



BLACKHEATH CATOR ESTATE

NEWSLETTER — SUMMER 2021



Photo credit: BCER

MESSAGE FROM CHAIRMAN

Welcome to our new summer newsletter celebrating community spirit and inclusivity, something that has always been fundamental to Blackheath Cator Estate residents. It has been a tough year for so many of us and, as the country slowly re-opens, we want to share in the optimism and positivity of coming together as a community once again.

Jon Taylor — BCER CHAIR

DID YOU KNOW?

Blackheath was once home to vineyards, according to local historian, Neil Rhind, in his book 'A Fair Estate.' When the Wricklemarsh Estate was passed down to Thomas Blount in 1618 it included about 280 acres of agricultural land and a sizeable manor house, covering what is now Blackheath Village and the Cator Estate. A keen winemaker, Blount served up many of his locally produced wines to friends and visitors from a vineyard and kitchen gardens which today comprise of Blackheath Grove and Wemyss Road.

ESSENTIAL NEWS

AGM

A note to shareholders: Covid-19 rules permitting, the Annual General Meeting this year will be on Thursday 16th September from 7.30pm at St. Michael's Church hall.

SOLAR PANEL GUIDANCE

For those installing domestic solar panels, in accordance with Planning Portal, the following planning conditions would need to be met:

- Panels should not be installed above the highest part of the roof (excluding the chimney) and should project no more than 200mm from the roof slope or wall surface.
- The panels must not be installed on a building that is within the grounds of a listed building or on a site designated as a scheduled monument.
- In a conservation area, panels must not be fitted to a wall which fronts a highway.

CHEQUES

Contrary to previous information, the Post Office's central sorting offices are still being difficult and are not accepting cheques of any sort with the acronym 'BCER.' We urge people to pay by BACS where possible and please write the business name in full, namely 'Blackheath Cator Estate Residents Ltd.'

ROAD IMPROVEMENTS & TRAFFIC CALMING

As mentioned in our Winter Newsletter, the programme to upgrade and repair the Estate's roads will begin this year. Proposals and timescales are currently being discussed to ensure there is minimum disruption for residents. Detailed information about the proposed work (including the opportunity to ask questions) will be delivered to every household on the estate. Once agreed, further details will be published on the website to ensure residents remain fully informed on the progress and who to contact should any issues arise.

GREENWICH CARBON NEUTRAL PLAN

Greenwich Council has put forward a strategic plan for responding to the Climate Emergency, namely the Carbon Neutral Plan 2021-2030. As a borough it aims to become carbon neutral by 2030, following concerted action by individuals, communities, organisations, national government and international organisations. If you would like the BCER to be involved in helping shape this plan going forward, please get in touch with us and share your views at office@blackheathcatorestate.co.uk.

For the latest Neighbourhood Watch Crime Updates, including scams to watch out for, please visit: blackheathcatorestate.co.uk.

NATURE NOTES

ALAN BRIGNALL — BLACKHEATH ARBORICULTURIST

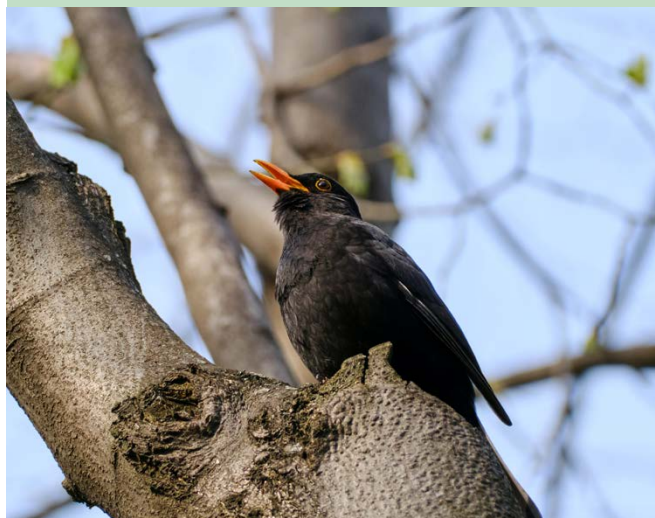


Photo credit: Pexels / Cosmin

"As we journey through spring and summer, we see a flurry of feathery activity as the breeding/nesting season begins. What better case in point than those beautiful little Goldfinches, with their red faces and yellow stripes across the length of their wingspan. With very particular tastes, Goldfinches only seem to consume Niger seeds - so it is worth putting out a separate bird feeder with these in. They also have very different feeding habits. Whilst most species dash in, grab a nut or a seed and dash straight out again, Goldfinches like to get comfortable on a feeding perch, slowly pick at a seed and really take their time to consume each one.

As for our nesting birds, it's nice to help them out by providing some nesting material. If you've been out in the garden and cutting back your perennials, leave any small dead stems, grass or twigs in a pile by the feeders. You will be rewarded by watching the birds have a little look through this new nest building material with interest and intent. Mr Blackbird always seems to relish in this activity, but it is Mrs Blackbird who builds the nest!"



Photo credit: Pexels / Peter Steele



AGE EXCHANGE

Q&A WITH AGE EXCHANGE CHIEF EXECUTIVE,
REBECCA PACKWOOD

Q

WHAT IS AGE EXCHANGE?

Our overall mission is to combat loneliness and isolation. We specialise in the use of Reminiscence Arts (from visual arts, to acting, singing and dancing) to support people living in the community with dementia and their family carers. The idea is to combine arts activities with an exploration of people's memories, to help unlock the past through storytelling and creativity. Our Reminiscence Arts Methodology has been evaluated by Royal Holloway, as part of a study with Guys St Thomas Hospital. It has been shown to improve the wellbeing of people with dementia living in the community by 42%.

Q

WHAT DOES THE CHARITY OFFER?

We offer group activities throughout the week and one-to-one tailored support for carers in the community. We also have a café at 11 Blackheath Village, which offers everything from art classes and knitting to belly dancing. It's a place where you can come if you're on your own, it's full of friendly faces and someone will always talk to you. We also run one of Lewisham's libraries. In a normal year, the footfall is about 180,000 and we have 140 volunteers working with us.

ARE YOU A LOCAL CHARITY?

Please get in touch if you would like us to spotlight you in the next issue at office@blackheathcatorestate.co.uk.



Photo credit: The Age Exchange

Photo credit: The Age Exchange



Q

HOW DID YOU ADAPT TO LOCKDOWN?

When we had to close in March last year we spent a day redefining our services. To replace wellbeing classes we launched our Virtual Day Care Service, which includes activity boxes delivered to people's homes, singing and movement DVD's and weekly befriending phone calls. The activity boxes have a different theme each month, including 14 activities and all the arts materials. May's box was in partnership with the Imperial War Museum. We also sell them online for £25.

Q

HOW CAN PEOPLE SUPPORT AGE EXCHANGE?

You can donate to the charity directly through the website or in a donation box in the café. Another way to support is by joining 'Friends of Age Exchange' where you pay an annual £30 fee and receive 10% off in the café, in addition to discounts on other events we organise.*

Q

WHAT DOES THE FUTURE HOLD?

We need to re-build coming out of the pandemic, both in terms of income streams and helping people get back connections in the community. People with dementia have sadly lost a lot of skills and the ability to do certain things over the last year in lockdown. Our big future aim is also to expand our use of our Reminiscence Arts Methodology to help people with learning disabilities.

Visit age-exchange.org.uk for more information.

* BOOK SALE

The Friends of Age Exchange is having a book sale in The Old Bakehouse on Saturday 26 June from 10am to 4pm.

If you would like to donate books, please contact Gillian Gadsby on gadsby71@talktalk.net or telephone 020 8852 4032.



LOST HOUSES ON THE CATOR ESTATE

WORDS BY LOCAL HISTORIAN — NEIL RHIND
JUNE 2021



Photo credit: The Blackheath Society

“When I wrote the 2nd volume of my Blackheath History (in 1983) I tried to include as many images of “lost” buildings as I could, especially those once on the Cator Estate, on which I lived at the time.

I was fortunate in that many were then recently (late 1950's) photographed just before they were demolished by Span Developments.

But since then images of a few ancient structures have come into the Blackheath Society archives. There is a remarkable aerial view of the Estate of the 1880's - yes, aerial - from a balloon.

Out of a number I offer today is a picture of Tudor House, which stood on the corner of Blackheath Park and Morden Road, as No 105 Blackheath Park. Because it stood in the old Liberty of Kidbrooke we have no parish record before 1832.

Built on a lease to Thomas Ross in 1829 the first known occupant was army agent Robert Miller, from 1832 to 1852. Later occupants were the distinguished local doctor (and ironworks proprietor) Frederick Cotton Finch (1814-1884) and architect George Francis Legg (1819-1904) from 1868 to 1881.

From 1900 to 1934 this was home for the Tremearne family, the scion of which was Shirley Tremearne (1849-1923) editor of The Capital newspaper, in Calcutta.

Unfortunately, in 1933-34 the house suffered considerable settlement and was demolished in March 1934. Alas, its successor, also numbered as 105, suffered the same fate and was demolished in March 2012 – 78 years later. The long garden ground of the original Tudor House gave space to a number of 1930's suburban houses some of which, sadly, also suffered fractures and settlement. Only No 23 Morden Road, the original coach house for Tudor House, survives from 1829-1830.”

Neil's latest book, 'Blackheath Village and Environs: Volume 3' is available to buy from the Age Exchange Café, Bookshop on the Heath, The Blackheath Bookshop (Waterstones) and The Blackheath Society.

HOUSES WITH HISTORY

This spectacular post-war house in the Cator Estate was designed by British modernist architect, Patrick Gwynne, in the late 1960's. With a distinctive spiral shaped ramp and steps leading up to the front door, striking black slate walls and dark tinted glass completes its captivating exterior.

“The elevational treatment was intended to result in a frankly contrasting infill between two period houses on either side, but in such a manner that it would complement the neighbours rather than appear as a separate, unrelated building.”

— PATRICK GWYNNE, ARCHITECT

The house was originally built for Leslie Bilsby, the contractor responsible for many of the nearby Span developments.

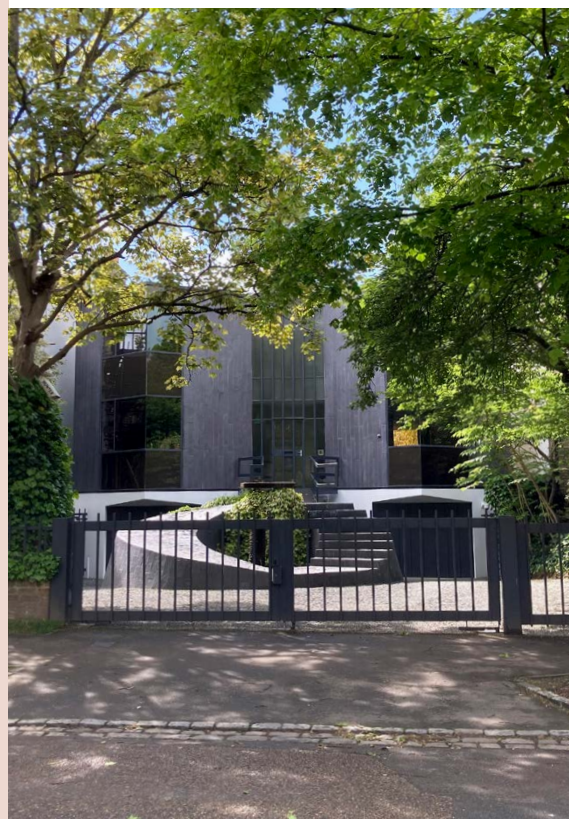


Photo credit: BCER

Do you have a house with history on the Cator Estate? We would love to hear from you. Please email office@blackheathcatorestate.co.uk.



CATOR ESTATE MEMORIES — HERE & NOW

"I moved with my family to Corner Green on the Cator Estate in 1982. At the time, donkeys were kept on a piece of land on the Estate. Their owner, Len, would take them to the area outside Greenwich Park at weekends, giving rides to numerous children over the years. One morning in the mid-80's I looked out of the window and saw a donkey happily eating grass on Corner Green. He had escaped! We have often seen squirrels and foxes but never a donkey until then. Eventually the donkey's land was developed, houses built on what has now become Guy Barnet Close and all the donkeys found a new home."

— ROSIE HEWSON, CATOR ESTATE RESIDENT

"The Cator Estate has always been a wonderfully friendly community. My husband Philip and I moved into our present home in Brooklands Park in 1955, with one six-month-old daughter. Philip was in fact one of the first four directors of the Cator Estate Residents Association. In the 1960's he and three friends approached the landowner, John Cator, who was living in Norfolk, to ask whether he would be willing to sell the roads, so that the residents could manage the estate themselves. John Cator agreed; he sold 2 miles of road for £1 and provided an interest-free loan of £1,000 to cover expenses for the first year before frontage charges could be claimed."

— ELIZABETH WIGGANS, CATOR ESTATE RESIDENT



Photo credit: The Blackheath Society

We would love to feature more stories from residents in our next issue. If you have any anecdotes to share about your time living on the Estate, please email office@blackheathcatorestate.co.uk.

REMINDERS

- Although bins are being emptied more frequently, if you find a bin full, please do take the rubbish home with you. Otherwise, we are finding that the crows can easily pick the rubbish out and scatter it.
- Homeowners are responsible for cutting back hedges to ensure they don't encroach on footpaths. This can be a hinderance for prams, mobility vehicles and a real risk for the visually impaired.
- Please refrain from parking near trees that have green watering bags attached to them, as these need to be accessed from the road.
- Overnight parking of any commercial vehicle, caravan or mobile home is not permitted at any time. These vehicles are entitled to gate passes, only if they are residents.
- A water tractor trailer belonging to Seasons, the BCER contractors, provides water for trees and shrubs across the Estate that are vulnerable to drought. Whilst watering is occurring, the unit is temporarily parked at different places across the Estate. This avoids it having to be

returned to its base every day, over an hour's journey time, which is not economically or environmentally beneficial. We appreciate your understanding on this.

- Any resident undertaking substantial construction work that requires Planning Consent will be required to enter into a Development Deed and pay the relevant development charge to the Blackheath Cator Estate Residents Limited.
- Please ensure contractors (which includes gardeners and landscapers) adhere to the guidelines set out on the website, such as limiting working hours and not working at weekends. Contractors should also not be parking on footpaths and will be issued with a Parking Control Notice (PCN), if they continue to do so.
- The two reserved parking bays outside 7 – 21 Blackheath Park and 21 – 35 Brooklands Park are allocated for the sole use of these residents. All other vehicles, including those with BCER vehicle permits and tradespeople, are not permitted to park there and are liable to be issued with a PCN.

HIDDEN CORNERS

LOCAL ARCHITECT ANA SUTHERLAND HIGHLIGHTS
3 INTERESTING FACTS ABOUT THE SPAN ESTATE



Photo credit: Ana Sutherland

1

A trio of houses on Foxes Dale (1957) form the only Span scheme of houses that are Listed on the Estate (in 2011, Grade II). They are larger than other Span types and benefit from an inner courtyard, roof terrace and spiral staircase. One was chosen by House and Garden magazine as its House of Ideas for 1957.

2

South Row (1963, Listed Grade II) fronts the Heath and was built on the site of a bombed Georgian terrace. Beyond it, along Pond Road you can find the Ryculff Square municipal development. Built only 10 years earlier and designed by Sir Albert Richardson, it forms a strong contrast of architectural styles but shares the same urban typology of the square and communal gardens.

3

Leslie Bilsby (Span director) lived in Blackheath most of his life and whilst Eric Lyons was the main consultant architect to Bilby's Span developments, he commissioned Patrick Gwynne and Walter Greaves to design his own houses. One of which is highlighted in Houses With History.

Contributed by local architect Ana Sutherland, who will be leading guided walks of the Cator Estate for the Blackheath Society during Open House 4-5 Sept 2021

GET IN TOUCH

We'd love residents to be involved in the content of future editions. Please get in touch if there is anything in particular you would like to see at office@blackheathcatorestate.co.uk.

We're hoping to publish two residents' newsletters a year, with occasional updates by email in between. If you would like to be added to our database*, please contact the Estate office at office@blackheathcatorestate.co.uk.

BIRTHDAYS & ANNIVERSARIES

Many happy returns to the following residents, who have all celebrated notable birthdays this year: Ruth Gayfer was 91 in February, Elizabeth Wiggans was 90 in March and Olwen Pearson was 95 in May.

Do you know anyone with a winter birthday, anniversary or something significant that you would like to share with us? Please get in touch at office@blackheathcatorestate.co.uk.

WITH THANKS TO

Writer — Emily Seares
Designer — Pippa Stanton
Historian — Neil Rhind
Architect — Ana Sutherland
The Blackheath Society — Sacha Bright and Jo Swadkin
Arboriculturist — Alan Brignall

*Blackheath Cator Estate Residents (BCER) is compliant with GDPR, please see the [Privacy Policy](#) on our website for more information.

