are supported on numerous decorative timber brackets. Often the name of the house (e.g. St Anne's Cottage, Pendennis) has been incised above the front door.



Three storey development in Vesta Road



Tiled front path and cast iron railings

No 1 Reservoir Road has been designed to celebrate its corner location and boasts a two storey projecting corner bay with a red brick dentilled eaves course. The road is particularly notable for the ornamental tiles that decorate the sides of the recessed front porches although, regrettably, some porches have been enclosed.



A full set of clay chimney pots

Character area 3b:

Nos. 29-35 and 26-36 Pendrell Road and nos. 107-131 and 172-196 Drakefell Road; This character area well illustrates the contrast between Haberdashers' and non-Haberdashers' building. Of particular note is the abrupt break in house style between no. 105 and no. 107 Drakefell Road that vividly illustrates the change in land ownership. No. 105 is the most easterly of the Haberdashers' houses in Drakefell Road and, on plan, its eastern flank wall can be seen to be canted to follow exactly the boundary line of the Haberdashers' estate. A small Haberdashers' plaque is fixed to the façade of no. 105 and a similar plaque set in the boundary wall of no. 170 opposite marks the limit of the Haberdashers' land.

The transition is not so noticeably marked at the east end of Pendrell Road although the break can be told by the wide gaps between nos. 27/29 and 24/26 where the terraces of over 12 houses to the west give way to the short rows of houses to the east. Unusually no. 36 Pendrell Road is built with red brick.



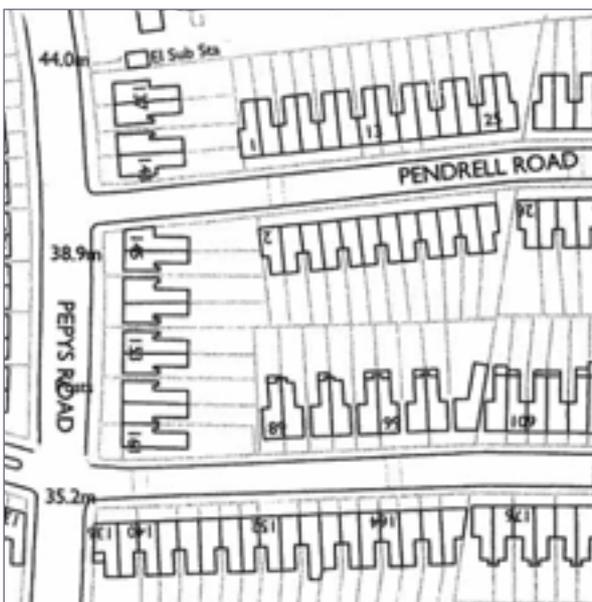
Nos. 23 and 25 Pendrell Road



No. 105 Drakefell Road, the eastern limit of the Haberdashers' estate



The part of the conservation area owned by the Haberdashers' Company at the time the land was developed in the late 19th century



The diagonal line to the right of the plan follows the boundary of the Haberdashers' estate

Character area 4: Railway cuttings / sites of nature conservation importance comprising (a) New Cross Gate Cutting and (b) Nunhead Cutting;

New Cross Gate Cutting (character area 4a) is the larger of the two railway cuttings. It was excavated by the London and Croydon Railway Company after buying the Croydon Canal in 1836. Between here and Forest Hill half a million cubic metres of soil were removed by navvies working only with hand tools. Earthworks since the railway opened in 1839 have resulted in the site becoming a series of terraces down to the railway line. The woodland occupying most of the site is of fairly recent origin, previously the slopes were more intensively managed by British Rail and grassland predominated. Since 1987 London Wildlife Trust has managed the site as a nature reserve.

The wide shallow cutting between New Cross Gate and Forest Hill stations contain probably the finest suite of railside wildlife habitats in

London. Around 4 km long, this is a huge swathe of high-quality habitat reaching right into the densely populated urban north of Lewisham Borough.

Nunhead Cutting (character area 4b) was created during construction of the London Chatham and Dover Railway c.1870. It has an east-west orientation and is vegetated with a mosaic of woodland (mostly sycamore), scrub and rough grassland.



New Cross Cutting Nature Reserve



Trees and greenery beside Nunhead Cutting

Telegraph Hill – Townscape Appraisal Map



This map shows the buildings and spaces that make a positive contribution to the special interest of the Conservation Area.

4 Materials and details

Walls and roofs

Building materials and architectural details play a significant role in forming an area's special character and appearance. The houses in the Telegraph Hill Conservation Area are remarkable for the prevalent use of a limited palette of building materials. Walling is predominantly yellow London stock brick with stucco dressings (to imitate stone) and occasional red brick recessed panels or string courses. Brick colours come in a range of yellow/brown hues and textures and, unexpectedly, a few houses are built with red brick (e.g. no. 32 Pendrell Road). Brickwork of houses is invariably laid in Flemish bond. Brickwork on the garden walls is more often in English Garden bond. Of particular note is the walling of the Haberdashers' Aske's Hatcham Girls' School which has inlaid designs.

Some non-residential buildings such as the fire station, Haberdashers' Aske's Girls' School, public house and vicarage are also built with red brick. Brickwork is invariably laid in Flemish bond i.e. alternating headers and stretchers. St Catherine's Church is built of natural stone.



'Fishscale' effect of slates



The Vicarage, Pepys Road



Roofs were originally covered with Welsh slates although in many instances natural slate has been replaced with ridged concrete tiles to the detriment of the house's appearance. A fishscale effect remains on many hipped bays. These should be preserved or replicated.

Windows

Ornamentation of window surrounds varies between streets adding diversity amidst the overall uniformity of the estate. Original windows are almost exclusively timber vertical sliding sashes. The prevalent glazing pattern consists of two panes in each sash for the upper floor and one pane per sash in the lower floor. Where this no longer occurs it is because of modernisation.



Doors and porches

Many houses in the conservation area retain their original doors which are often set within elaborately detailed recessed porches enhanced by ornamental tiled side walls which help create an attractive entrance to the house and add to its status. Robust, panelled timber doors are common, the upper panels glazed with

leaded lights or coloured glass. Above the door decorative rectangular and semi-circular fanlights provide more light to the internal hall. Many houses have twin entrances beneath an embellished stucco pediment with ornamentation that matches the adjacent window surrounds.

Boundary treatment and front paths

Front boundaries were originally bounded by metal railings set in a low wall. Though many remain, most were removed at the start of World War II. Arbutnot Road is notable for the retention of lengths of original railings. Though many historic front paths have been lost, those that remain are a valuable asset to the conservation area. Encaustic tiles in geometric patterns and black and white diadem patterns are both common.



Architectural detail

The houses are rich in architectural detail especially, as noted, on door and window openings around which there are a wide variety of decorative effects. Clay ridge tiles, finials and rows of clay chimney pots on robust brick chimney stacks enliven the roofscape. Their loss is always regrettable.



5 Condition of the conservation area

As part of the assessment of Telegraph Hill Conservation Area in 2007, a brief visual condition survey of some of the properties and the area in general was carried out. All of the original houses in the conservation area are over 100 years old.

The conservation area has, unsurprisingly, undergone a certain amount of change, not all of which is good quality and some of which has been detrimental to the area's character and appearance.

The general condition of the buildings in the area is good. There are no derelict properties and although some would benefit from routine maintenance and repair, none are considered to be at immediate risk of decay. Telegraph Hill Park, after some years of neglect, has been recreated and restored. Small changes to the external appearances of individual houses are beginning to erode the special interest of the area. Examples of such negative alterations are: replacement of timber sash windows with uPVC or windows in a different style, enclosure of recessed front porches, obtrusive rooflights

located in the front roofslope, unauthorised satellite dishes, replacement of slate with concrete tiles or poor quality artificial slate, incorrect bonding of new brickwork, rendering/pebble-dashing of original brickwork, removal of small architectural details such as tiled front paths, finials, ridge tiles and clay chimney pots.

Of particular note is the change caused by the loss of original front boundary walls and the hard-surfacing of front gardens, usually to form a parking area. Not only is the removal of wall and garden regrettable in terms of the loss of historic fabric but also because of the loss of an urban wildlife habitat and the adverse impact of hard surfacing on water run-off.

Some of the above alterations may not have required planning permission and have been carried out lawfully under 'permitted development rights'. The Council has powers to restrict permitted development rights by means of an Article 4 Direction.

Useful contacts

London Borough of Lewisham

Website: www.lewisham.gov.uk

Planning Service

Laurence House
Fifth floor, 1 Catford Road
Catford, London, SE6 4SW

Planning and information desk:
020 8314 7400

Conservation and Urban

Design team:

020 8314 6071/8533

Planning Enforcement team:

020 8314 8092

Building Control

Laurence House
Second floor
Address as above
Tel: 020 8314 8233

Lewisham Local Studies and Archives Centre

Lewisham Library
199-201 Lewisham High Street
Lewisham, London, SE13 6LG
Tel: 020 8297 0682

Envirocall

Report fly-tipping, graffiti,
potholes etc on the following
phone number or websites:

Tel: 020 8314 7171

[www.lewisham-
visibledifference.org.uk](http://www.lewisham-
visibledifference.org.uk)

www.lovelewisham.org

Housing Needs Grants

Capitol House
47 Rushey Green
Catford, London, SE6 4AS
Tel: 020 8314 6622

Highways

Wearside Service Centre
Wearside Road
Ladywell, London, SE13 7EZ
Tel: 020 8314 2181

Street trees

Wearside Service Centre
(as above)
Tel: 020 8314 7171

Other

The Telegraph Hill Society

Contact via the details posted on
www.thehill.org.uk/society/

Bibliography

Hatcham and Telegraph Hill by Raymond Thatcher published by Lewisham Local History Society (1982)

A History of St Catherine's, Hatcham by Olive Palmer and Maud Foreman (1990)

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Re-opening of Telegraph Hill Park published by the Telegraph Hill Society (2005)

Hatcham Conservation Area Appraisal published by Lewisham Borough Council (2006)

Maps and old photographs from Lewisham Local Studies and Archive Centre



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