



BLACKHEATH CATOR ESTATE



NEWSLETTER — WINTER 2023

Photo credit: The Blackheath Society

MESSAGE FROM THE CHAIR

As I write this piece the leaves are falling from the trees having been battered by wind and rain recently, we know that we can rely on 'Seasons' to keep the pavements and roads clear during the Autumn and Winter. We are fortunate to live in a unique part of London, the Cator Estate is a green and peaceful (most of the time) oasis only a short distance from London and Canary Wharf.

The Board of BCER has asked the question on several occasions during the last 2 years. "What is the real purpose of BCER?" is it just to maintain the roads, pavements trees and verges or is there a higher objective of developing a strategy to preserve and enhance the environment for the benefit of all residents focusing on the importance of the community of the Cator Estate.

Managing the traffic on the estate has been a common theme for many years but we are also considering i) how we engage with planning applications and developments on the estate (for example to ensure that the changes both comply with planning regulations but also contribute to the quality and value of the estate) ii) amenities such as benches, increased space for pedestrians by reducing the

verges in certain locations iii) security – although there is no desire to create a gated community, there has been a noticeable increase in crime yet there is no apparent Neighbourhood Watch system or liaison with local police services. What can we do to make the Cator Estate a safer place to live and reduce the risks of crime?

Action to address these issues require funding and support. We understand that residents have busy lives but are keen to find a way to receive feedback on some of these issues, we can organise a survey but would also welcome residents to simply send us an email with your thoughts.

In January the estate office will be distributing the Annual Review and Estate Charges adopting the same approach as this year i.e. a standard estate charge for estate maintenance, management and repairs and the non-mandatory charge for traffic management and development issues, this element of charge will also cover whatever we do regarding security improvement and amenities,

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these expenses are also partly covered by parking permit income and development fees. A very small number of residents have chosen not to pay estate charges in 2023 which is unfortunate as this means others have to pay more or the work that BCER does to maintain the community will have to be reduced.

The mandatory Estate Charges will also include an additional separate charge for the cost of the road repairs undertaken by Spadeoak this summer (a full report can be found in this newsletter). Total costs were £509,000 and we will offer residents the opportunity to pay this element of the charges over a 3-year period, full details will be set out in the Annual Review. The funds recovered will go towards a sinking fund to cover future costs of maintenance and repair. The repair work undertaken in the summer covered c. 15% of the estate's roads and only addressed issues related to the roads upper surface. The Board of BCER have concluded that it is prudent to ensure that the company has sufficient funds to enable it to undertake future regular preventive maintenance and repairs and to have funds available to cover any emergency works that may be required. By building up a sinking fund gradually it will ensure that the costs are charged to residents in a more consistent and manageable manner.

We are developing a long-term plan for road maintenance with the assistance of advisers and contractors with the objective of ensuring that the estate remains in good order in the future.

Looking ahead, on behalf of the Board of BCER I wish you all a peaceful and Happy Christmas and festive season!

Tony Bugg, BCER Chair

CALLING ALL NON- SHAREHOLDERS

If you are a resident and not currently a BCER shareholder, we would encourage you to buy a £5 share. Shareholders can attend and vote at the AGM. To apply, and for more details about becoming a shareholder, please contact: office@blackheathcatoreststate.co.uk.

ESSENTIAL NEWS

2023 ROAD PROGRAMME

The estate roads have been gradually deteriorating over many years. One of the key considerations of the recent repair programme was to protect the road sub-structures to minimise the need for deeper and much more expensive repairs at a later date. As set out in our last Communication to Residents ahead of the April AGM this preventative work is estimated to have an expected lifespan of circa 10 to 20 years.

The estate roads were surveyed in 2020 and again in 2022 by our highway engineering consultants to provide a basis for determining the scope of the programme. Only repairs which were seen as necessary to protect the longevity of the roads were carried out – not those which were only seen as cosmetic. This required repairs to depths of 40 to 100mm over approximately 15% of the total road area.

It was decided to finish the repairs in golden gravel to blend, over time, with the adjacent road surfaces. While this is not a perfect process, it was considered to be better than simply leaving the repairs as black asphalt, as the Utility companies do after digging up the roads. The option of resurfacing all estate roads with golden gravel was carefully considered. The cost implications of such action were prohibitive and we were advised that appearance and longevity were likely to be poor unless a deeper top layer of the overall road surface was replaced at the same time.

The golden gravel is applied over a liquid bitumen base and is designed to “bed in” over time through the action of passing traffic. After the gravel had been sufficiently bedded in, any surplus is removed. As many of the patches are adjacent to the kerb, and are often parked over, bedding in has taken longer and the process of removing excess gravel has been slower than expected. Unfortunately, some patches did not bed in sufficiently and too much gravel was lost. Some of these patches were not completely flush and had to be redone. There are still a handful of patches which may need further work and these will be reviewed in the Spring when there will be a new “weather window” in which to complete this work.

This work delayed the application of road markings as the excess gravel had to be removed before that could be carried out. The speed humps and road junctions are now marked with heavy duty thermoplastic paint and any remaining temporary markings will fade over the next few months.

The existing speed humps were in a variety of shapes and sizes with a large variation in the gaps between them. We took this opportunity to standardise the profile of the speed humps in line with the published Department of Transport guidelines, as well as regularising the spacing between the humps. Initially the plan was to use speed cushions in pairs, but some drivers were able to pass between these cushions at speed, and thereby negate them, as well as creating a potential hazard to other road users. We considered reducing the gap between the pairs but, on advice from the engineers, it was decided full width speed humps would be a more reliable solution.

We have identified 2 speed humps which have been set a bit too high and are taking steps to rectify those. We understand that some residents would prefer not to have speed humps at all, but equally, other residents have requested more humps at specific locations. The control of traffic speed on the estate is essential for the protection and safety of all residents their children and pets. Ultimately, speed control measures can only be part of the answer. Drivers need to take responsibility for keeping within the estate speed limit - 20mph is the limit not a “target”.

The total project cost was £509,000 plus VAT, including engineering services, other technical fees, and insurances. The tender process was robust and took account of previous contracting experience, relevant health and safety regulations, and overall management



abilities, as well as cost. Our selected contractor, Spadeoak, was able to demonstrate good previous experience and management abilities as well as being at the lower end of the cost range.

We are currently developing a longer-term Roads Management and Maintenance plan, including Improvements to ensure that the estate roads, foot paths and gates/entry points remain in good condition well into the future.

FOOTPATHS

Footpaths often suffer damage from tree roots and works are underway to repair when necessary. The broader plan is to bring all footpaths to a good standard.

CONTROLLED GATES

The gates on Morden Road and Pond Road are controlled during the morning and evening rush hours. Other gates are normally always open. The intention is to prevent vehicles who have no business on the estate using the estate roads to by-pass heavy traffic in the village.

GATE PASSES

Residents may request a gate pass for anyone who they regularly require to visit their property.

It is appreciated that some residents have visits from healthcare workers, such as care agency staff, who may change frequently. In this case, staff should identify themselves to the gate personnel as healthcare workers and the address they are attending.

Residents who are having work carried out may provide their contractors with a letter identifying the property and the dates when they will be working.

BUILDING WORKS

In order that we can maintain the appearance and tranquillity of the Estate at a high standard, we would like to remind residents that construction work and delivery 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.

ESTATE CHARGE INVOICES

As BCER invoice in arrears, depending on the costs incurred for the previous year, the Estate Charge invoices for 2023 will be delivered to all residents in the new year. We would appreciate your prompt payment.

VEHICLE PERMITS & GATE PASS RENEWALS

If you are an individual frontage payer, your car permits and gate passes should be renewed at the same time you pay your Estate Charge. Please contact the office if the invoice for your vehicles is not attached to the Estate Charge letter.

Residents who are part of resident's associations or autonomous estates will receive vehicle permit and gate pass renewal letters in early February. Again, please contact the office if you do not receive yours.

Gate & Vehicle permits will run from 1 March 2024 to the end of February 2025. There will be a short grace period for these to be renewed, whilst the office processes them, before our parking control people will start issuing PCN's to those residents without an up-to-date permit.

GEMINI PARKING CONTROL

Our parking contractor Gemini's role is to enforce our parking regulation for the benefit of all residents on the Estate and we ask everyone to follow the parking rules when parking on BCER roads. The main issues which result in Penalty Charge Notices (PCN) being issued are: failing to display a valid permit, not ensuring visitors are displaying a note on their dashboard, parking in reserved bays or blocking driveways.

On occasion, residents may feel that PCN's have been issued unfairly and we have received a few reports of problems with the appeal process with Gemini, if you are experiencing any issues of this nature feel free to contact the office.

DEVELOPMENT DEEDS

Residents who are contemplating significant building work that requires planning permission should, at an early stage, consult BCER regarding requirements relating to hours of work, rights of way, development charges and care of the adjacent verge and roadway.

It is the practice and policy of BCER to engage with the owner in these circumstances to agree the terms of a Development Deed with BCER and payment of the appropriate charge. The charge will depend on the extent of the works, this also applies to developments which benefit from permitted development rights.

The construction traffic that accompanies developments on the estate can cause significant disruption and wear to the roads, this charge will help offset the long-term costs of maintenance and repair and reduce the financial burden on residents.

More details, including pricing, can be found on our website: www.blackheathcatorestate.co.uk, under Estate Information/ Building Works.

ONGOING COMMERCIAL DEVELOPMENTS

The Gables
2-4 Blackheath Park

This development is nearing completion. We should see this end of Blackheath Park returning to more normal levels of activity in the next few weeks.

Aldington House
107a Blackheath Park

Planning permission has been granted by LBG to convert Aldington House into 9 apartments. This is part of Sweyn Place fronting onto Blackheath Park. It is expected that that works will start early in next year and are likely to take approximately 12 months to complete.



REMINDERS

- Although bins are being emptied more frequently, if you find the bins too full, please do take your rubbish home with you. Otherwise, we are finding that the crows can easily pick the rubbish out of overfilled bins and scatter it.
- Homeowners are responsible for cutting back hedges to ensure they don't encroach on footpaths. This can be a hindrance for prams, mobility vehicles and a real risk for the visually impaired.
- Overnight parking of any commercial vehicle, caravan or mobile home is not permitted at any time. These vehicles are only entitled to gate passes if they belong to residents.
- 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.
- Commuter parking at the Lee Road end of Blackheath Park has become an increasing problem and is not permitted. 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.
- Please be advised that parking on pavements or grass verges is not permitted and may result in a PCN.
- 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.

SHOUT OUT

ARE YOU A SHAREHOLDER KEEN TO JOIN THE BCER BOARD?

The BCER Board is looking for two roles: a Company Secretary and a Board Member with planning or highways engineering background - experience in road management and maintenance would be advantageous.

Please get in touch with the Estate Office (office@blackheathcatorestate.co.uk) if you feel this could be an opportunity for you. We can offer more details about the role and arrange an informal chat with a director.



Photo credit: Evening News

NETFLIX FILMS NEW BIOPIC ON THE CATOR ESTATE

Scenes for the new Netflix biopic JOY, a film about the world's first IVF baby starring Bill Nighy, James Norton, and Thomasin Mackenzie, have been shot in Blackheath Park and Hallgate.

JOY tells the remarkable and little-known true story of the three British mavericks whose pioneering work resulted in the birth of the world's first IVF baby in 1978, Louise Joy Brown.

In the film, the Cator Estate represents the city of Cambridge, and the main sequence is a woman cycling along Blackheath Park outside and to the west of Hallgate. Vintage cars from the 1960's line the road, including a Vauxhall Viva, A Ford Consul, Austin 1800 and a Standard Ensign.

Filming took place for half a day in August, and residents came out of their homes to watch, or observed the crew and actors milling about on the way to the Village.

The new film is being produced by Pathé Productions & Wildgaze Films and has been commissioned by Netflix. No release date has yet been confirmed.



UKRAINIAN COMMUNITY UPDATE

Words by Jane Burton
Co-Chair of Trustees, The Conservatoire

The first Ukrainian refugees started to arrive as guests in our community in April 2022, after Russia's invasion of their country. Many Cator Estate residents kindly hosted individuals and families and some continue to do so. However, more than a year on, many of our Ukrainian guests have now moved into rental accommodation of their own.

Finding places to rent has been tough, particularly in London's oversubscribed rental market presenting additional challenges, such as the need to have employment records and a 'guarantor'. But, with their tenacity and charm, not to mention a little help from their hosts, we now have a large group of Ukrainians who are proudly independent, although some are now a little more far-flung living in Erith, Penge, Lee, Lewisham and beyond.

But despite the distance, our Ukrainian guests remain very much attached to Blackheath and Greenwich, where they were first welcomed. We continue to run 'Conversation Clubs' every Monday at St Michael's Church Halls, and the Ukrainian Choir at the Conservatoire rehearses every Sunday - recently performing at St Margaret's Lee.



Summer picnic in Greenwich Park



English Conversation class, at St Michael's Church, Blackheath



Ukrainian Choir leaders Tetiana Hnatiuk and Oleksandr Filiak at the Conservatoire



Traditional Ukrainian Easter eggs 'Pysanky' decorating



Ukrainian Choir, at St Margaret's Church, Lee.

Thanks to generous donations from the neighbourhood, the Conservatoire can offer free art, music, and drama classes to refugees for the rest of the year, though we'll need more donations if we are to continue this work in 2024.

Some memorable social events this year have included a master-class in the beautiful tradition of 'Pysanky', which involves using wax and dye to mark complex patterns onto egg shells, sunny picnics in Greenwich Park, and a great amount of baking with delicious 'Varenky' and 'Chebureky' in support of Ukrainian charities.

If you're able to help us to continue with this work and can offer a donation we would be very grateful. Please get in touch with jane.burton28@gmail.co.uk.



BLACKHEATH ESTATE TREASURES

Words by local historian, Neil Rhind

‘Only a fadograph of yestern scene...’

This splendid line from *Finnegans Wake* by the master of prose, the Irish born novelist: James Joyce, sums it all up. I was reminded of it when a Cator Estate resident asked me if I knew how the front boundary of his garden was arranged when the house was built, as he was hoping to replace a damaged brick wall. Greenwich Planners had refused his intentions by saying that the Cator Estate gardens were all open, unenclosed and had been, originally, from the earliest days.

Wrong, wrong, wrong. Much to everyone’s surprise these days it has been shown that probably all the pre-1860 houses, especially on Blackheath Park, had their front garden enclosed by close-boarded fences and braced gates. How do we know though, when so much has changed especially in more recent times? Because a few photographs do survive, and we show a couple here: one is of Nos 52-54 Blackheath Park at the start of the last century and another of about 1870 of No 45 Blackheath Park. Both enjoy the patent gates with an overthrow handle so that you could open the gate when still mounted on your horse.

Dwarf walls and iron railings became the norm for the west side of Pond Road and Morden Road, but the wartime scrap collection took most of them away to make tanks and military things or were stolen by rascal scrap metal merchants in their dawn raids. Gossip later claimed the railings and gates landed up in rusting heaps, never recycled and priceless examples of artistic ironwork were lost to rust and decay.

Photo credit: The Blackheath Society
St. Michael's church and fence to No 45 Blackheath Park, about 1875.

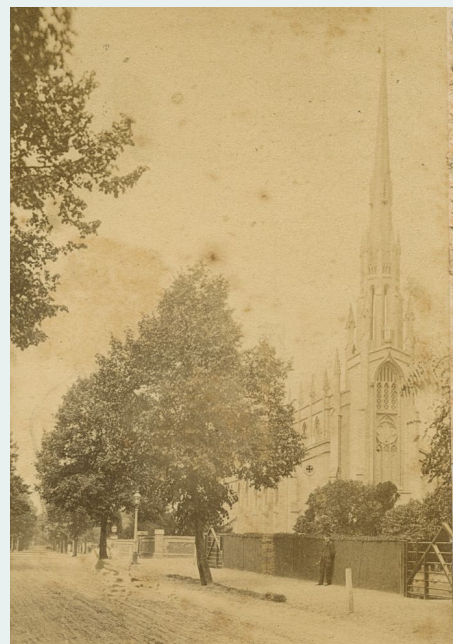


Photo credit: The Blackheath Society
Jesmond, Blackheath Park about 1920. Restructured in 1955 after war damage as Nos 52 & 54 Blackheath Park

Two things to know, although not a lot of help in identifying ancient fences/walls/railings etc. Firstly, in the late 1880s an early balloon enthusiast, one Cecil Shadbolt, took to the skies over London and with a specially adapted camera took any number of pictures. Three of interest to us: Royal Greenwich, the Crystal Palace, at Sydenham, and would you believe, our very own Cator Estate. The first two are marred by heavy clouds and unless you know your ground, difficult to identify the landmarks. But the Cator Estate photograph is perfectly clear and, with acknowledgement to Historic England, reproduced here.

It is not easy to see close details, but we can easily identify Lee Road, Blackheath Park, Pond Road, Morden Road, and Brooklands Park. The church is there and so is Brooklands House. Of course, some of the images have since been lost to Span men (Bilsby & Lyons) but one which intrigued the writer here is the roof tops of a house called Gothic Cottage, developed in 1812, which stood on the site occupied since 1892 by Nos 29 & 31 Blackheath Park. And we can identify The Hall, on Foxes Dale, demolished in the 1950s by the Span people, for which we do have full frontal photographs.

Lastly, something which may help our descendants. In 1999 the Blackheath Society decided that its Millennium project was to photograph every building within its catchment. Included in this mammoth survey was the Cator Estate and we were delighted when the late Michael Ward, your then Secretary, offered to buy a set of the Estate for your company's records. This was agreed and the author was then sent out to record all the odd bits and pieces left out: like drain covers, gutters, pillar boxes, lamp posts, and anything 'not a house' which seemed worth recording and might be useful in the future.

So, next year we will be able to look back on a quarter century of change. And if the record survives, our descendants will be able to answer the question: what did my house look like 50,100,150 years ago?

NEIL'S BOOK

AVAILABLE NOW!

Neil's 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
Royal Greenwich, Crystal Palace and The Cator Estate taken by Cecil Shadbolt, late 1880's, from a hot air balloon

HOUSES WITH HISTORY

THE STORY OF ONE NIGHT IN 59 BLACKHEATH PARK...

A classical façade, Blackheath villa built in the 1880's, owner Sara George only discovered the property's colourful past after talking to a neighbour and researching further online.

In the late 1980s, 59 Blackheath Park was owned by convicted fraudster, Terry Ramsden. A small man who loved his horse racing, he was often photographed at Ascot surrounded by female jockeys. Terry invested heavily in Japanese bonds, making a fortune before losing it all, then ending up owing a lot of money to HMRC. He was forced into bankruptcy and the house was subsequently taken over by Midland Bank.

With the statuesque property now standing vacant, the bank appointed a man named Barry Mooncult to visually look over and secure the house. But Barry – who also happened to be a member of early '90's band Flower Up – had other ideas. He had a spare set of keys cut and to celebrate the launch of the band's new single 'Weekender' decided to host a rave (as an unofficial launch party) at the villa instead.

The party even had its own name 'Debauchery' and the night's antics lived up to it, with reports of a car being driven into an indoor swimming pool and the band spending most of the night in a Jacuzzi, naked except for Ascot top hats, after discovering them in a wardrobe.



Photo credit: Discogs / Flowered Up

DJs Paul Oakenfold and Terry Farley reportedly turned the first floor into a dancefloor and bedrooms were converted into bars and cloakrooms. Advertised by word of mouth, around a thousand revellers were understood to have turned up throughout the night and morning.

The music and video for single 'Weekender' has since become the subject of a new documentary, with film director Danny Boyle saying: "Without Weekender there would be no Trainspotting."

But as a hedonistic lifestyle caught up with them, sadly many of the Flower Up band members died young - they lived hard, but at quite a price.

CATOR ESTATE - HERE & NOW

Words by Margaret Drummond
Cator Estate resident since April 1986



Photo credit: The Blackheath Society

THE GREAT STORM OF '87

One of my outstanding memories of the Cator Estate is the aftermath of the Great Storm of October 1987. According to records, the highest gusts in the UK were 120 mph (190 kpm) at Shoreham in East Sussex, so quite near to us on the estate.

Our sleep here in Blackheath Park was not disturbed by the winds but we were woken at about 6am by a telephone call from our children's schools saying they would be closed that day. We were astonished at the devastation when we then looked out of the windows.

Sadly, the estate lost a lot of trees that night. Many of the roads were blocked and it was impossible to drive out from where we are. I remember particularly a huge 150-year-old lime from outside Bernersmede laying right across Blackheath Park. Amazingly, the roads were made passable in 24 hours by Seasons.

The storm left great holes in the vistas on the estate. The greenness, density and variety of the trees was what first impressed me about the Estate. But thankfully the trees have for the most part been replaced and have filled the holes. Most people who live on the estate treasure them and recognise that they, along with the historical range of good quality houses, give the Estate its unique quality. Long may that be retained!

DID YOU KNOW? BLACKHEATH'S LINKS TO UGANDA...

Words by local architect, Ana Sutherland. With thanks to Paul Mayo, son of architect Joe Mayo.

On the Cator Estate, there is a cul-de-sac with five houses designed in the mid-1950s. 81-89 Blackheath Park are all of different designs to address clients' preferences, but they all share a subtle mid-century aesthetic, with a nod to Neo-Georgian style. The architects were Peatfield, Mayo and Bodgener and their offices were at 3 Lloyds Place, near the heath and then later at 39 Blackheath Hill. The practice was founded in 1952.

Thomas (Tommy) Peatfield (1921-1978) and Geoffrey Bodgener (1920-1991) were schoolmates, studied architecture together and served in the Royal Air Force. Joseph (Joe) Leslie Mayo (1920 – 2014) studied at the Polytechnic and served in the army with the Royal Engineers. 3 Lloyds Place was bought by Mayo and Peatfield in 1948. They shared the house and ran the practice from the ground floor. Bodgener lived just around the corner at 11 Eliot Place. Mayo left the partnership in 1953 to pursue his teaching career at the Polytechnic and as a freelance designer.

Like many of their peers, Peatfield and Bodgener looked for potential projects in the emerging independent nations of the Commonwealth. In 1953, they won second prize in the competition for the head office building for

Photo credit: Paul Mayo Peatfield on the left, in front of his Rolls Royce 20/25, with Badgener at 3 Lloyd's Place, assumed holding the notice of winning 2nd prize on the Uganda Electricity Board competition. 1953.



the Uganda Electricity Board, in Kampala. Their big break came in 1956 when they entered and won a competition for the Parliament buildings in Kampala. From 1956, Bodgener stayed in Kampala and Peatfield was based in the Blackheath office, working on residential projects in London and on research, detailing and procurement for the projects in Uganda.

They went on to build some of the most daringly modern buildings in Uganda and the practice survived Idi Amin's despotic rule, demonstrating much resilience. They were responsible for, amongst others, the National Theatre, 1959, the Bank of Uganda headquarters, 1966, many district hospitals and Uganda House, 1980.

Mayo had left the partnership but remained close to Peatfield and Bodgener, taking on commissions for artwork on their buildings – an exquisite timber screen and external stone bas-relief for the Parliament building, amongst others. His artwork for others included murals, mosaics, and paintings, such as the ceramic mural at Bradford University. On these, he was sometimes assisted by Robin Earnshaw, son of the illustrator Eric Earnshaw who also lived in Blackheath.

Locally, the practice also designed the terrace at 80-89 Ashburnham Grove, SE10 in 1962. The London office closed in the late 1980s, but the firm Peatfield and Bodgener continues to operate in Kampala today, led by director Philip Curtin who joined in 1987. The practice employs locally trained architects and is involved in many areas from medical to urban planning. Most of their earlier buildings remain and are appreciated, a mark of European Modernism in Uganda – made in Blackheath.



Photo credit: Jim and Hilda Dixon on www.architectuul.com The National Theater, Kampala. 1959.

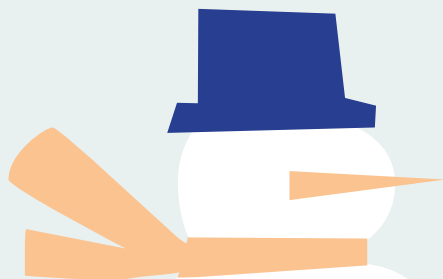
'MODERN BUILDINGS IN BLACKHEATH AND GREENWICH LONDON 1950-2000' IS DUE OUT ON 15 MARCH 2024, PUBLISHED BY PARK BOOKS.

The book is a social and architectural survey of sixty-four buildings and thirty-eight architects' biographies and is the result of around seven years of research, including interviews with architects and their families, homeowners, historians and many local residents.

Biographical portraits unfold the network of connections that made Blackheath and Greenwich uniquely fertile ground for modern architecture. And the book celebrates significant buildings by architects such as Peter Moro, Trevor Dannatt, Eric Lyons, Patrick Gwynne and Chamberlin Powell and Bon, alongside less well-known work.

It has been beautifully designed and illustrated by estate residents Studio Blackburn, with archive images, floorplans, elevations and commissioned photography. A foldout map and suggested walks supplement the book.

Ana Francisco Sutherland is a practising Portuguese architect based in Blackheath since 2006.



On behalf of the
Blackheath Cator
Estate board...

We would love to
wish all our residents
a wonderful festive
season and a very
Happy New Year!

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.

Modern Buildings in Blackheath and Greenwich

London 1950–2000

Ana Francisco Sutherland

 PARK BOOKS

GET IN TOUCH

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.

JOIN THE DATABASE

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.

