

## 2 Form and character of the conservation area

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# 2 Form and character of the conservation area



Views across rear gardens. Rear elevations can be seen where streets are bisected by other streets

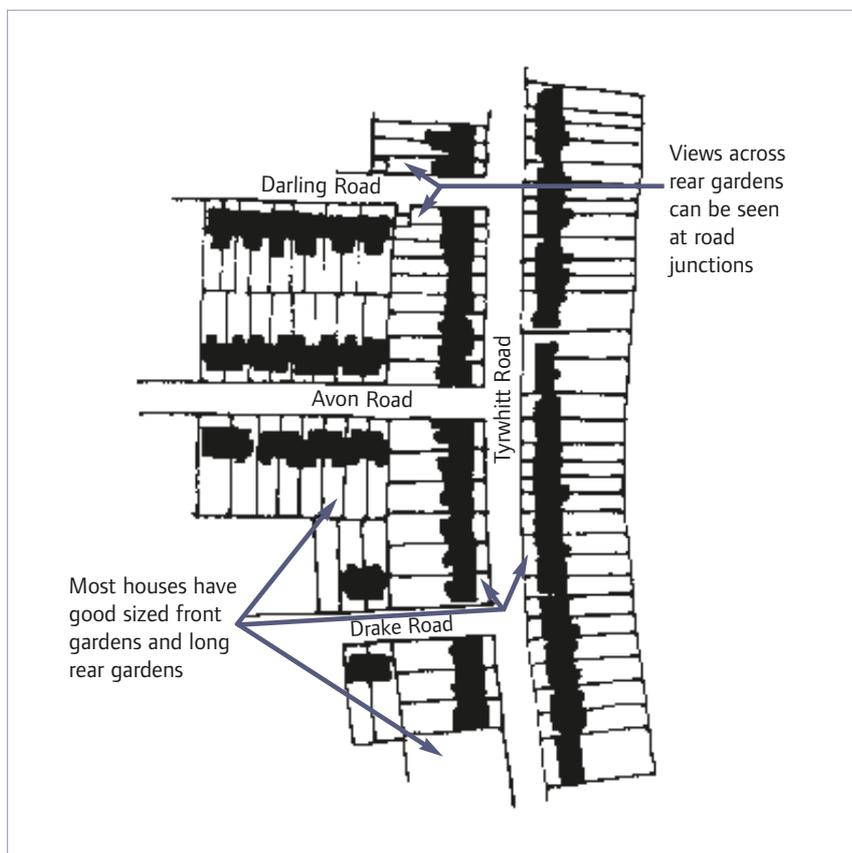
The character of the conservation area is that of a large Victorian suburb for the wealthy middle classes. The area developed with the older buildings to the north and the later ones to the south. This section outlines the spaces and layout which underlie the conservation area's overall character.

## Spatial character

There are four wide, tree-lined roads running from north to south through the conservation area: Wickham, Breakspears, Tressillian and Tyrwhitt Roads, and these contain the grandest houses and villas.

Smaller streets with only slightly more modest housing bisect these roads. This layout is due to the speculative nature of development, where not all the land was available for building or land was under different ownership. Some streets can still be seen to follow the edges of land boundaries.

Gardens back on to each other or on to mews. Where roads bisect the main roads there are views across the rear elevations and into verdant gardens. Houses and even terraces have open space between them to the sides allowing views through to gardens and beyond.



A typical street layout

## Mews

The mews are unmade service roads running behind houses in some of the larger streets such as Wickham Road and Breakspears Road. The historic maps show that development in the mews, such as stabling, was never widespread. Today the mews are leafy lanes containing many mature trees, single-storey garages and views to the rear elevations of the tall Victorian houses across their long gardens.

## Gardens

Most Victorian housing in the area has front gardens and rear gardens of good size. Many front gardens display the remains of a row of lime trees, probably planted when the houses were built. Few original front garden walls remain, but where they do, they are sturdily built of stock brick sometimes with thick carved stone copings. Equally rare are the original York stone paths or the early 20th-century tiled paths to the front door.

Rear gardens are generally very long. Where the smaller side roads bisect the four largest roads, long, plain, stock-brick garden walls of roughly 5–6 feet high close off the end gardens. These long, uninterrupted garden walls are a particularly characteristic feature of Brockley conservation area. A handful of garden walls are pierced by simple timber gates leading to small garages. A survey of 'corner sites' undertaken in October 2003 showed that 40% of houses whose gardens have direct access on to the street have no development in them.



A typical unmade road with grass, trees and garages



Modern mews houses in Breakspears Mews



A historic front boundary treatment



Hilly Fields Crescent seen from Hilly Fields



A view through Tyrwhitt Road to Hilly Fields (note the vegetation in the front gardens)

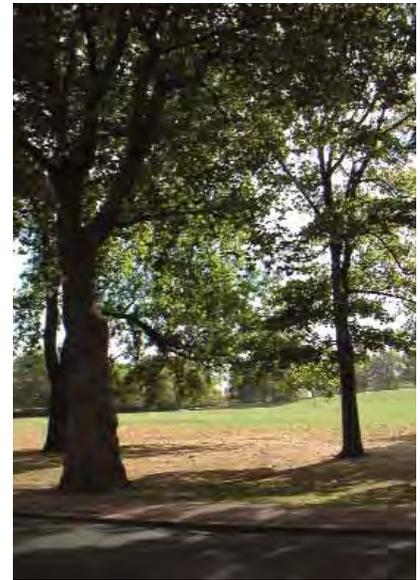


Wickham Gardens

## Public spaces and vegetation

The largest public open space in the conservation area is Hilly Fields. Hilly Fields has a special relationship to the houses surrounding it as these were designed to overlook the park. Hilly Fields is the highest point in the conservation area and gives excellent, wide-ranging views. This large, sloping, grassy park with its mature trees and wide-open feel gives this particular part of the area a distinctly rural appearance.

Small areas of green space also exist at Wickham Gardens off Wickham Road; the Memorial Gardens, Lewisham Way and St Margaret's Square in front of Nos 34–50 Adelaide Avenue. Wickham



Mature trees in Hilly Fields

Gardens is a grassy island in a cul-de-sac and not easily seen from Wickham Road. St Margaret's Square is a rectangular sunken garden situated in front of a group of houses and was probably originally a private garden for these houses. These green spaces are all protected from development under the London Squares Act 1932.

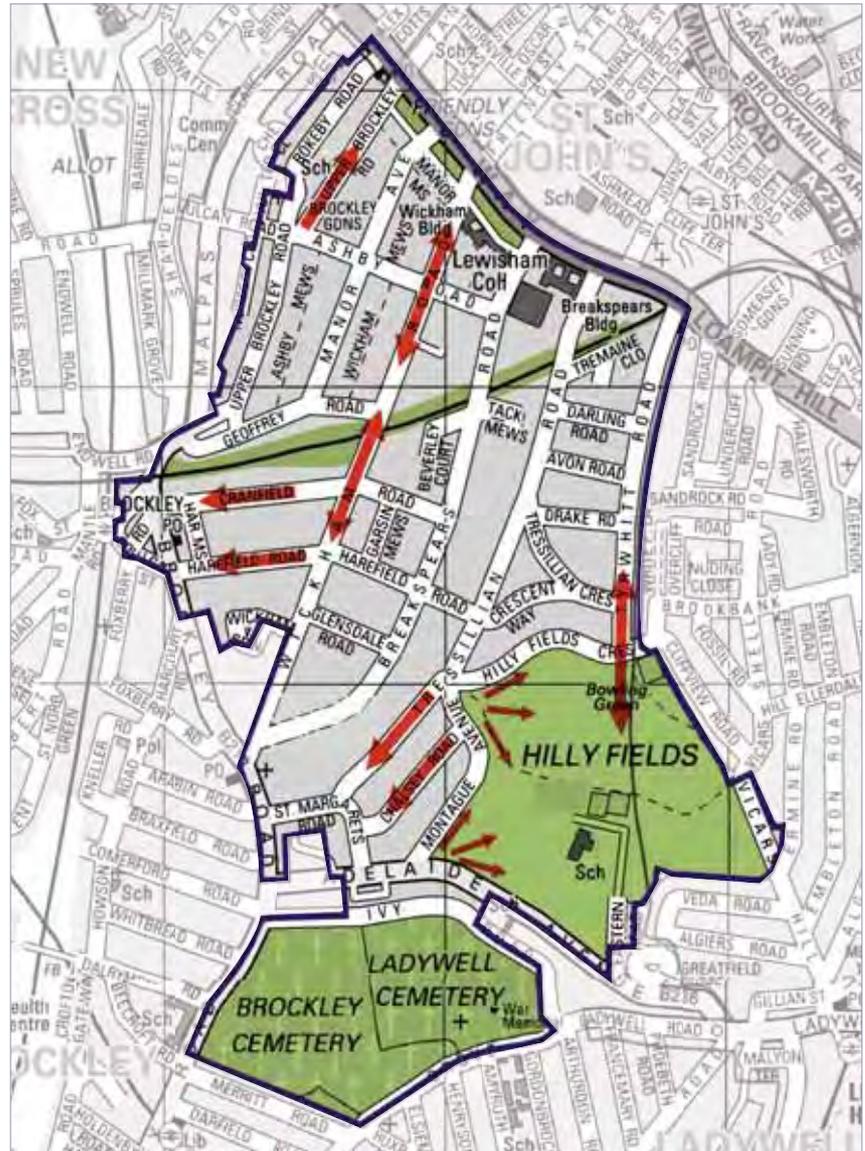
Street trees are prolific in the area and they greatly enhance the leafy suburban feel. Many front gardens are planted with hedges or shrubs and these, along with the rear gardens seen from the side streets, contribute to a spacious and green character.

## Relationship to surrounding areas and views

Hilly Fields gives good views through the conservation area due to its elevated position. Particularly good are views through Tyrwhitt Road to St Johns Church and Canary Wharf; views down Chalsey Road and across to Peckham Rye; and down to Adelaide Avenue.

Another excellent view is through Wickham Road which is more than 1km long and absolutely straight. The tall spire of St Andrew's Church is seen at the southern end and Friendly Street in the adjacent St John's conservation area can just be discerned at the northern end.

The junction of Upper Brockley Road with Vulcan Road also contains a spectacular view towards the former Croydon Canal, with its heavily wooded steep cutting which is now a nature reserve, and up to Telegraph Hill.



Brockley conservation area views



View south-west through Chalsey Road



A typical street view including garden walls, garden trees and shrubs as well as street trees



St Peter's Church



160-186 Lewisham Way

## Architectural character

All the historic buildings in the conservation area make a positive contribution to its character.

Because of this, they are seen as important and the demolition or unsympathetic alteration of any of them would be detrimental to the character and integrity of the conservation area. However, some are undoubtedly of more architectural significance than others. These are outlined here.

### **St Peter's Church, Wickham Road (Grade II).**

Built in 1866–70 by Frederick Marrable, with octagon at rear by Sir Arthur Blomfield (1890).

### **160–186 Lewisham Way (Grade II)**

This is the largest group of listed buildings within the conservation area. They are among the oldest, with No 186 having reputedly been constructed in the late 1840s.



Lea House, Lewisham Way

### **Lea House, Lewisham Way (Grade II)**

A continuation of the listed group above, but now interrupted by Marie Lloyd Place.



St Andrew's church, Brockley Road

**St Andrew's Church, Brockley Road (Grade II)**

A United Reformed Church built in 1882. Has a 170-foot spire.

**Former Deptford, Lewisham Way Central Library (Grade II)**

The library was the gift of John Carnegie and built by H. Brumwell Thomas in 1914. Now used as a community arts centre.

**Prendergast School, Eastern Road (Grade II)**

This was originally the West Kent Grammar School, built in 1884–5 by Charles Evans. It contains murals by Charles Mahoney, Evelyn Dunbar, Mildred Eldridge and Violet Martin dating from 1833–36, which are considered important examples of 20th-century mural paintings.

**Telephone boxes (Grade II)**

There are three K2 telephone boxes on the Lewisham way frontage of the conservation area. These are located at the junctions with Wickham Road, Breakspears Road and Tyrwhitt Road. There is also one K2 box in Wickham Road at the corner of Brockley Road.



Former Deptford Central Library



Prendergast School murals, Eastern Road



Telephone box



37 and 37a Rokeby Road

**37 and 37a Rokeby Road**

A mid 19th-century three-bay villa, with two storeys and a basement, and stucco with a low pitched roof. There is a loggia at the front with an ornamental cast iron railing and hood. Locally listed.



70 Rokeby Road

**70 Rokeby Road**

Early to mid 19th-century two-storey detached house with a three bay frontage. Built from yellow stock brick with stucco dressings. It has a low pitched hipped roof. Locally listed.

**The Red House, 53 Wickham Road**

An early Arts and Crafts-style detached house. Built for Kersey & Knight Solicitors in 1879.



The Red House, 53 Wickham Road

**42 Wickham Road**

A large detached house with stucco front and parapet roof, c1870.

**Lewisham College, Breakspears Building, Breakspears Road**

Brutal concrete architecture. Its form is a simple, flat-roofed concrete block divided by smaller blocks with rounded corners to create the window openings.



42 Wickham Road

**Lewisham College, Tressillian Building, Lewisham Way**

This was built by by Hiorns and Forest for London County Council's Architecture Department in 1927–31.

**Deptford War Memorial, junction of Lewisham Way and Upper Brockley Road**

Designed and built in 1921 by William Richards, the memorial takes the form of an obelisk with a life-size soldier and sailor in First World War uniform. The Memorial Gardens were bought and named shortly after.



Lewisham College, Breakspears Building, Breakspears Road



Lewisham College, Tressillian Building, Lewisham Way

**St Peter's Church Hall  
Cranfield Road**

This was constructed in 1879 as the church hall for St Peter's Church. Its construction is brick with stone dressings.

**Hilly Fields Stones**

A stone monument erected to mark the year 2000, comprising 12 giant granite boulders from Scotland, forming an ellipse. Can be used as a sundial with the viewer acting as a gnomon.

**21 Breakspears Road**

A good example of High Victorian eclectic style.

**Borough boundary marker  
Tyrwhitt Road**

Marked the old boundary between Deptford and Lewisham.

**The Station Master's House  
Brockley Road/Brockley Cross**

Built for the master of Brockley Lane Station.

**1, 2 and 3 Coulgate Street**

These labourers' cottages were built in 1833 and are the oldest buildings in the conservation area. Currently proposed for local listing.

**The Wickham Arms  
69 Upper Brockley Road**

Imposing building located opposite the former Lord Wolseley. Built mid 19th-century.

**76 Upper Brockley Road**

The Former Lord Wolseley Public House. Built c1870s. Now converted to flats.



Deptford War Memorial, junction of Lewisham Way and Upper Brockley Road



St Peter's Church Hall, Cranfield Road



Hilly Fields Stones



21 Breakspears Road

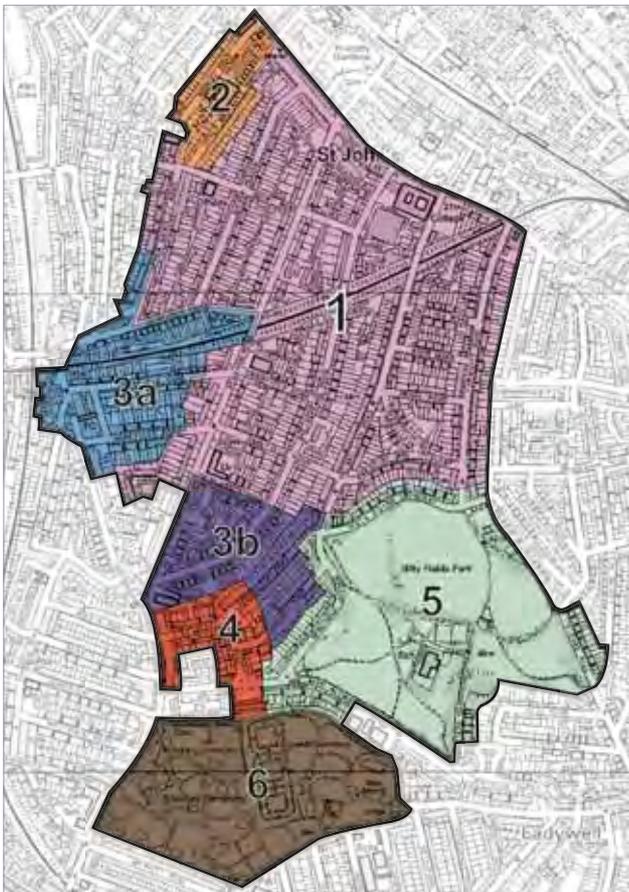


Borough Boundary Marker, Tyrwhitt Road

## Areas of distinct character



Italianate detail in Tyrwhitt Road



Areas of distinct character Brockley conservation area

Several distinct character areas can be seen in Brockley. Victorian architects and builders searched for a new and unique style to reflect the age of technology and prosperity and many earlier styles were drawn on. The most popular domestic styles of the period are represented in Brockley.

Houses in Brockley were built speculatively and designed by their builders who followed the fashionable styles of the time or used details found in house 'pattern books' of the day. Some builders made enough money to build their own houses in the area and so join the society they served. Such builders included Frederick Hodson, who lived at 39 Tressillian Road, and Robert Walbutton, who lived at 12 Darling Road.

In the early to mid 19th-century, styles remained relatively restrained and influenced by the renaissance of classicism in Italy. Italianate detailing, such as bracketed cornices over windows and rustication to walls or quoins against pale stock brick can be seen in the earlier houses to the north of the conservation area.

However, architects were in pursuit of a new style and builders mixed and matched decorative elements to create the opulent High Victorian eclectic style. This was used in Brockley throughout the 1870s and 80s, particularly for the large houses. Venetian windows, leafy capitals, decorative bargeboards, dog-tooth banding and balustrading over bay windows could all be used on a single house alone, as in the house pictured right.



Eclectic detailing

From the 1880s the Gothic Revival entered the 'battle of the styles'. Pointed windows and doors, steeply pitched roofs and polychrome brickwork can be seen in a number of houses in the south of Brockley conservation area.

The southern parts of the conservation area were developed in the late 1880s and 90s. Here the houses tend to be smaller and their styles change again to follow the late Victorian fashions, including the Arts and Crafts style, Queen Anne Revival and finally Edwardian, all of which were predominantly built in red brick.



Gothic Revival house in Wickham Road



Tyrwhitt Road – street view

## Area 1: Wickham, Breakspears, Tressillian and Tyrwhitt Roads

This is the largest character area in the conservation area. The wealth of those who lived here is revealed by the size of the houses, their design and their decoration. There are a number of types of house in this sector, ranging from stand-alone villas at the top end of the scale to pairs of semi-detached houses and terraces of four houses.



Tyrwhitt Road. Short terraces of four Italianate houses built by the 1890's

The shorter roads running west-east across the main roads also contain a variety of houses for the middle classes, all displaying similar ornamentation to the houses in the main streets.



Manor Avenue. A slightly earlier terrace built in the 1860's

## The short terrace

A common type of house in the area is the short terrace of four. These groups of four houses tend to be four stories built in stock brick with restrained Italianate decoration, treating the terrace as one whole palatial frontage. The detailing of each terrace varies so that they are not all the same.

The short terrace is a type which can be seen across the conservation area. The houses are topped with two sets of large chimney stacks each serving two of the houses with 16 terracotta chimney pots to each stack. The terrace is plain with classical detail. In the Tyrwhitt Road example (left) the two central houses are slightly set forward and the two end houses have their entrances to the side. The four houses make up a symmetrical composition where each individual house is defined by the placement of its windows, front door and fire wall rising above the roofline. The main floor is given importance in the decorative treatment of the windows and door cases. The examples here have bracketed cornices (fig.2) or curved and pointed pediments (fig.3). The windows gradually become smaller and have simpler treatment as they get higher.

## The pair

There are many pairs of semi-detached houses in the conservation area, all employing slightly different plan forms and decorative treatments. Two types are described below.

The two pairs of houses in Darling Road are an unusual design with large gable frontages and rooms directly under the roof. The front doors to each house are placed at either side of the building behind arched porches with tiled steps leading up to them. Two typically mid-Victorian bay windows separate the front entrances. Zig-zag detailing is employed on the bay window surround and on the lintels to the first floor windows. The sash window panes

are divided by glazing bars to give narrow margin lights. The second-floor or attic windows have arched heads with keystone details in their arched lintels. Chimneys are centrally placed.

A more common type of semi-detached pair in the conservation area is seen in Breakspears Road. Wide gabled bays at each end accommodate a large arched entrance, and a parapet-topped bay window. The central bays are simply filled with plain sash windows of the same size on both ground and first floors. Chimneys are situated in long central and end stacks. Further decoration is provided by terracotta dogtooth string courses which have unfortunately been painted on the house to the right.



Pairs in Breakspears Road



Harefield Road



Wickham Gardens. Unusual double height square bay, note also the unusual glazing pattern



A gable fronted pair of houses in Darling Road



Breakspears Road – this pair has all the features of an Italian palazzo – low pitched roof, bracketed eaves, rendered ground floor



Wickham Road. Villa with ornate chimneys

## The villa

Detached villas are the most distinctive and opulent house type in the area and can be found throughout, with a concentration of the most elaborate in Wickham Road. Many are set behind deep front gardens with substantial garden walls, sometimes carriage entrances and often mature trees.

The top picture shows an Italianate house with symmetrical double height bay windows. The pilasters which run up to meet the unusual chimneys on the front elevation are a unique feature in the conservation area.

Several gothic villas exist in this character area. Common features of these are pointed windows, steep roofs, and polychrome brickwork. The villa in shown far left has stucco and red brick lintels above the windows to contrast with the stock brick and an imposing turret.



Wickham Road. Gothic house with red brick and stucco dressings



Breakspears Road. Italianate detail and campanile style tower

The picture, bottom left, shows a Victorian house c.1880 in the eclectic style. The central front entrance is large and elaborately detailed with columns, swags and modillions, but the facade is not symmetrical. To the left is a wide, double-height splayed bay with its roof broken by further windows and a hipped turret-style roof. To the right of the elevation is a very shallow square bay topped by a simple pediment. The roof is a mansard and the walls have stucco banding. The beautiful front wall and gate piers match the house in materials and design.



High Victorian eclecticism



Early coach house to the rear of Lewisham Way

## Area 2: Upper Brockley and Rokeby Road

This is one of the oldest parts of the conservation area. In Upper Brockley Road Nos 2–24 were built in 1849–50. These pairs, pictured left, have shared chimney stacks placed centrally and entrance doors to the side. The windows in these houses vary in the number of panes and design which adds to the charm of this part of the street. Rokeby Road contains a long terrace of mid 19th-century housing, which is a unique feature in the conservation area as a whole. This two-storey terrace displays only a small amount of decoration on a simple stock brick elevation topped by slate roofs.

Where Ashby Road crosses Upper Brockley Road there are two large public houses: the former Lord Wolseley (now converted to flats) and the Wickham Arms. A high pavement, an unusual feature, begins at this pub and runs south down Upper Brockley Road, the shops along it having been converted to residential units. The trees shading this terrace especially enhance its character.

To the north of Upper Brockley Road is the Parade, a row of shops displaying a date stone of 1888 with the initials JJD for the architect, John James Downes. The '12 over one' sash window pane configuration and the red bricks used are typical of this date. Also of a later date is the former Deptford Library funded by Carnegie and built in 1914.



Upper Brockley Road



Rokeby Road



The parade in Upper Brockley Road



The long terrace in Rokeby Road



An old shop front in Upper Brockley Road



Upper Brockley Road. The high pavement with shops now converted to homes



Ashby Mews



Coulgate Street

## Area 3a: Western ends of Harefield and Cranfield Roads

## Area 3b: Southern ends of Breakspears and Tressillian Road

The Coulgate Street cottages were originally built near the canal in 1833 and are the oldest in Brockley. The stock-brick terrace is two stories with slate roofs and no decoration other than the regular layout of their sash windows and doors which open directly on to the street with no front gardens.



A good example of a traditional shopfront with painted fascia on a prominent corner at Brockley Cross

### Area 3a: western ends of Harefield and Cranfield Roads

These roads are generally narrower with smaller houses and front gardens than the main roads through the conservation area. The houses are predominantly in short, two-storey terraces. However, their classical Italianate style, stucco detailing and regular sash windows echo the styles of the higher-class houses. Nos. 3–53 Cranfield Road were built by 1863 when the road was known as Cranbury Road. A particularly charming group of four nestles at the brow of the hill in Harefield Road, probably built only a few years later.

The short mews running from Harefield Road to Wickham Gardens is one of the most attractive in the area. There is no development here to obscure views and no fly-tipping so the track takes on the atmosphere of a country lane. Harefield Mews is the only service road to have its original granite sett surface which gives the road character and should be preserved.



Harefield Road

The shops on Brockley Road might have been built as houses originally, but had single-storey shopfront extensions added at a later date.



Shops on Brockley Road



South end of Tressillian Road

### **Area 3b: southern ends of Breakspears and Tressillian Roads**

This area is very similar to Area 3a as it contains groups of small Italianate stock-brick houses climbing uphill towards the grander avenues. They are, however, slightly later, with Chalsey Road and the south part of Tressillian Road not being built until the turn of the 20th century.

### **Area 4: St Margaret's Road, Adelaide Avenue, nos. 285–331 Brockley Road**

St Margaret's Road, Adelaide Avenue and part of Brockley Road were part of the Bridge House Estates. These roads are at the southern boundary of the conservation area which developed towards the end of the Victorian period. It is easily distinguishable from the other areas as the houses are generally smaller and mainly built of red brick.

The predominant style is based on the Queen Anne Revival style, which was popular during this period. The contrast between the bright-red brick and white Queen Anne windows (ie the top sash divided into smaller panes and the lower sash left blank) was a key feature of this style; Adelaide Avenue and the southern part of St Margaret's Road exhibit beautiful examples. The buildings at nos. 285–331 Brockley Road are similar in style with tiled roofs, dormer window and stone mullioned bay windows. These were added to the conservation area in 2005.

Further up St Margaret's Road and in the very southern part of Tressillian Road are early purpose-built flats. Their distinctive Dutch gables, terracotta details, mullioned windows, and wide-arched porches are typical Arts and Crafts features.



Adelaide Avenue. Typical Queen Anne houses



St Margarets Road



Tressillian Road. Arts and craft influence



Montague Avenue



Vicar's Hill



Hilly Fields Crescent cottages



Hilly Fields Edwardian houses

## Area 5: Hilly Fields and surrounding streets

When Hilly Fields was created in 1896, the land around the edge was reserved for development so that housing could be built with park views.

In Montague Avenue the houses were built in a transitional style with Queen Anne windows, but with timber porches creating a veranda-style feature more characteristic of the developing Edwardian style.

Hilly Fields Crescent was built at the turn of the 20th century on land owned by John Edmund Lee. The small cottage-like terraces in Hilly Fields Crescent overlooking the park have small, lush front gardens which give the street a rural feel. Their design is simple with sash windows and colourful front doors, giving the houses their special character.

Building style changes sharply at nos 1–4 Hilly Fields Crescent with two typical Edwardian red-brick houses with cast iron verandas, clay-tiled roofs with decorative timber bargeboards and casement windows. No 1 has an elegant turret which finishes this corner into Tyrwhitt Road particularly well.

Vicar's Hill on the eastern side of Hilly Fields was added to the conservation area in 2005. These large houses were built in the Arts and Crafts style in 1910 with clay tile roofs, sash windows, pebbledash and terracotta detailing which contrasted with the red brick. Sadly this has mostly been painted over.

Eastern Road provides the other eastern boundary of the conservation area overlooking the park. These Edwardian houses have lost many of their original features, but it is hoped that the Article 4 Direction will foster improvements as these houses form part of the setting of Hilly Fields. It is interesting to note that the author Henry Williamson grew up at no. 21 and wrote of his surroundings in *The Chronicle of Ancient Sunlight*.

Prendergast School sits at the top of the park and was built in three phases; the earliest was started in 1884 before Hilly Fields was laid out. The building is listed Grade II\*.

## Area 6: Brockley and Ladywell Cemeteries

These cemeteries were originally laid out as Deptford and Lewisham cemeteries. They form part of the history and character of Brockley and were therefore brought within the conservation area boundaries in 2005. In 2004 restoration works were completed at the cemeteries which included repairs to Brockley cemetery lodge and the remaining chapel. The restoration was funded by Lewisham Council, Lewisham Environment Trust and Onyx Environmental Trust.

Both cemeteries were laid out by Tinkler and Morphew, who won two separate competitions to design the cemeteries. They were laid out in serpentine patterns with the ground being divided into circular or irregular zones, short formal avenues and boundary paths. Deptford Cemetery (now Brockley Cemetery) was consecrated in January 1858 and Lewisham Cemetery (now Ladywell Cemetery) two months later.

Trees are a key element of the character of the cemeteries. The Brockley Cemetery still has an imposing avenue of Poplar trees along the southern edge of the Catholic enclave and an avenue of

Plane trees along the northern edge. The cemeteries are also peppered with specimen trees, both coniferous and deciduous which give the cemetery the appearance of an arboretum.

The round points were more densely planted with trees and shrubs; Edwardian postcards show these to have had flower beds too at that time.

The Ladywell Cemetery was less densely planted. The principal avenue was flanked by rows of Yew trees and the perimeter was lined with Chestnut trees and only the intersections were planted. Close to each cemetery lodge is a Cedar tree. However, the rapid growth of self-seeded trees such as sycamores erodes the special quality of the cemetery which should be preserved.

Each cemetery initially possessed a lodge, an Anglican chapel and dissenters' chapel, all designed by Tinkler and Morphew. Brockley Cemetery also had a Roman Catholic chapel designed by EW Pugin. Only the lodges and one dissenters' chapel remain, the others having been destroyed by bombing during the Second World War (as was Pugin's chapel) or demolished following prolonged vandalism.



Tombstones in natural setting



Dissenter's Chapel



Tombstones in formal setting



Brockley Cemetery lodge

The Brockley Cemetery lodge is a gabled, L-plan house with arched doorcases, angle quoins and other medieval-style touches, built in Kentish rag stone and what appears to be Bath stone dressings. The adjacent Gothic gate piers are similar in style and materials.



Mature trees

The Ladywell Cemetery lodge and gates are better preserved than Brockley's but similar in overall appearance. The florid Gothic cast and wrought-iron gates are exceptionally good, having the Burial Board's monogram reproduced in the lower hubs and the name of the cemetery being spelt out in wrought iron letters above.



Jane Mary Clouson's tomb

Both cemeteries expanded around the turn of the 20th century; Deptford to the south and Lewisham to the west. These parts were laid out to a more geometric plan giving them a different character to the earlier parts of the cemeteries. The cemeteries were amalgamated in 1948 and the dividing wall taken down; a raised bank can still be seen today, as can their separate characters.

The tombstones contribute to the character of the cemeteries due to their interest and age, their representation of the inhabitants of Brockley, their profusion and their layout. However, the following tombs are of particularly interesting design:

- William Giddens d1890
- Bugler Henry Stark d1866
- 'Heroes Corner': the Deptford War Memorial
- Jane Mary Clouson d1871
- David Jones 1895–1974
- Imperial War Graves Commission Enclosure
- Charles Murray 1842–1923
- 2nd Lieut, TA Challis MC d1918
- Edwin Nash FRIBA d1884
- William Joy d1909
- Cross of Sacrifice
- William Stevens d1871
- Imperial War Graves Commission
- Sir Alexander Nisbet MD d1874
- James Cooper Corbett d1876.

## Area 7: The mews

The mews in Brockley conservation area are the unmade service roads running behind houses in some of the larger streets. Early maps show that mews development such as coach housing was never as extensive as in other parts of London. The people living in Brockley were more likely to use the new train network to travel and hire coaches and horses when needed rather than keep their own. In any case, not long after the houses had become established, the motor car became available to those with means. Today the mews are leafy lanes containing many mature trees, single-storey garaging and views to the rear elevations of houses and long, verdant gardens.

### History of the mews

The 1863–68 map shows tracks running behind Lewisham Way and between Upper Brockley Road and Manor Avenue as well as between Manor Avenue and Wickham Road. Hardly any development is shown in these locations. Only six small buildings are shown in the gardens of Lewisham Way, which are likely to have been stabling for these houses – the grandest in the area. The maps of 1894 and 1914 do not show significant mews development either: a very small number of outbuildings is shown dotted across the map.



Locations of mews in the conservation area



Trees

We can conclude that mews development, stabling or other outbuildings were not present in great numbers in Brockley and that those remaining today are therefore rarities of significant historic value. All outbuildings of historic interest in the conservation area make a positive contribution to the overall character of the area and therefore merit preservation. A selection of early outbuildings still present today include the following:

This list is not exhaustive and other mews buildings of historic interest may exist.

**The character of the mews**

Brockley’s mews have many positive and attractive characteristics which make them worthy of preservation. In most places, the mews offer a calm and leafy contrast to the surrounding built-up streets and contribute to the suburban and spacious feel of the conservation area.



Victorian stabling in Manor Mews

**Manor Mews**

R/O 168 Lewisham Way. Present on map of 1863–68.

Although many modern garages have been built at the ends of gardens, these are small, single-storey buildings with flat roofs which still allow views across gardens to rear elevations of the Victorian housing. The mews and rear gardens have an abundance of mature trees which contribute to the character of the conservation area.

**Ashby Mews**

R/O 68 Manor Avenue. Light industrial building with loading arm. Present on map of 1914.

Recent development in the conservation area has not always resulted in preservation of this aspect of the conservation area’s character. Where modern houses have been built at a junction between a mews and a street, the impact on the street pattern, surrounding historic built form and the effect of blocking views has been negative.



Light industrial building in Ashby Mews

**Wickham Mews**

R/O 32 Wickham Road. Two stables. Present in outline on map of 1894.

**Breakspears Mews**

R/O St Peter’s Court (29–31 Wickham Road). Outbuilding. Present on map of 1914.  
R/O Chester House (27 Wickham Road). Outbuilding. Present on map of 1894. R/O 57 Wickham Road. Outbuildings. Present on map of 1914.

The mews differ slightly in character. Wickham Mews is the longest one which is open at both ends and is mainly characterised by many mature trees, garaging and no surfacing. The rear elevations of the fine houses along Wickham Road and Manor Avenue can clearly be seen.

A mews with a particularly rural charm is the short lane running from Harefield Road to Wickham Gardens. There is no development in the back gardens, so garden walls and trees make up the character giving it an untouched appearance which any intrusion would severely harm.

Breakspears Mews and Ashby Mews both widen out towards the centre. The north and south of Asbhy Mews and the western side of Breakspears have a significant amount of light industrial or workshop development, although trees and views of houses still exist above the single-storey buildings. Ashby Road has a gravel surface to the southern end and a cobbled surface at the northern end which is a positive feature in the conservation area.

Harefield Mews also displays a fine cobbled surface along its entire length. Harefield Mews has a different character to the other mews in Brockley. It runs behind shops and restaurants on Brockley Road giving it a more commercial character and its short length gives it a self-contained appearance. These characteristics, along with the absence of trees and its existing hard surface, make this the only mews which could be suitable for sensitive residential development whilst still preserving the character of the conservation area.



Rural charm



Views across to rear elevations