

Ashburnham Triangle Conservation Area: Character Appraisal

December 2008



Ashburnham Grove: emblematic early-Victorian housing

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Introduction

This Ashburnham Triangle Conservation Area Appraisal has been produced by Greenwich Council. It consists of three parts:

- a **Definition of the Area's Special Historic Interest**,
- an **Explanation** of Conservation Areas, Article 4 Directions and the scope of Planning Policy ;
- a **Character Appraisal** identifying the main elements that contribute towards the special architectural or historic interest of the Conservation Area;

There is also a separate Ashburnham Triangle **Conservation Area Management Strategy**. This makes proposals for boundary alterations to the Conservation Area. It proposes detailed guidance on repairs and on protecting the character of the estate, to focus on how refurbishment, repair and upgrading of the properties can be achieved whilst minimising losses of the character of the houses. Design and Conservation guidance is also recommended for more substantial changes.

1. Executive Summary - Definition of Special Historic Interest

The Ashburnham Triangle Conservation Area consists of three busy main roads and the quiet predominantly residential area they enclose. Development on the three main roads (Blackheath Road, Greenwich High Road, and Greenwich South Street) has evolved gradually since 1575 and is varied and organic. Surviving buildings here date from the first years of the 18th century. Development within the triangle itself is mainly residential and commenced about 1830 – with the main building phase diminishing after 1870.

The importance of buildings in this conservation area is reflected by the fact that twenty-six of them, including the best of the surviving Georgian buildings are statutorily listed. In addition no fewer than 210 buildings, mainly the better early Victorian houses, are on the Council's Local List.

The buildings within the Triangle are Georgian and mid-Victorian terraced or semi detached housing, built of yellow London Stocks under slate roofs. The earlier houses are smaller in scale often on two floors with flat parapet fronts hiding the roofs. Houses of the mid 19th century (1845-70) often have stuccoed or stone door-cases, plinths, window surrounds, and later houses have ornate door and window surrounds and pitched roofs.

Features of this complex Conservation Area which help define its special character include:

- The legibility and identity of the Triangle itself.
- The rich and varied organic character of the three boundary streets, especially the survival of a few early 19th century small architecturally unpretentious buildings. Such buildings, even if humble or altered, contribute age value

- The outer as well as the inner side of each of the three main roads enclosing the triangle support the townscape identity of the triangle. The east side of Greenwich South Street is conserved as part of West Greenwich Conservation Area; Blackheath Road include good buildings on their outer (south and north-west sides) and proposals are made for taking these into the Conservation Area;
- The Georgian and Victorian group character of the 19th century buildings, not overlooking the later insertion of generally larger public buildings;
- The associated townscape, streetscape and views
- The building materials details and architectural forms characteristic of Georgian and early Victorian building: yellow stocks, designed original front doors, wooden sash windows;
- the contribution of buildings which lie outside the Conservation Area but which nevertheless contribute to its **setting**: especially buildings on the opposite side of a road,
- The character and significance to the area of large buildings and apartment blocks, including the potential impact on the Conservation Area or its setting of changes to such buildings by re-development or intensification (e.g. by additional floors, or building on curtilage land).

2. Explanation of Conservation Areas, Article 4 Directions and the scope of Planning Policy

What is a Conservation Area?

Conservation Areas were first designated in England following the 1967 Civic Amenities Act. Local planning authorities are obliged to designate and review conservation areas under the provisions of the 1990 Planning (Listed Buildings and Conservation Areas) Act. These are defined as '*areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*'. There are now about 10,000 throughout England and Greenwich has 20 Conservation Areas. **The Ashburnham Triangle Conservation Area** was designated by the Planning and Development Committee of Greenwich Council in July 1980.

Which properties are in the Ashburnham Triangle Conservation Area?

The Conservation Area covers nearly all the traditional pre 1914 buildings on the nine streets forming the interior of the Ashburnham Triangle. It includes some but by no means all of the pre 1914 buildings on the 'inner' sides of the three boundary roads.

There are some listed buildings and some unprotected good period houses on the south side of Blackheath Road and others on Greenwich High Road. A review is made of these buildings in the Management Strategy forming part two of this document - and an extension of the Conservation Area is recommended to include these.

The Conservation Area, as originally and currently designated, comprises:

Ashburnham Grove – complete

Ashburnham Place – complete

Ashburnham Retreat – complete

Burgos Grove – complete

Catherine Grove – complete

Devonshire Drive – complete

Egerton Drive - complete

Guildford Grove – complete

Langdale Road – 1- 16 conseq, 18

Greenwich High Road – 30-104 even including Melanie Klein House, Miller House & The Jubilee

Greenwich South Street – 2-98 even

Blackheath Road – Magistrates Court, 11-79 odd incl. Catherine House (no 31)

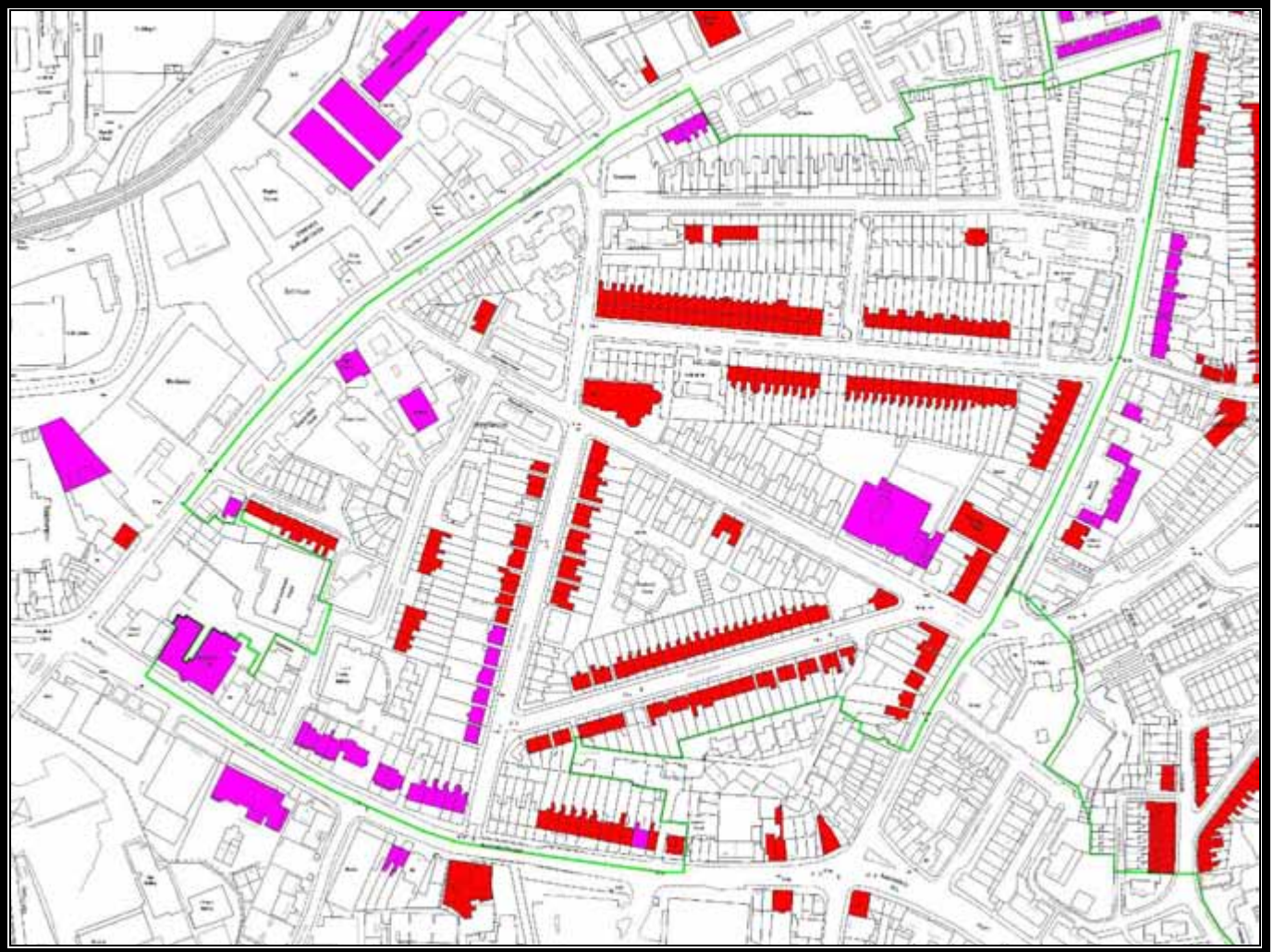


Figure 1: Map of Ashburnham Triangle Conservation Area showing Conservation Area Boundaries (thin green line), Listed (magenta) & Locally Listed Buildings (red).

What restrictions are there throughout the Conservation Area? In the Conservation Area:

- The demolition of buildings, or substantial portions of them, is unlawful without prior Conservation Area Consent from the local planning authority.
- Conservation Area Consent is required for the substantial or complete demolition of a garden wall.
- Planning permission is generally required to alter the external appearance of any building, including even minor changes if they affect its appearance.
- Householders living in single-family occupied houses (i.e. not flats or converted houses) generally have rights to make minor changes. But the Article 4 Direction, removes most of these, see below.
- The change to or removal of part of the building, such as a removal of or alteration to a chimney stack or window replacement, will require planning permission if the result will alter the appearance of the building. (Please note that on unlisted single family occupied houses, permitted development rights enable such minor alterations without seeking Planning Permission);

- Trees are protected by special controls over pruning, lopping or felling works to trees within all Conservation Areas. The local planning authority Tree Officer should be contacted for details of these controls.
- Planning applications are judged against stricter criteria within conservation areas, where all proposals should preserve or enhance the special character or appearance of the area.
- Proposals for development on land outside but affecting the setting of the Conservation Area will be assessed for their impact on the character and appearance of the Conservation Area and may be refused if this would be judged to be detrimental
- Conservation Area status will also affect the decisions taken when it is judged expedient to take enforcement action.

What is an Article 4 Direction?

Planning Permission is normally required for any material alteration to the external appearance of a building. However, the government has made some minor changes “permitted development” which can be carried out without planning permission. For example painting is permitted development. The most important group of permitted development rights are the rights of single-family occupiers of residential houses (as opposed to flats) to make specified minor changes to their houses. These rights are explained in the free government (Office of the Deputy Prime Minister - ODPM) leaflet “*Planning: A guide for householders*”. These rights do not apply to non-residential buildings or where the house has been converted into flats, or if there is an Article 4 direction.

In the Ashburnham Triangle Conservation Area, the Article 4 Direction withdraws these permitted development rights to enable full control over alterations to the appearance of buildings.

Effect of the Ashburnham Triangle Article 4 Direction (A4).

The Ashburnham Triangle A4 brings under planning control otherwise uncontrolled changes to external appearance caused by building works. In this conservation area the Article 4 Direction controls were only applied to single family occupied houses. The first part of the Direction removes the following permitted development rights:

- *The installation or alteration of windows and doors*
- *The erection of an extension to the side or rear of a property*
- *Change to roofing materials*
- *The installation of dormer roof extensions*
- *The alteration or removal of gates, fences or other means of enclosure*
- *The painting cladding or pebble dashing of the exterior of a building*
- *The construction of a porch outside any external door of a dwelling house*

This part of the Direction covers the following properties:

- Ashburnham Grove – 2-43 (conseq excluding 4 & 25); 44-74 (excl. 58, 59, 62, 63, 64 & 69);
- Ashburnham Place – 10-37, 44-72 but not 62 (all conseq);

- Blackheath Road - 45a-79 (odd, excluding 51,61,65 &73);
- Burgos Grove – 2-24 (even);
- Catherine Grove – 1-5, 10-14 (conseq);
- Devonshire Drive – 49,55, 59& 22-50 (even, excluding 28,36 and 44);
- Egerton Drive – 7-19 & 21-41 (conseq excluding 22, 26, 28, 33, 34, 35 and 37);
- Greenwich High Road – 74-78;
- Greenwich South Street – 40-98 (even, excluding 54, 58, 66-68, 70, 76 &78);
- Guildford Grove – 1-51 (odd); 2-60 (even);
- Langdale Road – 9

Additionally, a second element of the Article 4 Direction brings under control *the provision of a hard surface within the curtilage of the dwelling house for parking of vehicles*. This applies to the following houses:

- Ashburnham Grove – 2-43 (excl 4 & 25),
- Ashburnham Place – 10-37, 44-51, 63-72 (all conseq)
- Catherine Grove – 1-5 & 10-14 (conseq)

A householder wishing to make a change controlled by the Article 4 Direction (for example, to replace windows) must first make an Application for Planning Permission. There is no fee for this type of application. The **Ashburnham Triangle Article 4 Direction** was sought by the Council in November 1994, and subsequently approved by the Department of the Environment on 27th June 1995. A leaflet was prepared and issued by the Council giving design guidance on the treatment of planning applications under the Article 4 Direction (to be updated following the adoption of this character appraisal).

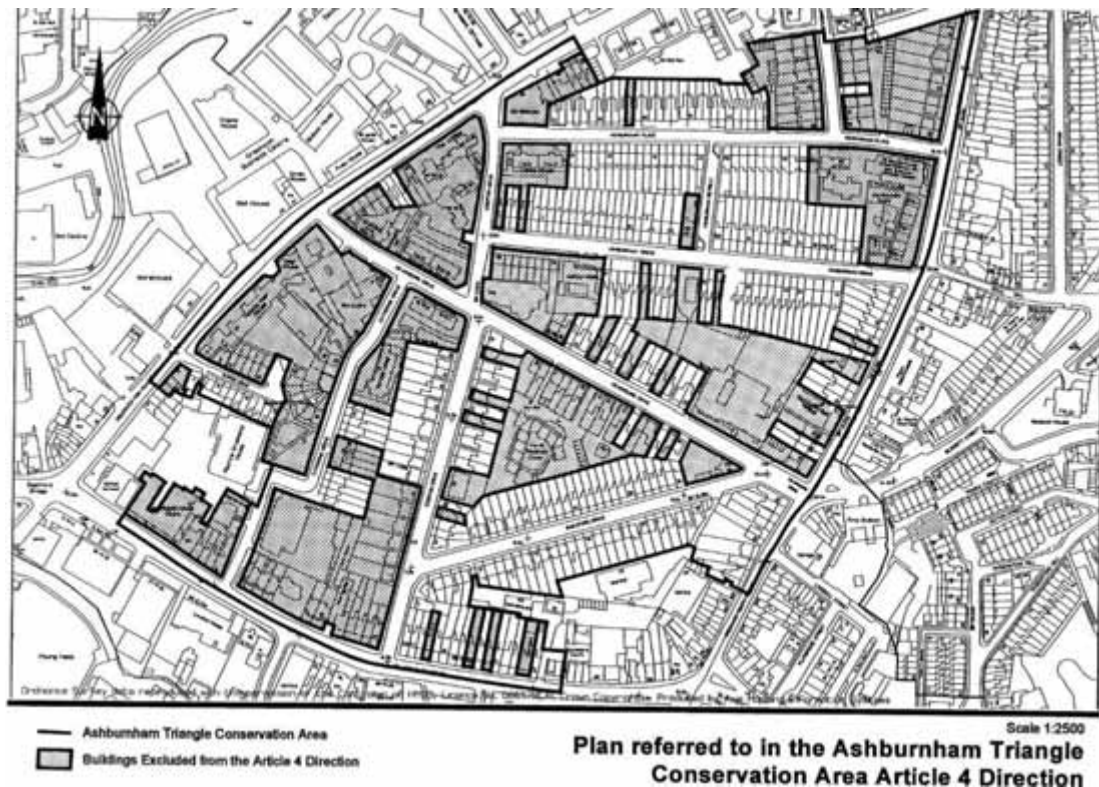


Figure 2: Map showing properties subject to Article 4 Direction

The Planning Policy Context: Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. In policy terms, this Conservation Area Character appraisal is a supporting document, relating to, and to be read with, current national and local planning policy. The key planning policy documents are:

The Mayor of London's London Plan. The Mayor undertakes to work with strategic partners to protect and enhance London's historic environment (Policy 4B. 10) and expects Boroughs to ensure that the protection and enhancement of historic assets in London are based on their special character (Policy 4B. 11). The London Plan also contains proposals for protecting and managing strategic views, including those of central London from Greenwich Park and Blackheath Point.

Greenwich Planning policy: The Council adopted the Replacement Greenwich Unitary Development Plan (UDP) on 20 July 2006. The more relevant development planning policies in the Greenwich UDP are its design policies, in particular: Urban Design (D1 & D2), Trees (D 8), Residential Extensions (D9 & D10), Satellite Antennae (D12), Shopfronts and Signs (D13), Street Furniture (D14), Advertisements (D15), Conservation Areas (D16 & D17); Listed Buildings (D18-22); and Buildings on the Local List (D23). These policies can all be found on the Council's website www.greenwich.gov.uk Greenwich Council has started work on a new type of statutory plan, the Local Development Framework (LDF). This will be a suite of documents that will eventually replace the Greenwich (UDP).

Relevant Supplementary Planning Guidance: In addition to Development Plan policies, decisions on planning applications should take into account relevant Supplementary Planning Guidance (SPG) and any Supplementary Planning Documents (SPD) produced under the new LDF regime. The most relevant are Supplementary Planning Guidance on Residential Extensions, on Shopfronts and on Conversions.

Designation of Conservation Areas: There is a legal duty for all local authorities to keep under review and designate as conservation areas those parts of its area of "special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". Planning Policy Guidance Note PPG 15, Planning and the Historic Environment, sets out current government guidance on Conservation Areas and Listed Buildings. There are currently 20 conservation areas in the London Borough of Greenwich.

Listing: English Heritage lists buildings of special architectural or historic interest on behalf of the Secretary of State for Culture, Media and Sport. The Secretary of State is also responsible for the scheduling of ancient monuments and the registering of historic parks and gardens.

Planning applications should be determined in accordance with the development plan (to be replaced by the 'local development framework'), unless material considerations indicate otherwise. The development plan comprises the London Plan and the Greenwich

UDP, amplified by relevant Supplementary Planning Guidance (SPG) and any Supplementary Planning Documents (SPD).

Conservation SPD: The Council is intending to produce and adopt a Supplementary Planning Document (SPD) on the protection and enhancement of its Conservation Areas. It is intended that this document will be closely integrated with and will provide support to the guidance on repairs alterations and new development in the Management Strategy section of this Character Appraisal.

2: Character Appraisal

Planning Policy Guidance Note 15 emphasises the need for local planning authorities to assess the special interest, character and appearance of conservation areas. In order to define these issues it is desirable to prepare an initial appraisal of each conservation area. The following appraisal follows the fourteen criteria recommended in English Heritage's guidance note "Conservation Area Appraisals".

I. Location and Setting:

The development and character of the Ashburnham Triangle Conservation Area is defined by its location south of the River Thames and sandwiched between Deptford and Greenwich. Since Roman Times, a traveller going east from London along the south bank of the Thames had to cross Deptford Creek at Deptford Bridge. Once across this creek, the road divided. The left fork, formerly called London Street, now Greenwich High Road, lead to Greenwich and then on to Woolwich. On the right, the main Canterbury road, the Roman Watling Street, went uphill to Blackheath, and became known as Blackheath Road.

The Conservation Area lies between these roads and immediately to the east of Deptford Bridge. A third road, running south from Greenwich to Lime kilns, joins these two roads. Originally Lime Kiln Lane, it is now called Greenwich South Street. The triangle formed by these three roads is the Ashburnham Triangle Conservation Area.

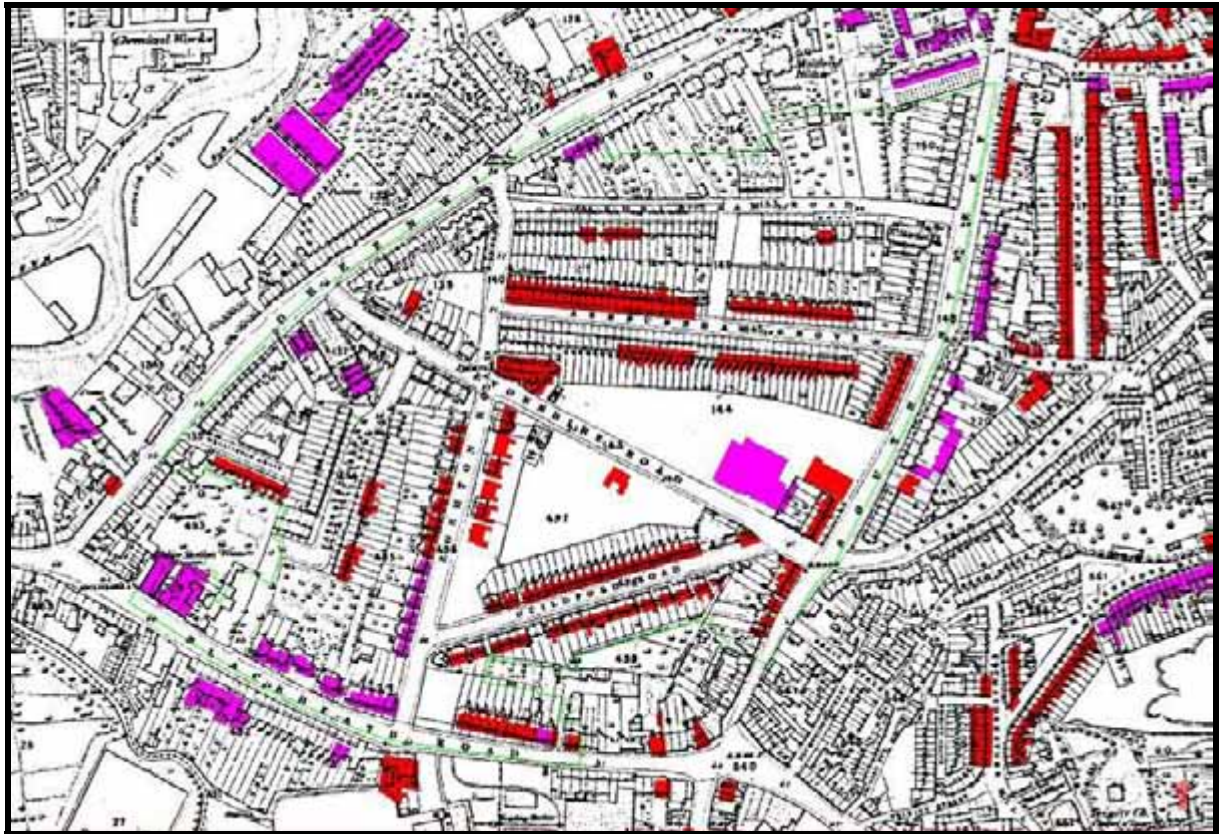


Figure 3: Ashburnham Triangle Conservation Area, the boundary is in green and superimposed on the 1870 OS Map - pink buildings are Listed, the red ones are on the Local List.

2. Origins and historical development.

Building development in the Conservation Area commenced in the 17th and 18th centuries on the three main roads and later in the 19th century on the low lying land in between.

Documentary information about the development of the Conservation Area is investigated by Diana Rimel in her booklet “The Ashburnham Triangle”. This is a good source of information on the main individual buildings in the area. The name Ashburnham derives from the Ashburnham family who owned and developed much of the interior of the Conservation Area in the early and mid 19th century.

The historical sequence of development of the area is revealed by five surviving historic maps, shown in extract below: The 1695 Travers map, the 1745 Rocque map, the 1778 Hasted map, the 1832 Morris map and the 1838 Sims map. These maps show that the three main boundary streets and some of the property boundaries date back to at least the 17th century.

The oldest map, Travers 1695, when compared with the 1870 and current Ordnance Survey maps, shows a street on the exact line of Ashburnham Place. The age of this street is confirmed by the other maps. Only one building is marked on the 1695 map - a ‘Hospital’. This is the 1575 Queen Elizabeth’s Hospital (also known as Almshouses or College). It was rebuilt in 1819 and is currently within the boundaries of the adjacent

West Greenwich Conservation Area. The map also shows a water-mill on the site of the present Mumford Flour mills on Deptford Creek. It shows the lime-kilns to the south of Lime Kiln Lane, and a 3-acre piece of land called Howlands Piece - the site on which Catherine House was later built.

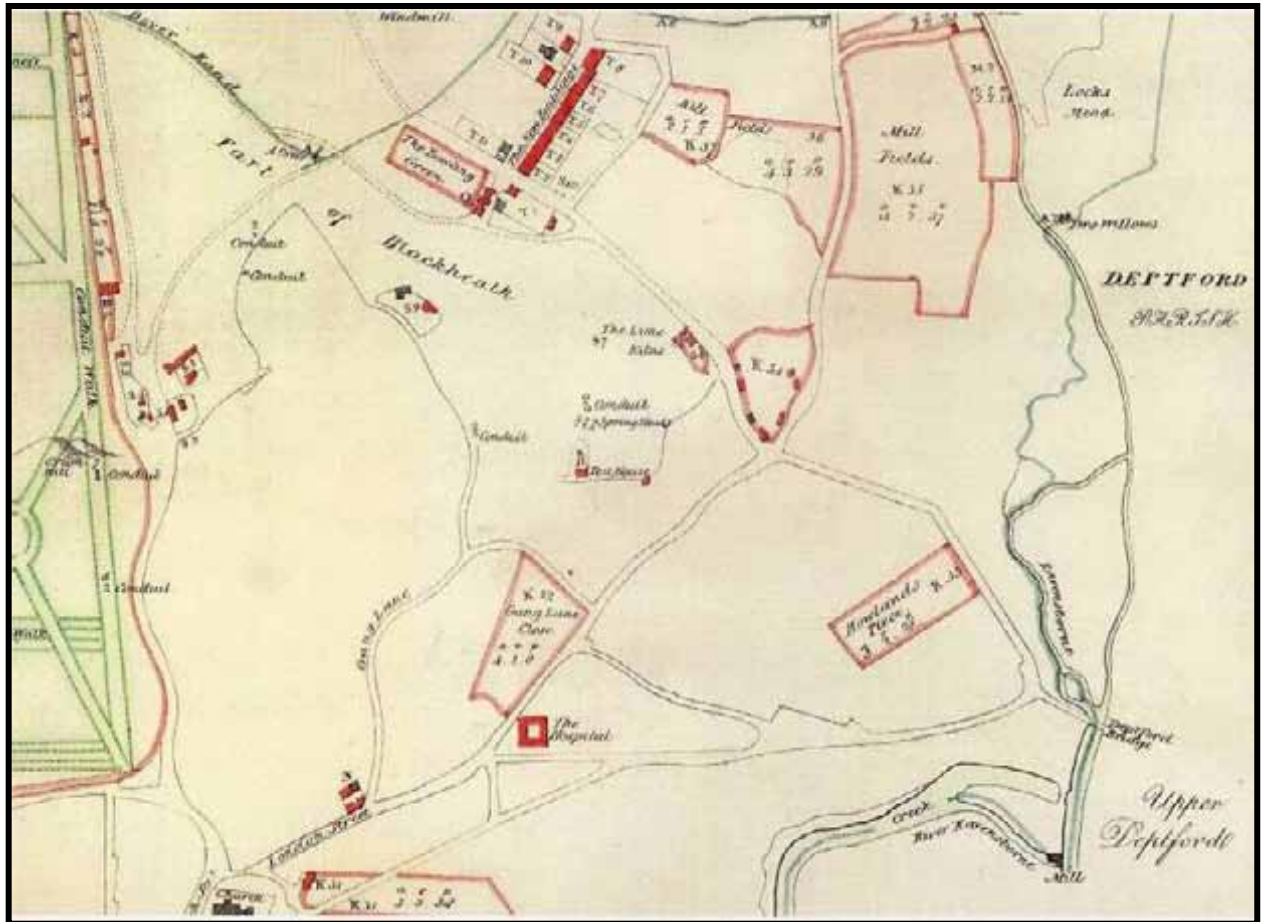


Figure 4: 1695 Travers map extract (map is inverted, north is at the bottom so Deptford Creek is on the right)

The 1745 Roque map shows the conservation area divided into fields or orchards. Wellington House, now at 2 Burgos Grove, is seen. Nearby there is a tollgate and substantial development along both Blackheath Road and Greenwich South Street. As on the Travers map, a hollow square marks the Queen Elizabeth's Almshouses site. South Street is given its earlier name - Lime Kiln Lane and there is a substantial house, set back, and just to the south of what is now the Guildford Arms. The Lime Kiln itself is marked just north of the site and associated with it there are houses along the Blackheath Road west of the junction with Lime Kiln Lane. A water-mill marked as "Tide Mill" lies on Deptford Creek, on the site of the currently Listed grain silo "Mumfords' Flour mills".

By contrast the 1832 Morris map is carefully drawn and detailed. It shows a patchwork of small fields, and substantial development in the area. It would seem that the area was then urban fringe with market gardening. Alongside the small garden plots there is the first housing development within the triangle: Seven houses are shown on the west side of 'Egerton Road', all survive and nos. 1-6 are now Listed.

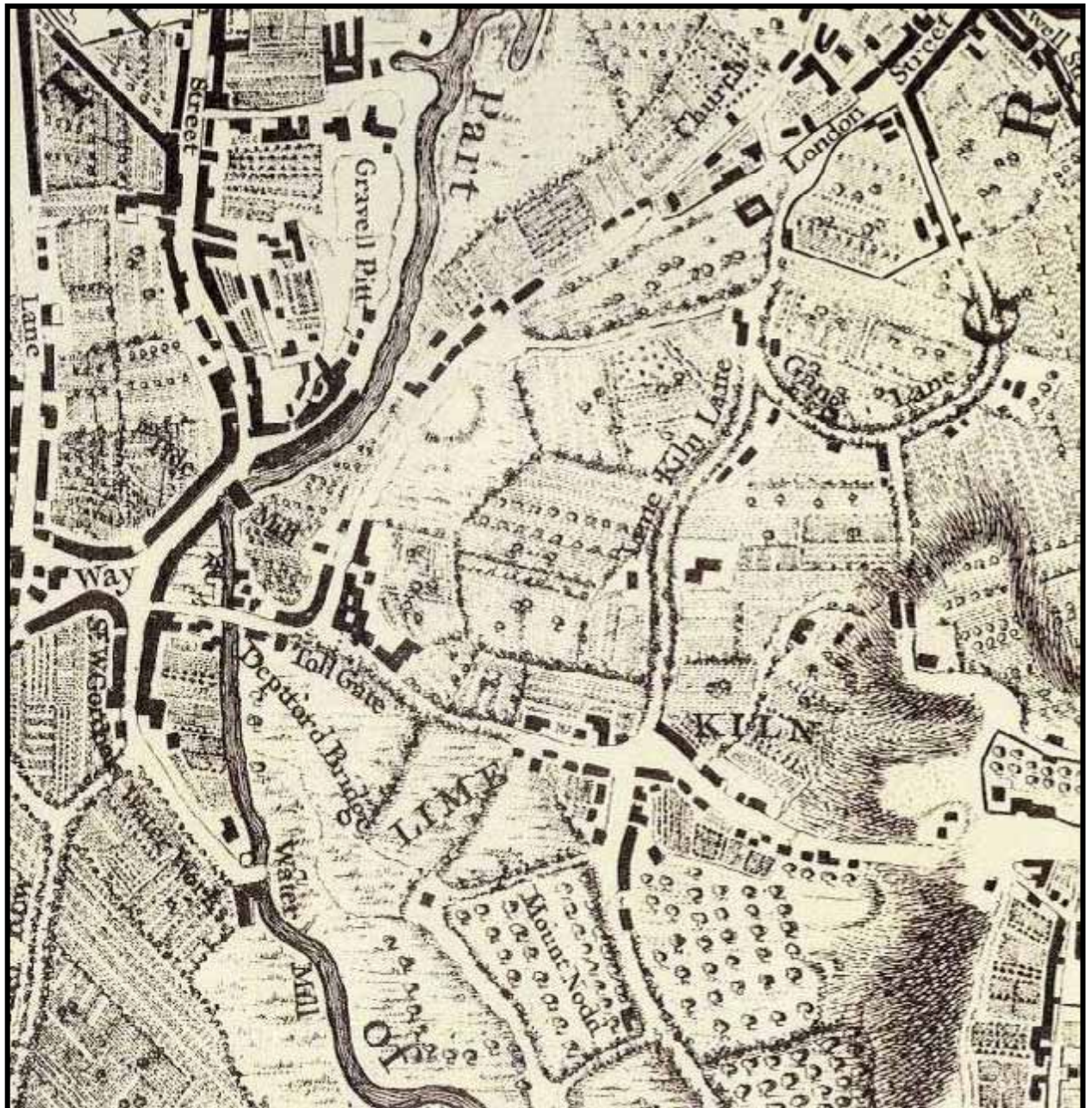


Figure 5: 1745 Roque map

Wellington House, which is clear on the 1745 Roque map and marked on the 1778 map, is omitted from the 1832 map. However it reappears and is clearly drawn on the 1838 map, with its outbuildings and large grounds, marked as plot 301, delineated north of and in front of the house. Burgos Grove was developed on the southern part of this plot.

A small triangle to the west of Ashburnham Place's termination with the High Road, which was clearly a feature as early as in 1695, is clearly seen in all the maps. In 1832 it is separated from the small fields and is home to four small houses and the Jubilee

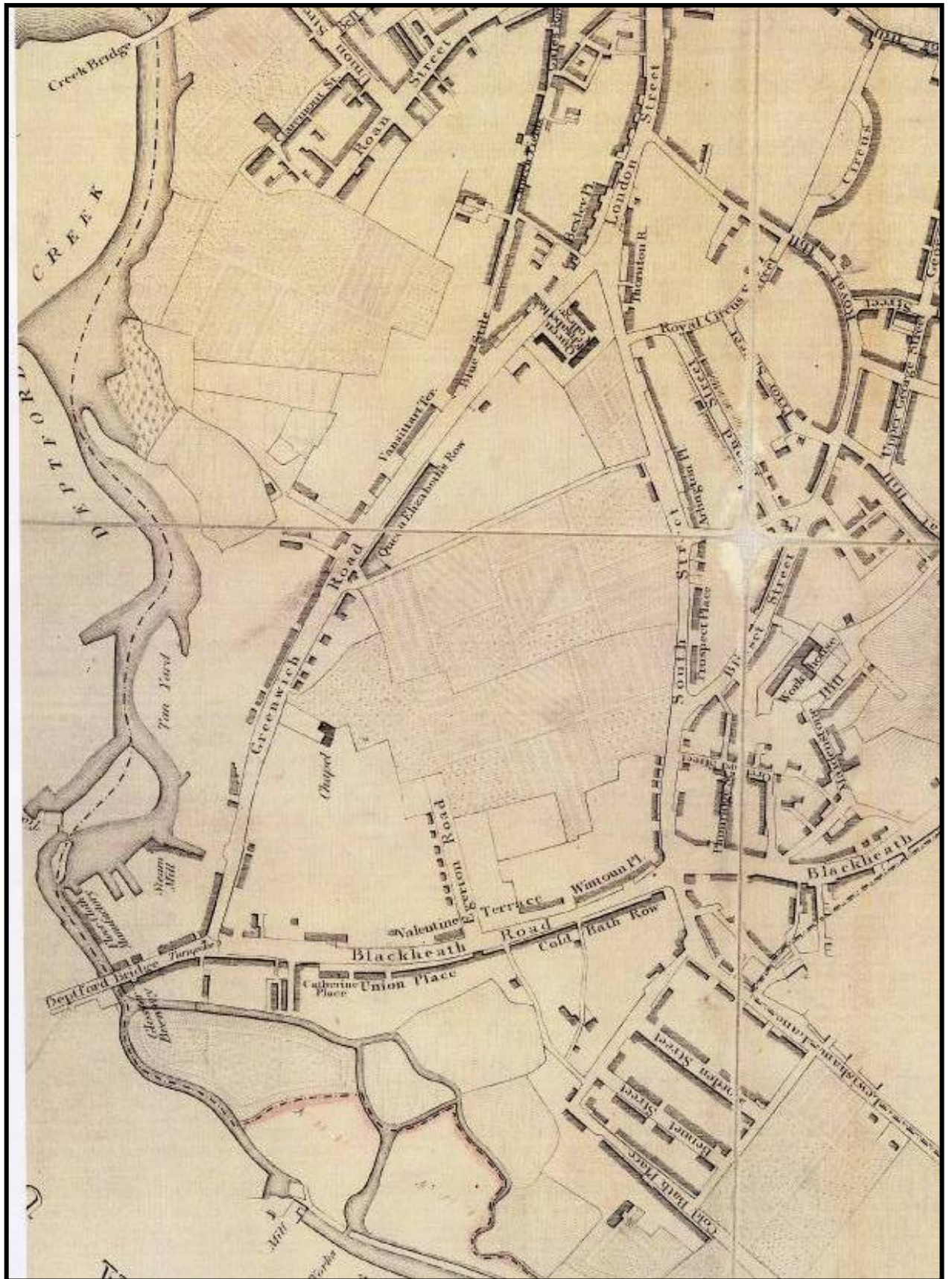


Figure 6: 1832 Morris map

almshouses. The four small houses were named Martins Terrace and two cottages with name plaque survive. Next to it on the demolished warehouse site at 94 Greenwich High Road, at the end of Ashburnham Place, was a building. This was “The Cage” (the Parish’s Lockup) – it was built in 1822 and superseded in 1830 by the Blackheath Road Police Station.

The 1838 Sims map is accurate and detailed and shows property boundaries and the shape of buildings. The original map was huge – the size of a carpet – and was reluctantly segmented – creating the slight discontinuity on the copy extract above. The extent of development on the inner sides of the three peripheral streets is revealed by the following - 42 houses are shown in Greenwich High Road, about 19 on South Street (most of them not included in the Conservation Area boundary), about 36 on Blackheath Road, five (including outbuildings) in Ashburnham Place and 7 in Egerton Drive. No. 94 Greenwich High Road and the Jubilee Almshouse triangle are carefully drawn on the 1838 Sims map. The latter is divided into five houses on six plots next to the Jubilee Alms houses. On the 1838 map the triangle has a pond and culvert at the foot of its back garden.

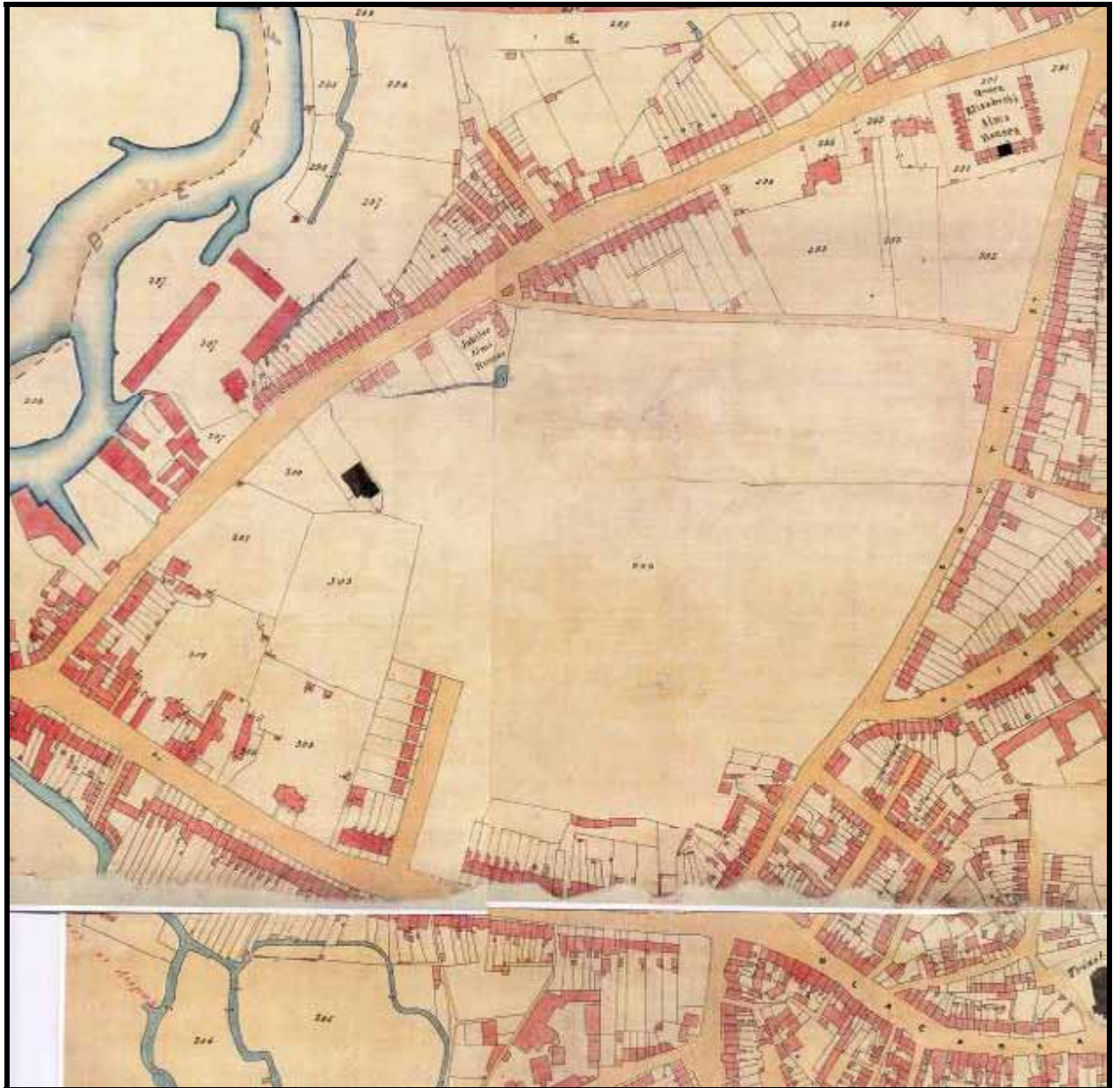


Figure 7: 1838 Sims map

The 1799 Mortuary is marked as a chapel on the 1832 map and is shown in black with a clear shape in 1838. On the 1870 OS map it has a substantial straight drive running at right angles into the High Road.

The 1838 Sims map was prepared for the Poor Law Commissioners and uses the same poly numbers as the 1845 Tithe Map. The Sims map shows that development along both sides of Blackheath Road was already continuous – with Valentine Terrace and Wintour Place marked on the north side and Catherine Place, Union Place and Cold Bath Row shown on the south side. The High Road is also mostly developed. The west side of South Street remains undeveloped.

As noted the 1838 map marks plot numbers – which appear to reflect land ownership. The largest area, Plot no. 299, fills the most of the triangle south of Ashburnham Place and fronts onto South Street. This plot corresponds closely to the subdivided ‘market

gardens' shown on the 1832 map, it appears to have been owned by the Ashburnham family and was developed into Guildford Grove, Devonshire Drive and Ashburnham Grove and the then undeveloped parts of Egerton Drive,

Catherine House, 31 Blackheath Road is shown as plot 304 with a large garden on both sides and the rear of the house. This was very shortly to be developed as the Listed stuccoed late regency style houses nos. 23-29 and 33-35 Blackheath Road. The garden land at the rear was reserved for Catherine House – it is shown as such on the 1870 O.S. map, and later became the annexe to Greenwich Park School. It has since been developed as Charter Buildings.

3. Archaeological significance

Only two cases of limited archaeological intervention fieldwork have been conducted within the Triangle. Both are along the southern side of the area and both produced only post-Medieval evidence.

West of Deptford Bridge, Roman and Saxon period occupation and burial evidence has been recorded. To date no corresponding archaeology has been identified from the Ashburnham side of the bridge.

4. Character and relationship of spaces

The only public open space in the area is a pocket park in Catherine Grove. One small street, Ashburnham Retreat, has been closed to vehicle traffic since the 1970's and is actively used by local children as a playspace – safe from vehicles. This use is desirable and should continue.



Figure 8: Pocket park on Catherine Grove

5. Townscape features and setting

The busy main roads of the peripheral streets contrast with the quiet residential streets in the interior of the triangle.

The townscape character of **the streetscapes inside the triangle** is varied. It is affected in particular by the proportions of street width to building height and by the consistency and uniformity of any terraces amongst the flanking buildings.

- Egerton Drive was the earliest street to have been developed - the original houses were two floor semidetached houses framing a wide street and subsequent development preserves the low intensity early 19th century ambience.
- Catherine Grove, also an early 19th century street, has a less homogenous form of enclosure, as, in addition to an intact early-Victorian terrace, it also includes a school, a large high nurses home, and the rear of social housing on land formerly part of the Miller Hospital,

The townscape character of **the peripheral roads** is defined by the interest of the surviving Georgian and Victorian buildings:

- The townscape character of South Street is defined by high quality Georgian buildings, of relatively consistent height and relatively uniform character, this is especially so on the east side which is part of West Greenwich Conservation Area
- Blackheath Road is older, it has evolved in a more piecemeal organic fashion, it includes narrow plots giving fine grain. The street includes an interesting mix of good Georgian Town houses and smaller 19th century, more functional buildings. The south side and part of the north side are currently not in this or any other Conservation Area;
- Greenwich High Road is a more complex, uneven street; it includes industrial and hospital buildings, the former Greenwich Town Hall, as well as interesting small Georgian and Victorian houses. The scale of the townscape has been fractured by industrial and institutional building.
- The west side and part of the east side are currently not in this or any other Conservation Area;

Factors, which contribute to townscape character in this area, include

- The width of streets, especially in relation to the height of the buildings framing the street; Georgian streetscape tends to have lower enclosing buildings giving a quieter more open character; Victorian townscape is more intense as a result of higher, wider, more complex buildings with more varied colours, materials details and architectural forms;
- The impact on local vistas, views and the street scene of rising and falling ground any changes of level
- The colours of the flanking buildings – the main colours are expressed by the Regency white stucco, the predominant yellow stock bricks, and the later use of red bricks (e.g. The Roan School) and red dressings (e.g. a good example are the 1902 'Brant Almshouse' buildings at 89-93 Blackheath Road and 114-118 South Street)
- The relative consistency and character of the scale and height of buildings. Typically these are three floors, but often lower, and also with rooms at basement level or in the roof. Some of the 20th century Council apartment blocks rise up above this.
- Many of the older properties (the Georgian ones) were designed with parapets so that the roofs were minimally visible
- The dramatic mills and the industrial buildings set back from Greenwich High Road;

- The survival of small numbers of early 19th century houses, and former or surviving old alley ways.

6. Former and current uses

The earliest use of the land on the Triangle periphery appears to have been the 16th century Queen Elizabeth's almshouses. Within the Triangle the land remained grazing land or uncultivated marsh. From the 17th century the progressive urbanization of Deptford and Greenwich led to cultivation and uses such as orchards, grazing and market gardening.

In the 18th century gentlemen's country houses set in large gardens appear on the maps near to, and often mainly fronting onto, the three boundary roads.

In the 18th century the some of the land fronting onto the peripheral streets became subdivided into narrow burgage type plots extending back deeply. This would typically have housing or commercial buildings with residential accommodation above at the front. At the rear would be small workshops and stabling accessed by alleyways and side courts such as Laurel Gardens. Much of such small-scale vernacular and organic development of humble buildings has gone and the survivors are seen today as important both architecturally and historically.



Figure 9: Laurel Gardens

The dominant current use of land is now residential. This includes

- The larger and older Georgian houses
- Mid 19th century speculative housing
- 20th century affordable housing – mainly substantial blocks of flats
- Almshouses – mainly from the 18th and 19th centuries

Other uses include buildings originally constructed for the following uses

- Commercial – i.e. shops and warehouses
- Public buildings – including schools police station and Courts
- Churches and chapels
- Public houses

In some cases these uses have finished and the building has been retained but converted to residential use.

7. Architectural and historic qualities of the buildings

The area is best understood as an evolution and complex partial survival of 18th and 19th century development. This section:

- Provides schedules of Listed Buildings in the Conservation Area and within its setting
- Reviews the different building types in their chronological context
- Characterises the area street by street, reviewing the Area's listed and locally listed Buildings

Listed Buildings

The following 29 buildings in the Conservation Area are Listed:

18th Century

After 1700: Wellington House 2 Burgos Grove

1776: Catherine House, 31 Blackheath Road

1770's: 96-104 (even) Greenwich High Road (originally known as Queen Elizabeth's Row),

1799-1801: Mortuary (former Greenwich Tabernacle), Devonshire Drive (on Statutory list this building is marked as Miller Hospital General Wing)

19th century

1830: 1- 6 conseq. Egerton Drive (on 1832 map)

Early 19th century: 23-25, 37-45 odd, 73, Blackheath Road

1848: 27-29, 33-35 Blackheath Road (built on former grounds of Catherine House)

Mid 19th century: Miller Hospital, Royal Kent Dispensary, Greenwich High Road

1878: The Roan School, Devonshire Drive

20th century

Greenwich Magistrates Court, 7-9 Blackheath Road, 1909, John Dixon Butler architect to the Metropolitan police. Free classical Edwardian, Portland stone facade, Westmoreland slate roof.

Nearby Listed buildings within the setting of the Conservation Area (*those in italics are proposed for inclusion in CA*).

Greenwich High Road - south side

Late 18th C. pair – 136-8 Langdale House and partner (before the 1875 GHR street numbering the pair were known as Langdale Place)

1819 - Queen Elizabeth's Almshouses, Greenwich High Road

early 19th c - Railings and gates to north of QE almshouses

Blackheath Road - south side

1874 West Greenwich secondary school

1786 72 (Morden Gallery) and 74 (used to be part of 8 buildings that formed Union Place and were built by the Georgian architect Michael Searles, architect of 'The Paragon' in South Row, Blackheath Village (latter Grade I Listed)

Greenwich South Street - east side (to remain within West Greenwich CA)

Early 18th c terrace – 1-11

Late 17th or early 18th c - 13,15 15a

early 19th c villas - 71-75

mid 19th c - 77-81,

early 18th c - 83, 85 91,

1884 Penn Almshouses

Greenwich High Road - industrial side

1865 beam engine houses with linking boiler house

1865 coal shed by Sir John Bazalgette (next to beam engine houses)

1865 another coal shed by Sir John Bazalgette

1897 Mumford's Grain Silo, no 26-32 by Aston Webb

early mid 18th c house - 165

early mid 18th c house – 167

1878 - Greenwich Station – (replacing an earlier 1840 station by George Smith)

Building types and periods

The area includes a rich variety of buildings and types, mainly from the early and mid 19th century, but with a few important earlier survivals. Examples of the following different types of buildings exist:

- former Georgian country or suburban houses, originally detached, and with setting and presence exhibiting proportion, repose and classical design character. The survivors are Wellington House and Catherine House. Older maps reveal that others have been lost to redevelopment;
- Larger terraces and pairs of classical well proportioned Georgian town houses – built to a standard for the middle class;
- Regency stuccoed villas
- Almshouses
- Smaller Georgian houses which are interesting and important for understanding, the 18th c character of the area. Most of the 18th c examples have been demolished, early 19th century survivals are well worthy of careful conservation, some are in Triangle but outside CA and proposed for inclusion;
- Georgian 19th c. fine town houses – terraces and semis;
- 19th c pubs;
- Victorian housing – largest group – divides into i) Georgian influenced parapet front; ii) early- Victorian iii) mid- Victorian iv) late-Victorian; and into classical and Gothic influenced;

- Turn of 20th c. buildings – often architectural and stylish – more ornate – mainly public – schools, churches, courts, police station; and within the setting the former Greenwich Town hall, and police section house;
- 20th c blocks of flats mainly in neo-Georgian revival styles;

Street-by-street Characterisation

Ashburnham Grove:

Land Uses: mainly residential, one pub

Building Quality: homogenous good mid 19th century terraced housing retaining much original character

Listed Buildings: None

Locally Listed Buildings: 1-40a, 40, 44-61, 65-74 conseq. These are small-scale terraces of houses of about 1850. Mainly pitched slate roofs, but some with parapet fronts. Stone dressings, imitation stone horizontal string courses. The visual appearance is mainly of relatively low density two floor houses. However, in spite of appearance, most houses have a semi basement and so are in fact three storey houses, and some are on four floors.

Building Materials: Yellow stock bricks, slate roofs

Heritage Assets: high quality consistent uniform 1850s terraces, exemplifies restraint and peaceful nature of area

Local Distinctiveness: numerous parapet fronted houses often with external stairs up to front door, consistency of streetscape and surviving original architectural details



Figure 10 & Figure 11: Ashburnham Grove - stylish early-Victorian town houses

Ashburnham Place

Land Uses: residential

Building Quality: street dates back to 16th c, buildings are early- mid- and late Victorian, varied reflecting age of street and consequent diversity of land ownership

Listed Buildings: none

Locally Listed Buildings: 10, 11, 13-17 conseq, 37, 38; Early Victorian two-storey terrace. 37 & 38 are a separate pair.

Building Materials: yellow stocks, some red dressings, pitched slate roofs, stone or stucco window surrounds

Heritage Assets: consistent good early Victorian townscape in several stylistically varied parades

Local Distinctiveness: original architectural details such as doors, stucco and stone window and door surrounds

Ashburnham Retreat

A link comprising the sides of houses fronting onto to Ashburnham Grove and Ashburnham Place

Blackheath Road: Magistrates Court, 11-79 odd including Catherine House (no 31):

Land Uses: residential and institutional, shopfronts in setting of Conservation Area at west (Blackheath) end and on south side.

Building Quality: very varied in character with a number of listed and locally listed buildings; many buildings of high quality with good Georgian and later detail

Listed Buildings: Catherine House, no 31 (1776); 23 – 25, 37 - 45 odd, 73 (early 19th century); 27-29, 33-35 (1848 built on garden land of Catherine House); Greenwich Magistrates Court, 7–9 Blackheath Road, 1909, John Dixon Butler architect to the Metropolitan police. Free classical Edwardian, Portland stone facade, Westmoreland slate roof, List entry has more detailed description.

Locally Listed Buildings: 55-71 odd, 75, 77, 79; 55 - 79 are a c.1830 terrace and form a group.

Building Materials: yellow stocks with red dressings on Georgian houses; extensive use of stucco and metal verandahs on Regency Listed Buildings,

Heritage Assets: the former Roman Road, the oldest and most interesting street in the conservation area with much surviving fine varied Georgian townscape, but with landscape value damaged by traffic.

Local Distinctiveness: Georgian Townscape.

Conservation Area Extension: Potential for addition of several worthy groups to Conservation Area.



Figure 12: Catherine House, 31 Blackheath Road, 1776 Road



Figure 13: 23- 29 Blackheath



Figure 14: 33-35 Blackheath Road



Figure 15: 37-45 Blackheath Road



Figure 16: 73 Blackheath Road



Figure 17: Magistrates Court



Figure 18: Blackheath Road:



Figure 19: 57 Blackheath Road - early 19th c. doorcase



Figure 20: Blackheath Road - Regency ironwork townscape



Figure 21: Blackheath Road -

Burgos Grove

Land Uses: residential

Building Quality: south side of road is high quality Georgian and Victorian row housing

Listed Buildings: Wellington House, 2 Burgos Grove: Wellington House was originally known as Lawn House and was renamed in 1972. It is the oldest surviving house in the Conservation Area, but its current appearance is the result of re-fronting in the 19th century. The door case is 19th century and is awkward in its fit to the house. The house formerly possessed large grounds – including the land developed as the Magistrates court, Miller Hospital and the Victorian houses on Burgos Grove. Burgos Grove was formerly known as Wellington Grove and was renamed in 1896. It commemorates Wellington's ultimately successful 1812 and 1813 sieges of Burgos. The house is a surviving example the country house development characteristic of the early 18th century.

Locally Listed Buildings: 4-6 are early Victorian 2 storey town houses; 8- 24 are an early – mid 19th c. 2 storey terrace with basements, parapet with frieze and cornice.

Building Materials: yellow stocks, some stucco

Heritage Assets: An interesting and varied mid 19th century terrace built on part of Wellington House grounds; good early 19th century terrace

Local Distinctiveness: parapet fronts, raised steps, some pitched roofs, locally idiosyncratic architectural detail

Negative features: undistinguished row of modern houses built on former hospital land on north side of Burgos Grove



Figure 22: Corner of Burgos Grove and High Road with Wellington House set back



Figure 23: 19th c Row housing



Figure 24: Wellington House - Listed Grade II



Figure 25: Burgos Grove



Figure 26: Burgos Grove - older south side



Figure 27: Old Door in Burgos Grove



Fig 28: Burgos Grove Railings with ornate heads

Fig 29: Possible former coach house in Burgos Grove



Catherine Grove

Land Uses: residential

Building Quality: varied, good on 1-5 & 10-14

Listed Buildings: None

Locally Listed Buildings: 1-5 conseq, 10-14 conseq; Terrace possibly designed by George Smith and built in the 1850s

Building Materials: yellow stocks

Heritage Assets: good mixed early & mid-Victorian housing, pocket park

Local Distinctiveness: Landmark former nurses home, pocket park, characterful old doors

Negative features: Housing on former hospital land and other housing fails to make good frontages to Catherine Grove.



Figure 30: Nurses Home



Figure 31: Pocket Park



Figure 32: c. 1850 Victorian terrace - George Smith?

Devonshire Drive

Land Uses: Residential and churches

Building Quality: consistent

Listed Buildings: Roan School

Locally Listed Buildings: Greenwich Seventh Day Baptist Church (formerly Holy Trinity and St Paul's Church) is 1866, Kentish rag, pantiled roof, by W. M. Teulon; 43 and 45 are a two storey Gothic influenced Victorian pair of houses; 'Guildford Arms' PH c. 1840, strong curved façade, upper section stuccoed, a local landmark, regency character. Note that the current Baptist Church is not the Locally Listed Building on the Council's schedule – the latter was demolished for housing in the 1990s. The church then moved next door to the former church hall, a 1955 build, incorporating a 1862 foundation stone;

Building Materials: houses in yellow stocks with a sparing use of red for details, church in stone, school in ornate red brick

Heritage Assets: mixed mid Victorian housing with school, landmark pub, churches and apartment blocks

Local Distinctiveness: landmark red brick French style Roan school



Figure 33: The former Roan school



Figure 34: Devonshire Drive houses



Figure 35: Residential townscape



Figure 36: Converted workshops



Figure 37: Residential Townscape



Figure 38: former St Peter and St Paul church (now Greenwich Seventh Day Baptist Church)

Egerton Drive

Land Uses: residential

Building Quality: Fine consistent Georgian townscape

Listed Buildings: 1-6 detached villas c 1830

Locally Listed Buildings: 7-32 conseq except no 15; 7 is detached and dates from 1830, 8-10 are c 1845, a group with the Statutorily Listed 1-6

Building Materials and details: Yellow stocks, hipped low pitched slate roofs,

Heritage Assets: Oldest residential street in the Ashburnham Triangle – c. 1830;

Local Distinctiveness: Fine door surrounds; row of small well-proportioned detached Georgian Villas.



Figure 39: & Figure 40: Egerton Drive



Figure 41: Egerton Drive



Figure 42: Door in Egerton Drive

Greenwich High Road: 30-104 even including former Melanie Klein House (now Binnie Court and used as student housing), Miller House & The Jubilee.

Land Uses: very mixed including industrial, hospital, shops, public houses, offices, almshouses, residential care, & housing

Building Quality: aesthetically varied interesting building, fragmented townscape constructional quality varied,

Listed Buildings: 96 –104 even, mid 18th century town houses; 1801 Miller Hospital General wing; mid 19th century Miller Hospital, Royal Kent Dispensary

Building Materials: varied mainly yellow stocks and stucco

Heritage Assets: A varied interesting street exemplifying the character of the area, including buildings and building types from a variety of periods: hospitals, chapels, almshouses, shops, Georgian and Victorian houses, and 20th century social housing;

Landmarks and Local Distinctiveness: Georgian chapel now Mortuary, Maurice Drummond House, Mumford's Flour Mills, Former Greenwich Town Hall

Land within setting but not in Conservation Area: industrial area around Listed flour mills and Coal sheds, Davy's wine bar group, former Town hall, small scale buildings on both sides of Deptford Bridge end of High Road.



Figure 43: Listed 1799-1801 Mortuary Kent Dispensary



Figure 44: Listed Miller Hospital Royal



Figure 45:



Figure 46: Former dispensary



Figure 47:



Figure 48:

Greenwich South Street - 2-98 even

Land Uses: residential and two churches

Building Quality: very high, complemented by east side of South Street (in West Greenwich CA)

Listed Buildings: None

Locally Listed Buildings: 40-56, South St Chapel, 70-78, 80-90, 92 & 94

40-56 - c 1850s three-storey terrace, fine stucco Italianate cornice

South St Chapel – 1871/2 – large for a Baptist chapel, by Charles G Searles

70-78 – mid 19th c. terrace, multicoloured stock bricks

80-90 - three c 1840 pairs and two detached houses

92 – villa built before 1834

94 – early 19th c detached house

Building Materials: varied use of brick, some low pitched slate roofs

Heritage Assets: good early Victorian building, to some extent over-shadowed by splendid and older buildings on east side of street, which is in West Greenwich CA.

Local Distinctiveness: narrow courts



Figure 49: Figure 50



Figure 51 Figure 52



Figure 53



Figure 54

Guildford Grove

Land Uses: residential

Building Quality: Consistent early Victorian townscape of two floors plus semi basement; roofs concealed by parapet fronts, arched doorways and stuccoed window surrounds, semi basements with lightwells has prevented parking in front gardens.

Listed Buildings: None

Locally Listed Buildings: 1-51 odd, 4-60 even. 1-7 are two pairs of c 1850 houses with hipped slate roofs. 9-51 are 1856-1860 paired cottages with multi coloured stock bricks. 4- 58 are c. 1845 paired cottages. No 60 is a detached three storey house.

Building Materials: yellow stock bricks, stucco, wooden doors and windows

Local Distinctiveness: rhythm; landmark quality of Guildford Arms on corner site

Heritage Assets: complete 1850 early Victorian terrace with high degree of uniformity, characterful streetscape and pub at entrance as local landmark



Figure 55: 1850 Guildford Grove



Figure 56: The Guildford (formerly Guildford Arms)

Langdale Road: 1- 16 conseq, 18:

Land Uses: residential

Building Quality: two unified Victorian terraces, one on each side of road, those on west side are bigger and semi detached;

Listed Buildings and Locally Listed Buildings: None

Building Materials: yellow stock bricks, wooden sash windows, slate roofs, stone door cases and other detailing

Heritage Assets: consistent Victorian streetscape and form of enclosure; high degree of preservation,

Local Distinctiveness: tall chimney stacks with surviving rows of 12 pots on each



Figure 57: Langdale Road - west side



Figure 58: Langdale Road: east side

8. Contribution made by key unlisted buildings

In this Conservation Area an unusually large number of buildings are either listed or locally listed. The general quality of unlisted buildings is also high. Buildings not on the local or national list may contribute to the conservation area for a variety of reasons – in particular all pre-1914 buildings contribute the area's traditional character and should be protected from alterations damaging to their character, or from demolition.

The post 1918 buildings are of lesser interest, with the exception of Maurice Drummond House. This blunt local landmark has massing and height similar to other nearby characterful buildings (Nurses Home, Magistrates Court, and Mumfords Flour Mills).

9. Local details

The area includes a number of local details adding character. Some of these are mentioned in the street-by-street review in section 7 above. Locally characterful details include:

- The proportions, and parapet fronts of the Georgian and early Victorian buildings
- The red brick detailing of the Roan School
- Wood sash windows – in particular window margin lights
- Verandahs and ironwork on the Regency stucco houses in Blackheath Road
- Red dressings
- The variety, style and artistry of old front doors – especially late Georgian
- Door cases
- Surviving boundary railings, some with cast ornamental details

10. Predominant building materials, features, textures and colours

Materials:

- Mainly yellow brick with some red dressings and some red brick
- Roof materials – slate and tile
- A few white stucco villas, complemented with decorated cast iron features such as balustrading
- Wood sash windows and doors

Features:

- Door cases
- Front boundary and gardens
- Stucco and metal work on Regency houses
- All surviving original or part original shopfronts

Colours: Mainly yellow and red bricks, white timber windows, grey-blue slate roofs.

Architectural features:

The architectural features include

- Window patterns – sashes with Georgian small panes;
- Doors;

- Roof forms and materials – i) parapet, ii) pitched in slate, iii) late 19th c & 20th c - some Georgian tiling;
- Restriction and within this variety of scale - all houses confined to two-four floors,
- Some front gardens and trees;
- Development of several aesthetically different small areas in the area;
- Some ‘M’ shaped roofs

11. The contribution made by natural features – green spaces, trees, and hedges.

Other than in Catherine Grove there are no green spaces in this tightly developed area, however it manages to achieve a degree of calm and quiet. This lends additional importance to front gardens, traditional and original boundary treatments and street trees, all of which play vital roles in softening dense development.

12. Extent of loss, intrusion or damage.

Considering in mind its inner urban location, the Conservation Area has managed to retain a great deal of its original character. However a number of building alterations and non-conforming developments render detriment to the Conservation Area. Many of these date from before Conservation Area designation. An initial not exhaustive list includes the following:

- A limited number of UPVc and aluminum replacement windows
- A substantial loss of original front doors
- Some parking in front gardens, for example in Ashburnham Place
- A small number of inappropriately located satellite dishes
- A very small number of houses with painted or clad bricks
- Poorly designed affordable housing. This category includes developments which are out of scale, those whose form, materials or detailing fail to fit in architecturally, and those which fail to respect established or traditional setbacks and frontages
- Traffic on peripheral roads
- Difficulties in achieving authenticity in contemporary maintenance of traditional building fabric – especially joinery details, real slate roofs and pointing

The loss of original wooden frame windows: Old windows are mainly set into box sash frames. They were designed with attention to detail – for example the precise shape of the glazing bars. Surviving original or old (i.e. pre 1914) wooden windows should be regarded as period items, worthy of retention and conservation. It is tempting to replace windows framed in wood with white UPVC windows – which only approximately conform to the original fenestration pattern. One problem with these windows is that they are made with crude thick frames, which lack the refinement and design detail of period wooden glazing bars. Whatever the detailing and construction and whatever the material, all these replacement windows have a manufactured regular square appearance which contrasts poorly with the weathered and traditional construction of the original houses. **Conservation** means putting effort into the retention and maintenance of

surviving period wooden windows. This is both desirable and important for the integrity of the area...

Front doors: Different houses were designed with different front doors, and groups of similar houses usually shared the original door design. A number of the original front doors have regrettably been replaced. Detailed examination of replacements reveals that the joinery details are usually different and are not good copies.

Parking in front gardens: There are a number of intrusive and insensitive examples in Ashburnham Place. Elsewhere this is not a widespread problem and there are only a few examples. However, those front gardens that have been converted to parking are significantly intrusive and disrupt the carefully designed townscapes.



Ashburnham Place – detriment to townscape of parking in front gardens

Satellite dishes: A few are inappropriately located on the fronts or sides of houses

Boundary walls and fences: Some complete losses are associated with parking in front gardens. In other cases part of the original boundary treatment has gone – for example loss of railings or brick walls. The loss of aspects of the traditional front garden boundary treatment is detrimental to townscape

Infill: 20th century infill schemes are mainly limited to large blocks of flats.

Demolitions: A number of good quality old buildings were demolished prior to Conservation Area designation. Demolition outside the Conservation Area is not subject to significant control and continues, including the recent loss of an old buildings within the Triangle (behind 91 Blackheath Road). To prevent this continuing a review is made of Conservation Area boundaries in the management strategy.

Affordable housing apartment blocks: Much of the 20th century affordable housing in the Triangle area is in the form of apartment blocks or architecturally bland and dull low scale housing. These buildings generally lack character and are often out of scale - sometimes they fail to fit in. For example, the tall Nurses Home. Three apartment blocks of flats are in the Triangle physically, and within the Conservation Area's setting, but were not included in it.

Maurice Drummond House: although wildly out of scale, this former Police building, which offered section house accommodation, has become a local landmark. It has an interesting roofline and an interesting 1946 entrance. Changes to this building for example increases in height have been suggested but these need control and extra height of such a large

building would likely be detrimental to the Conservation Area's character. It is recommended in the management strategy that this be included in the Conservation Area.



Maurice Drummond House

Maitland Close and Lambarde House both lack interest. The latter lies very close to the rear of Listed 18th century buildings on high Road – Langdale House and partner.



Lambarde House



Nurses Home

13. Neutral parts of the conservation area

There are few genuinely neutral buildings in the area. Non-conforming affordable housing is reviewed above. All pre-1914 houses in the area have age value making them worthy of preservation and also relevant architectural style, character and standard, and are considered to have group value.

14. Problems, pressures and capacity for change

Potential for works of enhancement: Within the Ashburnham Triangle there has generally been adequate investment in repair and maintenance. In this area the visual impression is that Conservation is generally popular and, in spite of cost, a number of residents have carried out thoughtful well-designed repairs. However not all the original features have been well preserved. The new guidance on repairs and minor alterations in the management strategy may help remedy this.

When resources permit, the following restoration works are recommended to owners as beneficial in principal:

- **Buildings on the peripheral streets** – the economic value of many buildings appears to be blighted by road traffic. There are no feasible measures to reduce the environmental impact of vehicle through traffic, and consequently the single most valuable step would be to sensitively repair these buildings, in particular those not yet in the Conservation Area. This could be an appropriate focus for an application for grant aid for example for a HERS (English Heritage or Lottery funded Heritage Economic Regeneration Scheme)
- **Railings:** Repair and Restoration and where necessary reinstatement to original design
- **Windows:** Where replacement of original timber windows has resulted in UPVc plastic, or aluminum frames, or loss of internal sub-divisions, or installation of oversize glazing bar widths, it is worthwhile to reinstate window frames in timber, taking care to use original timber profiles;
- **Front doors:** Although many of the original front doors survive, a large number have been replaced. Old doors should be repaired and not replaced. Where the original door is lost reinstatement should closely follow the original design which may usually be ascertained from neighbouring survivors
- **Reinstatement of natural slate roof coverings**
- **Reinstatement of wooden sashes** to houses with UPVc and aluminium windows;
- **Reinstatement of metal rainwater goods.** These were originally in cast iron; some have been changed to PVC – these are not durable. Extruded or (better) cast aluminium products look appropriate and better.
- **Removal of poorly located visually intrusive satellite dishes.** Where an inappropriately located dish has been in place for less than 4 years enforcement action is possible, in other circumstances removal would be at the owners discretion.
- **Hard-standings:** Removal of hardstandings insensitively laid out for car parking space and reinstatement of front gardens with the original style of boundary treatment,
- **Railings and Garden walls:** Repair, or, where lost or in-authentically replaced, reinstatement of original pattern walls railings and gates.

Energy Saving: Wind turbines and solar panels:- There is no evidence of the use of wind turbines or solar panels in this Conservation Area. However it is expected that there will be some limited demand for such installations in future. If fixed in back gardens as free standing structures, there is likely to be limited visual impact. On buildings both are likely to require planning permission, in particular, wherever there are no residential permitted development rights (e.g on flats, housing conversions, shops and mixed use buildings), or there is an Article 4 Direction. Potential installations to the roofs of buildings are likely to be detrimental to the conservation area's character.

The Conservation Area boundary and the Article 4 Direction are reviewed with recommendations in the separate Ashburnham Triangle Conservation Area Management Strategy.

4. Contacts and further advice:

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5. Glossary

Bay and bow windows – these are windows projecting out from the wall. A **bay** window is canted and has an elongated hexagonal plan form.

Casement window – a window that opens on hinges.

Clerestorey light – any window or row of windows in the upper part of a building (originally the church windows above the nave arcade).

Dado – a moulded section, which runs around the wall at approximately waist height.

Dormer – a projecting window inserted vertically into a sloping roof with its own roof and sides, known as cheeks.

English bond – bond refers to the pattern in which the bricks of a wall are laid. English bond is where bricks are laid with alternate rows of headers (where the brick is laid with the short end visible) and rows of stretchers (laid lengthwise).

Flemish bond – the pattern created where a brick wall is laid with alternate headers and stretchers (see above), which are aligned, in each alternate row.

Footway crossover - an alteration to the footway ramping it to enable a vehicle to cross over to the front garden

Gable – The end wall of a building where the roof reaches its peak. A pointed gable follows the slope of the roof against it. A Dutch gable is one with curved or scrolled sides.

Glazing bars – a light piece of timber, which divides a sash window into smaller compartments. Glazing bars have different designed profiles according to the curvature – some of the most common being called *ovulo*, *ogee* and *cyma*.

Leaded lights – window where the glass is held in place by strips of lead usually arranged in a grid or diamond pattern.

Organic development – in this guide the term “organic” is used to refer to a building or group of vernacular or traditional buildings whose present appearance is the result of additions to its original form in different periods, as opposed to a designed architectural composition. Examples of organic form include medieval farmhouses or churches with additions built on at various times. An example on a larger scale might be an unplanned village that has grown piecemeal over a long period. “Organic architecture” is a term originated by Frank Lloyd Wright that has a quite different meaning.

Oversailing brick courses – a decorative technique where each ascending layer of bricks protrudes slightly above the previous layer.

Permitted Development – development that can be undertaken without planning permission as defined in the Town and Country Planning (General Permitted Development) Order 1995.

PVCu – refers to a plastic material used to make mass-produced modern window units. The plastic used is subjected to a chemical process, which hardens it to make it rigid. PVC stands for Polyvinylchloride.

Raised and fielded – a timber panel sunk into the body of a door whose raised centre portion is reached by tapered edges.

Roughcast – a render coating containing coarse aggregate.

Rustic brick – facing brick with surfaces improved by a sand covering, or with a scratched texture applied before firing, often with variegated colouring

Soffit – visible underside of an arch, or underside of any architectural element such as a door or window architrave

Spalling – decay process whereby layers of brick flake away from the surface.

Stock brick – the term 'stock' refers to the name of the mould in which these bricks were originally handmade. The term now refers to the traditional bricks made from London clays, which were produced in a range of yellow and brown tones.

Stone dressings – the finishes, mouldings and ornaments that surround door and window openings as well as the ornamentation at the tip of gable roofs.

Timber fillets – in carpentry this term refers to a small piece of timber, which can be pieced into joinery to repair and restore it.

Timber fretwork – regular and repeated decorative timber pattern which often appears on the front of porches.

Vernacular buildings – vernacular buildings used traditional construction techniques, local materials and forms. Vernacular buildings were not designed by architects, and were often built for the owner rather than for sale.

Vousoir – a wedge shaped stone or brick forming part of an arch.