Photographic survey

A photographic survey of Greenwich Park Conservation Area was carried out during March 2006. The following pages show the front elevations from the principal streets in the conservation area. The accompanying text summarises the main qualities and features in each street.

Schedule of streets

- p16 Maze Hill
- p19 Maze Hill (cul-de-sac off main road)
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Maze Hill

Land Uses
- Residential and educational.

Building quality
- Very mixed scale and character.

Listed and locally listed buildings
- Park wall (1619-1620 with later rebuilding). Early eighteenth century town houses at the north end, with a Victorian Gothic neighbour. Early nineteenth century range backs onto the Park.
- John Roan School.
- Nos 47 and 49 (Grade II*); Nos 53 and 55; Nos 32-40; and Nos 111 and 115.
- Old Mortuary Chapel is locally listed.

Building materials
- Very mixed - red brick, London stocks, render, tiles, slate.
Red brick park wall.

Heritage assets
- Important individual buildings, but of low group value.

Local distinctiveness
- No local details. The park wall makes the strongest single contribution.
Greenwich Park Conservation Area Appraisal
Maze Hill (cul-de-sac off main road)

Land Uses
- Residential.

Building quality
- Mixed two and three storey buildings with no unifying characteristic.

Listed buildings
- None.

Building materials
- Brick, render and tile with flat and pitched roofs.

Heritage assets
- None, other than the survival of a group of unusual modern movement houses at No 75, 77-81 and 89-93.

Local distinctiveness
- No local features recorded.
Highmore Road

Land Uses
- Residential.

Building quality
- Substantial two and three storey houses from first half of the twentieth century, facing the side of John Roan School (flat roofed classroom).

Listed buildings
- None.

Building materials
- Brick, render, tile hanging, applied timber with tile roofs.

Heritage assets
- Evidence of the continuity of the development of Maze Hill, otherwise there is a neutral contribution to the conservation area.

Local distinctiveness
- None.

Greenwich Park Conservation Area Appraisal
Greenwich Park Conservation Area Appraisal

Fenced garden

Highmore Road South side

John Roan School

John Roan School

John Roan School

John Roan School

John Roan School

John Roan School

John Roan School
Westcombe Park Road

Land Uses
- Residential.

Building quality
- Three storey Victorian villas and two storey twentieth century terraces.

Listed buildings
- Vanbrugh Castle, Maze Hill.
- Nos 13, 15, 17 and 19 Westcombe Park Road.

Building materials
- Grey and yellow brick, stucco and stone.

Heritage assets
- Vanbrugh Castle is an outstanding building by and for a distinguished architect, and is visible from the Park. Richly varied house types reflecting changing tastes c1840-1940.

Local distinctiveness
- Vanbrugh Castle.
- Cedars, No 3 Westcombe Park Road.
Vanbrugh Fields

**Land Uses**
- Residential.

**Building quality**
- Substantial semi-detached houses built between 1908 and 1917.

**Listed buildings**
- None.

**Building materials**
- Brick, clay tile, tile hanging, render and applied timbers.

**Heritage assets**
- Modest, but is part of the continuing growth of the Maze Hill area from the eighteenth century onwards.

**Local distinctiveness**
- No local features recorded.
Greenwich Park Conservation Area Appraisal

Park Vista

Land Uses
- Residential.

Building quality
- Three storey Georgian and Victorian town houses with later redevelopment and infilling.

Listed and locally listed buildings
- Principal terraces are listed, as well as the park wall.
- St. Alfege’s Vicarage (No 34 Park Vista).
- Plume of Feathers public house is locally listed.

Building materials
- London stock brick with painted stone dressings. Plume of Feathers public house and the Park side block is rendered.

Heritage assets
- High townscape quality and includes some of the earliest development in East Greenwich.
<table>
<thead>
<tr>
<th>14C and 14B</th>
<th>14 and 14A</th>
<th>Manor House</th>
<th>Park Place House</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maze Hill Lodge</td>
<td>Maze Hill Lodge</td>
<td>Maze Hill Lodge</td>
<td>11-12</td>
</tr>
<tr>
<td>8-10</td>
<td>5-8</td>
<td>3-6</td>
<td>1-2</td>
</tr>
<tr>
<td>Greenwich Park</td>
<td>Greenwich Park wall</td>
<td>Greenwich Park wall (38 Park Vista)</td>
<td>Greenwich Park wall</td>
</tr>
</tbody>
</table>
Feathers Place

Land Uses
- Residential.

Building quality
- Three storeys plus attic, built as a terrace.

Listed and locally listed buildings
- Nos 4-10 Feathers Place are listed.
- No 2 Feathers Place is locally listed.

Building materials
- Yellow stock brick, red brick and render.

Heritage assets
- Small Georgian houses and the converted Victorian Gothic block on the east side is of local interest. Neo Georgian redevelopment to the west side has a neutral impact on the conservation area.

Local distinctiveness
- The east side buildings form a group with each other and Park Vista.
Feathers Place  
East side

Apartment block (former school)  Apartment block (former school)  Apartment block (former school)  Garage

10-12  8-12  4-6  2
**Thalia Close**

**Land Uses**
- Residential.

**Building quality**
- Two storey backland development with prominent garages.

**Listed buildings**
- None.

**Building materials**
- Grey brick.

**Heritage assets**
- None.

**Local distinctiveness**
- None.
Romney Road

Land Uses
- Institutional and academic uses.

Building quality
- The Queen’s House is domestic in scale, all other buildings are palatial, reinforced by colonnades and generous open spaces.

Listed buildings
- All principal buildings are listed together with the railings and monuments.

Building materials
- Portland stone, red brick, cast iron railings and gate piers.

Heritage assets
- Outstanding intrinsic and townscape significance.
- Locally listed monuments.

Local distinctiveness
- ORNC and NMM Ensemble is the signature of Greenwich.
<table>
<thead>
<tr>
<th>Royal Naval College</th>
<th>Royal Naval College</th>
<th>Royal Naval College</th>
<th>Royal Naval College</th>
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</thead>
<tbody>
<tr>
<td>Romney Road North Side</td>
<td>Romney Road North Side</td>
<td>Romney Road North Side</td>
<td>Romney Road North Side</td>
</tr>
</tbody>
</table>

Greenwich Park Conservation Area Appraisal
Route parallel with Romney Road through Greenwich Park

Land Uses
- Museum uses.

Listed buildings
- All principal buildings are listed.

Building materials
- Portland stone and stucco.

Heritage assets
- Outstanding architectural and historic significance.

Local distinctiveness
- NMM is at the heart of the Maritime Greenwich World Heritage Site.
Route parallel with Romney Road along waterfront

Land Uses
- Public footpath alongside the Thames and adjacent to the Old Royal Naval College.

Listed buildings
- Foreshore wall and steps.

Building materials
- Stone walls, cast iron railings with wrought iron embellishments.

Heritage assets
- Long-established public footpath (the ‘five foot walk’).
- Outstanding view on the axis of Queen’s House.
King William Walk

Land Uses
- Academic and institutional uses.

Building quality
- Large scale institutional buildings.

Listed buildings
- Includes the Cooper Building named after its architect Sir Edwin Cooper.
- All principal buildings are listed, including St Mary’s; the gate to Greenwich Park; and the railings, gates, gate piers and lodges to the Old Royal Naval College.

Building materials
- Brick, stucco and Portland stone.

Heritage assets
- National importance at the centre of the Greenwich ensemble.

Local distinctiveness
- Globe-topped gates (moved from their original position) and brick lodges are unique to Greenwich.
The Royal Observatory and buildings in Greenwich Park

**Land Uses**
- Institutional and recreational uses.

**Building quality**
- Flamsteed House is domestic in scale but is dominated by the Observatory domes. The new Planetarium has recently opened.

**Listed buildings**
- All principal buildings are listed.

**Building materials**
- Red brick, copper roofs with stone embellishments.

**Heritage assets**
- Outstanding architectural, historic and cultural value.
- Notable park buildings include the bandstand and several sites of archaeological importance. The Park is the earliest of the Royal Parks to be enclosed.

**Local distinctiveness**
- Pioneering assembly of residential and scientific buildings, creating a major South London landmark.
Charlton Way

Land Uses
- Lodge and boundary wall to Greenwich Park.

Listed and locally buildings
- The Lodge has been identified as being of local interest.
- The park wall is listed.

Building materials
- Red brick, some of which has been rebuilt.

Heritage assets
- The wall is significant for its survival from the early seventeenth century and is an important component of the Park.

Local distinctiveness
- Contrast between the enclosure of the Park and the open nature of Blackheath.