

Woolwich Town Centre Heritage Study

Prepared for the Royal Borough of Greenwich
December 2018



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Executive Summary

Executive Summary

This report gives an overview of the historic character of Woolwich Town Centre. Woolwich's history has been characterised by continuous change and development since its Iron Age origins. This rich history includes the medieval river crossing; the town's status as a national military and industrial centre; important social co-operative movements; and the development of Woolwich as a civic centre from the seventeenth century.

As a result of these many stages of development, Woolwich Town Centre today is not a single area of homogenous character and has a fragmented historic environment. Some areas retain remarkable, well-defined groups of nationally important buildings from earlier phases of Woolwich's history, such as the Arsenal. The vast majority however, survive as remnants with limited historic context; characterful buildings and spaces scattered amongst buildings of lesser architectural quality. In addition to the dilution of Woolwich's historic environment, interpreting the remaining historic elements is made more difficult by modern infrastructure, which has truncated historic street patterns and separated buildings from their historic context.

In Woolwich today, character is often expressed through the collective contribution of undesignated buildings of local architectural or historic interest. As a result, Woolwich's historic character is particularly vulnerable to change. It is often hard to understand how a single building, in isolation, contributes to historic character but understood as part of a wider character zone, its value is more apparent. Based on an understanding of the many different stages of Woolwich's history, this document divides the Woolwich Town Centre study area into eleven character zones.

These character zones each have distinct development histories and retain historic structures which reflect these histories today. Each of these zones is examined in detail, its historic context explained and the corresponding buildings of merit identified. Conserving and responding to these histories poses a challenge to Woolwich as it continues to evolve into a Metropolitan Urban Centre, but is possible where its uniquely distinctive character is understood. The character zone studies of this report provide a digestible and logical means of navigating Woolwich's complex past. They also identify those sites or buildings that detract from the zones' distinctive character and which present opportunities for positive development. In doing so, the character zone studies aim to help future and ongoing development within the Town Centre to draw on Woolwich's rich history and to enable its distinctive character to be enhanced.

In addition to assisting sensitive future development of high-quality design, this report recommends the designation of the Powis Street, Civic Quarter and part of the Historic Core character zones as the Woolwich Town Centre Conservation Area (see map on page 57). A large number of the buildings in this zone are recommended for local heritage listing, and collectively they form an area which is discernibly that of a handsome nineteenth century high-street and civic core; a traditional streetscape which should be protected.

1.0

Introduction

This historic assessment of Woolwich has been commissioned by the Royal Borough of Greenwich to identify the historic character of Woolwich Town Centre. It will form part of the evidence base for a revised Woolwich Town Centre Supplementary Planning Document, which will seek to guide and support the development of the town in the coming plan period. It is intended as a tool to assist the Royal Borough to make planning decisions within the Woolwich area, with the aim of preserving and enhancing what is most significant about the area's distinctive historic environment.

1.1 Methodology and consultations

In order to carry out this study we began with desk-based research, with the Survey of London Woolwich volume forming the principal resource. In addition we consulted the London Historic Environment Record and the relevant list descriptions. This baseline was augmented by two site visits on the sixteenth of July and the third of August 2018, during which our team carried out a visual assessment of the buildings within the study area. We were then able to compile a gazetteer of all buildings and structures of interest, which is appended to our finished document. When we had familiarised ourselves with the history and character of the area we separated the study area into distinct character areas, which we then assessed in greater detail. As part of our assessment we highlighted those buildings in the area which are already protected by heritage designation, those which could or should be protected, and any designations which we felt were incorrect. We also highlighted buildings which detract from the character of the area.

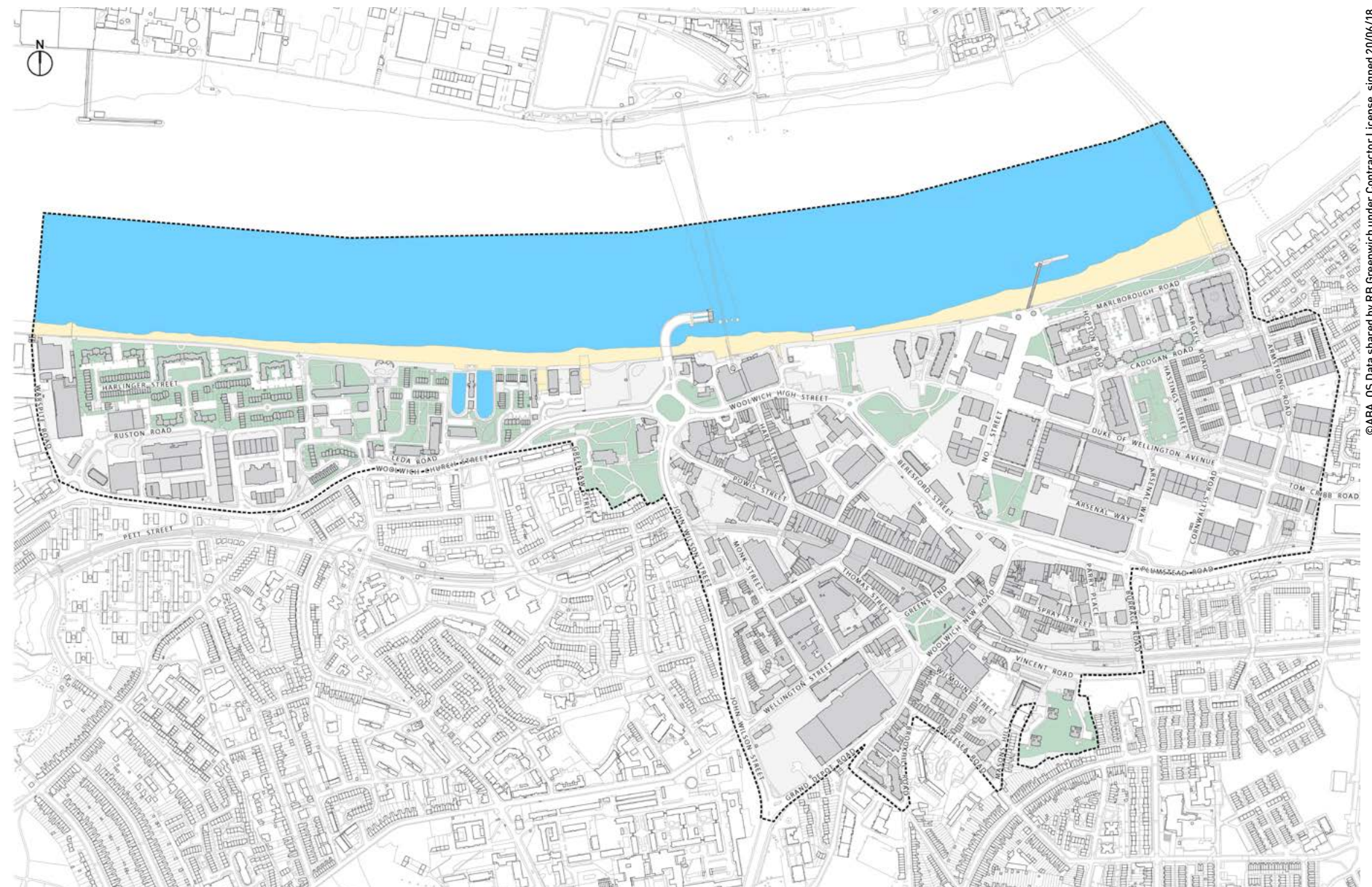
Throughout the project we have used GIS to accurately plot historic features and to highlight surviving features, which forms the basis of most of the images throughout the report. We have produced a data set of heritage contributors and detractors which we will share with the Royal Borough of Greenwich at the conclusion of this project.

To support our study we carried out a consultation exercise with relevant heritage stakeholders on the fifth of July 2018, (see Appendix 3)

The study has been written in tandem with Urban Initiatives who are producing an urban design study for Woolwich and with whom a public consultation was undertaken. An account of this consultation and the key findings are appended to this report (Appendix 3).

1.2 Limitations

This document only covers those areas of Woolwich within the study area defined by the Royal Borough of Greenwich as Woolwich Town Centre. Inevitably, any line on a map represents an artificial edge that is not reflected in reality with the town centre having many connections and shared relationships with areas beyond the study area boundary. Our study focuses on the significance of built heritage, and does not make any



Scope of this study

detailed assessments about urban design opportunities, which are covered in a separate document by Urban Initiatives.

As this is a study that relates to broad area characterisations: the study has not reviewed every individual building within the study area in detail. Inspections have been visual assessments from the outside of buildings only. It is the nature of existing buildings that details of their construction and development may be hidden or may not be apparent from a visual inspection. The conclusions and any advice contained in our reports — particularly relating to the dating and nature of the fabric — are based on our research, and on observations and interpretations of what was visible at the time of our site visits. Further research, investigations or opening up works may reveal new information which may require such conclusions and advice to be revised.

1.3 Abbreviations used within this report

HAR: Heritage At Risk Register

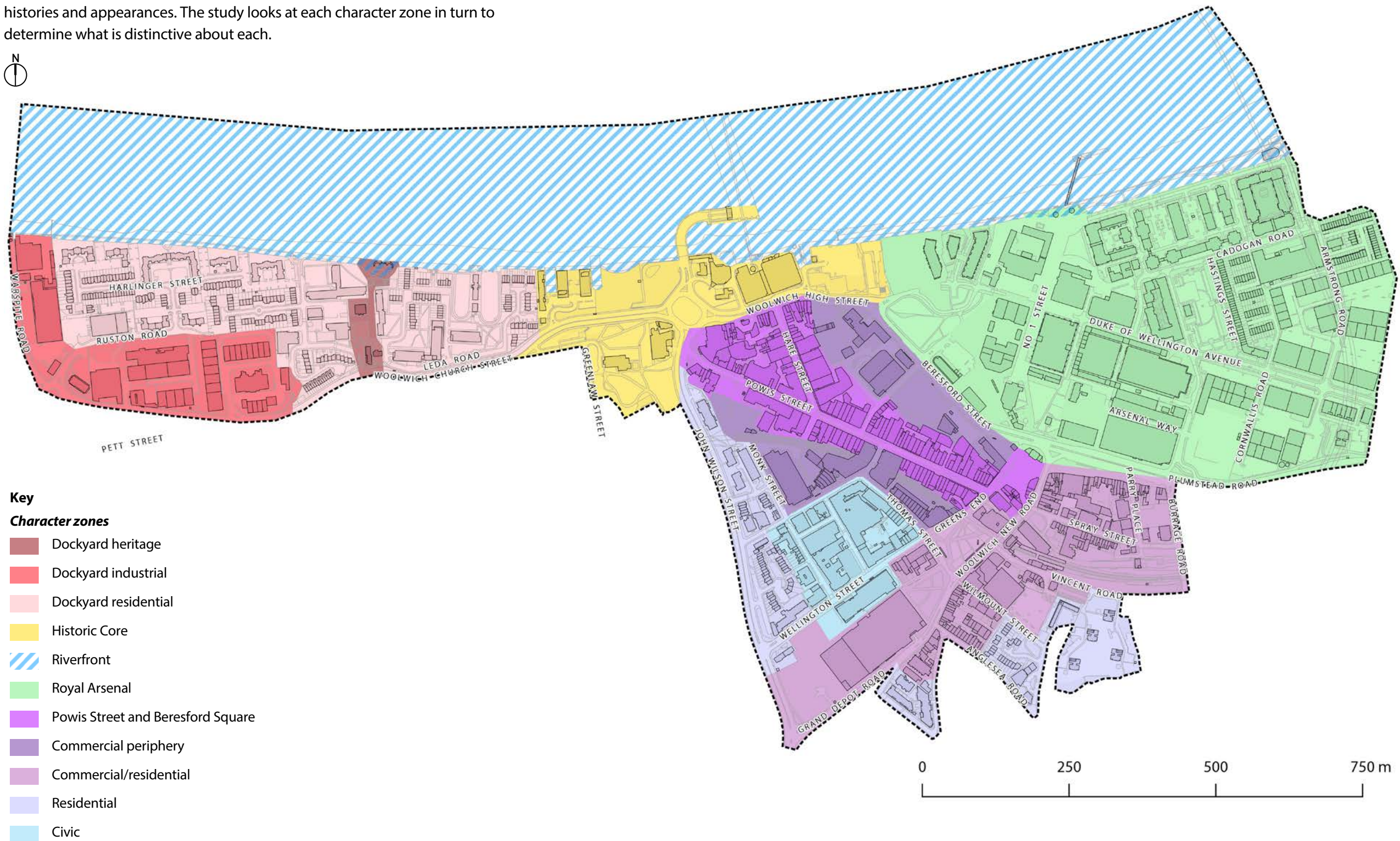
HER: Historic Environment Record

RBG: Royal Borough of Greenwich

2.0

Character zones

This chapter studies the different areas of Woolwich in closer detail. In order to differentiate the distinctive areas of the town, we have broken the study area into eleven character zones, each with different development histories and appearances. The study looks at each character zone in turn to determine what is distinctive about each.



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Character zones

Dockyard Heritage



Dockyard Heritage

The Dockyard Heritage character zone is a strip of land within the larger former dockyard site that contains eighteenth-century historic structures relating to Woolwich's Royal Dockyard. These represent the earliest architectural remains of the naval site which predates the surviving docks by more than two hundred years. Accessed from the south through the historic Dockyard gates onto Woolwich Church Street and leading directly north to the riverside gun emplacements, the zone is bounded to the east and west by the modern residential developments which make up the majority of the former dockyard site.

Key themes

Late-eighteenth century architecture
Generous open spaces around historic structures
Residential surroundings
Community use
Connection to the riverfront
Limited pedestrian activity
Minimal road traffic
Yellow/brown brick



Key
Contributors

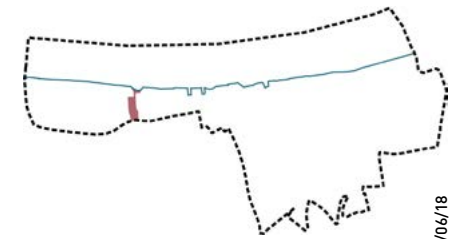
- Grade I listed
- Grade II* listed
- Grade II listed
- Locally listed
- Conservation Areas
- Contributors

Detractors

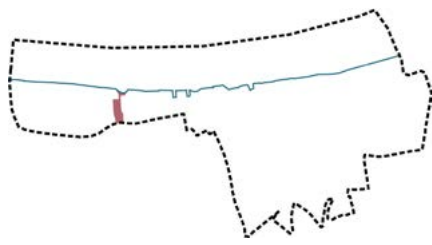
- Buildings or structures
- Open space



2.0 Character zones



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Historic features

This north-south orientated strip contains eighteenth-century buildings constituting the oldest remaining examples of the original architecture of the Woolwich's Royal Dockyard. These historic structures formed part of the administrative area of the Woolwich Royal Dockyard and are today the only heritage assets located within an area of otherwise modern development. There is a discernible connection between these historic structures and this creates a navigable path from the riverfront to the historic dockyard gates onto Woolwich Church Street. The riverside gun emplacements connect this zone to the riverfront.

All of these structures are described in more detail in the Gazetteer at Appendix 2 of this document.

Royal Dockyard Clock House, Defiance Walk
(Grade II)

Guard House and Master Warden's Lodgings, No. 2 Boneta Road (Grade II)

Royal Dockyard Gateway, Woolwich Church Street (Grade II)

Royal Dockyard Gun Emplacements, (Grade II)



The Clock House today as viewed from the south



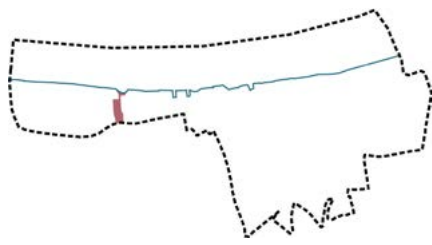
Guard House and Master Warden's Lodgings with the historic dockyard gates beyond



Southern approach to Royal Dockyard gates



Historic depiction of view to the Clock House from the River Thames



Opportunities for enhancement

- Interpretative material in public spaces could enhance public understanding about the relationship between the remaining historic buildings and their historic relationship to the wider Dockyard.
- Landscape design around the historic buildings could improve their setting, enhance an understanding of their interrelationship and improve a sense of connectivity between the buildings and the river.
- An improved appreciation of this historic corridor through the careful landscape and other design would enhance a sense of the Dockyard's locally distinctive character with placemaking benefits.
- Sensitive repair works to the Guard House, Master Warden's Lodging and the Clock House would be heritage benefits of significant weight in improving the historic environment of the Dockyard Heritage Character Area.



Defiance Walk alongside the Clock House



Southern approach to historic dockyard gates



View to Grade II listed Clockhouse from Antelope Road



Varied landscape and street furniture around the historic dockyards

Dockyard Industrial



Dockyard Industrial

Comprising a number of working industrial estates, the zone retains its historic industrial character both through its examples of historic architecture and its continued industrial use. The former steam factory site has the highest concentration of historic dockyard buildings in Woolwich, most of which are statutorily listed. Whilst the historic buildings appear poorly maintained and have been adapted in order to remain functional, they nonetheless constitute an important record of Woolwich's nationally significant Royal Dockyard. The continuation of their use as industrial buildings is in itself a significant part of their character.

As a group, the structures cumulatively evoke the industrial character of the former Royal Dockyard in a way that individual survivors are less able to do even where they may have greater architectural or historic merit.

Key themes

Ongoing industrial use

Historic industrial buildings of the nineteenth and twentieth centuries as both the steam factory of the Royal Dockyard and the later industrial uses

The steam factory chimney is a landmark of the area, signalling the zone's industrial character and identifying Woolwich from a distance

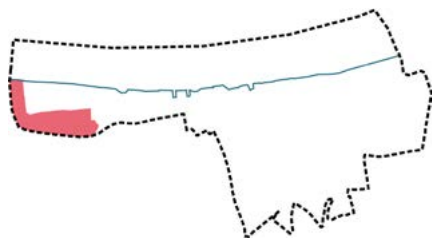
A sense of enclosure and separateness from the bustle of the town beyond embodied in the historic barrier of the wall to Woolwich Church Street

Access is predominantly vehicular and activity confined to workers

The area is difficult to access and navigate to from outside of the area, especially for pedestrians

Yellow stock brick as the predominant material





Historic features

There are several historic structures within the zone which reflect its historic industrial character. These are illustrated in the Gazetteer (4.0) along with a more detailed description. All statutory listed structures within the zone date to the 19th century and are located in the former steam factory site.

The zone contains locally listed and undesignated structures which contribute to its historic industrial character.

All of the structures are described in more detail in Appendix 2.

Former Smithery, Erecting Shop and Brass Foundry (Grade II)

Former Police Station to Royal Dockyard (Grade II)

Steam Factory Chimney (Grade II)

Royal Dockyard Gates and Wall (Locally listed)

Former Woolwich Dockyard School for Apprentices (Locally listed)

General Post Office Cable Depot, Warspite Road (Locally listed)

Block 1, Dockyard Industrial Estate (undesignated)

Former railway tunnel under Woolwich Church Street (undesignated)

As a group, the structures cumulatively evoke the industrial character of the former Royal Dockyard in a way that individual survivors are less able to do even where they may have greater architectural or historic merit.



The factory chimney and part of the smithery, erecting shop and brass foundry as seen from Ruston Road



Former Police Station to Dockyard



Former railway tunnel under Woolwich Church Street



Former Woolwich Dockyard School for Apprentices, with dockyard gates in the foreground



Section of Royal Dockyard wall, Woolwich Church Street



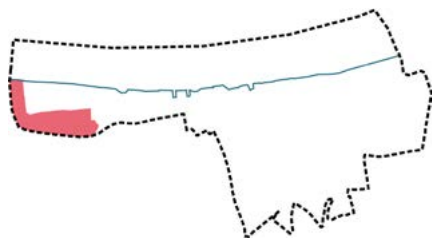
Western elevation of 1914 industrial warehouse in the Woolwich Dockyard Industrial Estate



Part of former Royal Dockyard Smithery, Erecting Shop and Brass Foundry



Submarine Cable Depot (former GPO Cable Store)



Opportunities for enhancement

- Despite containing a key navigation aid in the surviving steam factory chimney, navigation into and around this area is difficult for pedestrians. Improvements to wayfinding and connectivity with Woolwich Town Centre would improve access and appreciation of this important and characterful historic quarter.
- The steam factory forms a rare group of survivors from Woolwich's Royal Dockyard history. Repairs and maintenance to the buildings identified in this study, and others, could have a significant benefit in enhancing the industrial uses and this ongoing use contributes to their overall significance. Industrial uses should be encouraged, so as to conserve the unique and discernible industrial character of the area.
- Interpretative material in public spaces could enhance understanding about the relationship between the remaining steam factory buildings and their historic relationship to the wider Dockyard, adjacent Siemens Factory buildings and Woolwich more generally.
- The steam factory is an important site in the history of Woolwich's social co-operative movement. Any development which enhances an appreciation of this significant phase in Woolwich's history could constitute an enhancement of communal value and historic interest.



There are opportunities to improve navigation to the zone from Woolwich Town Centre



There are opportunities for repair and maintenance work



There are opportunities to improve navigation

Contributors - Possibilities for designation

Block 1 (Former Woolwich Store Warehouse) is recommended for local listing as a minimum as a fine example and rare survivor of the industrial architecture of this part of the former Dockyard's post-naval phase.

The tunnel under Woolwich Church Street, constructed 1873-80, was created when the War Office occupied the former Royal Dockyard. It connected the site with the main railway and ultimately the Royal Arsenal and is recommended for listing due to its connection with an early, post-naval tenant of the Royal Dockyard.

Dockyard Residential



Dockyard Residential

The Dockyard Residential character zone is divided into two parts, one either side of Antelope Road.

East of Antelope Road

The zone is made up of the Woolwich Dockyard Estate and the small area of housing to its east: Maud Cashmore Way. Maud Cashmore Way is a cul-de-sac of small houses whilst the Woolwich Dockyard Estate comprises three high rise towers (Plantagenet House, Sovereign House and St Domingo House) and a number of smaller scale structures of two and three storeys.

West of Antelope Road

This zone is made up of the 1990s residential development around Harlinger Street, Ruston Road and Spindle Close. Whilst the architecture of the development is not of particular distinction, the area is pleasant to walk around and has a good connection to the riverfront, in contrast to the earlier residential development on the former dockyard site to the East of Antelope Road. Additionally, the massing and scale of the development can be considered consistent with that of the industrial buildings it replaced.



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Key themes

East of Antelope Road

Residential in character with a good provision for community infrastructure typical of the social and community ethos of post-war social housing.

Poor connectivity to the river front or to Woolwich Town Centre.

Navigation with the development is poor with limited wayfinding nor a clear understanding of the position of the river.

Mid-rise and high-rise buildings dominate – limited relationship with the scale and form of the former Royal Dockyard.

Limited access to or appreciation of King Henry's Docks.

West of Antelope Road

Residential in character.

Red brick is the dominant material. Architecture is typical of 1990s residential development.

Development of two to five storeys in height well laid out with pleasant green spaces although there is limited relation to the historic form and layout of the former Royal Dockyard.

Good connectivity to the river with direct river frontage and glimpsed views from open spaces.

Glimpsed views of the steam factory buildings to the south and the river to the north emphasise a distinctive sense of place.

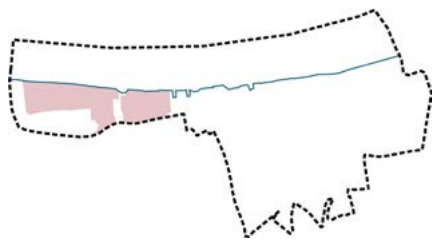
Key

Contributors

- Grade I listed
- Grade II* listed
- Grade II listed
- Locally listed
- Conservation Areas
- Contributors

Detractors

- Buildings or structures
- Open space



Historic features

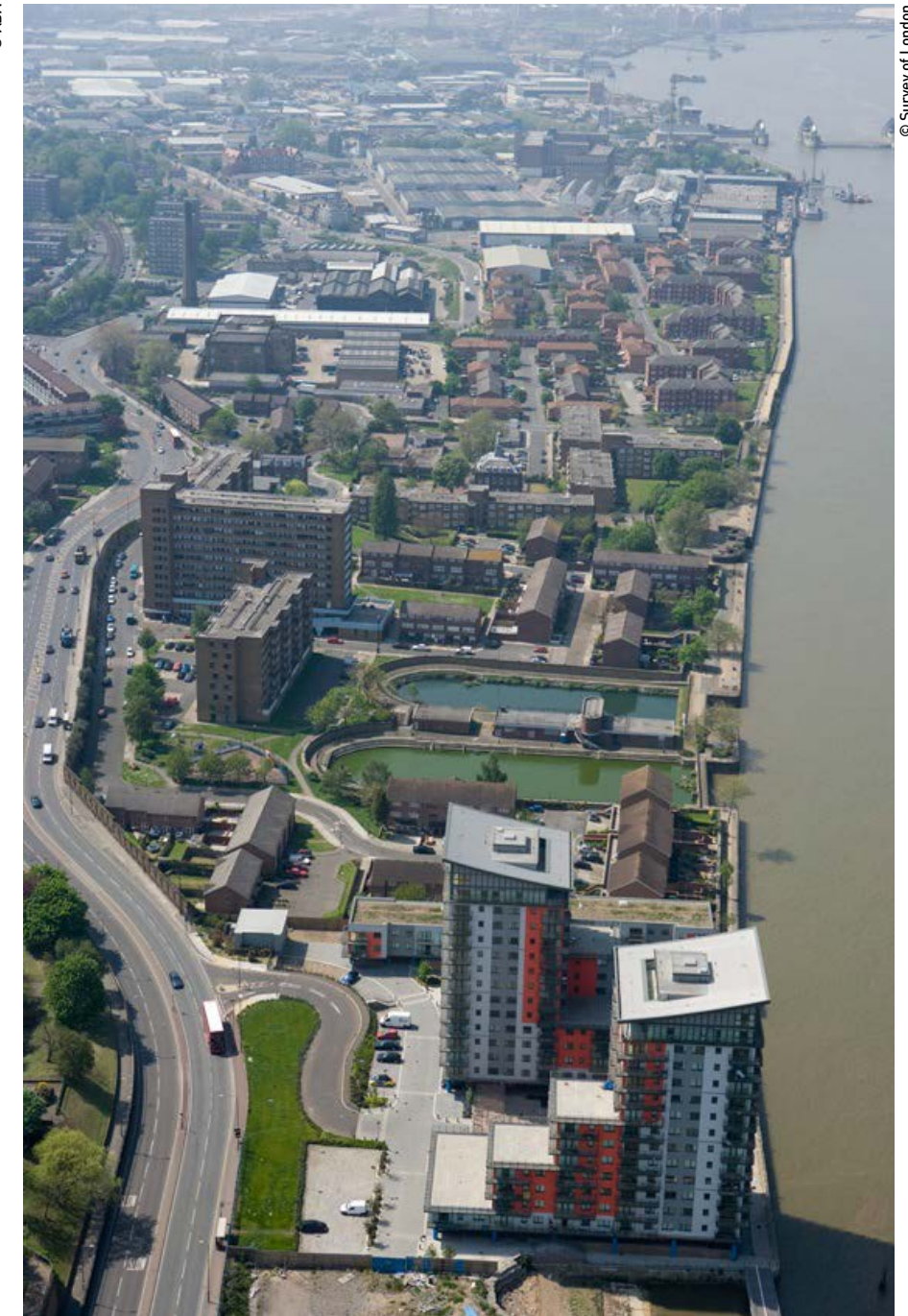
The King Henry's Docks are the only surviving historic structures within this character zone, and are currently sorely undervalued. The docks have a history of being used recreationally as well as industrially: after the Royal Arsenal Co-operative Society's acquisition of much of the dockyard site in the late nineteenth century, these two docks were used as bathing ponds by hundreds of Royal Artillery soldiers. In more recent times the docks formed part of the South-East London Aquatic Centre and they remain a destination for local anglers.

King Henry's Docks, riverside (Grade II)



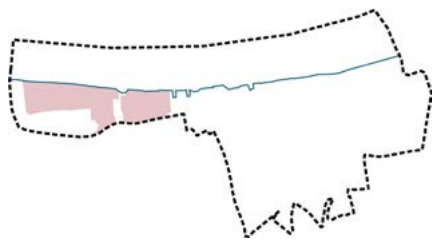
View south from riverfront towards the Woolwich Dockyard Estate, with the western King Henry's Dock in the foreground

© ABA



Woolwich dockyard area from the east, showing the layout of 20th century residential developments, 2008

© Survey of London



Opportunities for enhancement

- Future development in this area should ideally seek to nurture the zone's historic relationship to the river by promoting an understanding of the dockyard's history and encouraging access to those historic structures which evidence of this.
- Any new development should seek to respond to the historic docks and better improve their setting, appearance and appreciation and the relationship of new development to these historic structures.
- Any development in this area should seek to improve wayfinding and to better connect the area to the river and dockyard wall; the surviving listed docks and neighbouring historic character areas to emphasise and enhance a distinctive sense of place.
- Improved pedestrian and visual connections to Woolwich Town Centre as well as the river could reconnect this area to its surroundings and improve a distinctive sense of place.
- Any new development should seek to respond to the existing low and mid-rise development as well as the existing tower forms to better connect the different phases of residential design in this area.
- Interpretative material in public spaces could enhance understanding about the relationship between the docks and their historic relationship to the wider dockyard.



Woolwich Dockyard Estate



Riverhope Mansions, Harlinger Street



Barriers surround the Grade II listed King Henry's Docks

Detractors

The railings around King Henry's Docks - This residential area contains the only surviving docks of the great Royal Naval Dockyard at Woolwich, the reason for Woolwich's growth and historic form. At present, these Grade II listed structures are poorly understood and have limited relationship with their surroundings to the detriment of their significance. The existing railings sever these historic features from the surrounding homes leaving them an underused, undervalued and poorly understood feature.

Historic Core



Historic Core

This zone was the centre of the pre-industrial settlement of Woolwich. The town developed along the line of Woolwich High Street, and on the higher ground of Church Hill on which the church and its predecessor were built. Due to slum clearances, road widening and increasingly heavy industrial uses of the riverside, the riverside stretch of this character zone now has a strongly industrial character, dominated by the busy roundabout at the intersection of Woolwich High Street and the South Circular. The zone comprises the riverside areas immediately surrounding the modern ferry terminal, and Church Hill to the south-west of this. The land occupied by the Mast Quay development is also included, despite it historically being part of the dockyard site, as today its character is more closely related to that of the Historic Core.

St Mary's Church and its surrounding grounds are of great historical importance to the zone both in terms of their use and their historic prominence on Woolwich's riverside profile, offering an historic vantage point over the ferry terminal and the river Thames. The corner connecting Woolwich Church Street and Woolwich High Street provides a rare example of the original street line of Woolwich Church Street and the modest scale of historic development along it.

Key themes

Views over the riverfront and ferry terminal from St Mary's Church.

View to St Mary's Church from the riverfront and ferry terminal.

An active relationship with River Thames.

Dominated by transport with leisure/faith uses.

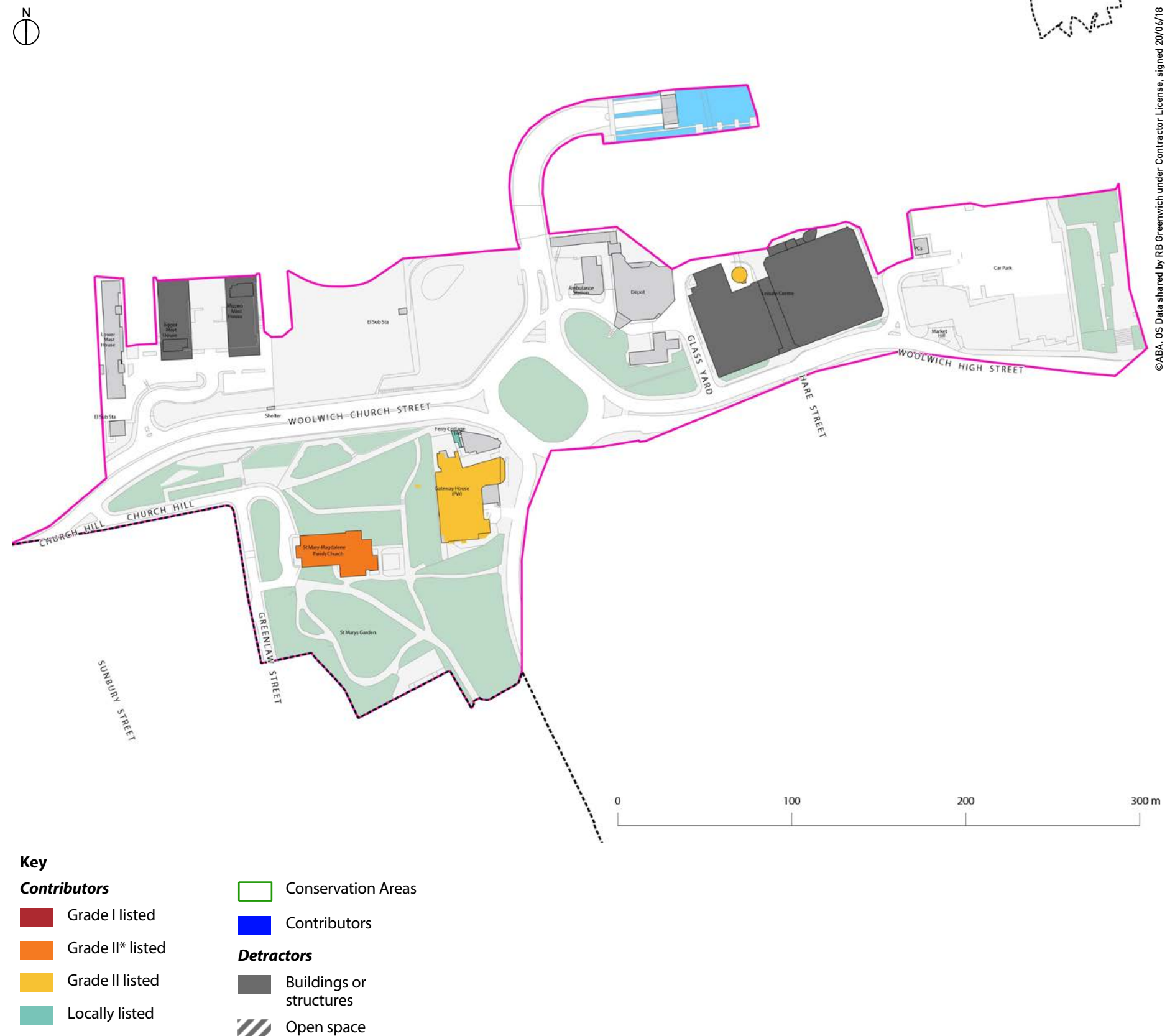
St Mary's serves as public green space for Woolwich.

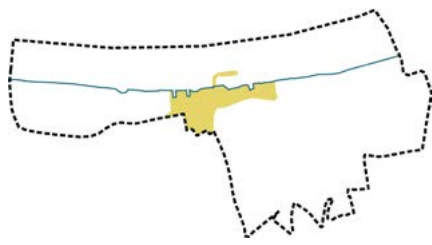
Large open plots of land.

Poor connectivity with Woolwich Town Centre.

A difficult environment for pedestrians in terms of ease of navigation, perception of safety or attractiveness of the environment.

Development hinders rather than aids navigation and connectivity: the Waterfront Leisure Centre divorces the riverfront from Woolwich Town Centre for example.





Historic features

Church of St Mary Magdalene (Grade II*)

New Wine Church (former Odeon cinema)
(Grade II)

Rotunda entrance to the Woolwich foot tunnel
(Grade II)

Tom Cribb monument, St Mary's Gardens
(Grade II)

'Ferry Cottage', 146 Woolwich High Street
(Locally listed)



Grade II* Church of St Mary Magdalene



Tom Cribb monument



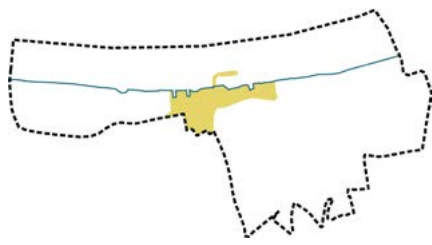
Grade II listed rotunda entrance to Woolwich foot tunnel



Grade II listed former Odeon Cinema



'Ferry Cottage', 146 Woolwich High Street



Opportunities for enhancement

- The convergence of three major, heavily trafficked roads around the roundabout makes the area unappealing for pedestrians and does not encourage movement between Woolwich Town Centre and the riverfront. Urban design improvements could reconnect the historic relationship between Woolwich and the river and encourage pedestrian activity in this otherwise traffic dominated area to enhance Woolwich's historic core.
- The listed buildings of the Grade II listed former Odeon cinema and Grade II* St Mary's have a sense of being stranded from Woolwich by the major roads that encircle them. Pedestrian centred design could improve connectivity between these buildings and Woolwich and enhance their setting and appreciation.
- Developments along the river threaten to obscure views from St Mary's Church to the river and vice versa. It is encouraged that all new development in this area responds to this historic relationship and seeks to conserve and enhance it.
- Development opportunities exist within this zone, particularly the site of the Waterfront Leisure Centre and the carpark to the east of it. Any redevelopment of these sites is encouraged to promote pedestrian connectivity between Woolwich and the river and respond to the historic relationship between St Mary's and the Thames.
- All new development is encouraged to maintain and enhance Woolwich's historic status as a river crossing.



View eastwards from St Mary's Church to Woolwich ferry terminal



The Waterfront Leisure Centre obscures the zone's relationship with the river Thames



Mast Quay development across Woolwich Church Street

Detractors

The Waterfront Leisure Centre is unsuccessful in its relationship both to the riverfront and to the ferry terminal to the west. It overwhelms the listed foot tunnel entrance and discourages movement along the riverfront by blocking the otherwise coherent walk and cycleway.

The Mast Quay development compromises views to and from the church of St Mary's which are fundamental to the historic character of this zone.

Riverfront



Riverfront

The riverside character zone spans the entire length of Woolwich's riverfront, from Warspite Road to the west to Marlborough Road to the east. People continue to arrive in Woolwich by means of river transport, and for many, the riverfront remains the first experience of Woolwich, as it has been throughout its history.

There is a perceptible continuity between the sections of riverfront to the north of the former dockyard site and the Royal Arsenal. This is especially important due to the otherwise distinctly differing contemporary characters of these two zones. As such, the riverfront acts as a unifying boundary to the north of the study area and has been considered in its own right.

The riverfront possesses the most consistent characteristics of the zones in the study area, discernibly connected to the Thames throughout its length. There are historic structures along the character zone, some of which are statutory listed, which provide physical evidence of this historic relationship in both a military and industrial capacity. The riverfront represents an enduring connection between two sites of nationally important military history, the dockyard and the Royal Arsenal. Woolwich's riverfront should also be considered in terms of views towards it from the north shore of the Thames and the Dockland railways that run along both sides of the river.

Key themes

Varied and interesting views to the north bank of the Thames including industrial character.

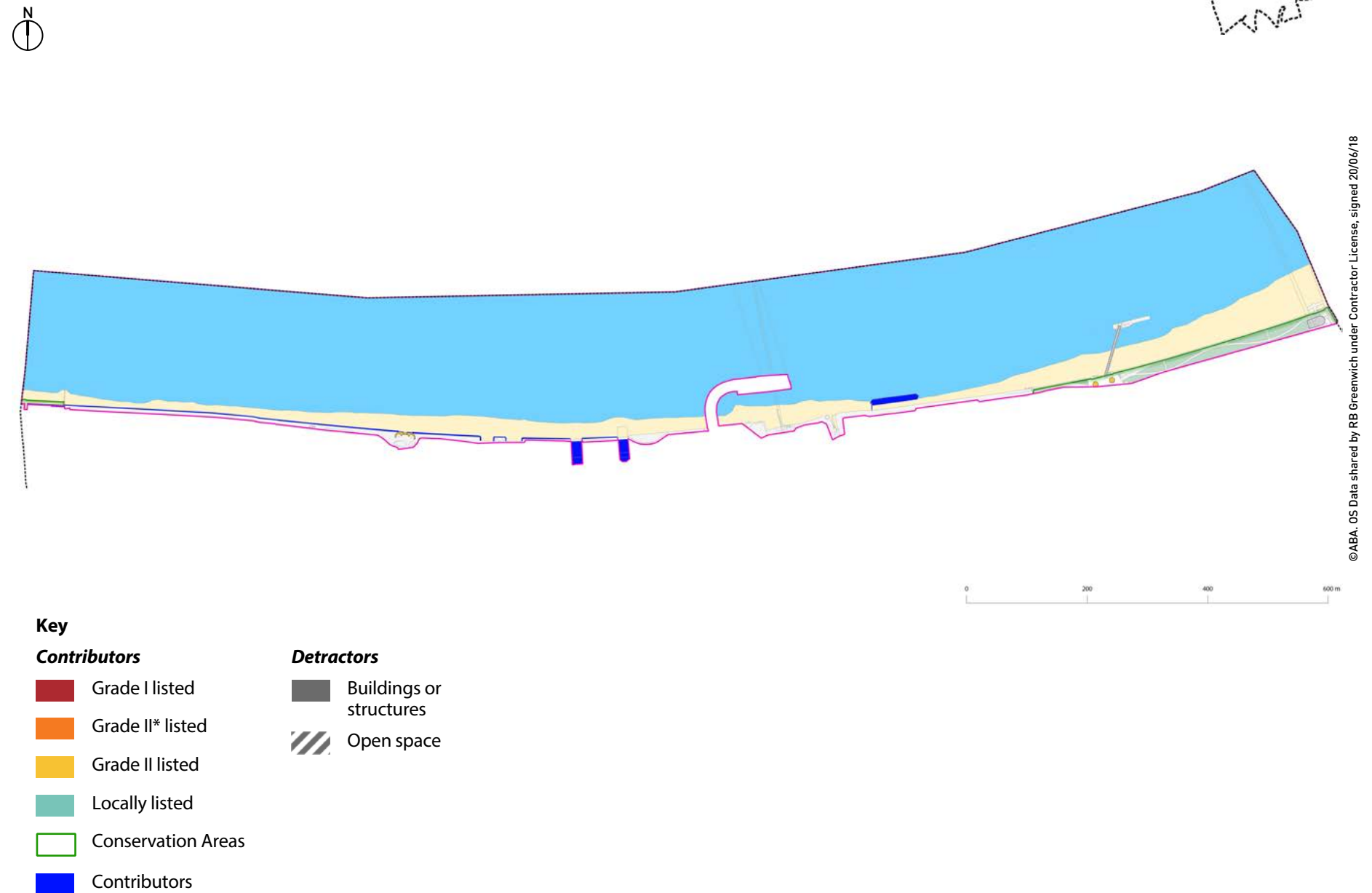
A dramatic approach to Woolwich from the City or from the River Thames to the east.

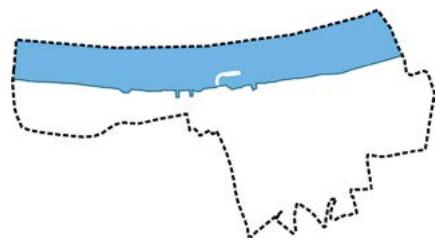
Moderate pedestrian and bicycle activity.

Characterised by walls – historic dockyard quays and modern flood defences.

A hard edge to Woolwich's riverside residential zones.

Tides and the river- A sense of natural rhythms separate from modern schedules and time-keeping.





Historic features

Some of these structures are considered in other character zones.

Royal Dockyard Gun Emplacements, Venus Road (Grade II)

King Henry's Docks, Europe Road (Grade II)

East and west riverside guardrooms, Number One Street (Grade II)

Slipways alongside Mast Quay development (undesigned)

Woolwich Power Station coaling jetty, Bell Water Gate (undesigned)

Sections of historic river wall, various locations (undesigned)

The rotunda entrance to the Woolwich foot tunnel (Grade II) is located along the riverside walkway.



Royal Dockyard gun emplacements



Slipway alongside Mast Quay development



Woolwich ferry terminal



Grade II listed King Henry's Docks



Woolwich Power Station coaling jetty



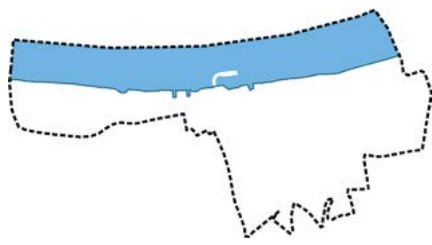
Riverside mosaics completed 1984-86 by members of the community



East and West Riverside Guardrooms



Section of historic river wall



Opportunities for enhancement

- Although underappreciated, underused and hidden by flood defences, Woolwich retains a coherent riverside route along the Thames foreshore. This consistent route becomes convoluted and unappealing to pedestrians and cyclists where it passes the Woolwich Ferry. Opportunities to enhance this as a coherent, at grade route would strengthen an understanding of Woolwich as a single, distinctive place on the River Thames and enhance the town's relationship with the river.
- The Riverfront's heritage assets, listed and undesignated could be better and more consistently signposted and further provision of interpretative material would help enhance the understanding of this character zone's significance and Woolwich's historical relationship with the river.
- Woolwich's riverfront is a tremendous public asset which is poorly appreciated in the town's commercial centre. Improved wayfinding and development which enhances a sense of connection between the town and the river is to be encouraged.
- New development along the riverfront is encouraged to include and improve public access to the river to conserve Woolwich's historic, thousand-year-old relationship with the River Thames. Opportunities to overcome the barrier presented by flood defence works are to be particularly encouraged.

Dockyard river wall

The river wall is the largest surviving element of the former Dockyard. It was constructed in several phases. From west to east, the ages and materials of the wall are as follows:

- Trinity Stairs and the granite ashlar wall which borders the former Cable Depot were built in 1831-7
- The stretch from the slipway to the eastern end of Riverhope Mansions on Harlinger Street is the oldest, dating from 1817-19. This stretch is made from brick but is covered with modern concrete.
- the next stretch, up to the gun emplacements, dates to 1835-8 and is made from concrete faced with brick.
- The gun emplacements up to the western of King Henry's docks are granite faced concrete and date to 1838.
- The remaining stretch up to the ferry road is also granite faced concrete and dates to 1844.



Slipway alongside Mast Quay development



Section of historic river wall to the west of Mast Quay development

Detractors

The Waterfront Leisure Centre is unsuccessful in its relationship both to the riverfront and to the ferry terminal to the west. It overwhelms the listed foot tunnel entrance and discourages movement along the riverfront by blocking the otherwise coherent walk and cycleway along Woolwich's entire river frontage.

The railings at the northern end of the King Henry Docks prevent riverside engagement with these important heritage assets whose history is intrinsically linked to the river.

Contributors - Possibilities for designation

Slipways alongside Mast Quay development (undesignated) – Nos. Five and Six slips represent the surviving structures that would once have punctuated the riverfront along Woolwich's industrial and military riverfront and are recommended for local listing as important reminders of Woolwich's Dockyard history.

Woolwich Power Station coaling jetty, Bell Water Gate (undesignated) - The last physical trace of the vast power station that once dominated Woolwich. It provides evidence of the scale of operation needed for to run a coal-fired power station and is of local interest sufficient for local listing.

Sections of historic river wall, various locations (undesignated) – Evidence of Woolwich (and Britain's) advance ship and dock building technologies that supported British expansion overseas and eventual rise to a world power. In places, the structures appear to survive from relatively early periods of Woolwich's naval history and may be suitable for national as well as local listing.

The Royal Arsenal



The Royal Arsenal

The Royal Arsenal character zone comprises the former site of the Royal Arsenal at Woolwich, with an additional area to the west which extends the zone to its western border with Plumstead Road. The zone also includes the main entrance to the Royal Arsenal which is now separated from its historic surroundings by Plumstead Road and forms part of Beresford Square. The Royal Arsenal at Woolwich is a site of national military significance. Its history is rich and multidimensional, and an important part of Woolwich's development and history.

Since ceasing to be an active military site in 1994, the western part of the Royal Arsenal has undergone extensive development to create both housing and industrial warehouse space in the form of the Io Centre. Today, the remainder of the character zone is in the process of development by Berkeley Group as part of the Royal Arsenal Riverside mixed-use scheme.

The Royal Arsenal differs in atmosphere and character from the rest of Woolwich. There are several factors that contribute to this, one which is the Berkeley Group's ongoing mixed-use development, Royal Arsenal Riverside. The development site includes a high concentration of historic buildings, many of which are incorporated into the scheme through their repurposing or extension. There are existing modern developments within the site, many of which are residential, and these have sought to complement their historic surroundings with varying degrees of success. The easternmost part of the zone is occupied by the Io Centre, an industrial warehouse park.

The historic gate to the Royal Arsenal is separated from the rest of the area by Plumstead Road, and now stands, visually stranded in Beresford Square. The ongoing Berkeley Group development and the upcoming completion of the Crossrail station within the Royal Arsenal mean that the character of this zone will undoubtedly continue to change in the coming years.

Key themes

Amongst the most important sites of military history in Britain with an exceptionally high concentration of nationally important, historic, military buildings.

A mixture of historic and contemporary buildings and spaces contributing to distinctive character.

A good provision of interpretative material.

Large open squares and public spaces.

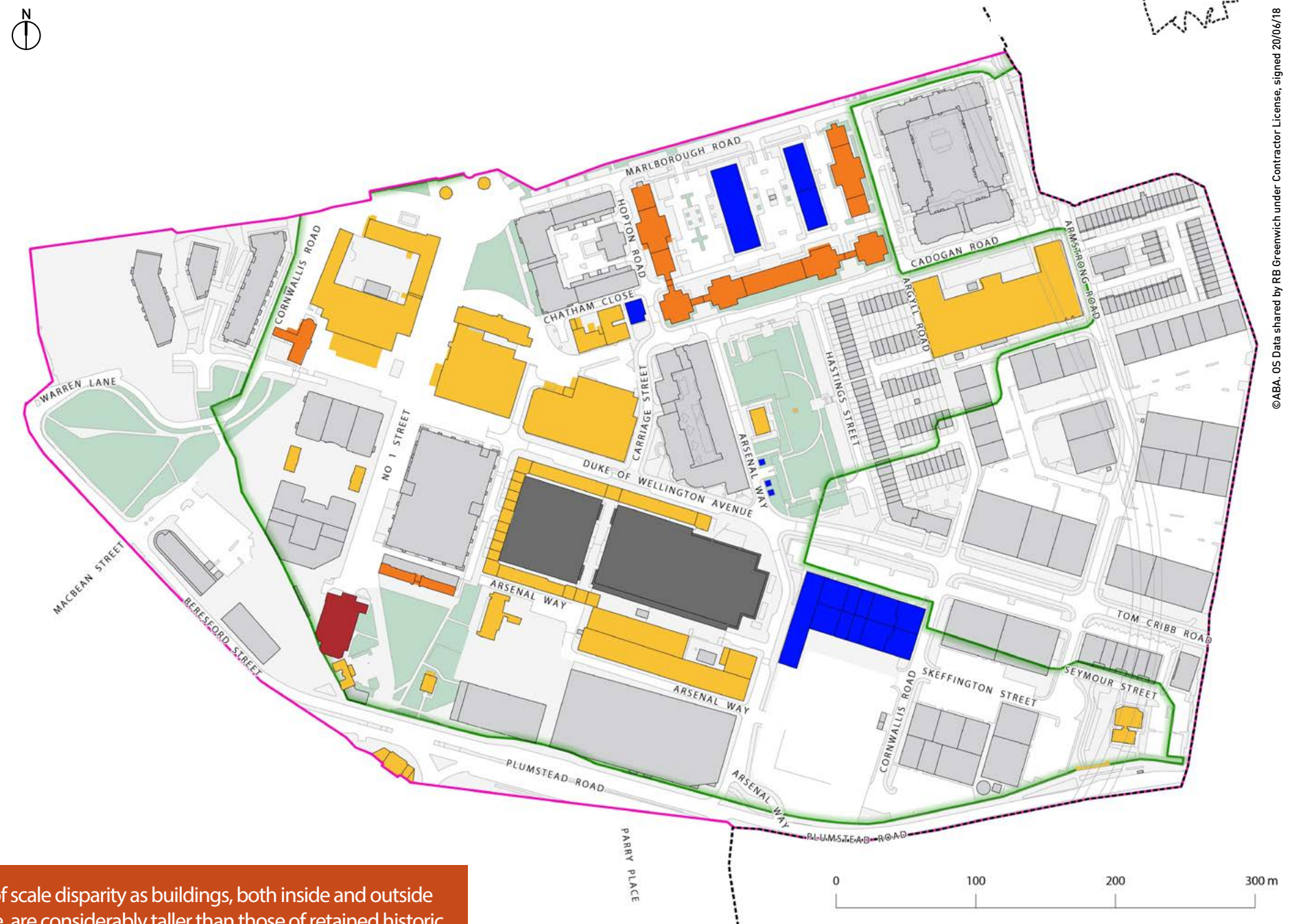
Notable cultural and leisure use as well as residential use.

A sense of scale disparity as buildings, both inside and outside of the site, are considerably taller than those of retained historic buildings.

A sense of disconnection from Woolwich town centre both physically and in terms of different communities.

A sense of the river but restricted by poor visibility due to extensive flood defences.

Widespread use of yellow stock brick with high-status red brick buildings



Key

Contributors

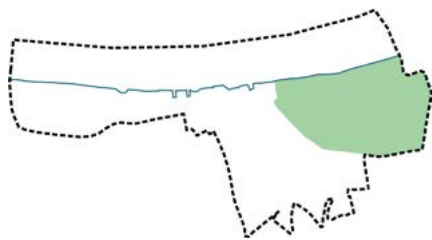
- Grade I listed
- Grade II* listed
- Grade II listed
- Locally listed

Conservation Areas

Contributors

Detractors

- Buildings or structures
- Open space



Historic features

Royal Brass Foundry, Number One Street (Grade I).

Dial Square entrance, Number One Street (Grade II*).

The Boardroom, Artillery Square (Grade II*).

The Grand Store, Marlborough Road (Grade II*).

Main Entrance to Royal Arsenal, Beresford Square (Grade II).

Main Guardroom, Number One Street (Grade II).

Verbruggens House, Number One Street (Grade II).

New Laboratory Extensions, Artillery Square (Grade II).

East and West Riverside Guardrooms, Number One Street (Grade II).

Royal Laboratory East and West Pavilions, Number One Street (Grade II).

Officers' Block (Building 11), Major Draper Street (Grade II).

New Carriage Store, Duke of Wellington Avenue (Grade II).

Royal Laboratory Offices (Building 18), Number One Street (Grade II).

Paper Cartridge factory (Building 17), Duke of Wellington Avenue (Grade II).

Mounting Ground (Building 19), Duke of Wellington Avenue (Grade II).

Chemical Laboratory (Building 20), Number One Street (Grade II).

Rifle Shell Factory Gateway, Arsenal Way (Grade II).

Statue of the Duke of Wellington, Wellington Park (Grade II).

Armstrong Gun Factory, Cadogan Road (Grade II).

Middlegate House, Skeffington Street (Grade II).

Middle Gate and attached boundary wall (Grade II).

Building 21 (part of the Chemical Laboratory), Carriage Place (undesigned).

Former Carriage-completing Workshops (now Gunnery House), Gunnery Terrace (undesigned).

19th century additions to the Grand Store, Marlborough Road (undesigned).

1873 anvil, Arsenal Way (undesigned).



Grade I listed Royal Brass Foundry



Grade II listed Main Guardroom



Grade II* Dial Square Entrance Range



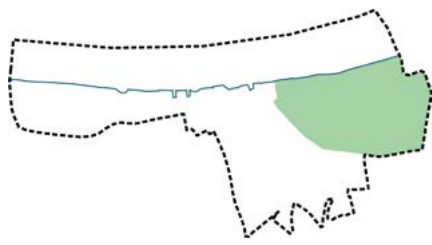
Grade II listed Royal Laboratory East Pavilion



The Grade II* Grand Store



Grade II listed Building 17 (Paper Cartridge Factory, former 'Firepower' Royal Artillery Museum)



Grade II listed Shot and Shell Foundry, now Foundry House



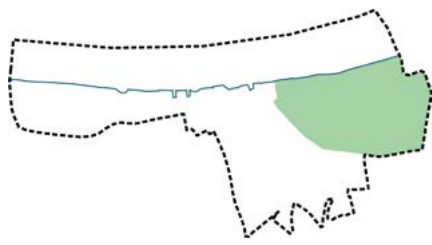
Grade II* listed Board Room (also known as Building 40 or the Academy; now Academy Performing Arts)



Grade II listed Building 20 (Chemical Laboratory)



Grade II listed Verbruggen's House



Opportunities for enhancement

- Beresford Gate, the Grade II listed gate to the Royal Arsenal, is separated from the rest of the zone by Plumstead Road and it stands stranded in Beresford Square. Opportunities to improve visual and pedestrian connection between this building and the Royal Arsenal should be taken as improvements to Woolwich's setting.
- There is a sense of disconnection between the Royal Arsenal and Woolwich town centre, both in terms of atmosphere and in terms of contemporary architecture. Opportunities to draw the activity and character of the Royal Arsenal to the south of Plumstead Road, or conversely, some of the diversity and vibrancy of Beresford Square to the north of Plumstead Road may improve the sense of interconnectivity between these distinct areas.
- Future development within Woolwich is encouraged to consider the visual impact on the unique collection of historic buildings within the Royal Arsenal site. Long-range relationships between low-rise historic buildings and taller buildings outside of the site have the potential to detract from the setting of these nationally important buildings and should form a part of the consideration of any new scheme within the town centre.
- Public open space, including the riverfront, contributes significantly to the character and feel of this character area and new development is encouraged to enhance and respond to these spaces. Improvements to visual and physical connection to the river are particularly welcomed.



Modern development within the courtyard of New Carriage Mews



Building 21 formed part of the Chemical Laboratory and is a strong candidate for listing



View westwards across Artillery Square showing the problematic scale of parts of the Royal Arsenal Riverside development in relation to the historic surroundings



The gate to the Royal Arsenal, detached from its historic context by Plumstead Road

Detractors

In terms of response to the historic environment, the modern block constructed in the courtyard of East Carriage House overwhelms the original Carriage House and is a less successful combination of historic and contemporary forms which detracts from the significance of the East Carriage House.

Plumstead Road – This busy road isolates the Beresford Gate and Woolwich Town Centre from the main Arsenal complex. All opportunities should be taken to build better pedestrian and visual connections between the north edge of Plumstead Road and the Royal Arsenal site..

Contributors - Possibilities for designation

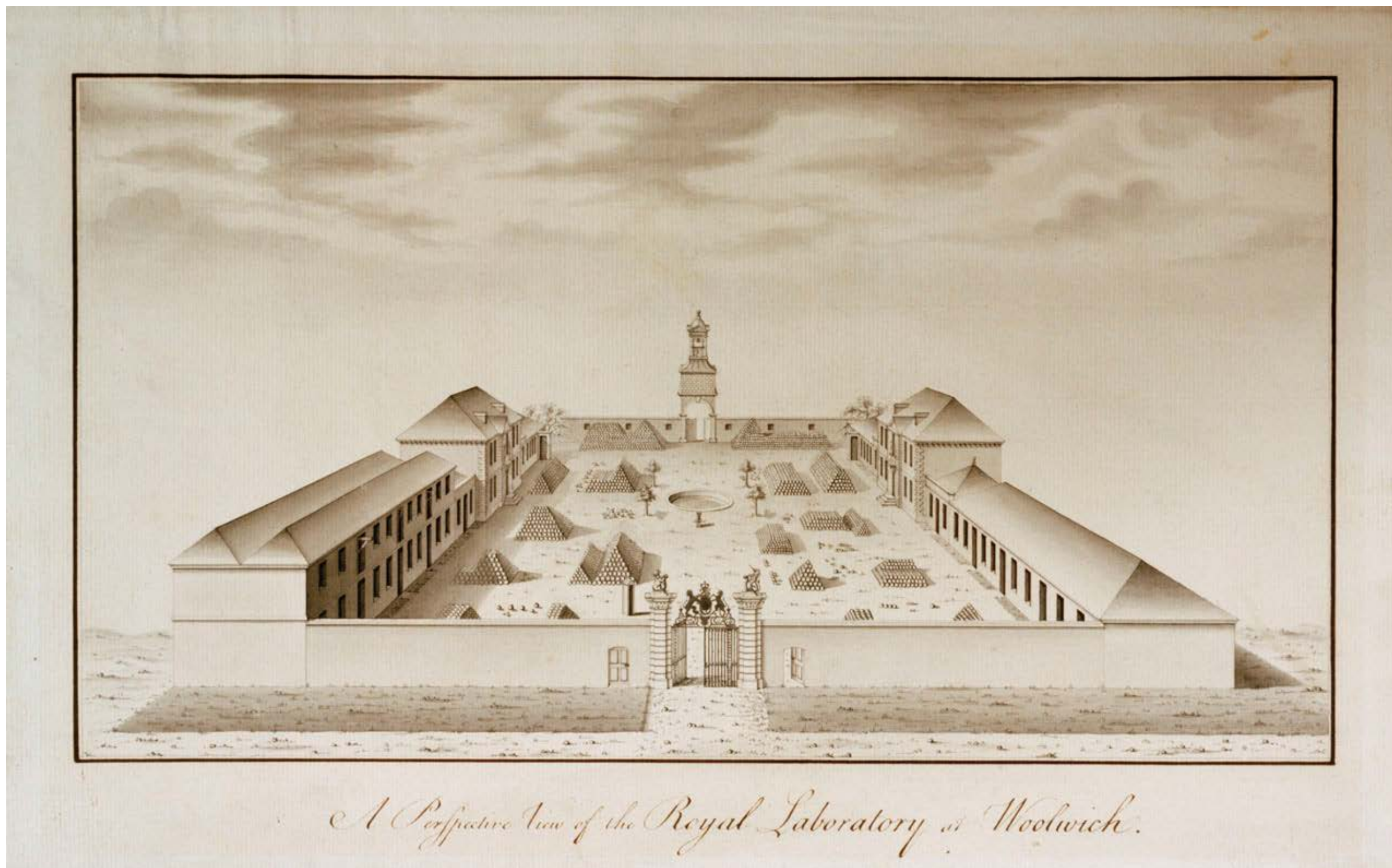
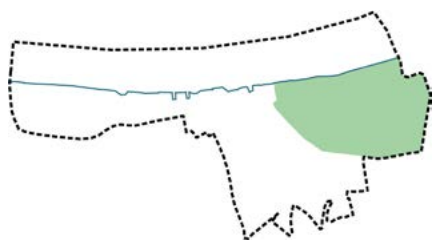
Building 21, which formed part of the Royal Arsenal's Chemical Laboratory, the primary structure of which is the adjacent Grade II listed Building 20, is not listed and could be incorporated into the statutory listing for Building 20, being architecturally and originally functionally connected.

The former carriage-completing workshops, now known as Gunner House, are a handsome example of nineteenth century industrial architecture and have an historic functional connection to the neighbouring Grade II listed New Carriage Store. They should be considered for local listing as a tangible part of Woolwich's industrial military history.

The two 1890s extension blocks built within the three-sided quadrangle of the Grade II* Grand Store, Marlborough Road, have been sensitively converted to residential use but remain fine examples of nineteenth century industrial architecture and are good candidates for local listing.

The 1873 anvil on Arsenal Way, cast on site and weighing 103 tonnes, is a unique record of historic machinery used within the Royal Arsenal and is of sufficient local interest to merit local listing

Building 19, currently listed at grade II, may be eligible for an upgrade due to its extensive survival of original equipment.



An eighteenth century view of the Royal Laboratory

Powis Street and Beresford Square



Powis Street and Beresford Square

The Powis Street and Beresford Square character zone comprises the commercial streets of Powis Street; Hare Street; the south side of Woolwich High Street; Barnard Close; the western end of Macbean Street and Beresford Square. Whilst the character of Beresford Square is more informal than that of the Powis Street precinct, together they continue to form the commercial core of Woolwich.

Also central to this character zone's historical development was the foundation and activity of the Royal Arsenal Co-operative Society.

Part pedestrianisation of Powis Street, General Gordon Square and Beresford Square contributes to a distinctive zone of safe, active streets with traffic concentrated around the perimeter of the centre.

Key themes

Characterful Victorian architecture constructed predominantly in brick, with later early twentieth-century buildings with faience and ceramic finishes.

Three storey building heights with commercial ground floor uses opening directly onto the street.

Narrow plot sizes, often extended to the rear.

Former Royal Arsenal Cooperative Society and Woolwich Equitable Building Society buildings.

A high level of pedestrian activity.

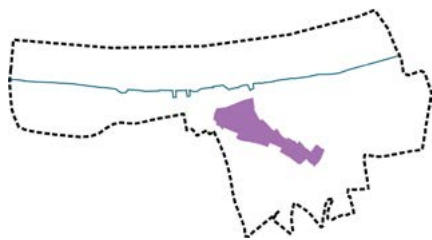
A vibrant and diverse atmosphere at the eastern end of zone.

Tree-lined streets with some landscape improvements.

Poor quality shop signage and frontages often relating poorly to the character and architecture of the host building.

Retail character including small businesses and shops serving minority communities.





Historic features

Powis Street

- Former Granada cinema, 174 – 186 Powis Street** (Grade II*)
- RACS Headquarters, 125 – 153 Powis Street** (Grade II)
- No. 12 Powis Street** (Locally listed)
- Nos. 66 – 86 Powis Street** (Locally listed)
- Nos. 103 – 109 Powis Street** (Locally listed)
- Nos. 111 – 13 Powis Street** (Locally listed)
- RACS Stores, 138 – 152 Powis Street** (Locally listed)
- Nos. 1-7 Powis Street** (undesigned)
- Nos. 22-24 Powis Street** (undesigned)
- Nos. 23-25 Powis Street** (undesigned)
- No. 26 Powis Street** (undesigned)
- No. 27 Powis Street** (undesigned)
- No. 28 Powis Street** (undesigned)
- No. 32 Powis Street** (undesigned)
- Nos. 33-35 Powis Street** (undesigned)
- Nos. 34-38 Powis Street** (undesigned)
- Nos. 40-42 Powis Street** (undesigned)
- Nos. 44-48 Powis Street** (Former Electric House) (undesigned)
- Nos. 51-53 Powis Street** (undesigned)
- Nos. 79-81 Powis Street** (undesigned)
- Nos. 83-85 Powis Street** (undesigned)

- Nos. 87-89 Powis Street** (undesigned)
- Nos. 91-95 Powis Street** (undesigned)
- Nos. 132-134 Powis Street** (undesigned)
- No. 136 Powis Street** (undesigned)
- Nos. 160-162 Powis Street**, street frontage of Furlongs Garage (undesigned)
- Nos. 165-167 Powis Street (Former Woolwich County Court)** (undesigned)
- Nos. 169-173 Powis Street** (undesigned)
- Nos. 170-172 Powis Street** (undesigned)
- No. 179 Powis Street, Castle Tavern** (undesigned)
- Mortgramit Square**
- Furlongs garage** (undesigned)
- Hare Street**
- No. 27 Hare Street** (Locally listed)
- Nos. 33 – 37 Hare Street** (Locally listed)
- Nos. 60 – 62a Hare Street** (Locally listed)
- Nos. 18 – 28 Hare Street** (undesigned)
- Nos. 23 – 25 Hare Street** (undesigned)
- Nos. 29 – 31 Hare Street** (undesigned)
- Nos. 44 – 46 Hare Street** (undesigned)
- The Roses, No. 47 Hare Street** (undesigned)
- Nos. 50 – 58 Hare Street** (undesigned)

Woolwich High Street

- Nos. 108 – 113 Woolwich High Street** (Locally listed)
- No. 120 Woolwich High Street** (Locally listed)
- Nos. 121 – 124 Woolwich High Street** (Locally listed)

Macbean Street

- Nos. 41 – 44 Macbean Street** (undesigned)

Beresford Square

- Nos. 15-19 Beresford Square** (Locally listed)
- No. 5 Beresford Square** (undesigned)
- Nos. 13-14 Beresford Square** (undesigned)

Greens End

- 18-19 Greens End** (Grade II)

Woolwich New Road

- 2-2B Woolwich New Road** (undesigned)

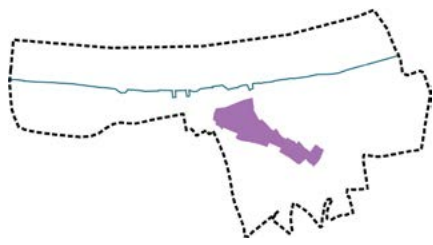
2.0 Character zones



Former RACS department store, Powis Street



12 Powis Street



68-86 Powis Street



22-28 Powis Street



32-42 Powis Street



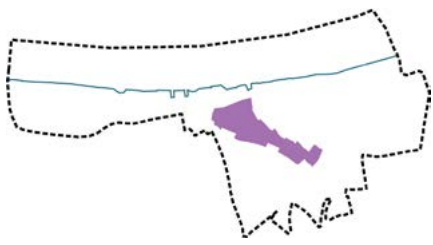
44-46 Hare Street



15-19 Beresford Square, including Ordnance Arms



Royal Arsenal Co-operative Society- 125-153 Powis Street
(former RACS Headquarters)



Opportunities for enhancement

- Many of the historic buildings in this zone are in a poor state of repair and require conservation work. The Royal Borough of Greenwich may wish to consider initiatives such as Historic England's Heritage Action Zones to enhance the quality and condition of the existing building stock.
- Many of the historic buildings in this zone are vacant, reducing vibrancy and animation which is a fundamental part of the area's significance and streetscape and posing a threat to their long-term conservation. Planning policies or developments that enhance vibrancy whilst maintaining the fine grain and characteristic frontages within this zone should be encouraged.
- Road widening severely detracts from the connection of this area to the riverfront and neighbouring residential zones inside and outside of the study area. Development which seeks to enhance the connectivity of this zone with its wider surroundings is to be encouraged.
- Efforts to improve the visual appearance of the area through replacement street-furniture and public landscape could be built on by controlling the appearance, scale and illumination of signage and shop frontages.



Section of Woolwich High Street with the Callis Yard development visible behind



View showing 32-42 Powis Street, typical examples of the undesignated structures in the zone

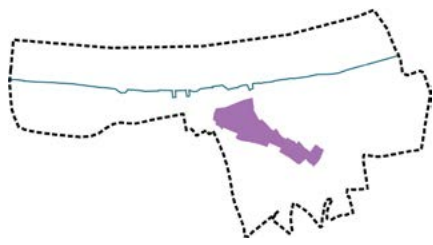


Boarded up buildings at north end of Powis Street

Contributors - Possibilities for designation

Conservation Area recommended

The significance of many of the late-nineteenth century buildings within this character zone lies in their group value. Their consistent quality, scale and appearance creates a streetscape which is central to the distinctive character of this zone and is emblematic of Woolwich's social history and development. It is suggested that this character zone be designated as part of a Conservation Area, in order to conserve and enhance this distinctive character and to protect the streetscape from deterioration by incremental development.

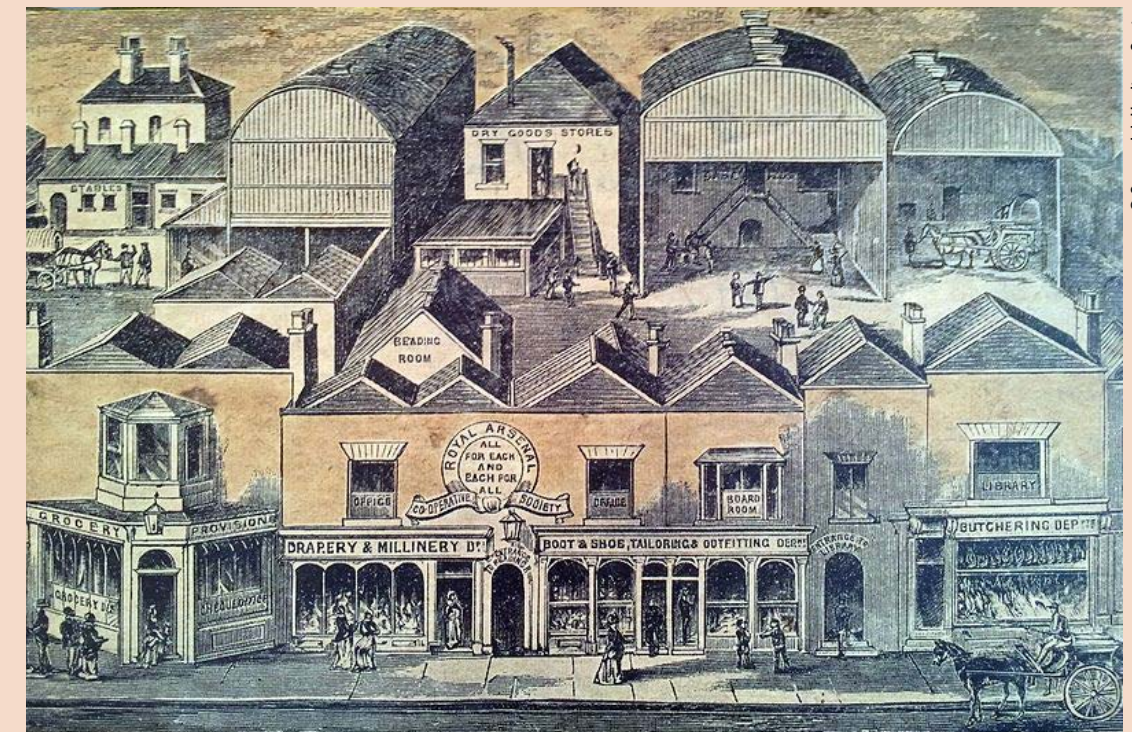


The Royal Arsenal Co-operative Society

The Royal Arsenal Co-operative Society (RACS) was originally founded as the Royal Arsenal Supply Association in 1868 by a group of workers from the Arsenal. Part of the national movement of consumers' societies which emerged with the industrial revolution, the RACS grew steadily over time and by 1889 had acquired a membership of nearly seven thousand in 1889, making it one of the largest in the south-east of England. This expanded to one hundred thousand members in the 1920s, and by the time of its peak in the 1970s the RACS had some half a million members. The social importance of the RACS in Woolwich is reflected in the buildings the society constructed in the town, some of which are relatively grand. The RACS initially built simple food shops, supplying local residents with low-price essential goods, but as the society's membership increased, it evolved into an important property developer in the area. The RACS came to construct housing, as well as large department and central stores. Two of the more impressive structures survive on Powis Street: the Art-Deco former department store and the former Central Stores. These relatively grand buildings serve as architectural monuments to the co-op and building society movements which form an important part of Woolwich's social history.



Powis Street pictured in 1907, showing the new RACS Central Stores



Engraving of Royal Arsenal Co-op buildings on Powis Street, 1884



1906 postcard showing a RACS grocery store in North Woolwich

Commercial periphery



Commercial periphery

The Commercial Periphery character zone comprises two pockets of land flanking Powis Street. Although the areas developed differently, they today share characteristics that warrant their grouping together.

The area to the north-east of Powis Street is bounded by Beresford Street, which in the 1830s was laid out on the land formerly occupied by the Woolwich Ropeyard. A number of impressive civic buildings were constructed on Beresford Street during the nineteenth century, most of which were demolished in the 1950s and 60s either as part of road widening schemes or slum clearances.

The post-war re-development of the western part of this area saw the construction of carparks and office blocks, with the aim of expanding the retail-orientated commercial centre of Woolwich. Some of these were subsequently converted to residential use.

The Commercial Periphery character zone was subject to great change during the post-war period and is thus partly characterised by its lack of extant heritage assets.

Key themes

A lack of historic buildings and spaces.

Large plot sizes.

1960s architecture of generally utilitarian quality.

Concrete and brick as dominant building materials.

Disused open spaces.

Off-street carparks.

Development of a scale and that relates poorly to Powis Street and the commercial core.

Poor access and navigation with a 'back-of-house' and leftover feel, subordinate to the main commercial core.

Low levels of pedestrian activity.



Key

Contributors

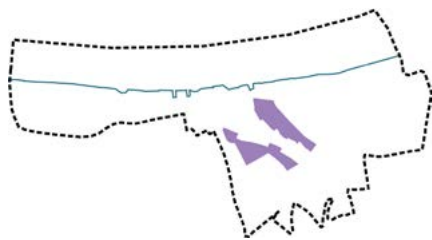
- Grade I listed
- Grade II* listed
- Grade II listed
- Locally listed

Conservation Areas

- Contributors

Detractors

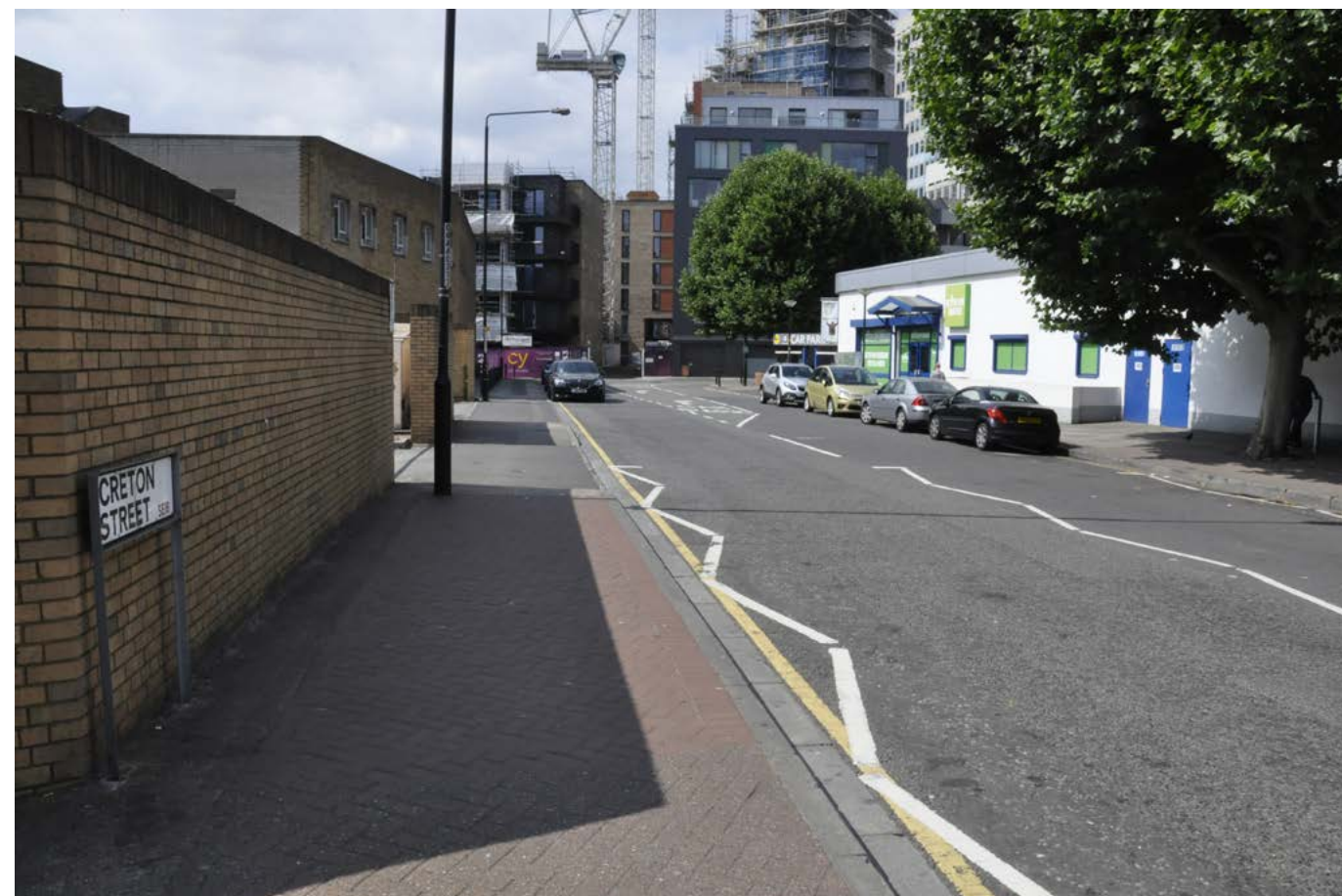
- Buildings or structures
- Open space



Historic features

Callis Yard Stables, Callis Yard (Locally listed)

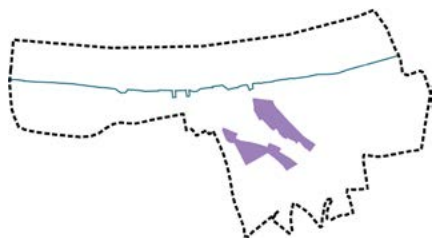
Marks and Spencer, **nos. 55-63 Powis Street**
(undesigned)



View of Creton Steet looking towards Callis Yard development

© ABA

2.0 Character zones



Opportunities for enhancement

- Much of the architecture within this zone is unsympathetic to Woolwich's historic character and form in its scale. Larger structures lack landmark quality and overwhelm the townscape. Combined with large vacant plots, the area detracts from the vibrant character of the surrounding Town Centre.
- The plots within these two areas could support schemes for redevelopment that better connect the central commercial and civic areas with Woolwich's characterful historic zones along the riverfront.
- Any schemes for redevelopment should be carefully considered as part of the setting of historic buildings within the Arsenal as seen from the river as well as part of the backdrop of the historic character of Powis Street.



Brownfield site at junction of Beresford Street and Macbean Street



The Vista Building - No. 30 Calderwood Street



Junction of Beresford Street and Woolwich High Street



View south from north end of Beresford Street

Detractors

Riverside House, Beresford Street - unsympathetic in its scale and materials to the historic form of Woolwich's commercial area and of limited architectural or landmark quality.

Maritime House, 807 Greens End, unsympathetic in its scale and materials to the historic form of Woolwich's commercial area and of limited architectural or landmark quality.

The Vista Building, No. 30 Calderwood Street - unsympathetic in its scale and materials to the historic form of Woolwich's commercial area and of limited architectural or landmark quality. is unsympathetic in its scale and materials

Railings along western edge of Beresford Street separating the pavement from empty yards.

Disused spaces such as that to the west of Beresford Street – These spaces detract from a sense of quality and character.

Commercial / residential



Commercial / residential

The Commercial/residential character zone is centred on Woolwich New Road and Grand Depot Road as they run north-east to south-west from the Royal Arsenal. It includes the open civic spaces of Woolwich's town centre.

The east side of Woolwich New Road and the blocks delineated by Plumstead Road, Spray Street, Vincent Road, Wilmount Street and Anglesea Road were built up over the nineteenth century. Originally this area of Woolwich was residential, interspersed with public houses which served the workers in the nearby Royal Arsenal and Dockyard. Slum clearances of the 1950s rezoned the cleared areas for commercial use, creating the mixed character of surviving fragments of Victorian terraces and twentieth-century light industry that still defines the area today.

The Commercial/Residential zone is characterised by a mixture of uses and modest architecture. Whilst its commercial nature differs from that of Powis and Hare Streets, this character zone is vibrant and active: host to a number of small local businesses many serving minority populations. General Gordon Square serves as the main public space in the centre of Woolwich

Key themes

The area hosts existing and historic transport buildings: railway stations, former tram sheds and modern bus shelters.

Modest scale architecture of two to four storeys often of modest or low architectural quality with some individual buildings of character.

Relatively narrow roads with moderate to high levels of traffic, taking the local traffic that is excluded from the pedestrianised centre.

Fragments of earlier housing developments interspersed with industrial and commercial buildings.

Victorian buildings along Woolwich New Road and adjoining streets form a coherent townscape associated with the nineteenth-century development of Woolwich as a civic centre.

Georgian buildings, where they survive, contribute to Woolwich's historic character and should be preserved.

Individual non-residential buildings of historic character add variety and character to this area and provide a textured transition from the commercial core to residential zones beyond the town centre



Key

Contributors

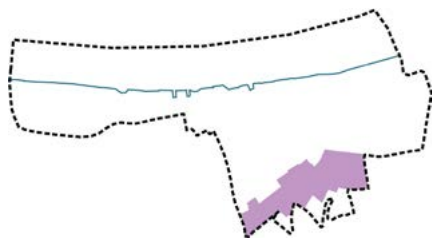
- Grade I listed
- Grade II* listed
- Grade II listed
- Locally listed

- Conservation Areas

- Contributors

Detractors

- Buildings or structures
- Open space



Historic features

Anglesea Road

Nos. 1 – 25 Anglesea Road (undesigned)

General Gordon Place

Equitable House (Grade II)

Plumstead Road

Woolwich Covered Market, Plumstead Road
(Grade II listed in October 2018)

No. 2 Plumstead Road (Locally listed)

No. 9 Plumstead Road (undesigned)

No. 20 Plumstead Road (undesigned)

Spray Street

Employment Exchange, Spray Street
(undesigned)

Telephone Exchange, Spray Street (undesigned)

Thomas Street

Nos. 3 – 5 Thomas Street (Locally listed)

No. 1 Thomas Street (undesigned)

Vincent Road

No. 14 Vincent Road (undesigned)

Wellington Street

No. 11 Wellington Street (undesigned)

Nos. 17-19 Wellington Street (undesigned)

Woolwich New Road

St Peter's Roman Catholic Church (Grade II)

**Presbytery to St Peters Church, No. 103
Woolwich New Road** (Grade II)

Nos. 1-1C Woolwich New Road (Locally listed)

No. 3 Woolwich New Road (Locally listed)

No. 91 Woolwich New Road (Locally listed)

No. 97 Woolwich New Road (Locally listed)

**St Peter's Community Centre, Woolwich New
Road** (Locally listed)

Nos. 5 – 13 Woolwich New Road (undesigned)

**Woolwich Tramshed, Nos. 51-53 Woolwich New
Road** (undesigned)

No. 61 Woolwich New Road (undesigned)

No. 63 Woolwich New Road (undesigned)

No. 71 Woolwich New Road (undesigned)

No. 89 Woolwich New Road (undesigned)

Nos. 99 – 101 Woolwich New Road (undesigned)



1-11 Woolwich New Road



St Peter's Roman Catholic Church, Woolwich New Road



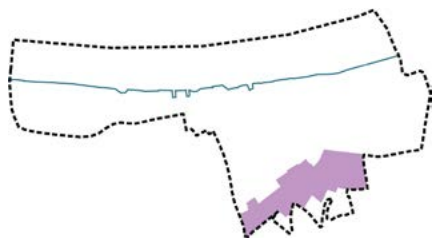
97 Woolwich New Road



3-5 Thomas Street



The Tramshed



Opportunities for enhancement

- Many of the historic buildings in this zone are in a poor state of repair and require conservation work. The Royal Borough of Greenwich may wish to consider initiatives such as Historic England's Heritage Action Zones to enhance the quality and condition of the existing building stock.
- Many of the historic buildings in this zone are vacant, reducing vibrancy and animation which is a fundamental part of the area's significance and streetscape. Planning policies or developments that enhance vibrancy whilst maintaining the fine grain and characteristic frontages within this zone should be encouraged.
- Road widening severely detracts from the connection of this area to the riverfront and neighbouring residential zones inside and outside of the study area. Development which seeks to enhance the connectivity of this zone with its wider surroundings is to be encouraged.
- Efforts to improve the visual appearance of the area through replacement street-furniture and public landscape could be built on by controlling the appearance, scale and illumination of signage and shop frontages.
- Much of the character of this area is made up by collective contributions by individual buildings of modest historic interest rather than grand civic architecture. The buildings are evidence of the ordinary life of the people of Woolwich at a time when the town was developing from a medieval village to a modern urban centre. It is their modest quality that most puts this

rapidly disappearing part of Woolwich's historic environment at risk. Much of this character has been lost to war-time bombing, slum clearances and later developments with each individual development scheme arguing for the piecemeal loss of the fragmentary survivors of nineteenth and eighteenth century Woolwich.

- The Royal Borough of Greenwich may be encouraged to consider designation of this area as a Conservation Area, recognising that modest individual buildings collectively contribute to the greater historic character of Woolwich and that their refurbishment and reuse may have benefits that extend beyond those achieved by their demolition and rebuilding.
- Redevelopment of sites within this area should seek to retain the historic buildings that front onto the main roads especially Woolwich New Road, Anglesea Road and Plumstead Road recognising that these groups of buildings collectively add character to Woolwich's historic town centre.
- Where development of the larger spaces and sites within this area is proposed, it should respond to the low-rise historic form of development around the periphery of the character area as well as seek to draw on and enhance the historic character of Woolwich Town Centre.
- Development within this area is particularly encouraged to consider the setting of nearby heritage assets, both designated and undesignated in the development of design proposals.

Recently listed

Woolwich Covered Market, Plumstead Road, is an early example of a steel diagrid roof in commercial use and was listed at Grade II in October 2018

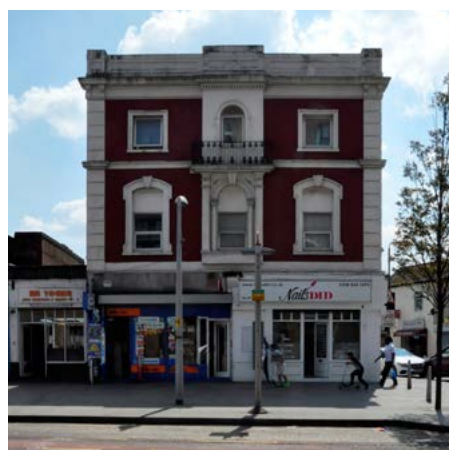
Detractors

When considered from the perspective of enhancing the historic environment, the recent Tesco development relates poorly in scale and appearance to the historic streetscape and form of Woolwich's historic town centre.

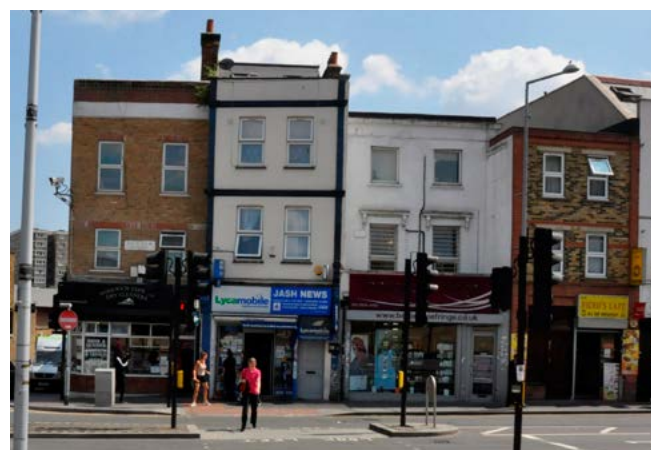
Contributors - Possibilities for designation

No. 1 Thomas Street forms part of the group of Georgian buildings that formed part of the original eighteenth-century development in the area and is handsome example of the architecture of its time. Whilst Nos. 3-5 are Locally Listed, No. 1 Thomas Street is a potential oversight as building is of townscape importance sufficient to merit local listing as a minimum.

The Woolwich Tramshed – A rare surviving tramline electricity substation in a handsome Mannerist style, it served the last of London's trams which ran from Woolwich in 1952. It has a prominent location in Woolwich Town Centre and has been the subject of community interest, use and regeneration as a community performance space. It is recommended for at least local listing due to its architectural, historical and communal interest.



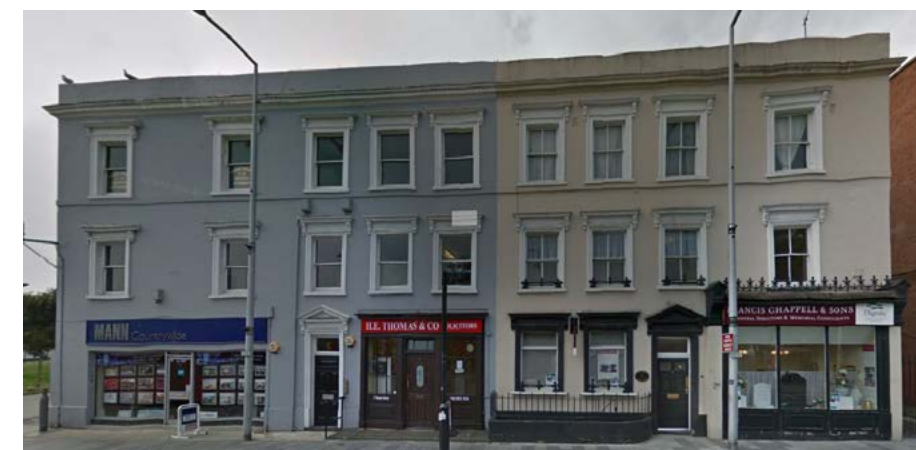
20 Plumstead Road



61-63 Woolwich New Road



99-101 Woolwich New Road



Nos. 1-5 Thomas Street, with the undesignated No. 1 pictured on the far left

Residential



Residential

The Residential area character zone is comprised of three separate pockets of land on the edges of the study area. These are:

- Land to the east of John Wilson Street,
- A triangle of land bounded by Woolwich New Road, Sandy Hill Road and Brookhill Road
- Land between Anglesea Road and Masons Hill connecting to land south of Vincent Road

John Wilson Street was originally laid out in 1810 as Brewer Street with modest housing and some commercial sites which were progressively infilled over the following century resulting in a mix of housing styles.

Historically, much of the residential zone that lies east of Woolwich Town Centre was in the neighbouring parish of Plumstead. It was developed intensively after the coming of the railway to Woolwich in 1840 but suffered from Second World War bombing and subsequent slum clearances. Today, it is characterised by post-war development.

Key themes

Predominantly Post-war architecture with some earlier survivors.

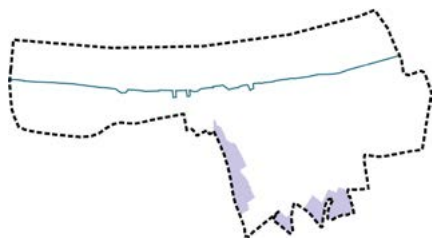
A mix of residential and community uses especially religious uses.

Relatively dense development with no consistent style, height or form.

Brick is the dominant building material but is not of a consistent colour or type.

Poor connections to the historic core of Woolwich with a sense of fringe development that could be anywhere rather than distinctively rooted in Woolwich.





Historic features

Gurdwara Sahib Woolwich (former Woolwich Methodist Chapel) and associated langar (former Solders' Institute and Sunday School), Calderwood Street (Grade II).

New Testament Church of God (former Woolwich and District Synagogue), Anglesea Road (Locally listed).

No. 84 Wellington Street (undesigned).



Gurdwara Sahib Woolwich (Former Woolwich Methodist Chapel)



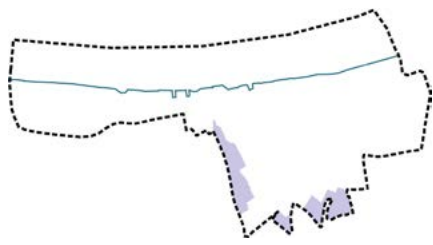
Langar to Gurdwara Sahib Woolwich (former Soldiers' Institute and Sunday School)



New Testament Church of God (former Woolwich and District Synagogue)



84 Wellington Street



Opportunities for enhancement

- The area could support sensitive redevelopment that better integrates these fringe areas with Woolwich Town Centre as a distinctive place.
- John Wilson Street, and to a lesser degree, Woolwich New Road, act as barriers which discourage integration of these residential areas with the rest of Woolwich Town Centre and beyond. Opportunities to better integrate these areas with Woolwich Town Centre through improved public realm, shared design concepts or other means should be explored.
- Opportunities for redevelopment within this area should seek to retain buildings and spaces that contribute to Woolwich's historic character including individual buildings where they are characterful, even if not designated



View north along Anglesea Road



Jim Bradley Close



View north along John Wilson Street (south circular)



View north along Sandy Hill Lane

Contributors - Possibilities for designation

No. 84 Wellington Street is a former public house, built in 1894. It is a modest, but handsome example of the typology common to the historic character of the zone, which would previously have served residents and is a candidate for local listing.



84 Wellington Street

The Civic Quarter



The Civic Quarter

The Civic Quarter character zone is predominantly formed by Bathway Quarter, the area enclosed by Wellington Street to the south, Calderwood Street to the north, Thomas Street to the east and Market Street to the west. The Woolwich Centre on the southern side of Wellington Street is also included since it constitutes an extension of the zone's municipal character.

The area is in the process of large-scale development, with approval granted for mixed-use schemes at both the 'island site' and 38 Wellington Road, the former of which will incorporate several of the Polytechnic buildings.

Key themes

Civic and Educational uses.

Characterful Victorian and Edwardian architecture with twentieth and twenty-first century accents.

Red brick and Portland stone used for fine civic buildings.

A high concentration of historic buildings.

A sense of a self-contained quarter insulated from the vibrancy of the town centre.

A Moderate level of pedestrian and road traffic on zone boundary streets



Key

Contributors

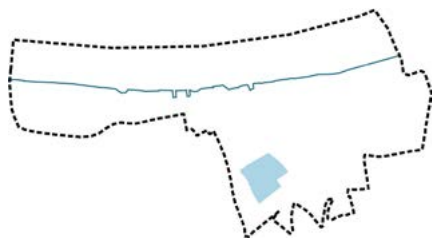
- Grade I listed
- Grade II* listed
- Grade II listed
- Locally listed

- Conservation Areas

- Contributors

Detractors

- Buildings or structures
- Open space



Historic features

Woolwich Town Hall, Wellington Street
(Grade II*)

Former Police Station, Market Street (Grade II)

Nos. 24 – 28 Market Street (Grade II)

Original Polytechnic Building, Calderwood Street (Grade II)

Woolwich Old Town Hall, Calderwood Street
(Grade II)

Former Magistrates' Court, Calderwood Street
(Grade II)

Former Public Library, Calderwood Street
(Grade II)

Woolwich public baths, Bathway (Locally listed)

Thames Polytechnic (part), Polytechnic Street
(Locally listed)

'Earl of Chatham' Public House, Thomas Street
(Locally listed)

Nos. 2 – 4 Wellington Street (Locally listed)

Polytechnic Hall, Calderwood Street
(undesigned)

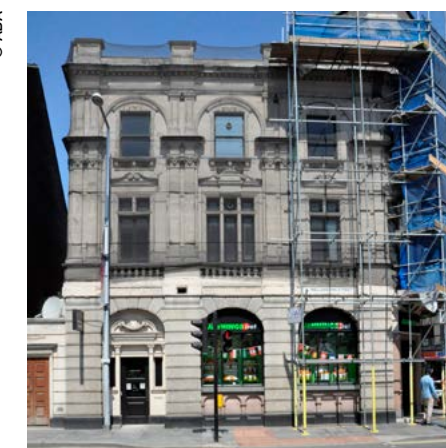
Nos. 6 – 14 Wellington Street (undesigned).



Grade II* Woolwich Town Hall



Grade II listed former Woolwich Polytechnic



2-4 Wellington Street



Grade II listed former Woolwich police station



Grade II listed Woolwich Old Town Hall



6-10 Wellington Street



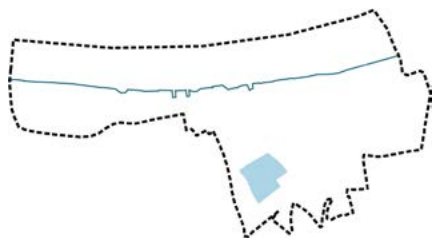
Grade II listed 24 and 26 Market Street



Grade II listed former Woolwich Magistrates Court



Former Woolwich public baths



Opportunities for enhancement

- Uses that reflect the civic character of the area are to be encouraged. Additional uses that enliven the area during a wider range of hours should be of the highest quality of design reflecting the civic importance and gravitas of the area
- Opportunities to better integrate this quarter with the commercial and residential character areas of Woolwich are encouraged. This could include landscape and street design improvements.
- The Island Business Site is an opportunity for development that positively enhances the Civic Quarter's distinctive quality and character.



North and west elevation of Woolwich public baths



Calderwood Street, showing Polytechnic Hall, the Old Town Hall and former public library



Woolwich Old Town Hall and Woolwich Baths seen from the corner of Calderwood Street and Polytechnic Street, 1962

Detractors

The Island Business Centre, located on the corner of Wellington Street and Polytechnic Street, does not make a positive contribution to the character zone, but has been approved for redevelopment.



The Island Business Centre to the left of 12-14 Wellington Street

3.0

Conclusion

Woolwich Today – Continuing Change

Ever since the construction of the first docks on a quiet stretch of river, Woolwich has been defined by change. As a result of this constant change, Woolwich today has a fragmented historic environment with characterful buildings and spaces scattered amongst buildings of lesser architectural quality. Some buildings that survive from earlier phases of Woolwich's history occur in clusters of well-preserved and well-defined groups, such as the Arsenal. Some, however, survive as remnants with limited historic context. Amongst nondescript 1970s redevelopment the surviving Victorian buildings stand out. The historic interconnectivity between St Mary's Church and the riverside is not clear due to the major road network that now severs them.

Change has also brought about positive benefits to the town. Successive waves of immigration have reintroduced vibrancy to the markets around Beresford Square; pedestrianisation of Powis Street results in a strong and distinctive shopping street and residential redevelopment has regenerated the Arsenal site.

Woolwich's challenge as it continues to evolve into a Metropolitan Urban Centre is how best to conserve and draw on Woolwich's rich history to inform ongoing development within the Town Centre, which is possible where its uniquely distinctive character is understood.

Woolwich's character

As set out in this document, Woolwich Town Centre is not a single area of homogenous character. The sub-areas have distinct characters of their own as set out in this document. Proposed development in any one area should refer to these character areas to identify what is distinctive about each and seek to draw from this set of distinctive characteristics to produce new development appropriate to its setting. Overarching themes for Woolwich Town Centre can be identified however. Where it survives, built fabric and open spaces that reflect the following themes should be particularly valued as reflecting Woolwich's distinctive historic character.

- The town's military and industrial past and its setting.
- Social co-operative movements embodied in the buildings of the Royal Arsenal Co-operative.
- Connections between the town and the river.
- Woolwich's development as a civic centre – Georgian, Victorian and early twentieth-century buildings, street frontages and open spaces that typify civic character.

In Woolwich, character is frequently expressed through the collective contribution of undesignated buildings of local architectural or historic interest. As a result, Woolwich's historic character is particularly vulnerable to change. It is often hard to understand how a single building, in isolation, contributes to historic character but understood as part of a wider character area, its value is more apparent. Development that seeks the piecemeal loss and replacement of these characterful contributions, such as surviving

commercial street frontages, should be given full and careful consideration as potentially detrimental to Woolwich's distinctive character. Retention and creative reuse of surviving buildings could enhance the character of Woolwich without significantly reducing the town's capacity for change and development.

Vacant sites or buildings that detract from these character themes present opportunities for positive development. Given the vulnerable nature of Woolwich's character, any development within Woolwich Town Centre, even where it replaces a site of limited historic value, should take particular care to consider the setting of Woolwich's significant buildings and spaces. Development at some distance from historic buildings has the potential to significantly alter their setting and appreciation. Development of high quality design is not enough in itself: to fully and successfully integrate with Woolwich, development should draw on historic character to contribute to Woolwich's distinctive sense of place.

Woolwich's historic environment

The following maps draw on the findings within this document and other sources to identify buildings and structures of particular historic interest. It is important to note however that character is more than the survival of individual buildings and these maps should be used as a starting point to identify Woolwich's distinctive character rather than a definitive assessment of it.

Listed buildings

The following map shows all of the listed buildings and conservation areas within the study area, highlighted according to grade. The covered market on Plumstead Road was added to this list very recently, having been listed at grade II in October 2018.



Designations

Potentially listable/upgradeable

The six structures identified below are potentially worthy of entry/upgrading on the national heritage list and may warrant further investigation into their significance as follows:

1: The River Wall

The River Wall of the former Dockyard is the largest surviving structure from the Dockyard, and incorporates both high quality granite ashlar (at the western end including Trinity Stairs), a brick-clad concrete system (to the west of the gun emplacements), and granite-clad concrete (from the gun emplacements eastwards). As the largest surviving element of a royal Dockyard, and as a fine piece of industrial architecture (particularly Trinity Stairs and the Gun emplacement), this river wall is worthy of national listing.

2: Block 1 (former Woolwich Store Warehouse)

This is an attractive industrial building dating to 1914, with an interesting concrete-frame. Though it is not one of the surviving buildings from the Dockyard it is a good example of an early twentieth-century industrial structure, and this and its concrete structure may make it worthy of listing.

3: Building 21, Royal Arsenal

Building 21 was built as part of the Chemical Factory (adjacent, listed Grade II), and should probably therefore be listed as well. It could be considered a curtilage structure.

5: Building 19, former carriage mounting ground

Currently grade II listed, this building maintains substantial machinery which could make it a candidate for upgrading to grade II* - see gazetteer entry.

6: Former Public Baths

The former public baths are locally listed but as a very good example of a public bath, could qualify for national listing.



Potentially listable

Potentially locally listable

The following buildings are good examples of local architecture with local architectural and community interest. The Royal Borough of Greenwich may wish to review these against its local listing criteria.

Former Dockyard and riverside

- Old railway tunnel under Church Street
- No. 5 slip
- No. 6 Slip
- Former dockyard river wall
- Woolwich Power Station coaling jetty

Royal Arsenal

- Buildings 47 and 48 (Grand Store additions)
- Gunnery House
- Anvils

Powis Street

- 1-7 Powis Street
- 22-24 Powis Street
- 23-25 Powis Street
- 26 Powis Street
- 27 Powis Street
- 28 Powis Street
- 32 Powis Street
- 33-35 Powis Street
- 34-38 Powis Street
- 40-42 Powis Street
- 44-48 Powis Street (Former Electric House)
- 51-53 Powis Street
- 55-63 Powis Street
- 79-81 Powis Street
- 83-85 Powis Street
- 87-89 Powis Street
- 91-95 Powis Street
- 132-134 Powis Street

- 136 Powis Street
- 160-162 Powis Street and Furlongs Garage
- 165-167 Powis Street (Former Woolwich County Court)
- 169-173 Powis Street
- 170-172 Powis Street
- 179 Powis Street (Castle Tavern)

Hare Street

- 18-28 Hare Street
- 23-25 Hare Street
- 29-31 Hare Street
- 44-46 Hare Street
- The Roses (47-49 Hare Street)
- 50-58 Hare Street
- 51-61 Hare Street

Beresford Square

- 5 Beresford Square
- 13-14 Beresford Square

Woolwich New Road

- 2-2B Woolwich New Road
- 5 Woolwich New Road
- 7-9 Woolwich New Road
- 11 Woolwich New Road
- 13 Woolwich New Road
- 51-53 Former Tram Shed (Young People's Theatre)
- 61 Woolwich New Road
- 63 Woolwich New Road
- 71 Woolwich New Road
- 89 Woolwich New Road
- 99-101 Woolwich New Road

Potentially locally listable

Plumstead Road

- 9 Plumstead Road
- 20 Plumstead Road

Vincent Road

- 14 Vincent Road

Wellington Street

- 6-10 Wellington Street
- 11 Wellington Street
- 12-14 Wellington Street
- 17-19 Wellington Street
- 84 Wellington Street

Spray Street

- Employment Exchange, Spray Street
- Telephone Exchange, Spray Street

Anglesea Road

- 1-25 Anglesea Road

Macbean Street

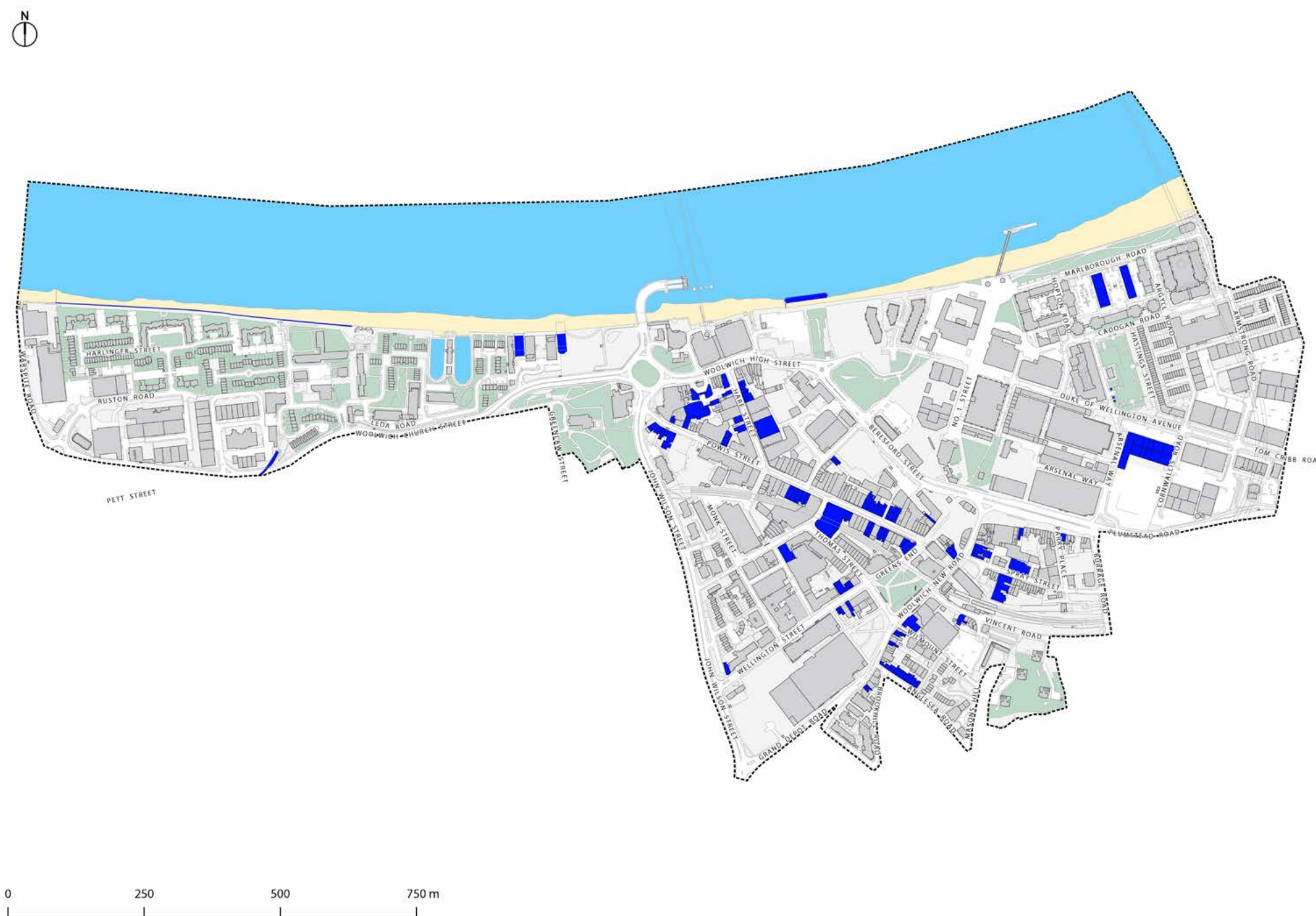
- 41-44 Macbean Street

Calderwood Street

- Polytechnic Hall

Mortgramit Square

- Furlongs Garage



Suggested conservation area

The area outlined in the following map contains some of the oldest houses in Woolwich, on the south side of the High street and on Beresford Square, and some fine examples of Victorian and early twentieth-century commercial and civic architecture. This area retains a flavour of the nineteenth-century town centre, an attractive collection of buildings and green space which form a characterful group worthy of protection. The Royal Borough of Greenwich may wish to consider this area for designation as a conservation area to retain its distinctive and historic character.



Potential Conservation Area

Developing Woolwich

To better promote a successful integration of the historic environment with new development, the following questions might be applied to any proposals for redevelopment within Woolwich Town Centre;

- How does the development draw on the identified character of the part of Woolwich that it is in to produce high quality design? Does it reflect characteristic materials, plot sizes or forms?
- Has the significance of the surrounding historic environment been understood and has this informed the design?
- Has every effort been made to conserve historic fabric where it survives on site?
- Does the development appear in the setting of listed buildings, particularly from clusters of historic buildings within the former Royal Arsenal, and Royal Naval Dockyard sites and long-range views from the River Thames?
- How does the development affect nearby Conservation Areas? Have views from these areas been considered?

Development which addresses the appearance and experience of detracting elements could produce development that Woolwich's townscape to the benefit of its character. Any development of these sites is encouraged to draw on the town's rich heritage to enhance Woolwich's distinctive sense of place.

Woolwich has an exceptionally rich heritage which survives despite the town being subject to continuous change over its history. It is hoped that by better considering the contribution of each individual building or space and by understanding the wider character of each distinctive part of Woolwich, further change and development can enhance this distinctive character throughout the many changes to Woolwich Town Centre that are yet to come.



Appendix 1 - Woolwich history and development

Introduction

The following summary history outlines, century by century, the development of the settlement of Woolwich and its three main component parts – the Royal Dockyard, the Royal Arsenal, and the town of Woolwich itself. Woolwich’s history stretches back over 2000 years, underlying and informing the modern town. In order to fully explain the significance of Woolwich this chapter sketches out the town’s history, illustrating the decisions and events which have shaped its built environment.

Geology and geography

Woolwich is the only area for miles around which offered such a good prospect for a riverside settlement. Unlike the surrounding alluvial marshes, a spur of Thanet Sand projects to the bank of the Thames (which is deep in this stretch of the channel) making perfect conditions for beaching boats, while to the south a bank of chalk and gravel rose up steeply, offering well drained and fertile land, and a dry route south towards Dover.

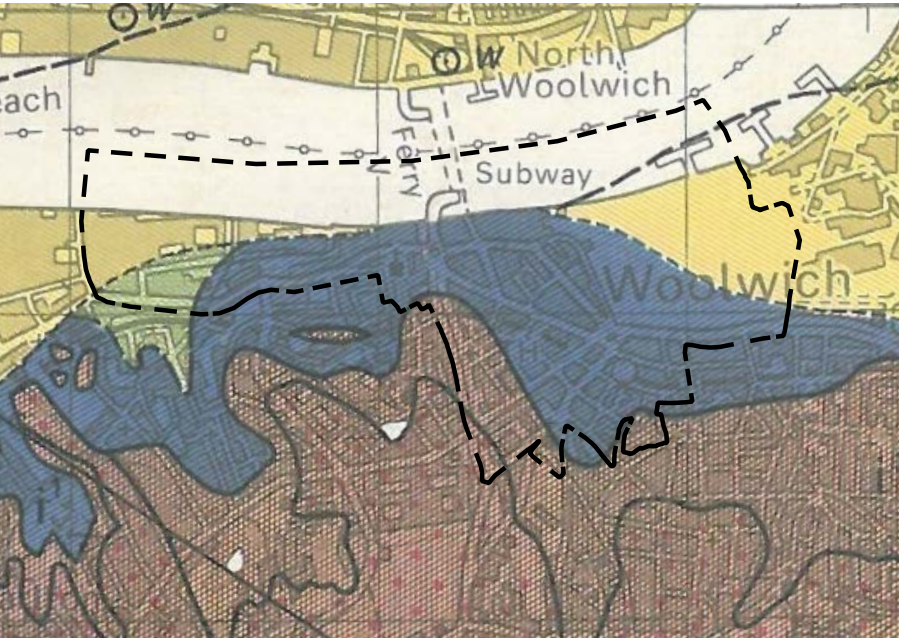


Fig. 3: Geology map showing the projecting Thanet Sand beds (in blue)

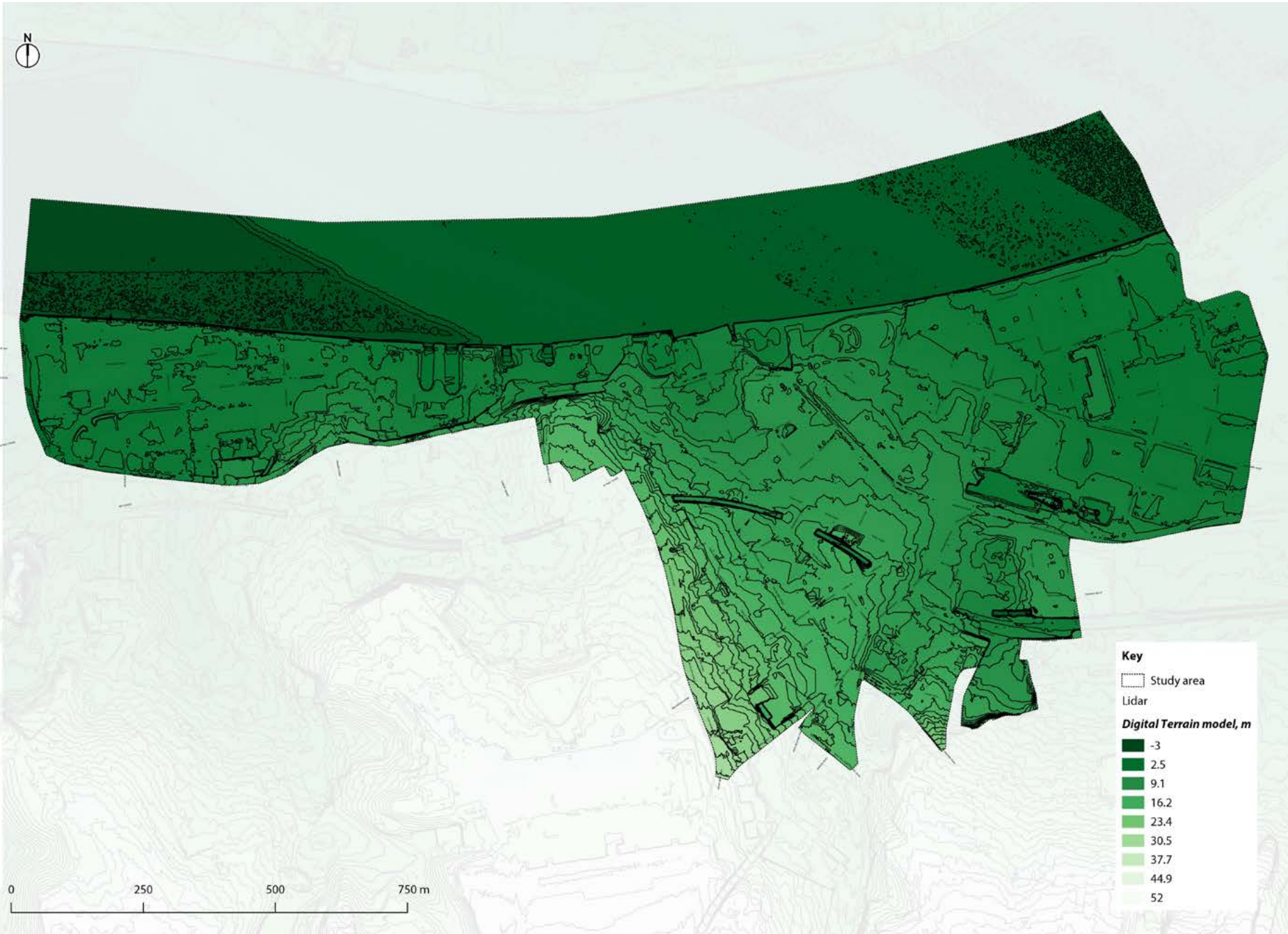


Fig. 4: 1m contour map showing the rising land to the south

Iron Age and Roman Woolwich

Woolwich has been occupied since at least the Iron Age, when between 300 and 100 BC a defended settlement or *Oppidum* occupied the stretch of river bank between Bell Water Gate and the Royal Arsenal taking advantage of the natural riverside gravel. This was a significant settlement protected by a substantial earthwork bank and ditch, remains of which were uncovered in 1980s excavations of the former power station site, and more recently in the 2013 to 2014 excavations on Cornwallis Road immediately west of the Royal Arsenal [HER].

The Oppidum was abandoned for a time, and then re-occupied during the later years of the Roman occupation in the fourth century AD. The former Oppidum may have been used as a fort, though the defensive eastern ditch silted up during these years [HER]. A Roman cemetery was uncovered in 1999, in the western end of the Royal Arsenal site around Dial Arch, and further evidence of Roman burials was uncovered during the refurbishment of Dial Arch in 2010 [HER]. Woolwich was used by the Romans as a port, and as a crossing point, and the current Church Street and High Street probably have their origins as a riverside road during this time.

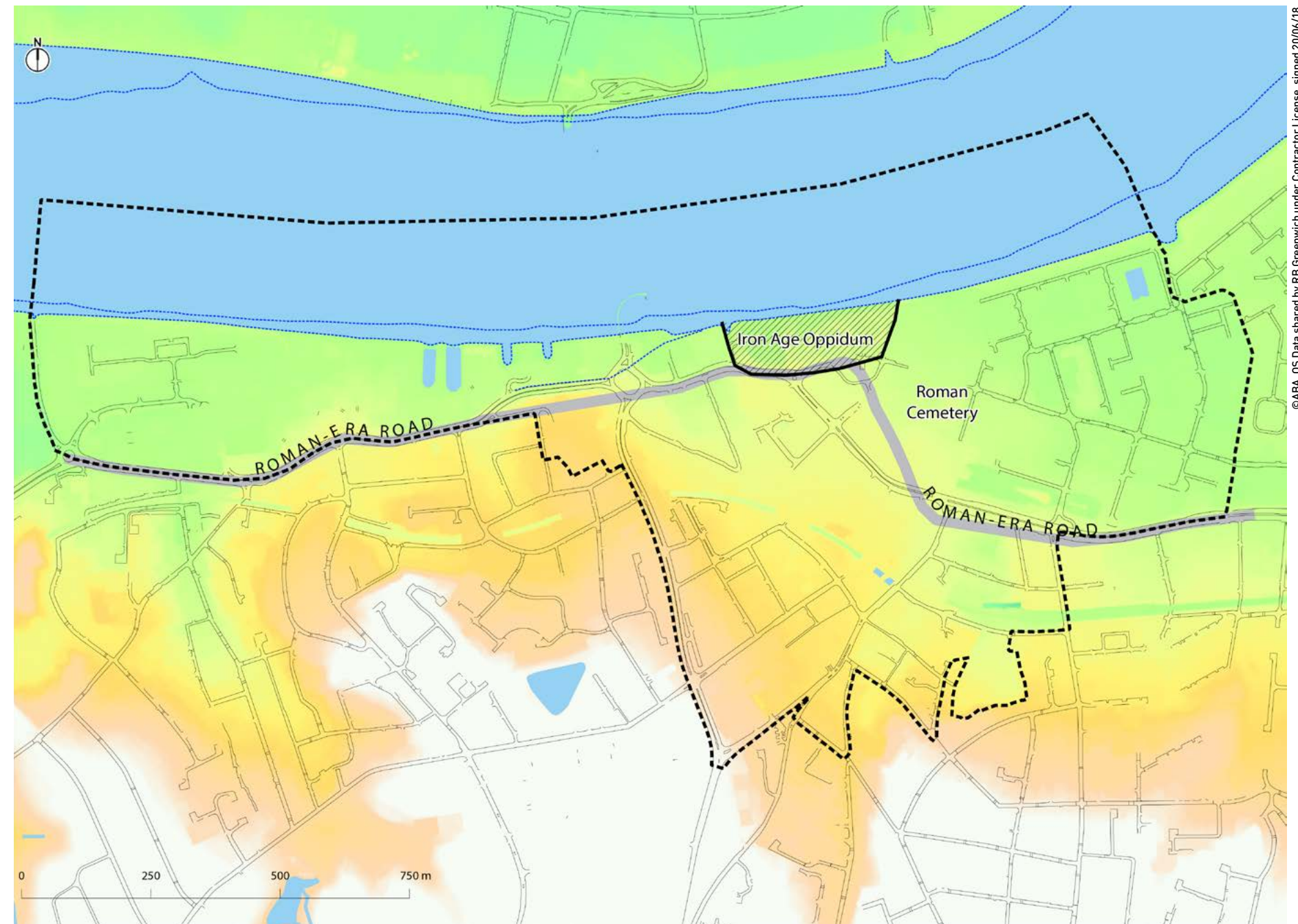


Fig. 5: Iron Age and Roman Woolwich (overlaid on a modern street plan).

Saxon and Medieval Woolwich

A small late Saxon settlement developed along the riverbank road. The suffix 'wic' is Saxon, meaning 'fortified settlement', and the most likely explanation for Woolwich's name is 'Wool town', though other origins have been suggested. In 2015 to 2016 excavations on Warren Lane, by Oxford Archaeology, a Saxon-era burial was discovered. The old town church, situated a short distance to the north east of the existing St Mary's, probably had Saxon origins, but was rebuilt in stone following the Norman Conquest.

The town expanded along the river during the early medieval period, also extending south beyond the road and east to what is now Warren Lane. A ferry crossing to the north bank of the Thames was formalised with a franchise from the king in the fourteenth century. Wharves and boat building occupied the river front, and potteries producing London Ware were built between Beresford Street and Warren Lane, and within the modern Royal Arsenal Site.

Little is known about the buildings of medieval Woolwich and nothing survives, but the former manor house Woolwich Hall stood at the intersection of the High Street and Hare Street, and a jettied house of possibly fifteenth century origins stood on Nile Street until its demolition in the early twentieth century.

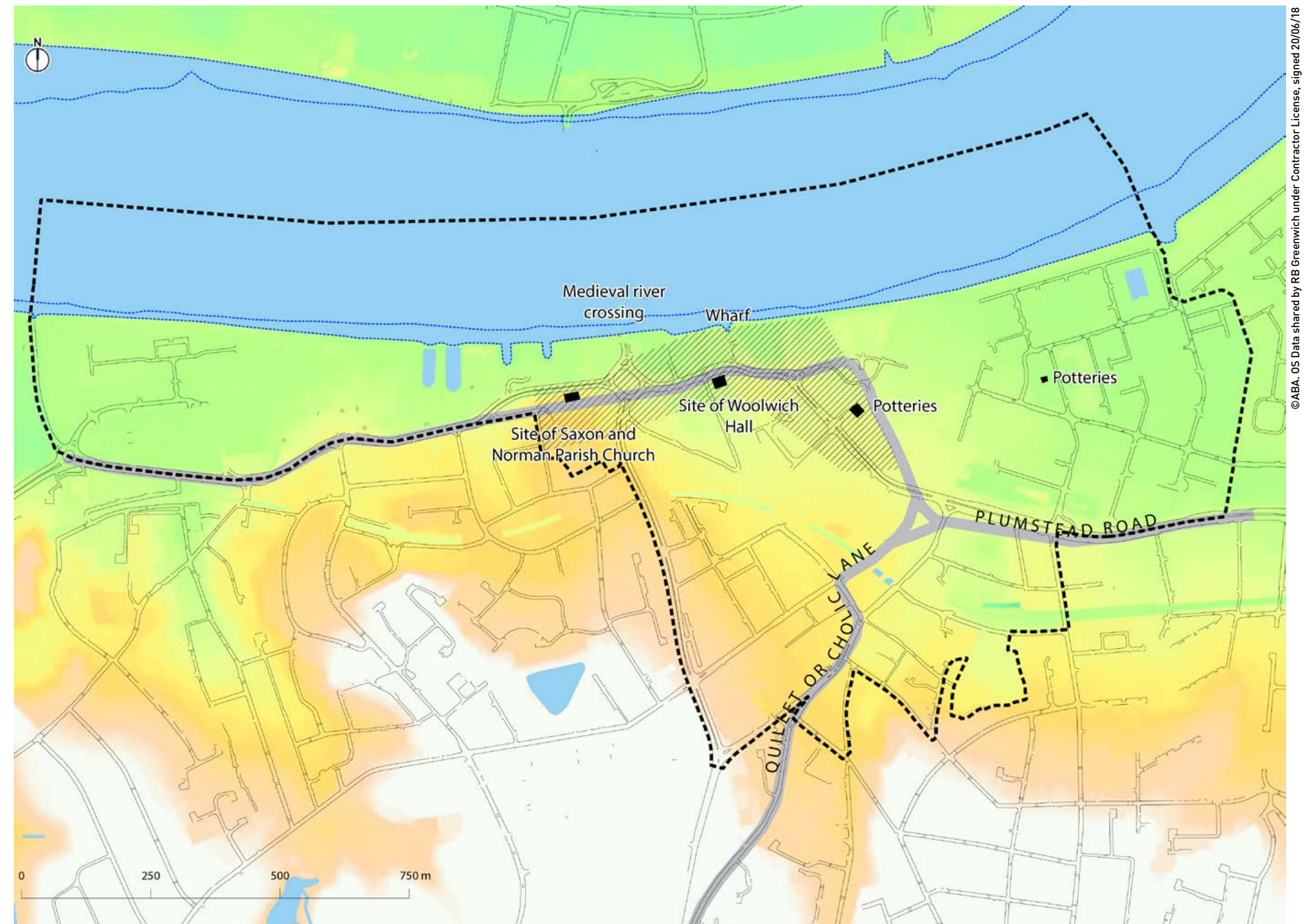


Fig. 6: Saxon and Medieval Woolwich (overlaid on a modern street plan).

Sixteenth century Woolwich – origins of the Royal Dockyard and Royal Arsenal

Woolwich remained a small settlement until the beginning of the 16th century, when it developed as a maritime, industrial and naval centre. In 1512, a wharf immediately east of Bell Water Gate was chosen by Henry VIII for the building of war ships: probably taking advantage of the deep water of the Thames and clear views up and downstream possible at this location. Woolwich, along with Deptford further west, became the first of what would be a long and influential tradition of Royal Navy Dockyards. Henry VIII's battleship *Henry Grace à Dieu*, then one of the largest warships in the world, was built here and launched in 1515.

The crown purchased the wharf site in 1518, but in approximately 1530 moved royal boatbuilding operations further west to an area known as Boughton's Docks. The Boughton's Docks site was a quarried sand cliff over chalk bedrock, which sloped steeply to the river, but provided a firm base for building and allowed the construction of the technological innovation of a dry dock. The site was bought by the crown in 1546. Little is known about the appearance of the Royal Dockyard at this point in its history, but it was an extremely significant site, warranting a visit from Queen Elizabeth I in 1559.

England's first naval Ropeyard was established in Woolwich in the 1570s, following problems with the imported supply of rope, so necessary for the ships being built at Woolwich and elsewhere. The site had to be long and flat, meaning that none of the sloping land adjacent to the existing Royal Dockyard was suitable, and no large enough sites were available in the town. The Ropeyard was instead built on an area of level ground at the eastern end of the village of Woolwich, where Beresford Street now runs.

After the departure of the royal shipbuilders to Boughton's Docks, the Crown began to use the original wharf by Bell Water Gate for the storage and supply of ships' guns and other ordnance. From here on, the wharf was known as Gun Wharf. From the late sixteenth century Gun Wharf also stored and supplied the ships ropes made in the adjacent Rope Yard.

Following the Dissolution of the Monasteries, the lands around the rural villages of Plumstead and Woolwich were bought up by a wealthy goldsmith and merchant, Sir Martin Bowes. The lands were well-situated near to both the Royal Court at Greenwich and the Royal Dockyard. By 1545 the Bowes family had built a large house, Tower Place, complete with adjacent gardens, orchards and a rabbit warren, surrounded by moats, on the marshland adjoining the Thames. Tower Place stood on the site now occupied by Building 40 within the Royal Arsenal and the warren and gardens stretched behind the house to the east across much of the modern Arsenal site

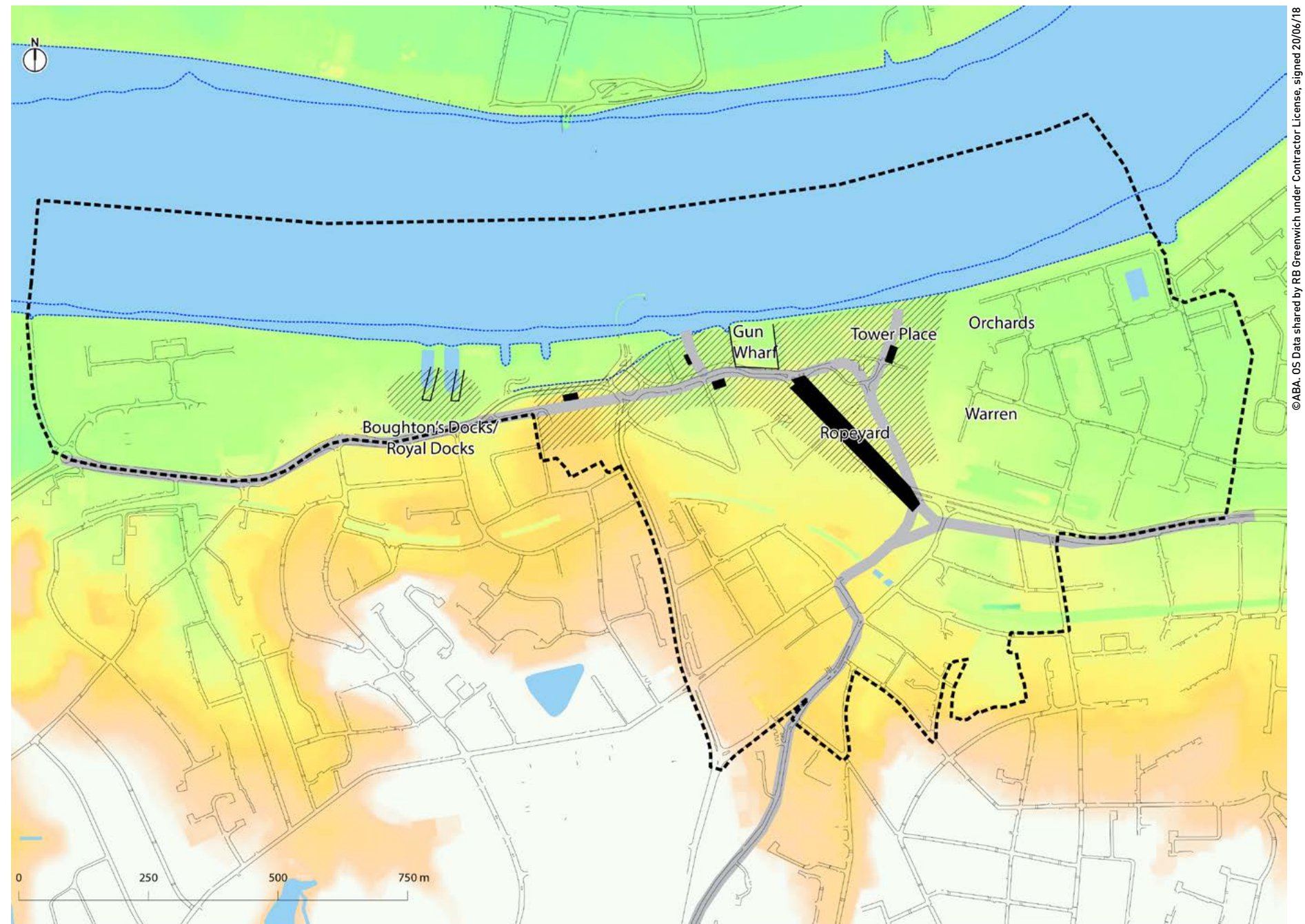


Fig. 7: Sixteenth century Woolwich (overlaid on a modern street plan).

The site was to retain the name 'The Warren' until 1805 when it was renamed the Royal Arsenal by King George III.

In 1560 to 1562 Bowes founded an alms house near Tower Place, where Warren Lane met the High Street.

Seventeenth-century Woolwich

From the seventeenth century Woolwich can be divided into three distinct areas: the Royal Dockyard, the Warren (later the Royal Arsenal), and the town of Woolwich itself.

The Royal Dockyard

In 1610, the Royal Navy's largest ship, the *Prince Royal* was launched from Woolwich Royal Dockyard. This prestigious commission spurred a number of improvements on the site. In 1608 the western dock was enlarged to create a double dry dock. Following this the yard was levelled by quarrying out the sandy hills to the south and redepositing the sand in an embanked artificial terrace at the river's edge, creating a new, reclaimed wharf front. This levelling was probably complete by 1625 and by 1634 the site was covered with new buildings.

By 1639 the acquisition of more land to the east of the Royal Dockyard allowed the creation of a new Dockyard entrance, accessed via a redirected Church Street

The Dockyard was further extended to the west in 1663, when a parcel of land was leased to the Crown by the local manor.

Between 1668 and 1698 a program of improvements resulted in some prestigious structures within the site, most notably a 'Great Storehouse' of 1693.

The Warren (The seventeenth century Arsenal)

By the 1650s the owners of Tower Place had begun to allow the Board of Ordnance, based at the adjacent Royal Dockyard to test cannon on the Warren. Following a humiliating attack on the English naval fleet by the Dutch in June 1667, a defensive battery was built along the riverbank between the river and the moats of the Tower Place orchards, to protect the upstream Dockyards. In 1671, the Board of Ordnance purchased Tower Place and transferred operations to the 31 acre (12.5 hectare) estate. This reflected a trend across all of the increasingly important Royal Dockyards to distance munitions and gunpowder from valuable, and highly flammable, ships and shipbuilding materials.

Under Crown Ownership, the site was rapidly developed both as a defensive site and as a storage site for ordnance. A large triangular earthwork fort was built behind the existing battery, and storage and testing facilities for guns and ammunition were built across the remainder of the site. Tower Place was converted into two houses with rooms for officers.

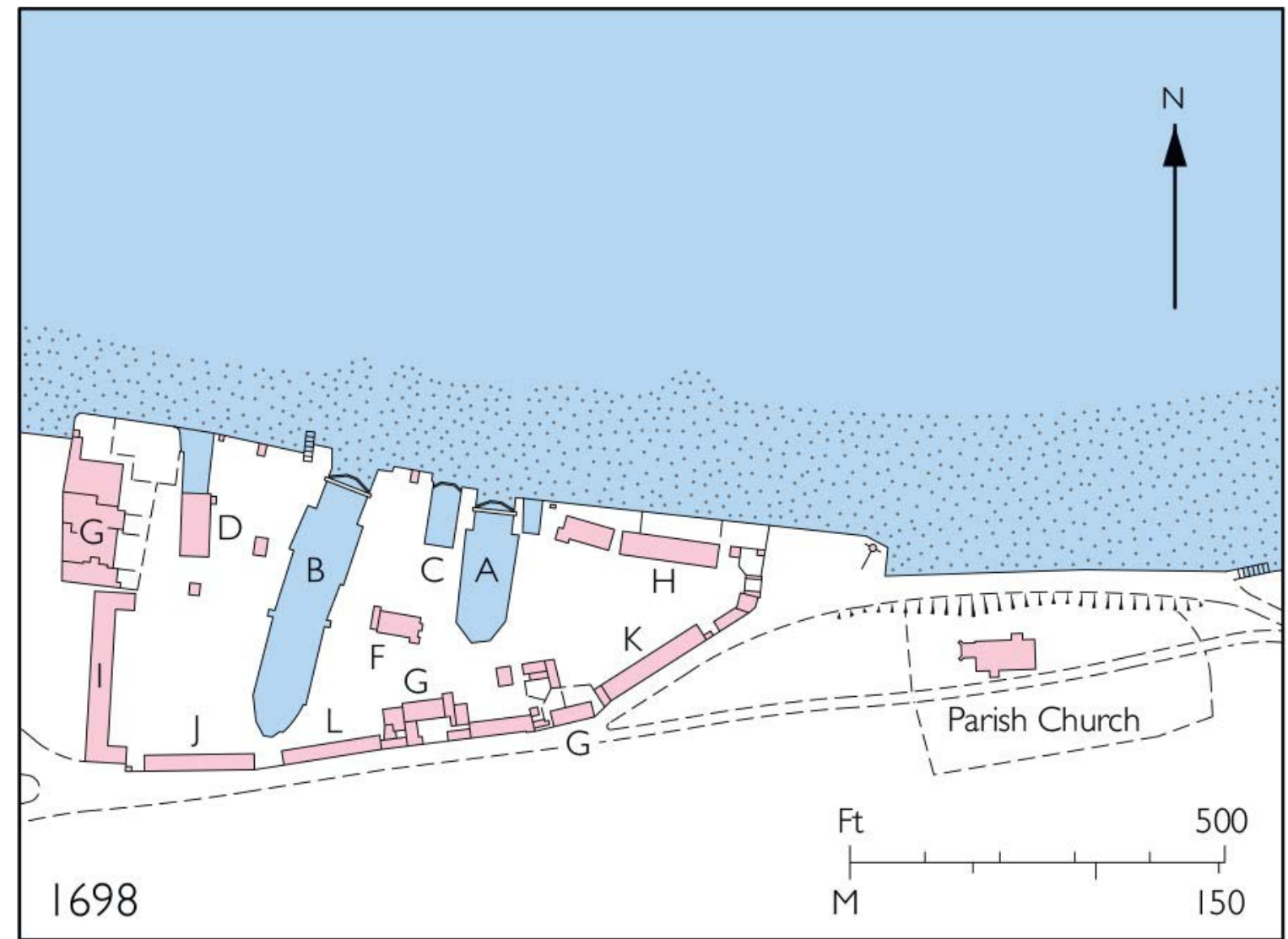


Fig. 8: Woolwich Dockyard 1698

A Dry Dock	F Clock house/office	J Carpenters and joiners
B Double Dry Dock	G Officers' Houses	K Rigging house
C Shipbuilding slip	H Storehouse	L Pitch house
D Mast-house	I Great Storehouse	

In 1694 it was decided that the existing 'Laboratory' or gunpowder and ammunition manufacturing site in Greenwich would be removed to make way for the new military hospital. The obvious new location for this operation was the Warren site in Woolwich, where a handsome collection of buildings known as the Royal Laboratory were built between 1695 and 1697. The construction of the Royal Laboratory represented the beginning of intense industrial production of explosives and armaments at this location, and 'the Warren' grew to become Britain's largest ammunition storage and manufacturing site.

Woolwich Town

The riverside of the town became increasingly industrial during the seventeenth century. Glass yard was the site of two factories producing ordinary glass, and plate and crown glass. Between glass yard and Bell Water Gate there was a pottery. Gun Wharf, in private ownership from 1670s, was exporting not only the rope from the Naval Ropeyard, but also bricks and tiles made locally, probably in the brickfields south of the high street.

At the western end of the town, Church Street was diverted in the early seventeenth century to run alongside the river and allow access to the new eastern entrance to the Royal Dockyard. The road now passed by the north side of the church, cutting into the bottom of its sandy hill, which rapidly became undermined causing the church and burials to become unstable.

As the growing settlement became more densely developed and less of a rural village, changes in building styles and less available land meant that new houses and shops were built taller and on narrower plots. Many of the pubs which came to dominate the town had their origins in the seventeenth century, serving the workers of the Dockyard and of the Warren.

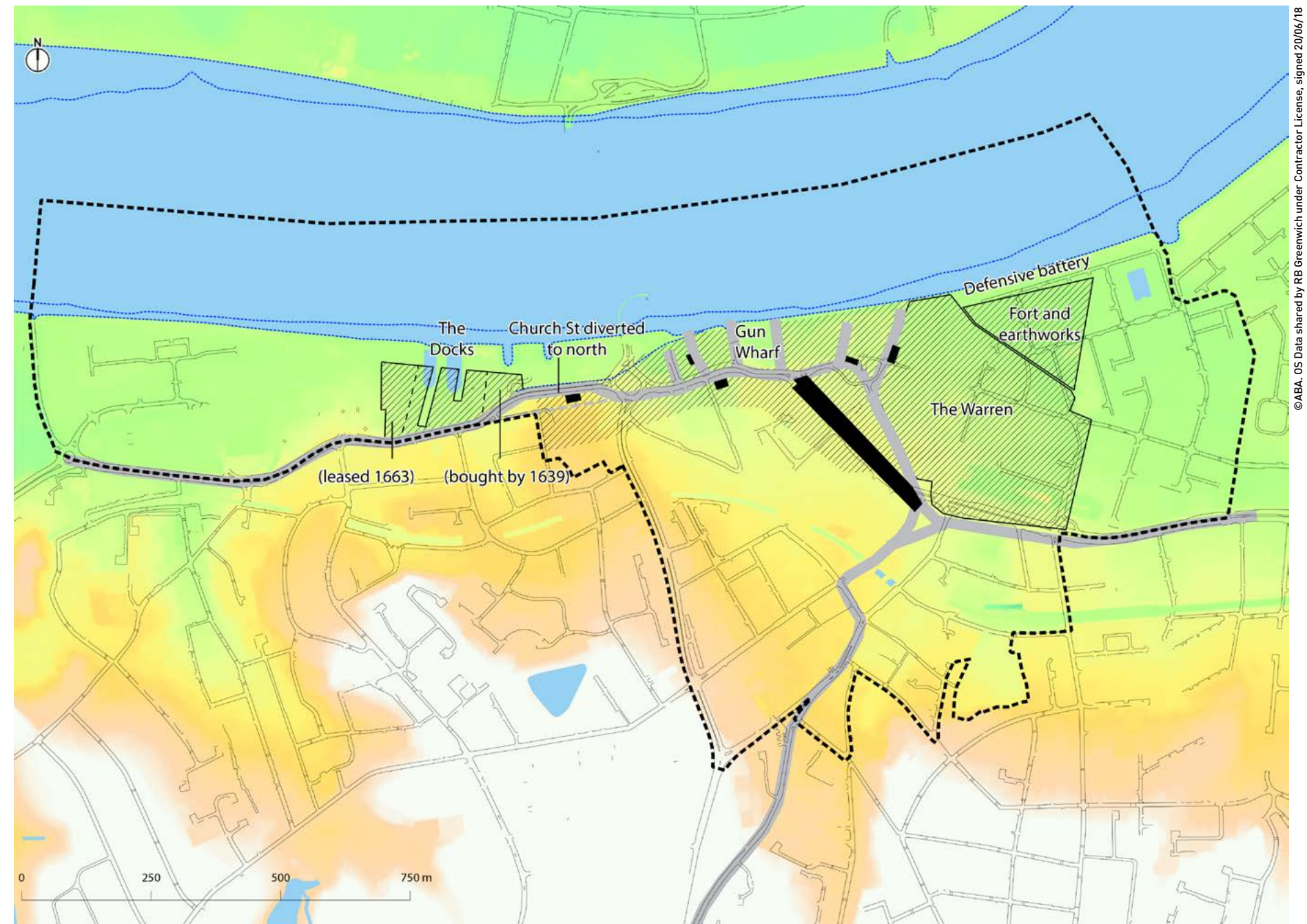


Fig. 9: Seventeenth century Woolwich (overlaid on a modern street plan).

Eighteenth-century Woolwich

The Royal Dockyard

The Woolwich Dockyard more than doubled in size in the first half of the eighteenth century in response to Britain's increasing naval demands overseas. In the first decade of the 1700s more ships were launched from Woolwich than from any other dockyard in England.

The Crown acquired the freehold to land to the west (leased from the local manor in 1663) by 1710. The Dockyard was also substantially enlarged to the east by reclaiming land from the river foreshore to the north of the Church. Here they constructed a large mast pond, three new slips and various attendant buildings. The work was complete by 1728.

In 1743 a ballast wharf to the west of the Dockyard was purchased, and in 1747 the old wharf front was extended north into the river to align with the newly reclaimed land to the east.

Despite all these expansions, Woolwich Dockyard still struggled with a constrained site. In addition, the expanding city of London upstream was causing large increases in silt and sludge deposition, partly due to pollution and partly due to the development and embankment of the flood plains. The Thames, now deposited huge quantities of silt and waste downstream from the city. The silting of the river channel combined with the demand for increasingly large ships meant that in order continue shipbuilding, it was necessary to regularly dredge the docks and river. This work was undertaken at first by convicts from a prison hulk, two of which were permanently moored in Woolwich from 1776; the *Censor* having the dubious historic accolade to be the first use of a prison hulk, later joined by *HMS Ceres* in 1787.

The Crown purchased a substantial private shipbuilding site to the west of the Royal Dockyard in 1779 and 1784, again almost doubling the size of the site. A new southern entrance gate onto Woolwich Church Street was built in 1784, which survives. The slips and docks on the new land were filled in, and it was used for storing imported timber and for mast making. From 1789 to 1793, convict labour enabled the digging of two substantial mast ponds on this site, along with the construction of their associated buildings. At the centre of the newly enlarged Dockyard, a new Clock House was built in 1783-4, as an administrative headquarters. This, though heavily altered, is the oldest of the very few buildings to survive from the Royal Dockyard.

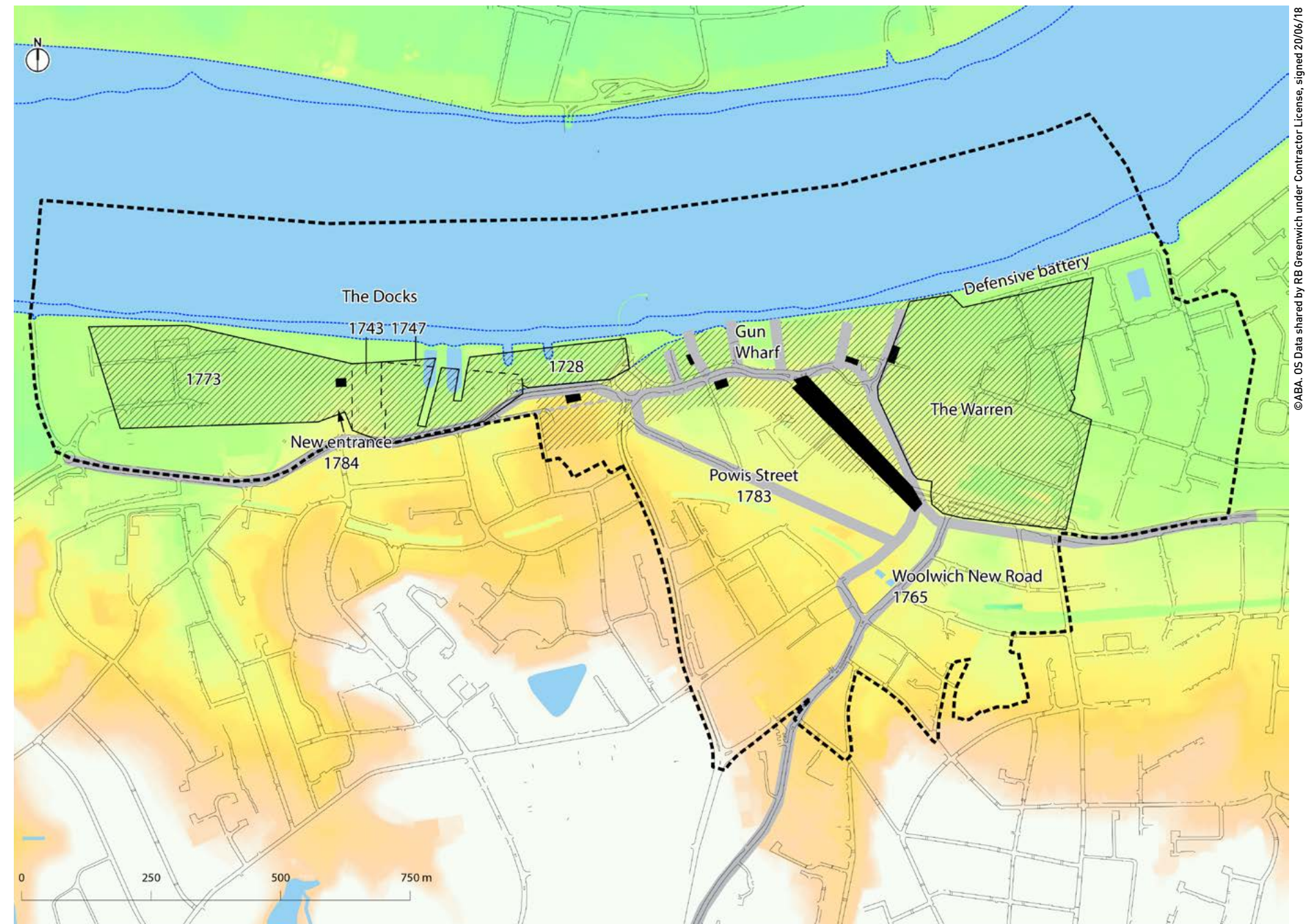


Fig. 10: Eighteenth century Woolwich (overlaid on a modern street plan).

The Warren (The eighteenth-century Arsenal)

The early eighteenth century saw a programme of building works which included many of the buildings that now survive within the Warren. In 1716-17 a purpose-built brass foundry; The Royal Brass Foundry, was constructed on the west of the site, for the casting of cannon. These were the first guns to be manufactured on the site. Tower Place was demolished (apart from its octagonal tower), and replaced between 1718 and 1723 with updated accommodation for officers which by 1720 had evolved into the Royal Military Academy. 'The Great Pile', a huge compound for the manufacture of gun carriages, was built between 1717 and 1720, and the south range still survives as Dial Arch.

By 1716 two regiments were housed on the site and barracks blocks were constructed in 1719. These became the Royal Regiment of Artillery in 1722 and further barracks were built in 1739.

In 1720, the main entrance to the Warren was constructed in the area of Green's End, a little further north than the existing Beresford Gate.

In the late eighteenth century, the site was becoming too cramped for all of its activities. The Royal Regiment of Artillery moved out to new barracks on Woolwich Common in 1777.



Fig. 11: The Royal Brass Foundry, 1716-17

Woolwich Town

At the beginning of the eighteenth century, despite the sizeable Royal Dockyard and Warren developments to west and east, Woolwich town itself was still a small linear settlement, with modest houses arranged along the narrow High Street and a network of small lanes between the High Street and the river. To the south of the High Street the town remained undeveloped until the middle of the century, and the space was given over to brickfields, small market gardens and subsistence plots. Two houses on the High Street from the early eighteenth century (before 1737) – 111 and 112 High Street – survive today, though they are much altered. Numbers 108 to 110 are also Georgian, of a later date.

The market, which had probably unofficially developed in the wider length of the High Street immediately south of Gun Wharf, was formally laid out in this location as a market square in 1720, along with a small street called New Street to the east. The new market square became known as Market Hill.

The dilapidated Norman church, structurally compromised by the undermining road to its north and increasingly precarious, was demolished and rebuilt on a safer site further south in the 1730s. This church, of simple red brick, still stands on Church Hill today.

At the south eastern end of the ropeyard, away from the village of Woolwich, the hamlet of Green's End developed in the eighteenth century at the junction of Plumstead Lane and Cholic Lane. This junction was well situated to serve all traffic east and south of the growing sites of the Warren and Woolwich Royal Dockyard, and its strategic location did not go unnoticed. In 1765, the Newcross Turnpike Trust amended the junction at Green's End, replacing the northernmost end of Cholic Lane with a new road, slightly further east, to better facilitate, and profit from, traffic approaching the town from the south. This became known as Woolwich New Road.

In 1782, two brewers from Greenwich called William and Thomas Powis took a 22 year lease of part of the Bowater Estate which encompassed the area south of Woolwich. In 1783 they laid out Powis street (then an undeveloped dirt road) to connect St Mary's Church with Green's End.

In 1799 the brothers signed a 99 year lease and it was then that building around Powis street began in earnest, resulting in the commercial precinct that became Woolwich's centre (Powis Street, Beresford Square, Hare Street and Bathway Quarter).



Fig. 12: 1748-9 Barker plan of Woolwich

Nineteenth-century Woolwich

The Royal Dockyard

At the close of the eighteenth century, there was huge pressure on the Woolwich Dockyard due to the ongoing wars with France and Britain's increasing naval commitments elsewhere. London's Royal Dockyards were fully occupied building new ships and repairing damaged ships returning from war, and the old mast pond north of the Church was converted into a boat pond to accommodate them. Two further plots of land, west and south of the new mast ponds, were purchased between 1808 and 1811, bringing the western boundary of the Dockyard to what is now Warspite Road (at the north end of which a public stair, Trinity Stairs, was built in the 1830s), and the southern boundary down to meet the Greenwich Road. This land was initially used as overflow storage space.

The problem of silt deposition grew worse, faster than the convicts could dig, and a steam-driven dredger was employed. Intense steam dredging between 1807 and 1811 only temporarily alleviated the problem, and by 1815 laden ships could not dock at all when the tide was low.

New technology gave the Dockyard respite. In the 1820s, partly due to the as yet undeveloped L-shaped parcel of land to the west, Woolwich was chosen as the principal Dockyard for fitting out the Royal Navy's growing fleet of steam powered war ships. The outer mast pond was converted

and enlarged to form a large basin for steam boats, and a 'steam factory' complex was developed from 1838 to 1847, beginning with a range south of the inner mast pond, and extending south and west onto the newly acquired land, straightening the Greenwich Road to join the two plots into one large L-shaped site. From 1841 to 1843 the inner mast pond was enlarged and converted into an inner basin, to accommodate several steam ships abreast, and a dry dock was built on the south side of the outer basin. Several elements of the steam factory survive today.

The river wall was rebuilt and amended substantially during the nineteenth century. From 1817 to 1819 a stretch from the slipway by the cable factory extending approximately 230m to the east was rebuilt in brick (now faced with concrete), and from 1831 to 7 a new, 60m long, granite river wall including the granite Trinity Stair was built at the far western section of the Dockyard. From then on rebuilding the river wall proceeded in an east-west direction from 1835 to 1844. Concrete was used to create the remaining stretches of river wall, first faced with brick (from the 1819 wall east to the landing place by the gun battery) and later faced with granite (from the landing place to the eastern slip). The gun battery in the centre of the Dockyard site was built in 1847.

The original two dry docks, no longer fit for purpose, were realigned and rebuilt from 1838 to 1846. These survive today, along with two of the shipbuilding slips to the east.

An early nineteenth-century retired warship, the *Warspite*, (the fourth Royal Naval ship of that name), was moored west of Trinity Stairs from 1862, where it was used by the Marine society as a training school for poor boys. She was destroyed by fire in 1876.

In the late nineteenth century, technological advances continued to develop with increasingly large screw-powered warships being produced. These were too large for the two steam boat basins of Woolwich, which was still struggling with the ongoing problem of silt deposits and production focus shifted to Chatham and Portsmouth. Woolwich Dockyard, and the town around it, began to decline. The Dockyard closed in 1869, its last job being the fit out of HMS *Thalia*, the last war ship built in Deptford. With little prospect of work, emigration programmes were assisted by the government. During the following two years, more than 1500 Woolwich Dockyard workers and their families left Woolwich for Australia and Canada.

The former Dockyard site was intended to be parcelled up and sold privately, but instead the War Office purchased most of the site apart from a few acres to the east, and used the land principally for storage. The four remaining acres to the east were auctioned privately and used for various different small scale industries.

The War Office Store was a vast operation, and the site became tightly packed with warehouses and sheds. To facilitate the use of the site an on-site railway was built from 1873 to 1880.



Fig. 13: View of the Dockyard from the river in 1869, the year of its closure. Illustrated London News, 9th October 1869

A site at the north west corner of the former Dockyard was given to the post office in the 1880s and developed from 1882 with a depot for storing and distributing submarine cable, related to the adjacent Siemens cable factory to the west of Warspite Road, outside of the study area.

The Royal Arsenal

From 1805, the Warren became known as the Royal Arsenal, following a visit from King George III, who observed that the name would be more appropriate. During the early years of the nineteenth century the Royal Arsenal, as with the Royal Dockyard, was under huge pressure to expand due to the requirements of the Napoleonic wars. The land to the east of the site was initially leased, and then bought by the crown in 1808. They also purchased property along the western edge of the site, and the Royal Arsenal was soon enclosed within a tall boundary wall. The buildings were also enlarged and enhanced, including a new wharf (1813), the Grand Store (1806-13), and enlargements to the Royal Carriage Factory. Steam engines and steam machines were gradually introduced, as the industrial complex grew in its scope and size, so much so that its own narrow gauge railway, the Royal Arsenal Railway, which was built from 1868-73.

The main entrance was demolished in 1828-9 and replaced a little to the south east with Beresford gate, which still stands. By 1830, another gate; the 'New gate' had been added to the Royal Arsenal walls at the eastern end of the site, opening onto Plumstead Road. It survives.

Woolwich Town

At the turn of the 19th century, as Woolwich's industry expanded, the land to the south of the original settlement was developed. With the Royal Arsenal and Royal Dockyard, the industrial riverside attracted a huge workforce, with houses, and consequently shops, pubs, churches and schools developed from Plumstead to Charlton along the southern boundary of the industrial riverside sites. Streets were laid out in a rapidly expanding network of speculative building throughout the century, so that by 1900 the entire study area was densely developed.

In 1812, the army demolished most of the modest cottages at Green's End, forming an open training ground in front of the Royal Arsenal's main gate. In 1828, the entrance gate was demolished and rebuilt to the north of the open space on the orders of the newly-appointed Master-General: William Carr, Viscount Beresford, after whom the open space would eventually be named. The irregularly shaped area was further improved by being 'squared-off' in 1831 to provide a more formal training area, requiring the demolition of the remaining cottages at Green's End. Street hawkers and costermongers gathered informally at Beresford Square, attracted by the thousands of men passing through it to the Royal Arsenal and the ring of pubs at the Royal Arsenal gates. Their presence was formalised as the official location of Woolwich market in 1887, when pitches were laid out both within the square and along the western side of Woolwich New

Road. The market and the supply of customers led to an intense burst of construction activity in the late-nineteenth century, with development around the edges of the square. Much of this survives today.

Powis Street, laid out since the late eighteenth century, and linking Woolwich with the increasingly busy area around the Royal Arsenal's main gate, was rapidly developed from 1799 onwards with houses and some shops. Compared with the cramped and winding High Street it was broad and straight, (and a good distance from the unpleasant smells of the river) making it attractive as a shopping street and a promenade. It rapidly became the town's commercial core. With increasing focus at the eastern end of the street, the western end at Woolwich's old village core became the quieter and less developed end. The principal shops were sited along the eastern end of Powis Street and on Hare Street where it angled north from Powis Street towards the ferry.

Wellington Street was laid out by the Board of Ordnance in 1811 to 1812 to improve road links between the military developments at the Royal Arsenal and Woolwich Common. It became a busy commercial street but was always secondary to Powis Street. In 1840, reflecting Woolwich's growing size and confidence, a small Town Hall was built on Wellington Street, which later became a police station, and the area developed in the 1890s to form the core of what was to become Woolwich's civic hub. The



Fig. 14: Postcard image showing Hare Street in 1911



Fig. 15: Beresford Square, 1915

polytechnic, a pioneering institution and the second oldest polytechnic in the UK, was founded in 1891, and a large public bath complex was built immediately opposite it in 1892-4.

In 1833, the ropeyard, which had passed in and out of private and naval ownership with varying commercial success, finally closed. Two years later, the redundant linear site was cleared and, in its place, the new road of Beresford Street was constructed, providing a direct link between the Woolwich Dockyard and the burgeoning civic town centre of Woolwich on the open land around the Beresford Gate. The street was developed with small houses, and later two substantial chapels and a theatre.

Woolwich's connections with London began to improve during the nineteenth century. Steamboat wharves were built from 1834, to serve boats travelling to Charing Cross and back, and the railway arrived in Woolwich in July 1849, when the Arsenal station was opened on Cross Street East (now Vincent Road) as part of the North Kent Line connecting London to Gillingham.

Riverside industry continued, and intensified, during the nineteenth century. A substantial gasworks was built near Bell Water Gate in 1817, and various gasworks companies occupied different riverside sites over the century. A power station was built east of Bell Water Gate, supplying Woolwich with its first electricity. A power station was to remain on this site until 1978.

The nineteenth century brought both great prosperity for Woolwich, and dire poverty. The fluctuating labour requirements of the Royal Arsenal and the Royal Dockyard meant high unemployment, particularly in times of peace. The medieval streets Warren Lane and The High Street, and the narrow and ill-smelling lanes by the river wharves, became slums of the most horrific sort. The 'Dusthole', an area broadly corresponding to the teardrop shaped site outlined by Warren Lane and Beresford Street, was a notorious slum. The Booth maps describe the following, from notebooks of 1899-1900:

E[ast] along High St [From Nelson St] which is at this point perhaps the roughest of all the points in the Dust Hole, women with broken noses, swollen faces, bare dirty unkempt faces and heads, draggled skirts, frayed edges everywhere, coarse Irish faces, bare arms: no men about [Source: Booth notebooks]

Workhouses and alms houses along Warren Lane and Rope Yard Rails could not accommodate all, and the slum persisted even as Woolwich thrived. Eventually, demolitions, road widening and improvements were implemented to clear away the slums and their inhabitants. In the 1880s the High Street was widened along its north side east of Market Hill, (doing

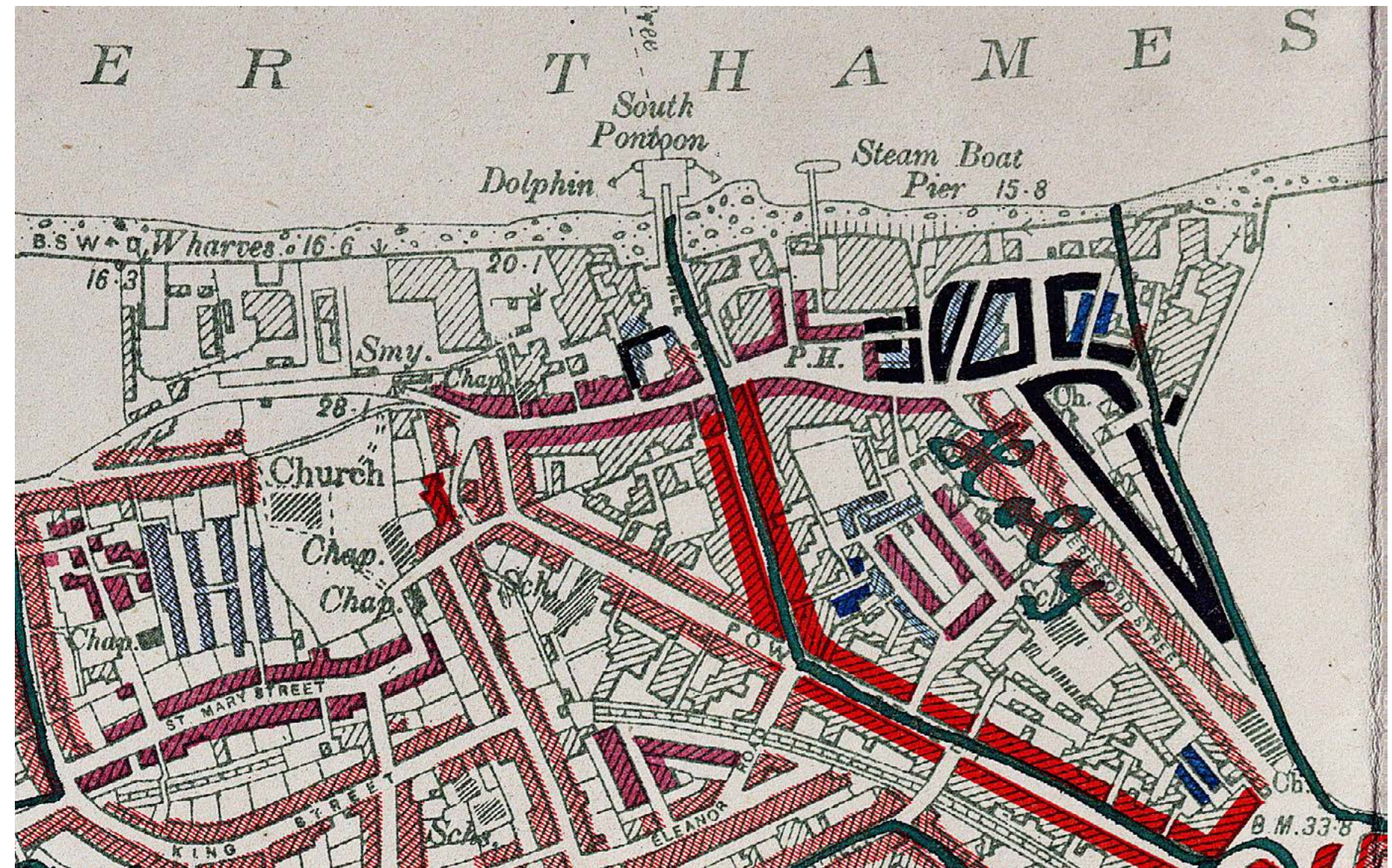


Fig. 16: Detail of the 1902 Charles Booth Poverty map showing Woolwich High Street and the dark black areas of the 'Dust Bowl'.

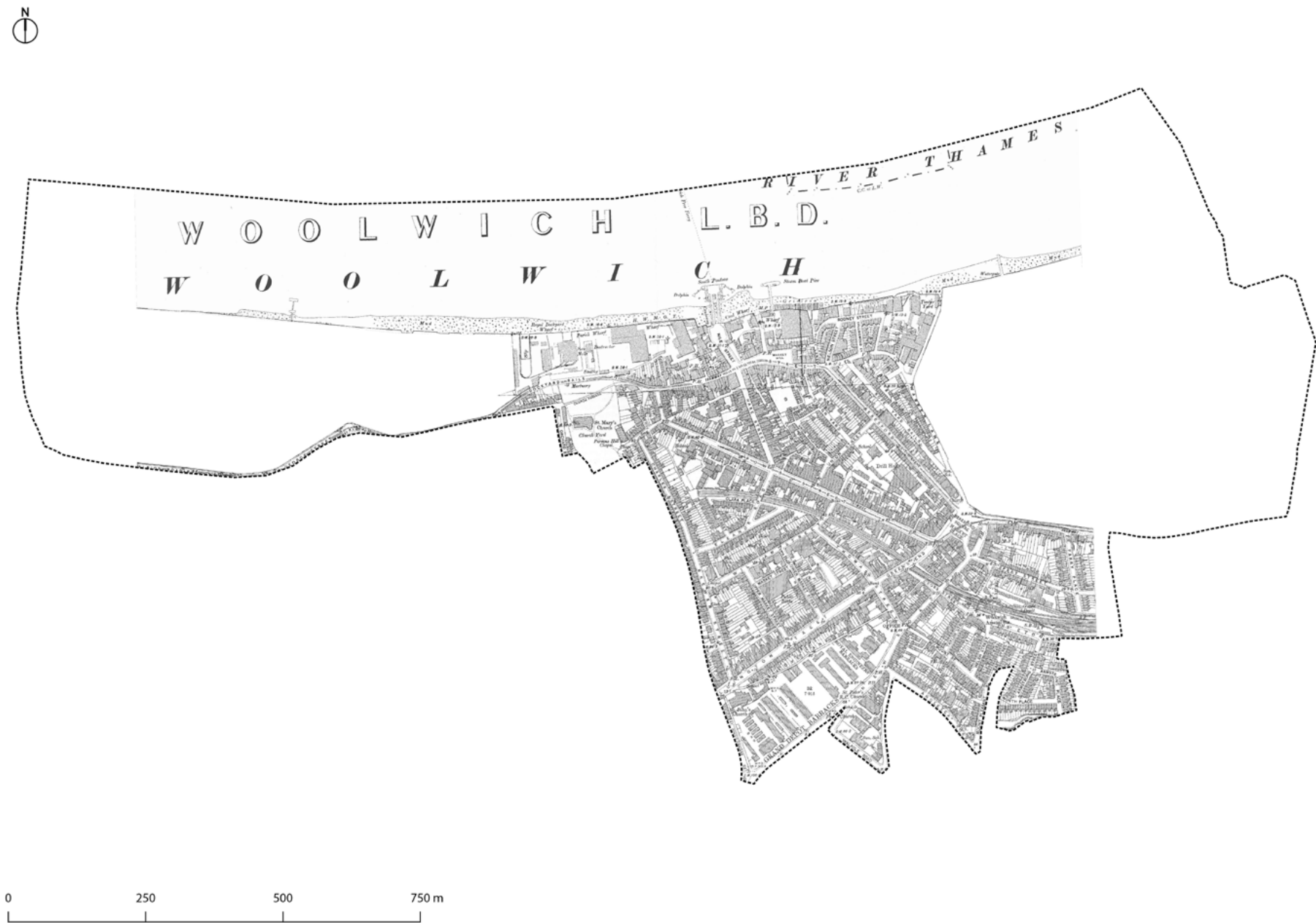
Booth's colour criteria is as follows:

- Red: 'Middle class. Well-to-do'
- Pink: 'Fairly comfortable. Good ordinary earnings'
- Brown: 'Mixed. Some comfortable, others poor'
- Blue: 'Poor. 18s to 21s a week for a moderate family.'
- D blue: 'Very poor, casual. Chronic want.'
- Black: 'Lowest class. Vicious, semi-criminal'

little to alleviate the slum), and in the 1890s further clearances were carried out on Globe Lane and Market Hill, and further stretches of the High Street were also widened to the north. In 1887 Nile Street was expanded, to clear slum properties and to create a spacious new approach road for the ferry, defying the ‘assasinating stinks’ [J Horsley quoted in SOL p. 56] emanating from the polluted river.

Much of the work in both the Royal Dockyard and the Royal Arsenal was day work with no long term job security. The old or the injured or the out of work were in danger of starvation. To support those in need, and fuelled by the confidence of the rare skills of many of the workers, co-operative organisations grew up. The co-operative movements of Woolwich had their roots in labour movements stretching back as early as the seventeenth century, and by the 1860s co-operative trading had existed in Woolwich for almost 100 years. In 1868 the Royal Arsenal Supply Association was set up by two arsenal engineering workers. This acquired the name of the Royal Arsenal Co-operative Society (RACS) after 1869. By the 1880s the RACS had a substantial amount of property on the south west side of the church end of Powis street, and was by 1889, a time of dire economic problems, it had become the largest co-operative society in London.

The site is also associated with London's sporting heritage: in 1886, a group of workers organised themselves into a football club named Dial Square, later (Woolwich) Arsenal Football Club. The Arsenal Football Club remained on the site until it outgrew its facilities and moved to North London in 1913.



1894 Ordnance Survey map of Woolwich (Government sites omitted)

Twentieth-century Woolwich

The former Dockyard

After continuing in use as a store throughout the First World War, in the 1920s western parts of the former Dockyard were sold off. The Royal Arsenal Co-operative Society bought nine acres to the south west of the former Dockyard site, the site of the former Steam Factory, between 1927 and 1930. The Society used the former Dockyard site for its Commonwealth Buildings depot.

The Woolwich Dockyard Estate, amended from a 1960s scheme (of which the YMCA was built), was constructed in the early 1970s on the site of the eastern (older) Dockyard. It included sheltered housing for the elderly, a day nursery and an Aquatic Centre for diving canoeing and fishing in the former Dry Docks. It also included a riverside promenade, the restoration of the battery and Clock House (with a concrete internal structure), and pedestrianisation of the Dockyard's railway tunnel. Further small houses were built to the west in the 1990s, constructed around a new network of streets.

The Royal Arsenal

The First World War represented the busiest time in the history of the Royal Arsenal. By 1914, it had reached an unprecedented size, employed 8,000 people and covered 1,285 acres (520 hectares). It had even spread west into the riverfront of Woolwich itself as far as Meeting House Lane, though the site retreated again after the war.

The development of aerial bomb technology and increasing mechanisation in manufacture was a turning point for the future of the Royal Arsenal and signalled the beginning of the industry's demise in Woolwich. Despite a brief revival during the Second World War, the Royal Arsenal continued to decline for a long period, and eventually closed in 1967.

Woolwich Town

In the early years of the twentieth century, Woolwich town was a thriving civic centre, independent and ambitious, though still suffering extensive poverty. During this period the local authority embarked on some of its most ambitious civic buildings, including the magnificent town hall, the library, and extensive additions to the polytechnic in the 1930s. The RACS was also booming, and constructed first their red brick and terracotta RACS Central Stores on the south side of Powis Street in 1903, and then their striking modern RACS department store facing it on the north in 1939-40, as well as expanding their operations into the newly vacated Dockyard site. The Woolwich Equitable Society's Equitable House was built in 1934-5. Two extraordinary cinemas, facing each other across what is now the south circular, were built in the 1930s. In 1933-7 the stretch of river walls from the Royal Arsenal to Bell Water Gate were straightened.

In the spirit of social improvement, Woolwich embarked on several social housing projects, though the majority of these fall outside the study area.

Slum clearances and road widening begun in the nineteenth century continued in the early twentieth century. The very narrow western end of the High Street was widened in 1913, and the West end of Powis Street was widened in 1934-5. Buildings deemed unfit were demolished on Bell Water Gate, Nile Cottages, Glass Yard, Ropeyard Rails and Surgeon Street, and further slum clearances east of the Power Station were carried out in 1940.

In the 1960s, the economic climate changed for the worse. The Royal Arsenal closed in 1967, which had been anticipated for some time, but the Siemens Cable Factory (west of the study area on the riverfront) closed unexpectedly the following year. The impact on Woolwich of the loss of these two significant employers was devastating, and had a terrible effect on the economic and social conditions of Woolwich. In the following years there would be widespread poverty and dilapidation of property across Woolwich, paving the way for extensive demolition, echoing the slum clearance of the previous century. Social housing projects of the 1960s saw many local communities moved to high-rise blocks, newly constructed in Plumstead and Charlton.

Developments such as Riverside House took advantage of these clearances to create tall office developments.

The traffic problems of Woolwich, mainly caused by vehicles queuing for the ferry, were addressed (but not solved) with ambitious road widening schemes and infrastructure in the 1960s, effectively carving riverside Woolwich into quarters. The crooked lane of Parson's Hill was widened and straightened in the 1960s to create John Wilson Street (the South Circular) and the roundabout at its northern end. The new ferry approach was built in 1966. In 1970 Church Street was widened, and the viewing platform in the churchyard rebuilt, behind a substantial retaining wall. In 1984, the formerly narrow Plumstead Road was realigned to the north and extensively widened, slicing Beresford Gate off from the Royal Arsenal site and demolishing the wall of the site but replacing a different kind of barrier; a dual carriageway, between the town and its riverfront site.

Immigration, particularly from Nigeria and the Caribbean boosted the dwindling population of the deprived area from the 1960s onwards, and still comprises a substantial proportion of the local population.

The Twenty-first century

The Royal Arsenal site was developed from 2012 as housing, and this development is currently extending westwards on to the former Warren lane 'teardrop' site (formerly the Dusthole). The arrival of Crossrail, expected to fully open by December 2019, will further change the demographic of Woolwich, making it an easily accessible suburb of central London for the first time.

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Anglesea Road



Address/building name: **1-25 Anglesea Road**

Character Area: **Commercial/residential**

Designation: None.

Survey of London page reference: 398

Description: Row of twelve shop-houses, built 1857-61.¹ Numbers 1 and 23 look more convincingly of this date than the rest, which have been extensively altered or refaced.

Comments: Recommended for Local Listing. The Survey of London's description of this group as 'a much-mutilated and rebuilt terrace' is an accurate one – it is very difficult to read the extent of survival.²

1 SoL, p.398.
2 SoL, p.398.



Address/building name: **New Testament Church of God (former Woolwich and District Synagogue)**

Character Area: **Residential**

Designation: Locally listed.

Survey of London page reference: 398

Description: 'New synagogue of modern design, sympathetic to surrounding property, erected about 1962. 2-storeys in height, flat roof with pleasant use of brickwork and exposed concrete beams and (indented) fascia'.¹

Comments: Now occupied by the evangelical Christian group, New Testament Church of God, the third religious order to have used this building for worship. After the Woolwich Synagogue moved, the building was used by a Pentecostal group.

1 Local List

Arsenal Way



Address/building name: **Building 23 (Shot and Shell Foundry, now Foundry House)**

Character Area: **Royal Arsenal**

Designation: Grade II, The Royal Arsenal Woolwich Conservation Area.

Survey of London page reference: 170-171

Description: '1856 by D Murray. Red brick with Portland stone dressings and a slate roof. Baroque Revival style. 2 storey; 3-window range. A fine entrance has paired Doric and superimposed Ionic columns to each bay, entablature and panelled parapet set forward to the columns; keyed round archways with architraves, larger to the middle, with fine elaborate cast-iron gates by Charles Bailey, 1857, cast at Grissel's Regent's Canal Iron Works. Round-arched keyed first-floor windows with stone pilasters, impost blocks and moulded architraves, and a central first-floor Venetian window. Returns have first-floor round-arched windows as the front... HISTORY: Formed the entrance to a large ammunition factory. A fine and well-detailed Baroque composition, in a style usually associated with the early C20. Part of the mid C19 expansion of the iron ordnance production facility at the Arsenal'.¹

Comments:

¹ List Description <https://historicengland.org.uk/listing/the-list/list-entry/1078915>



Address/building name: **Statue of the Duke of Wellington**

Character Area: **Royal Arsenal**

Designation: Grade II, The Royal Arsenal Woolwich Conservation Area.

Survey of London page reference: 186

Description: '1848, by T Milnes. Portland stone. Figure in military uniform holding (broken) sword and roll of plans, cloak rests on piece of ordnance, and cannon balls behind. Historical note: The Duke was the Master General of Ordnance from 1818 to 1827. The statue was moved from the Tower of London in 1863'.¹

¹ List Description <https://historicengland.org.uk/listing/the-list/list-entry/1211108>



Address/building name: **Anvils on Arsenal Way**

Character Area: **Royal Arsenal**

Designation: The Royal Arsenal Woolwich Conservation Area. Not listed.

Survey of London page reference: 186

Description: Three large iron anvils, one weighing 103 tonnes. Cast on site for use in the rolling mills.

Comments: Recommended for local listing given their historic interest and characterful use in the landscaping of Wellington Park.

Artillery Square



Address/building name: **The Board Room (also known as Building 40 or the Academy; now Academy Performing Arts)**

Character Area: **Royal Arsenal**

Designation: Grade II*, The Royal Arsenal Woolwich Conservation Area.

Survey of London page reference: 143-145

Description: 'Board Room for Officers of the Ordnance Board and Cadets' Training Academy, later pattern room, Royal Military Academy, and officers' mess. 1718-20, attributed to both Sir John Vanbrugh and Nicholas Hawksmoor, for the Board of Ordnance, extended c1741. Red brick with rear lateral stacks and slate hipped roof. PLAN: Single-depth plan with N Board Room and S Academy, rear stair tower, enclosed by c1741 extension. EXTERIOR: 2 storeys; 7-window range, with 3-storey and attic; 6-window rear wing. A symmetrical front has a cornice and parapet, central pedimented entrance bay set forward with a ground-floor porch with banded jambs, shallow-arched lintel and deeply-set doorway and C20 door, and flanking deeply-set narrow windows; above, a tall round arch with plain balcony, flanking round plinths with lion and unicorn figures, a recessed round-arched window beneath a clock, narrow flanking windows, and above the impost band small oculi either side of a wind dial, with an iron weather vane on the pediment. Outer sections have tall round-arched 6/6-pane sashes and oculi above. Left-hand end has a single ground-floor window and 2 oculi, with a raised central parapet section. Right-hand end has a full-height header bond bow with raised parapet, 3 round-arched windows and flat-headed raised panels above each. Rear 6-window extension has segmental-arched windows, gables and parapet'.¹

1 List Description <https://historicengland.org.uk/listing/the-list/list-entry/1359015>



Address/building name: **Building 41 and 41A (Royal Laboratory Square; now Greenwich Heritage Centre)**

Character Area: **Royal Arsenal**

Designation: Grade II, The Royal Arsenal Woolwich Conservation Area.

Survey of London page reference: 158-161

Description: 'Ordnance factory and workshop, ammunition factory (1854), then sawmill and cooperage. West range of c1805, east and north ranges of c1810; cast-iron columns in east range inserted c1854; south range built as a carpenter's workshop, in 3 phases from 1878 and dating from the factory's function in the later C19 as a factory for the packing of ammunition into boxes and barrels. East, north and west ranges of Flemish bond yellow stock brick with Portland stone plat bands, cornicing and dressings; hipped slate and felt roofs. Quadrangular plan, originally open to south'.¹

Comments:

1 List Description <https://historicengland.org.uk/listing/the-list/list-entry/1288913>

Bathway



Address/building name: **The Old Baths, Bathway (University of Greenwich) (Former Woolwich Public Paths)**

Character Area: **Civic**

Designation: Locally listed.

Survey of London page reference: 256-257

Description: 'Opened in 1894. Mainly one and two-storey building with attics, in the Classical style. Built in red brick with dressed stone window-surrounds, quoins, frieze, cornice and other features. Buff glazed tile facings to ground floor. Brick parapet over cornice to 2-storey section behind which rises a steep-pitched slated roof with three dormers with Dutch gables rising straight from the parapet-the centre one large and more ornate than the others. The flanking section is dominated by a central large semi-circular-headed window (at present boarded up), flanked by pairs of pilasters rising to a broken-pedimented gable, on either side of which are flanking half-gables with three windows-the central ones surmounted by semi-circular dressed stone arches with scalloped-shelled-decorated motive. Pitched slate roof to this section with central raised glass clear storey. Return front to Market Street in bays with cornice and parapet, tiled in buff and 'granite' grey tiles to sill height'.¹

Comments: May be eligible for national listing due to its survival and community significance

¹ Local List

Beresford Square



Address/building name: **Beresford Gate**

Character Area: **Royal Arsenal**

Designation: Grade II.

Survey of London page reference: 162-163

Description: 'Dated 1829 but upper parts late C19. 2 storey, 3 windows, with blank side abutments. 3 carriage entrances on ground floor, the centre one taller. Yellow brick ground floor has stone arches with keystones supporting stone 1st floor band of taller centre section. This becomes cill band of side sections. Red brick upper part, with stone dressings. Buttresses full height of centre section, 1/3rd height of side sections. Parapet resting on stone and brick corbel table. Clock in centre. Central 3-light and side 2-light mullioned and transomed windows with sashes below transom and margin lights to heads. Plaques, inserted in buttresses, inscribed "1829 B;" and below side windows inscribed "G.R. IV" and bearing shield with 3 guns. On parapets of side abutments are mounted mortars with the Royal Cipher of George IV'.¹

Comments:

¹ List Description <https://historicengland.org.uk/listing/the-list/list-entry/1079080>



Address/building name: **5 Beresford Square**

Character Area: **Powis Street and Beresford Square**

Designation: None.

Survey of London page reference: 228

Description: Three storey, two-bay property of 1892-3.¹ Three different brick tones add character to the first and second floors. Gauged brickwork arches over windows and three string bands in darker brick providing decoration to façade.

Comments: Recommended for Local Listing. Poor state of repair.

¹ SoL, p.229.



Address/building name: **13-14 Beresford Square**

Character Area: **Powis Street and Beresford Square**

Designation: None.

Survey of London page reference: 229

Description: Three-cell building over two storeys with parapet on irregular plot, built 1885-6.¹ White-painted brick with patterned brickwork in frieze and window sills highlighted black. Three brick pilasters separating the cells support a unifying parapet, their capitals linked by a series of patterned brickwork friezes. Two modern commercial units on ground floor.

Comments: Recommended for Local Listing. Together with the 'Ordnance Arms' block forms a characterful entrance to Beresford Square from the Woolwich New Road-Spray Street junction.

¹ SoL, p.229.

Beresford Square continued.



Address/building name: **15-19 Beresford Square**

Character Area: **Powis Street and Beresford Square**

Designation: Locally listed.

Survey of London page reference: 230

Description: 'Circa 1880, a 3-storey island block with parapet roof, attics, gables and turrets, containing several shops and the 'Ordnance Arms' Public House. Built in multi-colour stock brick and window surrounds, string-courses, pilasters and other decorative details in dressed stone. Red brick frieze between first and second floors. Octagonal turret to corner facing Plumstead Road surmounted by lead bell-shaped roof with finial, and lightening conductor; hexagonal turret to end facing Spray Street, with pointed roof with finial and weathervane. The whole block is of consistent architectural style and essential to the enclosure and character of Beresford Square'.¹

Comments: The former Ordnance Arms now operates as Ordnance pub on the ground floor and Hostel Ordnance on the first and second floors. The ground floor replicates little of the last-nineteenth century character of the upper floors. Forms a landmark at the start of Woolwich New Road.

¹ Local List

Cadogan Road



Address/building name: **Building 25 (Armstrong Gun Foundry, now Cannon House)**

Character Area: **Royal Arsenal**

Designation: Grade II, conservation area.

Survey of London page reference: 171-175

Description: '1856, by David Murray, engineer, and built in association with Sir William Armstrong, between 1855 and 1863; altered 1911. Polychromatic English garden wall bond brick, yellow stocks with black and orange dressings, cast-iron internal frame, hipped roof with ridge vents. PLAN: H-plan with central porch, rear courtyard enclosed by an arcade rebuilt 1911. EXTERIOR: Italianate style. Single storey; 4:6:3:6:4-bay range. Central porch and projecting end wings, with red brick plinth, modillion impost bands and cornice of dentilled triangles, with a parapet. Porch has wide outer buttresses, a round-arched doorway with alternate red and yellow voussoirs, blocked fanlight and mid C20 steel doors, with gauged brick keyed round-arched windows below the impost band, timber frames with roundels at the glazing bar crossings, 2 windows to the sides, and a sunken panel above each; flanking ranges have tall round-arched windows with metal-framed windows, and cast-iron plates with dentils set within the brick impost band; the parapet was added 1911. The returns are symmetrical 9-bay ranges with central bays set forward as the entrance'.¹

Comments:

¹ List Description <https://historicengland.org.uk/listing/the-list/list-entry/1213553>

Calderwood Street



Address/building name: **48 Calderwood Street (Former Woolwich Public Library)**

Character Area: **Civic**

Designation: Grade II.

Survey of London page reference: 257-258

Description: '1901 with some later-C20 alterations by Church, Quick & Whincop. MATERIALS: Rusticated stone first floor to Calderwood Street with polished granite plinth to bow window and red brick with stone dressings to first floor. Secondary elevation to Bathway is mostly stone with some red brick and a polished granite plinth'.¹

Comments: No longer a Public Library, but maintains a civic use as the Greenwich Local Labour and Business Office. Calderwood Street frontage has been discoloured by pollution but seems otherwise in good condition.

¹ List Description <https://www.historicengland.org.uk/listing/the-list/list-entry/1391896>



Address/building name: **Woolwich Old Town Hall**

Character Area: **Civic**

Designation: Grade II.

Survey of London page reference: 254-256

Description: '1842. Calderwood Street front. 2 storeys (The upper one taller) 3 windows. Stucco. 2 flat pilasters support entablature and pediment over 2 left bays. Right bay has entablature with cornice and blocking course only. Pilasters rest on rusticated ground floor with quoins. On 1st floor large sash windows, with delicate glazing bars, in moulded architraves with bracketed cornices over. Ground floor windows segmental arched sashes with glazing bars, (one replaced). Double door at right under bracketed cornice. Inscription "Town Hall" in frieze. Date "1842" below frieze. Polytechnic Street return 2 storeys, 4 windows. Multicoloured stock brick with rusticated stucco ground floor. Wide, stucco pilasters define narrower outer bays and support frieze with wreaths, cornice and blocking course. Windows as on other front. Double door in 2nd bay; single door in 4th'.¹

Comments: No longer the Town Hall, but maintains a civic use as Woolwich Citizens Advice Bureau. The painted stucco Calderwood Street frontage is discoloured and cracking.

¹ List Description <https://www.historicengland.org.uk/listing/the-list/list-entry/1079064>



Address/building name: **Polytechnic Hall**

Character Area: **Civic**

Designation: None.

Survey of London page reference: 274

Description: 1935-6 by J H Anderson. Three tall storeys in brick and Bath stone. The Calderwood Street frontage is in three bays, each with an entrance doorway accessed by steps. The central first floor feature comprises an arched casement window with embellished Bath stone window surrounds and balcony supported on large brackets.

Occupying the corner site of Calderwood Street and Polytechnic Street, the three storey building is steel framed and is faced in brick and Bath stone. The principal entrance on Calderwood Street is reflected in the concentration of Bath stone facing to this elevation.

The former hall was a 1935 – 36 extension to the Woolwich Polytechnic and formed part the larger, phased expansion of the Polytechnic initiated by its principal, Edward Mallet. The hall was built by Dove Brothers to the designs of James H. Anderson, architect to the Polytechnic as well as the head of the institution's Building Department. The Woolwich Polytechnic was originally founded in 1891 as the Woolwich Polytechnic Young Men's Christian Institute, the second such institution in London.

Comments: Recommended for Local Listing. Currently vacant. Plans for it to be retained and reused as an educational space in the Island Site redevelopment.

Calderwood Street continued.



Address/building name: **University of Greenwich, Woolwich Campus (former Woolwich Polytechnic)**

Character Area: **Civic**

Designation: Grade II.

Survey of London page reference: 269-273

Description: 'Also Known As: University of Greenwich, Woolwich Campus: original building, gymnasium to rear and corner entrance range with attached railings, THOMAS STREET. Polytechnic. 1890-1 incorporating mid-C19 house and with gymnasium to rear, extended 1892; all by H H Church. Major addition including corner entrance, 1916-17 by T P Figgis and A E Mumby.

Façade to Calderwood Street of brick with terracotta piers and quoins, and stone details; slate roofs. Rendered rear façade of earlier house survives in courtyard at the back. Gymnasium of brick with timber roof largely hemmed in by later buildings. Corner addition of Portland stone; roof obscured behind parapet. Plan: main range converted into a series of workshops and laboratories on two main floors with attics; large gymnasium set to rear. Corner block of three storeys and basement; it has a circular entrance hall and stairwell, with teaching and recreational rooms off. Main façade to Calderwood Street of seven bays with two-bay addition of 1892 to right, in same Tudor Gothic style save that there is a small tower to the extreme right, originally with cupola. Shaped gables to attic storey and small projecting oriel. Round-headed Gothic windows to ground floor in flat stone surrounds; first floor windows divided into two by sill band. Entrance in addition to right has double doors under tripartite toplight,

with over it a stone plaque inscribed: WOOLWICH POLYTECHNIC YOUNG MEN'S CHRISTIAN INSTITUTE. Addition of 1916-17 of 2-1-3 bays around corner into Thomas Street. High parapet forms a tripartite composition with higher centrepieces to both Calderwood and Thomas Streets and segmental pediment on corner. Giant Ionic order to first and second floors with tripartite casement windows in stone surrounds between on both levels, swags in aprons to central second-floor windows. Channelled rustication to corner and elaborate first-floor window with carving over keystone. Round-arched windows to ground floor with keystones; Grecian style railings to basement areas. Corner entrance with steps set in rusticated surround has double doors with glazed surrounds and toplights, all with leaded glazing, set under round-arch with voussoirs and keystone topped by a lion'.¹

¹ List Description <https://www.historicengland.org.uk/listing/the-list/list-entry/1390637>



Address/building name: **Gurdwara Sahib Woolwich (former Woolwich Methodist Chapel) and associated langar (former Solders' Institute and Sunday School)**

Character Area: **Residential**

Designation: Grade II.

Survey of London page reference: 295-297

Description: Former Methodist Chapel - 1816. 2 storeys, 5 windows. Multicoloured stock brick. 3 centre bays project slightly. Stone cornice broken back at sides. High, stone-coped brick parapet; and above this, over the 3 bay centre, a further cornice and pediment with blank round window. Windows on both floors round headed in round arched recesses. Stone 1st floor cill band and stuccoed band at 1st floor level. 6 steps to prostyle Tuscan porch with blocking course above cornice. 5-bay returns have round arched windows but no recesses. All arches of gauged brick, all glazing replaced, as is central double entrance door. Cornice head and radial leaded fanlight to door under arch of equal width to recesses at either side. Stone plaque in centre of parapet "The Methodist Chapel, 181".¹

¹ List Description <https://www.historicengland.org.uk/listing/the-list/list-entry/1291899>

Calderwood Street continued.



© ABA

Former Soldiers' Institute and Sunday School – Built in 1889-90, this annexe of the Gurdwara is 'of two storeys and three bays with round-headed windows on the first floor between pilasters and heavy cornices. Single-storey porches, east and west, are at different levels on a sloping site'.²

Comments: These two attractive buildings remain in community use and their exteriors are well-maintained.

Address/building name: **4-5 Calderwood Street**

Character Area: **Residential**

Designation: None.

Survey of London page reference: 294

Description: Pair of semi-detached houses in brick with ashlar dressings, built 1896-7.¹ Attractive floral-pattern terracotta gables. Number 5 has been cement-rendered, and there are indications that number 4 was as well in the past. Modern plastic windows and doors.

Comments: The ill-fitting modern doors detract from the facades, as do the damaged terracotta gables.

² Survey of London, p.297.

¹ Survey of London p.294.

Chatham Close



Address/Building Name: **Building 20 (Chemical Laboratory)**

Character Area: **Royal Arsenal**

Designation: Grade II, The Royal Arsenal Woolwich Conservation Area.

Survey of London page reference: 177-178

Description: '1864, designed for Sir Frederick Augustus Abel, War Department Chemist, extended to E and S in 1885, 1903 and 1913. Yellow brick with red brick dressings, ridge stacks and slate roof Double-depth plan, extended to east and north. 2 storeys; 11-window range. Symmetrical front with plinth, moulded impost bands and first-floor cill band and brick eaves cornice, the recessed middle 5-bay range articulated by pilasters with moulded capitals. Central round-arched doorway has a fanlight and door with 8 raised diamond panels, and rubbed brick keyed round-arched sashes with margin panes. Similar 3-window side elevations and 3x3 bay blocks to rear, one with glazed clerestorey. INTERIOR: contains a central dogleg stair with ornate cast-iron balusters and twisted newel, curtail and moulded railings, axial passage and panelled doors. The left-hand room open to the roof which has cast-iron elliptical arches with open spandrels on moulded corbels, spanning the room and with similar arches to the hips, and a timber balcony all round on foliate cast-iron brackets with railings as the stair. Historical note: This was the first custom-built laboratory in the Arsenal. Its function is clearly expressed through the design of the laboratory itself, the open left-hand room allowing fumes to disperse from the lab benches. The E wing housed the early photographic section of the War Department. Formerly had iron balconies at both ends. Included as very early purpose-built chemical laboratory, exemplifying the role of

the chemist as the most significant factor in the advance of research and development in the post-1850s period in Europe'.¹

Comments: Berkeley Homes converted this building to ten flats in 2002-4.² See Survey of London pages 177-178.

¹ List Description <https://historicengland.org.uk/listing/the-list/list-entry/1245204>

² SoL, p.178.



Address/building name: **Building 21 (extension of the Chemical Laboratory)**

Character Area: **Royal Arsenal**

Designation: The Royal Arsenal Woolwich Conservation Area. Not listed.

Survey of London page reference: 180

Description: Three storey building in red brick with lighter brick dressings, built 1890-1. Italianate style with round-arched windows unified by dentilled string courses. Very similar stylistically to Building 20. Upper storey added 1903, incorporating original iron roof. Served as offices for the Naval Ordnance Department. Then served as the Arsenal's telephone exchange after 1967 and now houses five flats (converted 2002-4).¹

Comments: Curiously unlisted, in spite of its close architectural and historical relationship with Building 20. Potentially listable and could be considered a curtilage structure.

¹ SoL, p.180.

Defiance Walk



© ABA

Address/building name: **Clock House**

Character Area: **Dockyard Heritage**

Designation: Grade II.

Survey of London page reference: 96-98

Description: 'Early-mid C18 building with alterations. 2 storeys, attic and basement, 7 windows. High pitched, hipped slated roof. 4 square dormers. Central square, stuccoed clock tower with plinth, quoins and moulded cornice curved up in centres to accommodate 4 large clock faces. Octagonal open cupola above, round arched on alternate sides and holding leaded dome with vane. Multicoloured stock brick, brick and stone cornice and stone coped brick parapet. 3 central bays project slightly under pediment with blocked round window. 1st floor band, basement plinth. Gauged, flat yellow brick arches to sash windows with glazing bars, mostly replaced. Some windows blocked. Early-mid C19 flight of steps in centre, forked to reach 2 enclosed wood porches, one at either side of centre section. These porches have round arched sash windows with glazing bars, in moulded architraves, on fronts; and doors under radial fanlights on inner returns. 6-bay returns in similar style to front; rear elevation also has pediment but is marred by additions and plumbing'.¹

Comments: The Survey of London dates this building to 1783-4, later than the list description's estimation.² This is the oldest surviving dockyard

¹ List Description <https://historicengland.org.uk/listing/the-list/list-entry/1289605>

² SoL, p.98.

structure. The building has been greatly altered internally to accommodate its contemporary function as a community centre. The exterior fabric is in need of care. The bell in its tower remains in working order and can be heard from some distance around the site, serving as a sonic reminder of the area's history.

Duke of Wellington Avenue



© ABA

Address/Building Name: **Building 19 (Mounting Ground)**

Character Area: **Royal Arsenal**

Designation: Grade II, The Royal Arsenal Woolwich Conservation Area.

Survey of London page reference: 180-181

Description: '1887, drawings signed by Col H Crozier, Inspector of Works, and G Munday, contractor, cast-iron internal frame by John Lysaghts of Bristol dated 1887. Yellow stock brick with corrugated sheet valley roof; internal iron frame. Rectangular plan of 3 parallel gabled ranges, the N range shorter. 1 storey; 12-bay range. EXTERIOR: Near-symmetrical front has moulded brick eaves, sunken flat-headed bays containing paired round-arched windows with 6/6-pane sashes, blind right-hand end, and wide round-arched doorway 4 bays from the right with a fanlight to boarded doors. Coped end gables have 3 sunken panels with round-arched windows and matching recesses, and an oculus. N range 6 bays with a segmental-arched carriage entrance and ridge lantern behind the raised W gable'.¹

Comments: This building is a very rare example of a little altered industrial building with intact internal iron frame and original cast-iron openwork gantries for travelling cranes & also retains evidence of the Arsenal's narrow gauge railway. HEs selection guide states buildings retaining intact C19 machinery are exceptional. Suggest this is a candidate for listing upgrade

¹ List Description <https://historicengland.org.uk/listing/the-list/list-entry/1245205>



© ABA

Address/building name: **Building 10 (Royal Carriage Factory, now residential development known as The Armouries)**

Character Area: **Royal Arsenal**

Designation: Grade II, The Royal Arsenal Woolwich Conservation Area.

Survey of London page reference: 155-158

Description: 'Carriage works, smitheries and workshops, disused. 1802-05, altered C19, central courtyard totally rebuilt 1937 and 1967. Polychromatic stock brick with pitched slate roof, with galvanised asbestos and outer lead-clad roofs. PLAN: Single-depth ranges around a large courtyard, with central vehicle entrances to front (north) and rear (south) and single vehicle entrances to middle of both sides. EXTERIOR: The best-preserved section is the 2-storey north range; symmetrical 3:9:3:9:3:9:3-fenestration under a dentil cornice, the middle 3 pedimented bays set forward with plat band, central round arch flanked by oculi, and a square clock tower behind with ogee roof and iron finial. Flanking sections have gauged brick round-arched ground-floor and segmental-arched first-floor windows, mostly with 6/6-pane sashes; linking gateways have round carriage archways defined by 4 pilasters to coped parapets, the right-hand one with an inserted roller blind, the left-hand one with an inserted tripartite window. The outer former corner engine houses have segmental-arched ground-floor windows and blind panels above, parapets and tall lanterns. Single-storey side and rear ranges. W side range in similar style as the corner blocks, with central entrance sections with a round-arched gateway flanked by parapets with sunken panels set over segmental-arched windows. The E range was largely

rebuilt in the later C19 and mid C20, leaving only fragments of the early C19 building; the rear (south) range was also partly rebuilt but is more complete, retaining one early C19 entrance, and is obscured to its eastern half by later extensions'.¹

¹ List Description <https://historicengland.org.uk/listing/the-list/list-entry/1358997>

Duke of Wellington Avenue continued.



Address/building name: **Building 7 (Carriage-completing workshops, now Gunnery House)**

Character Area: **Royal Arsenal**

Designation: The Royal Arsenal Woolwich Conservation Area. not listed.

Survey of London page reference: 175-176

Comments: Potential for local listing. Part of the Io Centre, housing nineteen light-industrial workshops.¹ Now being developed into housing.

¹ SoL, p.176.

Europe Road



Address/building name: **Docks Two and Three (King Henry's Dock)**

Character Area: **Riverfront/Dockyard residential**

Designation: Grade II.

Survey of London page reference: 102-104

Description: Two Dock - granite-lined mass-concrete drydock designed by Lt. (Sir) William Thomas Denison, RE, built 1838-41. Three Dock – granite faced mass concrete dry dock built in 1844-6 to designs by Walker & Burgess.¹ The list description reads: '2 parallel large stepped docks of granite, on site of earlier docks. Later concrete sea-walls inserted, with mechanical sluices'.²

Comments: These docks form an attractive and characterful part of the residential dockyard landscape, but this is under threat with the prospect of a large tower being constructed between them. Another chapter in their history is their use as a swimming pool by servicemen based at the Royal Arsenal.

¹ SoL, pp.103-4

² List Description <https://historicengland.org.uk/listing/the-list/list-entry/1212422>

Greenlaw Street



© ABA

Address/building name: **Parish Church of St Mary Magdalen**

Character Area: **Historic Core**

Designation: Grade II*.

Survey of London page reference: 41-47

Description: '1727-39 by Deptford bricklayer, Matthew Spray. The architect's name is unknown. East end was rebuilt and extended with transepts in 1893-94 by JO Scott. Some C20 modifications. PLAN: west tower and aisled nave with chancel, organ chamber (to SE) and vestries (to NE). Crypt at E end. C20 extension to NE. EXTERIOR: the main body of church is a stock brick Georgian building comprising nave and aisles, the aisles partly embracing the west tower. The church has Portland stone dressings, including a heavy stone cornice, and gauged red brick arches to openings. The first floor windows are round arched with stone surrounds and keystones, within red brick arches. The smaller ground floor windows are similar but segment-headed. The brick parapet with segment-headed recessed panels conceals the pitched nave roof and hipped vestry and aisle roofs. There are brick angle pilasters which continue up to parapet coping; the cornice breaks out around these. The tower has four stages, two above the roof line. The cornice and parapet are similar to those on the body of church and there are round-headed louvred bell openings in top stage with bulls-eye windows beneath. The west door in tower, with moulded architrave, console bracketed cornice and pediment, is flanked by round arched doorways at the west end of each aisle. The east end was added in 1894 by Scott and is also in a classical style. The one-bay transepts have round-arched windows with moulded architraves and the east window

is Venetian, with heavy stone surround and dentil cornices at sides. An aedicule with bulls-eye window and Latin inscription, 'Ne despectetes qui peccare soletis exemplo meo vos reparate deo' (O ye who are accustomed to sin, lest ye look down, by my example make ye reparation unto God) rises above the line of the parapet at the east end. There is a post-World War II extension at the east end'.¹

Comments: The area has multiple access points from street level and yet feels self-contained and distinctive in its character, which is defined by the Grade II* listed church, built in the 1730s, and its verdant grounds. The site's height above the rest of Woolwich is also central to its character, affording it excellent views north to the river. The church is still in use as such and houses a nurse's home at its eastern end. The church grounds function as a park and constitute a rare area of green space in the centre of Woolwich.

¹ List Description <https://historicengland.org.uk/listing/the-list/list-entry/1358969>



© ABA

Address/building name: **Tom Cribb monument**

Character Area: **Historic Core**

Designation: Grade II.

Survey of London page reference: 48-49

Description: 'Monument to Thomas Cribb, pugilist. Mid C19. Life size stone lion, on plinth shaped like tumbled rocks, in adoring attitude with upturned eyes and right paw resting on urn which is inscribed 'Sacred to the Memory of Thomas Cribb Born July 8 1781 Died May 11 1848'. Curiosity value.'

Built in 1851 in the shape of a lion, this monument was erected in honour of Tom Cribb (1781 – 1848) who was the British bare-knuckled boxing champion from 1809 – 21 and lived on Woolwich High Street in the years leading up to his death. The sculptor is unknown.¹

Comments: The monument has had its iron railings removed and lettering recut, but otherwise seems in good condition.

¹ SoL, p.48.

Green's End



Address/building name: **10 Green's End**

Character Area: **Powis Street and Beresford Square**

Designation: None.

Survey of London page reference: 228

Description: Two-storey mid-Victorian property with rendered first floor and modern commercial ground floor. First floor comprises three sash windows, with a ledge above the central window. Cornice indicating it was formerly continuous to the left. Modern ground floor commercial unit.

Comments: Poor state of repair, with weeds growing extensively over the parapet, plaster render cracking.



Address/building name: **11 Green's End**

Character Area: **Powis Street and Beresford Square**

Designation: None.

Survey of London page reference: 242

Description: Three storey, two bay building of 1850. Very plain street façade, smooth rendered and painted white, with a simple plat band running in line with the second floor window cills. Elevations adjacent to street frontage are now visible due to surrounding redevelopment. Both are plainly rendered. Ground floor contains two modern retail units.

Comments: Stands alone among modern development. The ground floor retail units are particularly unsympathetic, especially considering the building's prominent plot overlooking General Gordon Square.



Address/building name: **18-19 Green's End**

Character Area: **Powis Street and Beresford Square**

Designation: Grade II.

Survey of London page reference: 229

Description: 'Early C18 house now has 2 separate numbers. 2 storeys and attic, 4 windows. High pitched, hipped, curved mansard roof of old tiles with 2 square headed dormers. Stuccoed with cornice band and parapet, that of No 18 renewed in brick, segment-headed windows, sashes with some glazing bars, in near flush frames. No 18 sashes renewed. Projecting, modern public house and shop on ground floor'.¹

Comments: Number 18 remains a busy pub of the same historic name, the Elephant and Castle.

¹ List description <https://www.historicengland.org.uk/listing/the-list/list-entry/1078990>

Hare Street



Address/building name: **18-28 Hare Street**

Character Area: **Powis Street and Beresford Square**

Designation: None.

Survey of London page reference: 223

Description: 1930, extended northwards in 1962-3.¹ Red-brick four-storey frontage across thirteen bays, demarcated by stone pilasters carrying a stone entablature. Red marble arcade of 1962-3 on ground floor.² Large windows with decorative iron railings punctuate the first floor between the pilasters.

Comments: Recommended for Local Listing. Remains in use as a large department store, as originally built.

1 SoL, p.223.
2 SoL, p.223.



Address/building name: **23-25 Hare Street**

Character Area: **Powis Street and Beresford Square**

Designation: None.

Survey of London page reference: 221

Description: Three-bay, three-storey symmetrical frontage in a loosely Jacobean style, built 1898-1900.¹ Good quality red brickwork with ashlar window surrounds and parapet roof. Scrolls in relief under second floor windows in gauged brickwork, with brackets punctuating a unifying string course/cornice below parapet. Originally part of a larger composition.²

Comments: Recommended for Local Listing. Building is vacant and in a very poor state. Weeds have become full-grown bushes, sprouting out of first and second floor windows. Forms the end of a row of complimentary late nineteenth-century properties.

1 SoL p.221.
2 SoL p.221.



Address/building name: **27 Hare Street**

Character Area: **Powis Street and Beresford Square**

Designation: Locally listed.

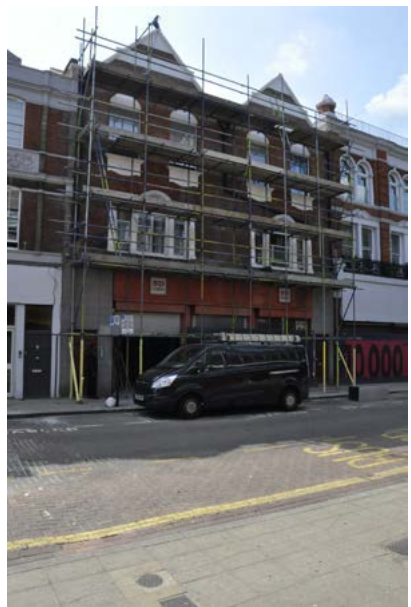
Survey of London page reference: 221

Description: '3-storey late Victorian building in red brick with parapet roof. Two windows to each floor, lower panes altered. Decorative stucco panel between first and second floor. In Gothic style with pilasters, cornice and parapet. Pilasters in contrasting grey brick. Modern shop-front. An interesting survival.¹

Comments: Forms part of a complimentary group of red-brick late Victorian facades (numbers 23-37), all of which are currently vacant or being refurbished. This façade seems to be in much better condition than its neighbours to each side.

1 Local List

Hare Street continued.



Address/building name: **29-31 Hare Street**

Character Area: **Powis Street and Beresford Square**

Designation: None.

Survey of London page reference: 221

Description: Three-storey bipartite elevation with two triangular gables, built 1899.¹ Red brick with stone window surrounds on first floor and stucco ornamentation. First floor windows are distinctly classical, each comprising two Greek Ionic end pilasters and colonettes supporting a segmental pediment. Gables are punctuated half-way up on either side by a crow step and accompanying stucco band.

Comments: Recommended for Local Listing. Currently being refurbished. Forms part of a complimentary group of redbrick late-Victorian facades (numbers 23-37).

¹ SoL, p.221.



Address/building name: **33-37 Hare Street**

Character Area: **Powis Street and Beresford Square**

Designation: Locally listed.

Survey of London page reference: 221

Description: '3-storey late Victorian building, upper part in red-rubbing brick, surmounted by cornice and open balustraded parapet. Paired windows in stone surrounds. First floor windows surmounted by scrolled pediments. Second floor windows surrounded by arched Ionic columns. Central feature single curved, headed window above shallow semi-circular stone balustraded balcony. Central pediment rebuilt in plain brickwork. Modern shop-fronts.'¹

Comments: Currently being extensively renovated. A very elaborate, intact façade, which once housed The Scotch House Ltd' clothiers and outfitters, known as an upmarket shop even for turn of the century Woolwich.² Forms part of a complimentary group of red-brick late Victorian facades (numbers 23-37).

¹ Local List
² SoL, p.221.



Address/building name: **44-46 Hare Street**

Character Area: **Powis Street and Beresford Square**

Designation: None.

Survey of London page reference: 224

Description: Three-storey, four-bay frontage of 1898-99 in red brick with stone dressings and stucco ornamentation.¹ Originally a tripartite design, the right wing has been demolished evidenced by the pediment over number 44. Mullion and transom windows on first and second floor, altered on first floor of number 44. Two modern retail units on ground floor, with remnants of late Victorian shop fronts either side of modern fascias.

Comments: Recommended for Local Listing. Number 44 is currently vacant.

¹ SoL, p.224.

Hare Street continued.



Address/building name: **47-49 Hare Street (The Price Albert Public House/Rose’s Wine House)**

Character Area: **Powis Street and Beresford Square**

Designation: None.

Survey of London page reference: 221

Description: A largely unaltered corner pub of 1928, with its longer frontage onto Mortgrammit Square.¹ Three storeys with shaped parapet in red brick and stone window surrounds. Two-tone faience ground floor with large windows containing possibly original window frames. Heavy pediment above second-floor corner window.

Comments: Recommended for Local Listing. Remains a busy pub. Many old advertising signs on exterior, adding to its character.

1 SoL p.221.



Address/building name: **50-58 Hare Street**

Character Area: **Powis Street and Beresford Square**

Designation: None.

Survey of London page reference: 224

Description: Row of five shop-houses, uniformly of three storeys and two bays, built 1882.¹ Units now retain original exterior ornamentation to varying extents, with numbers 50 and 58 more intact than the much plainer, remodelled number 52-56. Originally unified by stucco friezes above first and second floor windows, which survive on number 50 and partly on number 58.

Comments: Recommended for Local Listing. Survey of London notes that these, along with 60-62, form the earliest group of buildings in both Hare and Powis Street.²

1 SoL, p.224
2 SoL p.224.



Address/building name: **51-61 Hare Street (with 119A Woolwich High Street)**

Character Area: **Powis Street and Beresford Square**

Designation: None.

Survey of London page reference: 222

Description: Large two-storey building of 1929 with three tones of faience on first floor and parapet.¹ Window jambs and entablature in the ‘Egyptian’ mode. Large modern shop fascia breaks the unity of intact ground floor and first floor.

Comments: Recommended for Local Listing. The Survey of London notes that the ground-floor shop front is largely unaltered, originally being Burton’s first purpose built store in Woolwich, thus being of historical and architectural interest.²Exterior needs some cosmetic intervention, such as cleaning of the faience and removal of weeds from the parapet.

1 SoL p.222.
2 SoL p.222.

Hare Street continued.



Address/building name: **60-62a Hare Street**

Character Area: **Powis Street and Beresford Square**

Designation: Locally listed.

Survey of London page reference: 224

Description: '3-storey late Victorian terrace with cornice and parapet roof surmounted on corner by clock with pediment over framed by scrolls and topped by decorative wrought iron feature. Yellow stock brick. Windows to front and second floors have ornamented stone surrounds. Large timber framed windows to first floor at corner of Hare Street and Woolwich High Street. Stone cornice supported on brackets between which are decorative tiles forming a continuous frieze. Modern shop-fronts'.¹

Comments: The first floor of number 62 has been rebuilt in very poorly matched bricks giving the building a disjointed, patchwork feel. Survey of London notes that these, along with 50-58, form the earliest group of buildings in both Hare and Powis Street.²

¹ SoL p.224.

² SoL p.224.

John Wilson Street



Address/building name: **New Wine Church (former Odeon Cinema)**

Character Area: **Historic Core**

Designation: Grade II.

Survey of London page reference: 77-78

Description: 'Built in 1937. Architect George Coles. The best surviving examples of the "Odeon" style. Unaltered interior with a free use of art-deco motifs around the proscenium'.¹

Comments: As with the former Granada Cinema opposite, this building has been converted into an evangelical church, though with little impact on the interior or exterior. This church has an intangible connection with the neighbouring parish church of St Mary Magdalen. Its setting is severely impacted by the large roundabout feeding the Woolwich Ferry.

¹ List Description <https://historicengland.org.uk/listing/the-list/list-entry/1212649>

Macbean Street



Address/building name: **41/44 Macbean Street**

Character Area: **Powis Street and Beresford Square**

Designation: None.

Survey of London page reference: 211

Description: 1899.¹ Three-storey building in redbrick with carriage entrance ground floor providing access to the rear of 44 Powis Street. Sash windows renewed with simply modern casements. 41 Macbean Street is the last of a twenty-house terrace, built 1898-9.² Two storeys in redbrick with stone dressings. Ground floor bay window with modern casement windows.

Comments: Recommended for Local Listing. Number 44 is an attractive piece of streetscape surrounded by modern development. All subdivided into one or two-bed flats.

1 SoL, p.211.
2 SoL, p.211.

Major Draper Street



Address/Building Name: **Building 11 (The Officers' Block, also 1-4 Dial Square)**

Character Area: **Royal Arsenal**

Designation: Grade II, The Royal Arsenal Woolwich Conservation Area.

Survey of London page reference: 145-146

Description: '1717-20, by Henry Lidgebird. Flemish bond stock brick; stone-coped slate mansard roof; brick stacks. Double-depth plan. 3-storeys; symmetrical 11-window range. Panelled doors set in early C18 porch to right and similar porch of C1870 to left. Gauged brick segmental arches over 4-pane sashes and over smaller C20 two-light casements to second floor with moulded brick string courses to cill level and beneath parapet, which is raised over central bay. Early C19 wing of similar materials to rear. Interior noted as having early C18 joinery, enriched marble fireplaces and staircase to right with fine wrought-iron balustrade. One of several buildings constructed by Lidgebird between 1717 and 1720 at the Royal Arsenal, Woolwich'.¹

¹ List Description <https://historicengland.org.uk/listing/the-list/list-entry/1289024>

Marlborough Road



Address/building name: **Buildings 36, 37, 46 and 49 (forming The Grand Store)**

Character Area: **Royal Arsenal**

Designation: Grade II*, The Royal Arsenal Woolwich Conservation Area.

Survey of London page reference: 149-155

Description: '1808-13, attributed to James and Lewis Wyatt. Brick with Purbeck limestone dressings, timber internal construction, and late C20 corrugated sheet roof, originally slated. PLAN: Single-depth plan forming E range of 3-sided quadrangle. EXTERIOR: Late Georgian style. 2 storeys; 15-window range. Symmetrical front and rear elevations have projecting central pedimented 3-window section, vermiculated plinth, clasping pilasters with fluted capitals and a moulded eaves cornice. Centre has giant pilasters and a central round-arched doorway; rubbed brick heads to round-arched ground-floor recesses with matching windows and segmental-arched first-floor windows, to 12/8-pane sashes. 3-window ends, that to the N has a rusticated ashlar porch with round archways to large double panelled doors, the S end has a plain surround to first-floor double doors. Late C19 wall crane on the E side'.¹

¹ List Description <https://historicengland.org.uk/listing/the-list/list-entry/1078958>



Address/building name: **Buildings 47 and 48 (additions to the Grand Store)**

Character Area: **Royal Arsenal**

Designation: The Royal Arsenal Woolwich Conservation Area. not listed.

Survey of London page reference: 180

Description: 'A 'sea store' (Building 48) was built first, in 1889-90, towards the east under Sale's direction, though it had apparently been designed in 1886 under his predecessor, Col. H. D. Crozier (Ills 134, 172). On concrete-pile foundations, this handsome three-storey stock-brick range, of seventeen bays by three, had large windows and columns of cast iron (supplied by John Lysaght), I-section joists, timber floors and an iron roof, hipped and slate-covered. A similar storehouse (Building 47) was added at the centre of the yard around 1897, with Sale still in charge. One bay wider with gable ends, a steel frame and part-concrete floors, it had a double-height entrance hall with a gantry crane. ... Buildings 47 and 48 were occupied as bookstores for the British Museum's libraries from 1962. They were then converted again in 2003-4 by Berkeley Homes despite being unlisted; they were readily convertible, each to provide forty-eight apartments'.¹

Comments: Potential candidate for local listing. Two additions to the Grand Store, built in the 1890s, which were used by the British Library from 1962 as book storage before being converted to flats.

¹ Survey of London

Market Street



Address/building name: **Health Centre, Market Street**

Character Area: **Civic**

Designation: None.

Survey of London page reference: 268

Description: Two-storey Health Centre in red brick with Bath stone dressings, built 1938-9. The central of seven bays projects forward, with a lightly-embellished entrance doorway topped with the Woolwich coat of arms above the large second-floor window.

Comments: Built and remains in use as a local authority Health Centre. Archetypal of its period.



Address/building name: **24-28 Market Street**

Character Area: **Civic**

Designation: Grade II.

Survey of London page reference: 252

Description: 'Early C19 terrace. Each house 2 storeys, 1 window. Low pitched slate roof. Multicoloured stock brick. Rendered plinth. Gauged, flat brick arches to sash windows with glazing bars in stucco-lined reveals. 6-panel doors, under reeded cornice heads and rectangular fanlights with glazing bars. Narrow, flat pilasters support curved brackets and cornice hoods. Mint condition'.¹

Comments: Well-maintained group of buildings, still in residential use.

¹ List Description <https://www.historicengland.org.uk/listing/the-list/list-entry/1078938>



Address/building name: **(Former) Woolwich Police Station**

Character Area: **Civic**

Designation: Grade II.

Survey of London page reference: 266-268

Description: 'Police Station. 1910 by John Dixon Butler, FRIBA, Architect and Surveyor to the Metropolitan Police, with later-C20 modernisation internally. Red brick with ashlar dressings. Slate mansard and pitched roofs. Timber sashes with horns, refurbished in early-C21. Restrained Queen Anne style'.¹

Comments: Vacated as of February 2014. Consented scheme for residential conversion underway.

¹ List Description <https://www.historicengland.org.uk/listing/the-list/list-entry/1391898>

Market Street continued.



Address/building name: **1 Market Street (with 50 Calderwood Street)**
(Former Woolwich Magistrates Court)

Character Area: **Civic**

Designation: Grade II.

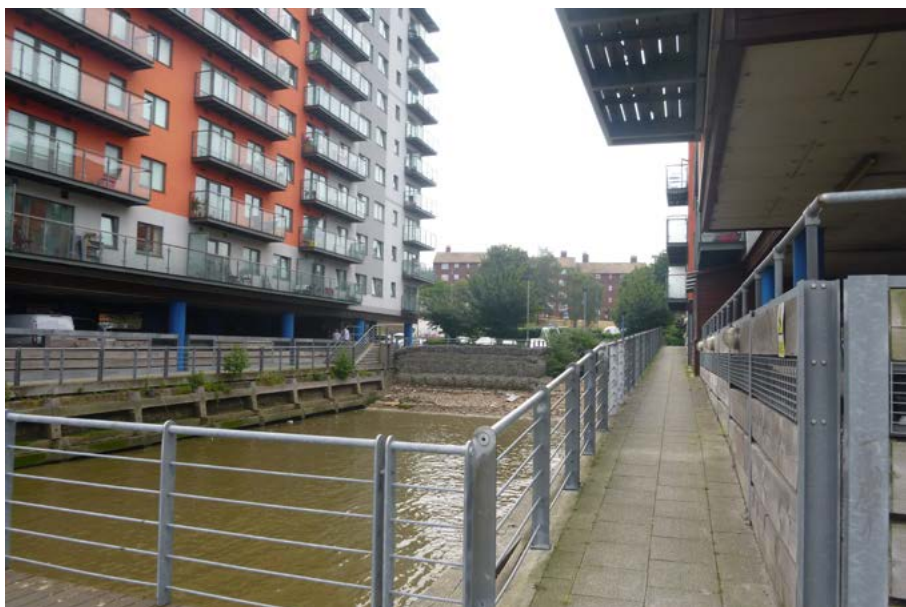
Survey of London page reference: 266-268

Description: '1912 by John Dixon Butler, FRIBA, Architect and Surveyor to the Metropolitan Police, with minor later-C20 alterations. Red brick with rubbed red brick quoins, ashlar Portland stone dressings and plinth. Concealed roof behind parapet. Timber sashes with horns. Free classical style with Baroque emphasis'.¹

Comments: Changed use, now an accountant's office and residential flats. Exterior is well maintained.

¹ List Description <https://www.historicengland.org.uk/listing/the-list/list-entry/1391897>

Mast Quay



Address/building name: **Five Slip and Six Slip**

Character Area: **Riverfront**

Designation: None.

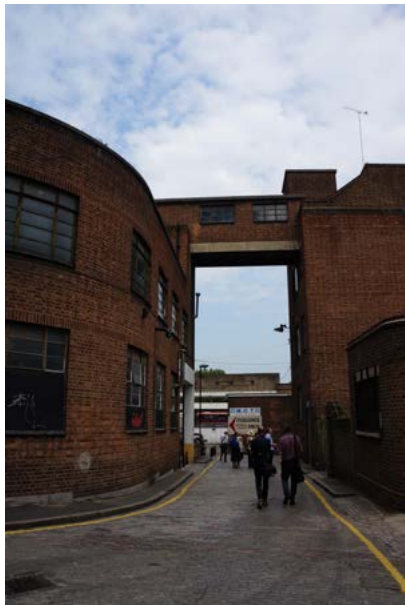
Survey of London page reference: 103-107

Description: Six slip is the easternmost slip of the former Royal Dockyard. Between 1844-6 it was 'lengthened, straightened and granite-lined'.¹ Further west, five slip replaced a smaller pair in 1855-6, and is 'granite-paved with stone-coped brick side walls'.² These slips were briefly reused during the 1970s and now form a feature within the Mast Quay housing development.³

Comments: Recommended for local listing as a rare intact remnant of the Royal Dockyard, possibly one of the last elements of it to have been in service.

1 SoL, p.105.
2 SoL, p.105.
3 SoL, p.105.

Mortgramit Square



Address/building name: **Furlongs multi-storey carpark and workshop, Mortgramit Square**

Character Area: **Powis Street and Beresford Square**

Designation: None.

Survey of London page reference: 73

Description: Built 1938 – 39 as a multi-storey ramped garage and workshop for Furlongs when they relocated from nearby Murray's Yard. Furlongs is a Woolwich-based firm, originally established in 1812 as a cabinet makers on Powis Street, which still runs the filling-station and garage to the north of the site today.

The buildings were constructed by Thomas & Edge to the designs of Corney Newman and J. A. Emes. The carpark building is connected to the neighbouring workshop by a high-level bridge. The buildings are both four storeys, and their reinforced-concrete structure is clad in red brick. Most of the carpark building was given over to repair and maintenance workshop space, parking facilities being confined to the second floor; the LCC undertook to ensure the site contained parking space following the opening in 1937 of two large cinemas to the west (the former Odeon and Granada cinemas).

Comments: Recommended for Local Listing.

Number 1 Street



Address/building name: **Building 18 (Royal Laboratory Offices, now London Skills for Growth)**

Character Area: **Royal Arsenal**

Designation: Grade II, The Royal Arsenal Woolwich Conservation Area.

Survey of London page reference: 170

Description: 'Offices. 1855-6, by Lt Col R S Beatson, R E, extended to W pre-1888 and later to E. Brick with stone dressings, ridge and lateral stacks and a hipped slate roof. 2 storeys; 6:7:8-window range with 2/2-pane sashes. Symmetrical front, with ashlar plinth, ground-floor cill band, plat band and frieze; central 1854 section has 3-bay pedimented centre set forward with paired pilasters and double doors to ashlar porch. Outer sections in same style, 4:4-range to the W with a lateral stack and a lower porch at the end set back with round-arched doorway, fanlight and double-panelled doors; 2:4-section to the E. Interior has a central stair hall with a rear dog-leg stair with ornate cast-iron balusters and a heavy wreathed rail; 6~panel doors, moulded cornicing, and large round-arched stair sash to rear. Included as a significant surviving element prominently sited within the group of historic buildings at Woolwich Arsenal'.¹

Comments:

¹ List Description <https://historicengland.org.uk/listing/the-list/list-entry/1245206>



Address/building name: **Building 17 (Paper Cartridge Factory, formerly 'Firepower' Royal Artillery Museum)**

Character Area: **Royal Arsenal**

Designation: Grade II, The Royal Arsenal Woolwich Conservation Area.

Survey of London page reference: 167-170

Description: '1855-6, to the designs of Cpt R Beatson, RE. Yellow stock brick with red brick dressings; C20 corrugated sheet valley roof; internal iron frame. PLAN: Rectangular plan 11 bays long and 2 bays wide, former beam engine houses in NW corner, and W former boiler house and E former rag store projecting to the N. EXTERIOR: 2 storeys; 9:1-bay range. Near-symmetrical front has red brick clasping pilasters, a plinth, cornice and parapet: central entrance bay set forward with an ashlar surround to segmental-arched carriage entrance with double doors, and a similar wide window above with key and imposts. Original window openings with rubbed-brick segmental arches; the window frames are C20 replacements. Similar surrounds to doorways with plate-glass overlights 4 bays from the ends. Right-hand end has a symmetrical 9-window range and a right-hand 5-window range former rag store wing, both with central entrances as the front'.¹

Comments:

¹ List Description <https://historicengland.org.uk/listing/the-list/list-entry/1245203>



Address/building name: **Royal Laboratory East and West Pavilions**

Character Area: **Royal Arsenal**

Designation: Grade II, The Royal Arsenal Woolwich Conservation Area.

Survey of London page reference: 134-135

Description: East Pavilion - 'Gunpowder factory, disused. Part of the Royal Laboratory of 1694-96, extended and altered 1855, partly demolished 1950s. Brick with stone dressings, roof not visible. Single-depth plan. 2 storeys; 5-window range. A symmetrical front has projecting centre with rusticated voussoirs, plinth plat band and coping. Doorway with eared architrave and console cornice, with window above has an architrave with foliate brackets and lion-head key. Rubbed brick keyed flat arches to altered windows'.¹ West Pavilion - 'Gunpowder works, W pavilion, now disused. Part of the Royal Laboratory 1694-6, extended and altered 1802, partly demolished. Flemish bond brick with stone dressings and slate hipped roof. Single-depth plan. 2 storeys; 5-window range. A symmetrical front has a pedimented entrance bay set forward, with rusticated voussoirs, plinth and plat band; the doorway has a good surround with eared architrave and a console cornice, set below first-floor architrave with foliate brackets to an eared architrave with a lion key. The pediment contains a cartouche with the arms of William III. Rubbed brick flat arches with keys to altered or blocked sashes'.²

Comments: List description notes that these are the oldest buildings in the Arsenal and possibly the oldest Ordnance buildings in the country.³

¹ List Description <https://historicengland.org.uk/listing/the-list/list-entry/1211082>

² List Description <https://historicengland.org.uk/listing/the-list/list-entry/1245208>

³ SoL, pp.134-135

Number 1 Street continued.



Address/building name: **Dial Square Entrance Range (formerly known as the Great Pile or Dial Arch; now the Dial Arch Public House)**

Character Area: **Royal Arsenal**

Designation: Grade II*, The Royal Arsenal Woolwich Conservation Area.

Survey of London page reference: 141-143

Description: 'Archway and front range to foundry, gun boring works and smithery, later ordnance works. 1717-20, attributed both to Sir J Vanbrugh and to Nicholas Hawksmoor; 1896 cartridge factory. Red brick with rubbed brick headers hipped slate roof Single-depth plan front range to former quadrangle. Single storey with attics to end blocks; 9-bay range. Symmetrical with central gateway and gabled ends set forward, articulated by shallow buttresses which rise through the eaves with plain caps. Gateway has large square battered piers with moulded caps and pyramids of cannon balls on top, a gabled round-arched gauged brick gateway with blocked voussoirs and a sundial dated 1764. At the back of the archway a 3-centre arched cast-iron beam, dated 1780 at one end and inscribed with the names of former Inspectors of Artillery and of the Royal Brass Foundry between 1797 and 1855. Linking 3-bay sections have 2 segmental-arched sashes with thin glazing bars, the inner bays have an inner doorway and overlight, the outer ones with a central round-arched window and flanking flat-headed 6/6-pane sashes. End gabled bays have 2 sashes and a round-arched frieze beneath the gable and a smaller segmental-arched attic window. Rubbed brick heads to 6/6-pane C19 sashes. Rear altered, the 3 E bays open with late C19 cast-iron columns'.¹

¹ List Description <https://historicengland.org.uk/listing/the-list/list-entry/1211005>



Address/building name: **Royal Brass Foundry**

Character Area: **Royal Arsenal**

Designation: Grade I, The Royal Arsenal Woolwich Conservation Area.

Survey of London page reference: 137-141

Description: '1716-17, possibly by Sir John Vanbrugh, for the Board of Ordnance; extended and altered 1771-1774 by Jan Verbruggen, Master Founder, extensively repaired 1970s, book store since then. Dark red brick with red rubbed brick and stone dressings and slate, originally tile, hipped roofs. PLAN: Symmetrical plan of a central founding range with lower side aisles, and N entrance tower with flanking blocks. EXTERIOR: 2 storeys and attic; 3-bay central tower with flanking single-storey; 2-bay range wings. Central tower has clasping pilasters on stone plinths, a fine entrance with pilasters of alternate rubbed brick and stone to a cornice set forward over the jambs, rusticated voussoirs to a round-arched doorway with the Duke of Marlborough's Arms to the key, radial fanlight and double doors with 10 raised panels; rubbed brick round arches with keys and imposts to C19 casements each side, segmental-arched blind panels above, and round-arched first-floor windows, flanking a wide 3-centre arched panel above the doorway with a fine coat of arms of George I. 3-bay sides with round-arched first-floor windows. Pyramidal roof with 2 pedimented dormers to the front, and a round lead-clad cupola, added 1722, with architraves to small-paned windows, angle buttresses and a dome with a finial. Single-storey side 'aisles' have round-arched windows linked by impost band and 3-centre-arched doorway, originally a central porch; the rear section is a 2-storey, 3-window former furnace block possibly raised 1770s, with contrasting

paler brick clasping pilasters and window surrounds, round-arched ground-floor and segmental-arched first-floor windows. W side has a matching 2-storey rear block, but rebuilt c1878 to the N as a single-storey block with blind windows. S end has a 2-storey block with chamfered corners and parapet, possibly of 1803. Founding range has continuous clerestory windows beneath the eaves and louvred ridge vents'.¹

Comments:

¹ List Description <https://historicengland.org.uk/listing/the-list/list-entry/1078956>

Number 1 Street continued.



Address/building name: **Main Guardroom**

Character Area: **Royal Arsenal**

Designation: Grade II, The Royal Arsenal Woolwich Conservation Area.

Survey of London page reference: 147-148

Description: Former guardhouse. '1788, built by Isaac Ashton, possibly to designs of James Wyatt. Yellow and red stock brick with limestone ashlar, ridge stacks and hipped slate roof. Single-depth plan with central archway. 2 storeys; 3-bay range. A tetrastyle Doric portico 1 bay deep with a modillion cornice, to a similarly-sized flagged recess, a central doorway with double 6-light doors with raised panels, and smaller ones to the guard houses each side. Segmental-arched ground-floor tripartite 6/6-pane sashes, and gauged brick flat heads to first-floor 6/6-pane sashes with ashlar cill band. Rear has projecting wings each side of the central entrance'.¹

Comments:

¹ List Description <https://historicengland.org.uk/listing/the-list/list-entry/1210926>



Address/building name: **Verbruggen's House**

Character Area: **Royal Arsenal**

Designation: Grade II, The Royal Arsenal Woolwich Conservation Area.

Survey of London page reference: 147

Description: 'House, later office. 1772-73, for Jan Verbruggen, Master Founder and his son Pieter, built by James Morris. Red Flemish bond brick with a slate mansard roof. Double-depth plan. 2 storeys, cellar and attic; 4-window range. Entrance in the S end has a coped, truncated gable, ground-floor arcade of round arches linked by impost band, and a modillion cornice; rubbed brick flat arches to 6/6-pane sashes, a half-glazed door, and 3 attic windows, the middle one blind. Matching parapetted 4-bay left-hand return has 4 flat-headed 3/3-pane dormers, and window-less right-hand return'.¹

Comments: Now the offices of Powell & Company Solicitors.

¹ List Description <https://historicengland.org.uk/listing/the-list/list-entry/1078957>

Plumstead Road



Address/building name: **2 Plumstead Road**

Character Area: **Commercial/residential**

Designation: Locally listed.

Survey of London page reference: 231

Description: 'Small late eighteenth-century 3-storey building with two windows to first floor in painted brick, and two windows to second floor overset in slated mansard roof. Modern shop front. Interesting 15 pot chimney stack on the party wall with No. 1 Plumstead Road (the Royal Mortar P.H.)'.¹

Comments: Local listing date does not match with the Survey of London, notes that its exterior survives relatively unaltered from 1842.²

1 Local List
2 SoL, p.231.



Address/building name: **3-3B Plumstead Road**

Character Area: **Commercial/residential**

Designation: None.

Survey of London page reference: 231

Description: Four-bay, three-storey building with stucco façade built in 1885-6.¹ Four shaped gables, of which three have been remade in a plainer style, probably in the 1930s.² 3B is on a larger plot with a modern casement window sitting centrally on the first floor.

Comments: In a poor state of repair, particularly 3B.

1 SoL, p.231
2 SoL, p.231.



Address/building name: **Plumstead Covered Market**

Character Area: **Commercial/residential**

Designation: Grade II.

Survey of London page reference: Pg 227

Description: Built in 1936, the covered market was built to provide a safer location for the market held in the increasingly heavily trafficked Beresford Square. An unprepossessing brick exterior onto Plumstead Road contains a single-span, steel diagrid roof spanning 29m allowing a large, unobstructed open space beneath.

The roof finish of glazed panels and cementitious asbestos is of lesser interest than the diagrid roof or pressed steel sections, bolted together to form approximately 400 triangular sections. This is an exceptionally early use of a diagrid roof structure in a non-aviation setting.

In addition to the large entrances onto Plumstead Road an extension has been constructed to the rear, accessed from Spray Street. The two gable ends of the building are glazed with timber lean-to structures at ground floor level of limited historic interest

Comments: The covered market was listed at grade II in October 2018

Plumstead Road continued.



Address/building name: **9 Plumstead Road (former Woolwich Infant Public House)**

Character Area: **Commercial/residential**

Designation: None.

Survey of London page reference: N/A

Description: Large late-Victorian former public house of three stories across two bays. Gauged red brickwork with stone window surrounds and gabled parapet. First floor bay windows have shaped lead roofs, while second floor windows are mullion and transom windows below scrolled gables.

Comments: Recommended for Local Listing. Outside Survey of London study area. Historic wood-panelled pub entrance has made way for an unsympathetic modern retail unit with large fascia and flat glazed shopfront. Parapet render is decaying.



Address/building name: **10-13 Plumstead Road**

Character Area: **Commercial/residential**

Designation: None.

Survey of London page reference: N/A

Description:

Comments: Outside Survey of London study area.



Address/building name: **14 Plumstead Road**

Character Area: **Commercial/residential**

Designation: None.

Survey of London page reference: N/A

Description: Two-storey, two-bay building in honey-coloured brick. Two prominent arched windows on first floor, with smaller square window between, unified by stucco plat band. White-painted frieze for shop signage survives below a classical cornice. Modern ground floor retail unit.

Comments: Outside Survey of London study area. Cornice is badly decayed and large modern fascia obscures much of the historic first floor.

Plumstead Road continued.



Address/building name: **15-19 Plumstead Road (consecutive)**

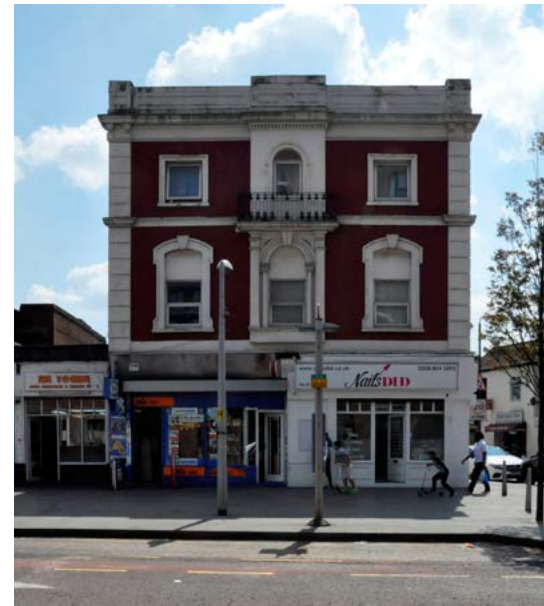
Character Area: **Commercial/residential**

Designation: None.

Survey of London page reference: N/A

Description: Row of five three-storey terraces with single central windows on first and second floors and modern retail units on ground floor. 15-18 are rendered and painted different colours, while number 19 has exposed stock brick. A unifying cornice runs throughout and turns the corner onto Parry Place.

Comments: Outside Survey of London study area. As a group, these buildings are in a moderate state of repair, with weeds growing over the parapet in places and paintwork decaying to different extents.



Address/building name: **20 Plumstead Road (former Burrage Arms Public House)**

Character Area: **Commercial/residential**

Designation: None.

Survey of London page reference: N/A

Description: Large late-Victorian public house in a symmetrical composition of three storeys and three bays. Red-stucco covered brickwork with stone dressings. The central bay is set forward and features a round-arched window with Corinthian colonettes on the first floor, set within a surround formed of two pilasters and a balcony with iron railings to the second-floor window above. Two heavily rusticated pilasters rise through the first and second floors at either end of the façade, accented half-way by an echinus, before running into a bracketed cornice with parapet above. Two modern ground-floor shopfronts with large fasciae.

Comments: Recommended for Local Listing. Outside Survey of London study area. The splitting of the ground floor into two premises sits awkwardly with the unity of the floors above.



Address/building name: **Middle Gate and Attached Boundary Wall to the West**

Character Area: **Royal Arsenal**

Designation: Grade II, The Royal Arsenal Woolwich Conservation Area.

Survey of London page reference: 163-164

Description: '1843. Artificial stone with cast-iron gates. Four vermiculated piers with scrolled brackets to cornice and blocking course, a later clock to the 2nd pier from the W, with wrought-iron segmental-arched gates and outer wickets. Subsidiary features: Attached brick boundary wall of c1800 extends approx 60m to the W'.¹

Comments:

¹ List Description <https://historicengland.org.uk/listing/the-list/list-entry/1358996>

Plumstead Road continued.



Address/building name: **Middlegate House (also known as Master Store Keeper's House)**

Character Area: **Royal Arsenal**

Designation: Grade II, The Royal Arsenal Woolwich Conservation Area.

Survey of London page reference: 161-162

Description: '1809. Yellow stock brick with stone dressings, darker brick second storey, roof not visible. Double-depth plan with central stair. Late Georgian style. 3 storeys and basement; 3-window range. Symmetrical front with a ground-floor string, cornice and blocking course. 5 steps up to a Greek Doric porch, now enclosed with wood panels and glazing, and late C19 double doors; inner doorway has a cornice and patterned segmental-arched fanlight over a 6-panel half-glazed door, with reeded jambs and side lights. Gauged brick flat arches to wider ground-floor French windows with reeded pilasters, and 6/6-pane sashes above. Plain 2-window sides and rear stair turret. Attached to the rear is a c1938 office. INTERIOR: contains a central entrance stair hall with open well stair with curtail and wreathed rail, cast-iron stick balusters and newels, reeded jambs and shuttered to ground-floor windows, a cast-iron mid C19 basement range, and late Georgian joinery'.¹

Comments:

¹ List Description <https://historicengland.org.uk/listing/the-list/list-entry/1211038>

Polytechnic Street



Address/building name: **Thames Polytechnic**

Character Area: **Civic**

Designation: Locally listed.

Survey of London page reference: 269-273

Description: 'Built in the early 1900's a tall 3-storey building in the 'Mannerist' Classical style with pitched slated roof in red brick with Portland stone central feature and end bays, cills, window heads and continuous frieze and cornice to first floor. Timber mullions and transoms to ground and first floor windows. Central feature comprises round headed 'entrance' (now blocked in and converted to window) with flanking $\frac{3}{4}$ columns and broken pediment over in the 'Mannerist' Roman Doric Order style, with highly decorated tympanum, three-bay windows to first floor and 'Palladian' style window to second floor surmounted by a triangular pediment - this flanked by segmental headed windows to ground floor and curved projecting oriel bay windows to first and second floor. Left-hand end bay comprises mezzanine raised ground floor/basement windows, framed in stone surrounds with broken triangular pediment over with similar framed first and second floor windows under a segmental pediment. Right-hand end bay similar but single ground floor window only. Forms part of group of public buildings and contributes to the distinctive character of the area'.¹

Comments: Early 20th century block onto Polytechnic Street fits in well to the other civic area buildings in scale, style and materiality.

¹ Local list

Powis Street



Address/building name: **1-7 Powis Street (odds)**

Character Area: **Powis Street and Beresford Square**

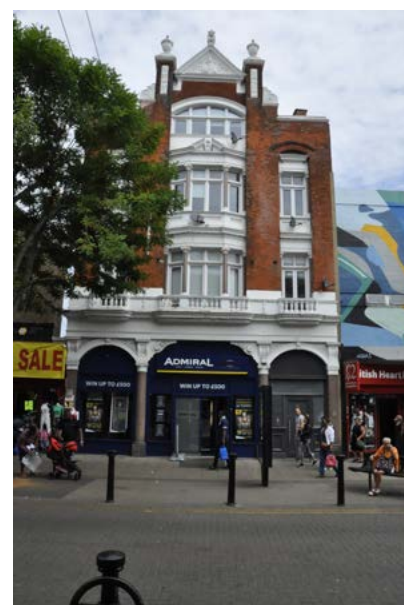
Designation: None .

Survey of London page reference: 200

Description: Originally the premises of the home furnishing company, Easterns Limited. Built 1958 – 60 by Thomas & Edge to the designs of Hector Hamilton Associates. Hector Hamilton was a British architect who rose to prominence from New York in 1932 when he won a competition launched by the Soviet Union for the design of a Palace of Soviets, before falling into obscurity . The building was converted into a bank and offices 1987 – 89 to the designs of the Oxford Architects' Partnership.

Occupying the corner site of Powis Street and Greens End, the upper storeys of the building have glass curtain walls with stone-imitation faced mullions and grey vitreous enamel spandrel panels. The building's ground floor The Powis Street corner is set back and decorated in a diamond pattern and the building has a continuous, modest pavement canopy between the ground and first floor levels.

Comments: Recommended for Local Listing.



Address/building name: **12 Powis Street (former William Shakespeare Public House)**

Character Area: **Powis Street and Beresford Square**

Designation: Locally listed.

Survey of London page reference: 207

Description: 'Late 19th Century, 3-storeys and attic. Red brick with stucco dressings. Central gable with elaborate stucco ornament and small top pediment with bust of Shakespeare inside and crouching monkey finial above. Flanking pilasters with urn finials and scrolled side buttresses. Stone-coped side parapets. Broken pediment over second floor window. First floor windows have balustraded balconies resting on enriched ground floor cornice broken forward below them. Ground floor of three segmental glazed bays, the centre one very wide. Attached granite columns and pilasters support rudimentary consoles and granite fascia. Modern glazing. Panelled stallrisers'.¹

Comments: The ground floor retail unit, with its large plastic fascia, detracts from the façade, as do the four satellite dishes attached to the Powis Street elevation.

¹ Local List



Address/building name: **22-28 Powis Street (evens)**

Character Area: **Powis Street and Beresford Square**

Designation: None.

Survey of London page reference: 207

Description: Built 1894-99, three-storey frontage across five bays. Red brick with white stucco dressings. Despite appearing as a piece, this group in fact comprises three stages of development due to architectural intervention by H H Church.¹ Gothic elements in frieze including grotesque brackets (...). Number 28 has triangular gable with simple terracotta decoration. Four modern retail units on ground floor.

Comments: Recommended for Local Listing. Number 28 is currently vacant. Left-hand three bays contrast with two right-hand bays, being fresher. Modern plastic windows seem to suggest the historic predecessors.

¹ SoL p.207.

Powis Street continued.



Address/building name: **23-27 Powis Street (odds)**

Character Area: **Powis Street and Beresford Square**

Designation: None.

Survey of London page reference: 201

Description: Three-storey property with parapet, the last three units of a once uniform group of seven designed by H H Church and built 1896-1902.¹ Red-brown brick, stone and stucco dressing, with a unifying cornice, string course and classical pilasters. Numbers 23 and 25 have mullion and transom windows in a slight bow rising through the first and second floors. Number 23 retains its strapwork gable. Three modern ground floor commercial units.

Comments: Recommended for Local Listing. Number 27 has unsympathetic modern windows. The large fascias and glazed fronts of the ground floor retail units detract from this building's character.

¹ SoL p.201.



Address/building name: **32-42 Powis Street (evens)**

Character Area: **Powis Street and Beresford Square**

Designation: None.

Survey of London page reference: 208

Description: 'Broadly coherent' group of late-nineteenth century, three-storey buildings across 11/12 bays, comprising four retail units on the ground floor with flats above.¹ Red brick with white stucco dressings. Stucco string course between first and second floors. Properties unified by stucco string course and floral brackets. Five engaged columns unify numbers 34-38, while number 34-42 have floral friezes. Number 32 has crow-stepped gable, clearly rebuilt. A mixture of wooden sashes and modern plastic casements throughout. Four modern commercial units on ground floor.

Comments: Recommended for Local Listing. No trace of historic shop fronts, with large fascias and fully-glazed shop fronts detracting from this group's character. However, above the ground floor these facades seem well maintained.

¹ SoL p.208.



Address/building name: **33-35 Powis Street (odds)**

Character Area: **Powis Street and Beresford Square**

Designation: None.

Survey of London page reference: 201

Description: Symmetrical three-bay frontage across three floors, built in 1925.¹ Red brick with stone dressings on parapet and pediment. Relieving arches used decoratively above large first-floor windows. Parapet gains ornamentation from use of stacked semi-circular cylindrical tiles. Two modern commercial units on ground floor, and solicitors' offices across first floor.

Comments: Recommended for Local Listing. In spite of its later date, it feels in keeping with the H H Church redevelopment of Powis Street in the 1890s.

¹ SoL p.201.

Powis Street continued.



Address/building name: **44-48 Powis Street (formerly Electric House)**

Character Area: **Powis Street and Beresford Square**

Designation: None.

Survey of London page reference: 208-209

Description: Three-storey, three-bay classical façade of 1935-6.¹ Rusticated faience and intact bronze Crittal windows on first and second floors. Four giant order pilasters support a heavy cornice and segmental pediment. Central first floor window surround is an aedicule in relief (small shrine).

Comments: Recommended for Local Listing. Stands out from its more representative 1890s and 1960s neighbours. Its façade survives virtually intact above the ground floor. Recommended for local listing given its social history, intactness of the façade above the ground floor, survival of some interior fixtures and general impact on the streetscape.

¹ SoL, pp.208-209.



Address/building name: **51-53 Powis Street**

Character Area: **Powis Street and Beresford Square**

Designation: None.

Survey of London page reference: 202

Description: Three-storey, three-bay building, built 1866-8.¹ Italianate façade in dark yellow brick, with iron barley sugar (twisted) colonette mullions in first-floor windows and cornice supported on repeated consoles.² Floral stucco frieze is stylistically out of sync and may be a later addition.

Comments: Recommended for Local Listing. Two commercial units on ground floor.

¹ SoL page 202.

² SoL page 202.



Address/building name: **55-63 Powis Street**

Character Area: **Powis Street and Beresford Square**

Designation: None.

Survey of London page reference: 202

Description: Large department store with nine window bays onto Powis Street, built 1934-5 with matching addition to the north of 1960-61.¹ The Powis Street façade is clad in artificial stone and retains its original first and second floor window frames. Four decorative ironwork grilles over part of second-floor windows at regular intervals.

Comments: Recommended for Local Listing. The artificial stone cladding is heavily discoloured. Marks and Spencer built and occupied the site until very recently, but has now been replaced by a Poundland entailing the loss of some 'rare fascia lettering of the 1960s'.²

¹ SoL, p.202.

² SoL page 202.

Powis Street continued.



Address/building name: **66-86 Powis Street (evens)**

Character Area: **Powis Street and Beresford Square**

Designation: Locally listed.

Survey of London page reference: 210-211

Description: 'Substantial late Victorian - C. 1890 - 4-storey terrace of unified design in an interesting mix of Gothic and Classical styling, yellow and grey stock brick with stone dressings and slated mansard and pitched roof with gables and dormers. Variety of styles of window design with alternating pattern of round-headed and flat-headed windows. Modern shop fronts with deep modern horizontal fascias unfortunately out of character with rest of building. The whole terrace is intact above ground level and contributes to the interest and character of Powis Street in a dominant position at the junction of Powis Street and Calderwood Street'.¹

Comments: This building contributes significantly to the character of this central part of Powis Street, even though there is very little unity at ground floor level. The façade itself is generally well maintained, although the Kentish Invicta horse which adorns the central gable has lost much of its black paint, detracting from its visual impact.



Address/building name: **79-81 Powis Street (odds)**

Character Area: **Powis Street and Beresford Square**

Designation: None.

Survey of London page reference: 203

Description: Symmetrical three-storey, three-bay Italianate façade of 1867.¹ Yellow stocks on first and second floor, with stone window dressings with later darker brick parapet. Dentils above first floor windows indicate the roof line prior to the insertion of a second floor in 1895.² Two modern retail units on ground floor with large fascias and glazed shopfronts.

Comments: Recommended for Local Listing. Possibly the earliest and best-quality survivor of Powis Street prior to the 1890s remodelling.



Address/building name: **83-85 Powis Street (formerly Commercial Chambers)**

Character Area: **Powis Street and Beresford Square**

Designation: None.

Survey of London page reference: 203

Description: Built in 1899 in a classical style, comprising three-storeys across two bays, in red brick with light stone dressings. Three matching pairs of stone pilasters on first and second floors. On first floor, the pilasters support a highly decorative frieze beneath the second floor windows. Second floor windows are fine ashlar with two mullions and a transom topped with a pulvinated (frieze and scrolled cornice. One modern retail unit on ground floor with large fascia and glazed shopfront.

Comments: Recommended for Local Listing. This building clearly housed white-collar offices on the first and second floors, and is one of the finer 1890s buildings on Powis Street. The intactness of the windows contribute to its visual impact.

¹ Local List

¹ SoL, p.203

² SoL, p.203.

Powis Street continued.



Address/building name: **87-89 Powis Street (odds)**

Character Area: **Powis Street and Beresford Square**

Designation: None.

Survey of London page reference: 203-204

Description: Three-storey, two-bay property of 1897, with involvement from H H Church.¹ Red brick with white stucco dressings. Shares a cornice with numbers 91-95. Floral stucco frieze in line with second-floor window sills. Wooden sash windows may be original. Modern ground floor shop front.

Comments: Recommended for Local Listing. One of the more intact small frontages of the 1890s. Large ground floor shop fascia clashes with the historic upper floors.

1 SoL, p.203.



Address/building name: **91-95 Powis Street (odds)**

Character Area: **Powis Street and Beresford Square**

Designation: None.

Survey of London page reference: 204

Description: Asymmetrical three window bay frontage over three floors, built in 1898-99.¹ Red brick with classical stone window surrounds and stucco ornamentation. Left hand window bay is more ornately classical with loosely Tuscan colonette mullions and a scroll pediment over the first floor window. Frieze and cornice unifies the three window bays above the first and second floor windows. Its asymmetry results from this being the remnant of a previously ten-bay building housing four shop units.² Two connected modern shop fronts on ground floor with large fascia and fully glazed shop front.

Comments: Recommended for Local Listing. Burton once had a large presence in Woolwich and this is its last outpost. Building feels unbalanced due to loss of bays adjoining to the west and their replacement with a post-war one-storey infill.

1 SoL p.204.
2 SoL p.204.



Address/building name: **103-109 Powis Street (odds)**

Character Area: **Powis Street and Beresford Square**

Designation: Locally listed.

Survey of London page reference: 204

Description: Three-storey buildings with parapet roofs. Late Victorian in classical style. Modern shop fronts. Yellow stock brickwork to 103 to 105 with stone window surrounds, pilasters and cornices; semi-circular pediments over end windows. Decorative panels beneath second floor window. Nos. 107 to 109 have painted brickwork, stone window surrounds with columns in the Tuscan style. Group value with Nos. 111-113.¹

Comments: Number 107-109's stucco façade is deteriorating, particularly the cornice running along the second floor window architraves. Ground floor shop fronts detract from the unity of these buildings.

1 Local List

Powis Street continued.



© ABA

Address/building name: **111-113 Powis Street (odds)**

Character Area: **Powis Street and Beresford Square**

Designation: Locally listed.

Survey of London page reference: 204-205

Description: 'Three storeys, painted brickwork and stone pilasters. Segmented arch pediments to first floor windows. Parapet rebuilt. Returns round into Barnard Close with curved, broken scrolled pediments to first and second floor windows on corner, surmounted by plain curved stone pediment. Group value with Nos. 103-109.'¹

Comments: Local List description should include information about this building's link the Woolwich Equitable Building Society. It was its headquarters from 1896-1935, when the Society moved to Equitable House.²

1 Local List
2 SoL p.204.



© ABA

Address/building name: **125-153 (odds) Powis Street (former Royal Arsenal Cooperative Society Headquarters Building)**

Character Area: **Powis Street and Beresford Square**

Designation: Grade II.

Survey of London page reference: 213-217

Description: 'Large commercial premises with retail outlet. 1903, by F Bethell for Royal Arsenal Co-operative Society. Red brick with terracotta dressings; slate roof. Italian Renaissance style. 2 to 3 storeys; symmetrical 21-bay facade. Mid C20 plate-glass windows to ground floor. Central 3-storey, 11-bay range: central 4-storey clock tower has terracotta facade articulated by fluted composite pilasters to each storey, semi-circular moulded arch set on Composite jambs to doorway, statue of Alexander McLeod (Society's Treasurer) by A. Drury set in open-pedimented aedicule with Composite pilasters, raised relief lettering bearing Society's motto etc to 2nd and 3rd storeys, and console cornice beneath copper-domed clock tower with segmental pediments set on half-columns to angled corners; first floor has 2-light semi-circular arched windows with decorative spandrels revealed in segmental-arched moulded architraves with pilasters; similar semi-circular arched architraves to second floor windows; bays are separated by Composite pilasters with enriched ornament to first-floor console cornice with enriched panelled frieze and to 2nd floor dentilled cornice with scrolled frieze; gabled outer bays, faced in terracotta, have canted bay windows with balustrade parapet and fluted Composite pilasters. 2-storey, 5-bay outer bays, in similar style, each have balustrade

parapet and central scroll-pedimented dormer with Composite pilasters flanking Ipswich window. The style of this building consciously imitated Harrods of Knightsbridge.'¹

Comments: Ground floor now occupied by Travelodge and Cream's Gelato. It is positive that this building has found a commercial use once more; however, as a hotel it does not seem to be attracting many people to this end of Powis Street.

1 List Description <https://www.historicengland.org.uk/listing/the-list/list-entry/1289022>

Powis Street continued.



Address/building name: **132-134 Powis Street**

Character Area: **Powis Street and Beresford Square**

Designation: None.

Survey of London page reference: 212

Description: Three-storey red-brick building of 1901 with stone dressings and stucco ornamentation. Elaborately decorated second-floor cornice, parapet and gable in Dutch-Flemish style. Central first floor window bay projects as an oriel.

Comments: Recommended for Local Listing. Building is vacant, boarded up awaiting redevelopment. The stucco and stone elements are decaying quite badly.



Address/building name: **136 Powis Street**

Character Area: **Powis Street and Beresford Square**

Designation: None.

Survey of London page reference: 212

Description: Single-bay four-storey building of 1930-31 with cement rendered façade and canted bay window fronted in wood rising through the first to third floors.¹ On the third floor the bay window bears a wreathed motto, 'Each for All, and All for Each', the RACS society's motto.

Comments: Recommended for Local Listing. Building is derelict, boarded up awaiting redevelopment. The cement render is terribly cracked, seemingly due to damp, weeds growing through the second floor windows, many others smashed.

¹ SoL p.212



Address/building name: **138-152 Powis Street (formerly the Royal Arsenal Cooperative Society New Building)**

Character Area: **Powis Street and Beresford Square**

Designation: Locally listed.

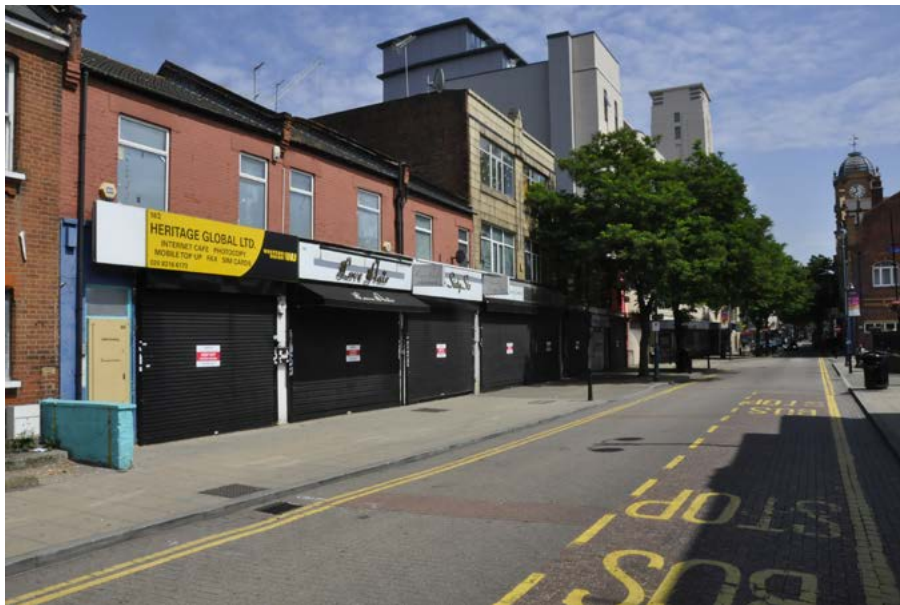
Survey of London page reference: 217-220

Description: 'Principal retail shopping centre of the Royal Arsenal Cooperative Society (RACS) designed by S.W. Ackeroyd F.R.I.B.A., the company's architect, in 1938. 4-storeys with tower forming an important feature of the streetscape of this part of the town. Principal materials are cream coloured faience with red brick in selected areas'.¹

Comments: Currently being developed into luxury flats, known as The Emporium. Although the conversion has involved considerable alterations to the original façade, the building is in a much better state than before redevelopment, although the commercial floorspace has not been occupied since conversion.

¹ Local List

Powis Street continued.



Address/building name: **154-168 Powis Street**

Character Area: **Powis Street and Beresford Square**

Designation: None.

Survey of London page reference: 78

Description: Originally a continuous row of eight terraces, built in 1899-1900, the middle two properties (numbers 160-162) were rebuilt in 1938-9 for local car dealership Furlongs. 154-158 and 164-168 are plain painted-brick terraces rising two storeys with two windows on the first floor and modern commercial units on the ground floor. 160-162 are clad in beige faience in a 1930s art-deco style. Two large windows each on the first and second floors, modern plastic frames replacing the originals.

Comments: Furlongs (Nos. 160-162) recommended for Local Listing. These buildings are all vacant, awaiting redevelopment. This will entail the loss of one of the larger unified groups of Victorian buildings on Powis Street.



Address/building name: **172 Powis Street**

Character Area: **Powis Street and Beresford Square**

Designation: None.

Survey of London page reference: 78

Description: Former doctor's house and surgery of 1898-9, in red brick with stone dressings. Central doorway with balconied French doors above. Bay window rising through two floors to left of entrance, topped with a shaped parapet. Windows have fine gauged brickwork surrounds.

Comments: Recommended for Local Listing. This building is vacant, awaiting redevelopment. Weeds are growing abundantly in the front garden. This end of Powis Street has minimal foot traffic and a low level of road traffic, and the closure of these properties contributes to the empty feel to this area.



Address/building name: **165 Powis Street (former Woolwich County Court)**

Character Area: **Powis Street and Beresford Square**

Designation: None.

Survey of London page reference: 78

Description: Built in 1935-36.¹ Symmetrical five-bay frontage in dark-red brick rising over two floors, with three-bay parapet bearing Royal Arms over central bay. Loosely Neo-Georgian style. Entrance doorway and first floor window above dressed in rusticated stone. Above entrance in relief, 'GVR 1935'. Westernmost ground floor bay occupied by second doorway, plainer than main entrance.

Comments: Recommended for Local Listing. This building is now occupied by an evangelical Christian church, although two separate people turned up during the site visit, believing it was still the County Court.

¹ SoL, p.78.

Powis Street continued.



Address/building name: **169-173 Powis Street**

Character Area: **Powis Street and Beresford Square**

Designation: None.

Survey of London page reference: 78

Description: Tripartite neo-Georgian composition of 1937-8.¹ Three storeys with parapet roof in dark red brick, matching adjacent former County Court. Lighter brick jack arches and stone keystones above twelve-pane sash windows, four each on first and second floors. Central cell has had its sashes renewed. Three modern retail units on ground floor with large fascias and largely glazed shopfronts.

Comments: Recommended for Local Listing. One empty ground floor unit. The two open premises feel very separate from the rest of Powis Street.

¹ SoL, p.78.



Address/building name: **179 Powis Street (Castle Tavern Public House)**

Character Area: **Powis Street and Beresford Square**

Designation: None.

Survey of London paage reference: 79

Description: Two storey, three-bay tavern of 1937. Very similar in style to numbers 169-173. Dark-red brick with modern casement windows on first floor. Ground floor composed of wooden panelling and fixed windows.

Comments: Recommended for Local Listing. The present Castle Tavern is the successor of the Castle Inn, an early-nineteenth century hostelry.¹

¹ SoL, p.79.



Address/building name: **Christ Faith Tabernacle Cathedral, 174-186 Powis Street (former Granada Cinema)**

Character Area: **Powis Street and Beresford Square**

Designation: Grade II*.

Survey of London page reference: 74-76

Description: 'Former Granada cinema, built 1936-7 for Granada Theatres. Architects: Cecil Masey (1881- 1960) and Reginald Harold Uren (1903-88) with interior design by Theodore Komisarjevsky (1882-1954). Brick and rendered facade. Corner site, with double-height auditorium with balcony and stage, set behind large foyer, and with tower to right. EXTERIOR: Asymmetrical curved facade to Powis Street with entrance on left and tower on right. Continuous canopy at string level. To the left, a line of five tall windows divided by brick and render pilasters, under a simple canopy. Thin glazing bars to provide fifteen panes in vertical style. Line of five more narrow windows at second floor level, each with a thin canopy. To the right, a long line of five horizontal windows enclosed by a concrete frame, except on the right where they abut the tower and emerge on the other side. Each window is divided into six lights by glazing bars. Blank brickwork above these windows only broken by the tower which then rises above the parapet. Attic storey over the entrance end, with horizontal rendered section under another canopy (which originally acted as a background to the name of the cinema) and then three windows with brick pilasters under a rendered strip. Concrete parapet copping. Roof of foyer block not seen. The outer face of the tower has a rendered strip, which originally held a glazed fin that lit up at night. At the top of the tower an open area under a

Powis Street continued.

flat roof originally formed part of this illumination scheme. Concrete rear wall to tower. Stock brick auditorium wall to the left of the entrance facade was originally hidden by other property. The seen storey stage-dock entry is rendered but the rest is of dark brown brickwork with string courses (interrupted over the scene-dock to enliven the composition) and mansard roof. Flat-roofed two-storey extension on the left, with an exit aperture at ground level and a line of four horizontal windows in the upper storey. Rear auditorium wall in Fletton bricks with buttresses. Pitched roof over auditorium'.¹

Comments: Now the Christ Faith Tabernacle, the GRANADA lettering down the tower has been replaced with CATHEDRAL.

¹ List Description <https://www.historicengland.org.uk/listing/the-list/list-entry/1212651>

Ruston Road



Address/building name: **Former Royal Dockyard Smithery, Erecting Shop and Brass Foundry**

Character Area: **Dockyard Industrial**

Designation: Grade II, Thames Water & Bowater Road Conservation Area

Survey of London page reference: 107-108

Description: 'Smithery, erecting shop and brass foundry. Erecting shop erected 1838-40 with Smithery and brass foundry added in 1846, connected to it by glazed roof. Designed by officers of the Royal Engineers working within the Board of Ordnance. This was the 1st naval establishment for the installation and repair of steam engines on steam boats (which needed regular overhauling and replacement of parts), Woolwich being chosen because it was nearer to London's established marine engineering industry. Erecting shop situated south of site. This was originally the boiler shop and was converted c1843. The erecting shop was situated near to the inner basin. Steam engines were assembled here and installed into the ships by means of large cranes. Built of stock brick, roofs concealed by cornices. 2 stone bands. South front has a series of round-headed windows and 2 larger openings with stone keystones and impost blocks. End elevations have keystones and blocked lunettes. Smithery, built for the manufacture of metal parts and brass foundry added to north in 1846. These are built of stock brick with stone dressings. Smithery to west has a series of 16 rounded-headed arches with stone keystones and impost blocks but pale yellow brick voussoirs with round-headed openings below, most now blocked. 2 round-headed entrances. Partially glazed roof, part now covered with asbestos sheeting. Pedimented glazed portion to left

connecting with brass foundry. Interior has cast iron tapering columns and metal roof with king post truss. Brass foundry of 1846 built of stock brick with stone dressings and roof now covered with asbestos sheeting. West front has 7 bays including central 3 bays in projection under pediment with louvred oculus. Round-headed openings, mainly blocked or with C20 windows and doorcase. North and south elevations are of 5 bays with central full height round-headed arch with keystone and impost blocks (now blocked in) and 4 tall round-headed openings with C20 windows inserted'.¹

Comments:

¹ List Description <https://historicengland.org.uk/listing/the-list/list-entry/1288807>

Spray Street



© ABA

Address/building name: **Telephone Exchange, 28 Spray Street**

Character Area: **Commercial/residential**

Designation: None.

Survey of London page reference: N/A

Description: 1936. Large eleven-bay building rising through five storeys. The brick and stone-dressed façade conforms to a plainly classical style, with a rusticated ground floor separated from the upper floors by two heavy plat bands, and pilaster-like brick columns between large multi-paned windows. Brick courses above highest plat band may be of a later phase. Royal cipher for Edward VIII carved into its doorcase

Comments: Recommended for Local Listing. Outside Survey of London study area. Remains in BT ownership.



Address/building name: **Former Employment Exchange, 13-15 Spray Street**

Character Area: **Commercial/residential**

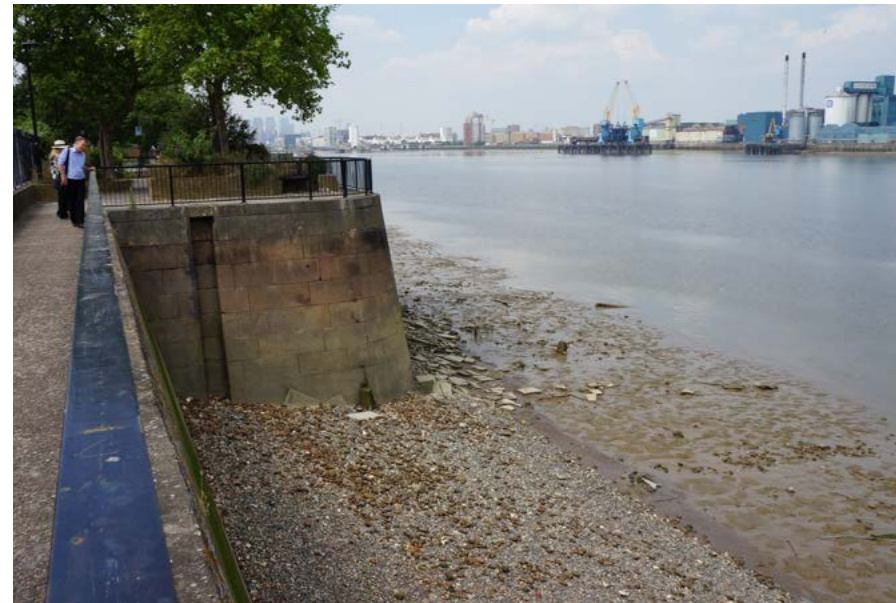
Designation: None.

Survey of London page reference: N/A

Description: The Former Employment Exchange was built in the interwar years to replace an earlier Labour Exchange that existed within the area. The Employment Exchange is an example of "good ordinary" municipal architecture of the inter-war period, built of red brick with Portland Stone details in an understated Neo-Georgian style. It responds to the Telephone Exchange opposite. Although the Telephone Exchange is larger and more refined in its architectural design, the two buildings are closely related in style and materials.

Comments: Recommended for Local Listing. Outside Survey of London study area.

Thames Path



Address/building name: **Dockyard River Wall**

Character Area: **Riverfront**

Designation: None

Survey of London page reference: 101

Description: The river wall is the largest surviving element of the former Dockyard. It was constructed in several phases. From west to east, the ages and materials of the wall are as follows:

- Trinity Stairs and the granite ashlar wall which borders the former Cable Depot were built in 1831-7
- The stretch from the slipway to the eastern end of Riverhope Mansions on Harlinger Street is the oldest, dating from 1817-19. This stretch is made from brick but is covered with modern concrete.
- the next stretch, up to the gun emplacements, dates to 1835-8 and is made from concrete faced with brick.
- The gun emplacements up to the western of King Henry's docks are granite faced concrete and date to 1838.
- The remaining stretch up to the ferry road is also granite faced concrete and dates to 1844.

Comments: Recommended for Local Listing. The granite-faced stretches of wall may be eligible for national listing



Address/building name: **Royal Dockyard Gun Emplacements**

Character Area: **Riverfront**

Designation: Grade II.

Survey of London page reference: 110

Description: 'Early C19. Set upon granite sea wall a low brick fortification having 2 splayed gun embrasures lined with sandstone and topped with thick, granite blocks. Immediately behind these, at either side, a circular platform stepped and sloped down from fortifying wall and up from road behind. Sandstone on brick foundation, steps and floor of granite. In centre round block with pin to form turntable; and metal rail around outer segment. These supported late C18 or early C19 naval pieces, on wood carriage platforms swivelling through an angle of about 3000. One of the guns is now in Plumstead Library museum. 2 posts made of filled gun barrels well sunk into the ground, with rings for chains embedded in tops. Probably used for help in swivelling guns'.¹

Comments: The Survey of London dates this structure to 1847.² The present guns are replicas. The battery's location on the riverfront serves to connect the riverside and dockyard character zones and in doing so demonstrates the historically inextricable link between the two.

¹ List Description <https://historicengland.org.uk/listing/the-list/list-entry/1289552>

² SoL, p.98.

Thames Path ctd.



Address/building name: **Woolwich Power Station coaling jetty**

Character Area: **Riverfront**

Designation: None.

Survey of London page reference: 57-59

Description: Built to designs by John Sutcliffe, Borough Engineer in 1930-31. Lattice-framed coaling jetty in reinforced concrete.¹

Comments: Recommended for local listing based on its historical interest. Probably the last physical trace of the Power Station which once dominated this area of Woolwich, the jetty is an unobtrusive structure of historical interest for people walking the Thames Path. Its size gives an indication of the scale of operation necessary to run a coal-fired power station in the mid-twentieth century.



Address/building name: **East and West Riverside Guardrooms**

Character Area: **Riverfront**

Designation: Grade II – listed individually, The Royal Srsenal Conservation Area

Survey of London page reference: 162

Description: West Guardroom - 'Guardhouse. 1814, possibly by James or Lewis Wyatt. Yellow and red stock brick with limestone ashlar cornice and parapet, central brick stack and hipped 8-sided slate roof. Octagonal single-room plan. Single storey; 8-bay range. Each side has a rubbed brick segmental-arched recesses, the S entrance bay has a 6-panel door, other sides have segmental-arched 6/6-pane sashes. Interior without decorative features. One of a pair which originally flanked the river entrance to the Arsenal, originally the main entrance. The steps were removed in 1931'.¹

East Guardroom – '1814, possibly by James or Lewis Wyatt. Yellow and red stock brick with limestone ashlar cornice and parapet, and C20 flat roof. Octagonal single-room plan. Single storey; 8-bay range. Plinth, cornice and blocking course, the sides have rubbed brick segmental-arched recesses, the S entrance bay has an inserted mid C20 doorway, other sides have segmental-arches to 6/6-pane sashes, mostly blocked. Interior not inspected. Historical note: One of a pair which flanked a flight of steps up from the river, originally the main entrance to the Arsenal. Formerly had an 8-sided hipped roof and central stack'.²

1 List Description <https://historicengland.org.uk/listing/the-list/list-entry/1245207>

2 List Description <https://historicengland.org.uk/listing/the-list/list-entry/1078955>

Thomas Street



Address/building name: **1-5 Thomas Street**

Character Area: **Commercial/residential**

Designation: 3-5 Locally listed, 1 not listed.

Survey of London page reference: 245-247

Description: ‘C. 1880 3-storey building in the Classical style with three bay frontage to Wellington Street; main entrance and octagonal pierced turret with dome and finial on corner; four bay frontage to Thomas Street - parapet roof. Coursed granite to ground floor with segmental headed windows; bays to stuccoed upper floors separated by pairs of pilasters. The building is of key townscape interest and importance when seen from Greens End and Thomas Street. Forms a group with the ‘Earl of Chatham’ P.H. (also on the Local List)’.¹

Comments: Survey of London dates them to 1760-1, with many later alterations and additions, rather than the local list description’s date of c.1880.² Buildings well maintained, lifting the profile of the street. They have benefitted greatly from the opening up of General Gordon Square and provide an attractive north side of the Square. It is curious that 3-5 are locally listed while number 1 is not.

1 Local List
2 SoL, pp.245-247.



Address/building name: **15 Thomas Street (Earl of Chatham Public House)**

Character Area: **Civic**

Designation: Locally listed.

Survey of London page reference: 250

Description: ‘Coaching inn with impressive ornamental façade, built in the latter half of the 19th Century. 3-storeys, red brick with stucco pilasters and horizontal banding, brick parapet and balustrading at first floor. Mullioned and transomed casement windows to first floor, central one with broken pediment over, 4-over-1 pane sashes to second floor. Ground floor has carriage entrance to right, and large curved bay window with toplights flanked by entrance doorways, all recessed behind slender square semi-fluted ionic columns and pilasters carrying first floor. Full height glazed polychrome tiling decorated with swags and floral panels survive at entrances to recessed doorways and within full depth of carriage entrance’.¹

Comments:

1 Local List

Vincent Road



Address/building name: **14 Vincent Road (The Bull Tavern)**

Character Area: **Commercial/residential**

Designation: None.

Survey of London page reference: 232

Description: Two storeys with parapet, built 1860-61.¹ Red brick with stone dressings. Rendered ground floor, tiled below cill level. Double-arch first floor windows with stone cills bearing decorative iron rails.

Comments: Recommended for Local Listing. A Bull Tavern has stood on this site since about 1830, the present incarnation seemingly remaining a busy venue.

¹ SoL, p.232.



Address/building name: **15-18 Vincent Road**

Character Area: **Commercial/residential**

Designation: None.

Survey of London page reference: 400

Description: Row of four two-bay, three-storey shop-houses built in 1861.¹ Redbrick embellished with diapered polychromatic brickwork. Modern plastic casement windows throughout.

Comments: Number 15 has ghost sign, 'UNIVERSAL CARRIERS', partly hidden by cement. Number 17 seems poorly maintained, with weeds growing from brickwork.

¹ SoL, p.400.



Address/building name: **19-20 Vincent Road**

Character Area: **Commercial/residential**

Designation: None.

Survey of London page reference: N/A

Description: Two-storey late-Victorian building rounding the corner of Vincent Road and Helen Street. Rendered ground floor with exposed stock brick first floor and parapet above a heavy painted string course. Two first floor windows have solomonic colonettes supporting the skewbacks of arched window heads.

Comments: J N Handley & Sons, established 1913, still occupy the site. Outside of Survey of London study area.

Warspite Road



Address/building name: **Submarine Cable Depot (former GPO Cable Store)**

Character Area: **Dockyard Industrial**

Designation: Locally listed, Thames Barrier & Bowater Road Conservation Area

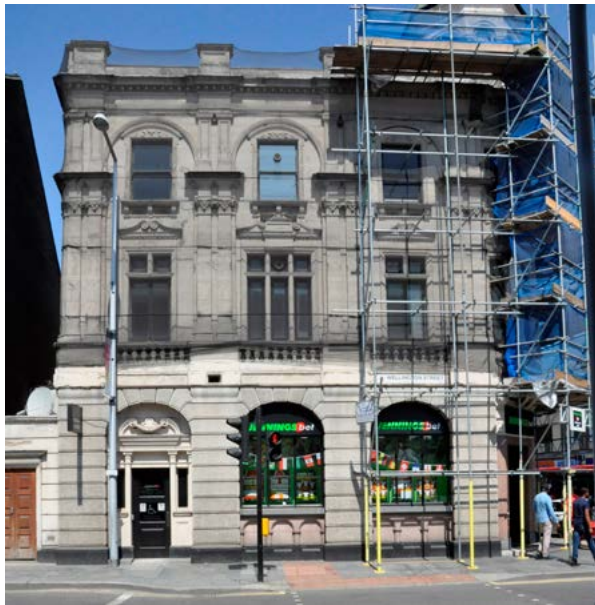
Survey of London page reference: 114

Description: 'Built 1882-3 as a telegraph cable store for the General Post Office (GPO). Cables made locally were stored underwater in tanks prior to being shipped out to sea in state-owned vessels (the telegraph system has been nationalised in 1870). Range of three, long, single-storey pitched roof sheds of yellow stock brick. Shed adjoining Warspite Road first to be built to cover four circular 36ft(11m) diameter cast-iron tanks on 3ft(92cm)-thick concrete foundations. Store of 1891 sits to the south of the entrance; third tank shed added in 1928.

Warspite Road elevation continues line of Royal Dockyard boundary wall (western extent) and has attractive arcade of blind arches with red brick heads surmounted by a red brick stepped eaves cornice. Surviving original features include cast-iron window frames and internally, cast iron columns supporting metal-trussed twin roof. In light industrial/storage use and in good condition. Qualifies due to historic interest, architectural interest as a substantially intact example and for group value as part of important group associated with telegraph cable industry along with surviving Siemens Brothers buildings nearby (see entries under 'Bowater Road'). Forms part of the Thames Barrier and Bowater Road Conservation Area.¹

¹ Local List

Wellington Street



© ABA

Address/building name: **2-4 Wellington Street**Character Area: **Civic**

Designation: Locally listed.

Survey of London page reference: 275

Description: 'C. 1880 3-storey building in the Classical style with three bay frontage to Wellington Street; main entrance and octagonal pierced turret with dome and finial on corner; four bay frontage to Thomas Street - parapet roof. Coursed granite to ground floor with segmental headed windows; bays to stuccoed upper floors separated by pairs of pilasters. The building is of key townscape interest and importance when seen from Greens End and Thomas Street. Forms a group with the 'Earl of Chatham' P.H. (also on the Local List)'.¹

Comments: Anti-pest netting currently covering façade. Stucco has decayed and is crumbling in many places.

1 Local List



© ABA

Address/building name: **6-10 Wellington Street**Character Area: **Civic**

Designation: None.

Survey of London page reference: 275

Description: Impressive four-storey three-cell building of 1891-2. Red brick with stone dressings and stucco ornamentation. Three projecting window bays each topped with a gable. Symmetrical left and right gables are broken pediments while central gable is simple triangular with floral tiles in tympanum. Left and right-hand first floor windows are classical, with Tuscan pilasters and colonettes supporting an entablature, which is shared by central first floor window, which is a simple double mullion and transom window.

Comments: Recommended for Local Listing. Vacant and boarded up, presumably awaiting redevelopment. Very poor state, with large weeds/hedges growing from brickwork, windows and parapet, crumbling stucco etc.



© ABA

Address/building name: **11 Wellington Street**Character Area: **Commercial/residential**

Designation: None.

Survey of London page reference: 251

Description: Simple two-storey, two-bay building in brick with rendered first floor, built 1832-3.¹

Comments: Recommended for Local Listing. Together with numbers 17-19, these buildings form a particularly old part of the town centre, indicating the scale of buildings here prior to later nineteenth-century rebuilding. The optometrists occupying the ground floor, Coton & Hamblin, having been operating in Woolwich since 1904.

1 SoL, p.251.

Wellington Street continued.



Address/building name: **12-14 Wellington Street**

Character Area: **Civic**

Designation: None.

Survey of London page reference: 275

Description: Three-storey, four-bay frontage of 1898-9, in red brick with stucco ornamentation. Elaborate classical gable sits atop a plain stucco parapet. Five colonettes on first and second floors are unified by simple entablatures. Large windows on first and second floor. Modern ground floor educational space.

Comments: Recommended for Local Listing. Forms a group with its two easterly neighbours, but in a considerably better state. Also vacant awaiting redevelopment.



Address/building name: **17-19 Wellington Street**

Character Area: **Commercial/residential**

Designation: None.

Survey of London page reference: 251

Description: Two small two-storey shop-houses of 1837-8.¹ Italianate style with stucco render, the first floor windows have been truncated. Number 19 has a higher façade with cornice.

Comments: Recommended for Local Listing. The large modern fascias and glazed shop fronts detract from the historic floors above; number 17's fascia is particularly dominating. Both properties have weeds growing from their cornices. The demolition of numbers 21-23 in 2008 has left these two buildings feeling isolated among modern development.

¹ SoL, p.251.



Address/building name: **Woolwich Town Hall**

Character Area: **Civic**

Designation: Grade II*.

Survey of London page reference: 258-266

Description: The style is an extravagant English Baroque, inspired by the work of Wren and Gibbs and, more immediately, by John Belcher's Colchester Town Hall of 1898. On the principal elevations there is much elaborate relief ornament in Portland stone: putti, amorini (winged cherubs' heads), scrollwork, foliage and the like. Windows (mostly six-over-six-pane sashes) are set within stone architraves with a mixture of triangular and segmental open pediments, triple keystones, ornamented jambs, carved cills, pendants, aprons etc. The Order used throughout much of the building is a modified Ionic based on the work of the C16 Venetian architect Vincenzo Scamozzi, with unfluted columns and capitals bearing pendants and angled scrolls.

The main front to Wellington Street is a complex, restless composition - qualities accentuated by the downhill slope of Wellington Street, which is marked by the repeated stepping-down of the area balustrade. The facade is divided horizontally into a basement (comprising the lower two storeys) and a tall piano nobile (containing the committee rooms) - the latter articulated by means of a full Scamozzian Order. The six principal bays are arranged 1-3-1: three broad, tripartite middle bays form a projecting centrepiece, with two narrower bays set back slightly on each side. The flanking bays have rusticated stone quoins and oeil-de-boeuf attic windows. The centrepiece has a rusticated basement in its outer sections

Wellington Street continued.



and in the central bay, with small pedimented niches breaking through the rustication; the central bay curves forward in the centre to frame the main entrance, a rusticated arch containing wrought-iron gates with gilded wreaths. This is enclosed within a projecting porch, its small Ionic columns and architrave supporting a segmental pediment which contains the borough arms amid scrollwork and seated putti. On the piano nobile above, tall detached columns – paired at the ends and between the bays – support open segmental pediments; the middle pediment is set forward and enclosed within a larger, triangular pediment that spans the full width of the bay. The tall committee-room windows are set between the columns in a 'Venetian' arrangement, broad and round-headed in the centre of each bay and narrow and square-headed in the outer sections. Above is a balustrade and, over the central bay, a lead-covered dome crowned by a ring of volutes supporting a flaming cresset.

Projecting from the left-hand return to Market Street is the 130-foot clock tower. The lower stage is stone-faced, with a huge and elaborately-carved corbel (palm fronds, putti and an armorial cartouche) supporting the mayor's balcony, whose canopy is an open-pedimented Ionic aedicule. The tall middle stage is of plain brick, relieved towards the top by four windows in stone architraves. The superstructure is entirely of stone. The square clock stage, its four clock faces enclosed by open pediments on pilasters and angel corbels, develops into a cruciform stage, with projecting segmental-headed aedicules, and then another, lower open stage with triangular pediments and outsize triple keystones. In the topmost stage, eight volutes support a finial of shields and angel heads surmounted by a cresset.

The long office range to Market Street is very much plainer. It is of twelve bays, the third, sixth and ninth being of double width and marked on the

ground floor by Venetian windows with stone Doric columns, pilasters and entablatures. Apart from these, the use of stone is restricted to triple keystones above each of the windows and plain cills beneath. At the end of this range is the entrance to the public hall, forming a secondary front of seven bays arranged 1-1-3-1-1. The composition here is simpler than that of the Wellington Street front. Plain recessed outer sections flank two projecting bays, rusticated below and with channelled quoins above; the quoins also read as pilasters supporting the broad triangular pediment that spans the three-bay centrepiece. The latter is set back rather than forward, so the upper part of the pediment – which contains an oeil-de-boeuf in an elaborate scrollwork surround – overhangs deeply. The rusticated ground floor has three arched openings with Doric jamb columns and big scrolled and swagged keystones. The spandrels are richly carved with military trophies – crossed swords, spears, firearms and banners – in high relief, each surmounted by a mask'.¹

Comments: Remains in use as the Town Hall, forming a pair with the 2013 Woolwich Centre, an overflow municipal and civic centre.

¹ List Description <https://www.historicengland.org.uk/listing/the-list/list-entry/1289668>



Address/building name: **84 Wellington Street**

Character Area: **Residential**

Designation: None.

Survey of London page reference: 294

Description: Large three-storey public house of 1894, with elevations on John Wilson Street and Wellington Street. Stock brick with gauged jack arch window heads and three darker brick string courses. Cornice in stock brick. Liberally glazed, painted wood and brick shop front.¹

Comments: Recommended for Local Listing. Entire building has been converted into flats.

¹ Survey of London, p.294.

Woolwich Church Street



Address/building name: **2 Commonwealth Buildings (Co-op Funeral Care)**

Character Area: **Dockyard Industrial**

Designation: Locally listed, Thames Water & Bowater Road Conservation Area

Survey of London page reference: 109-110

Description: 'Former Apprentice School (1849), part of Woolwich Royal Dockyard complex. Designed in an attractive Gothic idiom befitting its current use as a funeral chapel. Bright, yellow stock brick with paler gauged brick window heads and original mullioned and transomed windows with leaded lights. Tall pitched range with projecting chimney breast terminating in facing gable with canted bay. Built for the education of apprentices in steam engine manufacture from all the royal dockyards, since the Royal Dockyard at Woolwich was the Navy's principal marine steam engineering yard during the 2nd quarter of the 19C. Modern, single storey extensions in yellow brick (to north) and red brick (to west) not included in listing'.¹

Comments: When the school opened it was the country's first establishment opened to provide marine engineering education.²

1 Local List
2 SoL, p.109.



Address/building name: **Commonwealth Studios (Former Police Station to Royal Dockyard)**

Character Area: **Dockyard Industrial**

Designation: Grade II, Thames Water & Bowater Road Conservation Area

Survey of London page reference: 108

Description: 'Former police station, currently offices. Built in 1843, dated on hopper. Stock brick in Flemish bond with stone dressings. Slate roof with 2 bridge-like paired chimneys. 2 storeys: 5 windows. Stone coping, moulded cornice and band between floors. 5 12-pane sashes with cambered heads and paler brick voussoirs. 2 Tuscan tooled stone porches'.¹

Comments:

1 List Description <https://historicengland.org.uk/listing/the-list/list-entry/1288807>



Address/building name: **Chimney to Royal Dockyard Steam Factory**

Character Area: **Dockyard Industrial**

Designation: Grade II, Thames Water & Bowater Road Conservation Area

Survey of London page reference: 107-110

Description: 'Money voted for it in 1837 and it appears on the 1843 plan of the steam factory adjoining the boiler shop (demolished in 1982). 180 feet in height, octagonal chimney built of stock brick with panelled base with moulded stone cornice. A network of bracing straps have been added later. Underground tunnels connecting chimney with River Thames reported'.¹

Comments:

1 List Description <https://historicengland.org.uk/listing/the-list/list-entry/1288806>

Woolwich Church Street continued.



Address/building name: **Royal Dockyard Gates and Wall**

Character Area: **Dockyard Industrial**

Designation: Locally listed, Thames Water & Bowater Road Conservation Area

Survey of London page reference: 102, 113.

Description: 'Long stretch of Dockyard (c1833) boundary wall survives to the south and west of the eastern section of the Royal Dockyard along with part of the Eastern Dockyard gates (1846). Whilst the central gates are missing, the convex and concave flanking sections survive with the pedestrian gates which are topped with distinctive concentric circle motifs. The boundary wall is of impressive height and survives mostly intact. Yellow stock brick with projecting plinth and regularly spaced pilasters, capped with plain stone coping. Most notably the wall merges into the flank walls of the Apprentice School and the Former Police Station opposite with plinth and pilasters continuing uninterrupted.

The above qualify for historic interest, architectural interest as early pre-1840 example (Wall) and intact example (Apprentice School) and for group value as part of Woolwich Royal Dockyard (Eastern section) with Grade II Listed Steam Factory group (Former Smithery, Erecting Shop and Brass Foundry [Commonwealth Buildings], Former Police Station and Steam Factory Chimney). All form part of the Thames Barrier and Bowater Road Conservation Area'.¹

Comments: Ironwork to entry gate is a twentieth century addition made by the Royal Arsenal Cooperative Society.²

- 1 Local List
- 2 SoL, p.113.



Address/building name: **Tunnel under Woolwich Church Street**

Character Area: **Dockyard Industrial**

Designation: None.

Survey of London page reference: 112

Description: Part of the railway line that was constructed in 1873 – 80 when the dockyard was being used by the War Office as a store depot. The tunnel formed part of the branch line which connected the dockyard to the North Kent line, and thus, by extension, the Arsenal. It was designed by the Arsenal's Inspector of Works, Major Peter Scratchley, who was also responsible for the Arsenal narrow-gauge railway.

Comments: Recommended for local listing due to its connection with an early tenant of the post-Navy Dockyard.



Address/building name: **Block 2 (former Woolwich Store warehouse), Woolwich Dockyard Industrial Estate**

Character Area: **Dockyard Industrial**

Designation: None.

Survey of London page reference: 113

Description: Warehouse built in 1914 under the supervision of Colonel N. H. Hemming.¹ 1970s extensions to the north elevation but otherwise a fine example of the industrial architecture of Woolwich dockyard, remnants of which are limited. The building retains an industrial function, continuing its historic use.

Comments: Recommended for listing given its rarity as an intact remnant of the Woolwich Store. Historic fabric is in need of attention.

- 1 SoL, p.113.

Woolwich Church Street continued.



Address/building name: **Royal Dockyard Entrance Gateway and Abutting Walls**

Character Area: **Dockyard Heritage**

Designation: Grade II.

Survey of London page reference: 98

Description: 'Early-mid C19. 2 tall, stout, square stone piers with cornices and chamfered tops. Anchor and rope carved in high relief on friezes. Flat architrave band and recessed panels below. Stepped plinth. Gate jambs project on inner sides and wall abutments on outer sides. At right a length of stuccoed wainfords the south end of Police building (qv). At left 2 more stone piers articulate stuccoed wall linking with heavy classical entrance to former Governor 5 house (qv). Well recessed double door with cornice head and patterned fanlight'.¹

Comments: Survey of London gives their date as c.1784, rather than E-MC19 as in the list description.²

¹ List Description <https://historicengland.org.uk/listing/the-list/list-entry/1212293>

² SoL, p.98.



Address/building name: **Guard House and Master Warden's Lodgings**

Character Area: **Dockyard Heritage**

Designation: Grade II.

Survey of London page reference: 98

Description: 'Mid C18 house. 2 storeys, attic and sunk basement, 3 windows; with early C19 1-window, set back right extension. High pitched roof, now felted, with 3 square dormers. Slated roof with 1 dormer to right extension. Multicoloured stock brick with cornice band and stone-coped parapet, 1st floor band and plinth. No bands in right extension. Gauged brick arches to recessed sash windows with glazing bars in stucco-lined reveals, Ground floor windows round arched with small side lights, giving an appearance of wide Venetian windows. Central 6-panel door, the upper 4 panels glazed, with cornice head and radial fanlight, in small, modern, half-glazed wood porch. In right extension a plain door with radial fanlight. 1-storey, 6-bay link to entrance gate has open Doric loggia. Doors alternate with recessed sash windows with glazing bars. Painted brick wall. Parapet above colonnade now rendered'.¹

Comments: The Survey of London dates these buildings to 1788-9, slightly later than the list description's estimation.² The two buildings merged to form a public house in 1981 and were converted to housing in 2007-8.

¹ List Description <https://historicengland.org.uk/listing/the-list/list-entry/1212404>

² SoL, p.98.

Woolwich High Street



Address/building name: **108-113 Woolwich High Street (consec)**

Character Area: **Powis Street and Beresford Square**

Designation: Locally listed.

Survey of London page reference: 69-70

Description: 'Group of early 18th to early 19th century buildings, part of the old centre of Woolwich. Group value. No. 108: 3-storey early 19th century building in yellow stock brick with parapet roof. Later 20th century shop front. No. 109: 3-storey early 19th century building, with rendered front and parapet roof. Moulded stucco surrounds to upper floor windows and frieze panel between first and second floor windows. Later 19th century shop front, modernised.

No. 110: 3-storey late 18th century building, with rendered front and hipped tiled roof rising from behind parapet. Moulded stucco surrounds to upper floor windows and frieze panel between first and second floor windows. Modern shop front. First floor windows altered. Nos. 111-112: 2-storey early 18th century buildings with modern shop fronts. Upper storey rendered. Modern interlocking concrete tile roofs. Tom Cribb, the bare first prize-fighter and Champion of England lived at No. 111 with his son after his retirement from the ring. No. 113: 3-storey late Victorian building in yellow stock brick with parapet roof. Stucco surrounds to upper floor windows, stucco frieze panel between first and second floor windows and stucco frieze above second floor windows.'

Comments: This row of properties has a very different character to the rest of the commercial area, with a wider range of historic architectural styles.

1 Local List

Woolwich High Street (the dual carriageway) seriously detracts from one's appreciation of these buildings. They can only be seen as a group from the opposite side of the main road, where only the leisure centre sits.



Address/building name: **120 Woolwich High Street**

Character Area: **Powis Street and Beresford Square**

Designation: Locally listed.

Survey of London page reference: 70-71

Description: 'Plaisted's Wine Vaults - mid Victorian 3-storey building, the upper storeys faced in red rustic bricks, with parapet and flat roof. This part of the building has little architectural merit but the ground floor has a well-designed timber front in a somewhat Georgian style. A fine lighting lantern hangs from first floor level. Some brass trim adds interest to ground floor windows. Original cellars below this building are very much older, but now just being used for storage.'

Comments: The Survey of London notes that this building was built in 1929-30, rather than the mid-nineteenth century as the local list description assets.² Its fine streetlamp is older, however, possibly dating to the 1830s.

1 Local List
2 SoL, p.71.

Woolwich High Street continued.



Address/building name: **121-124 Woolwich High Street**

Character Area: **Powis Street and Beresford Square**

Designation: Locally listed.

Survey of London page reference: 72-73

Description: 'Former 18th century domestic buildings. Group of four 2-storey buildings with attics - much altered and part rebuilt but retaining original basic form and interesting double-pitched roofs. Modern shop fronts.'¹ The Survey of London notes that these are older than on first appearance, having been refronted in the later twentieth century.²

Comments: As with the rest of Woolwich High Street, these buildings' interest is impacted by the busy dual carriageway, and can only be seen as a group from the north side of the road, where few pedestrians actually go.



Address/building name: **125 Woolwich High Street (Furlong's Garage)**

Character Area: **Powis Street and Beresford Square**

Designation: None.

Survey of London page reference: 72-73

Description: See Mortgramit Square on page 104

Comments: Recommended for local listing. Furlong's MOT test centre and car wash, the current site of a long-established Woolwich firm who have owned sites throughout the town centre. Its 1960s signage is a positive addition to the streetscape.



Address/building name: **131-132 Woolwich High Street**

Character Area: **Powis Street and Beresford Square**

Designation: None.

Survey of London page reference: 71

Description: Pair of two-storey buildings which appear as one from the outside, due to a single roughcast façade and parapet. These building are in fact probably early nineteenth century, in spite of appearances.¹ Modern first floor casement windows sit centrally above their respective shopfronts but at different heights, revealing different floor levels. Both have modern ground floor retail units.

Comments: These two buildings do not positively contribute to the character of the area, but are important to be aware of due to their position as remnants of the old Woolwich High Street.

1 Local List
2 SoL p.71.

Woolwich High Street continued.



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Address/building name: **Woolwich Foot Tunnel South Rotunda**Character Area: **Historic Core**

Designation: Grade II.

Survey of London page reference: 64-66

Description: '1910-12, by Sir Maurice Fitzmaurice. Red brick with blue brick plinth; roof mostly of lead. One storey. Canopied entrance with decorative bargeboards and foliate capitals to cast-iron columns. Segmental arches over paired 15-pane sash windows with wrought-iron grilles set in square recessed panels; stone cornice beneath panelled stone-coped parapet. Conical roof with circular lantern. Interior noted as having spiral staircase for access to the 1,655 ft long tunnel beneath the Thames'.¹

Comments: The Waterfront Leisure Centre totally obstructs views of the Grade II listed rotunda from the east, south and west, impacting the structure's significance.

¹ List Description <https://historicengland.org.uk/listing/the-list/list-entry/1213552>



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Address/building name: **146 Woolwich High Street**Character Area: **Historic Core**

Designation: Locally listed.

Survey of London page reference: 77-78

Description: The local list description reads: 'A small Georgian 2-storey building with stuccoed front and flank walls and parapet roof. Wide framed 'shop' window with four mullions and an entrance door to ground floor with panelled entablature and bracketed cornice over, and single sash window to first floor'.¹ This is out of date, the building's present incarnation being far plainer than described. The four-mullion shop window has been replaced with a modern plastic casement, the entrance door's 'panelled entablature and bracketed cornice' have been removed, and the single sash window on the first floor has been replaced with a modern casement.

Comments: Though in a poor state of repair and no longer corresponding to the description in the RBG's local list, 'Ferry Cottage' is a rare survivor of the area's slum clearance and an example of Woolwich's historic scale and street line.

¹ Local List

Woolwich New Road



Address/building name: **1-1C Woolwich New Road (former Royal Mortar Hotel)**

Character Area: **Commercial/residential**

Designation: Locally listed.

Survey of London page reference: 231

Description: 'Late Victorian, 3-storey building in the Classical style with attics in a mansard slated roof, rising from behind a brick parapet (later rebuild). Stone pilasters (Ionic style to second floor), friezes and cornice to first floor and moulded stone panels beneath round-headed sash windows to second floor. Right hand end window to first and second floors of different design. Modern shopfronts and entrance to upper floors on ground floor. An imposing building forming a visual stop looking north along Woolwich New Road and adding to the character and distinction of this part of old Woolwich. Group value'.¹

¹ Local List



Address/building name: **2-2B Woolwich New Road**

Character Area: **Powis Street and Beresford Square**

Designation: None.

Survey of London page reference: 229

Description: Row of three-storey redbrick frontages with simple surface relief in the form of four pilasters and continuous string courses. Number 2B was built 1896, with bay parallel to Woolwich New Road of 1903. Number 2 (two-bay slightly lower building) is c1892.¹ All windows have been renewed with modern fixed windows on 2 and sashes on 2B.

Comments: Recommended for Local Listing. Form part of the historic entrance to Beresford Square from Woolwich New Road.

¹ SoL, p.229.



Address/building name: **3 Woolwich New Road**

Character Area: **Commercial/residential**

Designation: Locally listed.

Survey of London page reference: 231

Description: 'Late Victorian, 3-storey building - formerly known as the Pioneer Book Shop - with modern shopfront, two windows to first and second floors and pitched slated roof rising from behind a brick parapet. Built in redbrick with stone frieze and cornice over first and second floor windows, the building is architecturally of little distinction, but has some group value and is of interest as the birthplace of the Woolwich Labour movement'.¹

¹ Local List

Woolwich New Road continued.



Address/building name: **5 Woolwich New Road**

Character Area: **Commercial/residential**

Designation: None.

Survey of London page reference: 231

Description: 1902-3. No. 5 supported one of the Manze Eel Pie and Mash shops as recently as 2010.

Comments: Recommended for Local Listing.



Address/building name: **7-9 Woolwich New Road**

Character Area: **Commercial/residential**

Designation: None.

Survey of London page reference: 231

Description: 1902-3 'Nos 7-11 were built for J. & C. E. Pearson, ironmongers, by Thomas & Edge.'

Comments: Recommended for Local Listing.



Address/building name: **11-13 Woolwich New Road**

Character Area: **Commercial/residential**

Designation: None.

Survey of London page reference: 231

Description: 1902-3. 'Nos 7-11 were built for J. & C. E. Pearson, ironmongers, by Thomas & Edge.' No. 13 originally housed a furniture shop with a warehouse accessed from Spray Street

Comments: Recommended for Local Listing.

Woolwich New Road continued.



Address/building name: **Equitable House**

Character Area: **Commercial/residential**

Designation: Grade II.

Survey of London page reference: 237-240

Description: '3 storeys of Portland Stone with mansard roof of Westmoreland slate tile. Central projecting portal in Baroque Deco style with pairs of columns framing openings. Five bays of windows to each side. Rusticated plinth at ground floor. Keystones at ground floor windows. Double brass panelled doors to main and side entrances with 'EQUITABLE HOUSE' in serif capitals over. First and second floors plain stone with recessed metal-framed multi-pane windows. Streamline wings motif at facade- with human face to main entrance and owl face to side entrance. Projecting cornice above second floor with parapet. Secondary corner entrance with broken segmental-arch pediment at ground floor. Double-height window in curved corner portal with clock and parapet'.¹

Comments: Shrouded in scaffolding during site visit. No longer operates as a building society, instead housing a number of commercial units, with a public house occupying the main entrance hall and adjoining rooms.

¹ List Description <https://www.historicengland.org.uk/listing/the-list/list-entry/1389382>



Address/building name: **Woolwich Tramshed (51-53 Woolwich New Road)**

Character Area: **Commercial/residential**

Designation: None.

Survey of London page reference: 241-242

Description: Electricity substation of 1909-10 designed by E. Vincent Harris for London County Tramways.¹ Yellow brick in English bond with stone dressings. Mannerist classical style, with accentuated quoins and voussoirs possibly in stucco. The prominent feature is centrally placed pediment and set-back round arch, sitting atop the front parapet. Adjoining to the south, a lower workshop with accentuated plat band and quoins. Entrance has been replaced with a modern glazed entrance foyer with air vents above.

Comments: Recommended for local listing due to its architectural and historical interest and communal value. The building occupies a poignant place in London's transport history, with the city's last tram running from Woolwich to New Cross in 1952. Historic England's Listing Guidance notes that unlike tram depots, which were easily and widely converted into bus depots, electric generating and storage stations are much rarer, as they became redundant once the tramline they served was closed.²

¹ SoL, pp.241-242.

² Listing Guidance: Transport Buildings <https://content.historicengland.org.uk/images-books/publications/dlsg-transport-buildings/heag120-infrastructure-transport-lsg.pdf>

This makes the Tramshed's survival in a prominent central location all the more surprising and significant. This substation has been saved from demolition a number of times through community action, and operated intermittently as a performance space until 1985, when the Royal Borough of Greenwich acquired the premises and established a permanent theatre. The Tramshed subsequently became a popular venue for up-and-coming comedians. It continues to offer high communal value as Greenwich and Lewisham's Young People's Theatre.

Woolwich New Road continued.

Address/building name: **61 Woolwich New Road**Character Area: **Commercial/residential**

Designation: None.

Survey of London page reference: 396

Description: Recommended for Local Listing. Three-storey, two-bay building with parapet roof, built in 1904.¹ Painted brickwork façade, with blue string courses indicating ceiling height of first and second floors. Modern casement windows and ground floor retail unit, though consoled brackets

1 SoL, p.396.

Address/building name: **63 Woolwich New Road**Character Area: **Commercial/residential**

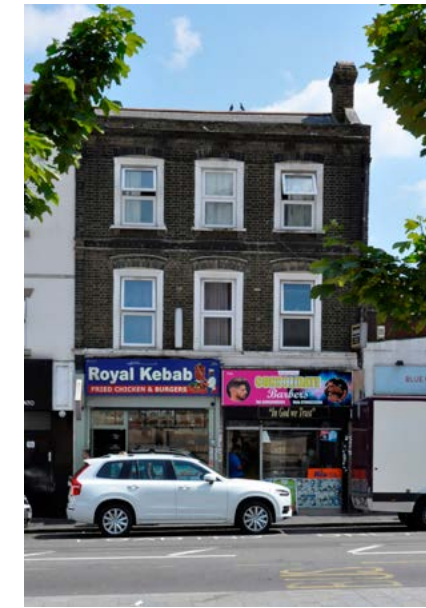
Designation: None.

Survey of London page reference: 396

Description: Three storey building of c.1850, set back from its neighbouring frontages.¹ White painted façade with two renewed windows on each floor. Ornamentation in the form of an entablature parapet and ledges above first floor windows.

Comments: Recommended for Local Listing. The paint and render are decaying on this façade. The modern windows are unsympathetic and detract from the building's appearance.

1 SoL, p.396.

Address/building name: **71 Woolwich New Road**Character Area: **Commercial/residential**

Designation: None.

Survey of London page reference: 396

Description: A three-bay, three-storey shop house of 1891, HH Church as architect.¹ Brown brick with rubbed brick(?) window surrounds painted white. Segmental brick arches above all six windows, which have been renewed with modern casements. Floral terracotta frieze, hardly visible through build-up of soot, runs between first and second floor windows. Parapet in rubbed brick is intact. Ghost sign on visible elevation perpendicular to street frontage.

Comments: Recommended for Local Listing. Shares stylistic similarities with the Powis Street area, given Church's hand in this building's design. The façade could be elevated if the terracotta was cleaned.

1 SoL p.396.

Woolwich New Road continued.



Address/building name: **85-87 Woolwich New Road**

Character Area: **Commercial/residential**

Designation: None.

Survey of London page reference: 396

Description: Pair of two storey shop-houses with continuous parapet roof, c.1856.¹ Rendered first floor and parapet, with each property bearing two deeply recessed windows, all renewed. Modern ground floor retail units.

Comments: Virtually all historic elements of the façade have been removed or concealed, except for a fascia console surviving from number 85's previous shopfront. Number 85's first floor stucco is in a poor state, with patches indicating the location of removed signage and fixtures, and a large crack in the centre of the façade. Additionally, the small cornice is crumbling.

¹ SoL, p.396.



Address/building name: **89 Woolwich New Road**

Character Area: **Commercial/residential**

Designation: None.

Survey of London page reference: 396-397

Description: Surviving double-fronted house of the 1780s behind the nineteenth century shopfront.¹ Two storeys onto Woolwich New Road and Anglesea Road, with blocked corner window above corner entrance. Stucco first floor with deeply-set modern casement windows. Modern ground floor retail unit.

Comments: Recommended for Local Listing. Interesting side profile resulting from the nineteenth century shop attached awkwardly to the primary eighteenth century façade. Façade is in a poor state, with decaying render and abundant growth of weeds. The current shop front is particularly detractive from the historic first floor above.

¹ SoL, p.396.



Address/building name: **91 Woolwich New Road (Anglesea Arms Public House)**

Character Area: **Commercial/residential**

Designation: Locally listed.

Survey of London page reference: 398-9

Description: 'Early nineteenth century, the public house named after the Marquis of Anglesea for his exploits at Waterloo where he lost a leg. 2-storeys built in brick (painted) in the Classical style with entablature, frieze cornice and three pedimented sash windows to first floor frontage to Woolwich New Road and two similar windows on return to Anglesea Road (one further window, plain, undecorated to right hand side of building fronting Woolwich New Road)'.¹ Rendered plinth and shallow hipped slate roof rising from behind parapet over the cornice. 1841-2, with later one-storey wing to rear of 1885, substantially remodelled 1906 by Whitbreads.²

Comments: Remains in use as a public house.

¹ Local List
² SoL, p.399.

Woolwich New Road continued.



Address/building name: **97 Woolwich New Road**

Character Area: **Commercial/residential**

Designation: Locally listed.

Survey of London page reference: 400

Description: 1900-1. '3-storey plus attic late-Victorian building, formerly the 'Gun Tavern' public house. Present building dates from 1900-1 and succeeded the earlier Gun Tavern from 1857. The site was the original location of the Carmel Chapel from 1849-1856, which was then built on a new site in Anglesea Road in 1856 (since demolished in 1990s). Built in yellow and multi-coloured stock brick with red brick frontage. Multi-stock brick parapet over cornice behind which rises mansard roof with 2 dormers between raised flank walls with brick copings. Large central window to first floor; 3 windows to second floor; stone dressings. Modern shop front'.¹ 'a big public house that had two billiard rooms'.²

Comments: Façade in relatively good state, with good retention of features, save for some modern casement windows.

1 Local List
2 SoL, p.400.



Address/building name: **99-101 Woolwich New Road**

Character Area: **Commercial/residential**

Designation: None.

Survey of London page reference: 400

Description: Pair of medium-sized terraces rising four storeys (inclusive of a lower ground floor), built in 1893.¹ Red brick with stone dressings. Classical ornamentation includes pedimented entrance doorways and dormer windows, and pilaster mullions with late-Victorian floral capitals. Decorative wrought-iron fence and gates. Modern plastic casements throughout, with the exception of one wooden sash in dormer of number 99.

Comments: Recommended for Local Listing. Brickwork has become dirty in an irregular manner, detracting from the façade.

1 SoL, p.400.



Address/building name: **St Peter's Roman Catholic Church, Presbytery and Community Centre (former School)**

Character Area: **Residential**

Designation: Grade II (St Peter's Church and Presbytery listed separately); Locally Listed (community centre).

Survey of London page reference: 400-406

Description: Presbytery: '1840s by Augustus Welby Northmore Pugin. 3 storeyed building in Tudor style attached to north side of the church. Stock brick with painted stone dressings. Two storeyed bay window and small light in gable above which has iron finial, larger addition to north, dated 1870, in very simplified gothic style and of similar materials but of less architectural interest. 4 storeys in height'.¹

St Peter's Roman Catholic Church: '1843 by Augustus Welby Northmore Pugin, but with later chancel. Nave, aisles but no clerestory. Chancel as extension of nave, full height. Multicoloured stock brick with stone dressings. Window tracery of Decorated style. Stepped buttresses to aisles, angle buttresses at East end. Elaborate moulded doorway in many planes at West bay of South aisle. Smaller door at West end. Large windows at East and West ends. Inside a 5-bay nave with sharply pointed arches on quatrefoil piers. Wood gallery at West end. Traceried stone reredos'.²

Community Centre: Circa 1870. Formerly the Roman Catholic School,

1 List Description <https://www.historicengland.org.uk/listing/the-list/list-entry/1212426>
2 List Description <https://www.historicengland.org.uk/listing/the-list/list-entry/1212426>

Woolwich New Road continued.



2-storey multi-coloured stock brick with steep pitched slated roof with small triangular shaped dormers. Front part to Woolwich New Road slightly lower in height, 2-storey and with Gothic traceried window extending into gable. Forms part of group including St. Peter's Church (Statutorily Listed) and Nos. 103-105 Woolwich New Road'.³

Comments: An attractive group of evenly-proportioned buildings.

³ Local List

Appendix 3 – Consultation

Overview

Alan Baxter carried out two consultation exercises as part of this project; one for private heritage stakeholders and one public consultation.

Private consultation - heritage bodies

The private consultation on 5 July 2018, involved an informal walkaround in the study area and a discussion of key issues. This consultation included representatives from Historic England, the Survey of London, the Twentieth Century Society and local heritage groups. We also spoke on the telephone with stakeholders who could not manage this meeting.

Key findings

The main points of concern on our walkaround were the erosion of the ordinary buildings of Woolwich, the negative impact of the busy High Street and South Circular, and the dislocation of Woolwich from the Thames.

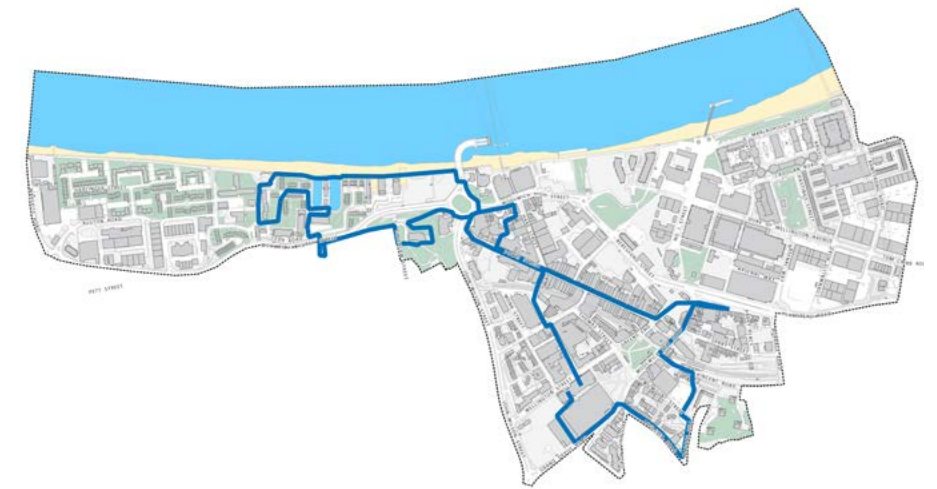
Public consultation

On 3 August 2018, representatives from Alan Baxter and Urban Initiatives, who are producing an urban design study for Woolwich, carried out a public consultation in Woolwich Town Centre. The consultation was carried out on the streets of Woolwich in several locations in the busy town centre: Beresford Square, General Gordon Square and the length of Powis Street. The purpose of the consultation was to speak to members of the public and residents of Woolwich in order to gain an understanding of how they perceive the area and its heritage. Such an understanding was acknowledged from the outset to be a vital component of the report. Complementing our fieldwork, the consultation provided an additional, non-professional lens through which to interpret our findings and the varied responses have informed our conclusions about the merits, issues and opportunities in Woolwich.

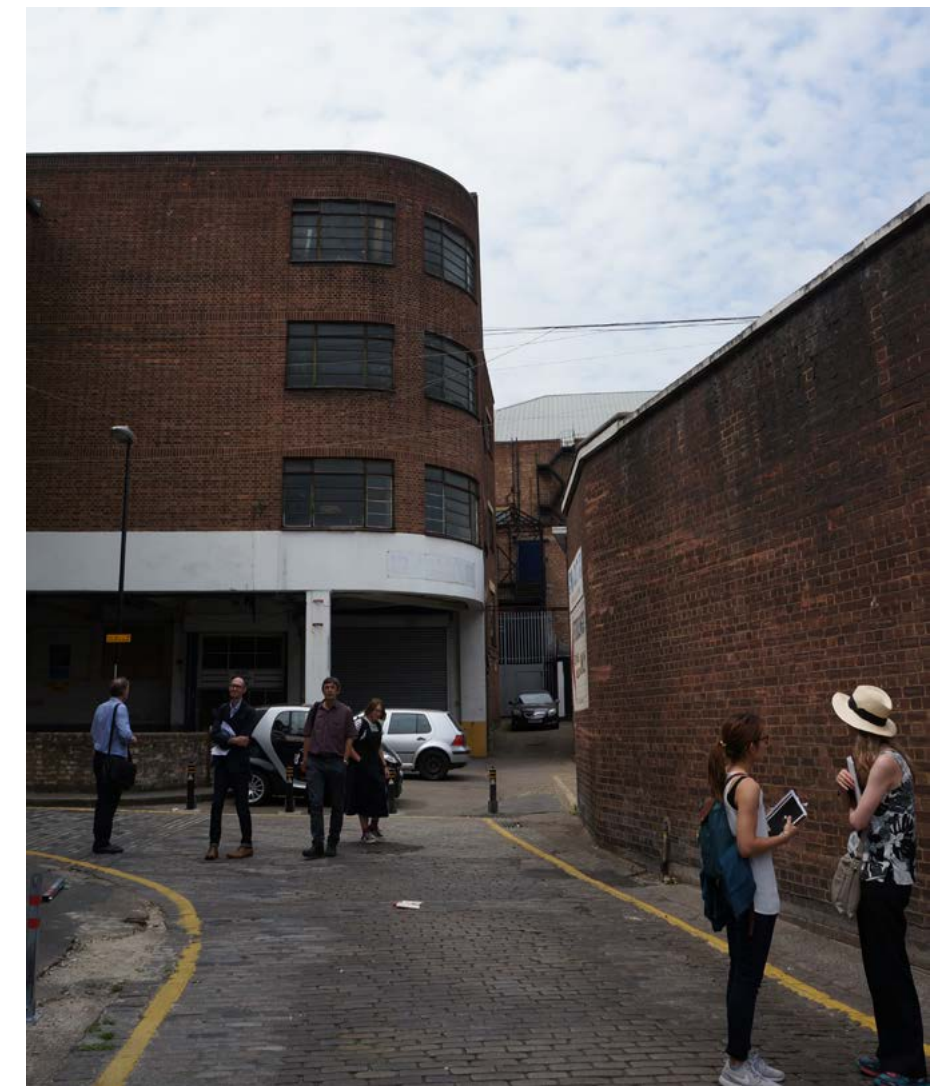
Key findings

The responses from those interviewed as part of the public consultation were understandably varied, but there were a number of points which recurred, from which conclusions could be drawn. Some expressed a lack of interest in Woolwich's history, others a strong interest, but the most common and striking response was one of a lack of awareness of Woolwich's rich history, particularly that of the docks and the town centre. Our key findings in relation to Woolwich's heritage are summarised below.

- Whilst there was a level of unawareness of the specifics of Woolwich's history, the re-use of historic buildings was largely considered to be a good thing, giving the area a sense of place and history in a more general sense.
- Those to whom the history of Woolwich was familiar were keen for the buildings associated with this history to be protected and promoted.
- Many of those interested in Woolwich's history felt there was a lack of promotion for the Greenwich Heritage Centre.
- Very few people, besides those who were residents, ever visited the former dockyard; local children were some of the few who had visited the area on school trips.
- Many of those interviewed spoke of a sense of a division between the Arsenal and the rest of the town centre.
- There was a correlation between those interested in the history and heritage of Woolwich and those who were concerned about new development in the area.



The group covered most of the study area, following the route outlined above.



The heritage walkaround group in Mortgramit Square

Alan Baxter

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Reviewed by Nick Chapple

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