Maidenstone Hill

Land uses
- Residential.

Building quality
- Two storey early Victorian cottages, with some earlier houses at its east end. Undercliff flats four storey.

Listed buildings
- Nos 1-35 (south side) are statutorily listed.

Building materials
- Yellow stock with some render, timber joinery, slate roofs.
  Railings have been replaced by picket fencing.
  - Undercliff flats are in dark brick flat roofed.

Heritage assets
- Unified townscape. Modest scale of houses complements the grander houses in Hyde Vale and Gloucester Circus.

Local distinctiveness
- No 35 (1800) is faced in timber to imitate rusticated stone.
- College Place East plaque.
- Historical association with Morden College.
Dutton Street

Land uses
- Residential.

Building quality
- Two storey cottages are flush to the pavement and stepped to follow the hill.
- Some houses include basements.

Listed buildings
- Nos 21-43 (odd) and Nos 18a-30 (even) are locally listed.
- No statutorily listed buildings.

Building materials
- London stock brick, slate roofs, timber joinery. Some feature original cast iron railings.

Heritage assets
- Unified townscape and well preserved exteriors. North end of Dutton Street is the back lane to Hooke Court.

Local distinctiveness
- Historical association with Morden College.
**Trinity Grove**

**Land uses**
- Residential.

**Building quality**
- Two storey terraces are flush to the pavement, stepped on the hill.

**Listed buildings**
- None.

**Building materials**
- Yellow stock brick, timber joinery, slate roofs.

**Heritage assets**
- Unified group of mid-Victorian cottages, and create a quiet enclave off Maidenstone Hill.

**Local distinctiveness**
- Personalisation by residents (plants in pots, benches, seating) enhances the intimacy of the street.
Winforton Street

Land uses
- Residential.

Building quality
- North side comprises mid-late twentieth century six storey flats (Penfold House) and two storey houses of a similar date.
- South side includes late Victorian terrace, two storeys, followed by Hooke Court, twentieth century deck access flats.

Listed buildings
- None.

Building materials
- Victorian terrace London stock brick with painted stone dressings. Slate roofs, some replaced.
- Twentieth century development is mostly in yellow or pale grey brick.

Heritage assets
- The Victorian terrace is of some local interest as part of the growth of the area.

Local distinctiveness
- No distinguishing qualities.
West Greenwich Conservation Area Appraisal

Winforton Street

South side

Open space

Garages

46-48

38-40

34-38

30-34

28-30

24-26

18-22

14-16

14 - Hooke Court

Hooke Court
**Hollymount Close**

**Land uses**
- Residential.

**Building quality**
- Hollymount Close is open plan, with a two storey cluster of short terraces (c. 1960). Influenced by the Span developments.

**Listed buildings**
- None.

**Building materials**
- Tile hung façades, flat roofs, projecting porches.

**Heritage assets**
- None, but of landscape interest and forms part of the continuing development of terrace housing in West Greenwich.

**Local distinctiveness**
- No local features.
**Blackheath Hill**

**Land uses**
- Residential.

**Building quality**
- Varied form. The earliest buildings are substantial mansions set back above the road at the end of long gardens.
- At the east end are the mid twentieth century Point Close flats. Trees are particularly dominant.
- Four storey undercliff flats are at right angles to Blackheath Hill.

**Listed buildings**
- Nos 87-93 Blackheath Hill are listed.

**Building materials**
- Richly varied. Point Close flats are in yellow stock but No 89 (early Georgian) is red brick.

**Heritage assets**
- Listed buildings are all of high architectural and historic significance. Fine pedimented doorcase with fanlight to No 89.

**Local distinctiveness**
- Historic buildings are important as part of the growth of Greenwich as an early London suburb. There is a timber shopfront at No 93.
**West Grove**

**Land uses**
- Residential.

**Building quality**
- Large (with an average height of four storeys) town houses and mansions facing onto Blackheath. Smaller buildings have been inserted at Nos 3-5.

**Listed buildings**
- The majority of buildings are statutorily or locally listed.

**Building materials**
- Predominantly London stock brick but also some early red brick (No 17). Painted stone dressings including the portico to No 17.

**Heritage assets**
- Strong group value and prominence at the western end of the Heath. The four storey Conduit House (1937) is of appropriate mass but is weak architecturally given its key position.

**Local distinctiveness**
- Canted oriel window (front and rear) to Point House is an unusual detail.
Nevada Street

Land uses
- Mix of uses including retail, entertainment and residential.

Building quality
- South side dominated by flank of Greenwich Theatre with an 1885 façade surmounted by a 1969 extension. The three storey Rose and Crown public house is situated on the corner.
- On the north side is Spread Eagle Yard, a former inn with Georgian shopfronts on each side (original?).

Listed and locally listed buildings
- Spread Eagle Yard (Nos 8-9) and Nos 10-13 (south side) are listed.
- Greenwich Theatre and others nearby are locally listed.

Building materials
- Stucco and yellow brick, stone and red brick dressings.
  Dark (plum) brick to theatre extension.

Heritage assets
- Lively urban townscape and rich detail. Apart from the theatre, the plots are narrow and support the fine-grained character of the street.

Local distinctiveness
- The juxtaposition of individual buildings creates a distinctive group.
Nevada Street
South side

Greenwich Theatre

Greenwich Theatre

Greenwich Theatre

Greenwich Theatre

Greenwich Theatre

Greenwich Theatre

Greenwich Theatre

Rose and Crown public house
**Nelson Road**

**Land uses**
- Residential and retail.

**Building quality**
- Unified, planned three storey (with an attic) Regency terrace, terminated at the southeast corner by a three storey (but larger scale and taller) mid-twentieth century rebuild. Parallels College Approach to the north.

**Listed buildings**
- All listed except the end building, which is locally listed.

**Building materials**
- Stucco and slate roofs, iron balconies, timber shopfronts and window joinery, slate roofs. Giant order Ionic columns and pilasters. End block is of artificial (Empire?) stone and metal windows. Lively mouldings to the upper part of the building.

**Heritage assets**
- Central importance as an example of Regency town planning (Joseph Kay, for the Greenwich Hospital). High degree of preservation and the scale of the small shops has been retained.

**Local distinctiveness**
- Road laid out as part of the through route with Romney Road and Trafalgar Road. Kay’s architecture is a variant on contemporary development in central London by John Nash. There are mainly local traders in the shops.
- Passageway entrance to Greenwich Market is memorable and distinctive.
Greenwich Market

Land uses
- Retail and market.

Building quality
- Modern shopfronts (1958) within brick buildings, backing onto the Joseph Kay redevelopment.

Listed buildings
- Locally listed.

Building materials
- London stock brick.
- Stone dressings.
- Stone flags and granite setts.
- Steel roof with acrylic sheeting.

Heritage assets
- The market is in its original location and contributes to the life of the town centre.
- The small scale of the shops is appropriate to its context.

Local distinctiveness
- Local traders, with no (or few) multiples.
Crescent Arcade

Land use
- Retail and transport.

Building quality
- Single block.
- Average three storeys in height.
- Complete c.2001.

Listed buildings
- None.

Materials
- Concrete and render.

Heritage assets
- None.

Local distinctiveness
- None.
<table>
<thead>
<tr>
<th>Crescent Arcade North side</th>
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</thead>
<tbody>
<tr>
<td>Wetherspoons public house</td>
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<td>Retail units</td>
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<td>Retail units</td>
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<td>Retail units</td>
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<td>Retail units</td>
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</tbody>
</table>

Retail units
Retail units
**College Approach**

**Land uses**
- Offices, retail, public house and residential.

**Building quality**
- Three storey plus attics, with an increase in height at King William Walk and richer modelling to the façades. Tuscan columned entrance to market.

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

**Building materials**
- Stucco, slate roofs, timber joinery.

**Heritage assets**
- Central importance as an example of Regency town planning (Joseph Kay, for the Greenwich Hospital). High degree of preservation. The subtle modulation of façades emphasises the vertical rhythm.

**Local distinctiveness**
- Road laid out as a new western approach to Royal Naval College, on a cross-axis between the principal buildings. Kay’s architecture is a variant on contemporary development in central London by John Nash. Mainly local traders in the shops. Passageway entrance to Greenwich Market is memorable and complements that on Nelson Road.

*On the site of 15th century house of Observant Friars (source: Cherry and Pevsner, 1981)*
<table>
<thead>
<tr>
<th>College Approach</th>
<th>South side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail units</td>
<td>Admiral Hardy public house</td>
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<tr>
<td>2-4</td>
<td>The Spanish Galleon public house</td>
</tr>
<tr>
<td>Greenwich market</td>
<td>6-8</td>
</tr>
</tbody>
</table>
King William Walk (west side)

Land uses
- Residential, retail, public houses, restaurants.

Building quality
- Irregular heights, styles and scale, but the consistent plot width maintains the vertical rhythm of the sequence. Some twentieth century infill to Kay Terrace.

Listed buildings
- Nos 11-14 are statutorily listed (early eighteenth century). Kay development fronting the Market is also listed.

Building materials
- Very mixed and includes stucco, red brick, London stock brick.

Heritage assets
- Important group value facing the Old Royal Naval College and in framing the view down to the Cutty Sark; also south towards Greenwich Park.

Local distinctiveness
- Memorable townscape and a foil to the grand scale of the Old Royal Naval College and the National Maritime Museum.
Greenwich Church Street

Land uses
- Mixed retail, commercial and community.

Building quality
- Domestic scale, apart from the Church of St Alfege, with mostly three storey buildings. Building scale increases near the church and development is halted by the railway cutting.

Listed buildings
- The Church of St Alfege, Nos 15-17 Greenwich Church Street and the Kay buildings opposite are statutorily listed. Neighbouring buildings are locally listed.

Building materials
- The Church of St Alfege is in Portland stone. Kay (market front) terraces are stucco (stock brick to rear). Former Burton store (Café Sol) uses artificial (Empire?) stone.

Heritage assets
- Cardinal historic significance as the oldest street in Greenwich, and remains its commercial focus. Narrow plots predate many of the occupying buildings, with the exception of the Cutty Sark station block. Despite war damage, the Church of St Alfege is of national importance and its tower is a prominent landmark.

Local distinctiveness
- S-shaped form of the street is memorable and reveals a sequence of oblique views of the buildings along its length.
Retail units Greenwich Market entrance Retail units Retail units
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Retail units Retail units Retail units Retail units
Car parking Car parking 18 18 and car park
Car parking Car parking 18 18 and car park
Cutty Sark Gardens

Land use
- Recreation, museum and transport uses with an underground car park.

Building quality
- Cutty Sark clipper is permanently moored in the dry dock and is undergoing restoration - the structure dominates this part of the town.
- Domed tunnel entrance is single storey.

Listed buildings
- Cutty Sark and foot tunnel are both listed.

Building materials
- Cutty Sark - timber, rope and copper - clad hill.
- 'Dome' - brick, glass canopy entrance.

Heritage assets
- Both are key landmarks in the conservation area.

Local distinctiveness
- High/unique: sense of place defined by the river, the Cutty Sark and views towards Canary Wharf.

Cutty Sark Gardens
**Welland Street and Riverside**

**Land use**
- Residential and community uses, with retail rear to Welland Street.

**Building quality**
- Five storey buildings with post-war classical influence.
- Chimneys punctuate skyline.
- Deck access to the dome blocks.

**Listed buildings**
- None.

**Building materials**
- Red brick.
- Rear of Welland Street; render brick and render to the new flats at Wood Wharf.

**Heritage assets**
- None.

**Local distinctiveness**
- None.
St Alfege Passage

**Land use**
- Residential and community uses.

**Building quality**
- Two storey terrace with later additions.

**Building materials**
- London stick brick, with stone dressings, timber joinery, and cast iron railings.
- Stone paving.

**Heritage assets**
- Appealing, mid-Georgian terrace, complementary to the west front of the Church of St Alfege.

**Local distinctiveness**
- Survival of railways and other architectural details are noteworthy.