



BLACKHEATH CATOR ESTATE

NEWSLETTER — SUMMER 2022



Photo credit: Blackheath Cator Estate Residents Ltd.

MESSAGE FROM THE NEW CHAIR

A very warm welcome to our BCER summer newsletter and my first as Chair. The recent Jubilee street parties and festivities provided an opportunity for residents of this wonderful estate to come together and celebrate. It offered a reminder of the power and importance of community following the challenges of the last 2 years, a theme to which I will return.

There have been 6 new appointments to the Board of Directors since November 2021 and they are introduced later in the newsletter. I would also like to take this opportunity to acknowledge the contributions made by the outgoing Chair and Company Secretary, Jon Taylor and Rod Armitage for their long and committed service to BCER. Many thanks to you both! We have also said farewell to our Estate Manager Steven Sensier and welcomed David Thomson as his replacement.

The Board has been meeting monthly since March and we have an ambitious agenda for the future. All the directors are actively involved in a number of new committees and are committed to all of the key projects under consideration, including road maintenance, traffic management, IT, strategy, finance, development projects and governance.

Although one of the principal priorities of the BCER board is to maintain and preserve the roads, pavements, verges and our cherished trees and manage the relationship between BCER its shareholders and residents across the Cator Estate and the autonomous estates within its borders, going forward one of our ambitions is to focus on the social, community and security concerns across the estate.

Communication will be paramount; a central motivation of the Board members is to do what we can to bring our community together with a stronger social dimension to our work. We have a project to improve the IT systems and website to encourage and facilitate the exchange of information and ideas between residents and BCER.

Governance is a priority of the Board, and we are developing a code of conduct reflecting the Nolan principles of public life that will be published on the website in the Autumn.

That is all from me for now, I hope you enjoy the rest of this hot and sunny summer, and we will be in touch later in the year when hopefully the estate will be looking a little greener.

— TONY BUGG, BCER CHAIR



INTRODUCING THE BOARD AND BCER OFFICE

AND A WARM WELCOME TO OUR NEWEST MEMBERS...



TONY BUGG
Solicitor & BCER Chair



LESLEY CARTMELL
Company Director



DEREK GARDINER
Retired Academic &
Civil Servant



SARA GEORGE
Barrister



BARRY HADINGHAM
Risk Manager & BCER
Finance Director



CHRISTINA LANE
Local Government Officer



ISOBEL LEES
Administrator



JONATHAN MACKEY
Retired Civil Servant



HILARY MORGAN
Music Producer



KAROLINA OLBRYK
Volunteer at local
organisations



RHYS OWEN
Practice Director,
Architecture



DAVID THOMSON
Estate Manager



STEPHEN TRUE
Chartered Quantity Surveyor

TOPICS ON THE BOARD'S AGENDA

- Road maintenance
- Automated gates
- New website and protected pages for members
- Governance
- Relationships with Autonomous Estates
- Communications

JUBILEE CELEBRATIONS

As the Queen marked 70 years on the throne, becoming the longest serving British Monarch, it was fantastic to see so many residents joining in the Platinum Jubilee celebrations.

With over ten individual street parties taking place across the Estate, community spirit was high as bunting was hung and residents came together to share food and drink, whilst chatting to neighbours and meeting many new faces.

A special thanks to our latest residents from Ukraine who were on hand serving celebratory Ukrainian delicacies including cabbage pie and stuffed buns.

UKRAINIAN SUPPORT GROUP

Residents have been opening their doors, welcoming over thirty Ukrainian families and individuals since mid-April. Our bi-weekly meetups for Ukrainian guests and their host families at St Michael's Church have now been expanded to include English lessons, details below.

ENGLISH LESSONS, ST MICHAEL'S CHURCH

Mondays: 1 – 3pm, Beginners
Fridays: 2 – 4pm, Intermediate

We would welcome any volunteer help to assist with these two sessions. If you would like to volunteer or for more details, please contact Jane Burton: on Jane.Burton28@gmail.com

BUILDING WORKS

In order that we can maintain the appearance and tranquillity of the Estate at a high standard, may we please remind residents that construction work and deliveries of materials to sites are only permitted between 8AM AND 6PM on weekdays. WORKING AT WEEKENDS IS NOT PERMITTED (this overrides Greenwich Council planning consent).

Residents intending to carry out building works can contact the office for a copy of the Building Guidelines, or alternatively they may be downloaded from our website.

We appreciate that any building works are bound to cause disruption, but we feel sure you will share the Company's concern to minimise damage to the Estate, and disturbance to residents, by following the guidelines.

AGM

Our March AGM was held in person and attended by 50 Shareholders, with 8 joining virtually and quite a few new faces. It was fantastic to be able to present our 2020 accounts face-to-face and enjoy a Q&A session and glass of wine with residents afterwards.

GOODBYE

We would like to bid a warm farewell to our Estate Manager Steven Sensier (who was a BCER director from July 2016-2018 and Estate Manager from July 2018 – May 2022). On behalf of the BCER and residents, we would like to thank him for his hard work and commitment to the community over many years.

Our new Estate Manager, David Thomson, started in May. With a background in manufacturing and project management, he is settling well into the new role.

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.
- The water tractor trailer belongs to Seasons, the BCER contractors. It 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.
- 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.
- 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.
- Commuter parking at the Lee Road end of Blackheath Park has become an increasing problem and is not permitted. Cars are monitored on a daily basis by Seasons and repeat offenders will be written to by the Estate office and could result in vehicle permits being revoked. Available parking spaces should be left for residents who wish to park for a short period of time to go to Blackheath Village.
- A reminder that the Disabled Bays at the Lee Road end of Blackheath Park are for Blue Badge holders who also hold a valid vehicle permit.



Photo credit: Ralph Rayner

HOUSES WITH HISTORY

Built in 1835, this statuesque property on Blackheath Park has played host to a myriad of tenants over the years including James Nairne Scott, (who lived from 1819 to 1897) and became chairman of the Stock Exchange in the 1890's.

The property was converted into flats in the 1950's, whilst retaining many of the original details such as the fireplaces and shape of the rooms. The current occupiers converted the house back into a single occupation family home in 2011, remaining sympathetic to its heritage.

A two-year restoration, the project unearthed much of the history of the property such as signs of a separate double storey house on the external left-hand side, as you're facing the building, which would have previously housed the kitchen. During the build they discovered all sorts of hidden spaces including a skylight concealed inside a false ceiling, which is believed to have been part of the original Billiard Room.

FAREWELL REV SANDY CHRISTIE FROM ST. MICHAELS

On behalf of the BCER and residents, we would like to say farewell and an enormous thank you to a pillar of our community, the Reverend Sandy Christie, who retired at the end of July. Sandy came to St Michael's in 2003, having been responsible for a church in Wandsworth previously and prior to that he was an investment banker for eleven years, four of which were in Japan.

Teaching people about faith in an intellectually challenging yet accessible and relevant way, he has inspired the church community to be active in supporting others in need, whilst encouraging a large and busy programme for children and young people, alongside many community events.

In addition to his community work, Sandy was instrumental in helping lead a £1.25m restoration, preservation and improvement project at St Michael's, supported by the generosity of many of those from the Cator Estate.

LOST HOUSES IN THE CATOR ESTATE

The house that stood at 21 Morden Road (built in 1966 and demolished in 2006) was designed by Walter Greaves (1924-2004) for Lesley Bilsby, the Span developer, who had acquired this tight plot at the same time as the site which was to become The Plantation estate.

An extraordinary exercise in modular and prefabrication construction methods, this single-storey house was composed as a series of interlocking rooms and patios, arranged in a highly articulated floorplan, producing interconnecting vistas.

The gardens were designed by Ivor Cunningham (also of Span) and included a small pond. As you can see from the photographs, the use of low-level windows meant the garden and pond had a direct connection with the interior, further blurring the distinction between inside and outside.

Walter Greaves started his career working with Peter Moro (who designed and lived at 20 Blackheath Park) and went on to develop his own successful practice specialising in private homes and housing.

Greaves lived with his family in the area from the mid-1950s to 1968 at 57 Lee Road (now altered). Other local projects are: 26 to 32 Meadowcourt Road, 1 to 3 Roque Lane, 64 The Keep (with Peter Moro), 9 and 11 Manor

Photo credit: Greaves Family Archive



Way (with Peter Moro), 11a Morden Road Mews and 24 and 26 Morden Road Mews (with Ian Morton-Wright).

The Greaves family later moved to Runcton in Chichester where Walter designed and built Severels in 1980 - one of the very few late 20th century houses to have been granted a Grade II* listing.

— ANA SUTHERLAND, LOCAL ARCHITECT AND CATOR ESTATE RESIDENT



Photo credit: Greaves Family Archive

BLACKHEATH MUSIC APPRECIATION GROUP

Founded over thirty years ago by Matthew Taylor, formerly a composer-in-residence at Blackheath Halls, who has lectured on composers and their music, the Group was set-up for the appreciation and enjoyment of classical music.

There are three terms a year (averaging ten lectures per term), all spotlighting a different subject matter, from a single composer to a particular period. Matthew lectures with historical and anecdotal information which he illustrates at the piano.

The Group is open to all, lectures are typically held on Mondays (between 10am and midday) at the Blackheath Halls, charged at £13 per lecture. No commitment is required.

The autumn term will be a series on the Twentieth Century Renaissance in British Music, a varied look at the composers of the last century.

For more details, please visit the website at www.blackheath-music.co.uk or telephone Lionel Lewis on 020 8297 1075



BLACKHEATH ESTATE TREASURES: THE LOST LODGES

Lodges were designed to keep out the riff raff and itinerant salesmen. Before postal deliverers and other postal arrangements, the pre-1840 GPO delivery men (private arrangements) would leave a parcel at one of the Lodges, the occupant of which would get a message to the right house.

The most efficient was the little lodge next No 14 The Paragon where the lodgekeeper, who wore a resplendent uniform until the 1930s, would make the arrangements.

The present Blackheath Estate boasted four lodges, one of which – at the west end of Manor Way, survives but as a strictly private dwelling. Nevertheless, the resident was continually pestered by those charged with deliveries but who were too idle to walk the length of this 1930s developed highway.

The main lodge was at the west end of Blackheath Park, but it was lost in the late nineteenth century to commercial development. Originally, it was built when there were barely any houses on the estate and the rates were paid for many years by George Smith

(1782-1869), the architect of St Michael's church and whose home was Brooklands House, in what we now call Brooklands Park but was Brooklands Road and before that part of Manor Way.

Long after Smith's time as a resident on our estate, the Cator sold a substantial chunk of land to developers for the erection of two grand houses: Nos 2 & 4 Blackheath Park, The Gables and Windermere House, respectively. The land was let, and the original lodge went down to the wreckers' ball.

But in the 1890s it was obvious that a lodge was still needed, and the Gables people and their servants did not want to be bothered about itinerant visitors asking the way. When the Blackheath Concert Hall was planned for the corner of Lee Road and Blackheath Park it was suggested that a new lodge be created here. It was and is now the handsome single-storey bungalow designed by architects Edmeston & Gabriel, incorporating the Cator arms and motto. It was numbered as No 1 Blackheath Park and was a long-time base for a Cator employee and estate supervisor. In the 1950s, it became a private family dwelling.



The Pond Road Lodge, which stood next to the round pond survived, until redevelopment of the ground and the draining of the pond by the municipality for the estate: Ryculf Square, Fulthorp Road, Merryfield, etc. The Lodge, on the north side of the dwindling rubbish-filled pond, was replaced by the local authority with a row of single storey dwellings for the elderly.

For a long time there was no lodge on Morden Road. A nice image of the first houses of the Paragon and a single storey lodge leading to Morden College shows nothing. But a late Victorian shot does show a Cator Estate Lodge like a miniature mansion. This was home of the man, I was once assured by Cator's managing agents in the 1960s, who was known as the "rent scribe". Whether this gentleman went around all the houses of the Estate to collect the ground rent every quarter or month I have no idea. Perhaps one of the longstanding residents in the area may be able to enlighten us all...

— NEIL RHIND, LOCAL HISTORIAN

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.



Photo credit: The Blackheath Society



Photo credit: The Blackheath Society

NEIGHBOURHOOD WATCH

If you wish to keep up-to-date with the latest Neighbourhood Watch news, please visit the Facebook page 'Neighbourhood Watch On The Cator Estate' and click on 'Join'.

DID YOU KNOW?

RAFFAELE MONTI SCULPTURE ON BROOKLANDS POND

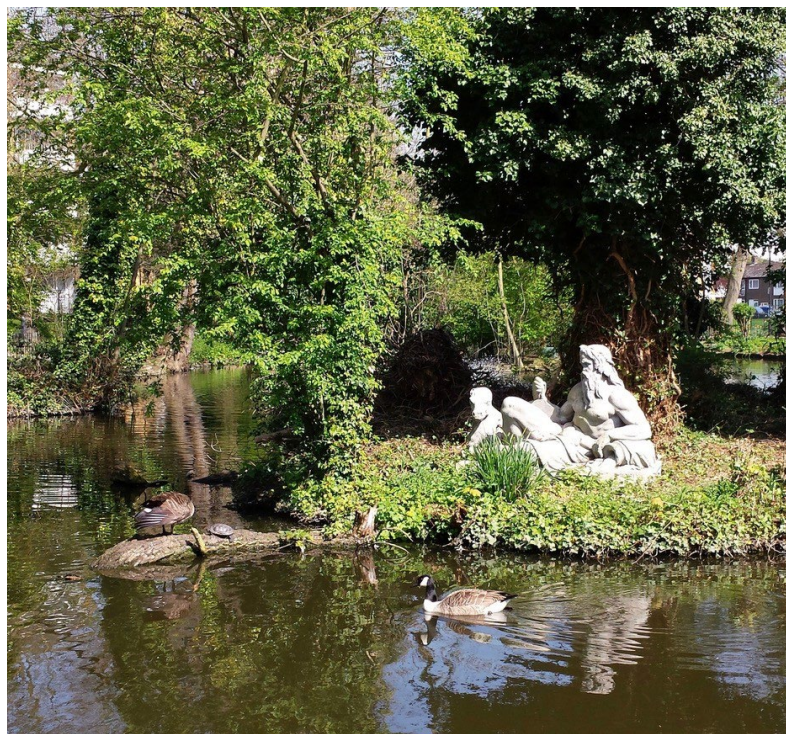
This statue is a monument to the river God Ganges, from the world's third largest river the Ganges, which flows through China, Nepal, India and Bangladesh on its 1,560 mile journey, whose waters are venerated by Hindus for their sacred power, capable of cleansing and healing the body.

It is the work of celebrated Italian sculptor, Raffaele Monti (1818-1881), who has works in the Metropolitan Museum of Art, Chatsworth House, The Wallace Collection and the V&A Museum.

The name R. Monti, carved on the statue's plinth, can be seen when the island is cleared from time to time. 'Ganges' was one of four statues of river gods which Monti was commissioned to make for the Great Exhibition of 1851.

According to an article by art historian Geoff Snell, 'Drawn by Light - Back to the Thames', they were Ganges, Nile, Amazon, and Thames. Another four statues were of sea gods - Indian, Atlantic, Arctic and Pacific.

Photo credit: Tom Butler



Water fountains at Crystal Palace (c.1852), Philip Delamotte

When the Crystal Palace was moved from Hyde Park to Sydenham between 1852 and 1854, after the close of the Great Exhibition, the statues were placed in the new pleasure gardens next to the Palace building, where they added an element of visual drama to the two splendid lakes with their water fountains shown in this photo, to the left.

It seems that several of Monti's statues were sold at auction. Some spent time in the grounds of Crystal Palace Park, which was under the management of the GLC until this was abolished in 1986.

Local historian Neil Rhind writes that the statue was moved to its island in the pond of the Casterbridge Estate in the early 1950's. Ganges enjoys a fine position there in the lively company of ducks and geese and, until two years ago, a fresh-water turtle who often came to sunbathe on a nearby log.

— TOM BUTLER, RESIDENT

With reference to Geoff Snell's online article 'Drawn by Light... back to the Thames'.

WITH THANKS TO

Writer — Emily Seares
Designer — Pippa Stanton
Historian — Neil Rhind
Architect — Ana Sutherland
The Blackheath Society — Sacha Bright

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

WE 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

