

GREENWICH AND BLACKHEATH CONSERVATION AREAS: MANAGEMENT STRATEGY AND CONSERVATION GUIDANCE

I. INTRODUCTION

A series of five conservation area appraisals have been undertaken by the London Borough of Greenwich in partnership with English Heritage and prepared by Urban Practitioners. The appraisals cover the following conservation areas:

- West Greenwich;
- Greenwich Park;
- East Greenwich;
- Blackheath; and
- Blackheath Park.

The Planning (Listed Buildings and Conservation Areas) Act 1990 places a general duty on local planning authorities to formulate and publish proposals for the preservation or enhancement of conservation areas. Advice is given in *Guidance on the Management of Conservation Areas* (English Heritage, August 2005).

This document summarises the strengths, weaknesses and vulnerabilities of each conservation area and the opportunities for improvement within them. It sets out a strategy for safeguarding their special character and for managing change.

The strategy complements the Management Plan for the Maritime Greenwich World Heritage Site, of which the boundary and buffer zone straddles a substantial part of four of the five conservation areas, with Blackheath Park being the exception.

2. RECOMMENDATIONS

The Management Strategy makes the following recommendations:

Alterations to the conservation area boundaries

A thorough survey of the conservation area boundaries has been undertaken as part of this appraisal and the following additions are proposed:

- **West Greenwich**
James Wolfe School, Randall Place.
St Alfege's and St Peter's School, Creek Road.
- **East Greenwich**
Nos 2-20 Enderby Street.
Trafalgar Road north side (Nos 83-177).
- **Blackheath Park**
Nos 83 – 85 Brooklands Park.

The Queen Elizabeth College Almshouses have recently been transferred from West Greenwich to the Ashburnham Triangle Conservation Area. No changes are proposed to the boundaries of the Greenwich Park and Blackheath conservation areas.

Additional planning controls (Article 4 Directions)

New Article 4 Directions are proposed to cover parts of the Blackheath and Blackheath Park conservation areas.

Schedule of Listed Buildings

The following buildings are being proposed as statutory listed buildings:

- No 37 Kidbrooke Grove (Lingfield, built 1906) and No 39 Kidbrooke Grove (Morden Hall, built 1912)

Schedule of Locally Listed Buildings

A number of additions to the schedule of locally listed buildings are proposed for each conservation area (see Appendix 1).

3. GENERIC STRATEGIES

Greenwich and Blackheath have a rich heritage, and it is important to recognise and manage change in a sensitive way. The area is subject to several development pressures, including:

- the sub-division of large plots which can threaten the established grain of the area;
- proposals for the demolition of existing houses, coupled with replacement by larger buildings that include full basements; and
- applications for very large extensions that can potentially swamp the original building.

These pressures may have a significant impact upon the character of the conservation area.

The following policies and actions will apply to all five conservation areas:

- To promote **Conservation Repair Principles**;
- **To continue to use planning control and listed building consent** to ensure careful design of alterations and extensions so that they are in keeping with and add to the distinctive character and style of the building and/or area, in all cases having particular regard to the conservation area appraisal;
- To prepare **Conservation and Design Guidance on additions, alterations and extensions** specific to each of the five conservation areas, to inform planning applications which could be carried forward as Supplementary Planning Documents (SPD) by the Council at a future date. This should be made available to the general public as well as Council staff;
- **To maintain and enhance the tree cover of the conservation areas** by protecting street and garden trees and by encouraging new and replacement planting;
- **To preserve and enhance the character of the street scene** by encouraging sensitive highway works and to prioritise the conservation and repair of features contributing to local character; and
- To produce a series of **generic design documents** (which cover the whole borough) which promote high quality design standards. Particular attention should be given to the design of highway signage, the siting and design of new and replacement street furniture, and the removal of clutter.

4. MONITORING AND REVIEW

This document will be reviewed and updated after five years with the assistance of local societies. The review will be based on the following criteria:

- Development pressures (the numbers and nature of planning determinations and their distribution, and their impact on the character of the conservation area);
- Annual English Heritage survey of Buildings at Risk; and
- The effectiveness of the Article 4 Directions in the conservation areas.

Taken together, the five conservation areas form one of London's most important historic quarters. Their visual appeal and historic richness make them a vital cultural and economic asset.

Maritime Greenwich has been included in the World Heritage List because it meets several of the criteria for 'outstanding universal value'. The Renaissance and baroque compositions of the Queen's House and the Old Royal Naval College represent masterpieces of human creative genius; the buildings and the park landscape had a seminal impact on developments in architecture and landscape design in Britain, and the cultural, architectural, maritime and scientific developments embodied in these buildings together form an ensemble of outstanding universal significance. The whole World Heritage Site is in a good state of preservation, having suffered little from demolition, rebuilding or reconstruction. Its authenticity in design, material, workmanship and setting is well documented. There are firm legislative and policy controls in place to ensure that its fabric and character and setting will be preserved in the future.

World Heritage Site Management Plan para 4.2.57

5. WEST GREENWICH

5.1 PRESENT POSITION

Strengths

West Greenwich has a memorable form and a vibrant town centre. Its character is reinforced by the prominence of its landmarks, especially the Church of St Alfege, the Old Town Hall and the Cutty Sark. The range, quality and state of preservation of the houses, built over a period of three centuries or more, is exceptional. West Greenwich enjoys fine views of the Thames and, from its upper residential streets around Blackheath Point, prospects across London.

Maritime Greenwich's significance is recognised through its World Heritage Site status and the Site's Management Plan is a key instrument for its preservation and enhancement. The World Heritage Site Management Plan is supported by a wide range of public and private sector bodies active in Greenwich.

Tourist income bolsters local services, brings vitality to the area and makes an essential contribution to the local economy.

Weaknesses

Although a lorry ban on Romney Road has relieved the town centre of much heavy through traffic, the streets are narrow and there is local congestion with pedestrian and vehicular conflict. Greenwich High Road is still traffic-ridden.

There has also been a legacy of poor development in the town centre and the standard of modern architecture in the conservation area is low relative to neighbouring areas. In particular, most new housing has been insipid and there has been some poor quality commercial development.

Opportunities

A number of key sites on Greenwich High Road and Stockwell Street are ripe for redevelopment and could help to mend earlier breaches in the townscape with confident new buildings. There is also an opportunity to enhance the appearance of Cutty Sark Gardens following the restoration and re-presentation of the historic ship.

There is the potential to restore and enhance Greenwich Market for specialist trading, for local people and visitors alike.

Vulnerability

Greenwich's deserved popularity as a tourist destination both sustains, and equally puts pressure on, local services and the historic fabric. The retail core of the town centre is subject to commercial fluctuations, risking vacancy and decay on the fringes.

Delays and uncertainties have threatened the Cutty Sark project following a severe fire during its restoration, but the Cutty Sark Trust has secured further funding and the restoration works are progressing.

5.2 WEST GREENWICH: PROPOSED ACTIONS AND STRATEGIES

Alterations to the Conservation Area Boundary

The conservation area boundary is well considered and appropriately drawn, abutting other conservation areas in several places. The boundary has recently been modified by transferring the Queen Elizabeth College Almshouses to the Ashburnham Triangle Conservation Area. However, there is a case for extending the boundary to include two good late Victorian schools, James Wolfe School, Randall Place; and St Alfege's and St Peter's School, Creek Road. These schools are both local landmarks that make a positive contribution to the character of the area and are worthy of preservation. The boundary could also be extended to incorporate No. 302 Creek Road.

Article 4 Directions

There are two Article 4 Directions in operation in West Greenwich Conservation Area. One Direction removes permitted development rights to single dwellings in Randall Place and Churchfields. The second Article 4 Direction controls the exterior painting of buildings in the town centre, including Greenwich Church Street. The Council has published guidance explaining the need for the controls and showing their extent.

The Council will monitor the effectiveness of the existing Directions and, where necessary, consider what promotional work might be done to rekindle awareness of the controls.

There is potential for an Area of Special Advertisement Control in the town centre, which will be subject to a separate consultation exercise.

Area of Archaeological Potential

The Unitary Development Plan identifies Greenwich Park, the town centre and area up to the Thames foreshore as an Area of High Archaeological Potential. The Council expects developers within this area to assess and plan for the impact on archaeological remains and may require site investigations before proposals are considered. At sites of national importance there will be a presumption in favour of preservation in situ.

Views

The upper southern part of the West Greenwich Conservation Area commands fine views across the Thames to the City and North London. One of London's eleven statutory Protected Vistas is towards St Paul's from Blackheath Point.

The Mayor of London's Supplementary Planning Guidance, the London View Management Framework (July 2007), includes guidance on the preservation and enhancement of London Panoramas, including Greenwich Park and Blackheath Point, and Townscape Views, (including the view from Island Gardens to the Royal Naval College). The Mayor has recently issued a revised London View Management Framework document for consultation. The Greenwich UDP identifies a further eleven local viewpoints from within the Borough.

The Council should strive to protect all of the identified views through the execution of its planning functions.

Setting of the World Heritage Site

Crooms Hill and the town centre, including the Church of St Alfege, Church Street and Cutty Sark Gardens, are within the Maritime Greenwich World Heritage Site. Much of the remainder of the conservation area, including Hyde Vale, Royal Hill and the whole of the Heath, is within the Site's buffer

zone. Policy TC7 of the Unitary Development Plan is a commitment by the Council to protect and enhance the World Heritage Site and its setting. Views and vistas to and from the site are to be protected by ensuring that developments in the buffer zone are 'visually sympathetic'.

Buildings at Risk

The Council assists English Heritage in maintaining a Register of Listed Buildings at Risk from neglect or decay.

The only listed building in the West Greenwich Conservation Area on English Heritage's Buildings at Risk Register is the Cutty Sark, and the ship is now undergoing a major programme of repair and re-interpretation supported by the Heritage Lottery Fund. There are however a number of lesser buildings that are vulnerable or in poor condition, including properties on Greenwich High Road and Greenwich Church Street, such as the former Town Hall building.

The Council will encourage the repair and re-use of unlisted buildings at risk, especially those identified in this document as being of local interest or otherwise contributing to the special character of the conservation area.

Buildings of Local Interest

The following buildings in the conservation area are of local architectural, historic or townscape significance and should be added to the register:

- **St Ursula's School, Wellington Grove**
A neo-Georgian property built in red brick and well positioned on a knoll above Crooms Hill. The property has group value with Our Ladye Star of the Sea.
- **33-47 Roan Street**
A row of Edwardian workers' cottages constructed of dark red brick with mid-red brick banding and large square windows. These properties form a coherent and unusual group.
- **Randall Place (north side)**
Well preserved Victorian cottages forming a group with their contemporary, the James Wolfe Primary School, located opposite.
- **29-35 Point Hill (east side)**
A three storey terrace of four Victorian villas with big square bays, forming a lively rhythm down the hill. Dormer windows sit above the eaves, taking advantage of long views to the west.

Opportunities for redevelopment

In addition to its role in controlling development through the statutory planning process, in some instances the Council will also look for opportunities to replace a vacant or outworn property that detracts from the character of the area. In West Greenwich, the former Council offices at Stockwell Street are the most immediate opportunity for change. The Council has produced a brief for redevelopment and will expect any developer to give due weight to the special significance of the conservation area as defined in this appraisal. A further development brief for the Royal Hill Court site should also be prepared.

6. GREENWICH PARK

6.1 PRESENT POSITION

Strengths

The Greenwich Park Conservation Area combines dramatic topography with grand architecture to create a magnificent landscape. The principal landmarks, the Old Royal Naval College and the National Maritime Museum form an outstanding axial composition of views from Island Gardens the 'Canaletto View' and the Wolfe Monument. The Park itself is an area of exceptional amenity and has long historical associations.

The World Heritage Site inscription has confirmed Greenwich's international renown. This is strengthened by the Management Plan that is now in place, complemented by the Royal Parks' Management Plan for Greenwich Park.

A further strength is the management commitment by the principal agencies in the area including:

- Greenwich Foundation for the Old Royal Naval College;
- The National Maritime Museum; and
- The Royal Parks.

Weaknesses

Greenwich Park has long been severed from the river by the former Woolwich Road to Deptford. Today, Romney Road continues to be divisive, despite a welcome restraint on heavy vehicles. Bottlenecks of visitors at peak periods puts pressure on other parts of the World Heritage Site, such as the Park entrance and the King William Walk area, although the new development at the south west wing of the Maritime Museum should help to alleviate this problem. There is also a poor quality public realm in some areas, such as the paving in Park Vista.

Opportunities

The new Planetarium will draw more visitors to the Observatory and perhaps to less visited parts of Greenwich Park. The Park Management Plan identifies a number of opportunities for physical improvements, including the restoration of the roundel of trees at Blackheath Gate. The Seascape Project at the National Maritime Museum will introduce an improved interface between the Museum and the Park.

Vulnerability

Uncontrolled visitor pressure on the Royal Park could result in the erosion of landscape or archaeological remains. Outside the conservation area, there could be threats to panoramas and view corridors by ill-considered development in and beyond the World Heritage Site buffer zone. Visitor numbers during events of the 2012 Olympic Games will necessitate careful planning and management.

6.2 GREENWICH PARK: PROPOSED ACTIONS AND STRATEGIES

Alterations to the conservation area boundary

The conservation area boundary is appropriately drawn and no changes are proposed.

Area of Archaeological Potential and Scheduled Ancient Monuments

The Unitary Development Plan identifies the whole of the Greenwich Park Conservation Area as an Area of High Archaeological Potential. The Council expects developers within this area to assess and plan for the impact on archaeological remains and may require site investigations before proposals are considered. At sites of national importance there will be a presumption in favour of preservation in situ. Any work to Scheduled Ancient Monuments requires consent from the Secretary of State for Culture, Media and Sport.

Article 4 Directions

There is little residential property in the conservation area. There are no Article 4 Directions in effect and none proposed.

Views

Greenwich Park commands outstanding views across the Thames to the City and north London. One of the London Plan's strategic views is towards St Paul's Cathedral from the Wolfe Statue in Greenwich Park. All new development within the Viewing Corridor is limited to a height of 30 metres. The Mayor has recently issued a revised London View Management Framework for consultation.

The UDP identifies eleven local viewpoints in the borough. The whole of the conservation area falls within the Local View zone from Eltham Park North to central London. It is also partially seen from Eltham Palace. The viewing terrace at the Wolfe monument also offers an impressive panorama of Docklands, from Canary Wharf to the Dome. Development that would have a serious adverse effect on these views will not normally be permitted (UDP Policy D26).

Buildings at Risk

Following the successful repair and conversion of the Old Royal Naval College there are no longer any vacant or deteriorating historic buildings in the Greenwich Park Conservation Area. There are well managed strategies for their upkeep and repair.

Buildings of Local Interest

The following buildings in the Greenwich Park Conservation Area are of local architectural, historic or townscape significance and should be added to the register:

- **Nos 75-81, 89-93 and 131-135 Maze Hill**
A cluster of interwar semi-detached dwellings on a short cul-de-sac off Maze Hill. The buildings were constructed in the modern movement style, characterised by flat roofs and horizontal fenestration, and are reasonably well preserved externally. No 75, with its double height half round bow window, is the most distinctive in the group.
- **Pavilion Tea House, Greenwich Park**
An arts and crafts style building (c1900) centrally planned around an octagonal space, with a tile roof surmounted by a lantern. Tripartite Diocletian windows are positioned around the drum. The building has been recently restored.

Enhancement proposals

The Greenwich Park Management Plan proposes a number of initiatives, including the restoration of the roundel of trees at Blackheath Gate, which will involve new planting and the relocation of the public toilets. This will significantly enhance the southern approach to the Park and will tie in with proposals being implemented from the 2003 study, Blackheath: The Next 50 Years, which made the case for contrasting the contained formality of the Park with the rough, open expanse of the Heath.

2012 Olympics

Greenwich Park and the grounds of the Old Royal Naval College have been chosen as a venue for the equestrian and modern pentathlon events in the 2012 London Olympic Games. This presents the greatest challenge and opportunity for the conservation area.

Design guidance

In recent years there have been a number of important new buildings in the conservation area, including the Greenwich University library, the re-roofing of Neptune Court at the National Maritime Museum and the building of a new Planetarium at the Observatory. A scheme for the south west wing of the Maritime Museum has recently been approved, and there is potential for the redevelopment of the Trident Hall site. The set pieces and open spaces of the conservation area make it unlikely that development on any significant scale would be proposed.

7. EAST GREENWICH

7.1 PRESENT POSITION

Strengths

The Morden College Estate is of particular interest as a planned development by a single agency of relatively early date. It is well preserved and its intimate character contrasts with the powerful landmark quality of Greenwich Power Station. The Thames waterfront exerts a strong presence, especially at Ballast Quay. Recent housing in the area has been of a promising quality and the Christ Church Forum is a valuable community asset.

Weaknesses

The degraded environment of Trafalgar Road – traffic, noise, fumes and some bad buildings – discourages lingering and makes trading challenging. The junction with Park Row is weak, with a surface car park in place of buildings. The area is relatively isolated from Greenwich town centre and the sheer bulk of the Power Station restricts access to the river. The eastern fringe of the conservation area is uninviting. There has also been a loss of historic street surfaces in the area.

Opportunities

East Greenwich is less isolated since the opening up of the Old Royal Naval College and it remains underrated in comparison with other more celebrated parts of Greenwich. The quality of new housing development could stimulate other successes. Should its current use cease, the re-use of Greenwich Power Station could enhance the area physically, economically and culturally, whilst the Arches Leisure Centre could be given a new lease of life in the regeneration of the area.

Vulnerability

There is a risk that the Power Station is decommissioned before its reuse is secured, leaving the building with an uncertain future and possible demolition. This in turn would blight the wider area and hold back investment.

7.2 EAST GREENWICH: PROPOSED ACTIONS AND STRATEGIES

Alterations to the conservation area boundary

The conservation area boundary could be extended to include the whole of Trafalgar Road from Christ Church to the Royal Naval College.

Buildings at Risk

The East Greenwich Conservation Area currently has no listed buildings on the Register but the long term future of Greenwich Power Station needs to be carefully considered. If the Power Station is to be decommissioned, there should be a viable strategy for its conversion or redevelopment. In addition, the future of the Arches Leisure Centre, which is identified as a building of local interest, should be planned so it can continue to make a positive contribution to the conservation area.

Buildings of Local Interest

The following buildings in the East Greenwich Conservation Area are of local architectural, historic or townscape significance and should be added to the register:

- **Hardy Cottages**
Early housing by the London County Council (1902). Two storey brick cottages grouped on a U-shaped plan.
- **Banning Street**
Nos 14-32 (even).
- **Nos 173-177 Trafalgar Road** (*currently outside the conservation area*)
A striking, narrow, wedge-shaped building of the mid-Victorian era positioned on a tight site. The building offers good townscape contribution at the junction with Old Woolwich Road.
- **Caradoc Street**
Nos 27-43 (odd) and 34-54 (even).
- **Colomb Street**
Particularly Nos 9-11.
- **Hoskins Street**
Nos 1-11 (odd).
- **Hadrian Street**
Nos 21-43 (group value with Nos 1-19 which are already on the local list).
- **Old Woolwich Road**
Nos 48-80 (even).
Meridian School.
- **Greenwich Park Street**
- **Corvette Square**
A 1960s block of public housing by eminent architectural practice, Stirling and Gowan.
- **Greenwich Park Street**
A Greenwich Primary Care Trust building that was formerly the Post Office Sorting Office, built in 1907. Constructed of fine red brick with gable front and classical detail.
Nos 2-10 (even).
Star and Garter PH.
- **Pelton Road**
Priests House.
- **Trenchard Street**
Nos 1-9 (odd) and Nos 2-20 (even).
- **Greenwich Power Station and Coal Jetty**
Historical significance as London's first large scale generating station, built between 1902-10 to supply the capital's electric trams. It was controversial when built and intrudes on certain views across the Royal Naval College but it is undeniably powerful and with a number of interesting details.
- **Orlop Street**
Mid-Victorian three storey (including a semi-basement) terrace of cottages fronting a narrow passage. Steps to the front doors are recessed within the façade; an unusual arrangement and probably a response to the narrowness of the passage. Constructed in brick, with timber sashes and doors.

Enhancement proposals

The quality of the public realm in East Greenwich is very variable, from the appeal of the granite setts at Ballast Quay and King William Lane which must be protected, to the fragmented and cluttered character of Trafalgar Road and some of its secondary streets. A street audit is recommended to record the nature and condition of surface materials and the quality of street furniture. The audit should also map extraneous clutter and physical obstructions, and provide recommendations for improvements. There may also be scope for street tree planting and replacement tree planting where appropriate.

The setting of Hardy Cottages and Orlop Street would be substantially enhanced by new paving in keeping with the qualities of the dwellings. If the conservation area boundary is extended to include Trafalgar Road, a programme for the repair and enhancement of the commercial properties should be investigated in association with landowners, tenants and prospective funding agencies.

Opportunities for redevelopment

In addition to its role in controlling development through the planning process, the Council will work with landowners to redevelop gap sites or where appropriate, to replace vacant or outworn property that detracts from the character of the area.

In East Greenwich, the car park on the corner of Trafalgar Road and Eastney Street is the main opportunity site and new development here could significantly enhance both the conservation area and the setting of the Old Royal Naval College.

Article 4 Directions

There are two Article 4 Directions in operation in the East Greenwich Conservation Area. They cover the houses in Trenchard Street and the greater part of the terraced streets on the Morden College Estate, including Pelton Road.

The effect of the Article 4 Direction is to bring single dwelling houses within planning control for minor works and external alterations which, if unregulated, could harm the character and appearance of the conservation area.

The Council will consider a new Article 4 Direction for Hardy Cottages, an appealing enclave of Edwardian houses and one of the first developments of the London County Council. The Council will also monitor the effectiveness of the existing Directions and, where necessary, consider what promotional work might be done to rekindle awareness of the controls.

Area of Archaeological Potential

The Unitary Development Plan identifies the area close to the Thames, including the foreshore up to the low water mark, as an Area of High Archaeological Potential. The Council expects developers within this area to assess and plan for the impact of development on archaeological remains and may require site investigations before proposals are considered. At sites of national importance there will be a presumption in favour of preservation in situ.

Views

The UDP identifies three vantage points from which the East Greenwich Conservation Area can be seen, in part or in its entirety:

- Panorama of Docklands from the Wolfe monument in Greenwich Park, with East Greenwich in the foreground;

- View from Eltham Park North, over East Greenwich to central London; and
- View from the summit of Shooters Hill, over East Greenwich to central London.

Development that would have a serious adverse effect on these views will not normally be permitted (UDP policy D26).

The conservation area appraisal identifies further local views of importance, including vistas of landmark buildings. The Council will seek to preserve or enhance these views in the exercise of its duties.

Setting of the World Heritage Site

Part of the conservation area, to the west of Greenwich Park Street and the Power Station, falls within the buffer zone of the Maritime Greenwich World Heritage Site. Policy TC7 of the Unitary Development Plan is a commitment by the Council to protect and enhance the World Heritage Site and its setting. Views and vistas to and from the site are to be protected by ensuring that developments in the buffer zone are 'visually sympathetic'.

8. BLACKHEATH

8.1 PRESENT POSITION

Strengths

The Blackheath conservation area is a stable area. Most of the property is in excellent condition and there is a rich architectural character. Shooters Hill Road, extending to Old Dover Road, is particularly well preserved. The area has a strong and positive visual relationship with the Heath with the Paragon as a striking set piece. Trees are an important contributor to the character and appearance of the conservation area. The conservation area is well documented and there is exceptional knowledge of its history.

Weaknesses

Blackheath suffers from heavy traffic on the main roads, especially on Shooters Hill Road.

Opportunities

There are opportunities for high quality public realm improvements and imaginative measures to mitigate heavy traffic.

Vulnerability

Many of the houses are large with generous gardens. There is thus a risk of plot subdivision and erosion of character through incremental redevelopment, especially through backland development. Increased car ownership could put further pressure on front gardens for the creation of hard standing. There could also be a risk of the cumulative effect of minor changes to dwellings.

8.2 BLACKHEATH: PROPOSED ACTIONS AND STRATEGIES

Conservation area boundary

The conservation area boundary is appropriately drawn and no changes are proposed.

Article 4 Directions

There are no Article 4 Directions in the Blackheath Conservation Area. Although there is evidence of some erosion of character and architectural detail, this is mainly affecting larger houses that have long been divided into flats and are therefore already subject to planning controls.

The Council will consider an Article 4 Direction to control the removal of boundary walls in front of houses. In association with this proposal, there will be a presumption against the removal of trees and hedges from front gardens.

Area of Special Advertisement Control

Apart from the shops at Stratheden Parade and the Old Dover Road, the Blackheath Conservation Area is almost entirely residential. The Council does not propose to introduce additional measures to control the appearance of shopfronts or advertising.

Area of Archaeological Potential

The old Roman Road from Dover to London crossed the conservation area and the UDP identifies Shooters Hill Road, the Old Dover Road and Vanbrugh Park as an Area of High Archaeological Potential. The Council expects developers within this area to assess and plan for the impact of development on archaeological remains and may require site investigations before proposals are considered. At sites of national importance there will be a presumption in favour of preservation in situ.

Views

The UDP identifies eleven local viewpoints in the borough. The whole of the Blackheath Conservation Area falls within the zone of one of these views, from Eltham Park North to central London. Development that would have a serious adverse effect on this view will not normally be permitted (UDP policy D26).

The conservation area appraisal identifies further local views of importance, including vistas of landmark buildings, and the Council will seek to preserve or enhance these views in the exercise of its duties.

Setting of the World Heritage Site

The north-western part of the conservation area, from Stratheden Road to Westcombe Park Road, is within the buffer zone of the Maritime Greenwich World Heritage Site. Policy TC7 of the Unitary Development Plan is a commitment by the Council to protect and enhance the World Heritage Site and its setting. Views and vistas to and from the site are to be protected by ensuring that developments in the buffer zone are 'visually sympathetic'.

Buildings at Risk

The Blackheath Conservation Area currently has no listed buildings on the Buildings at Risk Register.

Buildings of Local Interest

The following buildings in the Blackheath Conservation Area are of local architectural, historic or townscape significance and should be added to the register:

- **Shooters Hill Road SE3, Nos 63-103**
Built in the first half of the nineteenth century, these gault brick villas are set back from the road.
- **11-29 Kidbrooke Park Road**
Three storey mid-nineteenth century villas.
- **Coombe Estate (including Westcombe Court)**
- **Broadbridge Close, Vanbrugh Park**
Interesting development of housing built in 1952.
- **Westcombe Hill**
Barclays Bank.
- **Royal Standard P.H.**

In addition to these local listings, it is also suggested that 37-39 Kidbrooke Grove should be added to the statutory list.

Enhancement proposals

The great majority of properties in the conservation area are well cared for by their owners and occupants. The greatest scope for enhancement is to the public realm – the streets, paths and open spaces – and for promoting high standards of building maintenance.

The Council will survey the quality and condition of surfaces, lighting, signs and street furniture on publicly adopted roads in the conservation area. With this information, a programme will be drawn up for the removal of redundant, outworn or broken artefacts and priorities will be agreed for the enhancement of key areas. Priority will be given to the main public thoroughfares and to the setting of listed buildings. In liaison with Transport for London, the Council will give special attention to the traffic management on main routes.

Trees are of particular significance in Blackheath and the Council will publish guidance for owners on the care of trees in conservation areas and those elsewhere that are protected by Tree Preservation Orders.

Opportunities for redevelopment

In addition to its role in controlling development through the planning process, the Council will work with landowners to redevelop gap sites or, where appropriate, to replace vacant or outworn property that detracts from the character of the area.

Langton Way and Heathway Planning Briefs

The Council will undertake reviews of these two planning briefs when resources permit.

9. BLACKHEATH PARK

9.1 PRESENT POSITION

Strengths

Alterations and extensions to properties are tightly controlled in a number of instances through leasehold management and legal covenants, ensuring a high degree of preservation. The management of the roads and verges by the Cator Estate has also ensured a distinctive and high quality public realm that has been a unifying element in the conservation area. There is a high degree of pride of place expressed by most residents and there are numerous community initiatives.

Trees and landscaping are very evident and an important component of the area.

Weaknesses

Bennett Park currently suffers from a rather rundown public realm and there are problems with refuse storage. In some parts of the conservation area there are some overgrown hedges and ill-positioned hedges, gates, piers and railings.

The ground floor extension of the Blackheath Hall, the east end of the side façade and the state of the service yard detract from the entrance of Blackheath Park.

The rundown condition of the two recently disused clubs in Lee Road is also a cause of concern.

Opportunities

Increasing appreciation of Span and some of the other post-war developments will assist their preservation, and the improvement of the public realm is an opportunity to be pursued between the Span Estate residents societies and the Cator Estate. There is also an opportunity to improve the landscaping around the Casterbridge Road flats and to restore the bridge parapet and ice house following works to the pond.

Restoration of the original façade of Costcutters on Lee Road would enhance the area.

Vulnerability

The areas closest to Blackheath Village, especially Bennett Park and Cresswell Park, are under the most threat of erosion through the loss of front walls and gardens.

In the inter-war area, the characteristic streetscape and roofscape risks continuing erosion through ill-considered attic conversions or redevelopment.

Traffic on Lee Road is creating pressure for vehicle hard standing resulting in the erosion of front gardens. More generally there is a risk of the loss of architectural detail and change in roof profiles through minor alterations and improvements.

There is a medium term risk of the impact of overgrown planting on some of the Span developments and their lightweight construction makes them challenging to insulate effectively without changing their

character. Elsewhere, infilling of backland plots could threaten the balance between built and green elements, especially if car ownership continues to increase.

9.2 BLACKHEATH PARK: PROPOSED ACTIONS AND STRATEGIES

Conservation area boundary

The Blackheath Park Conservation Area boundary could be extended to include the strip of land occupied by Nos 83-85 Brooklands Park.

Article 4 Directions

There are no Article 4 Directions in the Blackheath Park Conservation Area. There is evidence of some erosion of character and architectural detail in and around Bennett Park, however this is mainly affecting larger houses that have long been divided into flats and are therefore already subject to planning controls. On the Cator Estate, the Council will consider an Article 4 Direction to control the alteration of roofs and dormer windows. Design guidance will be drafted to encourage best practice on managed change.

Area of Special Advertisement Control

Apart from the shops in Blackheath Village and a grocery store at Casterbridge, the conservation area is almost entirely residential. The Council does not propose to introduce additional measures to control the appearance of shopfronts or advertising.

Area of Archaeological Potential

An area incorporating Blackheath Village, Bennett Park and the western end of Blackheath Park is identified in the UDP as an Area of High Archaeological Potential. The Council expects developers within this area to assess and plan for the impact of development on archaeological remains and may require site investigations before proposals are considered. At sites of national importance there will be a presumption in favour of preservation in situ.

Views

The UDP identifies eleven local viewpoints in the borough. The whole of the Blackheath Park Conservation Area falls within the zone of one of these views, from Eltham Palace to central London. Development that would have a serious adverse effect on this view will not normally be permitted (UDP policy D26).

The conservation area appraisal identifies further local views of importance, including vistas of landmark buildings and the Council will seek to preserve or enhance these views in the exercise of its duties.

Buildings at Risk

The Council assists English Heritage in maintaining a Register of Listed Buildings at Risk from neglect or decay. The Council will take action to support the repair and re-use of unlisted buildings at risk, especially those identified in this document as being of local interest or otherwise contributing to the special character of the conservation area.

The Blackheath Park Conservation Area currently has no listed buildings on the Register and the main threat to their preservation is more likely to be from ill-considered alteration or poor repairs.

Buildings of Local Interest

The following buildings in the conservation area are of local architectural, historic or townscape significance and should be added to the Council's register:

- Most of the Span Estates including The Plantation, Corner Green, The Keep, The Lane and The Hall except Nos 1-27 Foxes Dale and Nos 51-63 The Hall.
- **Manor Way**
Nos 2, 13, 17, 96 and 98.
- **Blackheath Park**
Nos 1, 2, 4, 10, 16, 29, 31, 50, 50a, 58 and 59.
The Gables (both buildings).
- **Blackheath Village**
No 15 (Lloyds).
Nos 29 and 31.
- **Cresswell Park**
Nos 1-2.
- **Lee Road**
Nos 63, 65, 67, 79, 81, 97, 99, 117 and 199.
- **Morden Road**
Nos 4, 9, 11, 13, 19, 18, 24.
- **Parkgate**
Nos 6-10 and No 22.
- **Casterbridge Point Blocks**
- **Medebourne Close**
Brooklands Primary School.
- **St Michael's Church Hall**

Enhancement proposals

The great majority of properties in the conservation area are well cared for by their owners and occupants.

The greatest scope for enhancement is the Village at Bennett Park and Cresswell Park. There is also an opportunity to do more to improve the setting of the Casterbridge flats following the restoration by volunteers of the central pond. The legal and management controls covering the Cator Estate have ensured a high standard of preservation and relief from standardised highways paraphernalia. The Council will survey the quality and condition of surfaces, lighting, signs and street furniture on publicly adopted roads in the conservation area. With this information, a programme will be drawn up for the removal of redundant, outworn or broken artefacts and priorities will be agreed for the enhancement of key areas. Priority will be given to the main public thoroughfares and to the setting of listed buildings.

In liaison with Transport for London and Lewisham Council, the Council will give special attention to the traffic management on Lee Road and other main routes.

Trees are of particular significance in Blackheath Park and the Council will publish guidance for owners on the care of trees in conservation areas and those elsewhere that are protected by Tree Preservation Orders.

Opportunities for redevelopment

The Blackheath Park area has seen steady infilling of large grounds and nurseries over past decades, intensifying the built form. Currently, garden backlands make an essential contribution to the character of the conservation area, and further backland development should be permitted only in the most exceptional circumstances where it can be shown that it will preserve or enhance the character or appearance of the area.

Boundary review

A survey of the Blackheath Park Conservation Area boundary has been undertaken as part of this appraisal and changes are proposed as above.

Promotional opportunities

The future of the Blackheath Park Conservation Area depends on all those who live and work there and the Council values its partnership with local people. It is keen to have a continuing dialogue about the area, recording and celebrating its past whilst planning its future. Blackheath Park is a popular place to live and, when compared with other parts of London, has a stable community. It has a strong voluntary sector, including a number of amenity societies and community groups. Its history has been exceptionally well researched and documented.

10. POLICY CONTEXT AND DEVELOPMENT CONTROL

Planning controls, policies and practice are the most important way of managing development in conservation areas. New development or works to existing buildings are likely to require planning, conservation or listed building consent. Applications will be determined in accordance with local planning policy unless material considerations indicate otherwise. The current local policies are contained in the Unitary Development Plan (UDP) until the Local Development Framework (LDF) is in place. The special significance of conservation areas in the Borough are of particular importance in the Council's preparation of the LDF.

The production of the conservation area appraisals has provided an opportunity to examine the effectiveness of current planning controls. Discussions with planning department staff and local residents, supported by the detailed visual assessment of the appraisals, have identified a number of issues. These include:

- The conservation of historic building fabric and detailed technical advice is needed to support the repair rather than replacement of original materials;
- The diversity of buildings means that some of the more general advice on minor changes needs to be carefully tailored to the specific character of the building concerned; and
- Guidance and/or policy needs to be adopted in respect of development affecting the setting of the conservation area and the heritage assets within it.

10.1 Design and Access Statements

Design and Access Statements are now required to accompany most planning applications. The Council will expect the statements to explain how the new development acknowledges and enhances the character and appearance of the conservation area. Guidance on how to prepare statements has been published by CABE: *Design and access statements: how to write, read and use them* and is available on their website www.cabe.org.uk. PPS5 Planning for the Historic Environment sets out the requirements for statements on the effects of change on historic assets.

10.2 Conservation and design guidance on alterations and extensions

The Council proposes to prepare specific design guidance relating to additions, alterations and extensions that will inform planning applications located within a conservation area or within the setting of the conservation areas. This guidance will be carried forward as a Supplementary Planning Document (SPD) within the Council's LDF. There is also a need for additional SPD guidance for the buildings which may be placed under an Article 4 Direction.

The appraisals have highlighted that within these conservation areas there is a need for detailed design advice to assist those who are planning to make changes. Relevant topics include replacement windows and doors, roof alterations and extensions, new boundary treatments, the creation of hardstandings, energy saving devices, satellite dishes and backland and infill development.

The new document will give detailed guidance on how enlargement, refurbishment or upgrading of properties can be achieved without sacrificing architectural or townscape character. Advice will be given on the advantages of repair versus replacement, how repairs and upgrades to improve security and energy efficiency can be achieved, and the design, proportions and materials for necessary replacements.

The document will advise on the acceptability of infill and backland development, and on the size, design and location of roof extensions that would not compromise the appearance or character of the building and the conservation area. Guidance will also be given on the types of energy saving technologies available, and the locations within the conservation area that would be less obtrusive and therefore more likely to gain planning approval.

10.3 Trees within conservation areas

This Conservation Area Management Strategy proposes enhancing the tree cover of the conservation areas through tree preservation and by encouraging new and replacement planting.

10.4 Trees in private gardens

Anyone wishing to prune, lop or cut down a tree within the conservation area must give the Council six weeks written notice before the work is carried out, stating the location, species, size of tree and work proposed. A large number of trees in the area are protected by Tree Preservation Orders. Any queries regarding trees in private gardens should be addressed to the Tree Officer within the Council's Planning Department – see the contact details below.

10.5 Street Trees

The planting and management of street trees is carried out by the Council's Highways Department. The aim is to maintain a healthy tree stock for future generations. The Council's revised Street Tree Policy (adopted 18/11/97) stipulates that trees will not be removed unless they are:

- in the way of a development where there is no alternative for access for traffic or services;
- causing damage to a property and pruning is unlikely to halt the damage; and/or
- causing a hazard to highway users.

The interpretation of this policy should take into account conservation area designation and the contribution the existing tree makes to the appearance and character of the area.

10.6 Streetscape character and works

The Council will endeavour to preserve and enhance the street scene by ensuring that highways works are appropriate and responsive to their historic context. Wherever possible, surviving features will be retained and restored.

Contacts and further advice:

Conservation Team
Development Planning
Crown Building, 5th Floor
48 Woolwich New Road
London
SE18 6HQ
Tel: 020 8854 8888
buildingconservation@greenwich.gov.uk

APPENDIX I: PROPOSED ADDITIONS TO THE LOCAL LIST

WEST GREENWICH

St Ursula's School, Wellington Grove

Neo-Georgian, well built in red brick and well positioned on a knoll above Crooms Hill. Group value with Our Ladye Star of the Sea.

33-47 Roan Street

Edwardian workers' cottages, dark red brick with mid-red brick banding, big square windows. A coherent and unusual group.

Randall Place (north side)

Well preserved Victorian cottages forming a group with their contemporary, the James Wolfe Primary School opposite.

29-35 Point Hill (east side)

Three storey terrace of four Victorian villas with big square bays, forming a lively rhythm down the hill. Dormer windows above the eaves, taking advantage of long views to the west.

GREENWICH PARK

75-81, 89-93, 131-135 Maze Hill

A cluster of interwar semis on a short cul de sac off Maze Hill. Built in the modern movement style, characterised by flat roofs and horizontal fenestration, and reasonably well preserved externally. No 75, with its double height half round bow window, is the most distinctive in the group.

Pavilion Tea House, Greenwich Park

Arts and Crafts style c1900 Centrally planned around an octagonal space, with a tile roof surmounted by a lantern. Tripartite Diocletian windows around the drum. Recently restored.

EAST GREENWICH

Hardy Cottages

Early (1902) housing by the London County Council. Two storey brick cottages.

Banning Street

Nos 14-32 (even).

Caradoc Street

Nos 27-43 (odd) and 34-54 (even).

Colomb Street

Particularly nos 9-11.

Hadrian Street

Nos 21-43 (group value with Nos 1-19 already on the local list).

Trenchard Street

Nos 1-9 (odd) and 2-20 (even).

Hoskins Street

Nos 1-11 (odd).

Old Woolwich Road

Nos 48-80 (even).

Meridian Primary School.

177 Trafalgar Road *(currently outside the CA)*

Striking narrow, wedge-shaped building on a tight site. Good townscape contribution at the junction with Old Woolwich Road. Mid Victorian.

Corvette Square

1960s block of public housing by eminent architectural practice, Stirling and Gowan.

Greenwich Park Street

Greenwich Primary Care Trust building, formerly the Post Office Sorting Office. Fine red brick gable fronted classical detail.

Nos 2-10 (even).

Star and Garter P.H.

Orlop Street

Mid Victorian terrace of cottages fronting a narrow passage. Three storeys including semi-basement. Steps to front doors recessed within façade; an unusual arrangement and probably a response to the narrowness of the passage. Brick, timber sashes and doors.

Greenwich Power Station and Coal Jetty

Historical significance as London's first large scale generating station, built 1902-10 to supply the capital's electric trams. Controversial when built and intrudes on certain views across the Royal Naval College but undeniably powerful and with a number of interesting details.

Pelton Road

Priests House.

BLACKHEATH

Coombe Estate (including Westcombe Court)

John Road Lower School**63-103 Shooters Hill Road**

1st half nineteenth century, gault brick.

11-29 Kidbrooke Park Road

Three storey mid-19th century villas.

Broadbridge Close, Vanbrugh Park

Interesting development of housing built in 1952.

Barclays Bank, Westcombe Hill**Royal Standard PH**

BLACKHEATH PARK

Most of the Span Estates including The Plantation, Corner Green, The Keep, The Lane, Spangate and The Hall except 1-27 Foxes Dale and 51-63 The Hall.

Manor Way

Nos 2, 13, 17, 96 and 98.

Blackheath Park

Nos 1, 2, 4, 10, 16, 29, 31, 50, 50a, 58 and 59.
The Gables (both buildings).

Blackheath Village

No 15 (Lloyds)
Nos 29 and 31 Blackheath Park.

Cresswell Park

Nos 1 and 2.

Lee Road

Nos 63, 65, 67, 79, 81, 97, 99, 117 and 199.

Morden Road

Nos 9, 11, 13, 19, 4, 18 and 24.

Parkgate

Nos 6 – 10.
No 22.

Casterbridge Point Blocks

Medebourne Close

Brooklands Primary School.

St Michael's Church Hall

APPENDIX 2: CONSERVATION AND REPAIR PRINCIPLES

The majority of residential buildings in the Greenwich conservation areas have a traditional form and appearance which should be preserved by conservative repair (through the retention of original building fabric) or restoration (where the original design has been lost). For owners and residents this will be money well spent, as sympathetic good repair and maintenance of period features and finishes retains and enhances property values, as well as helping to retain the special character of the area.

The following principles are recommended for repairs or alterations to the fabric of a period building:

- conservation of a period building is essentially a matter of slowing down the natural process of ageing and decay and minimising replacement in repair. This is particularly important for windows, doors and roof slates or tiles. Replacement is often unnecessary, and synthetic new products (e.g. PVCu or aluminium framed double glazing, or artificial slates) are not as desirable as the original fabric.
- regular maintenance and small scale repairs prevent decay;
- repair rather than replace – retaining the maximum amount of original fabric and only replacing it where absolutely necessary;
- take special care to conserve original features which have been largely lost through past changes;
- carefully match repairs and replacements to the original;
- where possible reinstate missing architectural features;
- reverse damaging repairs and unsympathetic alterations;
- ask for expert advice and use traditional builders and craftsmen (or specialist conservation contractors) wherever possible;
- carefully consider the impact of changes to both the individual house and to the streetscape as a whole;
- details such as window and door patterns, roofing materials and decorative elements make a considerable contribution to the special character of the conservation area. Even minor changes can detract from the character, and value of a building; and
- energy conservation.

It is important that essential structural work and steps to make a property 'wind and weather tight' are a priority before any other structural adaptations or the repair of architectural features is considered. Water ingress is the source of many maintenance problems, including timber rot, spalling masonry, dampness and condensation. Roofing, guttering, downpipes and flashing should be inspected regularly and repaired as a priority in order to avoid large scale problems and intervention into the fabric of the building in the future. The repair of seriously eroded pointing, decayed and cracked brickwork, broken sills and the gaps around window and door openings should also be viewed as priority works.

Structural movement in a building is often quite normal, particularly in London where many houses are built upon shrinkable clay or other soils which are susceptible to minimal movement. Any sudden evidence of movement in a building which has been stable for many years in the past, is likely to be covered by insurance and should be investigated and monitored by specialist contractors (preferably insurance company appointed) to ascertain the nature, direction and rate of movement.

Guidance may be obtained from the Greenwich Conservation Team on repairs, alterations and maintenance issues. However, the Council cannot recommend individual commercial builders. The Building Conservation Directory (available from Cathedral Communications Ltd – tel: 01747 871717), commended by the Department for Culture and issued annually, has a comprehensive listing of specialist craftsmen and contractors who have experience of working with historic buildings. In sourcing reliable and reputable firms it is advisable to seek recommendations from neighbours or friends. Ask to see previous examples of contractor’s work, or speak to previous clients, before commissioning work.