



HANDBOOK

THE LANE

1941-1982



Span developments are internationally famous for their high standard of design, remarkable sense of place and strong community spirit.

The Lane Handbook gives information about The Lane's architecture, landscape and management system, and offers advice to all those concerned in preserving its special character.

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Welcome to The Lane

“Ever wished you lived somewhere where a sense of community still existed, where kids could play safely outside, and neighbours were friends, not strangers? Well, places like this do exist: they’re called span developments.”

Grand Designs magazine, feature on Span, March 2005

Whether you have just bought or rented a house here or have lived here a long time, we hope you will enjoy this introduction to The Lane’s very special qualities.

You may have bought your house because it is part of a Span development. Span’s high standard of design, remarkable sense of place and strong community spirit, much admired when new in the 1950s, are being rediscovered by another generation. This new edition of The Lane Handbook, first compiled in 1992, aims to help preserve what is best about The Lane by describing how its houses, landscape and management system were designed and by detailing the features, large and small, that contributed to The Lane’s Civic Trust Award for Housing in 1964.

We hope that, wherever possible, you will restore your house and garden and cherish their original features, described and illustrated in this Handbook. Because some of those features have been lost or irreparably damaged, we have developed a Product File which recommends substitutes for items no longer made.

We hope, too, that you will be inspired to contribute to the life of The Lane by volunteering to serve on the Management Committee or offering your skills to Lane projects and social events.

Edmund Hall, Chairman



What is Span?

“[Span] believed there was a market for well-designed houses in carefully designed landscapes for the sort of people who recognised good design when they saw it and they were right.”

Shirley Flack, Paradise Found, Mail on Sunday, 1985



Established in 1957, Span was a post-war private building developer and creator of innovative, modern, affordable housing.

Span was a unique collaboration between a developer, contractor and architect who were inspired to create estates with a real sense of community that the everyday professional could afford.

The name 'span' reflected their desire to span the gap between very expensive architect-designed houses, and generic, uninspired spec builders' houses. The result was a series of award-winning estates and developments in the suburbs of London and elsewhere, of which The Lane was the 34th, completed in 1964.

Span: a new vision for Britain's housing after the war

The architects of Span estates, Eric Lyons and Geoffrey Townsend, started working together in 1937. The war interrupted their practice but they re-grouped in 1945 when Britain was facing the huge challenge of building houses – especially for young families – as quickly as possible. Young Lyons and Townsend shared a belief that it was time for house design to move on from mock-Tudor and neo-Georgian. The Festival of Britain on London's South Bank was bursting with modern innovations in art and design. The nation felt it was a new era and time for a modern approach to living.

Unlike many of their architect contemporaries, Lyons and Townsend focused on developing small estates of houses set in leafy surroundings on city fringes. At that time the RIBA (Royal Institute of British Architects) did not allow architects to act as architect and developer on the same scheme, so Townsend resigned his RIBA membership and became the 'developer', while Lyons became his commissioned architect. Thus Span was born.

Building communities that work

“In this age of concrete jungles and mass production architecture, the preservation of human values is essential.”

Geoffrey Jellicoe, Contemporary Architecture, 1980

After the war people were looking not only for new housing with 'mod cons', but were seeking a new social consciousness and sense of community. Unfortunately this was where so many of the hastily built public housing schemes, uninspired in design and enormous in scale, failed to live up to expectation and struggled to create a sense of community. Even those that were well designed have been so poorly maintained that they have given a bad name for much 1950s and 60s British architectural design.

Span homes addressed the real needs of the young professionals and families who would live and grow there. Its developers recognised the high value buyers place on a sense of community and worked

very hard to foster this. The key was the way in which the houses were set in the landscape so that the open spaces were designed for community living, rather than to be simply looked at. Each Span estate works as a combination of private gardens and communal spaces where kids can play and where neighbours mingle and get to know each other. In the 1950s, Span homes were marketed only through ads in the Guardian and Observer newspapers, and sold very well, often straight from plan. Over the years there has been a steady stream of appreciation from the general and architectural press, and Span estates have been held up time and again as an exception to most 1960s housing: a model for beautiful design and for group housing that really works.

The Lane – a community

“Span living is essentially friendly and cultivated because it can be. The forethought which goes into every development is designed to enable social exchange to flourish whilst ensuring complete individual privacy whenever it is sought.

Span houses are usually grouped in enclosed courts: companionable, intimate, a little apart. The residents can enjoy neighbourly links... or, if they wish, complete privacy.”

Span: living with new ideas, 1960

New residents may be unsure of what to expect when they sign the covenant attached to deeds of their house and buy a share in The Lane Residents' Society. Like the young people who bought the houses from advertisements in the quality papers in the 1950s and 60s, many will find a congenial approach to living and will enjoy working with others to improve The Lane and to hand its unique qualities on to posterity. They will find, as well as complete privacy in their own house and walled garden, a safe, green environment and supportive neighbours that enrich their family life. Three families (the Gayfers, the Roys, and the Windibanks) have seen life in The Lane develop from its earliest days. They moved in when the houses were quite new, the Roys buying a brand new house when not all were complete and the road was unmade. In 2004, they all organized a memorable party to celebrate the 40th anniversary of official completion of The Lane. Many former residents returned to help us celebrate and enjoy the display of old photographs showing happy children playing and residents in their glamorous younger days.

Family interests have always been important. Early on, a subcommittee was formed to create the play area, for which resident Jack Forrest acted as architect, and there was a 'mothers' committee', which circulated minutes: a points system for baby sitting has continued in various forms for over 23 years. Several well-known architects and writers have lived here, including the author Michael Frayn, the journalist Tony Aldous and local historian Neil Rhind. Each year a notable achievement by a current resident is noted at the AGM.

Committee meetings and AGMs, which are also social events, have always provided an important glue. Though the first meetings were held in Span's offices in Ham (Surrey) with the developer, Leslie Bilsby, as chairman, and the first AGM was held at Bilsby's house at 8 Blackheath Park, from 29th May 1964 the residents took over responsibility for the estate's maintenance. Many residents, some of whom had had no experience of committee work or Span democracy, have taken a turn. A recent inspiring event was a talk by Dr James Strike, author of *The Spirit of Span Housing* (2004). The lively discussion about the architecture and conservation of The Lane that followed was the inspiration for this new edition of the Handbook.



The Lane – why is it so special?

‘To these new homes in Blackheath... come architects from all over the world for they are recognized to be modern small ‘spec’ housing at its best.’

Alice Hope, Town Houses, 1963



The site

The Lane, in common with other Span schemes, was developed as a charming and distinctive place to live on an unpropitious pocket of land, amid grand, architecturally distinguished surroundings. The Lane was built next to a railway tunnel and cutting on a site previously occupied by two large houses and nursery land behind them – a difficult narrow plot that nevertheless provided the inspiration for a winding, almost rural lane lined with an old hedge and trees.

The Lane's wider setting is the Cator Estate, now a Conservation Area. This fine example of a villa estate developed from 1787 by John Cator, a Beckenham entrepreneur, and his descendants has been thoroughly documented by Lane resident, Neil Rhind in volume two of his history of Blackheath Village and its environs, 1983.

The houses

‘Eric Lyons, architect for Span Developments Ltd, is said to be the poor man’s John Nash in that he rediscovered the terrace house for Britain.’

Alice Hope, 1963

The Lane's terraces are simple and formal in contrast to their informal setting, in the fashion used on a grander scale by Nash for Regent's Park. Although the terraces are tightly packed onto a narrow strip of land, they are positioned so that each house is as private as possible. Some houses have enclosed gardens to front and back, others back gardens and shared space in front. Equal care was taken to design the backs of the houses, especially as many are exposed to view. Cars were intended to be tucked away in walled garage-courts. Throughout The Lane, the variety of orientation and the contrast between walled and more free-flowing spaces provides the surprises so characteristic of the Picturesque.

Smart, spare, economical

The terraces, which rest on concrete raft foundations, are of simple crosswall construction, with brick spine walls and with front and back walls of light timber construction which incorporate large areas of glass. This made for ease of erection, economy and relative stability on difficult land.

Architectural unity is achieved by means of a restricted palette of forms and materials: brown engineering brick for houses and boundary walls; white-painted vertical timber boarding on upper floors; sheet aluminium roofing; grey-painted timber window frames; and delicately proportioned ‘Warwick’ aluminium sliding windows.

Although the construction was modern, Span always acknowledged the locality in the choice of materials and here the white boarding and slatted gates recall Kentish cottages. Every detail is important and many, such as the Clarendon lettering and the aluminium door furniture, are becoming increasingly valuable as ‘original features’.

Design for living

Inside the houses feel light and spacious. Space is used as economically as possible, with fitted cupboards in almost every room. Most houses still have some distinctive original features, which included veneered doors, and parquet, cork and vinyl-tile flooring.

All living rooms had under-floor heating but there was no heating upstairs so, in order to retain heat, sliding doors divided living rooms and bedrooms, in the larger houses on the ground floor, in the smaller ones at the top of the stairs. The living rooms of the smaller houses were screened from the kitchen area and the porch by partitions of figured timber: in the larger houses built-in dressers with serving hatches linked kitchen and dining areas.



The landscape

'Building gardens with houses in them.'

The Times, July 1975

One of the unique features of Span was the emphasis placed on the relationship between buildings and landscape. The houses and communal garden areas were not designed to be seen as two separate but complementary elements in the environment, but as part of the same aesthetic and spatial experience. Span architecture was not just about façade and plan but also about 'atmosphere', and in creating this atmosphere the spaces between houses were as important as the houses themselves. For this reason plants, paving and lighting were carefully and imaginatively chosen and sited.

The Lane planting scheme was designed by Preben Jakobsen, a Danish garden designer who has worked mainly in England. His designs have been said to 'merge the geometry of abstract art with the sensuousness of the Arts and Crafts Movement'. His planting scheme was a luxurious combination of trees, climbers and shrubs, some chosen for colourful

or decorative foliage, and others for their attractive flowers. It is notable for the range of plants specified, for the contrasts of height, texture and colour provided, and for the way in which the overall design interacts with the architecture of the buildings.

Over the years the landscape of The Lane has inevitably changed. The thirty-four 10' – 15' high pagoda trees specified on the plan have matured, creating areas of fairly dense shade. But in spite of inevitable changes over time, The Lane still has an attractive, green setting, though some of the variety and subtlety of the original landscape designs have been lost. It is intended that, in replacing plants in future, the original plans will be followed as closely as is practicable, so that as much as possible of the original 'atmosphere' of The Lane can be recovered.

Keeping The Lane special



The Lane Residents' Society Ltd

'[To] The Residents' Society... each house owner usually pays £25 a year, a payment which also includes the cost of the external repainting of the house every three years to colour schemes selected by the architect.'

Alice Hope about Corner Green, 1963

Span recognised that giving residents responsibilities for the management of their own estate would increase the sense of community and would help ensure that the estates were well maintained. In The Lane, each owner must become part of The Lane Residents' Society. The Society is responsible not only for the upkeep of the common parts for which it has the freehold (roads, paths and gardens), and for the regular redecoration of the houses, but also for maintaining the covenants that help govern the appearance of the estate and the sense of community.

Each new owner must sign the deed of covenant and is entitled to buy a share in the Society, to vote at AGMs and to serve on the Management Committee, which looks after the estate on behalf of owners. Houses were originally bought leasehold, which safeguarded The Lane's special character. In 1974 leaseholds were exchanged for freeholds and the Scheme of Management was drawn up (revised 2005) to maintain The Lane's character, despite houses and garages being individually owned. Your participation and co-operation are vital to the success of The Lane. Share certificates are obtainable from the secretary, as are (for a small fee) further copies of The Lane Handbook.

The annual subscription, charged quarterly to members, covers the costs of carrying out the Society's responsibilities and provides for a small reserve to deal with unexpected expenditure. The levels of subscription payable on each of the three house sizes are set at the AGM.



Managing The Lane

The Management Committee is responsible for organizing the work paid for from our charges: gardening; road and pavement maintenance; the painting contract; lighting; and exterior window cleaning. It also pays to the Blackheath Cator Estate Residents Ltd on your behalf the 'frontage charge' BCER sets for The Lane as a whole.

Committee meetings are held once a month, the AGM once a year, usually in October. Major decisions regarding The Lane are put to the vote at the AGM and all shareholders are entitled to attend.

Any resident can volunteer for the committee, which usually has up to 9 members. It is elected at the AGM and a chair person, an honorary secretary and an honorary treasurer are chosen from the members. Each member takes on an area of responsibility eg. window cleaning or tree management.

How you can help

You can help the committee keep The Lane looking good by caring for the whole environment. Small things make a great difference, for example:

- considerate parking so that you don't spoil a neighbour's view or access;
- putting your wheelie bin away as soon as possible;
- being green by putting only organic matter on The Lane compost heap;
- avoiding clutter that might be hazardous outside your front door;
- looking after the play area, especially if your family uses it.

Want to change your home?

Maintaining and restoring the original features of your house will help you maintain and even increase its value and the value of your neighbours' homes.

Your options:

1. Retaining and repairing original features (strongly recommended)
2. Changing elements that have been altered back to the original design (strongly recommended)
3. Replacing elements which are beyond repair or restoration (only advised if 1 or 2 are not feasible)

You can obtain a list of suppliers and recommended craftsmen from any member of the Management Committee, which welcomes suggestions for additions to the list. The Product File at the back of this book will help you identify original features and appropriate replacements.

1. Retaining and repairing original features

The most cost-effective and sustainable approach, successfully done at many Lane houses. For example decayed soft wood window frames can be replaced with sustainable hard wood ones, 'Warwick' windows can be refurbished, guttering made to the original pattern, and glass of the original type obtained.

2. Restoring altered features to the original design

If you would like to replace an altered feature with an original one, you should apply to the Management Committee following the procedure outlined in the next section, Restoring your home.

3. Replacing features that are beyond repair or restoration

To be done only when repair or restoration are not feasible.

The Handbook Product File describes modern equivalents of minor features that may be changed without permission providing that the recommended products are used. Please let the committee know if you find other similar products which we can add to our Product File.

Before any changes are made to major items, such as doors, windows or cladding you will need to submit a written proposal accompanied by detailed drawings to The Lane Residents' Society Management Committee, following the procedure outlined in the next section, Restoring your home.

The Lane lies within a Conservation Area which means that any changes we make to our houses or to the landscape must 'preserve or enhance the character' of that Conservation Area.

Changes to gardens

The boundary walls and fences of your garden are as crucial to the integrity of The Lane as the houses. You will need permission:

- from the Management Committee if you wish to alter walls, boundary fences or gates;
- from the Tree Officer at Greenwich Council before felling or pruning any trees.

Restoring your home

Any alterations or repairs to homes should strive to keep to the original appearance in order to help maintain the visual integrity and value of The Lane.

If the exterior of your home requires work, repair and restoration should be considered as the first and best option. However it is recognised that items are subject to wear and tear and can reach the end of their working life. In this case, if possible a like for like replacement should be considered.

Do you need permission?

Any fittings or materials that require permission from The Lane Management Committee to change have been clearly labelled on the following pages with a  icon.

Obtaining permission for changes from The Lane Residents' Society. The procedure:

1. Talk to your neighbours and seek advice, informally, from a committee member.
2. Discover whether planning permission is required from Greenwich Council.
3. Submit a description and detailed drawings of the proposed change to the committee secretary.
4. Your proposal will be discussed at the next committee meeting, which you are welcome to attend.
5. If there is no need for you to supply further information, the committee will make a decision at that meeting or the next.
6. You will be informed about the decision in writing, with reasons for approval or rejection.
7. In exceptional cases a Special General Meeting may need to be called.

Product file

Research has been undertaken to find the closest modern equivalents to the original 1960s specification.

Obviously new products are constantly coming on the market (or going out of production) and in an effort to keep this database up to date, the Management Committee welcomes new information from residents.

Original Span features can be closely matched with modern equivalents, but some of the approved products listed here are expensive. If residents would like to put forward an alternative product then the committee will be happy to look at it and consider adding it to the Product File.

Updates to the product list will be made periodically and posted on to The Lane website so in the future it will be also be worth checking at www.the-lane.co.uk for any updates.

Although the Scheme of Management binds residents to maintain The Lane 'as built' not all houses are in pristine condition. These photographs show both T15 and T10 houses 'as built' and illustrate what we are aspiring to when reviving the spirit of The Lane.

T-15 House Type



T-10 House Type



Product file: House features



Front door

Original spec:

Obscured glass panel above and below.

 **Permission required for alteration**



Letter slot

Original spec:

WEHAG. Anodised aluminium
Overall size: 286mm x 72mm
Flap size: 218mm x 50mm, 13mm from top.

Committee-approved replacement:

FSB letter slot (See Product No. 6001)
Distributed by Allgood, www.allgood.co.uk



Doorbell

Original spec:

Bright aluminium surround, dia: 58mm; circular black plastic button, dia: 20mm

Committee-approved replacement:

Knud Holscher Design, D Line range
Product No. 14.5016.02
Supplier: www.allgood.co.uk or Skandium, 86 Marylebone High Street, London, tel: 020 7935 2077, www.skandium.com



Door handle

Original spec:

Company: WEHAG. Anodised aluminium.
Handle length, from tip to centre of circular core: 105mm. 24mm dia handle set in 50mm dia ring.

Committee-approved replacement:

Suitable replacement is being researched.

Product file: House features



House numbers on gate

Original spec:

Typeface is similar to Akzidenz Grotesque bold. Painted, raised profile.
Number height: 55mm



House numbers adjacent to door

Original spec:

Typeface is similar to Akzidenz Grotesque bold. Painted, raised profile.
Number height: 65mm



Boiler flue

Original spec:

Boiler flues were not an original Span fitting. If one needs to be installed it should be as discreet as possible – an example is shown here from Number 44 The Lane. In the small terraces, flue should exit through the side panelling of the porch. In the larger houses, it should exit through the brick panel between the kitchen and the front door.

 **Permission required for alteration**



Exterior light

Original spec:

Wall-mounted lights were not an original Span fitting. However some residents may want additional exterior lighting. A simple, rectilinear design is preferred, max size 260mm h and w. Sample shown also uses energy-saving compact fluorescent bulbs. A motion sensor or light sensor can also be used to save energy.

Committee-approved replacement:

BEGA Fluorescent Light Bricks
rectangular: 120mm w x 250mm h x 100 d
square: 210mm w x 210mm h x 120mm d
www.bega.com

Product file: Windows



Warwick windows

Original windows:

Warwick II aluminium vertical sliding windows, single-glazed. Painted timber softwood sub-frames, mullions and transoms.

Committee-approved replacement:

The original window designs form a key feature of The Lane. However current building regulations require substantially higher thermal performance for all new windows. This has resulted in thicker frames and a physically and visible heavier feel. Wherever possible, repairs should be made rather than replacement of windows. Decayed softwood can be replaced with hardwood from sustainable sources, fixed panels double glazed and 'Warwick' windows refurbished.

Clearview (www.clearviewgroup.co.uk) is a company approved for window replacement, but please contact the Committee first if a window replacement is necessary. Guidance can be provided on how replacements should be installed in order to minimize variation from the original fenestration arrangement.

 **Permission required for alteration**



Mottled window glass

Original windows:

Pilkington glass Rough-cast (used in lower section of upper floor windows)

Committee-approved replacement:

Company: Pilkington Glass
Glass with 'Stippolyte' texture.

 **Permission required for alteration**



Product file: Roofs and cladding



Roofing

Original spec:

Aluminium sheet roofing. 250mm from ridge to ridge. Ridges are 40mm wide, protruding 45mm high.

Committee-approved replacement:

Corus Panels & Profiles. www.coruspanelsandprofiles.com
tel: 01684 856 600. Product: Clip-Fix 750

 **Permission required for alteration**



Wooden cladding

Original spec:

Painted softwood timber.

Committee-approved replacement:

Replacement boarding should be machined to match the original board size and profile (i.e. spacing) of original configuration.

 **Permission required for alteration**



Bricks

Original spec:

Standard brick size, dark brown colour.

Committee-approved replacement:

Ibstock Bricks
tel: 07821 494 103
product: Holmbrook, Sandfaced, Dark

 **Permission required for alteration**



Guttering

Original spec:

Painted square-section guttering, folded metal.

Committee-approved replacement:

Company: Swiftcure (has previously replaced guttering in The Lane with a good match to the original)
Contact Mr. Harry Butts, tel: 07974 657 740

Satellite dishes

Satellite dishes were obviously not to be found in the 1960s. Planning permission is required to erect them in a conservation area.

 **Planning permission required**



Pavers and Plantings

Original spec:

Concrete rectangular pavers used for planter borders and flat pavers.

The original planting scheme for The Lane is available if you are interested for your private garden please contact a committee member. The committee has an ongoing relationship with contracted gardeners Seasons to review developments to plantings in the communal areas. All input from residents is welcome.



Gate

Original spec:

White painted wood with single upper and lower horizontal support and single diagonal.



Garage door

Original spec:

Aluminium 'up and over' door, wide horizontal bands.

Committee-approved replacement:

Absolute Garage Doors Ltd.

Tel 01883 330111

www.absolutegaragedoors.co.uk

 **Permission required for alteration**



Garage door handle

Original spec:

Plated steel handle, centred position on door.

The Scheme of Management

The Scheme of Management legally binds residents to maintain The Lane as built, and to provide the necessary funds. It is safeguarded by decision of the High Court of Justice Chancery Division 17th January 1970.

A breach of this scheme is a contempt of court, and The Lane can request and if necessary implement a restoration to the status quo.

The Lane, Blackheath Park London SE3 9SL.

Scheme Of Management

(under Section 19 of the Leasehold Reform Act 1967)

Definitions

1. The "estate" is The Lane in Blackheath Park shown edged in red on the plan annexed. The "grounds" means all parts of the Estate not at any material time forming part of any residential building or curtilage of a dwelling.

The "Landlord" means The Lane Residents Society in which the fee simple interest in the grounds shall be vested. The Lane Residents Society is registered under the Industrial and Provident Societies Act 1965.

"The enfranchised properties" means the houses and garages of the estate and the "owner" is the owner of owners or each house.

"The scheme" means this scheme with such variations thereto as may from time to time be made in accordance with paragraph 13.

Effect

2. The provisions of the Scheme shall bind the enfranchised properties and be enforceable by the Landlord.

Obligations To The Landlord

3. The Owner shall

(a) Keep the enfranchised property in good repair and in particular shall forthwith replace any broken or

displaced window glass with glass of the same type as that originally fixed or of a type approved by the Landlord.

(b) Maintain all boundary walls and fences as are shown on the said plan by a T mark on the inside boundary of the enfranchised property.

(c) Within six months after any failure by the Landlord in observance of the provisions of sub clause (b) of clause 9 of this Scheme perform in place of the Landlord any of the obligations set out in that sub-clause remaining unperformed.

(d) Keep the house fully insured with a substantial and reputable insurance office against loss or damage by fire and all other risks normally coverable under a property owners comprehensive insurance policy.

(e) Make good any damage to or destruction of the house so that the same shall so far as practicable be restored to its former condition.

(f) Make good within three months or sooner if necessary any default or defect in repair of the house for which the owner is responsible (including making good such damage or destruction as aforesaid) and of which the Landlord has given written notice in writing.

(g) Indemnify the Landlord against any sum expended in remedying any default or defect in repair for which the Owner is responsible (including as aforesaid)

Regulations

4. The Owner shall observe the regulations set out below and cause them to be observed by all persons expressly or by implication authorised by the Owner to be on the Estate.

(i) Nothing shall be done or omitted to be done anywhere on the Estate which may cause inconvenience or annoyance to any resident on the Estate or to the neighbourhood and the generality of this regulation shall not be restricted by any other.

(ii) Nothing shall be done in contravention of any bye-laws which may be made from time to time by the Landlord with regard to the use of the grounds.

(iii) Nothing shall be done which may alter the construction or external appearance of or damage of a house or any part of an enfranchised property other than with the written permission of the Landlord, all to be in accordance with The Lane Handbook 2005 and as it may be amended in subsequent years. Adequate plans and other drawings of any proposals to be provided to the Landlord. This to include the erection of aerials, satellite dishes, gas flues and similar light structures.

(vi) No vehicle shall be ridden or driven in any part of the Estate other than the roads and car parks.

(v) No vehicle shall be parked within The Estate otherwise than in a garage or car park.

(vi) No vehicle shall remain in a car park for longer than is reasonable having regard to the requirements of other persons nor shall any vehicle remain so parked overnight unless the private car of a temporary visitor to the Estate.

(vii) No vehicle shall remain in The Lane which is untaxed.

(viii) No commercial vehicles shall be kept in The Lane.

(ix) No boat, caravan, camper or similar vehicle shall be kept in The Lane.

(x) No sign or advertisement of any sort shall be displayed anywhere on the Estate except that the name of the Owner (without any description of the Owner's profession or business) may be displayed at the entrance to the house in a style approved by the Landlord.

(xi) No wireless or other electrical reproducer shall be played in a house on the Estate in such a manner as to disturb any person (whether through failure to confine the sound or for any other reason) not at

any time in the garden of a house or any part of the Estate outside the house, nor shall undue disturbance be caused by singing or the playing of musical instruments.

(xii) An enfranchised property shall not be otherwise than as a private dwelling in a single or family occupation.

5. The obligation imposed by paragraphs 3 and 4 shall (subject to paragraph 14 hereof) be enforceable by the Landlord.

Powers Of The Landlord

6. The Landlord shall have the power :

(a) to enter with its workmen and agents upon any enfranchised property on giving reasonable prior notice in writing (except in case of emergency) for the purpose of inspecting the state and condition of the enfranchised property and of remedying any breach by the owner of any of the obligations specified in paragraph 3 or 4 hereof.

(b) to execute on the enfranchised property such works as may be necessary for the purpose of remedying any such breach as aforesaid.

Obligations To The Society

7. The Owner shall

(a) purchase or take-up one share in the Society

(b) Within two months of any transfer mortgage charge or devolution of the Owner's interest in the enfranchised property give notice in writing to the Secretary of the Society of such act or event and pay a registration fee of £50.00.

(c) In any contract for sale of the enfranchised property provide for the transfer to the purchaser of his share in the Society at par and forthwith upon completion of the said transfer lodge the same with the Secretary of the Society for registration.

(d) Pay to the Society by equal instalments in advance on the usual quarter days a yearly management charge to be calculated by the Society in accordance with its rules for the time being in force.

(e) on any sale of the enfranchised property assign to the purchaser the benefit of such covenants or obligations for the protection or benefit of the enfranchised property as he may be able to assign.

(f) On the sale of an enfranchised property the Owner must offer any Lane garage also owned to the purchaser. If this offer is refused and within the timescale of the sale, but no longer than four weeks after the exchange of contracts, the first refusal of purchase of the garage must be offered to the Society at market valuation. The Society has four weeks to accept or decline this offer.

8. The obligations imposed by the last foregoing paragraph and by paragraph 4 shall be enforceable by the Society.

Powers And Duties Of The Society

9. (1) For the purposes of the maintenance and management of the Estate the Society shall :

(a) Cause the outside of all windows on the Estate to be cleaned every two months.

(b) Every third year or so often as the Society may think fit, wash stop and paint with three coats of first quality proprietary paint or otherwise cover with an appropriate decorative finish, the surface of all parts of the exterior of any enfranchised property and the garages. The colours to be as original or as approved by the Society. The cost of garage repainting to be pro rata per garage owned.

(c) Keep in good repair and clean condition and replace whenever necessary all gutters rainwater pipes drains and sewers serving more than one property on the Estate and all structures and other things forming part of the grounds.

(d) Keep the grounds in good order and properly lighted and in particular renew whenever necessary all parts of wall and fences not liable to be maintained by any Owner and all shrubs and other plants with replacements of the same type of those originally provided or of a type approved by the Society in general meeting and prevent trees from becoming a nuisance or a danger.

(e) Maintain the Estate substantially in the form laid out at the completion of the development.

(f) Keep itself and each of the members of the Society comprehensively insured against (i) all loss or damage however caused to anything forming part of the grounds and (ii) all liability arising out of any claim made in respect of injury to persons or property (whether on the Estate or adjacent land) resulting from the condition of anything forming part of the Estate at any material time (including all roots of trees) or from the negligence or any person employed by the Society.

(g) duly pay (i) any sum expended in payment of any road charges payable in respect of the Estate (ii) any sum expended in remedying any failure to exercise the powers hereunder and any loss uninsured through



each failure (iii) any sum expended in payment of rates, water rate taxes, charges or other outgoings whatever payable in respect of the Estate or any part thereof (other than income tax or corporation tax payable on ground rent).

(iv) any sum payable to the owner for the time being of the Cator Estate under the terms of Clause 4 of the First Schedule to a Conveyance dated 4th July 1961 referred to in Entry No. 1 of the Charges Register of Title Number 1 of the Charges Register of Title Number LN210169 set out in the Schedule hereto.

(h) make good within three months or sooner if necessary any default or defect in repair or decoration for which the Society is responsible and of which the Owner has given notice in writing.

(i) Produce whenever reasonable required to the Owner the policies of insurance and proper evidence of the payment of the current premiums in respect of any insurance by the Scheme authorised to be effected by the Society.

(j) Permit every Owner to become a member of the Society.

(2) For the purposes of the aforesaid the Society may:

(a) Make modify or revoke any bye-laws with regard to the use of the grounds.

(b) Enter with its workmen and agents upon any enfranchised property on giving reasonable notice in writing (except in the case of an emergency) for the purpose of performing its duties hereunder.

10. In the event of any failure on the part of the Society duly to exercise any of the powers specified



in paragraph 9 hereof the Owner may serve notice in writing in the Society specifying the failure in question and the Landlord may thereupon at the expense of the Society remedy the same and so that in case of any such failure by the Society as aforesaid the several obligations imposed on the Owner by this Scheme shall be conditional on the Landlord remedying the said failure within a reasonable time after receipt of the said notice.

Charge

11. (i) Any sum or sums payable by the Owner to the Society under the foregoing provisions shall bear interest at 2 per cent per annum above the Bank of England Minimum Lending Rate for the time being as from the expiry of 28 days after the date on which written demand for payment thereof shall have been made by the Landlord to the Owner and such sum or sums with such interest shall be a charge on the enfranchised property and so that for all purposes of

the Law of Property Act 1925 the secured debt shall become payable three months after the date of the said demand.

(ii) The Charge arising under this Scheme shall (subject as hereinafter mentioned) be postponed to any legal charge or mortgage effected by the Owner and being a first charge upon the premises registered at H.M. Land Registry or under which the charges or mortgagee is entitled to possession of the title deeds and the Owner of any such charge or mortgage shall (subject as aforesaid) have the right to make further advances to rank in priority to the charge arising under this scheme PROVIDED ALWAYS that postponement of the Charge arising under this scheme shall not apply where prior to completion of the legal charge or mortgage or prior to the making of the further advance (as the case may be) the Scheme has been duly registered as a local land charge under the Local Land Charges Act 1975, and there is an existing indebtedness under the Scheme thereby secured and so that a statement in writing by the Secretary of the Society that there is no such existing indebtedness shall for a period of three weeks from the date of such a statement be conclusive in favour of any such charge or mortgage and the Charge arising under this Scheme shall be postponed accordingly.

Joint Obligation

12. Every obligation imposed by the Scheme on more than one person shall be a joint and several obligation.

Variation

13. All or any of the provisions of the Scheme may be terminated or varied by special resolution passed at a general meeting of the Society.

Contact details

View the handbook online at:

www.the-lane.co.uk

For enquiries about The Lane, including buying a share in The Lane Residents Society and making changes to your property contact

Edmund Hall, Chairman
20 The Lane
SE3 9SL

edmundhall44@aol.com
020 8318 0420

For shares in the company and permits for the right to use the Cator Estate's roads*

Blackheath Cator Estate Residents Ltd
(Company registered in England no 857 194)
The Administrator, BCER Ltd
Chapman House
10 Blackheath Village
London SE3 9LE
catoresstate@yahoo.co.uk
Tel/fax: 020 8297 1210

*As freeholders of The Lane's communal parts, The Lane Residents Society pays a charge from subscription income on The Lane's 'frontage' to Blackheath Park to BCER Ltd, which maintains the estate's roads. You need to buy a permit for each vehicle that you use 'to pass and repass' and to park on those roads. You can also buy a share in BCER Ltd, entitling you to vote at its General Meetings.

For enquires about planning permission and other statutory permissions

Greenwich Council
Strategic Planning
Peggy Middleton House
50 Woolwich Road
London SE18 6HQ
www.greenwich.gov.uk
020 8854 8888

Contributors

Samantha Fallon, Edmund Hall,
Angus MacGregor, Catharine Macleod,
Kristine Matthews, Elizabeth Williamson,
David Loosmore

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