

## East Greenwich Conservation Area



## East Greenwich Conservation Area

This part of East Greenwich was originally built as Morden College Estate and planned by George Smith (1782-1869), Surveyor to Morden College, who also designed several other important estates and buildings.

The estate has retained its historic character due to careful management by Morden College in the past. Most of the streets are still relatively unaltered and more than half the properties are included on the Council's list of Buildings of Local Architectural and Historic Interest.

Some of the buildings are being recommended for inclusion on the **Statutory List of Buildings of Special Architectural and Historic Interest**.

In November 1992, the Council's Planning Committee designated the area indicated on the map (see centre page) a **Conservation Area** and authorised submission to the Department of National Heritage for an **Article 4 Direction**.

The Article 4 Direction has now been approved and includes the following properties:

<i>Banning Street</i> .....	2-34 (even)
.....	(except No 24)
<i>Braddyll Street</i> .....	1-27 (odd)
.....	2-30 (even)
<i>Caradoc Street</i> .....	1-43 (odd)
.....	18-54 (even)
<i>Christchurch Way</i> .....	1-37 (odd)
.....	2-4 (even)
<i>Gibson Street</i> .....	1-29 (odd)
.....	2-34 (even)
<i>Hadrian Street</i> .....	1-19 (consec)
.....	24-36 (consec)
<i>Lassell Street</i> .....	57-71 (odd)
<i>Old Woolwich Road</i> .....	51-113 (odd)
.....	(except 95)
.....	114-158 (even)
.....	(except 140, 142, 152, 154, 158)
<i>Orlop Street</i> .....	1-17 (odd)
<i>Pelton Road</i> .....	27-65 (odd)
.....	16-76 (even)
.....	(except 42 and 68)
<i>Thornley Place</i> .....	1-3 (odd)
.....	2-4 (even)
<i>Whitworth Street</i> .....	1-20 (consec)
.....	21-40 (consec)

## Conservation Area and Article 4 Direction

A Conservation Area is an "Area of Special Architectural or Historic Interest the character and appearance of which it is desirable to preserve and enhance". The Council is required to formulate and publish proposals for these areas. This leaflet puts forward guidelines for this purpose.

With the designation of the **East Greenwich Conservation Area** planning permission is now required for:

- » **Demolition or part demolition of any building (for example the removal of a chimney stack), or wall, fence or railings;**
- » **Conversion and changes of use;**
- » **External cladding with artificial stone, plastic or tiles;**
- » **Installation of Satellite Dishes;**
- » **Felling, cutting back, or pruning trees;**
- » **Provision, alteration, or improvement of a building with a cubic content of more than 10m<sup>3</sup>;**
- » **Dormer windows on any roof slope.**

Some developments and certain minor works and alterations to buildings can normally be carried out without planning consent. If the council believes that specific planning problems do exist in an area, i.e. alterations to houses that harm the character of a Conservation Area, it can make an "**Article 4 Direction**" for that area. Certain types of development, previously exempt, now require planning permission.

This leaflet sets out the Article 4 Direction that has been approved for the East Greenwich Conservation Area.

Planning permission is now required for the following:

- » **Alteration / renewal of front and flank windows, doors, gates, fences, walls and porches;**
- » **Changes of roofing materials;**
- » **Any extension, or addition normally allowed under "Permitted Development" rights;**
- » **The application of rendering including pebble-dashing.**

## Guidelines

### Roofs

Permission is required to change roofing materials. If you renew a roof, natural slate is required on the flank and front of the property. Slates should match the size and colour of existing slates. Resin coating as a remedial measure for leaks to slate roofs and to prevent slates from slipping should not be used.

Dormer windows are not generally acceptable on the front of the property, and in all instances require an application for planning permission. New dormer windows at the rear of properties are unlikely to provide adequate headroom for conversion purposes.

Roof vents should be located beneath the eaves and on the rear roof slope. Removal of chimney stacks, or pots will not be acceptable.

### External Walls

Most of the existing wall surfaces are London stock bricks. The bricks have weathered to give a harmonious appearance which imparts richness to the street scene.

Rendering, pebble-dashing, painting or any form of cladding e.g. stone tiles or any other facing materials, to an existing brick wall is considered unacceptable.

Painting of existing stuccoed walls, parapets, architraves, cills, heads and reveals will be acceptable, but this should not be textured.

Brick repointing carried out in an inappropriate manner can spoil the appearance of a building. Older pointing, unless badly deteriorated, should not be removed. If repointing becomes essential, it should be in flush joints. Where edges of the brick are perished or are irregular, then the joints should be "rubbed back" to give an even appearance.

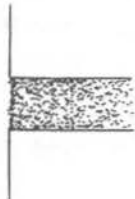
The new mortar should be Cement:Lime:Sand-1:2:9 (course sharp sand should not be used).

The fine pointing of gauged brick window arches should be carried out by an expert.

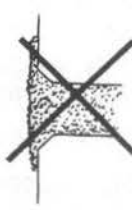
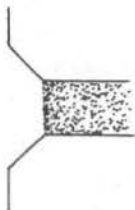
Colour additives to mortar should be discouraged.

## Pointing

Good Practice



Bad Practice



Brickwork preferably should not be cleaned, in order to retain the time aged appearance. If cleaning is essential, mechanical treatment should be avoided in favour hand brushing. Soap and water and a stiff brush (not wire) may be least damaging.

No additional soil or waste pipes should be fixed to the walls where they can be clearly visible from the street. New pipe work should run internally or at rear of the building. Replacement of rain water goods should be in cast iron or aluminium. The use of plastic is not desirable.

## Doors and Windows

There are a variety of doors and windows on the estate. Many of them survive in their original form and should, whenever possible, be repaired and restored. This can be less expensive than replacement. If this is not possible then new ones should replicate the original joinery design. If the existing door or window is not of the original design, replicas should be made of other originals which may exist in the street.

Generally aluminium, or plastic replacements will only be considered acceptable where they replicate the original design and proportions.

## Typical Door Designs

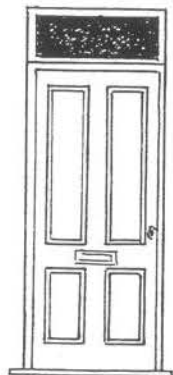
Traditional doors in this area tend to be panelled, sometimes with a fanlight over. These were always painted as should any replacements.

Polished wood finish is not characteristic in the area. Insertion of glass in the small upper panels may be acceptable. Where original fanlights appear above doors, these should always be retained. Some typical original door types are indicated below, together with some unsuitable designs.

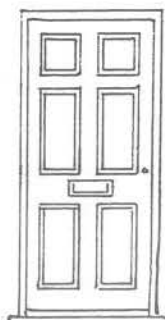
Original Door Designs



Two Panel Door

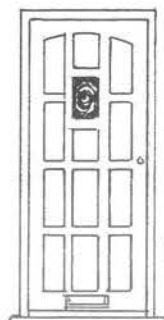
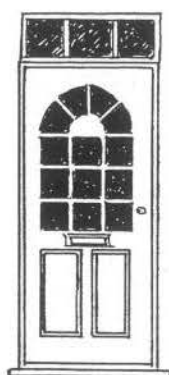


Four Panel Door



Six Panel Door

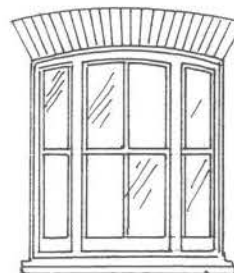
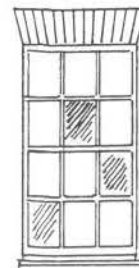
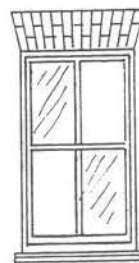
Unacceptable Replacement Doors



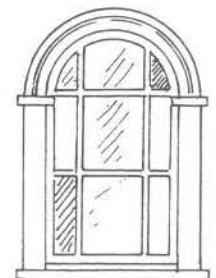
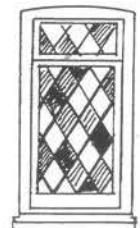
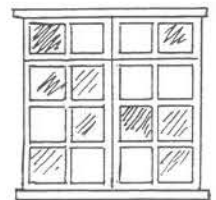
## Typical Window Designs

Most windows in this area are vertical sliding sash windows of varying sizes and designs. The windows are an important feature of the building and the street-scene. Where it is not feasible to repair the existing original window the replacement should replicate the style and proportions of the original design.

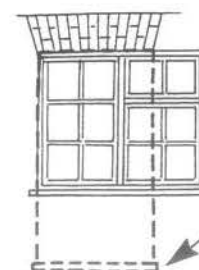
Original Window Designs



Unacceptable Replacement Windows



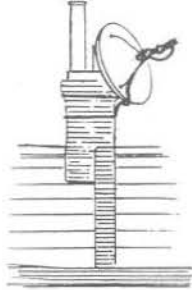
The original window openings should be retained. These should not be enlarged or adapted to take standard window sizes.



Original window opening

## Satellite Dishes

Planning consent is required for all satellite dishes on walls, chimneys or roofslopes which front the highway. Consent will not normally be granted for dishes visible from the street. Dishes should be sited so as to minimise their effect on the appearance of the building. Locations hidden from view such as in rear gardens or roof valley gutters are more acceptable.

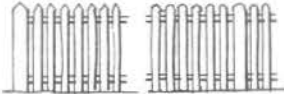


Poorly sited satellite dishes are visually intrusive.

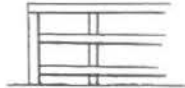
## Fences and Gates

Where original metal railings or timber fences occur, the Council will insist on their retention. Elsewhere, wherever applicable, reinstatement of original railings/fences to the front of the property will be encouraged.

Preferred  
Fence Design



Unacceptable  
Fence Design



## Trees

If you wish to cut down or prune a tree, you must notify the Council in writing at least six weeks before the work is carried out stating the address, exact location, species and size of tree, work proposed and reason.

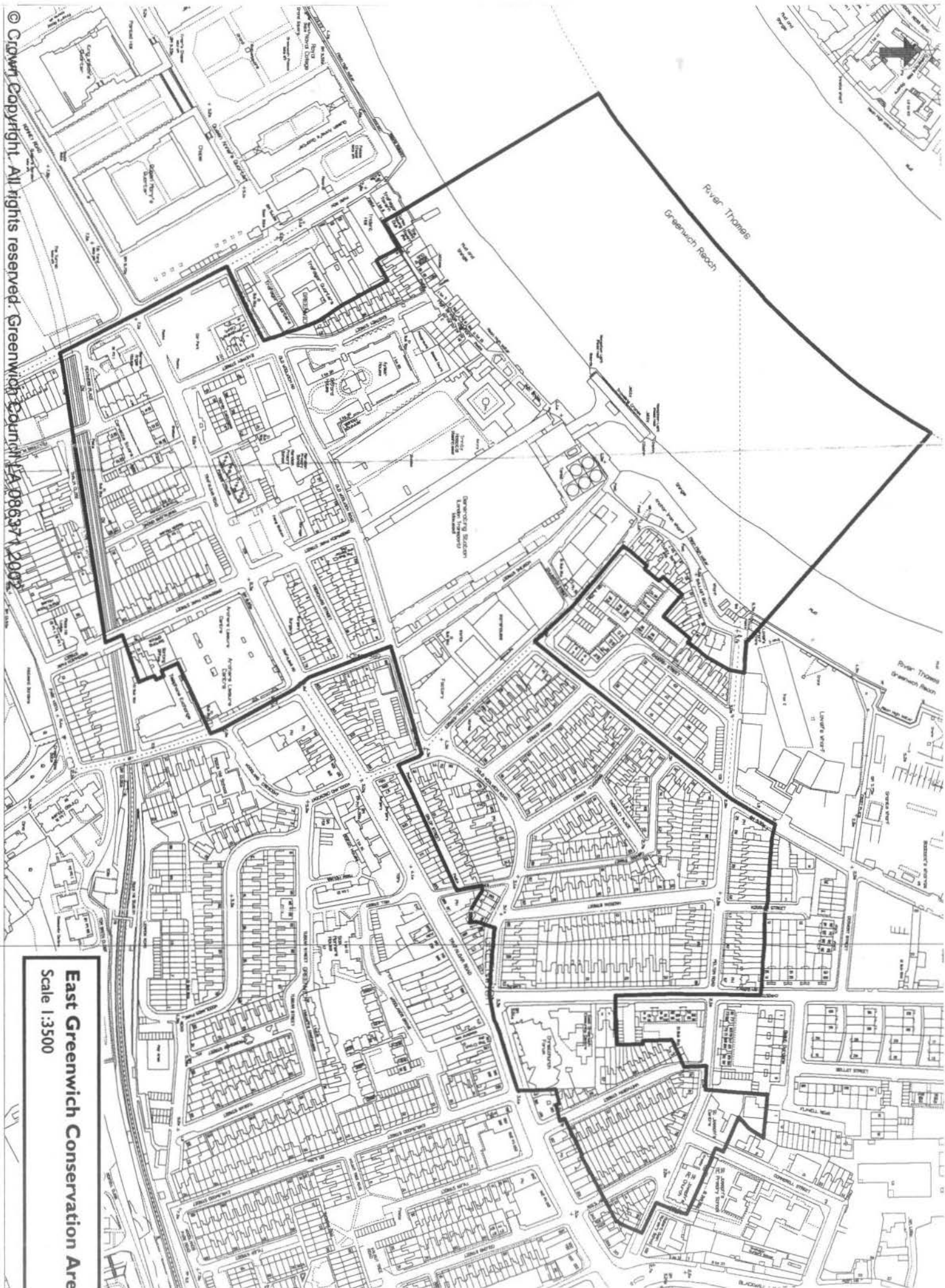
## Making a Planning Application

If you are contemplating any changes, you are advised to discuss your proposals with Greenwich Planning. An application form for planning permission is available from the Department at the address given below or can be posted free of charge on request. No fee is payable when an application is submitted as a direct result of an Article 4 Direction, but a drawing to scale showing the proposed works will normally be necessary.

### Greenwich Planning

Peggy Middleton House,  
50, Woolwich New Road  
Woolwich, London SE18 6HQ  
Telephone 0181 854 8888





**East Greenwich Conservation Area**

Scale 1:3500