Photographic survey

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

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Crooms Hill / Stockwell Street

Land uses
- Crooms Hill - primarily residential.
- Stockwell Street - commercial (hotel and offices).

Building quality
- Croom’s Hill - three and four storey houses built piecemeal from the seventeenth century onwards, roofs are mostly concealed behind parapets, but are visible from Greenwich Park.
- Stockwell Street (west side) - three storey neo-Georgian office block, symmetrical on the return of Burney Street. Ibis Hotel is a three storey building.
- Stockwell Street (east side) - four storey vacant office block, market yard and market office/retail unit. Flat roofed, fragmented group.

Listed buildings
- Most on Crooms Hill are listed; almost all of the remainder are on the Council’s local list. None on Stockwell Street.
- Crooms Hill and Stockwell Street are within the area of Archaeological Potential. Greenwich Theatre and Nos 1-3 Stockwell Street are covered by an Article 4 Direction.
- Crooms Hill and the east side of Stockwell Street are within the Maritime Greenwich World Heritage Site.

Building materials
- Crooms Hill - yellow stock brick predominating, and is often weathered to a light grey-brown hue and render widely used with painted architectural features.

Heritage assets
- Intrinsic architectural and historic merit of the Crooms Hill houses, due to their outstanding townscape value and rich sequence of architectural incident. An important urban edge to Greenwich Park, enhancing its setting.
- Spire of Our Ladye Star of the Sea is a prominent landmark.
- Stockwell Street buildings do not contribute positively to the character or appearance of the conservation area.

Local distinctiveness
- Combination of tight urban structure and informal, organic form is unusual.
- Blue plaques at Nos 6 and 26 and Crooms Hill. Gable end to No 26 Crooms Hill has incised lettering at chimney stack base.
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24 20-22 18-20 16-18

16-18 Garages between 14 and 16 14 Wall between 12 and 14

6-12

Stockwell Street West side

40 Hotel Ibis Café Rouge
Chesterfield Gardens

Land uses
- Residential.

Building quality
- Two and three storey houses with tipped roofs and parapets.
- Neo-Georgian.

Listed buildings
- None, other than the Manor House.

Building materials
- Red brick with paler dressings, timber joinery.

Heritage assets
- Neutral impact on conservation area.
- Appropriate scale for the area.
- Manor House is important as a part of a group with Chesterfield Walk.

Local distinctiveness
- None.
Chesterfield Walk

Land uses
- Residential with a museum.

Building quality
- Substantial free standing houses, which are two to four storeys in height.

Listed buildings
- The majority of buildings are listed.

Building materials
- Stucco, red brick, stone dressings, slate roofs.

Heritage assets
- Outstanding assembly of seventeenth to nineteenth century mansions, part of Greenwich’s growth as a fashionable suburb.
- Rangers House and Macartney House have important historical associations. Site of Montague House, within Greenwich Park Wall.

Local distinctiveness
- No local features.


**King George Street / Georgette Place / Luton Place**

**Land uses**
- Predominantly residential, with some community use.

**Building quality**
- Predominantly two storey buildings with attics behind pediments. Interspersed with taller buildings of contrasting materials and proportions.

**Listed buildings**
- Both sides of King George Street south (Nos 1-27 ad 2-34) are listed. No 60, a double fronted Georgian house, is listed and contemporary with Trafalgar Cottage, Georgette Place. No 124, at the Park end of the street, is also listed.

**Building materials**
- Yellow stock brick, interspersed with some painted render (including 107-111 King George Street and the former chapel at 58A). Some buildings have overpainted brick. Buildings have slate roofs and painted window joinery. Terracotta entrance to former Charlton School (at No 61) and glazed tile pub front at No 69.

**Heritage assets**
- New replica housing respects the historic scale and form of the street, but is undermined by inauthentic detailing such as window proportions, joinery sections, brickwork bond etc.
- The surviving historic buildings are in good external condition and complement the grander houses on Hyde Vale and Crooms Hill. The street has a pleasing scale and proportion of width to height.

**Local distinctiveness**
- King George Street is a long, straight road of artisan’s houses leading to Greenwich Park. Details of interest include the lettering to the former Charlton School (at No 61) and the pub front at No 69.
King George Street
East side

113-117 119 Wall following 119 Gable end of 43 Crooms Hill

Parking for 50 50 124

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Luton Place
South side

20-22
16-18
16
12-14

6-10
2-4
2
Hawks Mews

Royal Place

Land uses
- Residential.

Building quality
- Two and three storey town houses in a terrace that cranks from Luton Place to meet Royal Hill at a right-angle.

Listed buildings
- Nos 11-17 are listed.
- Nos 1-4 are locally listed.

Building materials
- Nos 11-17 are in yellow stock brick. Adjacent houses are in a modern equivalent, but with coarser details.
- Nos 1-4 are rendered, with classical detailing.

Heritage assets
- 11-17 are prominent in the townscape, closing the view from Luton Place and are also seen from the bend on Royal Hill. The modern houses which are adjacent match them superficially but are relatively coarsely built and inaccurately detailed.
- Nos 1-4, a short terrace of rendered early nineteenth century houses are of local interest.

Local distinctiveness
- Part of the wider story of housing development in Greenwich, but there are no local details to note.
**Gloucester Circus**

**Land uses**
- Residential.

**Building quality**
- Five storey (including attics and basements) town houses designed by Michael Searles, architect to the Blackheath Paragon.

**Listed buildings**
- Nos 21-42 of the crescent and Nos 5-8 are listed for their intrinsic and group value.

**Building materials**
- London stock brick, slate roofs, stone steps (some asphalted) and painted joinery.
- Original cast iron railings and door furniture.
- York stone paving (reinstated).

**Heritage assets**
- High degree of architectural unity and preservation. Strong form of a crescent and is of socio-historical interest as a speculative development.
- Setting compromised by the incomplete form of the development and the nature of postwar reconstruction following bomb damage.

**Local distinctiveness**
- Preservation of cast iron railings, boot scrapers, front steps and many other original features support the strong sense of place created by the form of the crescent.
Burney Street

Land uses
- Mainly residential, but also includes community uses.

Building quality
- Formal three storey terrace (with basements and attic storeys) backing onto Gloucester Crescent. Strongly expressed horizontal and vertical rhythms.
- Welfare Centre and Police Station are both modern framed constructions, of comparable height to the adjacent listed buildings but read as bigger blocks.
- Two storey surgery in dark brick, and set back from Crooms Hill.
- Housing on the north side is in dark brick with render.

Heritage assets
- Nos 26-40 highly unified following comprehensive restoration.
- Neo-Georgian houses opposite have compressed vertical proportions but respect the urban character of the street and are enlivened by the pedimented end and intermediate units.

Local distinctiveness
- No local features of note.

Listed buildings
- 26-40 (north side) are listed.

Building materials
- Listed buildings are in London stock brick with painted cornices and window surrounds, painted timber joinery and iron balconies (restored).
- Welfare Centre and Police Station are concrete framed constructions with infill panels.
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Royal Hill / Blissett Street

Land uses
- Mainly residential but with retail and commercial.

Building quality
- Disparate modern development including five and six storey flats, some with deck access.
- Two storey early nineteenth century houses situated on the bend of Royal Hill.

Listed buildings
- Listed buildings interspersed with buildings of local and townscape merit on the convex (west) side of Royal Hill.

Building materials
- London stock brick dominant for old and new buildings but some are stucco (Surgeons’ House No 61). Darnell House and Renbold House are red brick towers.

Heritage assets
- The middle of Royal Hill has a rich townscape, but the ends at Blissett Street and Greenwich High Road (Sercia Court) pay no heed to the historic context and are neutral or harmful to the conservation area.
- Nos 21-45 Blissett Street is mid-Victorian of a typical London type.

Local distinctiveness
- Common building type but gently irregular rhythm as the terrace rises up the hill and turns the corner, so there are breaks in string courses and cornices.
Walled rear garden 55 57 Royal Hill School

Royal Hill School Royal Hill School Royal Hill School Gable end

Surgeons House Walled rear garden Gable end 65-67

Surgeons House 69-71 73-75 77-79 81-83
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48-50
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38
34-36
28-32
Cheesboard and butchers

La Fleur
Parking
Linear House
Borough Hall

Borough Hall
Borough Hall
Borough Hall
Greenwich High Road

**Land uses**
- Mixed - commercial, residential, leisure, community.

**Building quality**
- Very diverse in mass, bulk, height and scale, ranging from the single storey shop redevelopment (Nos 279-285) to the soaring height of the Old Town Hall clock tower. Apart from the tower, the tallest building in the area is the new Novotel, next to the station. The prevailing height and rhythm of the historic buildings is two to four storey flat fronted buildings.
- Shopping arcade and flats are three storey, flatroofed, and strongly horizontal at variance with the prevailing rhythms of the street.

**Listed buildings**
- Listed buildings include Greenwich railway station, the villas east of Prince of Orange Lane, West Greenwich Library, Meridian House (former Town Hall) and the Mitre public house.
- Locally listed buildings include St Christopher’s public house and the nineteenth century houses to the west.

**Building materials**
- Diverse - local material is yellow London stock brick, but also render, painted brickwork, red brick, concrete and glass.

**Heritage assets**
- The principal artery into the town centre. The survival of Georgian houses predating the railway and Greenwich’s subsequent growth is an important asset. The railway itself is of historic interest as London’s first commuter line.
- Whilst there is no consistency in building form or style, it is a lively thoroughfare with several buildings of note.

**Local distinctiveness**
- The Old Town Hall is a highly expressive building, massive in scale yet finely detailed. A major landmark in the area, rivalled in distant views only by Our Ladye Star of the Sea and Greenwich Power Station.
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Greenwich South Street

Land uses
- Primarily residential with some retail.

Building quality
- Some good groups of nineteenth century housing, mostly two or three storeys in height.
- Two storey detached villas with hipped roofs.

Listed buildings
- Nos 1-15 and Nos 1-85 and 91.
- Penn Almshouses.
- Locally listed buildings include the terraces either side of Circus Street and the former St Paul’s Vicarage.

Building materials
- London stock brick, with wide use of render. Penn Almshouses constructed from red brick with stone dressings.

Heritage assets
- Well restored shopfronts at junction with Greenwich High Road and some good examples of Regency suburban villas.
- Group value with buildings opposite, partly in Ashburnham Triangle conservation area.

Local distinctiveness
- No special features but Penn Almshouses are of historical as well as architectural interest.