

ROYAL BOROUGH OF GREENWICH

CHARACTERISATION STUDY

HERITAGE ASSESSMENT APPENDIX

MARCH 2023

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INITIATIVES
STUDIO

ROYAL *borough of*
GREENWICH



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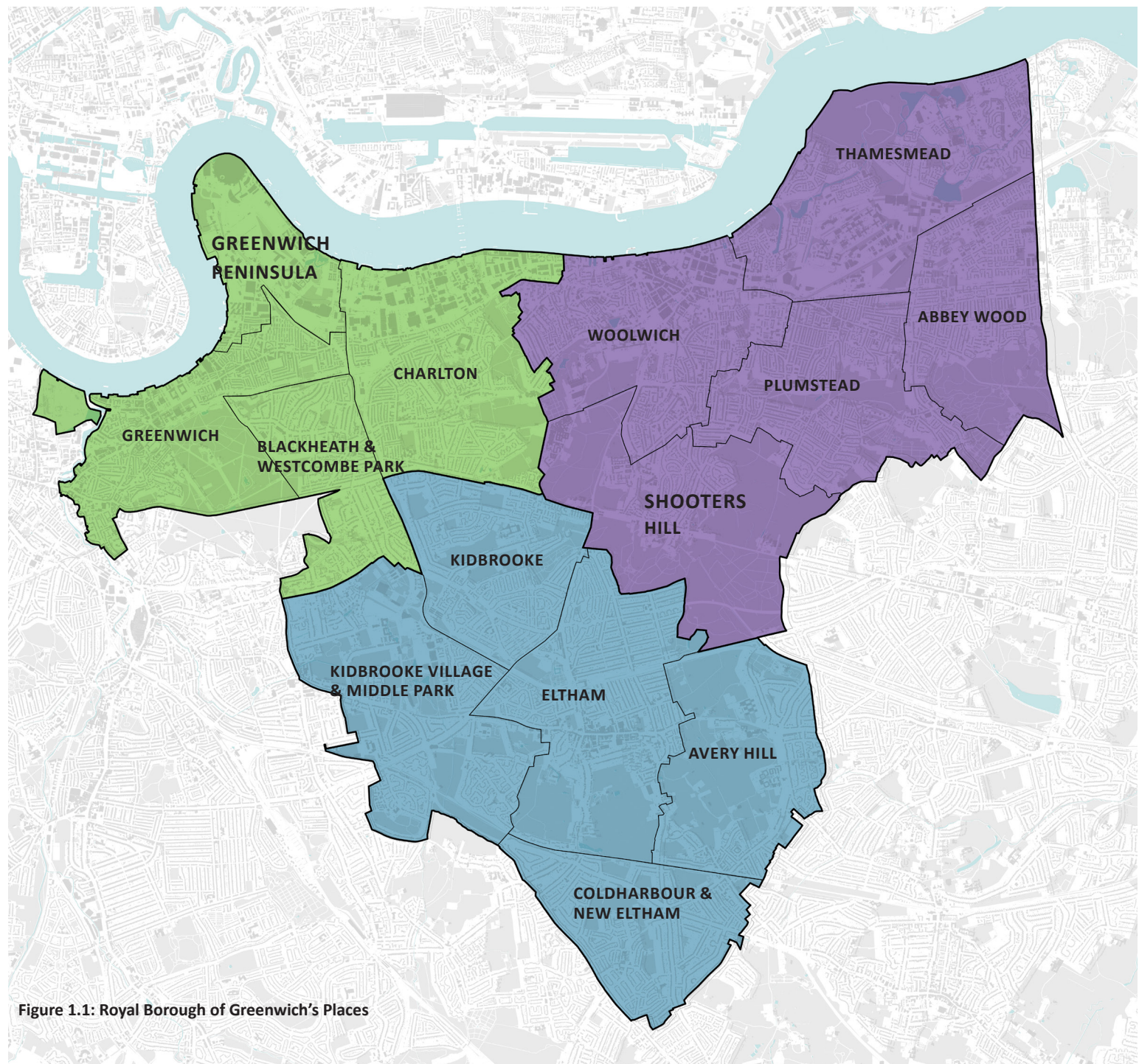


Figure 1.1: Royal Borough of Greenwich's Places

1 INTRODUCTION

1.1 INTRODUCTION

The National Planning Policy Framework (NPPF) establishes in paragraph 189 that “heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.”

Applicants should acknowledge that all heritage assets, designated and non-designated, have a degree of significance meriting consideration in planning decisions, and therefore potential impact must be considered when any asset will be affected by tall or large-scale development schemes.

This appendix to the Characterisation Study and Tall Buildings Assessment describes many of the heritage assets in the Royal Borough of Greenwich, and the possible impact of tall or large-scale buildings on their context and setting. Due to the extensive quantity of designated and non-designated assets within the Royal Borough, it should be noted that while this is an extensive summary of the Royal Borough of Greenwich’s heritage assets it does not represent a fully comprehensive list. Further reference should be made to all applicable documentation related to heritage assets, including national and local registers, relevant Conservation Area Appraisals,

etc. Applicants must carry out all applicable heritage assessments in alignment with the policies set out in the National Planning Policy Framework.

The assets included within this summary are:

- Maritime Greenwich World Heritage Site;
- Scheduled Ancient Monuments (SAMs);
- Grade I, Grade II*, and Grade II Listed Buildings;
- Registered Parks and Gardens;
- Conservation Areas;
- An broad overview of locally listed assets¹

The heritage assets and areas are examined in the context of the borough’s Districts and Places as described in the Study (Figure 1.1), with chapters for each District.

West District

Places:

- Greenwich
- Greenwich Peninsula
- Blackheath/ Westcombe Park
- Charlton

EAST DISTRICT

Places:

- Woolwich
- Thamesmead
- Abbey Wood
- Plumstead
- Shooters Hill

SOUTH DISTRICT

Places:

- Kidbrooke
- Kidbrooke Village & Middle Park
- Eltham
- Avery Hill
- Coldharbour/New Eltham.

¹ Where this report includes total numbers of assets (inclusive of groups of assets), this data has been extracted from QGIS using Historic England’s Listed Buildings GIS points data (dated 04/01/2022) & Royal Borough of Greenwich’s Local List GIS points data (dated 16/12/2020).

1.2 METHODOLOGY

HERITAGE ASSESSMENT

The assessment of the Royal borough's heritage assets takes the following approach:

- The relevant heritage assets (SAMs, Grade I Grade II* & Grade II Listed buildings, Registered Pdrks and Gardens, Conservation Areas, and brief overview of locally listed assets) are listed for each Place;
- The character and degree of heritage significance of historic buildings and places is assessed.
- The particular heritage value of historic buildings, groups or places and the importance of their context and setting will be examined to ascertain their susceptibility to detrimental environmental or townscape change.
- Important views, vistas and landmarks are identified. Such views form an intrinsic element in the context and setting of heritage assets, thereby contributing to their significance. Some of the views identified in this study match with views identified in the RB Greenwich Core Strategy (Image 1.1 and Image 1.2) or Conservation Area Appraisals, but are included here for completeness.

The Core Strategy also identifies Areas of High Archaeological Potential (Image 1.3). These have not been included as part of this assessment but should be taken into account by those engaging in new development in these areas.

Policy DH(g) Local Views

Planning permission will only be given for development which would not have a materially adverse effect on the overall perspective and essential quality of the Local Views as listed below and as identified on Figure 4:

1. Shooters Hill to Central London;
2. Shrewsbury Park towards the Lower Thames;
3. Castlewood towards S.E. London;
4. Eaglesfield Recreation Ground towards Bexley and the Lower Thames;
5. Eltham Park (North) to Central London;
6. Winns Common to the Lower Thames;
7. Thames side panorama from the Thames Barrier open space;
8. St. Mary's Churchyard towards Mast Pond Wharf and beyond;
9. Docklands panorama from the Wolfe Monument;
10. King John's Walk to Central London;
11. O2 from Central Park;
12. Wolfe Monument south towards the All Saints Church in Blackheath; and
13. Others as set out in the conservation area character appraisals.

Image 1.1: Policy DH (g) Local Views (Royal Borough of Greenwich Core Strategy)



Image 1.2: Local Views in Policy GH (g) (Royal Borough of Greenwich Core Strategy)



Image 1.3: Areas of High Archaeological Potential (Royal Borough of Greenwich Core Strategy)

RECOMMENDATIONS

Conclusions and recommendations are formulated based on the heritage assessment to ascertain the potential impact of tall or large-scale development on heritage assets and their setting, including harmful intrusion into important views, vistas and the surroundings of historic landmarks

Where development may intrude in a detrimental manner to an identified view of importance but where harmful development has already occurred, every effort should be made to mitigate the effects and secure improvements to heritage asset's settings.

The setting and context of an asset can be harmed (and therefore its significance reduced) by the intrusion of tall buildings into the view or vista of a heritage asset. The definition of levels of sensitivity for each particularly view can be defined through four categories of impact which can be applied to each of the Borough's Districts and Places:

Extremely High (EH)

Important views and vistas from and to heritage assets of marked significance where tall buildings would have a high level of negative impact on the asset and would, as a principle, be generally unacceptable, given the level of significance of the asset and the view or vista.

High (H)

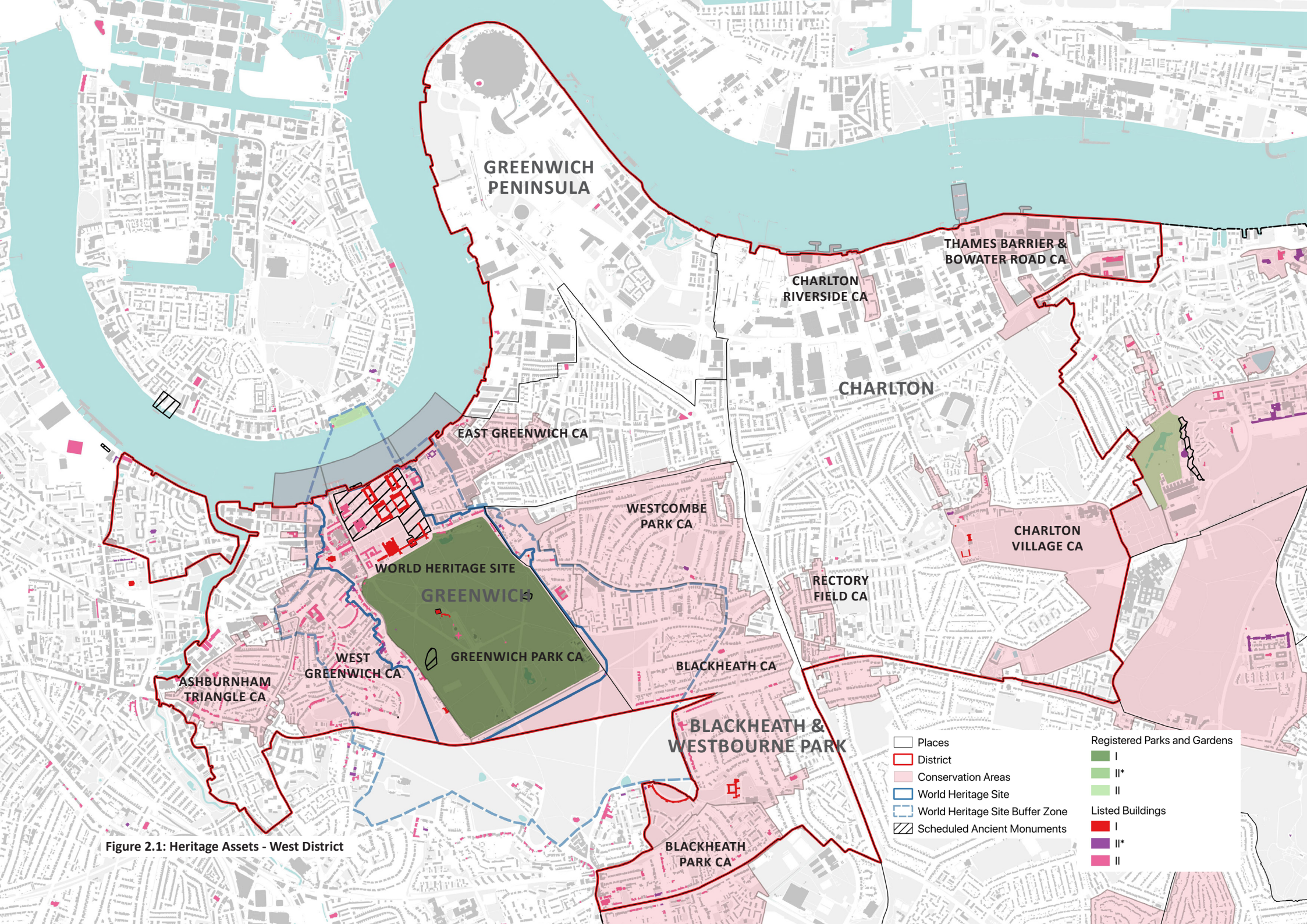
Important views or vistas from or to heritage assets where the impact would be harmful. The priority should be to preserve and enhance the special interest and minimise any negative alteration through careful consideration of any proposed changes.

Medium (M)

Important views or vistas from or to heritage assets where the intrusion of tall buildings would be harmful but where harmful change has already occurred. The asset and the view are still sensitive to change and the priority should be to preserve and enhance the asset and its setting.

Medium/Low (M/L)

A heritage asset which has suffered detrimental alteration to its setting, views or vistas still retains its heritage significance but within a damaged or degraded context. There may be a possibility of carefully considered change which would not add significantly to the detrimental alteration of the assets setting. The priority should be to preserve and enhance.



GREENWICH
PENINSULA

THAMES BARRIER &
BOWATER ROAD CA

CHARLTON
RIVERSIDE CA

CHARLTON

EAST GREENWICH CA

WESTCOMBE
PARK CA

CHARLTON
VILLAGE CA

WORLD HERITAGE SITE

GREENWICH

RECTORY
FIELD CA

WEST
GREENWICH CA

GREENWICH PARK CA

BLACKHEATH CA

ASHBURNHAM
TRIANGLE CA

BLACKHEATH &
WESTBOURNE PARK

BLACKHEATH
PARK CA

- | | |
|---------------------------------|----------------------------------|
| Places | Registered Parks and Gardens I |
| District | Registered Parks and Gardens II* |
| Conservation Areas | Registered Parks and Gardens II |
| World Heritage Site | Listed Buildings I |
| World Heritage Site Buffer Zone | Listed Buildings II* |
| Scheduled Ancient Monuments | Listed Buildings II |

Figure 2.1: Heritage Assets - West District

2 WEST DISTRICT

2.1 INTRODUCTION

This District has the greatest concentration of heritage sites and features in the Royal Borough. The Greenwich Place long historic royal, naval and scientific association has given the district a rich heritage of institutional buildings. There is a landscaped royal park containing ancient archaeological sites and an open heath flanked by high quality urban developments from the 17th century to the 19th century, frequently encompassing important buildings settings and views.

The Blackheath and Westcombe Park Place is characterised by an open heath with long views in contrast to the domestic development of Westcombe Park the highest point in the Royal Borough's landscape where the road layout is orientated north/south following the topography of the area.

Greenwich Peninsula is characterised by industrial areas, now often replaced by modern residential development.

To the east, Charlton contains Charlton Village on an elevated site and retains a village character centred on historic Charlton House and Park.

2.2 GREENWICH

MARITIME GREENWICH UNESCO WORLD HERITAGE SITE

This is the most historically important area in the Borough with heritage asset recognised by inscription as a UNESCO World Heritage Site in 1997 under the name Maritime Greenwich. The WHS includes the Old Royal Naval College, The National Maritime Museum, the Royal Park, including the Queen's House and, the Royal Observatory and Greenwich Town Centre.

There is also a Buffer Zone of surrounding areas providing further protection for the setting and views associated with the WHS. Included to the north side of the River Thames (in London Borough of Tower Hamlets) is Island Gardens public park. Also included within the WHS are parts of West Greenwich Conservation Area, Greenwich Park Conservation Area and Blackheath Conservation Area.

Schedules Ancient Monuments (SAMs):

- 1 Greenwich Observatory, Greenwich Park
- 2 Greenwich Hospital (Old Royal Naval College), Greenwich Park
- 3 The Queen's House, Greenwich Park
- 4 Romano-Celtic temple, Greenwich Park
- 5 Anglo-Saxon cemetery, Greenwich Park
- 6 Greenwich Palace, Greenwich Park
- 7 West Grove Conduit House
- 8 Romano-Celtic Temple
- 9 Anglo-Saxon Cemetery

The setting and context of standing building SAMs clearly make a contribution to their heritage significance. But it is also true that the open green setting of below ground archaeological SAMs is also important providing a setting and context which assists in the understanding and appreciation of such monuments.

Listed Buildings (including the Buffer Zone)

- 1 Church of St Alfege, Greenwich Town, Grade I
- 2 Gate Lodges at East Gate of Royal Naval College, Grade I
- 3 Morden College, St German's Place, Grade I
- 4 National Maritime Museum, Grade I
- 5 The Paragon Blackheath, Grade I & Grade II Star
- 6 Gates, Gate Piers and Lodges to West Entrance Royal Naval College, Grade I
- 7 Royal Naval College N.E. Building Queen Anne's Quarter, Grade I
- 8 Royal Naval College N.W. Building King Charles Quarter, Grade I
- 9 Royal Naval College Queen Mary's Quarter, Grade I
- 10 Royal Naval College S.W. Building King William's Quarter, Grade I
- 11 Royal Observatory, Flamsteed House Greenwich Pk, Grade I
- 12 Royal Observatory, Gt Equatorial Building, Grade I
- 13 Royal Observatory, The Transit House, Grade I
- 14 Royal Observatory. Wall & Clock right of Entrance, Grade I
- 15 The Cutty Sark, King William Walk, Grade I
- 16 Ranger's House, Chesterfield Walk, Grade I
- 17 Vanbrugh Castle, Maze Hill, Grade I
- 18 47-49 Maze Hill, Grade II Star

- 19 The Standard Reservoir Conduit House, Croom's Hill, Grade II Star
- 20 The Prestbury, 66 Croom's Hill, Grade II Star
- 21 Manor House, Croom's Hill, Grade II Star
- 22 6&8, 10&12 Croom's Hill, Grade II Star
- 23 17 West Grove (Manna Mead), Grade II Star
- 24 Trinity Hospital, High Bridges (Old Woolwich Road), Grade II Star
- 25 St Michael & All Angels Church. Blackheath, Grade II Star
- 26 R.C. Church of Our Ladye Star of the Sea, Grade II Star
- 27 Point House 18 West Grove, Grade II Star

Registered Park & Garden – Greenwich Park

Greenwich Park is listed Grade I on the Historic England Register of Special Historic Interest.

- It is a Royal Park modified by royalty, particularly from the 17th century onwards. It forms the setting for a large number of listed buildings, most importantly Inigo Jones' Queens House, Christopher Wren's Flamsteed House (the original Royal Observatory) and the Old Naval Hospital.
- The landscape is of outstanding interest, containing the parterre and giant steps, an inter-related pair of garden earthworks, forming the legible remains of one of the earliest formal gardens in the French style.

- The landscape forms a setting for archaeological scheduled monuments of Roman and Anglo-Saxon dates, on a ridge overlooking the River Thames.
- This ensemble of historic features contributes to the international significance of the Maritime Greenwich World Heritage Site.

Strategic Views and Vistas

The Grand Axis (SIGNIFICANCE - EH)

This is the most important axial formal view from the Royal Observatory north through Greenwich Park, The Queen's House and the Old Royal Naval

College to Island Gardens on the north river bank. It is the Outstanding Universal Value Attribute No.3 in the WHS.

Nicholas Hawksmoor intended this view to extend north to the tower of his Church of St Anne Limehouse, but this final northern part of the view has been lost to modern development. The Church of All Saints in Blackheath was located so its spire enhances the Grand Axis vista to the south.

Views north from Island Gardens (the celebrated Canaletto view) rise to the scarp and the statue of General Wolfe. This sculpture is silhouetted against the sky but its definition is threatened by tall buildings to the south.

View from Wolfe Statue on the Greenwich Park scarp (SIGNIFICANCE EH)

A London Panorama within which the view of St Paul's Cathedral is a designated protected vista. The panorama from the Wolfe Statue in Greenwich Park extends in an arc of 90 degrees.

View from Island Gardens (the Canaletto view) north along the Major Axis (SIGNIFICANCE EH)

Designated as a Townscape View. From the north bank of the River Thames in a panorama of 180 degrees.

View from Blackheath Point towards Central London (SIGNIFICANCE EH)

Designated as London Panorama.

River Approaches Identified by Maritime Greenwich (SIGNIFICANCE H)

Approach to the Old Royal Naval College and Cutty Sark from the west. Development to the far side of the Old Royal Naval College (Lovell's and Granite Wharves) could have a detrimental impact on this view.

The approach to the WHS from the east includes views from Greenwich Peninsula where the present riverside walk provides good panoramas of the WHS seen from the stretch around the Alcatel industrial site. Any new development here needs to protect these views to the west into the WHS.

Local Vistas (Significance H)

- The view west along Romney Road to St Alfrege Church. New tall buildings to the west of the church could have a detrimental impact.



Image 2.1: View of Greenwich Hospital by Antonio Canaletto (Tate Britain)

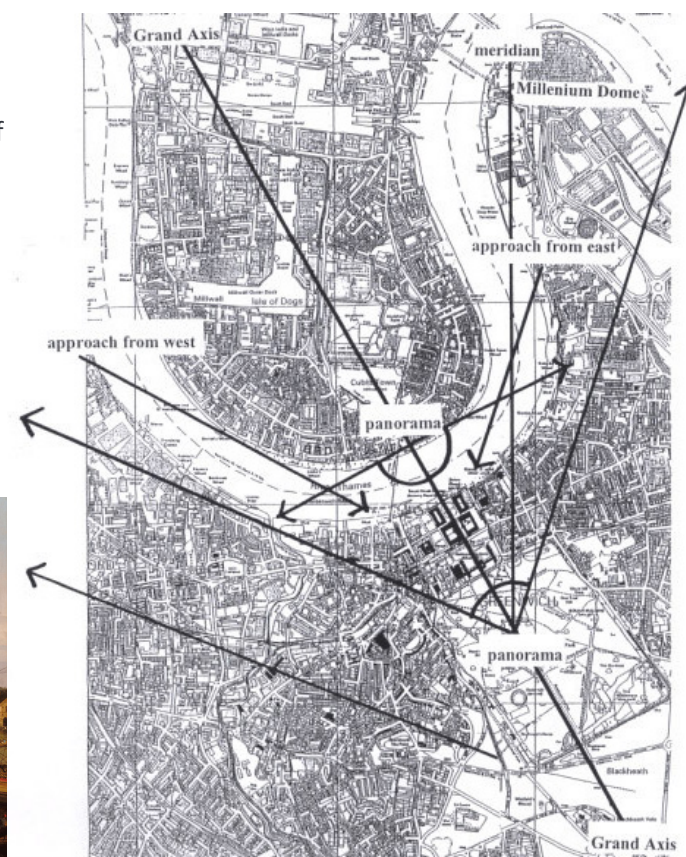


Image 2.2: World Heritage Site Strategic views (Maritime Greenwich, Important Views and Tall Buildings, 2006)

- Standing in the Grand Square at the centre of the Old Royal Naval College offers views up and down the Grand Axis. Canary Wharf is sufficiently off-centre to the Grand Axis for its impact to be lessened. Any further development of Canary Wharf westwards could be very harmful to the Grand Axis vista.
- Views east and west along College Way from within the Old Royal Navy College need to be recognised. To the east, the disused ugly coal bunker of East Greenwich Power Station could be demolished and carefully replaced by a building of appropriate scale and articulation to enhance this view.
- Views from College Way to the west and the Town Centre are enticing and one of the key views outwards from the Old Royal Naval College. Tall buildings to the east or west of the WHS could damage these views



Image 2.3: World Heritage Site local views (Maritime Greenwich, Important Views and Tall Buildings, 2006)

The Inverted Cone Principle

The principle of the Inverted Cone (given in Important Views and Tall Buildings – Maritime Greenwich, November 2006) is a general guide as to how the height of development may damage the setting of the WHS, depending on the distance from the Site. The further away from the WHS, the more likely tall buildings may not harm the Site's setting or vistas, subject to the contour lines shown on the diagram below.

This is proposed only as an indicative guide. Every case of proposed tall development must be assessed individually both as to its possible impact locally and in the wider views and vistas of the historic environment.



Image 2.4: Inverted Cone Plan (Maritime Greenwich, Important Views and Tall Buildings, 2006)

Impact of Tall Buildings on WHS

Proposals for tall buildings need to be judged on whether they would intrude upon the silhouettes of significant buildings which currently are seen boldly framed against the sky. This would include, for example, the Cutty Sark (Grade 1 Listed) where the ships masts and rigging is dramatically silhouetted against the sky.

“Ethical standards and a demand for high-quality design and execution, sensitive to the cultural-historic context, are prerequisites for the planning process. Architecture of quality in historic areas should give proper consideration to the given scales, particularly with reference to building volumes and heights. It is important for new developments to minimise direct impacts on important historic elements, such as significant structures or archaeological deposits.” (The Vienna Memorandum 2005, adopted by UNESCO).

Typical tall buildings that impacted on Maritime Greenwich prior to and following WHS inscription are identified in “Maritime Greenwich - Important Views and Tall Buildings” (November 2006):

- Residential towers in Lewisham and Tower Hamlets from the 1960s
- The creation of Canary Wharf in 1980s produced a dominant building group seen from Greenwich Park.

- The success of Canary Wharf may encourage further development interrupting the vista of the Grand Axis looking north from Greenwich Park.
- Possible development of tall buildings on the south bank either side of Maritime Greenwich, individually and collectively, have a significant potential impact on the setting of the WHS.
- Many riverside working buildings on both sides of the river have been replaced by taller residential development producing a canyon-like effect in place of the varied riverside buildings and lanes which previously formed the context for Maritime Greenwich.

GREENWICH PARK CONSERVATION AREA

Heritage Assets

The boundaries of the Greenwich Park Conservation Area lie within the Maritime Greenwich WHS and the surrounding Buffer Zone and therefore include the same Listed Buildings as well as many of the views and vistas.

There are 57 no. Grade II listed assets (including groups of assets) and 16 no. locally listed assets (including groups of assets) within the Conservation Area.

Character Areas

The Greenwich Park Conservation Area Appraisal identifies three Character Areas within the designated area:

- The Old Royal Naval College and the National Maritime Museum. Major listed institutional buildings that form a part of the Grand Axis, containing important spaces, views and vistas.
- Maze Hill and the northern and eastern fringes of Greenwich Park. 18th and 19th century domestic scaled development. Significant Georgian Grade II listed buildings, such as the terraced houses Park Vista contribute to the setting of Greenwich Park.
- Greenwich Park and the Royal Observatory. The main central area of the green space of the Royal Park with the Royal. Observatory to the south and the Queen's House to the north.

VIEWS

Image 2.5 shows significant view positions from the Greenwich Park Conservation Area (Royal Borough of Greenwich Local Plan), and listed below:

- Panorama from General Wolfe Statue
- Panorama from One Tree Hill
- Panorama from Croom's Hill
- Views of the Deer Enclosure
- Views to the Ranger's House
- Panorama from the Pavilion Café
- View from Anglo Saxon Burial Ground to Macarthy House and Royal Observatory
- View from Flamsteed House to the Queen's House and Royal Observatory
- View from park to Jon Roon School Clock Tower
- View from park to Vanburgh Castle
- View along The Avenue
- North-south views along Blackheath Avenue

The Royal Borough of Greenwich Core Strategy identifies a number of local views - Policy DH(g):

- Local view No. 9: Docklands panorama from the Wolfe monument. (Significance M).
- Local view No. 12: Wolfe monument south towards the Church of All Saints Blackheath. (Significance H).

Character and Susceptibilities

The heart of this historic place is the green expanse of Royal Greenwich Park. As well as the open green space, the Park has a rich heritage of ancient sites, highly significant institutional building groups and a complex and vivid place in the royal and maritime history of England.

Views into and out of the WHS are particularly important from both the river and the surrounding urban areas as well as across the River Thames to the north and south to Blackheath. Long- views and vistas of central London and St Pauls are of strategic importance for the capital. Open green space and space between grand scale architectural compositions emphasise the importance of major long vistas.

Greenwich Royal Park and the WHS are of London-wide and international townscape and heritage importance. The protection of identified views and vistas are essential to maintaining the heritage significance of this Site.

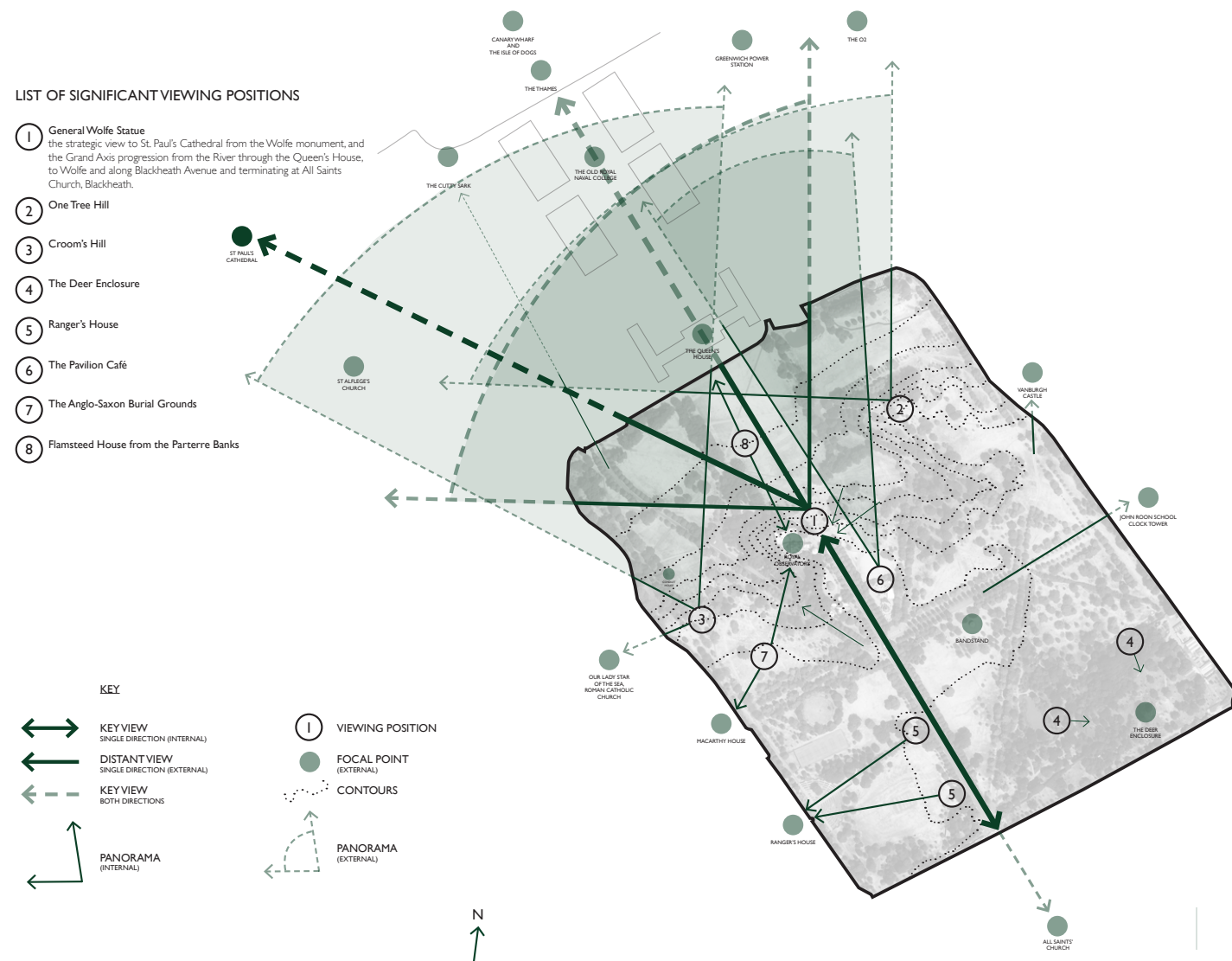


Image 2.5: Views within Greenwich Park Conservation Area (Greenwich Park Conservation Plan)

WEST GREENWICH CONSERVATION AREA

West Greenwich Conservation Area encompasses the ancient town centre of Greenwich which began life in pre-medieval times as a riverside fishing village. The later growth and prosperity of Greenwich town centre was intrinsically linked to the Royal Park, Greenwich Palace and later, the Royal Naval Hospital and the Royal Observatory to the east of the town.

The character of Greenwich town is divided between the open drama of the river frontage, the tightly-planned historic town centre and the freer and more green development bordering the south end of Greenwich Park and Blackheath.

Character Areas

The West Greenwich Conservation Area Appraisal identifies five character areas:

- Thames Waterfront. The river frontage including the Cutty Sark.
- Historic Town Centre. Greenwich Church Street is the heart of the historic town. Narrow streets in an organic townscape with tapering medieval plots and the landmark baroque St Alfege church contrasts with Joseph Kay's early 19th century neo-classical redevelopments such as the Market, Nelson Road and College Approach. The new symmetry provided formal routes on axis with the Old Royal Naval College.
- Greenwich High Road and Burney Street. A mixed area but retaining some quality buildings such as the notable early 19th century terrace in Greenwich South Street and the later 19th century railway station.
- Croom's Hill, Hyde Vale. Winding topography to the west of Greenwich Park south to the Blackheath fringes, containing a mixture of high-quality houses picturesquely positioned dating from the 17th to the 19th centuries. Our Ladye Star of the Sea R.C. Church is a distinctive landmark.
- Blackheath and Houses on the Hill. Well landscaped and informal area with many grand scale houses on the edge of Blackheath. Chesterfield Walk has particularly high-quality historic houses.

Heritage Assets

Scheduled Ancient Monuments

- 1 Conduit House, West Grove

Listed Buildings

- 1 The Cutty Sark, Grade I
- 2 Ranger's House Chesterfield Walk, Grade I
- 3 17 West Grove (Manna Mead), Grade II Star
- 4 Point House 18 West Grove, Grade II Star
- 5 Our Ladye Star of the Sea Croom's Hill, Grade II Star
- 6 Manor House Croom's Hill, Grade II Star
- 7 The Prestbury 66 Croom's Hill, Grade II Star
- 8 129 no. Grade II listed buildings (including of groups of assets)
- 9 133 no. locally listed assets (including of groups of assets)

Significant Views

- The tower of St Alfege Church is a key landmark in the town centre but also in long views from Trafalgar Road in East Greenwich the streets and terraces above Hyde Vale. Maritime Greenwich (Important Views and Tall Buildings – November 2006) point out that there is potential harmful impact from tall buildings west of Greenwich town centre obscuring the dominant silhouette of St Alfege church tower. (SIGNIFICANCE H)
- The spire of Our Ladye Star of the Sea church seen across Greenwich Park from the east and also west from Deptford. There are also local views from nearby streets. (SIGNIFICANCE H)
- The former Town Hall clock tower (Grade II listed) on Greenwich High Road is a distinctive landmark in its self and often glimpsed with St Alfege tower. (SIGNIFICANCE H)
- The masts and rigging of the Cutty Sark stand dramatically against the sky when seen from the portico of the church of St Alfege and from King William Walk. (SIGNIFICANCE EH)
- From Blackheath Point north west to central London. Designated a London Panorama (Mayor of London View Management Framework) (SIGNIFICANCE H)

Some of the long vistas and strategic views identified in the Maritime Greenwich World Heritage Site Management Plan affect West Greenwich (see Maritime Greenwich WHS section above).

The Inverted Cone diagram (Maritime Greenwich - Important Views and Tall Buildings, page 12) indicates six storeys as the appropriate maximum height in this area.

Character and Susceptibilities

The five character areas within the conservation area appraisal indicate the varied terrain and development; tight complex medieval streets in Greenwich town and more open green landscaped areas with fine houses to the south offering a gentle transition to Blackheath.

The West Greenwich C. A. provides a strong backdrop to the WHS, with important views into and out of West Greenwich including important landmarks such as the steeple of Our Ladye Star of the Sea, the tower of St Alfege and the old Town Hall. The striking masts and rigging of the Cutty Sark bring drama to both views in the WHS and West Greenwich. As well as the townscape context for the boundary of the WHS, the varied streetscape of West Greenwich provides extra emphasis to the visual importance of important views.

Protection of the views into and out of the West Greenwich C.A. and the WHS from disproportionately tall buildings is essential to protecting the historic character of both areas.



Image 2.6: West Greenwich views (West Greenwich Conservation Area Appraisal, 2013)

ASHBURNHAM TRIANGLE C.A.

This triangle of tightly-planned residential streets, dating from circa 1830-1870, lies on the western side of the West District and on the western border with the Greenwich Place division. The Triangle is bounded by Greenwich High Road to the north, Greenwich South Street to the east and Blackheath Road to the south.

The character of the area is one of tightly planned streets of two and three storey houses, bounded by the busy three boundary roads. This emphasises the inward-looking nature of the conservation area, which has a characteristic enclave quality formed by the domestic scale and tightly planned townscape.

Heritage Assets

There are no Scheduled Ancient Monuments (SAM) or Grade I or Grade II Star listed buildings in the area.

However, there are some 21 Grade II listed buildings (including groups of assets), 66 local assets (including groups of assets) and many unlisted buildings are the subject of Article 4 Directions.

Significant Views

This conservation area does not contain any significant views, either from within or without the

area. There are some local views down streets to the north and west (Significance M/L).

Character & Susceptibility

The character of the area is small scale and tightly planned. The number of grade II buildings and local list buildings constitutes a significant heritage group in their original setting. The possible visual intrusion of tall buildings (particularly from the north and west) could produce a harmful impact in long views to the west in Devonshire Drive, or south in Egerton Drive.

2.3 BLACKHEATH & WESTCOMBE PARK

BLACKHEATH CONSERVATION AREA

Blackheath Conservation Area is predominantly residential and covers the streets and houses to the east of the Heath between Kidbrooke, Maze Hill and Blackheath Park. Most of the Heath itself is outside the conservation area and within the London Borough of Lewisham but its spacious, green sweep has a crucial bearing on the area's setting and character. The open Blackheath contrasts with the built up and well-treed streets of the areas to the west and north.

Blackheath lies on an upland plateau some 40m above sea level. The land is generally flat, and the layout of its buildings and streets is largely governed by the form of the two oldest roads, the Old Dover Road and Shooters Hill Road, and to some extent by the road leading directly to Blackheath Village, Stratheden Road.

Character Areas

- Morden College/ The Paragon. Lying to the south of the Heath, these important listed buildings (Grade I & II Star) are a distinctive landmark due to size and architectural distinction. Immediately to the west of Morden College is the Paragon (Grade I & II Star), an important terrace of 18th century houses by Michael Searles which have a particularly powerful picturesque relationship with the green space of the Heath. Both these buildings have significant local views to and from the Heath.

- St Germans and South of Shooters Hill Road. An area to the north of Morden College/ The Paragon area and east of the Heath. Kidbrooke Grove, laid out in 1820 is a tree-lined boulevard with the spire of St John's Church as a prominent landmark.
- Angerstein Estate, Shooters Hill Road & Roads to the north. Shooter's Hill Road has a good sequence of Regency/ Victorian Houses.
- Vanbrugh Park, Vanbrugh Fields and the John Roan Lower School. An area of three storey Italianate 19th century houses with many views closed by mature trees. The eastern end of the area has the modernist Vanbrugh Park Estate (1963) by Chamberlin Powell and Bon, who also designed a nearby eight storey tower block.

Heritage Assets

- 1 The Paragon, Grade I & Grade II Star
- 2 Morden College, Grade I
- 3 21 no. Grade II listed assets (including groups of assets) (including groups of assets)
- 4 169 no. locally listed assets (including groups of assets)

Views

- Impact on WHS. The inverted cone diagram from "Important Views and Tall Buildings" (Maritime Greenwich 2006) indicates that

development should not exceed 6 storeys in this area regarding potential impacts on the WHS.

- Western approach across Blackheath. There are long open views across the Heath with a panorama including the landmark tower and spire of St John's church (St John's Park) and St James church (Kidbrooke Park Road) seen over the rooftops of 2 and 3 storey buildings. (SIGNIFICANCE H)
- Kidbrooke. The tower and spire of St John's church is a dominant landmark looking east from St John's Park. (SIGNIFICANCE H)
- The Paragon. This important 18th century curve of villas linked by a colonnade has a definitive picturesque relationship with the open parkland of Blackheath, important from long and short views. (SIGNIFICANCE EH)

Character and Susceptibility

The Blackheath section of this area is open green space with long views to the neighbouring residential built-up areas. Blackheath long views are susceptible to tall building development over the roof tops of Westcombe Park. 3-35 South Row at the south end of the Heath is a high quality four storey Span development of 33 flats dating from 1963. This well-considered gentle modernism, retaining existing landscape and trees is a feature of Blackheath.

WESTCOMBE PARK CONSERVATION AREA

Westcombe Park is an area of considerable architectural and environmental value. Predominantly residential and low-scale in character, it contains a rich collection of good quality buildings including a Grade II* listed Georgian mansion, early 19th century cottages, late 19th century and early 20th century speculative housing, as well as inter-war infill housing. The roads follow the landscape contours where the land falls away to the north from the high point of Westcombe Park Road.

Heritage Assets

- 1 90 Mycenae Road “The Woodlands”, Grade II Star
- 2 1 no. Grade II listed building
- 3 84 no. locally listed assets or groups of assets

Views

Due to the steep slope of the landscape towards the north, and the alignment of the roads north to south, there are a number of significant views towards the Millennium Dome and North Greenwich and across the Thames to Canary Wharf and East London. These views are discernible through gaps between the houses on Dinsdale and Humber Roads, from the northern end of Vanbrugh Hill and of Foyle Road.

Due to the topography, the main views into the Conservation Area are from the flat area of former marshland to the north. The Conservation Area is not particularly visible from Greenwich Park or from Blackheath to the south owing to the dense suburban development contiguous with the area which is also at the same level as the highest parts of the Conservation Area.

Character and Susceptibility

Westcombe Park is predominately residential buildings of 2 to 3 storeys, with the 18th century landmark of The Woodlands in Mycenae Road. Any tall development on the high point of Westcombe Park Road could strongly impact views from Blackheath or Greenwich Park.

EAST GREENWICH CONSERVATION AREA

A riverside area east of Greenwich Park and the WHS. The dramatic river frontage is an important characteristic. The Old Woolwich Road and Trafalgar Road provide the main east west routes. There are a variety of building and townscape scale in the area from early 19th century cottages and terraces to the Gothic Revival (and earlier) Trinity Hospital and the landmark chimney of the Greenwich Power Station.

Character Areas

- Thames Path - Trafalgar Tavern to Ballast Quay. The narrow passageways (Crane Street) contrasts with the larger scale of Trinity Hospital. Nearby is modern redevelopment and the impressive scale and height of Greenwich Power Station, a major landmark, marking a leap in scale evident throughout the surrounding area.
- Anchor Wharf and Ballast Quay is an area of historic townscape interest with numerous Grade II houses and terraces with granite sett streets.
- The Morden College Estate. 2 to 4 storey stock brick buildings of 1842-45. Hadrian Street has 2 storey cottages contrasting with the 1846 ragstone Gothic Revival Christ Church.
- Trafalgar Road. A layout from 1825 of stock brick cottages and terraces of 2 and 3 storeys.

Heritage Assets

- 1 Trinity Hospital, Highbridge Grade II Star
- 2 Significant and extensive groups of Grade II listed terraces, houses and villas in this area

represent an important heritage feature of significance generally characterised by 2/3 storey buildings and stone or granite sett paving.

- 3 14 no. Grade II listed assets (including groups of assets)
- 4 56 no. locally listed assets (including groups of assets)

Significant Views

- The view to and from the Royal Observatory (important views to and from the WHS) (SIGNIFICANCE H).
- Views to and from the Old Royal Naval College east to Lovell's Wharf and Granite Wharf. (Important Views and Tall Buildings -November 2006 Maritime Greenwich WHS) (SIGNIFICANCE H).
- The WHS "Inverted Cone" diagram indicates 6 storeys as being the maximum height for this area (SIGNIFICANCE M).

Local Views

- Anchor Wharf and Old Woolwich Road; view to the west of the domes of ORNC (SIGNIFICANCE M).
- The tower of Christchurch from Hadrian Street, a landmark view to the east along Trafalgar Road (SIGNIFICANCE M).
- Looking west along Trafalgar Road to St Alfege Church (SIGNIFICANCE H).
- The concave Thames foreshore has important views from Park Row (SIGNIFICANCE H).

- Landmark Buildings; Trinity Hospital, St Joseph R.C. church and the Power Station by virtue of its height and bulk.

Character and Susceptibilities

This area represents a change in key from the spacious and grand scale architecture of the WHS immediately to the west. The winding Old Woolwich Road heads east, generally having smaller scale buildings on the roads to the north and south, with the exception of the great mass of the Power Station and the historic Trinity Hospital. The Crane Street, Anchor Wharf, Morden Estate and Trafalgar Road areas have significant groups of 2/3 storey historic housing set in tightly-planned townscape.

The historic overall scale of East Greenwich could be easily harmed and disrupted by tall development, to the detriment of the many Grade II listed buildings and their settings. Views to and from the WHS described above could also be adversely affected. Any proposal to redevelop the Power Station must take into account the impact on the wider historic environment without an automatic assumption that the existing height and bulk of building should be replicated.

This is predominately a leafy residential area to the north of the green open space of Blackheath Park and to the south of the open expanse Blackheath. It contains mostly 19th and 20th century housing development. The housing stock is varied from villas set back from the road in generous gardens to the jarring intervention of the five-storey Castlebridge tower blocks and the more gentle Span developments at Blackheath Park and the at the Keep.

BLACKHEATH PARK CONSERVATION AREA

Blackheath Park Conservation Area lies partly in two Places; Blackheath in the West District and Kidbrooke & Middle Park in the South District. It is discussed in its entirety here for ease of use.

Character Areas

- Blackheath Village. The main body of Blackheath village is located in LB of Lewisham, where it is also in a conservation area. The buildings are mostly 2/3 storey stock brick houses and community buildings such as the Blackheath Art Club in Bennett Park.
- Lee Road. A heavily trafficked road and an ancient route containing early and later 19th century villas set back from the road.
- Cator Estate South. Well-treed and mature gardens frame many original 19th century villas generally of 2 storeys. High-quality sympathetic intrusions include the Span development of 11-26 Hall Gate of 1957 (Listed Grade II) in Blackheath Park. Span were also responsible for The Keep, 44 houses of 1957. More jarring in scale is the less distinguished five storey blocks at Casterbridge Road.

Heritage Assets

- 1 There are no Grade I listed buildings this area and only one Grade II Star (Peter Moro's own house at 20 Blackheath Park).
- 2 43 no. Grade II listed assets (including groups of assets) including a number of late 18th and early 19th century houses, the original development of the area, as well as modern post-war developments by Span (Hall Gate and the Keep). Blackheath Arts Club, Music Conservatory, Concert Hall and School of Art that form a Grade II listed cultural enclave in the north west of the conservation area.
- 3 51 no. locally listed assets (including groups of assets)

Significant Views

- The tall spire of St Michael and All Angels (Grade II listed) is visible from many surrounding views. (SIGNIFICANCE H)
- Blackheath Hall at the south end of Blackheath Village is prominent from the north side of the Heath. (SIGNIFICANCE M)

Local views

- The "cluster" of Lloyds Bank, the Art Club, Lee Working Men's Club and Caster Estate Lodge form a local landmark. (SIGNIFICANCE H)
- Casterbridge Road five storey tower blocks form an intrusive landmark. (SIGNIFICANCE M/L)
- Lee Road (north-south), Pond Road (north-south) and Blackheath Park (east-west)

reveal a sequence of views of buildings and landscaped gardens. Foxes Dale frames a view south to the open green of Blackheath Park. (SIGNIFICANCE M)

Character And Susceptibilities

Blackheath Park is a heavy residential area with a mixture of original late 18th century and 19th century development, considerably changed by 20th century intrusion yet generally retaining its quite green domestic scale character. The south eastern section of Blackheath Village (most of which is located to the west within a conservation area in the LB of Lewisham) has a more tightly planned and mixed urban character. The 20th century is represented by both the high-quality gentle change of the Span developments and also the Casterbridge tower blocks which indicate how this varied but humane atmosphere can be damaged.

2.4 GREENWICH PENINSULA

There are no Grade I or Grade II Star listed buildings or SAMs on the Peninsula and it is not a conservation area.

Character Areas

The Peninsula was predominately an industrial and warehouse Thameside area. Much of these uses and their buildings have been replaced by recent residential development and the landmark O2 Arena at the north end of the Peninsula.

Character and Susceptibilities

The peninsula is now extensively redeveloped for residential use together with the landmark O2 Arena at the northern promontory of the peninsula.

The Maritime Greenwich “Important Views and Tall Buildings Inverted Cone diagram indicates that up to 20 storeys may be appropriate on the Peninsula.
(SIGNIFICANCE M/L)

2.5 CHARLTON

CHARLTON RIVERSIDE CONSERVATION AREA

Charlton Riverside is composed of a short stretch of riverside pontoons and some associated industrial and residential buildings to the south.

Character Areas

Riverside Industrial. The Charlton riverside industrial area is shaped by a long tradition of barge works and boat repair industries and is still characterised by the industrial infrastructure that supported these historic enterprises. The area is protected as a waterway support facility in the Royal Greenwich Local Plan (policies EA2 and IM5)

Riverside Commercial. The Hope & Anchor Public House is the primary riverside commercial building that contributes to the local character through its function and distinctive architectural elements such as the golden dome.

Riverside Residential. The residential areas within the conservation area reflect the industrial history of the area as they are rare example of Edwardian social housing built by Cory's for their workers. These residential areas are unified through shared architectural language and detailing. The area is also characterised by three-storey 1980s riverfront housing development.

Foreshore Archaeology. The Conservation Area sits within a designated Area of High Archaeological Potential (AHAP): Greenwich Peninsula and Foreshore.

Heritage Assets

- 1 9 no. locally listed assets (including groups of assets)

Significant Views

Fixed and dynamic key views are identified within the Conservation Area Appraisal.

Character and Susceptibilities

The conservation area is a riverside industrial area retaining robust local heritage assets. Its industrial heritage significance is recognised by the conservation area designation.

THAMES BARRIER & BOWATER ROAD CONSERVATION AREA

The Thames Barrier and Bowater conservation area is notable particularly for the Thames Barrier (GLC 1972-1982). There is an 8-storey control tower on the south bank of the river. To the east and south, much late 19th century and early/middle 20th century industrial development. The most notable are the Sieman's cable works of circa 1911, an early reinforced concrete building behind a flint brick façade. Also notable is the tall Steam Factory chimney in the Former Royal Dockyard. Both these buildings are Grade II. A number of the industrial buildings are included on the Local List of historic buildings.

Character Areas

Thames Barrier & Barrier Gardens. The area is characterised by the world-famous engineering structure and London icon Thames Barrier and by the Barrier Gardens which is an important green link and amenity space.

Siemens Industrial. The area is characterised by its industrial history with buildings that span mid-Victorian to post-war eras and have individual special interest and strong townscape (group) value. The area is now home to one of the largest communities of artists in the UK.

Royal Dockyard Industrial. The area is characterised by a significant cluster of industrial heritage associated with the Royal Navy dating from 1830s-1840s.

Woolwich Road. The area is characterised by fine examples of Victorian institutional buildings, public houses, and residential mixed-use buildings.

Heritage Assets

The majority of buildings within the conservation area are heritage assets.

- 1 Sieman's Cable Works 37 Bowater Road, Grade II
- 2 Chimney to the Steam Factory Rushton Road, Grade II
- 3 4 no. Grade II listed assets (including groups of assets) including:
 - Former Royal Dockyard Smithery, Erecting Shop and Brass Foundry (Commonwealth Studios), Grade II
 - Former Royal Dockyard Police Station, Grade II
- 4 18 no. locally listed assets (including groups of assets)

Significant Views

The listed Chimney at the Steam Factory is a distinctive landmark associated with the industrial history of the area. (SIGNIFICANCE M)

Other fixed and dynamic key views are identified within the Conservation Area Appraisal.

Character and Susceptibilities

The conservation area is a riverside former industrial area that retains robust heritage assets (listed and local list buildings) whose industrial heritage significance is recognised by the conservation area designations. The industrial character is emphatically stated through the landmark Steam Factory chimney and the extensive five storey Siemen's cable factory.

CHARLTON VILLAGE CA

Charlton Village is a remarkable survival of a medieval village centre. The central heritage asset is Charlton House together with its garden park and outbuildings. Charlton House and its attendant buildings, are listed Grade 1. Charlton House and is one of the most important historic houses in London as a rare high-status Elizabethan survival.

Charlton House, its park setting together with Hornfair Park (a remnant of the Charlton House estate), the 17th century St Luke's parish church and the 19th/20th century high street called The Village constitutes the historic core of Charlton. Charlton Village is surrounded by later 19th century and 20th century development.

Heritage Assets

- 1 Charlton House, including the grounds, St Luke's church, The Village and parts of Fairfield Grove and Maryon Park (which is north of the conservation area boundary) are included within an Area of High Archaeological Potential (AHAP).
- 2 Charlton House, including the Entrance Arch, Garden House and Stables, Grade I
- 3 St Luke's Church, Church Lane Charlton, Grade II Star
- 4 9 no. Grade II listed assets (including groups of assets)
- 5 19 no. locally listed assets (including groups of assets)

Character Areas Views and Vistas

Character areas are described as Zones 1, 2 and 3 in the Conservation Area Appraisal.

Zone 1 comprises most of the central Charlton Village CA, centred on Charlton House. Views are:

- West facade of the House dominates the long vista down Charlton Road towards central London. (SIGNIFICANCE H)
- East facade of the House terminates the view along the Park central axis. (SIGNIFICANCE EH)
- The elevated location of Charlton Park and Hornfair Park give panoramic views south easterly to the high ground of Shooter's Hill. (SIGNIFICANCE M)

Zone 2 comprises the high street known as The Village. Views are:

- There is a local view westward from the corner of The Village to St Luke's church and a local view from the corner of Fletching Road to 12-18 The Village. (SIGNIFICANCE M).

Zone 3 comprises Charlton Church Lane, Lansdowne Lane and Fairfield Grove; all provide good panoramic vistas towards central London. (SIGNIFICANCE M)

The elevated situation of Charlton Village Conservation Area renders it particularly susceptible to harm from tall buildings in important views;

"Therefore, it is important to be mindful that development within or beyond the boundary of the conservation area may have an impact on the significance of the conservation area and its setting and the setting of the listed buildings within the boundary". (Charlton Village Conservation Area Appraisal)

Character and Susceptibilities

Charlton Village Conservation Area is historic survival of a medieval and later settlement, now surviving as an island enclave surrounded by 19th and 20th century suburban development. The settlement is on high ground, with the highest point being occupied by Charlton House and its park. There are no sites within the conservation that could accommodate tall buildings without considerable harmful impact on the setting of the listed buildings and the conservation area.

With the extensive long vistas towards central London, intrusive tall development may also compromise the setting of the listed buildings and the conservation area.

The open space provided by Charlton Park, the cemetery, the sports ground to the south and Horn fair Park form a green space that complements the adjacent Woolwich Common to the east. Most of the existing suburban development peripheral to these historic open spaces are 2/3 storeys and have a limited impact on the character or views to and from the green spaces. Tall development may detrimentally affect both long and short views.

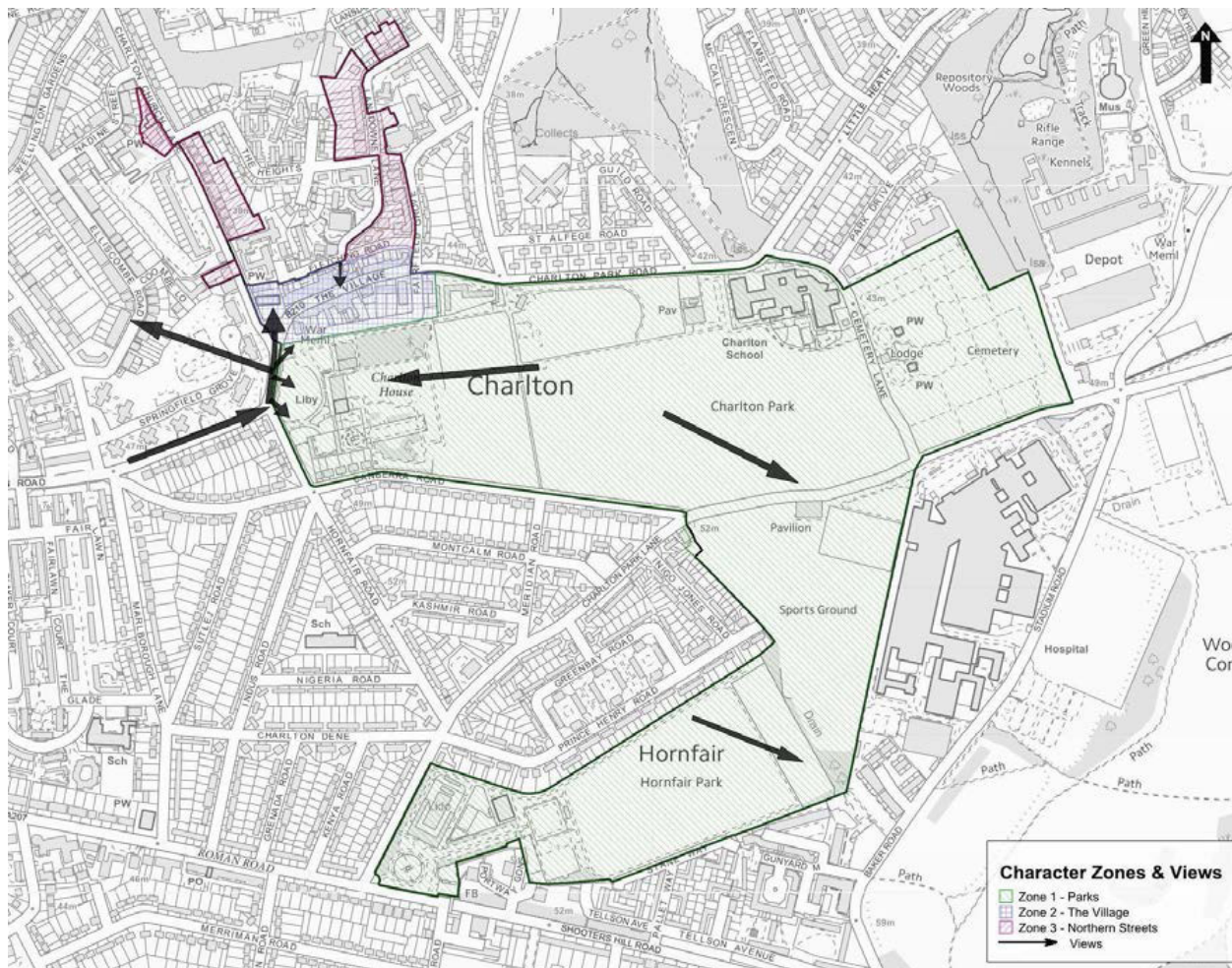


Image 2.7: Charlton Village Conservation Area Character Zones and Views

RECTORY FIELDS CA

The Rectory Fields CA is a small group of streets running north/south between Charlton Road and Old Dover Road. The area is mostly composed of small-scale 2-storey terraced 19th century houses.

Character Areas

Area 1: Southern field; early Victorian terraced housing of stock brick under slate roofs.

Area 2: Northern field; similar domestic housing character but of mid-Victorian date.

Views

There are no important views into or out of this self-contained residential area.

Heritage Assets

Apart from the conservation area designation, the only heritage asset is Poplar Cottage in Charlton Road.

- 1 2 no. Grade II listed assets (including groups of assets), including a Grade II 17th century cottage, a rare survival of rural vernacular architecture.
- 2 8 no. locally listed assets (including groups of assets)

Character & Susceptibilities

Essentially a small scale domestic environment that may be impacted by any tall or large scale development to the east, north or south.

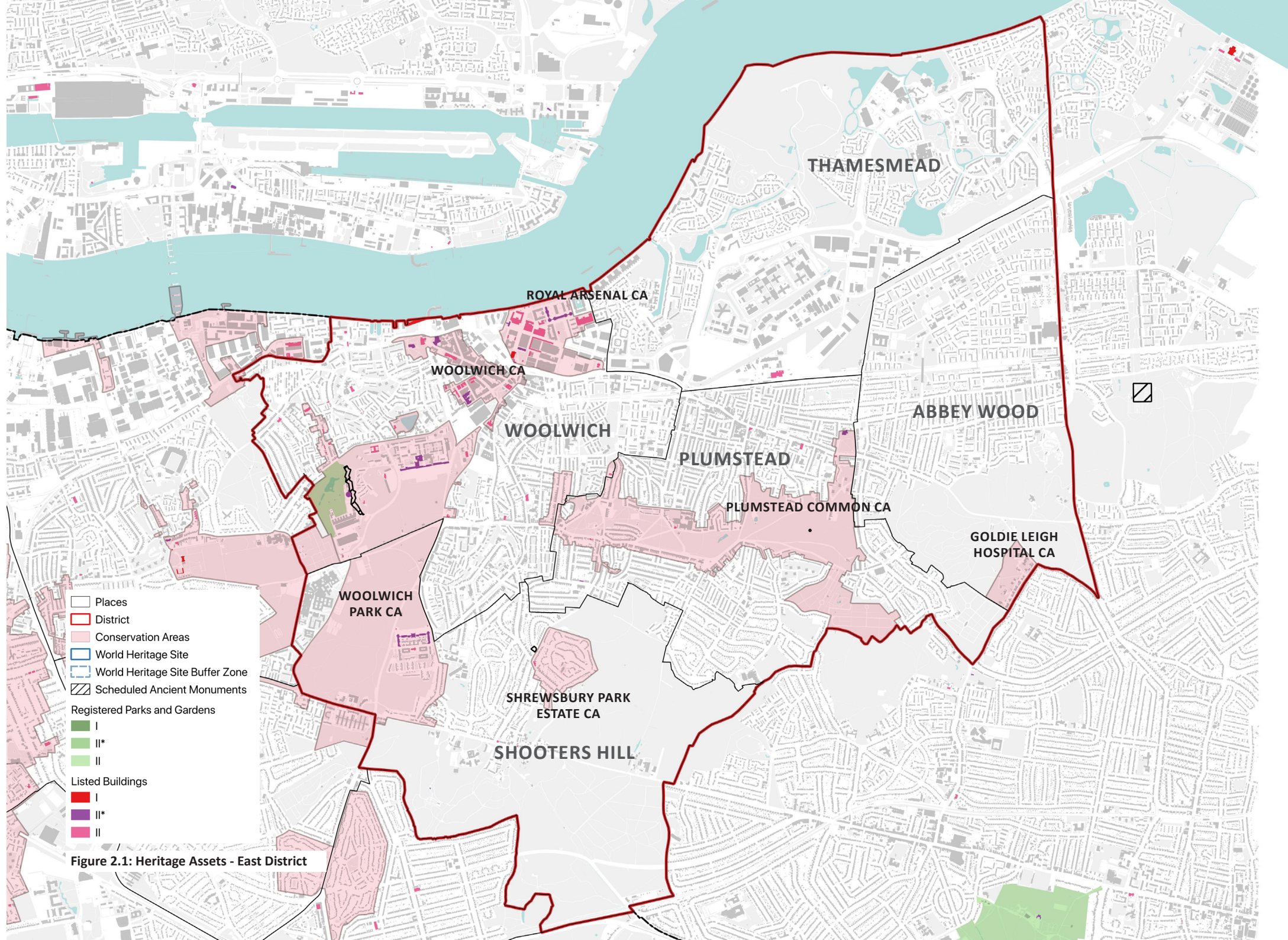


Figure 2.1: Heritage Assets - East District

3 EAST DISTRICT

3.1 INTRODUCTION

This District is composed of suburban development interspersed between important historic settlements and places, many with long associations with military establishments such as Woolwich town including the Civic Quarter, The Royal Arsenal, Woolwich Common (Royal Artillery). Woolwich and Plumstead Commons provide extensive areas of historic green spaces between the areas of urban development. These open green spaces often provide numerous and extensive views both into and out of the green and urban areas. To the east is the modern landscaped riverside housing development of Thamesmead and the earlier 20th century development of Abbey Wood.

The East District of the Royal Borough of Greenwich is composed of five Places:

- Woolwich
- Shooters Hill
- Plumstead
- Abbey Wood
- Thamesmead

3.2 WOOLWICH

Woolwich Conservation Area and Royal Arsenal Conservation Area together form the historic heart of Woolwich. Ideally, they should be considered as one piece of historic townscape but are harshly separated by the busy arterial road, Beresford Street.

Woolwich town, although greatly altered by wartime bomb damage and unsympathetic modern over-scaled development, retains a core medieval street plan and many 18th and 19th century vernacular buildings. The Royal Arsenal retains its formal layout and many historic buildings related to military manufacturing

There are also buildings and areas outside the conservation areas which are important historic buildings which form components in local views.

Neither of these conservation areas have a local authority Conservation Area Appraisal.

WOOLWICH CONSERVATION AREA

Woolwich Conservation Area includes the remaining historic heart of Woolwich. Some areas, such as Church Street and Woolwich High Street, clearly of historic vintage, are now so altered following wartime bomb damage and redevelopment as to preclude conservation area status.

The area outside the conservation area to the west and north of Woolwich High Street was once the Naval Dockyard, the home of Henry VIII's naval shipyards that finally closed in 1869. The much-redeveloped riverside area still retains naval listed structures (e.g., Graving docks, gun emplacements and Clock House, Dockyard Police Station, all Grade II listed.)

Character Areas

- The Two Squares – General Gordon Square, now a newly-landscaped green space surrounded by late 19th/early 20th commercial and shop buildings, most notably the Woolwich Equitable Building of 1935; a monumental stone classical modern commercial monument and local landmark. To the north east, via Woolwich New Road and Greens End is Beresford Square, the town's market place. While this character area does not possess many significant historic buildings, the plan form of medieval streets and lanes and the vivid life of the market provide a strong urban character.
- Woolwich Town Shopping High Street; Powis Street was laid out in the later 19th century to

become the town's main shopping street. A long straight boulevard with a mixture of 19th/20th century commercial buildings and shops. A highlight landmark both historically and architecturally is the Royal Arsenal Co-Operative Society building of 1903 and its modernist 1938 RACS neighbour opposite with a tall slim landmark tower. The north western end of street is marked by the impressive bulk of the Art Deco Granada and Odeon cinemas close to the green park surrounding the Grade II Star church of St Mary Magdalene.

- The Civic Quarter; An urban area to the south west of the General Gordon Square end of Powis Street. Having a mixed urban character with modern development and a rich mix of institutional, civic and cultural buildings, many of which are of historic interest and have landmark quality. These include the original buildings of Woolwich Polytechnic (1890) in Calderwood Street, the R.C church of St Peter the Apostle by A.N. W Pugin, the old Library, Police Station, and Town Hall. The Woolwich Town Hall in Wellington Street is a major landmark monument of Edwardian elaborate Baroque civic architecture (1903-06). Many of these cultural and civic buildings are listed Grade II and form a group of importance providing a pronounced sense of place.

Heritage Assets

- 1 Church of St Mary Magdalene
- 2 Granada Cinema, Powis Street
- 3 Royal Arsenal Co-Operative Society Powis Street

- 4 Woolwich Town Hall, Wellington Street
- 5 Civic/Cultural Buildings in the Civic Quarter
- 6 Important for ensemble group value, e.g., Old Town Hall, Woolwich Methodist Church, Woolwich Campus, Calderwood Street, St Peter R.C Church Woolwich New Road etc).
- 7 15 no. Grade II listed assets (including groups of assets)
- 8 67 no. locally listed assets (including groups of assets)

Significant Views

The Two Squares

- Views SW TO NE through General Gordon Square to Beresford Square and on to the entrance gateway building to Royal Arsenal and the same view NE to SW into the market (Beresford Square). (SIGNIFICANCE H)
- The long view NW along Powis Street from General Gordon Square. (SIGNIFICANCE H)
- Tall development to the north of St Mary Magdalene on river side (outside the conservation area) could further erode the setting of the Grade II Star church and the Granada Cinema, both already beleaguered by Woolwich High Street heavy traffic and unsympathetic riverside development. (SIGNIFICANCE H).

Woolwich Town Shopping High Street

- Views to and from the Granada cinema and St Mary Magdalene church at the NW end of Powis Street. (SIGNIFICANCE H)

- Long views down Powis Street to General Gordon Square and views along the street to NW and St Mary Magdalene's Park. (SIGNIFICANCE H)

Local Views

Within the Civic Quarter, local views along a number of streets to local landmark civic and cultural buildings are important, as wayfinding landmarks and place - defining experiences. Such views can be harmed or obscured by tall development. (SIGNIFICANCE M)

Character and Susceptibilities

The three character areas identified within the conservation area have a strong individual character; the openness of the two Town Squares, the linear High Street of Powis Street and the network of civic/cultural buildings of the Civic Quarter. All of these areas suffer from the intrusion of nearby heavy traffic and the proximity of unsympathetic tall modern development of minimal design quality: to the north beyond Woolwich High Street, to the south east of the Civic Quarter and to the north east beyond Royal Arsenal.

Tall buildings within the CA would be inappropriate to the scale and character of each of the three character areas. The varied nature of the three character areas call for conservation. Existing buildings of character should be retained and the prevalent sense of mass and scale respected.

Views into and out of the conservation need careful consideration to avoid further intrusion in views and vistas from tall overbearing development.

ROYAL ARSENAL CONSERVATION AREA

This area differs from the varied uses and townscape of Woolwich Town by virtue of its rectilinear townscape plan form which derives from the “mono culture” of military storage, research and armament manufacturing stretching from the 16th century to the final closure of the Royal Arsenal in 1994. Yet the two areas have historically been interdependent; the Royal Arsenal provided work while Woolwich provided shopping, amusement and living accommodation for the employees and their families. The harsh division of the busy Beresford dual carriageway is a false separation of the two areas.

Royal Arsenal has a planned grid-like network of streets and squares, symbolic of military organisation and authority. The grid plan form accommodates the military large scale industrial buildings and facilitated easy communication between them. After the closure of the Arsenal in 1994, a masterplan was produced proposing the preservation of many historic buildings and the redevelopment of other areas for residential and other uses.

Whilst this masterplan was less conservation-orientated than it might have been today, many of the most important Royal Arsenal buildings have been preserved and an attempt has been made to control the scale and materiality of new development. This regeneration process is still ongoing today.

Character Areas

The Royal Arsenal is a single piece of townscape with a variety of military and manufacturing buildings and so is a single character area. At the peak of the Arsenal’s operation, buildings and operations extended much further on sites along both the east and west riverside. What remains after wartime bombing and extensive modern redevelopment is the historic heart of Royal Arsenal, distinguished by its coherence and majestic scale.

Heritage Assets

Most of the historic structures within the Conservation Area are listed Grade II. The most important are more highly graded:

- 1 Royal Arsenal Brass Foundry, Grade I
- 2 Board Room, Grade II Star
- 3 Grand Store West & South Ranges, Grand Store East, Grade II Star
- 4 Dial Square and Entrance Range, Grade II Star
- 5 17 no. Grade II listed assets (including groups of assets)
- 6 7 no. locally listed assets (including groups of assets)

Significant Views

- View to and from Beresford Square into Royal Arsenal via the Arsenal entrance block. (SIGNIFICANCE H)

- Long views east to west and west to east down the principal avenues (Marlborough Road. Cadogan Road and Duke of Wellington Avenue) (SIGNIFICANCE H)
- Riverside views along Marlborough Road where development beyond the Conservation Area can harm long views. (SIGNIFICANCE H)
- Views north/south to and from Royal Arsenal West into Woolwich Town Centre (SIGNIFICANCE M).
- View of the Royal Brass Foundry along No. 1 Street. (SIGNIFICANCE EH)

Character and Susceptibilities

These two interrelated areas of an urban historic centre and a historic military industrial enclave have suffered harmful impact to their heritage character through wartime bombing and unsympathetic tall development in the immediate surroundings. The noise and pollution of the Beresford Street traffic adds further environmental harm. The modern development to the west and east of the Royal Arsenal and the development south of Woolwich New Road is overpowering in scale and proximity without particular architectural quality as contributors to the conservation areas.

If further development is moderated in height and scale in the settings of the conservation areas, further harm to the areas can be ameliorated. Care should be taken of views into and out of the conservation areas and how new development may impact on the townscape.

3.3 SHOOTERS HILL

The Shooters Hill area lies to the south of Woolwich and Woolwich Common. The landscape rises up to 432 feet above sea level, producing long views to the north over the lower ground of Woolwich. The name Shooters Hill is thought to derive from the medieval use of the area for archery practice.

Once heavily wooded. (Shrewsbury Park and Oxlees Wood further south are remains of this ancient open space and woodland), the land around Shooters Hill Road was progressively cleared for development from the middle 19th century onwards. Some listed buildings are scattered throughout the area.

WOOLWICH COMMON CONSERVATION AREA

Woolwich Common Conservation Area sits partly within two Places; Woolwich and Shooters Hill. It is discussed here in its entirety for ease of use.

This is a large expanse of green common land lying to the south of Woolwich Town and to the east of Charlton Village. As well as a large public open space, the northern end of the common is home to an extensive historic military establishment, largely dedicated to the Royal Artillery. The central largest section is the Common, unfortunately cut off from its natural link with the green of Charlton Village to the west by the bulk of the modern Queen Elizabeth Hospital. To the south and east are a variety of 19th and early 20th century hospital on the fringes of the Common.

Character Areas

- 1 The Northern area (No.1) -This part of the conservation area is largely inaccessible to the public as it is in military use. It contains a number of important historic buildings, most spectacular in the case of the Royal Artillery Barracks, facing south over the green space of the Common, a dramatic architectural and landscape vista
- 2 The central expanse of the public space of Woolwich (No.2) is divided from the northern area (No.1) by HaHa Road, which marks the line of the existing (Grade II) east to west haha ditch. There are long views and vistas across the open Common to the generally low rise well-treed
- 3

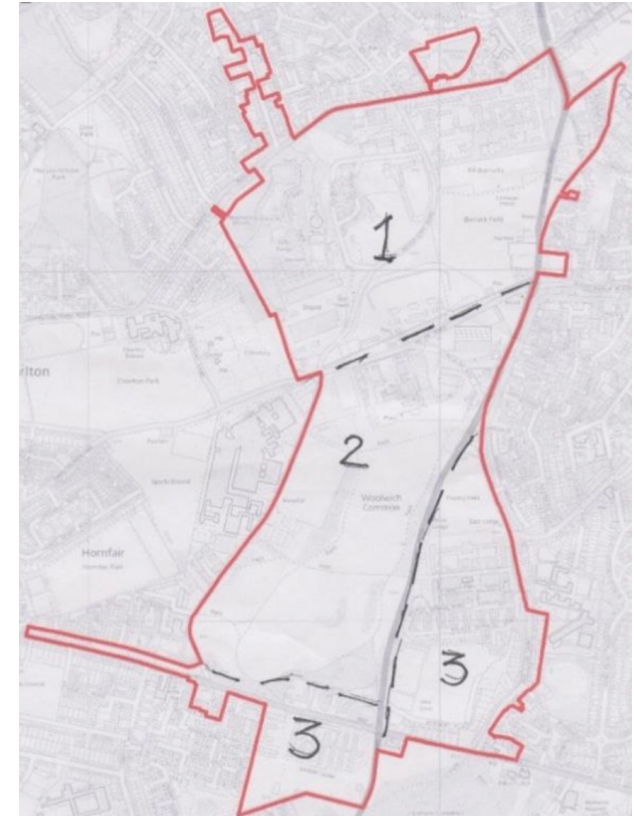


Image 2.8: Woolwich Common Conservation Area and Character Areas

surrounding development. The Queen Elizabeth Hospital on the west side of the Common strikes an unwelcome bulky Brutalist note, demonstrating how large-scale development as well as tall building can be harmful.

- 3 The southern and south eastern fringes of the Common are typified by 19th and early 20th century hospital buildings, many of strong traditional architectural quality, forming a rich backdrop to the open Common.

Heritage Assets

- 4 Scheduled Ancient Monument (SAM); Linear Training Fortification Royal Military Repository. Located north of the junction of Repository Road and Green Hill.
- 5 Registered Park & Garden, Grade II; Repository Woods. A military training ground now with formal paths and planting
- 6 Royal Artillery Barracks, Grade II Star
- 7 Royal Military Academy, Grade II Star
- 8 The Rotunda, Grade II Star
- 9 34 no. Grade II listed assets (including groups of assets)
- 10 21 no. locally listed assets (including groups of assets)

There are many Grade II listed buildings associated with the military establishment that form an ensemble with the major Grade II Star buildings.

Significant Views

- Panorama views across the Common from Shooters Hill, Constitution Rise and Donaldson Road should be protected from intrusive development. (SIGNIFICANCE H)
- Many long views across the Common (especially to the east and south) where the existing relatively low-rise development and mature trees allow the open green space of the Common in conjunction with the sky to be appreciated (SIGNIFICANCE H)
- Views of the Rotunda from Repository Road and Hill Reach.
- View of Royal Artillery Barracks northward from Barrack Field. (SIGNIFICANCE H-M)

Landmark buildings and Vistas

There are numerous important historic buildings and other substantial character buildings which are glimpsed or form principal elements in views to and from the Common:

- Royal Artillery Barracks, Artillery Place & The Royal Military Academy, Academy Road. The scale and dominant position of these Grade II Star buildings are seen from many views from the Common and through trees around the Parade Ground; “in the distance can be compared only to St Petersburg” (Pevsner). There are particularly important views from Haha Road near the junction with Circular Way. (SIGNIFICANCE EH)
- Government House, Woolwich New Road (SIGNIFICANCE ML)

- Brook Hospital Tower, Former Royal Herbert Hospital, Police Station, Shooters Hill (SIGNIFICANCE ML)

Character & Susceptibilities

The principal characteristic of Woolwich Common resides in its open public space, an historic example of common land. This provides long views in all directions, but principally to the south, east and west. Any large scale or tall development in the surrounding areas of the Common will have a marked impact on the existing low scale development set amongst trees in some cases, which provides a low-key edge to the Common and the sky line.

The major ensemble of military historic buildings at the northern end of the Common are of great heritage importance and views to and from this building group are important to the setting of the heritage assets and the character of the Common.

SHOOTERS HILL

Heritage Assets

- Severndroog Castle, Castle Wood Park, Grade II Star
- Water Tower Cleanthus Road Grade II

Both of these buildings due to their significant height and location are landmark structures. There are a number of significant Grade II buildings in the vicinity of Shooters Hill:

- 2-20 Shooters Hill Road
- Prospect Cottage, Shooters Hill Road
- Fire Station, Eaglesfield Road
- Shrewsbury House

Significant Views

- Views from the elevated Shooters Hill look down on Woolwich Common and Plumstead Common. Tall development on the higher ground may be intrusive to the setting of the two historic Commons. (SIGNIFICANCE M)
- Views to and from the landmarks of Severndroog Castle and the Cleanthus Road Water Tower should be protected from tall buildings in their setting. (SIGNIFICANCE M)
- Views to and from the landmarks of Severndroog Castle and the Cleanthus Road Water Tower should be protected from tall buildings in their setting. (SIGNIFICANCE M).

SHREWSBURY PARK ESTATE CONSERVATION AREA

Developed in 1934-36 by John Laing & Son, this residential estate sits on elevated ground on the northern slopes of Shooters Hill. Once the site of a historic Shrewsbury Park, a country house with grounds, the John Laing development is characterised by an elevated parkland setting with informal curved well-treed avenues. Shrewsbury Park mansion was rebuilt in 1923 and the public park known as Shrewsbury Park adjacent to the conservation area is an important local amenity.

Character Areas

Shrewsbury Park Conservation Area was largely designed and built as a single entity. Its character is composed of 1930s suburban domestic architecture derived from Arts & Crafts sources, laid out informally with many trees and garden landscaping.

Heritage Assets

- 1 Shrewsbury House, Grade II
- 2 Bronze Age Burial Mound, corner of Plum Lane/Brinklow Crescent, Scheduled Ancient Monument
- 3 2 no. Grade II listed assets (including groups of assets)
- 4 2 no. locally listed assets (including groups of assets)

Significant Views

- There are long views from this elevated position both to west London and south east to Kent. (SIGNIFICANCE ML)
- There are a number of parks and golf courses around the Conservation Area. Tall development in the wider area may be visible in local views out of the conservation area across open park land. (SIGNIFICANCE ML)

CHARACTER AND SUSCEPTIBILITIES

A planned residential development of 1934-6 which is intimate, domestic in scale with informal planning and generous landscaping. It is surrounded by parks and golf links as well as other 20th century suburban development. Tall buildings within the CA would be unacceptably intrusive and destructive to the character of the area. Tall buildings in the surrounding areas may intrude on local views into and out of the area.

3.4 PLUMSTEAD

PLUMSTEAD COMMON CONSERVATION AREA

Plumstead Common lies to the south of Plumstead High Street. It is composed of two commons: Winn's Common to the east and Plumstead Common to the West, both north of Shooters Hill. The green open spaces of both commons are varied in topography and mostly surrounded by low key peripheral housing. Some post-war high-rise housing of indifferent architectural quality detracts from the area's character.

Character Areas

- Area 1 - Winn's Common & Lakedale Road - The smaller of the two Commons with an open topography, surrounded by low scale peripheral housing. Grosmont Tower is an example of intrusive post-war social housing, particularly harmful in the context of the varied topography. St Nicolas Parish church to the north is an important historic landmark.
- Area 2 – The Slade - Wild coombes and steep ground together with the townscape of a village green. The topography produces hidden views to the north in gaps within the coombes. There is low scale peripheral housing development.
- Area 3 – Plumstead Common West - the larger of the two Commons and typified by its open grassland landscape with peripheral low scale development. Intrusive post-war multi-storey Azile Everitt House at Blendon Terrace has a harmful impact.

- Additional areas of interest outside the CA boundary; Burrage area, Vicarage area, St Nicholas' coombe, St Nicholas area, Woolwich Cemetery and Plum Lane Avenue.

Heritage Assets

- 1 Burial Mound on Winn's Common, Scheduled Ancient Monument
- 2 St Nicolas' Parish Church, Grade II Star
- 3 89-91 Genesta Road (Berthold Lubetkin), Grade II Star
- 4 6 no. Grade II listed assets (including groups of assets)
- 5 35 no. locally listed assets (including groups of assets)

Significant Views

- Panoramic views: from the Common across north over the Thames, various views across the Common, views from landmark buildings, e.g., St Johns Terrace PH, the Italianate tower of St Margaret's School, Woodman P.H. (SIGNIFICANCE H)
- Views into and out of the wild coombes, wooded groves and lakes. (SIGNIFICANCE H)
- Landmark views from the tower of St Nicholas church. (SIGNIFICANCE H)
- Skyline and distant views to and from Areas of Special Character (ASC) -see RBG Policy D29- which includes Plumstead in part Bostall Woods ASC. (SIGNIFICANCE H)

Local Views

- Views from Winn's Common towards the Thames (SIGNIFICANCE ML)

Character & Susceptibilities

The two Commons that compose this area comprise both extensive open green areas and more secretive and complex coombes and wooded areas. The peripheral buildings are generally low key and traditional, except where post-war social housing tall blocks intrude in a harmful and unsympathetic manner. The long views into and out of the area should be protected from intrusive or over-bulky development.

3.5 ABBEY WOOD

Abbey Wood Railway Station opened in 1849 and became part of Southern Railway in 1923.

Abbey Wood as a developed area did not exist before 1900. The Bostall Estate was built 1900-30 for workers from the Royal Arsenal by the Royal Arsenal Co-Operative Society (RACS). In 1955-59 the London County Council built the Abbey Estate south of the railway station.

Character

Abbey Wood is a low-rise 20th century suburban housing area. There are no conservation areas and one listed building, which is in Abby Wood Park; Delight Sculpture 1962-7 by A.H. Gerrard. The parish church of St Michel in Abbey Wood Road is by Sir Reginald Blomfield (1908) but is not listed.

Susceptibilities

Abbey Wood is of low heritage significance. It has a domestic residential character which should influence any plan for future development. Long views from Plumstead Common may be affected by proposed tall buildings in Abbey Wood.

GOLDIE LEIGH HOSPITAL CA

This is a loosely planned group of institutional buildings hard against the eastern boundary of the borough. The origin of the building group lies in the previous house on the site called esc children's cottage homes at Bostall Heath. There was a row of houses along Lodge Lane with an infirmary, laundry and other service buildings.

In 1914, the site was rented to the Metropolitan Asylums Board as a children's ringworm hospital which expanded to treat other skin conditions. The London County Council took over in 1930 and by 1938, the hospital had 248 beds and a five-roomed school.

From 1961-88 the hospital was used for children with mental and other disabilities. It is now used as an out-patient facility.

Character Areas

Goldie Leigh Hospital has a unified character derived from its institutional origins. Groups of red brick and rough cast-faced buildings are set in an informal well-landscaped mature setting. The style and atmosphere is Garden City style derived from Arts and Crafts imagery, typical of improved caring hospital or asylum turn of the century developments.

Heritage Assets

The Hospital and its grounds form the Goldie Leigh Hospital Conservation Area. There are no listed buildings or local assets within the conservation area. The planned layout, architectural homogeneity and mature landscaping render the whole site a heritage asset recognised by the conservation area designation.

Views

Goldie Leigh Hospital has a protectively inward-looking character without important views except within the site from one building to another through the mature landscaping.

Character & Susceptibilities

The Hospital is a domestically-scaled composition set within the predominantly residential 2 storey scale of Abbey Wood, a 20th century suburban locality. Tall or big scale development could have a harmful impact on views into and out of the Conservation Area or be harmful to its setting.

3.6 THAMESMEAD

Thamesmead belongs to the second phase of New Town development in post-war Britain and was planned 1965-6 by the G.L.C. It was conceived in reaction to the uninspired suburban private and social housing of the previous years; separation of cars and people, elevated walkways and monumental five storey spine blocks were typical design features of the time. Draining the marshy ground allowed the creation of spectacular water features and a great lake.

The great conception was never fully realised, but elements of the plan and later changes have combined to produce a mixed townscape not without character. It is possible to imagine further development here which if carefully planned could enrich and enhance the area.

Care needs to be taken that proposed tall buildings near the riverside do not intrude on important river views from historic areas to the west.

There are no listed buildings or conservation areas in Thamesmead.

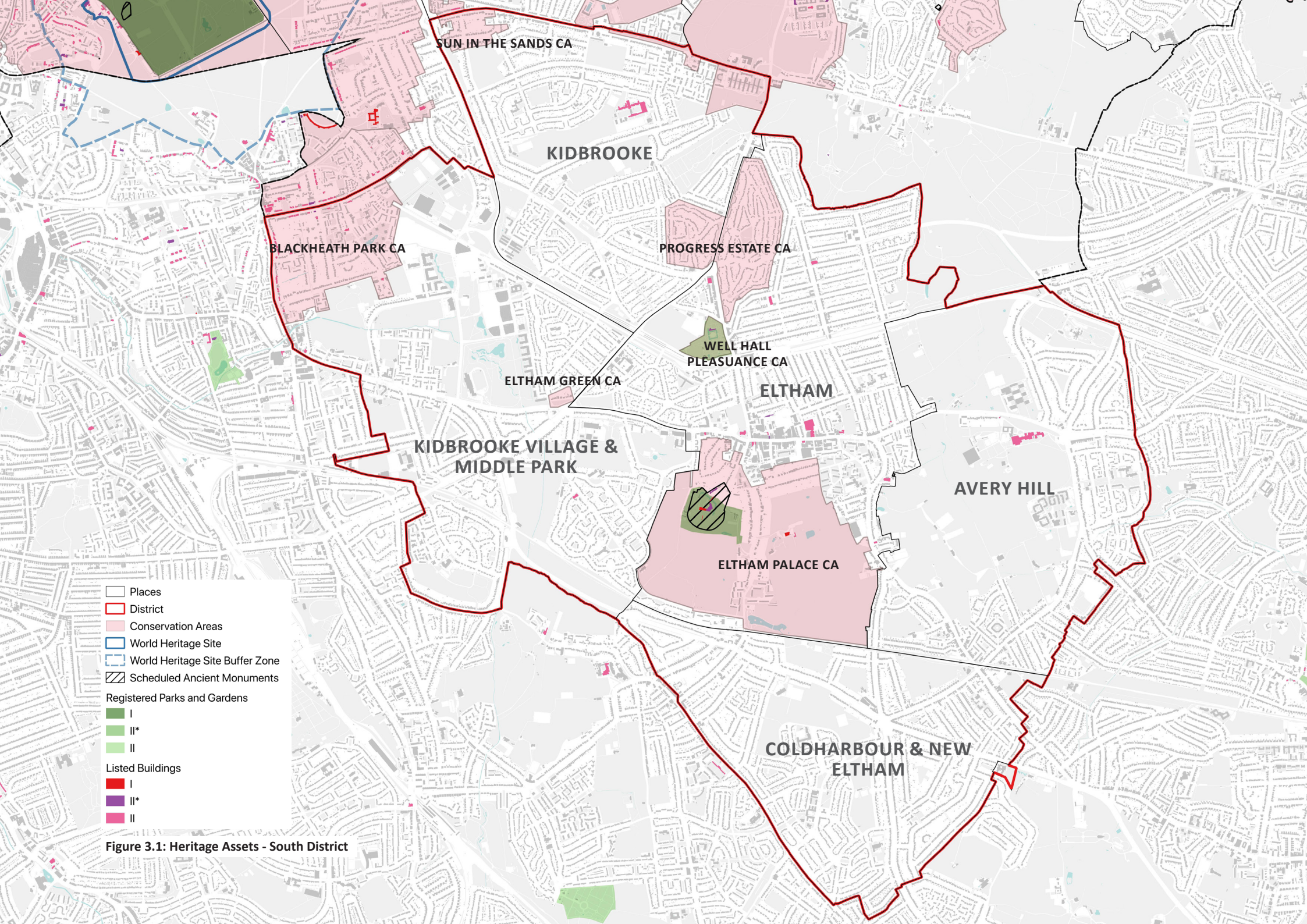


Figure 3.1: Heritage Assets - South District

4 SOUTH DISTRICT

4.1 INTRODUCTION

This District comprises the area of the Borough south of Shooters Hill Road down to the Borough boundary, taking in Eltham to the west and the green spaces of Avery Hill College to the east. Historically, Eltham Palace and its associated remaining buildings and grounds are the principal features of the District. Much of the original royal park was developed for housing from the late 19th century onwards. A good proportion of the of the District has retained a green open landscape of golf courses, parks and grounds to historic buildings or institutions.

The South District of the Royal Borough of Greenwich is composed of five Places:

- Kidbrooke
- Kidbrooke Village & Middle Park
- Eltham
- Avery Hill
- Coldharbour & New Eltham

4.2 KIDBROOKE

Heritage Assets

- The Corelli College, Corelli Road (outside of a Conservation Area) is an important Grade II listed example of an L.C.C. purpose-built school of 1954, originally named Kidbrooke Comprehensive School, the first comprehensive school in London. The School roof reputedly contains structural elements from the Dome of Discovery which was part the Festival of Britain.

SUN IN THE SANDS CA

This conservation area is composed of a group of streets of 2 and 3 storey housing. Dating from mostly circa 1840, the terraced housing also includes a garage and shops. The conservation area is named after the public house called Sin in the Sands, the landmark building of this small area. The public house appears to be of 18th century date.

Character Areas

This is a small area of unified domestic scale and character clustered near the landmark public house. As an area of modest mid 19th century housing, it is somewhat beleaguered by the noise and intrusion of the Blackwall Tunnel Approach road (A102) to the east and Shooters Hill Road (A207) to the north.

Views

There are no important views into or out of the Conservation Area which necessarily is inward looking.

Heritage Assets

- 1 1 no. Grade II listed assets (including groups of assets)
- 2 21 no. locally listed assets (including groups of assets)

Character & Susceptibilities

The small-scale domestic character of the area may be susceptible to intrusion from tall buildings east and south.

4.3 KIDBROOKE VILLAGE AND MIDDLE PARK

The area between Shooters Hill and Rochester Way was developed for housing in the period of the 1920s and 1930s as the Kidbrooke Park Estate.

The RAF had a wartime Barrage Balloon Squadron here as well as a prisoner of war camp. The Greater London Council acquired the site when the RAF land was released by The Ministry of Defence. The GLC built the Ferrier Estate in 1968-72, composed of some low-rise housing and eleven twelve storey blocks, constructed with industrial system- built methods.

The Ferrier Estate became a problem housing site and was demolished in 2012.

The Kidbrooke Village regeneration project is now underway, incorporating tower block and low-rise housing and community facilities including extensive landscaping including Sutcliffe Park at the southern end of the area.

The area around Middle Park/Horn Park was originally the hunting park for Eltham Palace. Development was initiated in 1900-14 by Archibald Cameron Corbett who built the Eltham Park Estate of quality private housing. The Metropolitan Borough of Woolwich built social housing in Middle Park 1931-36. This continued in 1936 in Horn Park, with development delayed by the outbreak of war and resumed in the 1950s. There are no listed buildings or conservation areas connected with these estates.

ELTHAM GREEN CA

This small CA represents the remnant of the village green. Much of the Green is owned by the Crown Estate Commissioners. It is a Registered Common and Village Green and an area of Special Character and Local Importance.

The 1840s villas on the north side (Nos.1-13 Eltham Green are Grade II Listed), form a principal characteristic of the conservation area, together with the open green nature of the Green

Local Views

The open nature of the Green and the gaps between the listed villas offer views into and out of the CA which may be impacted by tall development.

Heritage Assets

- 1 8 no. locally listed assets (including groups of assets)

CHARACTER & SUSCEPTIBILITIES

This area has a small-scale domestic character, reminiscent of its village history. It is surrounded by more extensive later development and requires protection from nearby over-scaled development which would intrude on its setting and character.

4.4 ELTHAM

ELTHAM PALACE CONSERVATION AREA

The historic heart of the South District with 6 Grade I and 9 Grade II* listed buildings associated with the Royal Eltham Palace. The Palace (or Court) is situated on a promontory so that despite surrounding urban development there are splendid panoramic views north west to central London. An important historic site set in historic parkland surroundings.

Character Areas

The two areas share the same characteristics; the west area contains Eltham Palace and its grounds and green space to the south. East of Court Road is the Royal Blackheath Golf course which has the Grade I Eltham Lodge as its club house.

Heritage Assets

- 1 Eltham Palace, Registered Park and Garden Grade II Star (RPG) Grade I
- 2 Great Hall, Eltham Palace, Grade I
- 3 Eltham Palace, Scheduled Ancient Monument (SAM)
- 4 Eltham Palace, Grade II Star
- 5 32-32A, 3,4,6 and 8 Court Yard, Grade II Star
- 6 Eltham Lodge, Grade I
- 7 North Bridge over moat, Grade I

- 8 Remains of South Bridge, Grade I
- 9 8 no. Grade II listed assets (including groups of assets)
- 10 35 no. locally listed assets (including groups of assets)

North Of Eltham High Street (Outside the Conservation Area)

- Cliefden House, Grade II Star
- Orangery to Former Eltham House, Grade II Star

Significant Views

- Castlewood to SE London -expansive vista to SE London as Eltham Palace is one of the highest points in the Borough. (SIGNIFICANCE H)
- **SEP02** Eltham Palace to Central London – long views and vistas across fields towards central London. (SIGNIFICANCE H)

Other Key Vistas

- King John's Walk (north) – views across open fields to the west. (SIGNIFICANCE H)
- Green Chain Footpath (from King John's Walk -view south toward Mottingham - view north to Eltham Palace (SIGNIFICANCE H)
- Middle Park Avenue (east end) views up hill to north across fields (SIGNIFICANCE H)

- Golf course (north) – views to SE OF Eltham Lodge and beyond (SIGNIFICANCE H)
- Eltham Lodge – views to south along former avenue (SIGNIFICANCE H)
- Golf course (south) and railway – views north of Eltham Lodge through former parkland (SIGNIFICANCE H)

Character & Susceptibilities

Eltham Palace and Eltham Lodge are the key heritage assets in the area. These buildings and their parkland setting have the highest and most comprehensive heritage designations. The principal assets are complemented by a range of additional listed buildings (Grade I & II). The buildings, the area and its setting are of a high level of heritage significance.

A major and important survival of a medieval Royal Palace and its parkland setting. Both buildings and setting are susceptible to the impact of tall buildings on views and vistas given the elevated situation of the historic site.

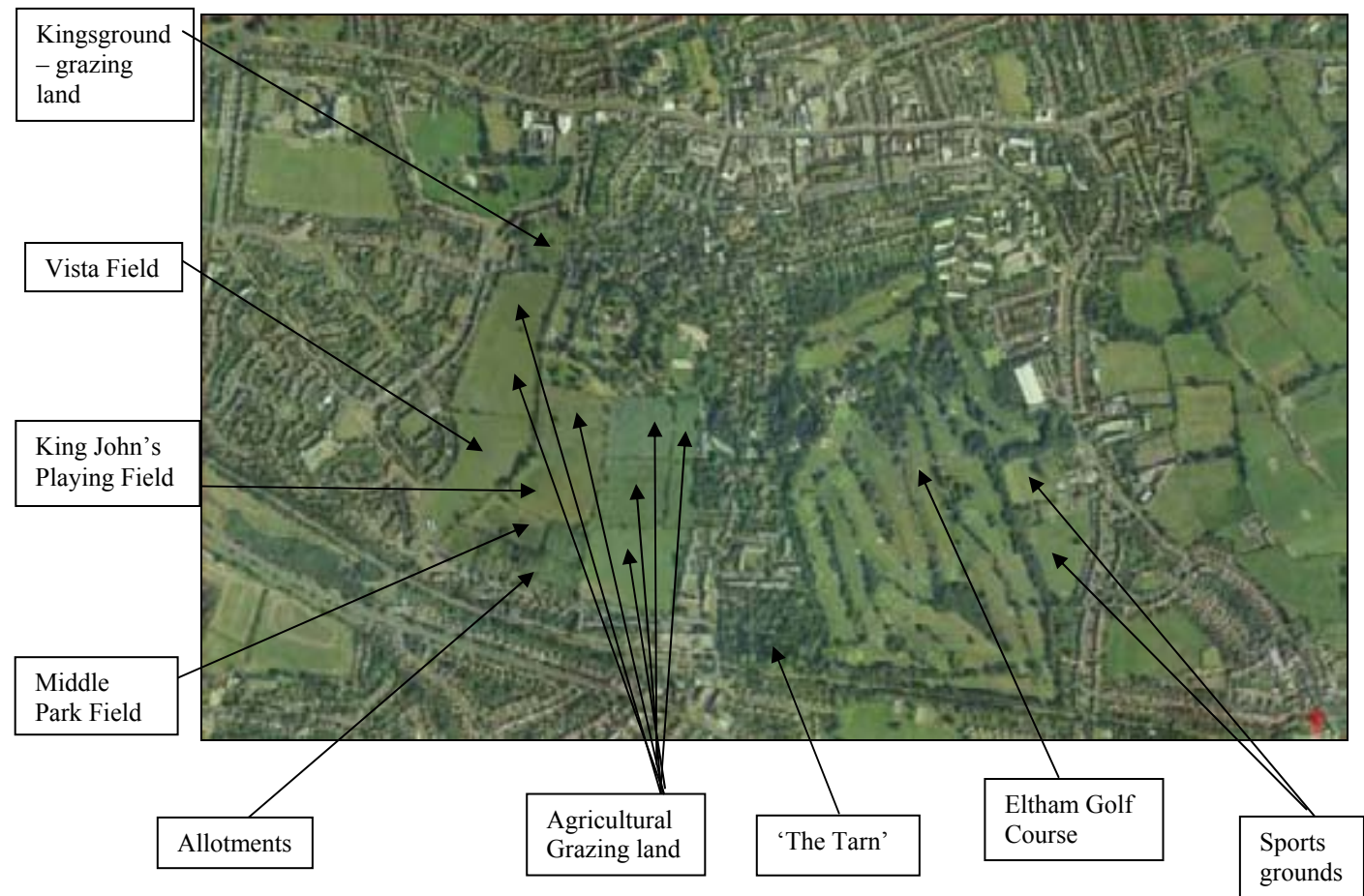


Image 3.1: RBG CA Appraisal Eltham Palace (Eltham Palace Conservation Area Character Appraisal, 2008)

WELL HALL PLEAUNCE CONSERVATION AREA

The conservation area is a surviving fragment of the grounds of a 16th century manor house, incorporating a Tudor barn and the remains of a moat. The site is now laid out as a mature and well-landscaped public park and is situated to the north of Eltham Palace.

Character Areas

The park is laid out as a series of interrelated garden rooms so that the area forms one character area. It is essentially inward looking, an oasis insulated to a degree by the adjacent sports ground to the west but situated within a triangle of busy roads; Well Hall Road, Rochester Way and Westhorpe Avenue.

Heritage Assets

- 1 The Tudor Barn, Grade II Star
- 2 The Pleasance Garden, Registered Park & Garden Grade II

Significant Views

There are no significant views to or from the Conservation Area.

- There are some east/west views from the sports ground towards the Pleasance. (SIGNIFICANCE M)

Character & Susceptibilities

This is an inward-looking historic garden, hemmed in by a triangle of busy trafficked roads. Despite the degree of protection to the setting of the Pleasance afforded by the western sports ground,

views to the east could be impacted upon by tall development beyond Well Hall Road.

PROGRESS ESTATE CONSERVATION AREA

Originally known as Well Hall Estate, this residential development was built on the southern wooded slopes of Eltham Hill, Construction began in 1915 to provide homes for the Woolwich Arsenal munition workers. The project was initiated by the Ministry of Munitions and then handed on to the London County Council.

Character Areas

Prospect Estate was designed as a single Garden Suburb with Arts & Crafts domestic architecture and materials. Informal planning and generous landscaping typify the townscape of the Estate. There are no listed buildings in the Conservation Area.

Significant Views

There are no significant views into or out of the Estate which is largely surrounded by later 20th century residential development. Tall development close to the Progress Estate could have a harmful impact on the setting of a predominately inward-looking area. (SIGNIFICANCE ML)

Character & Susceptibilities

The Garden Suburb planning and architecture of the Progress Estate is protected in form, scale and architecture by the conservation area designation. Tall buildings could only be destructive to the architectural cohesion of the Estate. The setting and views out of the area could be detrimentally impacted by tall buildings in the surrounding areas.

4.5 AVERY HILL

Avery Hill Park was built as a large country mansion by Colonel J.T North, a nitrate fertiliser millionaire in the late 19th century. The surviving parts of the mansion include a ballroom, sculpture court, entrance lodge plus a conservatory built to a scale second only to Kew.

In 1903, extensive land additions were made to create Avery Hill Park. In 1906, the London County Council purchased Avery Hill Park to use as a college of education to train female teachers. It was the largest L.C.C residential teacher training college in London. Many of the original buildings survive set in extensive mature parkland open to the public.

Character Areas

Avery Hill Park is a single character area, being a garden and parkland setting for the original mansion house and its attendant buildings. Over the last 140 years, more educational buildings have been added for the teacher training college and latterly for the University of Greenwich, without excessively eroding the “buildings in a park” landscaped arcadian layout. The predominant character is of open fields with many mature trees and sports grounds to the west side of the park.

Heritage Assets

- 1 The designated heritage assets in Avery Hill Park are all Grade II. The combination of a number of surviving heritage assets all associated with the original Avery Hill Park mansion, additional curtilage buildings of character in the setting of the original park all together represent a single

heritage asset of significance. Avery Hill Park is not included within any conservation area.

- The Conservatory (Grade II), one of the tallest in London, is a landmark heritage asset.
- West Lodge & Gateway, Grade II

Significant Views

- Long important views to the west to the parkland of Eltham Lodge and Eltham Palace. (SIGNIFICANCE H)
- To the north long views interrupted by Bexley Road and Rochester Road to Oxlees Wood. (SIGNIFICANCE ML)
- Views to the east, beyond the Borough boundary are into suburban housing. Tall building development in this area could be intrusive in views from Avery Hill Park. (SIGNIFICANCE ML)

Character & Susceptibilities

Despite not being in a conservation area, the mature parkland is associated with a core of listed buildings forms a significant heritage artefact. It is unlikely that more building could be contemplated in the park without harmful environmental and heritage setting issues.

Views to and from the south and east, outside the Borough boundary could be adversely impacted by tall development.



Image 3.2: Avery Hill Park Mansion- Circa 1900
(www.averyhillpark.org.uk)

4.6 NEW ELTHAM & COLDHARBOUR

This area at the southernmost tip of the Royal Borough is composed of 1930s and post-war suburban development. There are no listed buildings or conservation areas.

NEW ELTHAM

A residential area developed on farmland in the 1930s, centred on the original hamlet of Pope Street which was close to today's Avery Hill Road.

COLDHARBOUR

Named after the 19th century Farm of the same name and the last working farm in London. Farming ceased in 1947 when the Metropolitan Borough of Woolwich began building the Coldharbour Estate. The housing estate was planned to meet the needs of families who lost their homes in the wartime Blitz.

SIGNIFICANT VIEWS

As the majority of this area is developed as low-rise housing estates, tall buildings may be considered largely inappropriate. Any proposals considered need to be carefully judged as the possible impact on the long views from historic areas to the north; parkland around Eltham Lodge and Avery Hill.

