

# Ashburnham Triangle Conservation Area: Conservation Area Management Strategy

December 2008



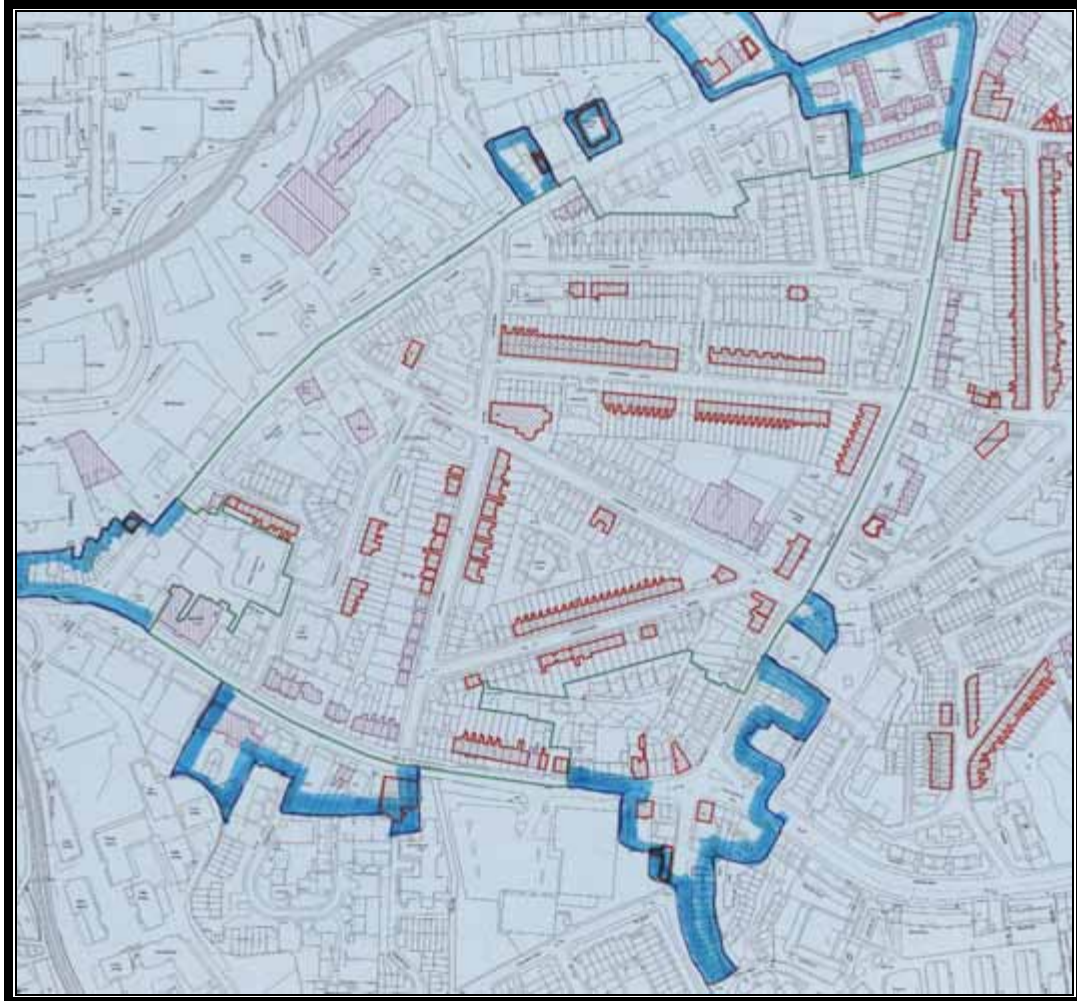
**Ashburnham Grove: emblematic early-Victorian housing**

## Executive Summary

The Planning (Listed Buildings and Conservation Areas) Act, 1990, places a general duty on local planning authorities to formulate and publish 'proposals' for the preservation or enhancement of conservation areas. Further guidance is given in *Guidance on the management of conservation areas* (English Heritage, August 2005). The aim of the Conservation Area Management Strategy policies for this area is: **To protect the period character of the area's buildings and townscape.**

### **The strategy makes the following proposals:**

- Small extensions to the boundaries of the Conservation Area.
- No changes to the Article 4 Direction.
- A number of additions to the schedule of Listed Buildings.
- Additions to the schedule of Locally Listed Buildings.
- Use of planning control to ensure careful design of alterations and extensions.
- Promotion of conservative repair principles and adoption by the Council of conservative repair guidance and design standards for minor changes.
- Design guidance for more substantial changes.
- Maintaining and enhancing the tree cover of the area by protecting street and other trees and by encouraging new and replacement planting.
- Preservation and enhancement of the character of the street scene by encouraging highways works to be sensitive to and prioritise the conservation and repair of features contributing to local character.
- Commissioning of Design and Development Briefs for the design of major redevelopment schemes in the Conservation Area or affecting its setting and to have regard to this Character Appraisal in preparing such Briefs.
- A grant aid scheme (if the necessary financial resources can be sourced e.g. from HLF) to support repair of buildings on the peripheral streets.



**Figure 1: Designated Conservation area with proposed small extensions in blue. Conservation area boundaries green; Listed buildings magenta; Locally listed buildings red.**

## **I. Conservation Area Boundary Review**

This review of the boundaries of the Conservation Area proposes several small extensions. The concern arises from the fact that the peripheral main roads are very important to the character of the area, but are only partly designated. It is considered that the townscape character and hence identity of the Triangle derives from both sides of the boundary roads and the three corners. A number of interesting period buildings survive on the peripheral roads, including some of the oldest surviving buildings in this area. A possible reason for having excluded these buildings may have been their small size and lower class. Today the criteria for inclusion give more weight to age value and rarity, and rely less exclusively on 'aesthetic value'.

There is lack of protection for important historic buildings outside the designated Conservation Area, but within the physical bounds of the Ashburnham Triangle. These buildings are within the setting of the Conservation Area. In this area there are a substantial number of sometimes humble early 19<sup>th</sup> century interesting old buildings. A few of these are statutorily listed, some others are locally listed. The

latter are vulnerable to both insensitive alteration and to demolition. Outside a Conservation Area complete as opposed to partial demolition is not subject to control.

The following observations are made in respect of the **inner sides of the three boundary roads**:

1. To add the row of houses at the south end of Greenwich High Road (1-23)
  - See Area 1 photographs below
2. To add the pair of Listed late 18<sup>th</sup> c houses at 136-138, Greenwich High Road. 136 is Langdale House, marked on Sims 1838 Map as plot 283
  - See Area 2 photographs below
3. To transfer the Listed 1819 Queen Elizabeth Almshouses on the High Road near the corner of Greenwich South Street, currently within the West Greenwich Conservation Area.
  - See Area 3 photographs below
4. To include in the Conservation Area the older less distinguished buildings on the inner side near the corner of Greenwich South Street and Blackheath Road together with housing infill development between Blackheath Road and Guildford Grove (Admirals Gate & 10a Guildford Grove).
  - See Area 4 photographs below
5. To include in the Conservation Area the older less distinguished buildings on the inner side at the corner of Greenwich High Road (west side) and Blackheath Road (north side)
  - See Areas 4 & 7 photographs below

Considerations relating to the **outer sides of the three boundary roads** are more complicated. The following observations refer to the outer sides of the three boundary roads starting at Deptford Bridge and proceeding clockwise (left to right):

6. **Deptford Bridge and north-west side of Greenwich High Road:** This divides into three character areas or parts. Each of these includes fine buildings of interest but the industrial middle section does not include buildings of the same type as in the Ashburnham Triangle.



**Area 1 - Fig 2: 49 Deptford Bridge Fig 3: 133-135 GHR; Fig 4: Davy's Wine Bar group**

- a) Nos. 33-49 Deptford Bridge are a group of isolated and neglected late Georgian buildings. Much altered, but nevertheless important they lie adjacent to Ashburnham Triangle on the Borough's western boundary and are included in the proposed additions as a response to consultation – and resulting requests from local amenity societies. *Recommended for inclusion in the Conservation Area.*
  - **See Area 1 photographs below**
- b) Nos 1-21 Greenwich High Road are an interesting group of small old houses with ground floor shops at the west (Deptford Bridge) end of the High Road. It

relates historically to the houses opposite (22-24) also proposed for incorporation into the Conservation Area. It includes the Locally Listed Greenwich Inn Public House and no 21, a Georgian house of c. 1810-20 which now appears to be in office use as part of Mumfords Flour Mills. Note that this 'house' is marked as no 23 on the OS maps.

➤ **See Area 1 photographs below**

- c) The industrial land backing onto Deptford Creek and extending from the Listed Mumford's Flour Mill up to Norman Road. Several of the fine industrial buildings are Listed including Sir Joseph Bazelgette's 1865 coal sheds, beam engine and boiler houses. Some part of this area is subject to the grant of a planning permission for redevelopment, including a good pub and an architecturally interesting Electricity Sub-station (see photos). *This area may be worthy of further review and part of it for designation as a new industrial Conservation Area*

➤ **See Area 1 photographs below**

- d) The buildings from no. 131 (Public House up to no 169) form a separate and worthy group. Two them are Listed (165, 167) and five (135, 141 the former Greenwich Town Hall, 161, 163 and 169 Davy's wine bar) are Locally Listed. Control over changes to, or redevelopment of the other unlisted buildings will help contribute to the quality of local townscape. 133, 133A and 135 are considered worthy of addition to the statutory list. At the rear is the magnificently ornate and complex mid-19th century Lovibonds Brewery warehouse. The West Greenwich Community Centre (former town hall of 1876 designed by W Waller) is in classical style with Tuscan pilasters and is Locally Listed. On either side are non-descript buildings (137 & 139, 157 & 159), which do not form part of the character of, nor enhance the character of the conservation area. These sites are not included within the proposed Conservation Area extension. However they do fall within the setting of the Conservation Area, and should relate appropriately to it. With this planning consideration, redevelopment is to be encouraged in the form of replacement new buildings which fit in with the height and proportions and general character of the other neighbouring buildings. As a whole, the group makes a fine contribution to the Ashburnham Triangle Conservation Area, and relates well to the older buildings opposite. *Recommended for inclusion in the Conservation Area.*

➤ **See Area 2 photographs below**

7. **Greenwich South Street:** The townscape of much of Greenwich South Street is already protected as both sides of the road are within designated Conservation Areas: the fine buildings on the east side of Greenwich South Street already fall within and, importantly, belong within the character of the West Greenwich Conservation Area (WGCA). They should remain within WGCA. However at the south end of South Street there is a fine pub, the Royal George and a parade of shops complementing the good mid 19th century buildings on the west side of Greenwich South Street. *Recommend addition of, 2 Blissett Street, 115-147 Greenwich South Street.*

➤ **See Areas 4 and 5 photographs below**

8. **Node formed by junction of Blackheath Road, Greenwich South Street, Lewisham Road and Blackheath Hill.** The node formed by the junctions of Greenwich South Street and Blackheath Road forms an 'outer corner' to the Conservation Area. The main road frontages include a variety of

old buildings which are collectively of the same build as those on the other side of the road. Plumbridge Street and Lindsell Street are very short Victorian side streets tucked in behind Blackheath Hill and Greenwich South Street, each retains a few surviving small characterful Victorian cottages. The inclusion of this node in the Conservation responds to requests from several local amenity groups made in the formal consultation process. The vulnerability of these buildings is demonstrated by the recent (lawful) demolition of 3 Lewisham Road and the (less recent but apparently unlawful) loss of the listed shopfront at 9 Lewisham Road: *1-13 & 2,2a,4,6, Blackheath Hill; 1-4 Plumbridge Street; 2-12 Lindsell Street, and 1-33 Lewisham Road are recommended for inclusion in the Conservation Area.*

➤ **See Areas 5 & 6 photographs below**

- 9. The South side of Blackheath Road** was developed in the 18th and early 19th centuries and is as old as any part of the Conservation Area. With the exception of the two Listed buildings it is currently unprotected. The townscape is damaged by partial redevelopment in the middle and at the Deptford end. One small group of older buildings survives in the middle of Blackheath Road (44-90) and includes three listed Buildings (the school at 44-58 and two Georgian town houses at no 72, & 74) and several other currently unprotected buildings collectively forming a group. Nos. 82–86 are locally listed. There is also an interesting small older 19<sup>th</sup> century parade near the corner of Lewisham Road (106-116). *Nos. 44-90 and 106-116 Blackheath Road are recommended for inclusion in the Conservation Area.*

➤ **See photographs below (Areas 7 and 8)**

**Recommendations:** In summary the following boundary changes are proposed:

**1. Add to the Conservation Area:**

- 33-49 Deptford Bridge
- 1-23 Greenwich High Road (north-west side);
- 2-28 Greenwich High Road (south-east side) incl. Maurice Drummond House
- North Pole PH, 131-135, 141, 161-169 Greenwich High Road (north-west side) including Davy's Wine vaults;
- 136-138 Greenwich High Road (south-east side)
- 100 - 116 Greenwich South Street (east side)
- 115-147 Greenwich South Street (west side)
- 2 Blissett St
- 1-4 Plumbridge Street
- 2-12 Lindsell Street
- 1-13 & 2,2a,4,6, Blackheath Hill
- 1-33 Lewisham Road
- 106–116 Blackheath Road (south side);
- 81–113 Blackheath Road (north side);
- 44-90 Blackheath Road (south side);
- 1-14 Admirals Gate & 10a Guildford Grove (housing infill development between Blackheath Road and Guildford Grove)

**2. Transfer to the Conservation Area from West Greenwich Conservation Area**

- *Queen Elizabeth's Almshouses, Greenwich High Road and South Street*
- 3. Consider further:** the industrial land backing onto Deptford Creek and extending from the Listed Mumford's Flour Mill up to Norman Road.

**Proposed Conservation Area additions:  
photographs.**

**Area 1: 1-23, 2-28 Greenwich High Road & 33-49 Deptford Bridge** - varied but historically interesting group of Georgian and Victorian buildings



**Figure 5: 33-49 Deptford Bridge** **Figure 6: upper 1830-1840 windows in no 49 Deptford Bridge**



**Figure 7: Inner side of Greenwich High Road - School at No 2**  
**Figure 8: Inner side of Greenwich High Road - very early plain austere houses at nos 20 - 24**





**Figure 9 & Figure 10: doorway at 28 Greenwich High Road and .....Greenwich High Road**

**Figure 11: Outer side of Greenwich High Road - The Greenwich Inn.**



**Figure 12: 9-17 Greenwich High Road;**  
**High Road**



**Figure 13: 1-21 Greenwich**



**Figure 14: No 21 Greenwich High Road,**

**Figure 15: interesting LESC building on NW side of Greenwich High Road - not proposed for inclusion in Conservation Area**

**Figure 16: 83-87 Greenwich High Road - frontage subject to redevelopment and not proposed for inclusion in CA**



**Figure 17: typical local authority flats - not considered to contribute to Conservation Area and in this instance not in Conservation area or proposed for inclusion**

**Figure 18: 1856 Listed Bazalgette coal shed and beam engine house - to west of Norman Road.**

**Not within Conservation Area or extensions.**

## Area 2: Greenwich High Road (north-west) - 131-135, 141, 161-169:

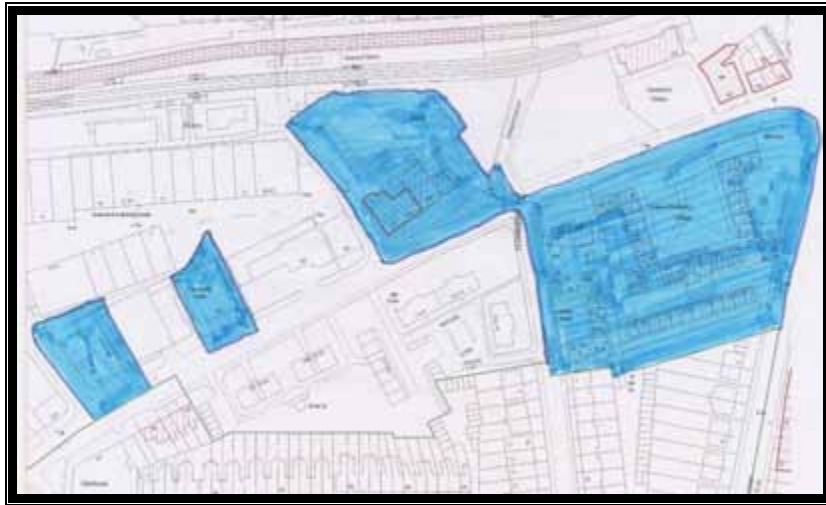
Part of the attractive High Road frontage is Listed, note Davy's wine bar area and fine Victorian Lovibonds Brewery at rear with gritty sublime character



**Fig 19: The North Pole Public House - 131 Greenwich High Road, on corner of Norman Road,  
Figure 20: interior of main bar, showing structural iron column and old plasterwork**



**Figure 21 & Figure 22: 133-135 GHR - a pair of unlisted but Listable early 19<sup>th</sup> century Georgian townhouses, plain and restrained style. 131 having been altered externally probably in late 19<sup>th</sup> century to create a ground floor shop and side doors to residential accommodation above. 131 has window replacement, and is in the worse condition - but is worth inclusion especially as it has group value with no 135.**



**Fig 23: Greenwich High Road NW – detail of proposed Conservation area extension**



**Figure 24: 137 & 139 GHR – site next to the potentially Listable 135 GHR, Site not proposed to be included in Conservation Area. Existing building of appropriate scale but does not contribute to the Conservation Area – appropriate for redevelopment.  
Figure 25: Locally listed former town hall at No. 141 – now West Greenwich Community Centre**



**Figures 26: & 27: 157-159 tyre and car repair shop and forecourt - redevelopment site not included in proposed Conservation Area additions**



**Figs 28 & 29: 161-169 - Davy's Wine Vaults – the group as a whole**



**Figure 30, 31, & 32: Davy's Wine Vaults group: including two listed and two locally Listed Buildings**



**Figure 32: Davy's Wine Vaults - warehouse at rear, former Lovibonds Brewery  
Figure 33: Close up showing large pillar on left of building with base of secondary plinth above. This photo suggest that when a Brewery this was a large chimney, which it seems may have later been truncated when the building was converted to a store**



**Figs 34 & 35: former Lovibonds Brewery loading depot inside warehouse**

**Area 3: 134-6 and Queen Elizabeth's Almshouses, Greenwich High Road (north-east side)** currently in West Greenwich CA – logically worth inclusion in Ashburnham Triangle CA



Fig 36: 136 (Langdale House) and 138; pair of late 18<sup>th</sup> c. listed houses  
Figure 37 & Figure 38: Queen Elizabeth's Almshouses

**Area 4: 100-116 Greenwich South Street (west side):**

The 'Green Witch' is 110-112. Low-pitched early 19<sup>th</sup> c, possibly older interior. 106-108 are individual, potentially early 19<sup>th</sup> c older interiors? Music shop is 102 paired with 104; early 19<sup>th</sup> c. flat front parapet, 100 & 100a are double fronted dressed c 1890.



Fig 39 106-108 South Street: older unusual buildings  
Green Witch  
Fig 40 South Street 110-112

Figure 41: commercial style South Street old window:  
Figure 42: 106-116 Blackheath Road (above), Lewisham Road is on the left (see Area 5 below)

## Area 5: Junction of Blackheath Hill and Lewisham Road



Figure 43: Greenwich South Street - east side - Blackheath Hill end

Figure 44: The Royal George PH - corner of Blissett Road and Greenwich South Street



Figure 45: corner of Blissett Road and Greenwich South Street

Figure 46: Lindsell Street - looking east



Figure 47: Lindsell St - looking west

Figure 48: Plumbridge Street: surviving small Victorian cottages with red brick dressings





Figure 49: Blackheath Hill - north side

Figure 50: Lewisham Road - corner of Blackheath Road Public House

## Area 6: Lewisham Road Area



Figure 51 & Figure 52: Lewisham Road and Friendly Place: One building has been demolished, the building on the right (9 Lewisham Road) is Listed mainly for a shopfront which appears to have been removed some time ago.



**Figure 53: No 9 Lewisham Road – Grade II Listed for former shopfront**  
**Figure 54: 9-23 Lewisham Road – mid 19<sup>th</sup> century shopping parade**



**Figure 55: 29-33 Lewisham Road: late Victorian Parade with surviving shop-front pilasters**  
**Figure 56: 29-31 Lewisham Road - detail shows dentil brick cornice, brick string course, arched window headers, and disfiguring replacement windows**

**Area 7: 81-113 Blackheath Road (north side).** 107 and 97-99 Blackheath Road are on local list. 97-99 is a mid to late 18<sup>th</sup> century well proportioned detached Georgian house with bungalow Shopfronts. Former old house at rear (95a) recently demolished. 107 Graduate (formerly Coach and Horses) P.H.



**Figure 57 Mixed 19<sup>th</sup>c. Buildings Blackheath Road**

**Figure 58: Original Georgian detached house hiding behind shop-fronts**



**Figure 59: Graduate pub and corner of Blackheath Road and Greenwich South Street**

## Area 8. 44-90 Blackheath Road - South side

Selective inclusion around school. 82–86 locally listed, 72-74 Listed, School at 44-58 Listed, 60 – 70 of no interest. 72-74 formerly part of 8 buildings that formed Union Place, by the Georgian architect Micheal Seles.



Fig 60 & Fig 61: South side of Blackheath Road (44-90)



Figure 62: 74 Blackheath Road



Fig 63: South side of Blackheath Road 70-80 Fig 64: fine original Edwardian shopfront – no 72

## 2. Review of the Article 4 Direction

The Article 4 Direction for the Ashburnham Triangle Conservation Area was not applied to all buildings. Following government advice, a survey was made and the Direction was applied only to properties with permitted development rights, i.e. the single family occupied houses. The result has been a complex situation which has had confusing and anomalous consequences:

- It is an anomaly that painting of exterior walls is now controlled only on single-family occupied houses. This is because painting is always permitted development – unless it is withdrawn under an Article 4 – which in this case is only applied to houses with residential permitted development rights. To apply control over painting more consistently, a further Direction would have to be made in respect of all buildings not in single family occupation.
- The alteration of a boundary wall gate or fence is controlled only on single family occupied houses. The reasons are the same as for painting. To make this control consistent a similar additional direction would be required;
- The control over hard-standings only applies to a limited number of houses in Ashburnham Place, Ashburnham Grove and Catherine Grove – even though many other addresses and streets like Egerton Drive and parts of Ashburnham Grove have houses with front gardens in which it would be possible to park a car. To make control over hard standings consistent, an additional direction over specified properties would be required; this would also have the advantage of making the present scheme marginally simpler. However, in real terms, no new hard-standings are known to have been permitted or installed since the Article 4 was introduced, and therefore no harm seems to have occurred. There is in fact a degree of planning control over car parking in front gardens because even where it is possible to create a hard-standing, there is planning control over creation of a vehicle access to it. The Council will require Conservation Area Consent for the demolition of the front garden wall – and also Planning Permission for the footway ramp and cross over. Therefore on balance little would be gained from the time consuming work of redrawing and readopting the hard-standing Article 4.
- It is possible also that a house may have been divided into flats at the time of the Direction and but since been de-converted into single family occupation – a permitted change of use. In this event the property would (unintentionally) acquire permitted development rights;
- The requirement for a fee for an application for planning permission for minor alterations applies to only properties which are not in single family occupation.

**Conclusion:** Ideally it would be more consistent, simpler and better to have created one Article 4 Direction applying a consistent set of controls to the whole area. But although it would be desirable to rationalize the Article 4, this would be time consuming. It appears that despite of the complexities of the current situation, little significant harm has been done to the Conservation Area. To revise the Direction would be an undesirable and inefficient use of scarce conservation staff resources. Therefore, it is recommended that no action should be taken.

### 3 Listed and Locally Listed Buildings review

**Listed Buildings:** There are a number of pre-1840 unlisted buildings in the area. Mainly these are aesthetically interesting Georgian terraced townhouses. The recommended additions to the statutory list focus on the best of the survivors

- 21 Greenwich High Road (this is a curtilage building forming part of the Listed Mumfords flour mills site; it is considered that it deserves listing in its own right – note that on the OS maps the building is numbered as no 23)
- 133, 133A & 135 Greenwich High Road – This is a pair of early 19th c. town houses, 135 is less altered and retains a good original door-case. No 133/133A has been externally altered and had a shopfront inserted at ground floor level many years ago, probably in the late 19<sup>th</sup> century – it is nonetheless of architectural and historic interest in its own right and as the surviving partner of 135 and should be included in the List for group value.
- 53-75 Blackheath Road - north side - Locally Listed good Georgian Townhouses
- 24-28 Greenwich High Road - c. 1810 town houses with raised doorways and dark bricks
- 80-98 Greenwich South Street – a consistent parade of small semi-detached and detached early 19<sup>th</sup> century villas



**Figs 65, 66, 67: 21 Greenwich High Road: three views – front, old door and side view – part of Flour Mills site but recommended for separate Listing.**



**Figure 68 and Figure 69: Georgian townhouses worthy of Listing – 57-75 Blackheath Road.**



**Fig 70: 24-28 Greenwich High Road (right side of photo)  
Figure 71: 133, 133A and 135 Greenwich High Road (right side)**



**Figure 72 & Figure 73: c. 84-88 Greenwich South Street**



**Figure 74, Figure 75 & Figure 76: three views of the Lovibonds Brewery warehouse**

## 4. Local list review

Approximately 210 buildings in the area are placed on the local list. There are also several buildings on the list in the small areas proposed for inclusion in the Conservation Area.

As regards additions, it is considered that most of the best buildings in the area have been included on the List and in general no substantive further additions are recommended. The exceptions are

- Lovibonds Brewery Warehouse, Straightsmouth just off Greenwich High Road, a tall and striking Victorian edifice which should be added.
- 18-27 Ashburnham Place - a local resident has spotted that the current (1983) edition of the Local List excludes nos. 18-27 Ashburnham Place which were on the 1979 List. This appears to be a misprint and the schedule should consequently be amended to read 13-27 not 13-27.

## 5. Planning control review

In general, minor changes to buildings in this area conform to the guidance in the July 1995 Ashburnham Triangle Design Guidance leaflet as compared with other inner London Conservation areas. A number of issues are covered in this guidance that merit some development. In particular,

- To protect historic building fabric, conservation oriented detailed repair advice is needed which clearly emphasises the importance of, and methods of preservation of the original building materials – rather than their replacement;
- The variation between buildings, means that some of the more general advice on minor changes needs to be carefully tuned to the specific character of the building concerned;
- Guidance and or policy needs to be adopted in respect of development affecting the **setting** of the Conservation Area - both general design policy and site briefing;

## 6. Conservation Repair Principles

The houses in the Ashburnham Triangle Conservation Area have period traditional character, which should be retained by conservative repair (this means retention of original building fabric), or reinstatement where already lost. For owners and residents this will be money well spent, as, in addition to helping retain the special character of the area, sympathetic good repair and maintenance of period features and finishes, also retains and enhances property values.

The following principles are recommended for repairs or alterations to the fabric of a period building:



**Conservation** of a period building is essentially a matter of slowing down the natural process of aging and decay and of minimising replacement in repair. This is particularly important case for windows, doors and roof slates or tiles – replacement is often unnecessary, and not as desirable as the salesman promoting synthetic new products (e.g. PVCu or aluminium framed double glazing, or artificial slates) may suggest.

- Regular maintenance and small scale repairs prevent decay
- Repair rather than replace – retaining the maximum amount of original fabric and only replacing it where absolutely necessary.
- Take special care to conserve original features which have been largely lost through past changes
- Carefully match repairs and replacements to the original
- Where possible reinstate missing architectural features
- Reverse damaging repairs and unsympathetic alterations
- Ask for expert advice and use traditional builders and craftsmen (or specialist conservation contractors) wherever possible
- Carefully consider the impact of changes to both the individual house and the estate as a whole.
- Details such as window and door patterns, roofing materials and decorative elements make a considerable contribution to the special character of the conservation area. Even minor changes can detract from the character, and value of a building.

## **7. Guidance on conservative repair and on more substantial alterations and changes**

In July 1995 the Council produced and published a leaflet giving advice on works which require Consent under the Article 4 Direction. This has formed Supplementary Planning Guidance (SPG). This now needs to be updated to respond to this appraisal. It is therefore the intention that new Guidance be prepared for adoption when resources permit. This is proposed to include

- A revised leaflet giving guidance on replacements and minor alterations to buildings within the conservation area, brought under control by the Article 4 Direction. This will be prepared as SPD.
- a conservation guidance leaflet for residents and occupiers giving advice on repairs and minor alterations and covering all the Borough's Conservation Areas. In particular revisions are needed to respond to improved understanding of the character of the buildings and area, specifically roofs, ridge tiles, roof vents chimneystacks and pots, external walls doors, windows, fences, garden walls, gates, hedges, and hard standings in front gardens. The guidelines will explain the best way to carry out repair works. In some cases the guidance recommends a way of repairing which is advisory rather than subject to planning control. For example, although paint colour is not subject to control, a poor choice of colour will be detrimental to the house and the area. The guidance will clarify what works will require planning permission.

## 8. Trees within the Conservation Area

The Conservation Area Management Strategy proposes maintaining and enhancing the tree cover of the area by **protecting street and other trees** and by encouraging **new and replacement planting**.

The consultation exercise has demonstrated that new street tree planting in the area has significant resident support should be planned and actively promoted.

If you wish to prune, lop or cut down a tree within the conservation area you must notify the Council of your intentions at least six weeks before the work is carried out stating the location, species, size of tree and work proposed.

The planting and management of Street Trees is carried out by the Council's Highways Department, to whom any queries should be addressed. The aim is to maintain a healthy tree stock for future generations, which will be achieved by selective removal and replacement of trees that have become "old and large enough to cause significant problems". The Council policy is that trees will not be removed unless they are

- in the way of development where there is no alternative for access for traffic and services
- causing damage to a property and pruning is unlikely to halt the damage
- causing a hazard to highway users

The interpretation of this policy should take into account conservation area designation and the contribution the existing tree makes to the character of the area.

## 9 Streetscape character and works:

This strategy proposes **highways works be sensitive** to and prioritise the conservation and repair of features contributing to local character.

The Ashburnham Triangle retains a number of characterful interesting traditional street scene features. Although mainly not subject to planning control, these are nevertheless an important part of the character of this particular conservation area. Their preservation is recommended and this is in line with the criteria set out in government policy for Conservation Areas (PPG 15 section 4). Every effort should be made to preserve these in situ by repair and reuse – they should be retained to protect the character of the street even when no longer required.

The following specific steps have been suggested by local residents arising from consultation. It is recommended these be referred to the Highways Department for review and appropriate action.

- refusal of all Highways applications for crossovers that would diminish on street parking or enable a hardstanding in a front garden
- reinstate rectangular paving slabs where these have been replaced – in particular, Egerton Drive Blackheath Road and Devonshire Drive.
- reinstate a more characterful entry treatment at junction of Guildford Grove and Egerton Drive
- Selective street tree planting at locations to be identified in liaison with Residents Association – but especially in Blackheath Road – to offset pollution
- Review effectiveness of street humps – especially in Ashburnham Place

## **10 Planning briefs for major sites**

This strategy proposes that the Planning Department consider preparing a planning brief, Planning Advice Note or Design Brief in the event of major development or redevelopment schemes. Such briefing should respond to and be consistent with this character appraisal.

## **11 Potential for grant aid scheme for building repair**

The strategy recommends consideration be given to making an application funds to create a grant aid scheme for repair of buildings on the peripheral streets blighted by road traffic, 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).

## **12 Monitoring and Review**

This guidance will be reviewed and updated after five years on the following criteria:

- Development pressures (numbers of planning applications and their spatial distribution)
- Annual English Heritage survey of Buildings at Risk
- The effectiveness of the Article 4 Direction in the conservation area